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City of Montgomery  
City Council Business Session  
November 6, 2019

Present

Brian Riblet, City Manager  
Terry Donnellon, Law Director  
Greg Vonden Benken, Asst. Police Chief  
Gary Heitkamp, Public Works Director  
Tracy Roblero, Assistant City Manager/Acting Comm. Dev. Dir.  
Katie Smiddy, Finance Director  
Matthew Vanderhorst, Community Information Service Director  
Ben Shapiro, Asst. Fire Chief  
Faith Lynch, Community Engagement Coordinator  
Connie Gaylor, Clerk of Council

City Council Members

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

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City Council convened in Council Chambers at 7:00 p.m. for the Business Session 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 congratulated Council Members Cappel, Harbison and Margolis for their successful reelection to City Council. He stated that he felt it was a great election and although he was not elected, he did receive 1,135 votes. He stated that he learned a lot through the process on how to run successful campaigns from the incumbents. He stated that he is looking forward to running for Council in the future.

**PENDING LEGISLATION**

**A Resolution Authorizing the City Manager to Execute a Service Agreement Governing Phase I of the Montgomery Quarter Project**

Mayor Dobrozsi reminded everyone that although he has no ownership interest in Neyer Properties, Inc. nor any in the limited liability companies in partnership to develop the Montgomery Quarter, he will continue to recuse himself from discussion and abstain from voting upon legislation related to the Montgomery Quarter project.

Vice Mayor Roesch also recused herself from the discussion and voting of this Resolution due to possible professional conflicts.

Mr. Margolis moved to read the Resolution by title only. Mr. Cappel seconded. City Council unanimously agreed.

Mr. Margolis read the title and moved for passage of the Resolution. Mr. Cappel seconded.

Mr. Margolis explained that information has been previously supplied on this Resolution that, if approved, would authorize the City Manager to enter execute a Service Agreement to secure bond financing for the Special Revenue Bonds to be issued to build out the garages for Phase I of the Montgomery Quarter project. In negotiations with the Developer bonds will be issued to net a construction fund totaling \$17,000,000; \$16,000,000 of which will be earmarked for the first phase garages. This agreement obligates the Developer and Owners within the site to make Payments in Lieu of Taxes for debt service and school compensation to support the project. Mr. Margolis added that this agreement does obligate the private developer to maintain the public property and to provide the debt service payments.

58 Mr. Donnellon commented that a redlined version was provided in which one phrase was added in Section 1 that  
59 authorizes the City Manager to enter into the "Service Agreement substantially in the form and under the terms and  
60 conditions of the Service Agreement". He stated that there is a formula, Option 1 or Option 2 on page 11, on how  
61 to allocate the minimum service liability to the property owners so when they sell a piece of property that entity  
62 would take over that proportionate share of minimum debt service liability. He stated that the developers are  
63 working through that formula in order to submit it in final form. He stated rather than to continue to defer we would  
64 like to go forward with the authorization so the City Manager can execute the agreement once a final formula is  
65 received. He added that the Developer is looking to set up a separate entity just for the maintenance responsibilities.  
66 He stated that, if approved, we would authorize the agreement tonight, fine tune it and have it executed, before it is  
67 recorded and before we authorize bonds to be issued.

68  
69 Steve Silverman, 7504 Golf Green Drive- Mr. Silverman stated for clarification, that as he understood, we  
70 anticipate that the roundabout construction will be done in a year. He then stated that all phases of the roundabout  
71 and the development would be completed by 2015. He asked if that was true and to schedule.

72  
73 Mr. Riblet replied that the anticipated schedule for the roundabout will begin in early 2020. The completion date of  
74 the roundabout is June 30 of 2021. He stated that we are optimistic that a 12-14-month period could be realistic but  
75 most likely it will be the 18 months that has been allotted. He stated are hopeful for sooner. Mr. Riblet explained  
76 to Mr. Silverman that he had referenced the completion date as 2015 for the roundabout and development projects  
77 and he believed he meant 2025. Mr. Riblet stated that is when we are expecting a complete build out of the  
78 Montgomery Quarter in phases.

79  
80 Mr. Silverman reaffirmed that 2025 is when it would be completed.

