

City of Montgomery
City Council Work Session Minutes
June 19, 2019

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
John Crowell, Police Chief
Gary Heitkamp, Public Works Director
Tracy Roblero, Assistant City Manager
Matthew Vanderhorst, Community and Information Services Director
Paul Wright, Fire Chief
Faith Lynch, Community Engagement Coordinator
Connie Gaylor, Clerk of Council

City Council Members Present

Chris Dobrozsi, Mayor
Lynda Roesch, Vice Mayor
Lee Ann Bissmeyer
Mike Cappel
Gerri Harbison
Craig Margolis
Ken Suer

City Council convened in Council Chambers for the Work Session at 8:48 p.m. with Mayor Dobrozsi presiding.

ROLL CALL

Mayor Dobrozsi asked for a motion to dispense with the roll call since everyone was in attendance.

Mr. Cappel moved to dispense with the roll call. Mr. Margolis seconded. City Council unanimously agreed.

GUESTS AND RESIDENTS

Steve Silverman, 7504 Golf Green Drive-Mr. Silverman asked City Council if there was a time limit in which Council Members were restricted to speak.

Mr. Donnellon replied to Mr. Silverman that it is Council's meeting and not that of guests.

ESTABLISHING AN AGENDA FOR JULY 10, 2019

Pending Legislation

An Ordinance Accepting Publicly Dedicated Easement Rights for Pedestrian Sidewalk Improvements From Terra Firma-Conner Crossing, LLC On Kennedy Lane At Montgomery Road

Mayor Dobrozsi stated that this would be the third reading for this legislation and asked if there were any updates.

Mr. Donnellon stated there were none.

New Legislation

A Resolution Adopting A Tax Budget For 2020

Ms. Smiddy stated that as explained in the previously held Public Hearing this evening, that the passing of a Tax Budget is an annual requirement and that if this Resolution is approved, that the City would comply with the Ohio Revised Code, Section 5705.28. She stated that the Financial Planning Committee of City Council reviewed the City's 2020 Tax Budget at its May 6, 2019 meeting.

An Ordinance Authorizing an Agreement Between the City of Montgomery and the Board of Hamilton County Commissioners Relative to the Improvement of Montgomery Road

Mr. Riblet explained that, if approved, this Ordinance would authorize an agreement between the City of Montgomery and the Board of Hamilton County Commissioners for Municipal Road Funds (MRF) to the City of Montgomery in the amount of \$300,000 to assist with construction costs associated with repaving and storm water

58 modifications to portions of Montgomery Road associated with the Roundabout Project. He explained that the
59 Board of Hamilton County Commissioners unanimously approved the MRF at their June 6, 2019 meeting to assist
60 with upcoming construction costs. He stated that we need to enter into an agreement in order to execute the project.

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62 **An Ordinance Declaring Improvements To Parcels Of Real Property Located In The City Of Montgomery,**
63 **Ohio, To Be A Public Purpose Under Section 5709.40(B) Of The Ohio Revised Code (GRA Commercial**
64 **TIF), Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of A Tax**
65 **Incentive Agreement And A Service Agreement And Such Other Documents As May Be Necessary,**
66 **Establishing A Tax Increment Equivalent Fund**

67
68 **An Ordinance Declaring Improvements To Parcels Of Real Property Located In The City Of Montgomery,**
69 **Ohio, To Be A Public Purpose Under Section 5709.40(C) Of The Ohio Revised Code, (GRA TIF Incentive**
70 **District I) Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of A**
71 **Tax Incentive Agreement And A Service Agreement And Such Other Documents As May Be Necessary,**
72 **Establishing A Tax Increment Equivalent Fund**

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74 **An Ordinance Declaring Improvements To Parcels Of Real Property Located In The City Of Montgomery,**
75 **Ohio, To Be A Public Purpose Under Section 5709.40(C) Of The Ohio Revised Code, (GRA TIF Incentive**
76 **District II) Exempting Such Improvements From Real Property Taxation, Authorizing The Execution Of A**
77 **Tax Incentive Agreement And A Service Agreement And Such Other Documents As May Be Necessary,**
78 **Establishing A Tax Increment Equivalent Fund**

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80 Mr. Donnellon explained that these three Ordinances will establish the three TIF districts, the two incentive districts
81 which would encompass the condominium projects, then the larger commercial district which will encompass the
82 remainder of the project. He stated that we are waiting on the final Hamilton County approval which we do not
83 know if we will receive before the July 10 meeting. He stated that we have the option to keep on the agenda for the
84 July 10 meeting and if it is not back in time, we can table it at that meeting, or we can wait to add to the July 10
85 meeting agenda.

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87 Mr. Donnellon asked if City Council had a preference.

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89 Mr. Suer stated that he felt we should leave it on the agenda and if Hamilton County has not approved it, then it
90 can be tabled.

