

August 27, 2021

TO: Mayor and City Council Members

FROM: Brian K. Riblet, City Manager *BKR*

SUBJECT: City Council Business Session of Wednesday, September 1, 2021

As a reminder, City Council is scheduled to meet in Business Session on Wednesday, September 1, 2021 at 7:00 p.m.

**Public Hearing**

At 6:30 p.m., a Public Hearing will be held to consider a recommendation from the Planning Commission on an application for a new Planned Development and General Development Plan for Twin Lakes at the property at the corner of Montgomery Road and Schoolhouse Lane.

At the close of the presentation, City Council's options are to:

- Approve the Recommendation
- Deny the Recommendation
- Remand the matter to Staff for more specific information or
- Take the matter under advisement and vote at another public meeting within thirty days.

If City Council chooses the final option, it is suggested that City Council announce the date and time of the subsequent hearing when the matter will be discussed and considered for vote.

As a reminder, the Code does not allow additional new evidence to be submitted for review during the public hearing. City Council is to limit its consideration to the information presented from the City, and any comments, pro or con, from the public.

**Business Session**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Special Presentation

- a. Larry Dannenberg of the Montgomery Farmers Market will be present to provide an update of the market to City Council

## 5. Guest and Residents

## 6. Legislation for Consideration this Evening

### 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) 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 was tabled at the April 21, 2021 Work Session and recommended to stay tabled until action can be taken or recommended to remove from the agenda.*

### Pending Legislation

There is no pending legislation for this agenda

### New Legislation

- a. A Resolution Amending Resolution No. 27, 2020 Establishing Contributions to Health Care Benefits—(Mr. Messer) Information has been previously supplied on this Resolution that, if approved, 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.

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

- b. A Resolution Establishing City Contributions To Employee Health Savings Accounts And Health Reimbursement Accounts—(Mr. Messer) Information has been previously supplied on this Resolution that, if approved, 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.

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

- 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—( Mr. Cappel) Information has been previously supplied on this Resolution that , if approved, 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.

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

- d. An Ordinance Accepting Publicly Dedicated Easement Rights For Driveway Access Improvements from Various Property Owners on Montgomery Road and Declaring an Emergency—(Mr. Suer) Information has been previously supplied on 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.

*Move to read the Ordinance by title only*

*Voice Vote*

*Move to consider suspension of the rules to waive the requirement of three separate readings*

*Roll Call Vote*

*Move for passage of the Ordinance as an emergency*

*Roll Call Vote*

- 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—(Mr. Suer) Information has been previously supplied on this Resolution that, if approved, would 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.

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

7. Administration Report
8. Minutes-August 18, 2021 Work Session Minutes
9. Mayor's Court Report
10. Other Business
11. Executive Session
12. 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 BUSINESS SESSION AGENDA

10101 Montgomery Road • Montgomery, Ohio 45242  
(513) 891-2424 • Fax (513) 891-2498

**September 1, 2021  
7:00 p.m.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Special Presentations
  - a. Larry Dannenberg of the Montgomery Farmers Market will be present to provide an update of the market to City Council
5. Guest and Residents
6. Legislation for Consideration for this Evening

### 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, 3rd Reading)

*This Ordinance was tabled at the April 21, 2021 Work Session and recommended to stay tabled until action can be taken or recommended to remove from the agenda.*

### Pending Legislation

There is no pending legislation for this agenda.

### New Legislation

- a. A Resolution Amending Resolution No. 27, 2020 Establishing Contributions to Health Care Benefits—(Mr. Messer)

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

- b. A Resolution Establishing City Contributions To Employee Health Savings Accounts And Health Reimbursement Accounts—(Mr. Messer)

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

- 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—(Mr. Cappel)

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

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

*Move to read the Ordinance by title only*

*Voice Vote*

*Move to consider suspension of the rules to waive the requirement of three separate readings*

*Roll Call Vote*

*Move for passage of the Ordinance as an emergency*

*Roll Call Vote*

- 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—(Mr. Suer)

*Move to read the Resolution by title only*

*Voice Vote*

*Move for passage of the Resolution*

*Roll Call Vote*

7. Administration Report

8. Approval of Minutes - August 18, 2021 Work Session Minutes

9. Mayor's Court Report

10. Other Business

11. Executive Session

12. Adjournment

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



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.

