

1  
2 City of Montgomery  
3 City Council Work Session Minutes  
4 October 23, 2019

5 Present

6 Brian Riblet, City Manager  
7 Terry Donnellon, Law Director  
8 John Crowell, Police Chief  
9 Gary Heitkamp, Public Works Director  
10 Tracy Roblero, Asst. City Manager/Acting Comm. Dev. Dir.  
11 Katie Smiddy, Finance Director  
12 Paul Wright, Fire Chief  
13 Faith Lynch, Community Engagement Coordinator  
14 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

15  
16 City Council convened in Council Chambers for the Work Session at 7:00 p.m. with Mayor Dobrozsi presiding.

17  
18 ROLL CALL

19  
20 Mayor Dobrozsi asked for a motion to dispense with the roll call since everyone was in attendance.

21  
22 Mr. Margolis moved to dispense with the roll call. Mr. Cappel seconded. City Council unanimously agreed.

23  
24 SPECIAL PRESENTATION

25  
26 Laura Braun and Shawn Cooper, along with their families, were formally introduced to City Council and welcomed  
27 to the City team.

28  
29 LEGISLATION FOR CONSIDERATION TONIGHT

30  
31 **A Resolution Authorizing the City Manager to Execute a Service Agreement Governing Phase I of the**  
32 **Montgomery Quarter Project**

33  
34 Mr. Donnellon explained that final edits are being made to the service agreement documents and recommended that  
35 Council make a motion to remove the legislation from the table and add to the November 6, 2019 Business Session  
36 agenda for regular reading and consideration.

37  
38 Mr. Margolis made a motion to remove the Resolution from the table and add it to the November 6, 2019 Business  
39 Session for regular reading and consideration. Mr. Cappel seconded. City Council unanimously agreed.

40  
41 Mayor Dobrozsi reminded everyone that although he has no ownership interest in Neyer Properties, Inc. nor any in  
42 the limited liability companies in partnership to develop the Montgomery Quarter, he will continue to recuse himself  
43 from discussion and abstain from voting upon legislation related to the Montgomery Quarter project.

44  
45 Vice Mayor Roesch stated that she would also recuse herself from the discussion and voting of this Resolution due  
46 to possible professional conflicts.

47  
48 Mayor Dobrozsi asked Mr. Margolis to read and handle the process regarding the legislation at the next meeting.

49  
50 **An Ordinance Accepting A Bid and Authorizing the City Manager to Enter into A Contract with John R.**  
51 **Jurgensen Company for The Montgomery Road and Ronald Reagan Cross County Highway Multi-Lane**  
52 **Roundabout Project, And Declaring an Emergency**

53  
54 Mayor Dobrozsi asked for a motion to add the legislation to the agenda for consideration that evening.

55  
56 Mr. Margolis made a motion to add the Ordinance to the agenda for consideration. Mr. Cappel seconded. City  
57 Council unanimously agreed.

58  
59 Mr. Cappel moved to read the Ordinance by title only. Mr. Margolis seconded. City Council unanimously agreed.

60  
61 Mr. Cappel read the title and moved to suspend the rules requiring two readings. Mr. Margolis seconded.

62  
63 The roll was called and showed the following vote:

64  
65 AYE: Cappel, Bissmeyer, Harbison, Dobrozsi, Roesch, Suer, Margolis (7)  
66 NAY: (0)  
67 ABSENT: (0)  
68

69 Mr. Cappel explained that, if approved, this Ordinance would authorize the City Manager to enter into a contract  
70 with John R. Jurgensen Company for the construction of the Montgomery Road and Ronald Reagan Cross County  
71 Highway Multi-Lane Roundabout Project. A significant portion of the project is funded through grants approved  
72 by the Ohio-Kentucky-Indiana Regional Council of Governments in cooperation with the Ohio Department of  
73 Transportation and Hamilton County Transportation Improvement District. To meet the timing for acceptance of  
74 the bid, and to meet the budgetary requirements for the state and federal government, this contract is being approved  
75 by Ordinance, which Ordinance is adopted as an emergency. This is the long-planned improvement to this  
76 interchange providing not only public safety benefits to the community, but a significant economic development  
77 benefit as it supports the development of the Montgomery Quarter Project. The bid is accepted and approved with  
78 an approximately 5% contingency to meet any unanticipated additional costs.