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92 Mr. Donnellon confirmed that it would be left on the agenda with the understanding that at the July 10 meeting it
93 could be tabled until July 24.

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95 Mr. Donnellon asked if there was any concern to change the title to read Montgomery Quarter rather than GRA.

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97 City Council preferred to have it read as Montgomery Quarter.

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99 Mr. Margolis asked for clarification on the meaning of Tax Increment Equivalent Fund.

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101 Mr. Donnellon explained that when the funds come in from the service payments in lieu of taxes, we are required
102 to have a separate fund in which to accept those monies and segregate them in order to pay the debt service and
103 necessary compensation to the Schools and County. This fund would show an accumulated balance as service
104 payments come in and debt payments are made.

105
106 Steve Silverman, 7504 Golf Green Drive-He thanked Mr. Donnellon for the explanation of the Tax Increment
107 Equivalent Fund. He confirmed his understanding by stating that the City of Montgomery will generate a tax-free
108 bond that will be sold by Fifth Third. Then the funds from that bond will be placed in an account, then the City will
109 vote by Ordinance to use those funds for the development of the Phase I, Montgomery Quarter.

110

111 Mr. Donnellon stated that the funds would be used for public improvements.

112 Mr. Silverman asked that it wasn't for the commercial development.

113

114 Mr. Donnellon replied that he was correct, the funds are for public improvements such streetscape, garages, street
115 grid, and utilities which all have to be public infrastructure expenses.

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117 Mr. Silverman replied that the garage would be City owned.

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119 Mr. Donnellon replied that he was correct.

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121 Mr. Silverman stated that the rest of the development would be privately funded.

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123 Mr. Donnellon replied that he was correct.

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125 Mr. Silverman asked how the City would pay the interest for the bond.

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127 Mr. Donnellon stated that this is factored into the projected value of the construction of the residential, commercial,
128 and restaurants, calculated by the Developers as the basis of how the bonds are issued. The Developers have a
129 liability to the City to pay any shortfalls of their projections in any year there is a bond payment due. The Developers
130 sign a guarantee.

131

132 Mr. Silverman stated that the bond interest rate will be paid by the commercial developer. He asked who is buying
the bonds.

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135 Mr. Donnellon stated that the bonds are sold to the general public.

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137 Mr. Silverman stated that the interest rate is being paid by the Developer.

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139 Mr. Donnellon clarified that the service payment, which are the real estate taxes go into this fund. Those monies
140 are used to pay for bonds. If there is not enough money in any cycle, then the developer has to pay the difference.

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142 Mr. Margolis asked for clarification if the property generates property taxes.

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144 Mr. Donnellon stated that it currently generates approximately \$50,000.

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146 Mr. Margolis stated that these funds will be generated from the bump up in value.

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148 Mr. Donnellon stated that was correct and that is where the term "increment" comes from.

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150 Mayor Dobrozsi stated for clarification that he would be recusing himself from the vote of these Ordinances due to
151 past, present, or future relationships with any of the developers associated with this project.

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153 **ADMINISTRATION REPORT**

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155 Mr. Riblet, City Manager, gave the following report:

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- City Council Business Session is scheduled for Wednesday, July 10 at 7:00 p.m.

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- The following Chair Updates will be given prior to the meeting at:

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- 6:30 – Aaron Kellenberger-Beautification and Tree

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- 6:45 – Larry Schwartz, Landmarks Commission

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- 163 • The Law and Safety, Financial Planning, and Planning, Zoning and Landmarks Committees have all
164 cancelled their meetings for the month of July.
- 165
- 166 • At this time, it is anticipated that the Parks and Recreation, Government Affairs, and Public Works
167 Committees will have agenda items and request to meet at their normally scheduled times.
168
- 169 • The Landmarks Commission met on June 12 to consider an application from Ireland May, Ltd. to allow for
170 new wood siding on the Jonathan-Crain House at 9441 Main Street. After reviewing the application and
171 hearing testimony, the Landmarks Commission voted unanimously to approve the application and
172 recommend approval of the Historic Preservation Matching Grant. Staff would like to request a meeting of
173 the CIC to consider application for the Historic Preservation Matching Grant on July 10 at 6:15 p.m.
174
- 175 • Gary Heitkamp, Terry Donnellon and Mr. Riblet recently completed a selection process as part of the Local
176 Public Agency (LPA) requirements by ODOT to select a design consultant for the proposed Pfeiffer &
177 Deerfield Roundabout project currently programmed in ODOT FY2023. After interviewing (4) firms and
178 rating each firm based upon the criteria set forth by ODOT, Strand Associates was selected as the preferred
179 consultant for the project. Staff will begin negotiating a scope and fee with Strand and will bring before
180 City Council for consideration.
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- 182 • Weather permitting, representatives from OKI will be visiting the Montgomery Road and Ronald Reagan
183 Highway roundabout site next week to collect drone footage and data of the area prior to the beginning of
184 construction.
- 186 • A candidate for the finance specialist position has been hired. Laura Braun will begin her employment with
187 the City on July 15.
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- 189 • Jason Brice has been selected for promotion to the Fire Lieutenant position which will be vacated when
190 Mark Stagege retires in September.
191
- 192 • Patrol officer interviews will be conducted the week of June 24. Staff are interviewing 14 candidates in an
193 effort to fill two patrol office positions.
194
- 195 • Montgomery's Beautification and Tree Commission will host the Garden Tour this Sunday, June 23 from
196 2:00 to 5:00 PM. The Tour will include 6 residential properties selected for their unique and beautiful
197 gardens, along with showcasing Montgomery Park and Pioneer Park.
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- 199 • The BAMSO concert is scheduled for Wednesday, July 3 in Montgomery Park beginning at 7:30 p.m. This
200 years' theme is "Super Heroes and Super Divas".
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- 202 • The July 4 Parade beginning at 10:00 a.m. followed by the July 4 Festival in Montgomery Park from 11:00
203 a.m.- 2:00 p.m., and of course, City offices will be closed.
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- 205 • Staff is still working with our friends from Montgomery New York to confirm their attendance at the
206 upcoming Bastille Day events and to finalize participation in the General Montgomery Day Parade in New
207 York on Saturday, September 7. We do need to confirm our attendance in the parade with them and would
208 ask Council to let me know if there is an interest in attending this year no later than Friday, June 28.

