

City of Montgomery
City Council Work Session
October 24, 2018

Present

Brian Riblet, City Manager
Terry Donnellon, Law Director
John Crowell, Police Chief
Tracy Roblero, Community Development Director
Katie Smiddy, Finance Director
Matthew Vanderhorst, Community and Information Services Director
Paul Wright, Fire Chief
Connie Gaylor, Clerk of Council
Kathi Ranford, Customer Service Representative

City Council Members

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

City Council Member Absent

Chris Dobrozsi

City Council convened in Council Chambers at 7: 05 p.m. for the Work Session with Vice Mayor Roesch presiding.

ROLL CALL

Vice Mayor Roesch explained that Mayor Dobrozsi was absent and asked for a motion to excuse his absence.

Mr. Margolis moved to approve the absence. Mr. Cappel seconded. City Council unanimously agreed.

The roll was called and showed the following vote:

AYE: Cappel, Bissmeyer, Harbison, Roesch, Suer, Margolis	(6)
NAY:	(0)
ABSENT: Dobrozsi	(1)

GUESTS AND RESIDENTS

There were no guests or residents present to address City Council.

LEGISLATION FOR CONSIDERATION TONIGHT

Pending Legislation

An Ordinance Rezoning a Portion of Land Along Montgomery Road North of Hopewell Road to Sterling Point Drive and From Deerfield Road North to Pfeiffer Road to The Residential C Single and Two-Family District

Vice Mayor Roesch explained that information was previously supplied on the Ordinance that, if approved, will expand the Residential C District along Montgomery Road north of Hopewell Road to include other residential properties on both east and the west side which were not include in the separate Ordinance requesting approval of the application of the Robert Lucke Group to rezone a portion of the properties in the same area for a Planned Unit Development.

Vice Mayor Roesch asked if there were any updates.

Ms. Roblero stated there were no updates.

Mr. Margolis stated he will not be in attendance for the November 7, 2018 Business Session meeting for the third reading.

Vice Mayor Roesch assigned the Ordinance to Councilmember Ken Suer.

57 **An Ordinance Creating the GRA Tax Increment Financing Fund**

58
59 Vice Mayor Roesch stated that information was previously supplied that, if approved, will establish the Gateway
60 Redevelopment Area Tax Increment Financing for receipt of tax increment financing collections, capitalized to
61 support the initial operations of this fund, compensation payment to Sycamore School District and Hamilton County,
62 and the Gateway Redevelopment project debt service. While the district is not yet established it is anticipated to be
63 setup in 2019.

64
65 Vice Mayor Roesch asked if there were any updates.

66
67 Ms. Smiddy stated there were no updates.

68
69 **An Ordinance Establishing the GRA Capital Construction Fund for Public Improvements in the Gateway**
70 **Redevelopment Area**

71
72 Vice Mayor Roesch stated information was previously supplied on this Ordinance that, if approved, will establish
73 the GRA Capital Construction Fund to account for the debt proceeds for the construction of public improvements
74 for the Gateway project. The creation of the TIF District in 2019 and this Ordinance will allow for the fund to be
75 established in the 2019 budget.

76
77 Vice Mayor Roesch asked if there were any updates.

78
79 Ms. Smiddy stated there were no updates.

80
81 **An Ordinance Establishing A Gateway Redevelopment Area Capital Construction Fund for The Interchange**
82 **Modification Project**

83
84 Vice Mayor Roesch stated that information has been previously supplied on this Ordinance that, if approved, will
85 establish a second capital construction fund for the GRA Intersection Modification Fund (RAB) for accounting for
86 various grant funds received and expended as part of the Gateway Redevelopment project.

87
88 Vice Mayor Roesch asked if there were any updates.

89
90 Ms. Smiddy stated there were no updates.

91
92 **An Ordinance Creating the Vintage Club North Tax Increment Financing Fund**

93
94 Vice Mayor Roesch stated that information was previously supplied on this Ordinance, that, if approved, will
95 establish the VC North Tax Increment Financing fund (Fund 332), a debt service fund (TIF Fund) that will collect
96 payments in lieu of taxes (PILOT), capitalized interest to support the initial operations of this fund, and issue
97 compensation payment to Sycamore School District and Hamilton County, and the Vintage Club North project debt
98 service.

99
100 Vice Mayor Roesch asked if there were any updates.

101
102 Ms. Smiddy stated there were no updates.

