

August 13, 2021

TO: Mayor and City Council Members  
FROM: Brian K. Riblet, City Manager *BKR*  
SUBJECT: City Council Work Session of Wednesday, August 18, 2021

As a reminder, City Council is scheduled to meet in Work Session on Wednesday, August 18, 2021 at 7:00 p.m.

Work Session

1. Call to Order
2. Roll Call
3. Special Presentation
4. Guest and Residents
5. Legislation for Consideration this Evening
6. Establishing an Agenda for September 1, 2021 Business Session

Tabled Legislation

- a. An Ordinance Agreeing To Adjust The Boundaries Between The City Of Montgomery, Ohio And The City Of The Village Of Indian Hill, Ohio Pursuant To Ohio Revised Code Section 709.37—(Vice Mayor Margolis, 3<sup>rd</sup> Reading-TABLED) Information has been previously supplied on this Ordinance that, if approved, would grant a request from Amy M. and Christopher Gilles, Property Owners on Remington Road, to approve a boundary adjustment for their property to relocate a portion of their lot from the Village of Indian Hill into the City to then be consolidated to create a larger, buildable lot. This Ordinance is the first step in the statutory process to adjust the boundary between the City and the Village. The Village of Indian Hill is passing a similar Ordinance, after which the legislation will be presented to the Board of Commissioners of Hamilton County, Ohio to approve the boundary adjustment between the two communities.

*This Ordinance will remain on the table until Council later adds it to the Agenda for the third reading.*

## Pending Legislation

There is no current pending legislation

## New Legislation

- a. A Resolution Amending Resolution No. 27, 2020 Establishing Contributions to Health Care Benefits—Please see the attached correspondence from Human Resources Manager Julie Prickett requesting a recommendation to City Council to adopt this Resolution which would authorize extending the current monthly City contribution limits for employee group medical and dental insurances for an additional three months (October 1 through December 31, 2021.) Last year the City contracted with Humana for a 15-month period to provide employee group medical insurance with a zero percent increase in premium costs. Recently, City Council approved extending the existing contract with Dental Care Plus for employee group dental insurance an additional three months from October 1, 2021 through December 31, 2021 (at current rates) in order to sync the employee group dental insurance contract end period with the employee group medical insurance contract end period. Typically, this is the time of year the Administration requests that City Council establish new City contribution limits for employee group medical and dental insurances to begin effective October 1. However, the Administration is seeking to have the current City contribution limits for employee group medical and dental insurances extended three months for a December 31 end date to coincide with the medical and dental insurance contract end dates. A recommendation for new monthly City contribution limits for employee group medical and dental insurances to be effective January 1, 2022, would be presented to City Council later this year.

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

- b. A Resolution Establishing City Contributions To Employee Health Savings Accounts And Health Reimbursement Accounts— Please find attached correspondence from Human Resources Manager Julie Prickett requesting City Council to consider adoption of this Resolution that will continue the City's incentive contribution to employees' Health Savings Accounts (and to Health Reimbursement Accounts for employees who, as a result of being enrolled in Medicare, are no longer eligible for a Health Savings Account) for the period beginning September 1, 2021 through August 31, 2022. The City's contribution to employees' Health Savings Accounts is recommended to be continued at \$1050 for a family plan and \$750 for a single plan for the twelve-month period of September 1, 2021 through August 31, 2022. In addition to the base City incentive contribution, it is recommended that the City continue to match the employee's contribution to his/her Health Savings Account in an amount up to \$700 for employees with family plans and up to \$500 for employees with single plans. The City's contribution to employees' Health Reimbursement Accounts is recommended to be continued at \$1050 for a family plan and \$750 for a single plan for the twelve-month period of September 1, 2021 through August 31, 2022. Employees cannot make contributions to Health

Reimbursement Accounts (HRA's); therefore, no matching employer contribution is recommended for HRA's.

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

- c. A Resolution Accepting a Bid and Authorizing The City Manager To Enter Into A Contract With J.K. Meurer Corporation for the Safety Center and Public Works Parking Lots Project—Please find attached correspondence from Gary Heitkamp, Public Works Director, requesting that City Council authorize the City Manager to enter into a contract with J. K. Meurer Corporation for the Safety Center and Public Works Parking Lot paving project. It is requested that the base bid which includes the Safety Center and Public Works parking lots and also the alternate which includes the Municipal Pool parking lot be approved for funding in the amount of \$222,910. The amount of the recommendation includes \$16,511.00 in project contingency funding, which is an amount equal to 8% of the total of the base bid and alternate amount. The project is programmed in the 2021 Capital Improvement Program under accounts 410-101-5470 in the amount of \$35,000, 223-000-5470 in the amount of \$80,000, and 410-261-5470 in the amount of \$110,000.

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

- d. An Ordinance Accepting Publicly Dedicated Easement Rights For Driveway Access Improvements from Various Property Owners on Montgomery Road and Declaring an Emergency—Please see the attached memo from Terry Donnellon, Law Director requesting that City Council adopt this Ordinance that, if approved, will accept certain easement rights necessary to realign the access drive on the west side of Montgomery Road across from the new Montgomery Quarter Development. The access drive services the Dunkin Donuts property, Houdini and Avis. Construction is already underway, so Council is being asked to pass this as an emergency to facilitate that construction and to be able to publicly record the Easement.

*Add this Ordinance to the September 1, 2021 Business Session agenda, assign it to a City Council member for first reading. Council is asked to consider the suspension of the second and third readings and to pass as an emergency at that meeting.*

- e. A Resolution to Adopt the Recommendation of the Montgomery Tax Incentive Review Council with Respect to The Compliance of All Tax Increment Financing Districts Within the City of Montgomery—Please find the attached correspondence from Finance Director Katie Smiddy, requesting City Council to approve a Resolution to Adopt the Recommendation of the Montgomery Tax Incentive Review Council with respect to the compliance of all Tax Increment Financing Districts within the City of Montgomery. The Montgomery Tax Incentive Review Council met on Tuesday, August 10, 2021. Ohio law mandates that City Council approve, reject, or remand the decision of the Tax Incentive Review Council relative

to the compliance of the tax increment financing districts with their enabling legislation.

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

7. Administration Report
8. Law Director Report
9. City Council Member Reports
  - a. Mr. Cappel
  - b. Mrs. Bissmeyer
  - c. Mr. Suer
  - c. Ms. Roesch
  - d. Mr. Messer
  - e. Vice Mayor Margolis
  - f. Mayor Dobrozsi
10. Approval of Minutes- August 4, 2021 Business Session
11. Other Business
12. Executive Session
13. Adjournment

Should you have any questions or concerns regarding this information, please do not hesitate to contact me.

C: Connie Gaylor, Administrative Coordinator  
Department Heads  
Terry Donnellon, Law Director



**CITY COUNCIL WORK SESSION AGENDA**  
10101 Montgomery Road • Montgomery, Ohio 45242  
(513) 891-2424 • Fax (513) 891-2498

August 18, 2021  
City Hall  
7:00 p.m.

1. Call to Order
2. Roll Call
3. Special Presentation
4. Guests and Residents
5. Legislation for Consideration This Evening
6. Establishing an Agenda for the September 1, 2021 Business Session

Tabled Legislation

- a. An Ordinance Agreeing to Adjust the Boundaries Between the City of Montgomery, Ohio And the City of The Village of Indian Hill, Ohio Pursuant to Ohio Revised Code Section 709.37 -(Vice Mayor Margolis, 3<sup>rd</sup> Reading-Tabled)

*This Ordinance will remain on the table until Council later adds it to the Agenda for the third reading.*

Pending Legislation

There is no current pending legislation

New Legislation

- a. A Resolution Amending Resolution No. 27, 2020 Establishing Contributions to Health Care Benefits

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

- b. A Resolution Establishing City Contributions To Employee Health Savings Accounts And Health Reimbursement Accounts

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

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

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

- d. An Ordinance Accepting Publicly Dedicated Easement Rights For Driveway Access Improvements from Various Property Owners on Montgomery Road and Declaring an Emergency

*Add this Ordinance to the September 1, 2021 Business Session agenda, assign it to a City Council member for first reading. Council is asked to consider the suspension of the second and third readings and to pass as an emergency at that meeting.*

- e. A Resolution to Adopt the Recommendation of the Montgomery Tax Incentive Review Council with Respect to The Compliance of All Tax Increment Financing Districts Within the City of Montgomery

*Add this Resolution to the September 1, 2021 Business Session agenda, assign it to a City Council member for reading, and consider adoption of the Resolution that evening.*

7. Administration Report

8. Law Director Report

9. City Council Member Reports

- a. Mr. Cappel
- b. Mrs. Bissmeyer
- c. Mr. Messer
- c. Ms. Roesch
- d. Mr. Suer
- e. Vice Mayor Margolis
- f. Mayor Dobrozsi

10. Approval of Minutes- August 4, 2021 Business Session

11. Other Business

12. Executive Session

13. Adjournment

Should you have any questions or concerns regarding this information, please do not hesitate to contact me.