79  
80 Mr. Cappel moved for passage of the Ordinance as an emergency. Mr. Margolis seconded.

81  
82 Mr. Cappel stated that he understands the City is building the roundabout because of an expectation that the roadway  
83 will not support the traffic anticipated as Montgomery builds out. He asked Mr. Heitkamp if that was correct.

84  
85 Mr. Heitkamp responded that he was correct.

86  
87 Mr. Cappel asked how old the existing bridge that would be replaced was.

88  
89 Mr. Heitkamp estimated that it was built in the 1960s.

90  
91 Mr. Cappel asked what the life expectancy of a bridge is.

92  
93 Mr. Heitkamp stated that it was around 50 years for the superstructure which is the deck slab, girder, and truss and  
94 around 100 years for the substructure which is the piers, abutments, wing walls and the foundation. He stated this  
95 was dependent on material and weathering as well.

96  
97 Mr. Cappel stated that by removing the bridge and replacing with the roundabout that we will not have to worry  
98 about those issues with a roundabout.

99  
100 Mr. Heitkamp replied that he was correct.

101  
102 Mayor Dobrozsi asked how close the bid amounts were.

103  
104 Mr. Heitkamp replied that they were very close with the second highest bidder being only \$15 thousand dollars  
105 higher and the third being only \$25 thousand higher than the lowest bid. He stated that it was a sign of a very well  
106 thought out bid specification and a competitive market between the bidders. He stated that this project was a very  
107 sought-after project. He added that the Engineer's Estimate was \$7.9 million so the lowest three bids all came in  
108 under that amount.  
109

110 Mr. Riblet stated that he wanted to give kudos to Jeff Heimann and everyone at Strand Associates for their efforts  
111 of not only staying under the contract amount but being a quality company to work with.  
112

113 Dave Daniels, 9718 Ross Avenue- Mr. Daniels asked what criteria for selection made Jurgensen a good choice other  
114 than their low bid.  
115

116 Mr. Heitkamp replied that it was their reputation and performance standards. He stated that they met the DBE  
117 (Disadvantaged Business Enterprise) requirements by ODOT and also are a large company that has the manpower,  
118 knowledge and experience to complete a project of this magnitude.  
119

120 Mayor Dobrozsi reminded everyone that although he has no ownership interest in Neyer Properties, Inc. nor any in  
121 the limited liability companies in partnership to develop the Montgomery Quarter, he will continue to recuse himself  
122 from discussion and abstain from voting upon legislation related to the Montgomery Quarter project.  
123

124 The roll was called and showed the following vote:  
125

126	AYE: Bissmeyer, Harbison, Roesch, Suer, Margolis, Cappel	(6)
127	NAY:	(0)
128	ABSTAIN: Dobrozsi	(1)

129

130 **An Ordinance Authorizing The Issuance of Not To Exceed \$12,500,000 Special Obligation Revenue**  
131 **Refunding Bonds Of The City Of Montgomery; Providing For The Pledge Of Revenues For The Payment Of**  
132 **Such Bonds; Authorizing A Trust Agreement Appropriate For The Protection And Disposition Of Such**  
133 **Revenues And To Further Secure Such Bonds; Authorizing An Official Statement; Authorizing The**  
134 **Execution Of An Escrow Deposit Agreement Securing The Refunded Bonds; Authorizing Other Necessary**  
135 **And Appropriate Documents; And Authorizing Other Actions In Connection With The Issuance Of Such**  
136 **Bonds And Declaring An Emergency**  
137

138 Vice Mayor Roesch recused herself from the discussion and vote due to a reference of Dinsmore and Shohl in the  
139 bond paperwork.  
140

