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2 City of Montgomery  
3 City Council Work Session Minutes  
4 August 18, 2021

5 Present

6 Brian Riblet, City Manager  
7 Terry Donnellon, Law Director  
8 Tracy Henao, Asst. City Manager/Acting Comm. Dev. Dir.  
9 John Crowell, Police Chief  
10 Gary Heitkamp, Public Works Director  
11 Katie Smiddy, Finance Director  
12 Paul Wright, Fire Chief  
13 Matthew Vanderhorst, Community and Information Services Dir.  
14 Amy Frederick, Community and Engagement Coordinator  
15 Connie Gaylor, Clerk of Council

City Council Members Present

Chris Dobrozsi, Mayor  
Lee Ann Bissmeyer  
Mike Cappel  
Ron Messer  
Lynda Roesch  
Ken Suer

City Council Members Absent

Vice Mayor Margolis

16  
17 City Council convened its Work Session for August 18, 2021 at 7:00 p.m. in City Council Chambers with Mayor  
18 Dobrozsi presiding.

19  
20 ROLL CALL

21  
22 Mayor Dobrozsi asked for a roll call.

23  
24 The roll was called with all members present except Vice Mayor Margolis.

25  
26 Mayor Dobrozsi explained that Vice Mayor Margolis had previously reported that he would be on vacation and  
27 miss the meeting. He asked for a motion to excuse Vice Mayor Margolis's absence.

28  
29 Mr. Cappel made the motion to excuse Vice Mayor Margolis. Mrs. Bissmeyer seconded. City Council unanimously  
30 agreed.

31  
32 GUESTS & RESIDENTS

33  
34 There were no Guests or Residents present who wished to address City Council.

35  
36 LEGISLATION FOR CONSIDERATION THIS EVENING

37  
38 There was no legislation for consideration at the meeting.

39  
40 ESTABLISHING AN AGENDA FOR SEPTEMBER 1, 2021 BUSINESS SESSION

41  
42 TABLED LEGISLATION

43  
44 **An Ordinance Agreeing to Adjust the Boundaries Between the City of Montgomery, Ohio And the City of**  
45 **The Village of Indian Hill, Ohio Pursuant to Ohio Revised Code Section 709.37**

46  
47 Mayor Dobrozsi explained that this Ordinance has been tabled since the April 21 Work Session and asked Mr.  
48 Donnellon for an update.

49  
50 Mr. Donnellon stated that he had spoken with the homeowner's attorney who asked that the legislation remain on  
51 the table another month. Mr. Donnellon stated he would provide an update in September.

52  
53 PENDING LEGISLATION

54  
55 There is no pending legislation on this agenda.  
56  
57

58 **NEW LEGISLATION**

59  
60 **A Resolution Amending Resolution No. 27, 2020 Establishing Contributions to Health Care Benefits**

61  
62 Mayor Dobrozsi assigned the legislation to Mr. Messer.

63  
64 Mr. Riblet explained that, if approved, this Resolution would authorize extending the current monthly City  
65 contribution limits for employee group medical and dental insurances for an additional three months (October 1  
66 through December 31, 2021.) Last year the City contracted with Humana for a 15-month period to provide employee  
67 group medical insurance with a zero percent increase in premium costs. Recently, City Council approved extending  
68 the existing contract with Dental Care Plus for employee group dental insurance an additional three months from  
69 October 1, 2021 through December 31, 2021 (at current rates) in order to sync the employee group dental insurance  
70 contract end period with the employee group medical insurance contract end period. Typically, this is the time of  
71 year the Administration requests that City Council establish new City contribution limits for employee group  
72 medical and dental insurances to begin effective October 1. However, the Administration is seeking to have the  
73 current City contribution limits for employee group medical and dental insurances extended three months for a  
74 December 31 end date to coincide with the medical and dental insurance contract end dates. A recommendation for  
75 new monthly City contribution limits for employee group medical and dental insurances to be effective January 1,  
76 2022, would be presented to City Council later this year.

77  
78 **A Resolution Establishing City Contributions To Employee Health Savings Accounts And Health**  
79 **Reimbursement Accounts**

80  
81 Mayor Dobrozsi assigned the legislation to Mr. Messer.