C: Connie Gaylor, Administrative Coordinator  
Department Heads  
Terry Donnellon, Law Director

ORDINANCE NO. , 2021

**AN ORDINANCE AGREEING TO ADJUST THE BOUNDARIES BETWEEN THE CITY OF MONTGOMERY, OHIO AND THE CITY OF THE VILLAGE OF INDIAN HILL, OHIO PURSUANT TO OHIO REVISED CODE SECTION 709.37**

**WHEREAS**, pursuant to Ohio Revised Code Section 709.37, two adjoining municipal corporations may, by Ordinance adopted by their respective legislative authorities, agree to adjust their boundaries, provided that such adjustment does not involve the transfer of land inhabited by more than five voters; and

**WHEREAS**, property owners, Amy M. and Christopher Gilles, are the record owners of two plats located on Remington Road, Hamilton County, Ohio, which lots border the common corporation line between the City of Montgomery, Ohio ("Montgomery") and the City of the Village of Indian Hill, Ohio ("Indian Hill"); and

**WHEREAS**, to create appropriately buildable lots for this land, the property owners have petitioned both Montgomery and Indian Hill to adjust the corporation line to move .3362 acres from Hamilton County Auditor's parcel number 619-0190-0082 from Indian Hill, and to consolidate such lot with lot 603-0004-0093 located within Montgomery. A copy of the proposed survey plat is attached hereto as **Exhibit A-1** and the former legal description for the remaining lots are attached hereto **Exhibit A-2**; and

**WHEREAS**, the Council of the City of Montgomery hereby finds and determines that a boundary adjustment of a portion of the property from Indian Hill to Montgomery will allow the adjusted and consolidated property to be governed by the laws of only one municipality, it will allow for the effective enforcement of the appropriate municipal codes in each jurisdiction, and it will avoid confusion regarding the provision of

municipal services by properly adjusting the boundary line to recognize these as two distinctive lots in their respective jurisdictions; and

**WHEREAS**, the City of Montgomery is willing to adjust its municipal boundary line with the Village of Indian Hill as graphically depicted in **Exhibit A-1** and described in **Exhibit A-2** attached hereto; and

**WHEREAS**, the proposed boundary adjustment would not affect any voters in either municipality and would be in the best interest of both municipalities; and

**WHEREAS**, the Council of the City of Montgomery desires to zone the new lot as consolidated and adjust it to the City of Montgomery as Residential A.

**NOW THEREFORE, BE IT ORDAINED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** The Council of the City of Montgomery, Ohio does hereby agree to a boundary adjustment with the City of the Village of Indian Hill to consolidate a portion of Hamilton County Auditor's parcel number 619-0190-0082 to Hamilton County parcel number 603-0004-0093, and to adjust the new corporation line as appropriate and as depicted on the attached **Exhibit A-1**. Council hereby requests that the Board of Commissioners of Hamilton County, Ohio adjust the boundaries for the City of Montgomery, Ohio and the City of the Village of Indian Hill in the manner as provided by law and as depicted in **Exhibit A-1** and described in **Exhibit A-2** attached hereto.

**SECTION 2.** The territory that is becoming a part of the City of Montgomery shall be zoned Residential A and subject to all laws generally applicable to properties in the City. The Community Development Director shall cause the official zoning map of the City of Montgomery to be amended in accordance with this Ordinance.



**SECTION 3.** This Ordinance shall go into effect and become law from and after the earliest period allowed by law.

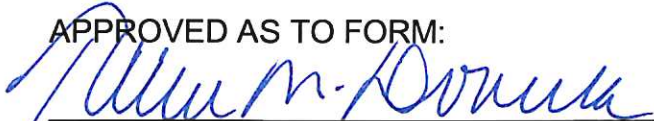
**SECTION 4.** The Clerk of the City is hereby directed to certify a copy of this Ordinance to the Hamilton County Recorder.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Christopher P. Dobrozsi, Mayor

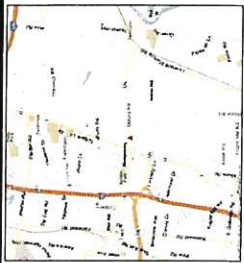
APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director

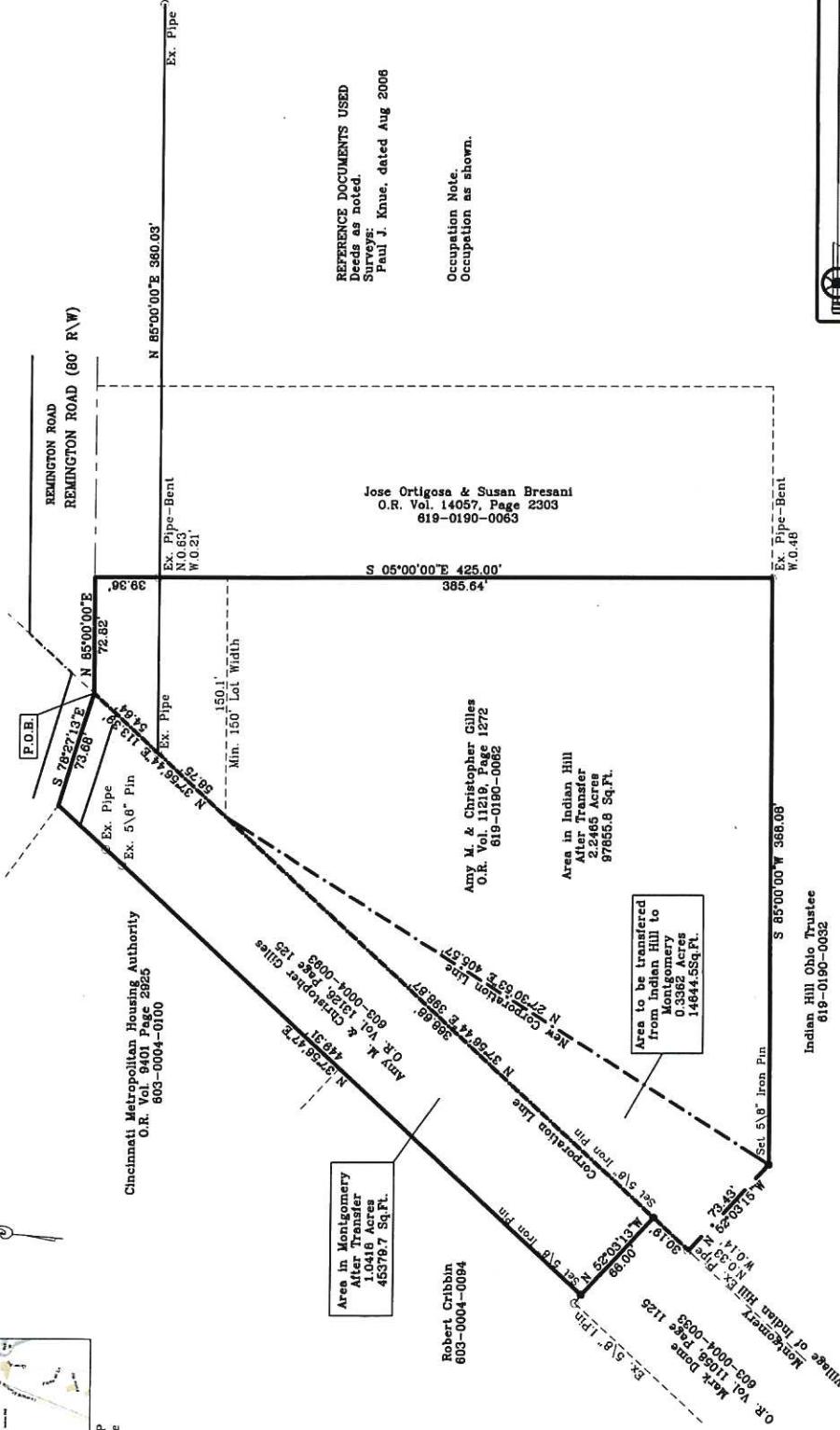
**EXHIBIT A-1**

SECTION 3, TOWN 4, E.R. 1  
 INDIAN HILL TOWNSHIP \ SYCAMORE TOWNSHIP  
 CITY OF INDIAN HILL \ VILLAGE OF MONTGOMERY  
 HAMILTON COUNTY, OHIO

Basis of bearings is Official Record 10411, Page 1415  
 of the Hamilton County Recorder's Office.



VICINITY MAP  
 Not to Scale



REFERENCE DOCUMENTS USED  
 Deeds as noted.  
 Surveys:  
 Paul J. Knue, dated Aug 2006

Occupation Note.  
 Occupation as shown.

Jose Ortigosa & Susan Bresani  
 O.R. Vol. 14057, Page 2303  
 619-0190-0063

Amy M. & Christopher Gilles  
 O.R. Vol. 1166, Page 1272  
 619-0180-0082

Area in Indian Hill  
 After Transfer  
 2.2465 Acres  
 97855.9 Sq.Ft.

Area to be transferred  
 from Indian Hill to  
 Montgomery  
 0.3962 Acres  
 14644.55 Sq.Ft.

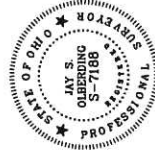
Area in Montgomery  
 After Transfer  
 1.0418 Acres  
 45379.7 Sq.Ft.