141 Mayor Dobrozsi asked for a motion to add the legislation to the agenda for consideration that evening.  
142

143 Mr. Margolis made a motion to add the Ordinance to the agenda for consideration. Mr. Cappel seconded. City  
144 Council unanimously agreed.  
145

146 Mr. Suer moved to read the Ordinance by title only. Mr. Margolis seconded. City Council unanimously agreed.  
147

148 Mr. Suer read the title and moved to suspend the rules requiring two readings. Mr. Cappel seconded.  
149

150 The roll was called and showed the following vote:  
151

152	AYE: Harbison, Dobrozsi, Suer, Margolis, Cappel, Bissmeyer	(6)
153	NAY:	(0)
154	ABSTAIN: Roesch	(1)

155

156 Mr. Suer moved for passage of the Ordinance as an emergency. Mr. Margolis seconded.  
157

158 Mr. Suer explained that this legislation, if approved, would authorize refinancing the Series 2013 Vintage Club Tax  
159 Increment Financing bonds originally issued in May of 2013. The Vintage Club Tax Increment Financing District  
160 was established in 2006 with Payments in Lieu of Taxes (PILOTS) being generated and deposited into the Vintage  
161 Club Tax Increment Financing Fund in 2008. The City anticipates preliminary savings of \$2,435,000 from

162 refinancing the Series 2013 bonds. It is recommended that City Council consider suspending the second and third  
163 readings of this Ordinance as an emergency to allow sufficient time to refinance the bonds prior to year-end.

164  
165 Mr. Margolis asked where the savings is seen in a refinance of a bond.

166  
167 Ms. Smiddy replied with the lower interest rate the debt service payment is decreased.

168  
169 The roll was called and showed the following vote:

170  
171 AYE: Dobrozsi, Suer, Margolis, Cappel, Bissmeyer, Harbison (6)  
172 NAY: (0)  
173 ABSTAIN: Roesch (1)

174  
175 **ESTABLISHING AN AGENDA FOR NOVEMBER 6, 2019**

176  
177 **Pending Legislation**

178  
179 **An Ordinance to Make Appropriations for Current Expenses and Other Expenditures of the City of**  
180 **Montgomery, State of Ohio During the Fiscal Year Ending December 31, 2020**

181  
182 Mr. Suer explained that information has been previously supplied on this Ordinance that, if approved, would  
183 establish the City's budget for fiscal year 2020. These documents were presented to and reviewed with the Financial  
184 Planning Committee of City Council at their September 3 meeting. City Council will conduct its formal review of  
185 the 2020 Operating and Capital Budget with Four Year Forecast and 2020-2024 Capital Improvement Program, on  
186 Wednesday, September 11.

187  
188 Mr. Suer asked if there were any updates.

189  
190 Ms. Smiddy replied there were none.

191  
192 **New Legislation**

193  
194 There was no new legislation to read.

195  
196 **ADMINISTRATION REPORT**

197  
198 Mr. Riblet, City Manager, gave the following report:

- 199  
200
- City Council Business Session is scheduled for Wednesday, November 6 at 7:00 p.m.
  - The Law & Safety, Financial Planning and Planning, Zoning and Landmarks Committees have no agenda items and have cancelled their meetings for the month of November.
  - The Government Affairs Committee will meet on Monday, November 11 at 4:30 p.m. The Parks & Recreation and Public Works Committees have cancelled their meetings for the month of November.
  - This week staff has been focused on putting the final touches on the groundbreaking ceremony scheduled for Thursday, October 24 at 9:45 a.m.
  - A contract was signed with Municipal and Contractors Sealing Products in the amount of \$34,800 to complete the lining/repair of a 66-inch corrugated metal pipe (CMP) under the parking lot of CVS pharmacy within a public easement. The bottom portion of the CMP is deteriorated. The lining will add structural stability to the pipe and help prevent further deterioration.
- 201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214