82  
83 Mr. Riblet explained that, if approved, this Resolution will continue the City's incentive contribution to employees'  
84 Health Savings Accounts (and to Health Reimbursement Accounts for employees who, as a result of being enrolled  
85 in Medicare, are no longer eligible for a Health Savings Account) for the period beginning September 1, 2021  
86 through August 31, 2022. The City's contribution to employees' Health Savings Accounts is recommended to be  
87 continued at \$1050 for a family plan and \$750 for a single plan for the twelve-month period of September 1, 2021  
88 through August 31, 2022. In addition to the base City incentive contribution, it is recommended that the City  
89 continue to match the employee's contribution to his/her Health Savings Account in an amount up to \$700 for  
90 employees with family plans and up to \$500 for employees with single plans. The City's contribution to employees'  
91 Health Reimbursement Accounts is recommended to be continued at \$1050 for a family plan and \$750 for a single  
92 plan for the twelve-month period of September 1, 2021 through August 31, 2022. Employees cannot make  
93 contributions to Health Reimbursement Accounts (HRA's); therefore, no matching employer contribution is  
94 recommended for HRA's.

95  
96 Mr. Suer stated that with the impending retirement of Ms. Julie Tople of Horan Associates, that staff should consider  
97 preparing a proclamation in her honor of her years of partnership with the City in obtaining valuable healthcare  
98 benefits for the employees.

99  
100 Mr. Riblet stated that she wouldn't be retiring until June of 2022, but that staff was planning a recognition for her  
101 prior to her retirement.

102  
103 Mr. Messer asked what the participation level from staff was on this contribution matching program.  
104 Ms. Smiddy replied that it is not quite 100% but close.

105  
106 Mr. Riblet further explained that all employees are eligible to participate but not all contribute the highest amount  
107 to receive the highest match by the City.

108  
109

110 **A Resolution Accepting a Bid and Authorizing The City Manager To Enter Into A Contract With J.K.**  
111 **Meurer Corporation for the Safety Center and Public Works Parking Lots Project**  
112

113 Mayor Dobrozsi assigned the legislation to Mr. Cappel.  
114

115 Mr. Heitkamp explained that, if approved, this Resolution would authorize the City Manager to enter into a contract  
116 with J. K. Meurer Corporation for the Safety Center and Public Works Parking Lot paving project. It is requested  
117 that the base bid which includes the Safety Center and Public Works parking lots and also the alternate which  
118 includes the Municipal Pool parking lot be approved for funding in the amount of \$222,910. The amount of the  
119 recommendation includes \$16,511.00 in project contingency funding, which is an amount equal to 8% of the total  
120 of the base bid and alternate amount. The project is programmed in the 2021 Capital Improvement Program under  
121 accounts 410-101-5470 in the amount of \$35,000, 223-000-5470 in the amount of \$80,000, and 410-261-5470 in  
122 the amount of \$110,000.  
123

124 Mr. Cappel asked when the project would start.  
125

126 Mr. Heitkamp explained that while the completion date was set to be done by November 24, 2021, he was allowing  
127 the contractor to set their start date. He stated he is being flexible with the project as it is smaller and would not take  
128 long to complete.  
129

130 Mr. Suer asked how the coordination of the paving of the Safety Center and Municipal Pool parking lots would be  
131 handled.  
132

133 Mr. Heitkamp replied that he will rely on the contractor to coordinate that with personnel but felt that the pool  
134 parking lot could be used for parking while the Safety Center lot is being done. He stated that much of the pavement  
135 process would allow for the vehicles to still the parking lot up until the time of the asphalt being laid.  
136

137 Mrs. Bissmeyer asked who issued the Engineers opinion on the project.  
138

139 Mr. Heitkamp explained that he prepared the quantities and the estimate for the project.  
140

141 Mr. Messer asked why there was only one bid.  
142

143 Mr. Heitkamp explained that three companies picked up the bid packets, but he expected due to timing and the  
144 scope of the project that they didn't all respond to the bid.  
145

146 **An Ordinance Accepting Publicly Dedicated Easement Rights For Driveway Access Improvements from**  
147 **Various Property Owners on Montgomery Road and Declaring an Emergency**  
148

149 Mayor Dobrozsi assigned the legislation to Mr. Suer.  
150

151 Mr. Donnellon explained that, if approved, this Ordinance would accept certain easement rights necessary to realign  
152 the access drive on the west side of Montgomery Road across from the new Montgomery Quarter Development.  
153 The access drive services the Dunkin Donuts property, Houdini and Avis. Construction is already underway, so  
154 Council is being asked to pass this as an emergency to facilitate that construction and to be able to publicly record  
155 the Easement.  
156

157 Mrs. Bissmeyer asked what the benefit was to suspend the readings.  
158

159 Mr. Donnellon replied that by suspending the readings and passing as an emergency it allows for the easements to  
160 be recorded right away. He stated that with an impending sale of one of the properties the easement would be  
161 recorded on the title and be included in the property rights of the building.  
162



163 **A Resolution to Adopt the Recommendation of the Montgomery Tax Incentive Review Council with Respect**  
164 **to The Compliance of All Tax Increment Financing Districts Within the City of Montgomery**  
165