Robert Cribbin  
 603-0004-0094

Cincinnati Metropolitan Housing Authority  
 O.R. Vol. 9401 Page 2825  
 603-0004-0100

Indian Hill Ohio Trustee  
 619-0190-0032

I hereby certify that this plat represents  
 a true and correct survey and that  
 my supervision and all monuments have  
 been set or found as shown.



*Jay S. Oberding P.S.*  
 Jay S. Oberding P.S.C.#188  
 Ohio Registered Surveyor #S-7188

NOTE: The professional surveyor or Lansdale Surveying, Inc.  
 has made no investigation or independent search for  
 easements of record, encumbrances, restrictive  
 covenants, ownership title evidence, or any other  
 facts that an accurate and current title search may  
 disclose. No abstract of title, nor title commitment,  
 or results of a title search were furnished to the  
 surveyor or Lansdale Surveying, Inc.



<p><b>LANSDALE SURVEYING, INC</b>          1008 MAIN STREET - (ST. RT. 28)          MILFORD OHIO, 45150 PHONE (513) 631-9970</p>	SURVEY FOR CORPORATION LINE ADJUSTMENT	
	Survey for Amy & Christopher Gilles 7965 Remington Road	
DATE: 12/15/2020	DRAWN BY: mrb	DRAWING NUMBER
SCALE: 1"=50'		09-029A



1008 Main Street (State Route 28)  
Milford, Ohio 45150  
Telephone 513-831-9970 Fax 513-831-9971

President - Jay Olberding, P.S.  
Founder - Jimmy Lansdale, P.S.

**EXHIBIT A-2**

December 15, 2020  
09-029A

**LEGAL DESCRIPTION FOR 0.3362 ACRES  
711 Transfer from Indian Hill Township  
To Sycamore Township**

Situate in Section 3, Town 4, E.R. 1, Sycamore Township, Indian Hill Township, City of Indian Hill, Village of Montgomery, Hamilton County Ohio and being more particularly described as follows:

Commencing at a point of intersection of the Corporation Line between The Village of Montgomery and The Village of Indian Hill with the centerline of Remington Road; Thence leaving the centerline of Remington Road and going along The Corporation Line South 37° 56' 44" West 113.39 feet to a point and **TRUE PLACE OF BEGINNING** for this description; Thence along a New Corporation Line South 27° 30' 53" West 405.57 feet to a set 5\8" iron pin; Thence North 52° 03' 15" West 73.43 feet to a point, said point being witnessed by an existing pipe North 0.33 feet and West 0.14 feet, said point in also on the Corporation Line The Village of Montgomery and The Village of Indian Hill, Thence North 37° 56' 44" East 398.87 feet to the place of beginning containing 0.3362 acres of land.

North is based upon deed recorded in Official Record 10411 - Page 1415 of the Hamilton County Recorder's Office.

The above described real estate is part of the same premises described as recorded in O.R. 11219, Page 1272 of the Hamilton County Ohio Deed Records and identified as all of Parcel ID. No.619-0190-0062, 0072, and 0073 on the tax maps of said county.

This description is the result of a survey and plat by Lansdale Surveying, Inc. dated August, 2009 under the supervision of Jay S. Olberding, Professional Surveyor, Ohio Registration #S-7188.



*Jay S. Olberding P.S.*



1008 Main Street (State Route 28)  
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December 15, 2020  
09-029A

### LEGAL DESCRIPTION FOR 1.0418 ACRES

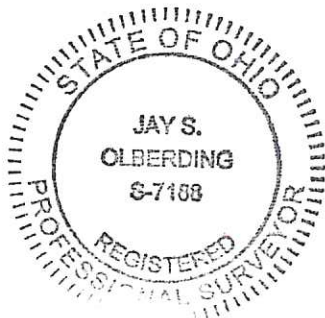
Situate in Section 3, Town 4, E.R. 1, Sycamore Township, Indian Hill Township, City of Indian Hill, Village of Montgomery, Hamilton County Ohio and being more particularly described as follows:

Beginning at a point of intersection of the Corporation Line between The Village of Montgomery and The Village of Indian Hill with the centerline of Remington Road; Thence leaving the centerline of Remington Road South  $37^{\circ} 55' 56''$  West passing through an existing Pipe at 54.64 feet for a total distance of 113.39 feet to a point; Thence with a New Corporation line South  $27^{\circ} 30' 53''$  West 405.57 feet to a set  $5\frac{1}{8}''$  iron pin; Thence North  $52^{\circ} 03' 15''$  West 73.43 feet to a point, said point being witnessed by an existing pipe North 0.33 feet and West 0.14 feet, said point in also on the Corporation Line of The Village of Montgomery and The Village of Indian Hill; Thence North  $37^{\circ} 56' 44''$  East 30.19 feet to a set  $5\frac{1}{8}''$  iron pin; Thence North  $52^{\circ} 03' 13''$  West 66.00 feet to a set  $5\frac{1}{8}''$  iron pin; Thence North  $37^{\circ} 56' 47''$  East 449.31 feet to a point in the centerline of Remington Road; Thence along the centerline of Remington Road South  $78^{\circ} 27' 13''$  East 73.68 feet to the place of beginning containing 1.0418 acres of land.

North is based upon deed recorded in Official Record 10411 - Page 1415 of the Hamilton County Recorder's Office.

The above described real estate is part of the same premises described as recorded in O.R. 11219, Page 1272 of the Hamilton County Ohio Deed Records and identified as all of Parcel ID. No.619-0190-0062, 0072, and 0073 on the tax maps of said county.

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December 15, 2020  
09-029A

**LEGAL DESCRIPTION FOR 2.2465 ACRES**

Situate in Section 3, Town 4, E.R. 1, Indian Hill Township, City of Indian Hill, Hamilton County Ohio and being more particularly described as follows:

Beginning at a point of intersection of the Corporation Line between The Village of Montgomery and The Village of Indian Hill with the centerline of Remington Road; Thence with the centerline of Remington Road North 85° 00' 00" East 72.82 feet to a point; Thence leaving the centerline of Remington Road South 05° 00' 00" East 425.00 feet to a point, said point being witnessed by an existing pipe West 0.48 feet; Thence South 85° 00' 00" West 368.08 feet to a set 5\8" iron pin; Thence with a New Corporation Line North 27° 30' 53" East 405.57 feet to a point; Thence along the existing Corporation Line North 37° 56' 44" East passing through an existing pipe at 58.75 feet for a total distance of 113.39 feet to the place of beginning containing 2.2465 acres of land.

subject to all easements and restrictions of record.

North is based upon deed recorded in Official Record 10411 - Page 1415 of the Hamilton County Recorder's Office.

The above described real estate is part of the same premises described as recorded in O.R. 11219, Page 1272 of the Hamilton County Ohio Deed Records and identified as all of Parcel ID. No.619-0190-0062, 0072, and 0073 on the tax maps of said county.

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President - Jay Olberding, P.S.  
Founder - Jimmy Lansdale, P.S.

Prepared by: Lansdale Surveying, Inc  
Routine: Area Summary Coord File: 09-029.crd 12/15/20 8:35:15  
Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

Area in Indian Hill

Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing	Easting
28		N 85°00'10"E	72.82	21	5029.1362	5050.2505
21	90°00'10"	S 05°00'00"E	425.00	15	4605.7534	5087.2917
15	90°00'00"	S 85°00'00"W	368.08	17	4573.6731	4720.6124
17	57°29'07"	N 27°30'53"E	405.57	155	4933.3700	4907.9762
155	169°34'10"	N 37°56'44"E	133.39	28	5022.7892	4977.7007
28	132°55'46"					

Perimeter: 1384.86 Cumulative Perimeter: 1384.86

Approx: Sq. Feet: 97855.8 Acres: 2.2465  
Approx: Total - Sq. Feet: 97855.8 Acres: 2.2465

Correct Ending Coordinates, North: 5022.7930 East: 4977.7073  
Ending Coordinates, North: 5022.7892 East: 4977.7007  
Error, N: 0.00 E: -0.01 Total: 0.01 Brg: N 59°58'10"E  
Distance Traversed: 1384.86 Closure: 180329



*Jay S. Olberding P.S.*



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Milford, Ohio 45150  
Telephone 513-831-9970 Fax 513-831-9971

President - Jay Olberding, P.S.  
Founder - Jimmy Lansdale, P.S.

Routine: Area Summary Coord File: 09-029.crd 12/15/20 8:32:00  
Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

Area in Montgomery

Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing	Easting
28		S 37°56'44"W	113.39	155	4933.3738	4907.9828
155	190°25'50"	S 27°30'53"W	405.57	17	4573.6770	4720.6190
17	79°34'08"	N 52°03'15"W	73.43	18	4618.8303	4662.7127
18	90°00'10"	N 37°56'44"E	30.19	25	4642.6388	4681.2758
25	269°59'48"	N 52°03'13"W	66.00	26	4683.2238	4629.2291
26	90°00'00"	N 37°56'47"E	449.31	27	5037.5435	4905.5206
27	116°24'00"	S 78°27'13"E	73.68	28	5022.7957	4977.7095
28	63°36'04"					

Perimeter: 1211.57 Cumulative Perimeter: 1211.57

Approx: Sq. Feet: 45379.7 Acres: 1.0418  
Approx: Total - Sq. Feet: 45379.7 Acres: 1.0418

Correct Ending Coordinates, North: 5022.7930 East: 4977.7073  
Ending Coordinates, North: 5022.7957 East: 4977.7095  
Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 39°30'58"W  
Distance Traversed: 1211.57 Closure: 350897



*Jay S. Olberding P.S.*



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Milford, Ohio 45150  
Telephone 513-831-9970 Fax 513-831-9971

President - Jay Olberding, P.S.  
Founder - Jimmy Lansdale, P.S.