103
104 **An Ordinance to Make Appropriations for Current Expenses and Other Expenditures of the City of**
105 **Montgomery, State of Ohio, During the Fiscal Year Ending December 31, 2018**

106 Vice Mayor Roesch stated that information has been previously supplied on this Ordinance that, if approved,
107 establishes the City's budget for fiscal year 2019. These documents were presented to and reviewed by the Financial
108 Planning Committee of City Council at their September 4 meeting. City Council conducted a formal review of the
109 2019 Operating and Capital Budget with Four Year Forecast and 2019-2023 Capital Improvement Program, on
110 Thursday, September 6.

111
112 Vice Mayor Roesch asked if there were any update.

113

Ms. Smiddy stated there were no updates.

NEW LEGISLATION

A Resolution Authoring an Easement Agreement with Duke Energy Ohio, Inc.

Mr. Donnellon stated that this easement is part of the private and public development at the Vintage Club North project. He explained that Duke Energy needs the utility easement running from Montgomery Road through the development to provide utility services to both the public and private development. He stated that this is a portion of the parking lot the City acquired and includes a 15-foot-wide easement that was engineered in conjunction with the private development. He stated that staff verified that the easement does not interfere with the Developer's construction.

A Resolution Authoring the City Manager to Prepare and Apply to Participate in the Ohio Public Works Commission (OPWC) State Capital Improvement And or/Local Transpiration Improvement program(s) and to execute any contracts as required for the proposed Montgomery Road and Ronald Regan Cross County Highway Interchange Improvement Project.

Mr. Riblet stated that this Resolution is in connection with costs associated with Montgomery Road and Ronald Reagan Cross County Roundabout Improvement Project. The application is due November 14. This Resolution is to support the application that has already been submitted to OPWC.

A Resolution adopting the Hamilton County Multi-Hazard Mitigation Plan

Chief Wright stated that in 2003 FEMA required all communities to pass a Multi-Hazard Mitigation plan with Hamilton County as the lead agency for all jurisdictions. In 2003 they created the first plan that lasted 5 years, so this is a normal cycle and the fourth time that Montgomery has participated in this process. Jurisdictions gathered together the last six months and looked at the six hazards that affect Hamilton County. The six areas are: flooding, severe storms, tornado, landslides, potential earthquakes and drought. At a workshop, the team looked at Montgomery and what could be mitigated and if money was no object, what could be done. The team decided that all utility lines would be underground, the infrastructure such as interstate 71 and 75 would be hardened because of the bridges and if there was a bridge collapse it would harm commerce. Lastly, Bethesda North would be hardened so the building would be better protected in the event of a direct hit. FEMA allocates money to the State to take care of the jurisdictions with plans in place. FEMA will allocate \$800,000 and Montgomery is included with the other 49 jurisdictions. The plan is an 800-page document so if a disaster strikes, the plan is a check-off that helps the City to receive FEMA funds. If the City did not have a Mitigation plan in place, the City would not be eligible to receive FEMA funds.

Mr. Margolis stated that at the quarterly Hamilton County Emergency Management Agency (EMA) meeting, Executive Director Nick Crosley uses Montgomery as the benchmark for how communities work with Hamilton County EMA and the Department of Homeland Security, which is a testament to Chief Wright and how he stays on top of things.

Vice Mayor Roesch stated it also demonstrates the good work they did responding to the tornado.

A Resolution Expressing Concern for the State of Ohio to Strengthen Requirements for Siting Natural Gas Pipelines

Mr. Riblet stated that there has been communication from Mrs. DeMania expressing concerns about the proposed natural gas pipeline primarily effecting an area in Blue Ash, adjacent to the City. The group N.O.P.E (Neighborhood Opposing the Pipeline Extension) is disseminating information to surrounding communities with concerns about the pipeline plan that Duke Energy has in place. This Resolution is not to oppose in anyway the current project proposed by Duke Energy but to encourage the Ohio Siting Board to consider public safety and the appropriate safe setbacks when weighing applications of this nature. Mr. Riblet stated that the City of Cincinnati, City of Reading, Village of Evendale, City of Blue Ash, Amberley Village, and Sycamore Township have passed similar Resolutions. Some of those communities have passed Resolutions that oppose the project. Mr. Riblet reached out to Warren Walker of Duke Energy to alert him of the Resolution that was being presented tonight. Mr. Walker was very

171 appreciative and completely understands this process. Mr. Walker indicated that they were hoping to get before the
172 Ohio Siting Board before the end of the year, but it does not appear that will happen. It probably will not happen
173 until early 2019 before any decisions are made.

174
175 Mrs. Bissmeyer asked if this will satisfy Mrs. DeMania or does she want the City to oppose the project.