81  
82 Mr. Riblet replied that is when it is anticipated.

83  
84 Mr. Silverman stated to City Council that he feels there has been significant improvement by the City and Council  
85 in moving the project forward since Brian Riblet has become City Manager. He stated that when he first came to  
86 the meetings, where this goal was reviewed, it was 20% behind schedule. He stated that Mr. Riblet has done a great  
87 job in pulling the team together. He stated that Mr. Riblet will be the Executive Director of the Montgomery  
88 Improvement Corporation.

89  
90 Mr. Donnellon corrected Mr. Silverman in that Mr. Riblet is the Executive Director of the Montgomery Community  
91 Improvement Corporation.

92  
93 Mr. Silverman recommended to City Council to consider forming an employment contract with Mr. Riblet, City  
94 Manager, until at least 2025 to ensure these projects are completed.

95  
96 Mr. Margolis thanked Mr. Silverman for his comments.

97  
98 The roll was called and showed the following vote:

99  
100 AYE: Cappel, Bissmeyer, Harbison, Suer, Margolis (5)  
101 NAY: (0)  
102 RECUSE: Dobrozsi, Roesch (2)

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, 2020**

106  
107 Mr. Suer moved for passage of the second reading. Mr. Margolis seconded.

108  
109 Mr. Suer explained that information has been previously supplied on this Ordinance that, if approved, would  
110 establish the City's budget for fiscal year 2020. These documents were presented to and reviewed with the Financial  
111 Planning Committee of City Council at their September 3 meeting. City Council will conduct its formal review of

112 the 2020 Operating and Capital Budget with Four Year Forecast and 2020-2024 Capital Improvement Program, on  
113 Wednesday, September 11.

114  
115 Mayor Dobrozsi stated that he would abstain from the voting of the budget as it includes funds for the Montgomery  
116 Quarter, and he is abstaining from any vote related to the development project.

117  
118 Steve Silverman, 7504 Golf Green Drive-Mr. Silverman explained to City Council that he was concerned about the  
119 need for additional patrol officers. He stated that he felt there will be needed traffic management especially around  
120 the Montgomery Quarter. He asked if it was budgeted to hire another traffic enforcement officer.

121  
122 Mr. Riblet replied that the addition of the two new officers are in the process of onboarding or coming on staff  
123 within the upcoming weeks will bring the police department up to full staff. He explained that this hasn't been the  
124 case for several years.

125  
126 Mr. Silverman asked if hiring both new officers were a result of new positions.

127  
128 Mr. Riblet replied that no, they were to fill vacancies.

129  
130 Mr. Silverman asked how long there have been vacancies.

131  
132 Asst. Chief Vonden Benken explained for two years due to retirements and turnover.

133  
134 The roll was called and showed the following vote:

135  
136 AYE: Bissmeyer, Harbison, Suer, Roesch, Margolis, Cappel (6)  
137 NAY: (0)  
138 ABSTAIN: Dobrozsi (1)  
139

140 **NEW LEGISLATION**

141  
142 There was no new legislation

143  
144 **ADMINISTRATION REPORT**

145  
146 Mr. Riblet gave the following report:

- 147
- 148 • City Council Work Session is scheduled for November 20, 2019 at 7:00 p.m.
  - 149
  - 150 • The Government Affairs Committee will meet on Monday, November 11 at 4:30 p.m. The Parks and  
151 Recreation and Public Works Committees have cancelled their meetings for the month of November.
  - 152
  - 153 • Looking ahead, a City Council meeting will need to be scheduled prior to the Business Session on  
154 Wednesday, December 4, 2019 to hold the City Council Swearing-In Ceremony and Organizational  
155 Meeting. In the past, the ceremony would begin at 6:15 p.m. with a brief reception following prior to the  
156 Business Session beginning at 7:00 p.m. City Council was in favor of scheduling this meeting.
  - 157
  - 158 • The Planning Commission met on Monday, November 4 to consider three applications including a sign  
159 package for GE Credit Union at the Vintage Club and the building architecture and site design for Building  
160 C at the Vintage Club. Both applications were approved with conditions. A third consideration was a  
161 recommendation from the Landmarks Commission regarding the Heritage District Design Guidelines in  
162 which the Planning Commission voted to recommend approval of the text amendments to City Council.  
163 Staff would like to request a Public Hearing to consider the recommendation by the Planning Commission  
164 prior to the December 18, Work Session at 6:45 p.m.
  - 165