Prepared by: Lansdale Surveying, Inc  
Routine: Area Summary Coord File: 09-029.crd 12/15/20 8:28:30  
Input Scale Factor: 1.000000000 Output Scale Factor: 1.000000000

711 Transfer

Pt ID	Ang Rt	Bearing	Distance	Pt ID	Northing	Easting
155		S 27°30'53"W	405.57	17	4573.6754	4720.6180
17	79°34'08"	N 52°03'15"W	73.43	18	4618.8287	4662.7116
18	90°00'00"	N 37°56'44"E	398.87	155	4933.3745	4907.9833
155	10°25'52"					

Perimeter: 877.87 Cumulative Perimeter: 877.87

Approx: Sq. Feet: 14644.5 Acres: 0.3362  
Approx: Total - Sq. Feet: 14644.5 Acres: 0.3362

Correct Ending Coordinates, North: 4933.3722 East: 4907.9818  
Ending Coordinates, North: 4933.3745 East: 4907.9833  
Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 32°33'02"W  
Distance Traversed: 877.87 Closure: 319965



*Jay S. Olberding P.S.*



August 10, 2021

TO: Brian K. Riblet, City Manager

FROM: Julia E. Prickett, Human Resources Manager *JEP*

SUBJECT: Legislation Request to Extend Current City "Caps" for Healthcare Benefits

Introduction

It is requested that a recommendation be made to City Council to adopt this Resolution which would authorize extending the current City monthly contribution limits for healthcare benefits for an additional three months (October 1, 2021 through December 31, 2021.)

Background

Typically, this is the time of year when the Administration recommends that City Council establish new "caps" to contain its costs related to employee medical and dental insurance coverages for a twelve-month period beginning October 1.

However, employee group medical and dental insurance contract periods no longer begin on October 1. As you are aware, City Council recently authorized extending the City's contract with Dental Care Plus, Inc. for an additional three months (October 1, 2021 through December 31, 2021) in order to match the employee group dental insurance contract end period with the Humana employee group medical insurance contract end period. By extending current "caps" an additional three months (October 1, 2021 through December 31, 2021), a new twelve-month period for "caps" could be established to coincide with the new medical and dental contract periods.

Request and Recommendation

Staff requests the City Manager recommend that City Council place an item on the agenda for its August Work Session that would authorize extending the current City "caps" for medical and dental employee insurance coverages, and then pass a resolution at its September Business Session approving the recommendation for the extension of these "caps" for the three-month period of October 1, 2021 through December 31, 2021.

The current caps which are recommended to be extended for the period October 1, 2021 through December 31, 2021 are as follows:

Family Plan:	\$1,483.81
Employee/Spouse:	\$1,077.99
Employee/Child(ren)	\$1,077.99
Single:	\$ 539.24
Dental:	\$ 187.00.

### Additional Notes

It should be noted that language regarding matching the effective dates of "caps" with effective dates of group insurance plan years is already contained in the City's labor contracts with AFSCME and the FOP. IAFF contract provisions are yet to be finalized and are pending completion of the collective bargaining process. In the interim, current contract provisions (including current caps) remain in effect.

RESOLUTION NO. , 2021

**A RESOLUTION AMENDING RESOLUTION NO. 27, 2020 ESTABLISHING CITY CONTRIBUTIONS FOR HEALTHCARE BENEFITS**

**WHEREAS**, Council did adopt Resolution No. 27, 2020 on September 2, 2020, establishing monthly contribution limits for employee group medical and dental insurance for a 12-month period commencing October 1, 2020 through September 30, 2021; and

**WHEREAS**, the City contracted with Humana Health Plan of Ohio, Inc, for employee group medical insurance for a fifteen-month period from October 1, 2020 through December 31, 2021; and

**WHEREAS**, the City amended its contract with Dental Care Plus to extend the contract for an additional three months in 2021 to match the employee group dental insurance contract end period with the employee group medical insurance contract end period; and

**WHEREAS**, extending existing monthly contribution limits for employee group medical and dental insurances for an additional three-month period from October 1, 2021 through December 31, 2021 would match employee group health and dental insurance contract end periods, resulting in greater efficiencies and standardization.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** Resolution No. 27, 2020 is hereby amended to extend current City monthly contribution limits for employee group medical and dental insurances for an additional three months commencing October 1, 2021 through December 31, 2021.


**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director

August 9, 2021

TO: Brian K. Riblet, City Manager

FROM: Julia E. Prickett, Human Resources Manager *JEP*

SUBJECT: Legislation Request to Establish City Contributions to Employee Health Savings Accounts and to Health Reimbursement Accounts

Introduction

It is requested that a recommendation be made to City Council to adopt a Resolution that establishes a City contribution to employees' health savings accounts, and a City contribution to health reimbursement accounts for employees who are ineligible for health savings accounts, for the period of September 1, 2021 through August 31, 2022.

Background

For the past fifteen years the City has made contributions to the employees' health savings accounts to offset the cost of high deductible health plan (HDHP) out-of-pocket expenses and potential costs of shared premiums, as well as to incent the employee to contribute their own money to a health savings account. From 2006 through 2008, this contribution was \$3,000 for each plan year for employees with family coverage and \$1,500 for employees with single coverage. For 2009 and 2010, the amount was \$2,500 for employees with family coverage and \$1,250 for employees with single coverage. From 2011 through 2020, the maximum contribution amount was \$1,750 for employees with family coverage and \$1,250 for employees with single coverage, with employees required to contribute a \$700 match for family plans and a \$500 match for single plans to realize the entire City contribution.

This year it is being proposed to keep the City's contribution to health savings accounts the same as last year: \$1,050 for family coverage along with a City match of the employee's contribution up to \$700; \$750 for single coverage along with a City match of the employee's contribution up to \$500.

Also, in 2019 the City established health reimbursement accounts (HRA's) for employees who, as a result of being enrolled in Medicare, are no longer eligible for a health savings account (HSA.) While an HRA is not identical to an HSA, health reimbursement accounts provide benefits similar to health savings accounts without causing unintended consequences (e.g. creating a cafeteria-style benefits plan with potential tax implications for all employees.)

It is being proposed to keep the City's contribution to health reimbursement accounts the same as last year: \$1,050 for family coverage and \$750 for single coverage. No City matching contributions are proposed for health reimbursement accounts as the IRS does not permit employee contributions to HRA's.

### Recommendation

Staff recommends that City Council adopt a Resolution that establishes the City's incentive contribution to employees' health savings accounts for the 12-month period from September 1, 2021 through August 31, 2022 at \$1,050 for employees selecting family coverage and \$750 for employees selecting single coverage. These amounts would be deposited into the employees' health savings accounts on as close to September 1, 2021 as practicable.

Further, it is recommended that the City continue the incentive that would match employees' health savings accounts contributions of up to \$700 for those selecting family plans and up to \$500 for those selecting single plans. These matching contributions would be payable when each employee reaches the corresponding level of personal contribution to their health savings account. For those who do not reach these matching thresholds, payments would be made at the end of the 12-month period (September 1, 2021 through August 31, 2022) for the amount the employee contributed to their health savings account.

It is also recommended that the City continue to provide health reimbursement accounts for employees, who as a result of being enrolled in Medicare are no longer eligible for a health savings account, for the 12-month period from September 1, 2021 through August 31, 2022 at \$1,050 for employees selecting family coverage and \$750 for employees selecting single coverage. These amounts would be deposited into health reimbursement accounts as close to September 1, 2021 as practicable. Employees cannot make contributions to health reimbursement accounts; therefore, no matching employer contribution is recommended for HRA's.

### Additional Notes

It should be noted that in 2015, due to certain provisions of the federal Affordable Care Act, the City opted for a one time 13-month contract for group health insurance thereby changing the renewal date to October 1. In 2020, the City contracted with Humana for a 15-month contract for group health insurance, thereby changing the renewal date to January 1. As a result, the renewal month for group insurance coverages does not coincide with the annual twelve-month period of September 1 through August 31 established for City contributions to employee health saving accounts and health reimbursement accounts.

Recommendations from the HealthCare Benefits Committee regarding proposals from carriers for group insurance coverages will be presented to City Council later this year.