215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267

- Telephone interviews were conducted with 17 candidates for the Service Worker I position. In-person interviews with seven candidates are scheduled to take place in November.
- Initial interviews with eight firefighter/paramedic candidates were completed this week. Second round interviews will be scheduled to take place in November. This hiring process is being conducted to hire individuals to fill six new full-time Fire Department positions authorized for 2020.
- Initial interviews with six candidates for the Finance Specialist opening are scheduled for next week. As you may recall, this is a new full-time position (previously a part-time position) which was recently authorized to adequately staff the Finance Department.
- Kathryn Tolle has been hired to fill one of two open patrol officer positions. Ms. Tolle is currently a police officer at the City of Blue Ash, and she will start employment with us on November 4. Screening steps to fill the second open position are currently underway.
- Terry Willenbrink will conduct his annual Fall Tree Walk on Friday. This year marks the 26<sup>th</sup> year that Terry has offered this free program to the community. The walk will be held at Pioneer Park and will begin at 10:00 a.m.
- As a reminder, the Lanterns and Landmarks Tour and Reception will be held this Saturday. The tour will begin at 6:00 p.m., departing from Universalist Church on a walking tour conducted by staff, viewing the landmark properties located downtown before ending the tour at the Universalist Church around 9:00p.m. A reception will be held at the completion of the tour. There is still time to register for this event.
- As a reminder, the Montgomery Chamber of Commerce Annual Awards Dinner is scheduled for Thursday, November 14 at the Montgomery Inn from 5:30 to 7:30 p.m. Please let Connie know if you would like to attend.

Mr. Riblet requested an Executive Session for matters related to economic development and labor negotiations.

**LAW DIRECTOR REPORT**

Mr. Donnellon stated he had nothing additional to report at this time.

**CITY COUNCIL REPORTS**

**Mr. Cappel**

Mr. Cappel reported that the EAC held their monthly cardboard recycling event and have a planned Adopt A Spot cleanup the upcoming weekend.

**Mrs. Bissmeyer**

Mrs. Bissmeyer reported that she attended a Sycamore Schools Advisory Board meeting where she will be serving on a subcommittee with graduate students to garner their feedback on their school experience.

**Mrs. Harbison**

Mrs. Harbison reported that First Suburbs will meet on Wednesday, October 30 at the Village of Silverton where City Manager Brian Riblet and Assistant City Manager Tracy Roblero will give a presentation on the roundabout project.

268 Mrs. Harbison reported that at the Arts Commission meeting the members discussed the registration challenges of  
269 the Live at the Uni concerts and how to address those issues. She stated that last Live at the Uni for the fall will be  
270 on Monday, November 4 featuring Madeleine Rosenthal. Mrs. Harbison stated that the Commission will conduct  
271 its strategic planning in January.

272  
273 Mrs. Harbison stated that the Montgomery Chamber of Commerce will hold their annual Awards Dinner on  
274 November 14, where the City's Montgomery Citizens Leadership Academy (MCLA) program is nominated for an  
275 award.

276  
277 **Vice Mayor Roesch**

278  
279 Vice Mayor Roesch reported that at the last Parks and Recreation Commission meeting the recently passed Parks  
280 Rules were discussed and may lead to additional recommendations by the Commission.

281  
282 Vice Mayor Roesch reported that the Beautification and Tree Commission are currently looking for nominations  
283 for the Fall Seasons of Beauty Award. She stated the Commission will begin with their holiday decorating on  
284 Saturday, November 2.

285  
286 Vice Mayor Roesch stated that BAMSO recently held a board meeting and also informed every one of the  
287 fundraising events being held on Sunday, October 27 at Peterloon Estate featuring "When Sergei met Fritz - The  
288 music of Rachmaninoff and Kreisler.

289  
290 **Mr. Suer**

291  
292 Mr. Suer stated how well Harvest Moon went and commended staff on a job well done. He also thanked Law  
293 Director Terry Donnellon for preparing a wonderful barbecue for staff and City Council.