- 166 City Council approved the scheduling of the Public Hearing. Mr. Margolis made a motion to commence  
167 with the Work Session meeting at the conclusion of the Public Hearing. Mr. Cappel seconded.  
168
- 169 • On Monday, November 4 the final fall Live at the Uni concert featured vocalist Madeleine Rosenthal. The  
170 concert began at 7:00 p.m. and 92 people attended.  
171
  - 172 • Chief Crowell was elected to the position of Treasurer for the Hamilton County Association of Chiefs of  
173 Police this morning. We certainly appreciate the Chief's willingness to serve in this role and represent the  
174 City.  
175
  - 176 • On Thursday, November 7 staff will hold a conference call with representatives from Moody's and 5/3 to  
177 review our Ratings Release and Initial Report as it relates to the refinancing of the Vintage Club 2013  
178 Bonds.  
179
  - 180 • The Alliance for Innovation/Transforming Local Government has selected the City of Montgomery to share  
181 the story and journey of our Diversity & Inclusion Committee at the National Conference from May 5-8,  
182 2020.  
183
  - 184 • As we celebrate Veterans Day on Monday, we would like to thank all of our veterans on staff and in the  
185 City for their service. We also wish to recognize Council Members Cappel, Harbison and Margolis for their  
186 participation in the City of Blue Ash Veterans Day Ceremony on Monday.  
187
  - 188 • Under Human Resources, the following updates were made:  
189
    - 190 • Service Worker I – The second round of interviews with seven candidates were conducted  
191 November 4 through 6.  
192
    - 193 • Firefighter/Paramedic – The second round of interviews have been scheduled for November 18 and  
194 19. This hiring process is being conducted to hire individuals to fill six new full-time Fire  
195 Department positions authorized for 2020.  
196
    - 197 • Finance Specialist -- Initial interviews with six candidates have been completed. We are in the  
198 process of scheduling the second round of interviews with a smaller number of candidates.  
199
    - 200 • Patrol Officer – Rebecca Meacham has been hired to fill the second of two open patrol officer  
201 positions. Ms. Meacham currently works for the Hamilton County Sheriff's Office and she will  
202 start employment with us on December 2.  
203
  - 204 • As a final reminder, the annual Montgomery Chamber of Commerce Annual Dinner & Awards is scheduled  
205 for Thursday, November 14 at Montgomery Inn from 5:30-7:30 p.m.  
206
  - 207 • The annual WeTHRIVE! Recognition Event will be held on Tuesday, December 3 at the Sharonville  
208 Convention Center. The event will begin at 5:30 and run until 8:00 p.m. Please let Connie know if would  
209 like to attend and she will make your reservation. All reservations are due by November 20.  
210

211 Mr. Riblet requested a special meeting of City Council on November 20 at 6:15 p.m., prior to the Work Session. It  
212 is anticipated to move immediately into Executive Session to consider compensation of a public employee or  
213 official. Council Agreed.  
214

### 215 Minutes

216  
217 Mr. Cappel moved to approve the October 2, 2019 Business Session minutes and the October 23, 2019 Work Session  
218 minutes as written. Mr. Margolis seconded. City Council unanimously agreed.  
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**Mayor's Court Report**

Mayor Dobrozsi reported that the total Mayor's Court collection for the month of October is \$12,760 and asked for a motion to accept the collections.

Mr. Margolis moved to accept the Mayor's Court Report for the month of October. Mr. Cappel seconded. City Council unanimously agreed.

**Other Business**

Mr. Margolis congratulated his fellow Council Members who were successfully reelected to a new four-year term. He stated that he is thankful for the election process and will continue to listen to and act on behalf of the public. He stated, "thank you to all".

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

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

City Council adjourned at 7:37 p.m.

  
\_\_\_\_\_  
Connie Gaylor  
Clerk of Council