176
177 Mr. Riblet stated that she is out of town, however, her messages were mixed. He did receive an email from her on
178 Monday and the last sentence was that it was her hope that City Council will consider opposing the project similar
179 to other community. Mr. Riblet responded that this is not where the City is at the present time. He will follow up
180 with her after the meeting today.

181
182 Mr. Cappel asked if there is reason to believe that the State does not consider safety in siting gas lines.

183
184 Mr. Riblet stated they don't call out human safety as a specific criterion when weighing applications. Mr. Riblet
185 spoke with Warren Walker of Duke Energy, and they are certainly concerned about public safety, but it is not
186 specifically called out as a category. This Resolution has no legal bearing, it is to encourage public safety be
187 considered when weighing applications.

188
189 Mr. Margolis stated that this is more like a middle ground. Mr. Margolis stated he believes that residents have a
190 stronger voice if they write to the Siting Board than just having a jurisdiction write a letter in opposition. If this
191 encourages residents to take safety to heart, then the next conversation should be to go ahead and make the effort to
192 write to the Siting Board.

193
194 Mr. Cappel asked what was the intent of the portion that says to allow for local input concerning the location of
195 such pipeline. What is the City's intent.

196
197 Mr. Riblet stated if the pipeline goes through the middle of Montgomery rather than the Siting Board and Duke
198 Energy saying we have these easements in place, so we are going to discount what your input would be, this
199 Resolution would allow us to be in the process if enacted by the State. Duke Energy is aware of that and receptive
200 to that. It is part of that encouragement to allow local input as they are making decisions

201
202 Mr. Cappel stated the concern is that communities have the opportunity to say we can't have this infrastructure in
203 our community and that is why it is at the State to prevent that.

204
205 Mr. Donnellon stated that he believes what they are asking for is the ability to say this is industrial style use and
206 should go in industrial style zone, not through a residential area. A lot of this is being driven by Amberley Village
207 which is a large residential community and where the pipeline is going right through. Mr. Donnellon believes the
208 residents are hoping that at some time the legislature will say communities can regulate a zoning location and it would
209 be the only little bit of local control they would have. If enacted, the local community could zone against a residential
210 location but could not prohibit against it in a commercial or industrial area. Mr. Donnellon does not believe the
211 legislature will do that, but it's what people are hoping to get.

212
213 Vice Mayor Roesch stated that she shares the same concern. She feels everyone is in favor of public safety. This
214 process has gone for a few years going back several City Managers and Duke Energy has been amenable to moving
215 the pipeline in response to the residents and citizens' concerns. There has been local input, but she understands that
216 people are unhappy, but it is not fair to say that Duke has not taken into consideration some of the comments they
217 have received so far.

218
219 Mr. Riblet stated that at a future meeting Mr. Warren Walker would welcome the opportunity to
220 come in and give an update.

221
222 **A Resolution Authorizing a Contract with Creative Microsystems, Inc. for Software Acquisition and Support**
223 **Services**

224
225 Ms. Smiddy stated that the City has been contemplating switching financial software vendors for the past few years.
226 A RFP was put out in August of this year and staff brought the recommendation to the October 1, 2018, Financial

227 Planning meeting where staff recommended the purchase of Authority Financial Management software platform
228 with Creative Microsystems, Inc.
229

230 Mr. Suer added that this was reviewed in Financial Planning Committee. There were three companies in the running,
231 but a crucial point and the number one priority was to not necessarily find the lowest bid but find the software that
232 will be most appropriate for our needs. As it turns out the chosen company was the lowest bidder. This software
233 matches up the best with our requirements. Ms. Smiddy provided quite a bit of detail at the Financial Planning
234 meeting. Mr. Suer stated that the software is really needed, and he believes this will do the job.
235

236 Mr. Margolis asked if this would improve functions or offer new possibility and opportunities in the future.
237

238 Ms. Smiddy responded that it would do both, improve functions and future opportunities which was one of the
239 things that were taken into consideration when evaluating the RFPs. First, it was about the immediate needs,
240 improving and creating efficiencies of the Finance Department processes. Next, when looking to the future, one of
241 the priorities is to work with Connie, Matthew, and Customer Service to combine all the POS (Point of Sale) Systems
242 into one system. Currently, the Recreation and CMI software systems are not compatible, so efficiencies need to be
243 crafted there. CMI also offers a payroll system, an automated timekeeping system, and leave use forms.
244

245 Mr. Suer stated that staff visited various communities to see what they were using and received very good feedback.
246 Ultimately, he believes this is the right choice.
247