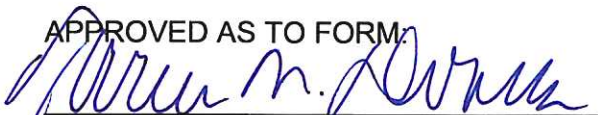
**SECTION 2.** This Resolution shall be in full force and effect from and after its passage.

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

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

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

APPROVED AS TO FORM:

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

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.

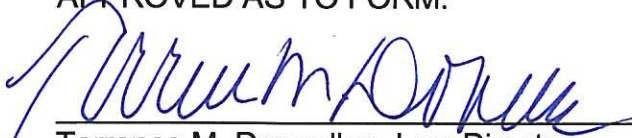
**SECTION 3.** This Resolution shall be in full force and effect from and after its passage.

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

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

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

APPROVED AS TO FORM:

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

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.

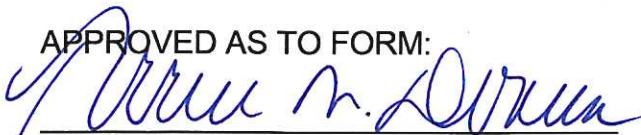
**SECTION 3.** This Resolution shall be in full force and effect from and after its passage.

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

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

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

APPROVED AS TO FORM:

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

**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

**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 Work Session Minutes  
August 18, 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  
Katie Smiddy, Finance Director  
Paul Wright, Fire Chief  
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  
Lee Ann Bissmeyer  
Mike Cappel  
Ron Messer  
Lynda Roesch  
Ken Suer

City Council Members Absent

Vice Mayor Margolis

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

**ROLL CALL**

Mayor Dobrozsi asked for a roll call.

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

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

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

**GUESTS & RESIDENTS**

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

**LEGISLATION FOR CONSIDERATION THIS EVENING**

There was no legislation for consideration at the meeting.

**ESTABLISHING AN AGENDA FOR SEPTEMBER 1, 2021 BUSINESS SESSION**

**TABLED LEGISLATION**

**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**

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

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

*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 Council Work Session Minutes

August 18, 2021

Page 2

55 **PENDING LEGISLATION**

56

57 There is no pending legislation on this agenda.

58

59 **NEW LEGISLATION**

60

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

62

63 Mayor Dobrozsi assigned the legislation to Mr. Messer.

64

65 Mr. Riblet explained that, if approved, this Resolution would authorize extending the current monthly City  
66 contribution limits for employee group medical and dental insurances for an additional three months (October 1  
67 through December 31, 2021.) Last year the City contracted with Humana for a 15-month period to provide employee  
68 group medical insurance with a zero percent increase in premium costs. Recently, City Council approved extending  
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72 year the Administration requests that City Council establish new City contribution limits for employee group  
73 medical and dental insurances to begin effective October 1. However, the Administration is seeking to have the  
74 current City contribution limits for employee group medical and dental insurances extended three months for a  
75 December 31 end date to coincide with the medical and dental insurance contract end dates. A recommendation for  
76 new monthly City contribution limits for employee group medical and dental insurances to be effective January 1,  
77 2022, would be presented to City Council later this year.

78

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

81

82 Mayor Dobrozsi assigned the legislation to Mr. Messer.

83

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85 Health Savings Accounts (and to Health Reimbursement Accounts for employees who, as a result of being enrolled  
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93 plan for the twelve-month period of September 1, 2021 through August 31, 2022. Employees cannot make  
94 contributions to Health Reimbursement Accounts (HRA's); therefore, no matching employer contribution is  
95 recommended for HRA's.