166 Mayor Dobrozsi assigned the legislation to Mr. Suer.  
167

168 Ms. Smiddy explained that, if approved, this Resolution would adopt the recommendation of the Montgomery Tax  
169 Incentive Review Council with respect to the compliance of all Tax Increment Financing Districts within the City  
170 of Montgomery. The Montgomery Tax Incentive Review Council met on Tuesday, August 10, 2021. Ohio law  
171 mandates that City Council approve, reject, or remand the decision of the Tax Incentive Review Council relative to  
172 the compliance of the tax increment financing districts with their enabling legislation.  
173

174 Mayor Dobrozsi asked which TIF's this included.  
175

176 Ms. Smiddy replied that is included the Vintage Club Phase 1 and the Montgomery Triangle Development TIFs.  
177

178 Mr. Suer stated that he felt that this was a good way to keep our TIF partners up to speed on the status of the  
179 financing tools. He stated that the schools and the County are dealing with other jurisdictions who also use TIFs in  
180 their development and this refreshes their memories and shows that our operations comply with State guidelines.  
181

182 **ADMINISTRATION REPORT**  
183

184 Mr. Riblet reported the following items:  
185

- 186 • The next City Council Business Session is scheduled for Wednesday, September 1 at 7:00 p.m.
- 187
- 188 • As a reminder, a Public Hearing is scheduled for 6:30 prior to the September 1 Business Session.
- 189
- 190 • The Financial Planning Committee will meet on Tuesday, September 7 at 4:30 p.m. The Law and Safety  
191 Planning, Zoning and Landmarks Committees have cancelled their meetings for September.
- 192
- 193 • The Government Affairs and Public Works Committees do have agenda items and are requested to meet  
194 on Monday, September 13. It is anticipated that the Parks and Recreation Committee will not need to meet  
195 in September. An update will be provided at the September 1 Business Session.
- 196
- 197 • All lanes of the multi-lane roundabout are open. Thus far, it has functioned very well, and we have had  
198 only a very few vehicular incidents. John R. Jurgensen still has some various work items to complete, along  
199 with some punch-list items. Those items will be completed over the course of the next couple of months.
- 200
- 201 • Public Works, Recreation and City Staff are preparing for the DORA (Designated Outdoor Refreshment  
202 Area) Street Party on Saturday, August 21 from 6:00 – 9:00 p.m., on Remington Road near MPH Brewing.  
203 Live Classic Rock music by the band "Toast", the Taste of Mexico food truck, inflatable axe throwing, and  
204 giant Jenga will be offered at this first DORA street event.
- 205
- 206 • The City received three submittals for the Request For Qualifications regarding landscape/hardscape design  
207 of the newly completed roundabout. Ms. Henao, Mr. Heitkamp and Mr. Riblet reviewed the submittals this  
208 afternoon and will invite all three to participate in a Request For Proposal selection process. Staff will be  
209 working to establish a larger committee to participate as we move forward. It is anticipated that the  
210 committee will include two council members and a member of the Arts and Parks and Recreation  
211 Commissions.  
212

- 213 • The Civil Service Commission written exam and physical agility tests were administered on Monday,  
214 August 16 in an effort to fill the remaining full-time firefighter/paramedic positions. A total of 13 candidates  
215 participated and all received passing scores. Oral exams are scheduled to be conducted on August 26,  
216 August 30 and September 1. An eligible list based on the candidates' combined scores will then be  
217 presented to the Civil Service Commission for certification.  
218
- 219 • A Ribbon Cutting Ceremony for the Roundabout will be held on Thursday, August 26 at 10:00 am. Please  
220 contact Ms. Frederick if you plan to attend.  
221
- 222 • The Strategic Plan Retreat is scheduled for Friday, August 27 at 1:00 p.m. and Saturday August 28 from  
223 8:00 am to noon at the Montgomery Assembly of God church located on Pfeiffer Road.  
224
- 225 • As previously mentioned, City offices will be closed on Monday September 6, in recognition of the Labor  
226 Day holiday.  
227
- 228 • The 2022 Budget Review meeting is scheduled for Thursday, September 9 beginning at 5:30 p.m., here in  
229 the Council Chambers.  
230
- 231 • A reminder for City Council, the First Suburbs Consortium of Southwest Ohio (FSC-SWO) is having their  
232 next quarterly membership meeting on Saturday, September 18, 2021 from 9:00-11:00 a.m. at the Robert  
233 Schuler Center on 11532 Deerfield Rd. This is a joint meeting of the Hamilton County Municipal League,  
234 FSC-SWO, and the Hamilton County Townships Association. Elected officials from all three of these  
235 organizations along with village/city/township administrators are invited.  
236
- 237 • The annual City/Chamber lunch meeting will be held on Thursday, October 28 from 11:30 a.m. to 1:00  
238 p.m. at Terwilliger's Lodge. This annual meeting provides an opportunity for the City and the Chamber to  
239 hear updates from each entity.  
240
- 241 • Happy Birthday wishes to Council Member Roesch and Mr. Heitkamp who share an August 27 birthday.  
242