210 **LAW DIRECTOR REPORT**

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212 Mr. Donnellon stated he had nothing additional to report at this time.
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CITY COUNCIL REPORTS

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Mr. Cappel

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Mr. Cappel reported that at the EAC meeting held on June 11 that Emersion Design conducted a presentation on NetZero construction in which they spotlighted the new City of Cincinnati police building.

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Mrs. Bissmeyer

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Mrs. Bissmeyer reported that she attended the Blue Zone Presentation held at Twin Lakes and then the following day also attended a community leader meeting in which it was stated that the City was partnering with them which was unknown to the City. She stated that although there are those who would like to see this program of healthy lifestyles introduced into the area, it would take several communities as there is a significant cost to launching the program.

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Mr. Riblet stated that although he hasn't been contacted by any representatives of the Blue Zone or from the group driving the program, that Jack Wild, a resident at Twin Lakes and Sister Cities Commissioner, had spoken with him about the program.

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Mrs. Harbison

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Mrs. Harbison reported that the final touches of Bastille Day were discussed at the last Sister Cities Commission meeting. She stated that the "Lucky Dawg" food truck has backed out of the event and that Commissioners and staff were working to fill the vacancy.

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Mrs. Harbison stated that at the Arts Commission meeting that two out of the three Fall Live at the Uni performers have been scheduled.

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Mrs. Harbison relayed that the next First Suburbs Consortium meeting will be held on Monday, July 29 at the City of Silverton from 6:00 to 8:00 p.m. She stated that Kathy Schwab, the Executive Director of LISC will be speaking on the housing study completed by Community Building Institute (CBI) and a strategy to address housing issues in our region.

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Vice Mayor Roesch

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Vice Mayor Roesch reported that the Garden Tour will be held the upcoming weekend on Sunday, June 23.

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Vice Mayor Roesch reported that the Parks and Recreation Commission is reviewing revisions to the Parks Rules including smoking in the parks.

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Mr. Suer

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Mr. Suer recognized the passing of Karen Schwartz who was a graduate of the second MCLA class and was instrumental in starting the new resident card committee. He stated how involved with the City as a volunteer and would be greatly missed.

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Mayor Dobrozi

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Mayor Dobrozi stated that he would be out of town from July 5 to July 10 and appointed Vice-Mayor Roesch as Acting Mayor during his absence. He stated he would be in attendance for the July 10 Business Session meeting.

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Mayor Dobrozsi stated that he recently attended an OKI Board meeting.

Mayor Dobrozsi stated that he received a letter from the staff at Neuilly-Plaisance which stated that they didn't anticipate that they would be able to attend the Bastille Day events.

APPROVAL OF MINUTES

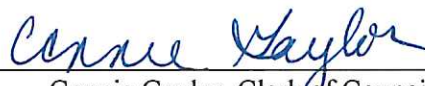
Mayor Dobrozsi requested a motion to approve the June 5, 2019 Public Hearing and Business Session minutes.

Mr. Cappel moved to approve the minutes as written. Mr. Margolis seconded. City Council unanimously agreed.

Mayor Dobrozsi asked if there was any further business to discuss in Public Session. There being none he asked for a motion to adjourn.

Mrs. Bissmeyer moved to adjourn. Mr. Cappel seconded. City Council unanimously agreed.

City Council adjourned at 9:50 p.m.



Connie Gaylor, Clerk of Council