RESOLUTION NO. \_\_\_\_\_, 2021

**A RESOLUTION ESTABLISHING CITY CONTRIBUTIONS TO EMPLOYEE HEALTH SAVINGS ACCOUNTS AND HEALTH REIMBURSEMENT ACCOUNTS**

**WHEREAS**, the City has adopted a high deductible health plan (“HDHP”) upon recommendation from the City Administration and the Employee Healthcare Benefits Committee; and

**WHEREAS**, the City has in the past contributed monies to the employee’s individual health savings account to offset uncovered medical expenses and to incentivize employee participation; and

**WHEREAS**, the plan year for such contributions traditionally has run from September 1 to August 31 annually; and

**WHEREAS**, the City has in the past provided a similar benefit in the form of a health reimbursement account for employees who participate in the high deductible health plan (“HDHP”) but who are ineligible for a health savings account; and

**WHEREAS**, the Administration recommends renewing the City’s program for contributions to employee health savings accounts; and

**WHEREAS**, the Administration recommends renewing the City’s program for deposits to health reimbursement accounts for employees who participate in the City’s high deductible health plan (“HDHP”) but are ineligible for health savings accounts; and

**WHEREAS**, the Administration recommends keeping the calendar for health savings accounts contributions and health reimbursement accounts deposits on the September 1 to August 31 cycle.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** All employees electing to participate in the City's high deductible health plan ("HDHP") shall receive a contribution from the City in the amount of \$1,050.00 during the twelve month period commencing September 1, 2021 if such employee elects to receive family coverage within the HDHP (family coverage being defined as a Family Plan, Employee and Spouse Plan, or Employee and Children Plan), or \$750.00 for the twelve month period commencing September 1, 2021 if such employee elects to receive single plan coverage through the HDHP. These amounts will be paid on or after September 1, 2021 and deposited to the employee's health savings account. Commencing September 1, 2021 through August 31, 2022, in addition to the incentive contribution to be paid by the City, the City agrees to match the employee's contribution to their health savings account up to an additional \$700.00 for employees enrolled in family plans and \$500.00 for employees enrolled in single plans. The matching contribution from the City shall be paid to the employee's health savings account at such time during the year as the employee's contributions reach the City's maximum level of matching contribution. If the employee does not reach the maximum level on or before August 31, 2022, then the City's matching contribution shall be paid at the close of the plan year, August 31, 2022.

**SECTION 2.** For all employees electing to participate in the City's high deductible health plan ("HDHP") but who are ineligible to contribute to a health savings account, the City shall deposit to a health reimbursement account the amount of \$1,050.00 during the twelve month period commencing September 1, 2021 if such employee elects to receive family coverage within the HDHP (family coverage being defined as a Family

Plan, Employee and Spouse Plan, or Employee and Children Plan), or the amount of \$750.00 for the twelve month period commencing September 1, 2021 if such employee elects to receive single plan coverage through the HDHP. The deposits to health reimbursement accounts will be made on or after September 1, 2021.

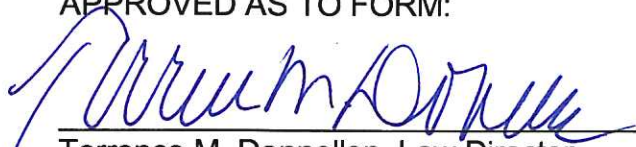
**SECTION 3.** This Resolution shall be in full force and effect from and after its passage.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director



August 11, 2021

TO: Brian Riblet, City Manager  
FROM: Gary Heitkamp, Public Works Director  
SUBJECT: Safety Center and Public Works Parking Lots Project

### **Request**

It is necessary for City Council to adopt a Resolution authorizing the City Manager to enter into Contract with J. K. Meurer Corporation to complete the Safety Center and Public Works Parking Lots Project.

### **Financial Impact**

The Safety Center and Public Works Parking Lots Project is programmed in the 2021 Capital Improvement Program under accounts 410-101-5470 in the amount of \$35,000, 223-000-5470 in the amount of \$80,000, and 410-261-5470 in the amount of \$110,000. It is requested that this project Base Bid and Alternate be approved for funding in the amount of \$222,910.

### **Background**

The Safety Center and Public Works Parking Lots Project consists of milling the existing aged asphalt surface course and replacing it with a new surface course. Also, some areas of the parking lot pavement will be removed "full depth" and replaced with new asphalt base. The parking stalls, ADA parking symbols, and other pavement markings will be reinstalled at the conclusion of the resurfacing. The Alternate Bid is for performing the same scope of work to the Swimming Pool parking lot adjacent to the Safety Center parking lot.

The project was publicly advertised, and a bid opening was held on Tuesday, August 10 at 1:00 p.m. One (1) bid was received for this project, which was provided by J. K. Meurer Corporation.

A complete bid summary of the submitted bid is attached, summarized as follows:

<u>CONTRACTOR</u>	<u>BASE BID AMOUNT</u>	<u>ALTERNATE AMOUNT</u>
J. K. Meurer Corporation	\$175,800.00	\$30,599.00
Engineer's Opinion of Construction Cost	\$193,805.00	\$31,377.00

### Recommendation

Staff reviewed the bid received and determined that the bid received from J. K. Meurer Corporation is the lowest and best bid for the Safety Center and Public Works Parking Lots Project.

Thus, it is recommended that City Council adopt legislation to authorize City Manager Brian Riblet to enter into a Contract with J. K. Meurer to complete the project.

The amount of the recommendation includes \$16,511.00 in project contingency funding, which is an amount equal to 8% of the total of the Base Bid and Alternate amount.

If there are any questions or if additional information is required, please do not hesitate to contact me.

Attachment - bid tabulation

CITY OF MONTGOMERY

SAFETY CENTER & PUBLIC WORKS PARKING LOTS

8/10/2021

Item No.	Spec. No.	Item	Estimated Quantity	Unit of Measure	Unit Cost Total	Item Cost	J.K. Meurer Unit Cost	J.K. Meurer Item Cost
<b>BASE BID</b>								
<b>SAFETY CENTER PARKING LOT</b>								
1	253	* ASPHALT PAVEMENT REPAIR, AS PER PLAN (AS MARKED BY CITY)	30	SY	\$120.00	\$3,600.00	\$ 95.00	\$ 2,850.00
2	253	* ASPHALT PAVEMENT REPAIR, AS PER PLAN (PAVER WALK TO BE REMOVED BY CITY, CONTRACTOR TO INSTALL FULL DEPTH ASPHALT)	52	SY	\$120.00	\$6,240.00	\$ 95.00	\$ 4,940.00
3	254	PAVEMENT PLANING, ASPHALT CONCRETE (2" THICK)	4,650	SY	\$4.00	\$18,600.00	\$ 3.50	\$ 16,275.00
4	407	TACK COAT (0.10 GALS/Y)	465	GA	\$3.00	\$1,395.00	\$ 6.00	\$ 2,790.00
5	448	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22 (2")	270	CY	\$180.00	\$48,600.00	\$ 190.00	\$ 51,300.00
6	SPL	* WATER VALVE ADJUSTED TO GRADE	1	EA	\$600.00	\$600.00	\$ 500.00	\$ 500.00
7	SPL	* ELECTRIC BOX ADJUSTED TO GRADE	1	EA	\$400.00	\$400.00	\$ 500.00	\$ 500.00
8	642	PAVEMENT MARKINGS (INCLUDING PARKING STALLS AND ADA SYMBOLS)	1	LS	\$3,000.00	\$3,000.00	\$ 3,200.00	\$ 3,200.00
<b>SAFETY CENTER PARKING LOT SUBTOTAL =</b>						<b>\$82,435.00</b>		<b>\$ 82,355.00</b>

PUBLIC WORKS PARKING LOT										
9	253	* ASPHALT PAVEMENT REPAIR, AS PER PLAN (AS MARKED BY CITY)	180	SY	\$120.00	\$21,600.00	\$	50.00	\$	9,000.00
10	253	* ASPHALT PAVEMENT REPAIR, AS PER PLAN (NEW PAVEMENT AREA TO BE ADDED, 45-FT X 64-FT)	320	SY	\$120.00	\$38,400.00	\$	50.00	\$	16,000.00
11	254	PAVEMENT PLANING, ASPHALT CONCRETE (2" THICK)	4,150	SY	\$4.00	\$16,600.00	\$	3.50	\$	14,525.00
12	407	TACK COAT (0.10 GALS/Y)	420	GA	\$3.00	\$1,260.00	\$	6.00	\$	2,520.00
13	448	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22 (2")	260	CY	\$180.00	\$46,800.00	\$	190.00	\$	49,400.00
14	642	PAVEMENT MARKINGS (INCLUDING PARKING STALLS AND ADA SYMBOLS)	1	LS	\$1,000.00	\$1,000.00	\$	2,000.00	\$	2,000.00
						<b>PUBLIC WORKS PARKING LOT SUBTOTAL =</b>	<b>\$125,660.00</b>			<b>\$ 93,445.00</b>
						<b>BASE BID TOTAL =</b>	<b>\$208,095.00</b>			<b>\$ 175,800.00</b>
ALTERNATE BID										
SWIMMING POOL PARKING LOT										
15	253	* ASPHALT PAVEMENT REPAIR, AS PER PLAN (AS MARKED BY CITY)	10	SY	\$120.00	\$1,200.00	\$	95.00	\$	950.00
16	254	PAVEMENT PLANING, ASPHALT CONCRETE (2" THICK)	1,890	SY	\$4.00	\$7,560.00	\$	3.50	\$	6,615.00
17	407	TACK COAT (0.10 GALS/Y)	189	GA	\$3.00	\$567.00	\$	6.00	\$	1,134.00
18	448	ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG64-22 (2")	110	CY	\$180.00	\$19,800.00	\$	190.00	\$	20,900.00
19	642	PAVEMENT MARKINGS (INCLUDING PARKING STALLS AND ADA SYMBOLS)	1	LS	\$3,000.00	\$3,000.00	\$	1,000.00	\$	1,000.00
						<b>ALTERNATE BID TOTAL =</b>	<b>\$32,127.00</b>			<b>\$ 30,599.00</b>

\* DENOTES CONTINGENCY ITEM (ONLY TO BE USED AS DIRECTED BY CITY)

RESOLUTION NO. \_\_\_\_\_, 2021

**A RESOLUTION ACCEPTING A BID AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH J.K. MEURER CORPORATION FOR THE SAFETY CENTER AND PUBLIC WORKS PARKING LOTS PROJECT**

**WHEREAS**, the City has advertised for bids for the Safety Center and Public Works Parking Lots Project, and the City has received a bid from J.K. Meurer Corporation which the Administration has determined to be the lowest and best bid and has recommended acceptance.