96

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

100

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

103

104 Mr. Messer asked what the participation level from staff was on this contribution matching program.

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City Council Work Session Minutes

August 18, 2021

Page 3

105 Ms. Smiddy replied that it is not quite 100% but close.

106

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

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

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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

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- 245
- Public Works, Recreation and City Staff are preparing for the DORA (Designated Outdoor Refreshment Area) Street Party on Saturday, August 21 from 6:00 – 9:00 p.m., on Remington Road near MPH Brewing. Live Classic Rock music by the band “Toast”, the Taste of Mexico food truck, inflatable axe throwing, and giant Jenga will be offered at this first DORA street event.
  - The City received three submittals for the Request For Qualifications regarding landscape/hardscape design of the newly completed roundabout. Ms. Henao, Mr. Heitkamp and Mr. Riblet reviewed the submittals this afternoon and will invite all three to participate in a Request For Proposal selection process. Staff will be working to establish a larger committee to participate as we move forward. It is anticipated that the committee will include two council members and a member of the Arts and Parks and Recreation Commissions.
  - The Civil Service Commission written exam and physical agility tests were administered on Monday, August 16 in an effort to fill the remaining full-time firefighter/paramedic positions. A total of 13 candidates participated and all received passing scores. Oral exams are scheduled to be conducted on August 26, August 30 and September 1. An eligible list based on the candidates’ combined scores will then be presented to the Civil Service Commission for certification.
  - A Ribbon Cutting Ceremony for the Roundabout will be held on Thursday, August 26 at 10:00 am. Please contact Ms. Frederick if you plan to attend.
  - The Strategic Plan Retreat is scheduled for Friday, August 27 at 1:00 p.m. and Saturday August 28 from 8:00 am to noon at the Montgomery Assembly of God church located on Pfeiffer Road.
  - As previously mentioned, City offices will be closed on Monday September 6, in recognition of the Labor Day holiday.
  - The 2022 Budget Review meeting is scheduled for Thursday, September 9 beginning at 5:30 p.m., here in the Council Chambers.
  - A reminder for City Council, the First Suburbs Consortium of Southwest Ohio (FSC-SWO) is having their next quarterly membership meeting on Saturday, September 18, 2021 from 9:00-11:00 a.m. at the Robert Schuler Center on 11532 Deerfield Rd. This is a joint meeting of the Hamilton County Municipal League, FSC-SWO, and the Hamilton County Townships Association. Elected officials from all three of these organizations along with village/city/township administrators are invited.
  - The annual City/Chamber lunch meeting will be held on Thursday, October 28 from 11:30 a.m. to 1:00 p.m. at Terwilliger’s Lodge. This annual meeting provides an opportunity for the City and the Chamber to hear updates from each entity.
  - Happy Birthday wishes to Council Member Roesch and Mr. Heitkamp who share an August 27 birthday.

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246 **LAW DIRECTOR REPORT**

247

248 Mr. Donnellon had no update.

249

250 **CITY COUNCIL REPORTS**

251

252 **Mr. Cappel**

253

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

256

257 **Mrs. Bissmeyer**

258

259 No report.

260

261 **Mr. Suer**

262

263 No report.

264

265 **Ms. Roesch**

266

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

269

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

274

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

277

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

280

281 **Mr. Messer**

282

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

285

286 • **2023 Calendar Theme**-Mr. Messer explained that staff presented several recommendations made by the  
287 Calendar Team to consider in order to allow the Sycamore High School Art students time to create drawings  
288 for the calendar. He stated the two themes were "Why do you love Montgomery" and "Kids Hot Spots".

289

290 • **Post-Bastille Day discussion**- Mr. Messer explained that staff presented Pro's and Con's of starting the  
291 event at 4:00 p.m. moving forward. He stated that there were no complaints expressed by residents and that  
292 the Committee supported keeping the event at 4:00 p.m. in the future. He asked Council to consider a motion  
293 to support the Committee recommendation.

294

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295 Mr. Cappel made a motion to accept the Committee's recommendation. Mrs. Bissmeyer seconded. City  
296 Council unanimously agreed.  
297

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

306 Mr. Messer explained that the Committee asked Mr. Riblet about possibly conducting a survey to get  
307 resident's input.  
308

309 Mr. Riblet stated that the Committee chose "Quarter Commons, Plaza at the MQ, and The Q" as their top  
310 three choices but those aren't final and that he was open to other names if Council had other thoughts.  
311 He stated that he sent the proposed names to Kolar Design and the Development Team.  
312

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