248 ADMINISTRATION REPORT 249

250 Mr. Riblet gave the following report:
251

- 252 • City Council Business Session is scheduled for November 7, 2018 at 7:00 p.m.
253
- 254 • The Law and Safety, Financial Planning and Planning, Zoning and Landmarks Committees have
255 cancelled their meetings for Monday November 5.
256
- 257 • The Public Works Committee has cancelled their meeting on November 12.
258
- 259 • The Parks and Recreation and Government Affairs Committees will meet on November 12 at 3:30 and
260 4:30 p.m. respectively.
261
- 262 • Mr. Margolis stated that he would be out of town on those days.
263
- 264 • Construction is officially complete on the 2018 Street Resurfacing program. Staff was pleased with the
265 work performed by John R. Jurgensen. Staff will also start the resurfacing program process over again
266 by beginning to identify streets to be resurfaced in
267
- 268 • A&A Safety will begin work Thursday, October 25 on the pavement marking program. A&A Safety
269 will be installing stop bars and crosswalks on streets that were recently treated with "Black Onyx" along
270 with other locations throughout the City where markings have faded. They will also be re-striping
271 Montgomery Road, Cooper Road, and portions of Remington Road and Main Street within the Heritage
272 District.
273
- 274 • A contract with A&A was signed this week for the pavement marking program in the amount of
275 \$14,688.50
276
- 277 • Firefighter/Paramedic – Oral exams were conducted for 21 candidates over a four-day period last
278 week. These scores will be combined with the written exam and agility test scores to create an eligible
279 list which will be presented to the Civil Service Commission for certification on November 15.
280
- 281 • Police Clerk – This position will be open when Dianne Smith retires in December. The deadline for
282 applications is October 26 and we have received 71 applications.

- Assistant City Manager – A position description and job announcement have been prepared with plans to begin advertising for the position in late October/early November.
- The First Suburbs meeting will be held on Tuesday, October 30 at Amberley Village from 6:00 – 8:00 p.m.
- Over 50 MCLA alumni, City Council members and City staff are expected to attend the MCLA 2.0 session next Thursday, November 1 at the Montgomery Inn. As a part of the branding campaign, Kolar Design will host a proprietary Pitchbox Session to gather key insights from the participants on the desired brand characteristics and experiences for Montgomery. The meal will start at 5:45 p.m., with the session starting at 6:15 p.m.
- As a reminder, the Montgomery Chamber of Commerce Annual Awards Dinner is scheduled for Thursday, November 8 at the Montgomery Inn. From 5:30 to 7:30 p.m. The meal
- Nia Jeter, Sycamore High School student, started a job-shadowing internship last week. She will job shadow Tracy Roblero one afternoon each week for approximately 8 to 10 weeks

Mr. Riblet requested an Executive Session to consider matters related to labor negotiations with public employees, to consider confidential information of an applicant for economic development assistance, and to consider the appointment and compensation of a public employee or official.

CITY COUNCIL MEMBER REPORTS

Mr. Cappel

Mr. Cappel reported that the Parks and Recreation Committee approved the Swimsafe contract.

Mr. Cappel reported that the Parks and Recreation Committee approved the appointment of Tammy Moore to the Parks and Recreation Commission and Shannon Powers to the Beautification and Tree Commission. He stated there was no need for a second.

City Council unanimously agreed.

Mrs. Harbison

Mrs. Harbison shared that at Government Affairs there were eight applications for holiday cards. The winner was a painting by Gerry Houchell of the Neuilly- Plaisance Plaza. Both the Government Affairs Committee and the Arts Commissions picked this card as their favorite.

Mrs. Harbison stated that there was surplus property disposal of curtains, ceiling tiles and lights from City Council Chambers.

Mrs. Harbison stated that Ms. Lynch walked the Committee through a review of the 2019 calendar. The Committee reviewed the pictures, the Commission meetings and a segment in the back of the calendar of cultural and religious holidays of people of all ethnicities. She stated that although some of the holidays may have been missed, it is important that we are considering diversity once again.

Mrs. Harbison stated that it was discussed that there should be an oral recording about the 1999 tornado. She explained that many of the people who were on Council at that time and City staff have retired or are no longer here. We need to continue to let everyone know all the good work that was done during that time. She stated the Committee agreed that a verbal recording of this historic event would be a good idea.

Mrs. Harbison shared that Rasor Marketing and Kolar were, in their words, “Amazed” at the response to the branding surveys. Over 500 replies were received which was great to hear.