**NOW THEREFORE, BE IT RESOLVED**, by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** The bid of \$222,910.00 received from J. K. Meurer Corporation for the Safety Center and Public Works Parking Lots Project, which includes an appropriate contingency allocation, is hereby determined to be the lowest and best bid received in response to an advertisement for the same.

**SECTION 2.** The bid is hereby accepted, and the City Manager is authorized and directed to enter a contract in accordance with the terms described in the specifications.

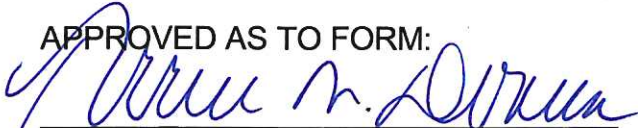
**SECTION 3.** This Resolution shall be in full force and effect from and after its passage.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director

TO: Mayor Chris Dobrozsi  
Members of City Council

FROM: Terrence M. Donnellon

RE: Ordinance Accepting Publicly Dedicated  
Easement Rights for Driveway Access Improvements

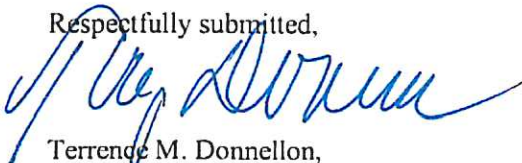
DATE: August 13, 2021

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After several months of negotiations, we have finalized an Easement Agreement with the property owners in the 9300 block of Montgomery Road to realign their access drive to facilitate traffic movement into the intersection on the north end of the Montgomery Quarter project. This driveway services Avis, the Dunkin Donuts building, and Houdini building. The driveway will be reconstructed and realigned to the traffic signal intersection.

Council is asked to consider this Ordinance as an emergency so that the Easement Agreement may be recorded while we are proceeding with construction. The Easement Agreement calls for the City to reconstruct the driveway access and long term to participate in some of the maintenance for the east edge of the access driveway. A contract has been awarded for this construction, and construction is now underway to meet the timeline for signaling the traffic intersection.

Respectfully submitted,



Terrence M. Donnellon,  
Law Director

TMD/lld

Enclosure

cc: Brian Riblet, City Manager  
Connie Gaylor, Administrative Coordinator  
Department Heads  
File

**ORDINANCE NO. , 2021**

**AN ORDINANCE ACCEPTING PUBLICLY DEDICATED EASEMENT RIGHTS FOR DRIVEWAY ACCESS IMPROVEMENTS FROM VARIOUS PROPERTY OWNERS ON MONTGOMERY ROAD AND DECLARING AN EMERGENCY**

**WHEREAS**, the City, working in cooperation with various property owners in the 9300 block of Montgomery Road, did partner for certain driveway access improvements across various properties; and

**WHEREAS**, to access the properties and to be able to construct and maintain such improvements, the City and the property owners negotiated an Ingress/Egress Construction and Maintenance Easement Agreement, a copy of which is attached hereto; and

**WHEREAS**, Council does desire to authorize the City Manager to execute this Easement Agreement and to accept these property rights for and on behalf of the City, and to commit the City to the maintenance of the driveway access improvements within the easement areas now and in the future.

**NOW THEREFORE, BE IT ORDAINED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** The City Manager is hereby authorized to execute the attached Easement Agreement and to accept the grant of certain easement rights by the various property owners in the 9300 block of Montgomery Road for the properties identified as Hamilton County Auditor's Parcel Numbers 603-0003-0144, 603-0003-0072, 603-0003-0184, 603-0003-0143 and 603-0003-0182.

**SECTION 2.** Council hereby accepts the driveway access improvements.

It shall be the City of Montgomery's responsibility to maintain these driveway access improvements within these easement areas as public improvements consistent with the terms of the Ingress/Egress Construction and Maintenance Easement Agreement executed by and between the property owners and the City of Montgomery.


**SECTION 3.** This Ordinance is hereby declared to be an emergency measure necessary for the public health, safety and welfare to be able to immediately access the properties to construct the improvements to improve safe travel on Montgomery Road. As such, this Ordinance shall take effect immediately upon passage.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director



August 13, 2021

TO: Brian K. Riblet, City Manager

FROM: Katie Smiddy, Finance Director Position *KMS*

SUBJECT: Approval of Action by Montgomery Tax Incentive Review Council

**Request**

In accordance with ORC Section 5709.85, it is necessary for City Council to adopt legislation to approve the August 10, 2021 finding of the Montgomery Tax Incentive Review Council. The Tax Incentive Review Council has determined that all current tax increment financing districts are in compliance with the requirements of the legislation that created the districts.

**Background**

The City of Montgomery Tax Incentive Review Council meets annually to review all existing tax increment financing districts to ensure their compliance with all requirements of the agreements that created the districts. This Tax Incentive Review Council is comprised of one representative from the Hamilton County Auditor's Office, one representative of the Sycamore Community Schools, one representative of the Great Oaks Joint Vocational School District, one Montgomery City Council Member, and the City Manager.

**Recommendation**

Staff recommends City Council adopt a Resolution to affirm the action of the Montgomery Tax Incentive Review Council relative to the compliance of the current tax increment financing districts follow all standards. The meeting agenda and minutes from the Council's meeting are attached for your review.

City of Montgomery  
Tax Incentive Review Council

AGENDA

Tuesday August 10, 2021, at 2:00 p.m.  
City Hall Council Chambers

1. Call to order
2. Approval of Minutes of June 24,2020
3. Review of outstanding tax incentive financing districts operating within the City of Montgomery:
  - a. Montgomery Triangle Development
  - b. Vintage Club Phase I
4. Approval of Annual TIF Financial Report
5. Other Business
6. Adjournment

Montgomery Tax Incentive Review Council  
August 10, 2021  
Minutes

Present: Greg Jarvis, Hamilton County Auditor's Office, Chairman  
Brian Riblet, Montgomery City Manager  
Katie Smiddy, Montgomery Finance Director  
Ben VanHorn, Great Oaks  
Beth Weber, Sycamore Community Schools

The meeting of the Montgomery Tax Incentive Review Council was called to order at 2:07 p.m. by Chairman Greg Jarvis.

The minutes of the June 24, 2020 meeting were approved as submitted, with a motion by Beth Weber, seconded by Greg Jarvis, with all concurring.

The Council received the following TIF Districts in place in the City of Montgomery:

1. Montgomery Triangle Development
2. Vintage Club

Greg Jarvis made a motion to find all TIF Districts to be in compliance with all requirements of the TIF legislation, and this was seconded by Ben VanHorn, with all concurring.

Under Other business, Katie Smiddy and Brian Riblet discussed the City's progress regarding the Montgomery Quarter and provided an update on the north portion of the Vintage Club Development.

There being no further business to discuss, Greg Jarvis made a motion to adjourn, seconded by Ben VanHorn, with all concurring. The Tax Incentive Review Council meeting was adjourned at 2:51 p.m.

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Secretary

**RESOLUTION NO.           , 2021**

**A RESOLUTION TO ADOPT RECOMMENDATION OF THE MONTGOMERY  
TAX INCENTIVE REVIEW COUNCIL WITH RESPECT TO THE COMPLIANCE  
OF ALL TAX INCREMENT FINANCING DISTRICTS WITHIN  
THE CITY OF MONTGOMERY**

**WHEREAS**, the Council of the City of Montgomery, Ohio has approved tax increment financing districts to encourage economic development of certain properties within the City limits; and

**WHEREAS**, the Montgomery Tax Incentive Review Council meets annually to review these districts for compliance with payments in lieu of real estate taxes and other requirements as set forth in the legislation which created the districts; and

**WHEREAS**, ORC Section 5709.85 requires, annually, that the recommendations of Tax Incentive Review Councils to be adopted by the legislative authority of the political subdivision in which the district is located, and such legislation forwarded to the Ohio Department of Development.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Montgomery, Hamilton County, Ohio, that:

**SECTION 1.** The Council of the City of Montgomery, Ohio, having received the 2021 report of the Montgomery Tax Incentive Review Council, hereby adopts the recommendation of that Council, a copy of which is attached hereto, with respect to the compliance of each tax increment financing district within the corporate limits of the City of Montgomery.