294  
295 **Mr. Margolis**

296  
297 Mr. Margolis reported that the Planning Commission met and reviewed an application from Gateway Partners  
298 Montgomery, LLC for a revised General Development Plan for Phase I of Montgomery Quarter as well as Final  
299 Development Plan Approval of Phase 1A of the project. He explained that part of the revision included the  
300 separation of the hotel into two buildings. He added that a discussion on building heights in the Quarter was also  
301 addressed in the meeting. He stated that he feels the boundaries of the buildings and how they interface with  
302 residents on Cooper Road needs to be discussed.

303  
304 Mr. Margolis stated that the recent Know Your Neighbor discussion led by Alfonso Cornejo was very well attended  
305 and vital to the community's health as we work to understand diversity in Montgomery.

306  
307 Mr. Margolis stated that on Thursday, October 17 the Hamilton County Emergency Management Association  
308 (EMA) used the new HC Alert system to inform residents that there was a SWAT situation in Green Township. He  
309 stated a wireless and landline alert was utilized and he felt that it served its purpose.

310  
311 **Mayor Dobrozsi**

312  
313 Mayor Dobrozsi stated that he and City Manager Riblet attended a Sycamore Executive Advisory meeting on  
314 October 9 where they participated in a brainstorming session on delineating employment scores, changes in the job  
315 market and developing relationships with area businesses to ensure student success after graduation.

316  
317 **APPROVAL OF MINUTES**

318  
319 Mayor Dobrozsi stated that he would like to table the approval of the October 2 Business Session minutes as he  
320 would like to submit revisions and present again on the November 6, 2019 Business Session agenda.

321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373

**OTHER BUSINESS**

**Liquor License Hearing Request**—Chief Crowell explained that the City has received a notice from the Ohio Department of Liquor Control inquiring if City Council wishes to request a hearing on a new license for Serpil, LLC d/b/a Artemis Mediterranean Bistro at 7791 Cooper Road. Chief Crowell stated that it was his understanding that this license is a quota exempt permit due to the specific nature of the conditions on the permit. He explained that the license is non-transferable and must meet the following conditions:

- It is located in a municipal corporation or a township with a population of one hundred thousand or less.
- It has inside seating capacity for at least one hundred forty persons.
- It has at least four thousand square feet of floor area.
- It offers full-course meals, appetizers, and sandwiches.
- Its receipts from beer and liquor sales, excluding wine sales, do not exceed twenty-five per cent of its total gross receipts.
- It has at least one of the following characteristics:
  - o the value of its real and personal property exceeds seven hundred twenty-five thousand dollars.
  - o It is located on property that is owned or leased by the state or a state agency, and its owner or operator has authorization from the state or the state agency that owns or leases the property to obtain a D-5i permit.

Chief Crowell stated that he was not aware of any information that would cause the City of Montgomery to object to the issuance of this permit or any need to request a hearing.

Mr. Margolis made a motion to not request a hearing on the liquor license. Mr. Cappel seconded. City Council unanimously agreed.

Mayor Dobrozsi asked for a motion to adjourn into Executive Session for matters related to economic development and labor negotiations.

Mr. Margolis made a motion to adjourn into Executive Session for matters related to economic development and labor negotiations. Mr. Cappel seconded.

The roll was called and showed the following vote:

AYE: Cappel, Bissmeyer, Harbison, Dobrozsi, Roesch, Suer, Margolis	(7)
NAY:	(0)
ABSENT:	(0)

Mayor Dobrozsi stated there would be a short recess prior to the Executive Session.

Council adjourned in Executive Session at 8:00 p.m.

City Council reconvened into Public Session at 8:56 p.m.

Mayor Dobrozsi asked for a motion to accept the recommendation of the fact finder report regarding the Fraternal Order of Police (FOP) contract negotiation.

Mr. Cappel moved to accept the recommendation of the fact finder. Mrs. Bissmeyer 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.

374  
375 Mr. Margolis moved to adjourn. Mr. Cappel seconded. City Council unanimously agreed.  
376

377 City Council adjourned at 9:00 p.m.  
378

379  
380



---

Connie Gaylor, Clerk of Council