339
340 Mrs. Harbison stated that the Arts Commission is now lining up photo contest judges. Liz Defour is returning as a
341 judge. Nathaniel Stein is passing his judgeship along to Emily Bauman of the Cincinnati Art Museum, and there is
342 also a new judge Emily Momohara of the Cincinnati Art Academy. The photo contest will be held in the spring of
343 2019.

344
345 Mrs. Harbison stated that Sister Cities has cancelled their December meeting in lieu of gathering for dinner and
346 fellowship and will be cementing plans for the "Dinner Around the World" to be held February 10, 2019 from 5:00–
347 7:00 p.m.

348
349 Mrs. Harbison stated that First Suburbs will be held on Tuesday with Jonathan Dever who will be there to provide
350 a "State of the State" update on what is going on at the state level.

351
352 A reminder that Julie Isphording is the keynote speaker at the Chamber of Commerce Awards Dinner.

353
354 **Mr. Suer**

355
356 Mr. Suer praised Tracy Roblero and Faith Lynch and several police officers for their efforts at the Neighborhood
357 Leaders meeting. He stated that people told him after that they liked it and found it informative.

358
359 Mr. Margolis echoed Mr. Suer's sentiments. He stated that the information was action packed. Mr. Margolis also
360 stated that we always seem to hit the mark and it is because of our talented staff.

361
362 At the Planning Commission, Mr. Margolis stated that the final development site plan for Lucke was passed. There
363 was some discussion because originally there was contemplation about using a wall to decorate or to separate. That
364 was taken out as the Commission did not find favor with that. The project is moving along.

365
366 Ms. Roblero stated that Lucke was moving quickly. She explained that addresses were assigned on Tuesday,
367 October 23, and demolition will start within the next month or so. Mr. Lucke is moving quickly now that he has his
368 permits.

369
370 Mr. Margolis encouraged his colleagues to sign up for Alert HC and Smart 911.

371
372 **Ms. Roesch**

373
374 Ms. Roesch stated that there was a Blue Ash Montgomery Symphony Orchestra (BAMSO) Board meeting within
375 the last couple of weeks as well as a Music Committee meeting. She stated a grant from the Louise Nippert
376 Foundation was given to BAMSO to hold two concerts commemorating World War I. She stated that the first
377 concert will be held at St. Paul United Methodist Church in Madeira on November 4 at 3:00 p.m., and the second
378 concert will be presented at St. Francis DeSales in Madisonville on November 11 at 4:00 p.m.

379
380 Ms. Roesch stated that the July 3 Concert theme will be Superheros and Heroines.

381
382 **APPROVAL OF MINUTES**

383
384 Mr. Cappel moved to accept the minutes from the October 3, 2018 Business Session. Mr. Margolis seconded. City
385 Council unanimously agreed.

386
387 **MAYOR'S COURT REPORT**

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389 Mr. Cappel moved to accept the Mayor's Court report for the month of September. Mr. Margolis seconded. City
390 Council unanimously agreed.

391
392 **LIQUOR LICENSE**

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Chief Crowell stated that he received a notification from the Division of Liquor Control regarding the transfer of an existing D1 liquor permit requested by Newsome Studios Ohio LLC dba Board and Brush, 7831 Cooper Road, Chief Crowell is not aware of any information that would cause the City to object or request a hearing.

Mr. Margolis moved to not have a hearing. Mr. Cappel seconded. City Council unanimously agreed.

Mr. Riblet stated that the City did receive another request for a TREX Liquor License from European Café. The license is to be purchased from a Gold Star chili. It was not brought forward tonight because the information was incomplete. It will be brought forward as soon as all the information is received.

Mr. Cappel moved to adjourn to Executive Session for matters related to labor negotiations with public employees, to consider confidential information of an applicant for economic development assistance and to consider the appointment and compensation of a public employee or official. Mr. Margolis seconded. City Council unanimously agreed.

The roll was called and showed the following vote:

AYE: Bissmeyer, Harbison, Roesch, Suer, Margolis, Cappel	(6)
NAY:	(0)
ABSENT: Dobrozsi	(1)

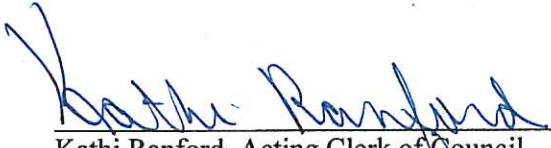
City Council adjourned into Executive Session at 7:39 p.m.

City Council reconvened into Public Session at 8:48 p.m.

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

Mr. Cappel moved to adjourn. Mr. Margolis seconded. City Council unanimously agreed.

City Council adjourned at 8:48 p.m.


Kathi Ranford, Acting Clerk of Council