#### **LAW DIRECTOR REPORT**

244 Mr. Donnellon had no update.  
245

#### **CITY COUNCIL REPORTS**

##### **Mr. Cappel**

250  
251 Mr. Cappel reported that the monthly Cardboard Recycling day is Saturday, August 21. He added that the annual  
252 One Stop Drop would be coming up on September, 18.  
253

##### **Mrs. Bissmeyer**

254  
255  
256 No report.  
257

##### **Mr. Suer**

258  
259  
260 No report.  
261  
262

263 **Ms. Roesch**

264  
265 Ms. Roesch reported that the BAMSO Board met on August 8 to discuss themes for the next season of concerts.  
266 She added that the Labor Day concert will feature all movie themes.  
267

268 Ms. Roesch reported that at the Parks and Recreation Committee meeting held on August 9, that staff presented a  
269 recommendation on the increase of lodge rates and rental policies. She reviewed the recommendations with City  
270 Council and stated that it is a Committee recommendation to accept the proposed changes but would like a motion  
271 by Council as well.  
272

273 Mr. Riblet added that the rates seem higher for Terwilliger Lodge due to the recent investment in a new kitchen  
274 that is more conducive to catering events with its expanded appliances and amenities.  
275

276 Mr. Cappel made a motion to accept staff's recommendations. Mr. Messer seconded. City Council unanimously  
277 agreed.  
278

279 **Mr. Messer**

280  
281 Mr. Messer reported that at the Government Affairs Committee meeting held on August 9, the following topics  
282 were discussed:  
283

- 284 • **2023 Calendar Theme**-Mr. Messer explained that staff presented several recommendations made by the  
285 Calendar Team to consider in order to allow the Sycamore High School Art students time to create drawings  
286 for the calendar. He stated the two themes were "Why do you love Montgomery" and "Kids Hot Spots".  
287
- 288 • **Post-Bastille Day discussion**- Mr. Messer explained that staff presented Pro's and Con's of starting the  
289 event at 4:00 p.m. moving forward. He stated that there were no complaints expressed by residents and that  
290 the Committee supported keeping the event at 4:00 p.m. in the future. He asked Council to consider a motion  
291 to support the Committee recommendation.  
292

293 Mr. Cappel made a motion to accept the Committee's recommendation. Mrs. Bissmeyer seconded. City  
294 Council unanimously agreed.  
295

- 296 • **Montgomery Quarter Park Names**-Mr. Messer explained that staff presented the following suggested  
297 names for the park located in the Montgomery Quarter. He added that staff is requesting feedback in order  
298 to work with the Development Team on marketing and programming purposes. The proposed names are:  
299
  - 300 o Quarter Commons
  - 301 o Plaza at MQ
  - 302 o Pavilion at MQ
  - 303 o Connection at MQ
  - 304 o The Q

304 Mr. Messer explained that the Committee asked Mr. Riblet about possibly conducting a survey to get  
305 resident's input.  
306

307 Mr. Riblet stated that the Committee chose "Quarter Commons, Plaza at the MQ, and The Q" as their top  
308 three choices but those aren't final and that he was open to other names if Council had other thoughts.  
309 He stated that he sent the proposed names to Kolar Design and the Development Team.  
310

311 Mr. Messer asked that the choices be sent to City Council to solicit the top choice and then be brought back  
312 to Government Affairs at the next meeting.  
313  
314  
315



316 **Vice Mayor Margolis**

317  
318 Absent from the meeting.

319  
320 **Mayor Dobrozi**

321  
322 No report.

323  
324 **MINUTES**

325  
326 Mr. Cappel moved to approve the August 4, Business Session minutes. Mr. Messer seconded. City Council  
327 unanimously agreed.

328  
329 **OTHER BUSINESS**

330  
331 There was no other business.


332  
333 **ADJOURNMENT**

334  
335 Mayor Dobrozi asked if there was any further business to discuss in Public Session. There being none he asked for  
336 a motion to adjourn.

337  
338 Mr. Cappel moved to adjourn. Mrs. Bissmeyer seconded. City Council unanimously agreed.

339  
340 City Council adjourned at 7:52 p.m.

341  
342  
343  
344

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