**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Connie M. Gaylor, Clerk of Council

\_\_\_\_\_  
Christopher P. Dobrozsi, Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Terrence M. Donnellon, Law Director

*These minutes are a draft of the proposed minutes from the City Council meeting. They do not represent the official record of proceedings until formally adopted by the City Council. Formal adoption is noted by signature of the Clerk within the minutes.*

City of Montgomery  
City Council Business Session Minutes  
August 4, 2021

Present

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

City Council Members Present

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

City Council convened its Business Session for August 4, 2021 at 7:00 p.m. at City Hall Council Chambers with Mayor Dobrozsi presiding.

**ROLL CALL**

Mayor Dobrozsi asked for a motion to dispense with roll call as all Council Members were present.

Vice Mayor Margolis made a motion to dispense with the roll call. Mr. Cappel seconded. City Council unanimously agreed.

**GUESTS & RESIDENTS**

Alex Elias, 9770 Zig Zag Road- Mr. Elias asked City Council why the DORA (Designated Outdoor Refreshment Area) was established.

Mr. Riblet explained that it was to enhance various restaurant and business patronage. He stated that these types of areas are designed to help with economic recovery and to promote the businesses in a safe manner.

**LEGISLATION FOR CONSIDERATION THIS EVENING**

**A Resolution Authorizing the City Manager to Accept the OneOhio Opioid Settlement and enter into the Participation Agreement with Opioid Distributors AmerisourceBergen, McKesson and Cardinal Health**

Mayor Dobrozsi explained that this legislation is being added to the agenda for consideration and asked Mr. Donnellon to provide explanation on it.

Mr. Donnellon explained that at the July 21 meeting, he reported to Council that there was a pending settlement in the Opioid litigation between the State of Ohio and AmerisourceBergen, McKesson and Cardinal Health. He stated that they have reached an agreement and are asking participating communities to sign a Participation Agreement. He explained that he did not have a copy of that Participation Agreement, but from what has been sent to him by the Ohio Municipal Attorney's Association, they are asking communities to enact legislation to authorize the settlement and to authorize the Participation Agreement, which legislation must be passed no later than Friday, August 13. He added that with this deadline quickly approaching, he drafted the Resolution for Council's approval which would grant authority to the City Manager to execute the documents to enact the settlement as recommended by the Ohio Attorney General. He stated that Resolution 10, 2020, which Council adopted March 4, 2020, authorized our participation in the OneOhio effort and broadly authorized the City Manager to execute any documents necessary to implement the Memorandum of Understanding. He explained that not knowing whether or not the courts and the Negotiating Committee will accept that broad authorization, he would ask Council to pass this Resolution so that we

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55 have our authority in place before the August 13 deadline. He stated that we will not execute a Participation  
56 Agreement until we are satisfied that it meets the terms and conditions of the Memorandum of Understanding. He  
57 stated that the Participation Agreement likely includes a Release, but also authorizes the distribution of funds over a  
58 period of years through the State of Ohio which was anticipated in the memorandum of understanding.

59  
60 Vice Mayor Margolis asked what entities would utilize the funds.

61  
62 Mr. Donnellon explained that he could see TriHealth applying for grant money to be used for education and  
63 abatement. He added that it was still not clear how the funds would be distributed. He stated that hopefully we could  
64 apply funds to a drug program either through the Fire or Police Departments but we do not know that yet at this time.

65  
66 Mayor Dobrozsi asked for a motion to add the legislation to the agenda.

67  
68 Mr. Cappel made the motion to add the legislation to the agenda for consideration. Vice Mayor Margolis seconded.  
69 City Council unanimously agreed.

70  
71 Mayor Dobrozsi assigned the legislation to Mrs. Bissmeyer.

72  
73 Mrs. Bissmeyer moved to read the legislation by title only. Vice Mayor Margolis seconded. City Council  
74 unanimously agreed.

75  
76 Mrs. Bissmeyer read the title and moved for passage. Mr. Cappel seconded.

77  
78 As Mr. Donnellon had provided a thorough explanation, Mayor Dobrozsi asked for any questions from City Council.

79  
80 Mrs. Bissmeyer asked who decided the parameters on the funding.

81  
82 Mr. Donnellon replied that there was potentially almost \$900M that will come down and allocated to certain entities.  
83 The largest amount will go to the State of Ohio as compensation to what they have incurred. He stated that part of  
84 the funds would go to pay for attorney fees. The OneOhio Board was intentionally setup to separate it from  
85 government so that it could not be appropriated by the State legislature. The Board will then manage and decide how  
86 it gets allocated through grants over a 20 year period.

87  
88 Mayor Dobrozsi asked if there were any questions from the guests at City Hall. There being none he asked for a roll  
89 call.

90  
91 The roll was called and showed the following vote:

92  
93 AYE: Cappel, Bissmeyer, Suer, Dobrozsi, Roesch, Messer, Margolis (7)  
94 NAY: (0)

95  
96 **TABLED LEGISLATION**

97  
98 **An Ordinance Agreeing To Adjust The Boundaries Between The City Of Montgomery, Ohio And The City**  
99 **Of The Village Of Indian Hill, Ohio Pursuant To Ohio Revised Code Section 709.37**

100  
101 Mayor Dobrozsi asked for an update on the legislation.

102  
103 Mr. Donnellon replied that there were no updates at this time and advised to leave the legislation as tabled until  
104 information was received by the homeowners.

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105 **PENDING LEGISLATION**

106  
107 There was no pending legislation on this agenda.

108  
109 **NEW LEGISLATION**

110  
111 **A Resolution Amending Resolution No. 26, 2019 Authorizing The City Manager To Enter Into A Contract**  
112 **With Dental Care Plus, Inc. To Provide Dental Insurance Coverage For Full-Time Employees**

113  
114 Mr. Messer moved to read the Resolution by title only. Vice Mayor Margolis seconded. City Council unanimously  
115 agreed.

116  
117 Mr. Messer read the title and moved for passage of the Resolution. Mr. Cappel seconded.

118  
119 Mr. Messer explained that, if approved, this Resolution would authorize extending the current contract with Dental  
120 Care Plus, Inc. for an additional three months (October 1 through December 31, 2021). In 2020, the City contracted  
121 with Humana for a 15-month period to provide employee group medical insurance with a zero percent increase in  
122 premium costs. This resulted in additional cost savings for the City but also resulted in group dental and group  
123 medical contract periods having different end dates. Dental Care Plus was contacted and is willing to extend its  
124 existing contract for employee group dental insurance an additional three months from October 1, 2021 through  
125 December 31, 2021 at current rates. Extending the contract with Dental Care Plus an additional three months would  
126 sync the employee group dental insurance contract end period with the employee group medical insurance contract  
127 end period, resulting in administrative efficiencies for the City and greater convenience for the employees. Earlier  
128 this year the members of the HealthCare Benefits Committee were consulted, and all members of the Committee  
129 were supportive of syncing the dental insurance contract end date with the medical insurance contract end date.

130  
131 Mr. Messer asked if there were any updates.

132  
133 Mr. Riblet replied there were none.

134  
135 Mayor Dobrozsi asked for the roll to be called.

136  
137 The roll was called and showed the following vote:

138  
139 AYE: Bissmeyer, Suer, Dobrozsi, Roesch, Messer, Margolis, Cappel (7)  
140 NAY: (0)

141  
142 **A Resolution Authorizing an Assessment for The Removal of Dead Trees**

143  
144 Mr. Suer moved to read the Resolution by title only. Mr. Cappel seconded. City Council unanimously agreed.

145  
146 Mr. Suer read the title and moved for passage. Mr. Cappel seconded.

147  
148 Mr. Suer explained that, if approved, this Resolution will authorize an assessment for the removal of dead trees at  
149 8817 Castleford Drive. Due to negligence by the owner of the property, the City has been forced to remove dead  
150 trees in order to bring the property into compliance with our property maintenance code. Section 93.23 provides a  
151 prohibition against dead trees. Section 93.16 of the code allows the Community Development Director to have these  
152 nuisances abated by contract and the cost to be charged against the real property and a lien to be placed upon the  
153 property. After providing the required notices, staff contracted with Davey Tree to have the dead trees removed.  
154 The total cost of tree removal was \$4,740. The City now desires to assess a lien upon the property for the cost



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155 incurred by the City to remove the dead trees, and an additional administrative fee of \$25. The adoption of this  
156 Resolution will allow for the assessment to be included in the upcoming property tax bills that will be mailed in  
157 January.

158  
159 Mr. Suer asked if there were any updates.

160  
161 Ms. Henao stated there were none.

162  
163 The roll was called and showed the following vote:

164  
165 AYE: Suer, Dobrozsi, Roesch, Messer, Margolis, Cappel, Bissmeyer (7)

166 NAY: (0)

167  
168 Mayor Dobrozsi stated that he would recuse himself from the next two pieces of legislation like he has done with all  
169 legislation that relates to the development and roundabout. He explained that although he has no ownership interest  
170 in Neyer Properties, Inc. nor any in the limited liability companies in partnership to develop the Montgomery  
171 Quarter, he will continue to recuse himself from discussion and abstain from voting upon legislation related to the  
172 Montgomery Quarter project. He asked Vice Mayor Margolis to take over the meeting.

173  
174 Vice Mayor Margolis asked Mr. Suer to proceed with the legislation.

175  
176 **A Resolution Amending And Extending Resolution Nos. 4, 2020 and 32, 2020 Authorizing Expenditures For**  
177 **Design and Engineering Services To Complete The Development of The Montgomery Quarter Project**

178  
179 Mr. Suer moved to read the Resolution by title only. Mr. Cappel seconded. City Council unanimously agreed.

180  
181 Mr. Suer read the title and moved for passage. Mr. Cappel seconded.

182  
183 Mr. Suer explained that, if approved, this Resolution would amend Resolution #4, 2020 and Resolution #32, 2020  
184 for the purchase of certain design and engineering services for the development of the Montgomery Quarter project  
185 specifically transitioning from Sequence III of Phase I into Phase II of the overall development. This request, if  
186 approved, would authorize an amount not to exceed \$200,000. The services are consistent with the terms and  
187 conditions established under previous Resolutions associated with the project. Funds would be drawn from the  
188 Downtown Improvement Fund 480.000.5365.

189  
190 Mr. Suer asked if there were any updates.

191  
192 Mr. Riblet replied there were none.

193  
194 The roll was called and showed the following vote:

195  
196 AYE: Roesch, Messer, Margolis, Cappel, Bissmeyer, Suer (7)

197 NAY: (0)

198 ABSTAIN: Dobrozsi (1)

199  
200 **A Resolution Accepting A Bid And Authorizing The City Manager To Enter Into A Contract With Prus**  
201 **Construction Company For The Montgomery Road Access Consolidation Project**

202  
203 Mr. Cappel moved to read the Resolution by title only. Mrs. Bissmeyer seconded. City Council unanimously agreed.  
204

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205 Mr. Cappel read the title and moved for passage of the Resolution. Mrs. Bissmeyer seconded.

206

207 Mr. Cappel explained that, if approved, this Resolution would authorize the City Manager to enter into a contract  
208 with Prus Construction to complete the 9305 – 9321 Montgomery Road Access Consolidation Project. The access  
209 consolidation project will be funded through the 480-000-5401 Downtown Improvements Fund. It is requested that  
210 the project be approved in the amount of \$232,960.00, which is the amount of the Base Bid plus 10% contingency.

211

212 Mr. Cappel asked if there were any updates.

213

214 Mr. Heitkamp replied there were none.

215

216 The roll was called and showed the following vote:

217

218 AYE: Messer, Margolis, Cappel, Bissmeyer, Suer, Roesch (6)

219 NAY: (0)

220 ABSTAIN: Dobrozsi (1)

221

222 Mayor Dobrozsi took over facilitating the meeting once again.

223

224 **A Resolution Authorizing The City Manager To Enter Into A Contract With Compass Minerals America Inc.**  
225 **For The Purchase Of De-Icing Rock Salt For The 2021-2022 Season**

226

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

229

230 Mr. Cappel read the title and moved for passage of the Resolution. Mrs. Bissmeyer seconded.

231

232 Mr. Cappel explained that, if approved, this Resolution would authorize the City Manager to enter into a contract  
233 with Compass Minerals America, Inc. pursuant to a joint purchasing bid with Hamilton County for 2021-2022 de-  
234 icing rock salt. The purchase of deicing rock salt for the 2021-2022 winter season is included in the City budget in  
235 the 261.000.5380 Street Maintenance, 265.000.5380 State Highway Fund, and 266.000.5380 Permissive MVL Fund.  
236 If approved, the request would authorize a maximum purchase of 1400 tons of deicing rock salt in the amount of  
237 \$94,528.00 (\$67.52 per ton).

238

239 Mr. Cappel asked if there were any updates.

240

241 Mr. Heitkamp replied there were none.

242

243 Mr. Cappel asked how much salt could be stored on site.

244

245 Mr. Heitkamp stated that 1,800 tons could be stored and would be sufficient to treat the roads through a bad winter.

246

247 The roll was called and showed the following vote:

248

249 AYE: Margolis, Cappel, Bissmeyer, Suer, Dobrozsi, Roesch, Messer (7)

250 NAY: (0)

251

252

253

254

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255 **ADMINISTRATION REPORT**

256  
257 Mr. Riblet reported the following items:

- 258
- 259 • City Council Work Session is scheduled for Wednesday, August 18 at 7:00 p.m.
- 260
- 261 • The Parks and Recreation and Government Affairs Committees will meet on Monday, August 9 at 4:00 and
- 262 4:30 p.m., respectively. The Public Works Committee of Council has cancelled their meeting for the month
- 263 of August.
- 264
- 265 • Matthew Vanderhorst reports that there are currently 19 people signed up for the 2022 MCLA. We anticipate
- 266 reaching the 25 minimum very easily.
- 267
- 268 • The Montgomery Makos swim team had another great swim season this summer. 135 local kids participated
- 269 in the Makos and at the end of the season the Annual Tri-County League Swimming Championships at
- 270 Miami University and two local swim clubs. The Makos came in 2nd in their division. New this season,
- 271 swim team record boards were purchased and are hanging at the pool. Swimmers holding records can now
- 272 see their names on these boards at the pool!
- 273
- 274 • John R. Jurgensen completed the surface course paving of Montgomery Road and Cross County Highway
- 275 this past weekend. Final roadway signage and roadside restoration is expected to be complete by mid next
- 276 week, thus all lanes of the roundabout are expected to be open to traffic by the end of next week (by August
- 277 13).
- 278
- 279 • The City received a total of 20 applications for the Civil Service testing process to fill seven full-time
- 280 firefighter/paramedic positions. The written exam and physical agility testing will be administered on
- 281 August 16 with oral tests to be conducted later in the month. An eligible list based on the candidates' scores
- 282 will then be presented to the Civil Service Commission for certification.
- 283
- 284 • Recreation and Public Works staff will be hosting a free outdoor movie at Montgomery Park this Friday at
- 285 dusk featuring "Raya and the Last Dragon". Legacy Builders Group sponsored the movie.
- 286
- 287 • The Community Wide Garage Sale, sponsored by the EAC, will be held this Saturday from 9:00 a.m.-1:00
- 288 p.m. 53 Households have registered for this annual event and directories are available at the front desk.
- 289
- 290 • Staff is looking forward to celebrating the Top Workplace award next Friday from 11:00 a.m. -2:00 p.m. in
- 291 Montgomery Park. We hope all of City Council can come and celebrate this triple-win with us!
- 292 Staff is planning some new twists and turns to this years' celebration.
- 293
- 294 • Mr. Riblet stated that both Ms. Roesch and Mr. Heitkamp will be celebrating birthdays on August 27.
- 295

296 Mr. Riblet requested an Executive Session for matters related to reviewing negotiations with public employees.

297  
298 **APPROVAL OF MINUTES**

299  
300 Mayor Dobrozsi asked for a motion to approve the July 21, 2021 Work Session minutes as amended.

301

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302 Vice Mayor Margolis made a motion to approve the July 21, 2021 Work Session minutes as amended. Mr. Cappel  
303 seconded. City Council unanimously agreed.

304  
305 **MAYOR'S COURT REPORT**

306  
307 Mayor Dobrozsi asked for a motion to disburse the July Mayor Court collections in the amount of \$8,670.

308  
309 Mr. Cappel moved to disburse the July Mayor Court collections. Mr. Messer seconded. City Council unanimously  
310 agreed.

311  
312 **EXECUTIVE SESSION**

313  
314 Mayor Dobrozsi stated that Mr. Riblet had requested an Executive Session for matters related to reviewing  
315 negotiations with public employees. He asked for a motion to adjourn into Executive Session.

316  
317 Mr. Cappel made a motion to adjourn into Executive Session for matters related to reviewing negotiations with  
318 public employees. Vice Mayor Margolis seconded.

319  
320 The roll was called and showed the following vote:

321  
322 AYE: Suer, Dobrozsi, Roesch, Messer, Margolis, Cappel, Bissmeyer (7)  
323 NAY: (0)

324  
325 Council adjourned into Executive Session at 7:34 p.m.

326  
327 Council came back into Public Session at 7:53 p.m.

328  
329 **ADJOURNMENT**

330  
331 Mayor Dobrozsi explained that he would be out of town from August 6 to August 13 and appointed Vice Mayor  
332 Margolis as Acting Mayor during his absence.

333  
334 Mayor Dobrozsi asked if there was any further business to discuss in Public Session. There being none he asked for  
335 a motion to adjourn.

336  
337 Mr. Cappel moved to adjourn. Mrs. Bissmeyer seconded. City Council unanimously agreed.

338  
339 City Council adjourned at 7:53 p.m.

340  
341 \_\_\_\_\_  
Connie Gaylor, Clerk of Council