

1 City of Montgomery
2 City Council Work Session Minutes
3 July 22, 2020
4

5 Present

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

City Council Members Present

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

16 City Council convened its Work Session for July 22, 2020 at 7:05 p.m. in a hybrid meeting at City Hall and by
17 telephone conference with Mayor Dobrozsi presiding. This remote access meeting was allowed by emergency
18 legislation adopted by the Ohio General Assembly and approved by the Governor. The emergency legislation added
19 language to RC Section 121.22 allowing public meetings by telephone conference during the current pandemic and
20 declared State of Emergency. As required by the statute, notice of the telephonic meeting was publicized more than
21 24 hours in advance to allow public access through the same conference call in service. The public was also given
22 a backup number to call in the event there were technical difficulties. This Notice was posted on the City's website
23 and a similar Notice was sent to The Cincinnati Enquirer.
24

25 ROLL CALL

26
27 The roll was called, and all Council Members answered as present with the exception of Vice Mayor Margolis who
28 will be joining the meeting in progress.
29

30 GUESTS & RESIDENTS

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32 Dr. Bradley Hull, 7893 Cooper Road- Dr. Hull stated that he was the owner of the Cameron Feintheil House, a City
33 Landmark building, and was at the meeting to speak about the Montgomery Quarter (MQ) Development. He stated
34 as a steward of a landmark home he felt it was disingenuous of the City to name a road within the development,
35 Cameron Lane. He stated that Building J would be located directly behind his home according to the original plan
36 approved in October 2019 by the Planning Commission. He stated that the driveway entrance to this building is
37 akin to a road that passes behind his house and is 43' wide. He stated that this road is only 8 ½' from his property
38 line. He stated he has concerns for the safety of his property due to the proximity of motorists. He explained that
39 two of his neighbors have sold their homes within the last year but at a considerable loss. Dr. Hull stated that in
40 Code Chapter 105.8, which is the regulation for landmark properties, specifically the purpose of landmark properties
41 in Section 1801, states the point of landmark homes as a "measure of protection afforded to landmark homes". He
42 stated specifically the point is to "stabilize and improve property values". He explained that he felt Building J will
43 diminish the value of his home as it will be a 50' structure located behind his home. He voiced his anger and
44 frustration by stating that neighbors have not been consulted and through this process there were unfortunate
45 comments from members of the Development Team and a person on the Planning Commission which highlight the
46 fact that there is very little interest in landmark owners and the impact this will have on their properties. He asked
47 that before the next round of plans go to the Planning Commission that City Council look into this matter. He
48 requests further consultations be made with the property owners. He stated that there have been comments made
49 that the landmark property owners are against development. He stated they are not but there was a big difference
50 between a 50' series of townhouses and a 25' tall dentist office that was formally there. He said these are very
51 different things to the homeowners. He added that adding a road right on his rear property line is totally inappropriate
52 and against the spirit of what he felt having a landmark home meant. He added that if having a landmark designation
53 meant nothing that he would be happy to remove the landmark plaque from his home and give it back to the City.
54 He thanked City Council for their time.
55 Mayor Dobrozsi thanked Dr. Hull for his comments.
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57 ESTABLISHING AN AGENDA FOR AUGUST 5, 2020 BUSINESS SESSION

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PENDING LEGISLATION

An Ordinance Creating Section 92.05 of The Code of Ordinances, entitled “Littering”, and Amending Section 92.99 entitled “Penalty”

Mayor Dobrozsi stated this would be the third reading of this Ordinance and asked Chief Crowell if there were any updates.

Chief Crowell replied there were none.

Mr. Suer inquired about the pending case against the parties who were caught dumping on the Montgomery Quarter site.

Chief Crowell explained that due to Covid-19, many cases are still pending in the Hamilton County Court.

NEW LEGISLATION

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

Mayor Dobrozsi assigned the legislation to Mr. Suer

Mr. Riblet explained that this legislation is an annual item that is required by Ohio law for City Council to 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. He stated that the Montgomery Tax Incentive Review Council met on Wednesday, June 24, 2020 and that it was determined that everything was in compliance.

A Resolution Authorizing Internet Auction of Surplus Personal Property Through Govdeals.com

Mayor Dobrozsi assigned the legislation to Mrs. Harbison.

Chief Crowell explained that, if adopted, this Resolution will designate GovDeals.com as internet auction agents for the disposal of surplus property for the period of August 1, 2020 through July 31, 2021. Ohio law authorizes the City to dispose of surplus and abandoned personal property through internet auction. Section 50.02 of the Code of Ordinances sets forth a procedure for the sale and disposition of lost, abandoned, stolen, seized, or forfeited property (“Surplus Property”) through internet auction agents. This Resolution will also authorize the City Manager to enter into appropriate contracts with GovDeals.com.

Mrs. Bissmeyer asked if items that were to be auctioned could be advertised to the residents since they were purchased with public funds.

Chief Crowell explained that anyone could view the items on Govdeals.com but he felt like it could be shared on social media.

Mr. Riblet added that information could be pushed out to the public.

Vice Mayor Margolis joined the meeting at 7:16 p.m.

A Resolution Establishing City Contributions to Employee Health Savings Account

Mayor Dobrozsi assigned the legislation to Mrs. Harbison

110 Mr. Riblet explained that, if approved, this Resolution will continue the City's incentive contribution to employees'
111 Health Savings Accounts for the period beginning September 1, 2020 through August 31, 2021. This Resolution
112 also provides for Health Reimbursement Accounts for employees who, as a result of being enrolled in Medicare,
113 are no longer eligible for a Health Savings Account. The City's contribution to employees' Health Savings
114 Accounts is recommended to be continued at \$1050 for a family plan and \$750 for a single plan for the twelve-
115 month period of September 1, 2020 through August 31, 2021. In addition to the base City incentive contribution,
116 it is recommended that the City continue to match the employee's contribution to his/her Health Savings Account
117 in an amount up to \$700 for employees with family plans and up to \$500 for employees with single plans. It is also
118 recommended that Health Reimbursement Accounts be established for qualifying employees in amounts of \$1050
119 for a family plan and \$750 for a single plan for the twelve-month period of September 1, 2020 through August 31,
120 2021. Employees cannot make contributions to Health Reimbursement Accounts (HRA's); therefore, no matching
121 employer contribution is recommended for HRA's.
122

123 **A Resolution to Adopt Authorizing the City Manager to Enter into a Contract with W. G. Stang LLC to**
124 **Complete the HAM-US22-14.74 Montgomery Sidewalk Project, PID #104934**
125

126 Mayor Dobrozsi assigned the legislation to Ms. Roesch.
127

128 Mr. Heitkamp explained that, if approved, the Resolution would authorize the City Manager to enter into a Contract
129 with W. G. Stang LLC to complete the construction of the HAM-US22-14.74 Montgomery Sidewalk Project in the
130 amount of \$261,250.00. Funds for this project are budgeted in the Capital Improvement Program under account
131 410.261.5470 in the amount of \$350,000.00. The amount of the recommendation includes \$23,748.00 in project
132 contingency funding, which is an amount equal to 10% of the total of the Base Bid.
133

134 Vice Mayor Margolis if W.G. Stang had a track record with the City.
135

136 Mr. Heitkamp replied that while they have not done work in the City during his time here, he has worked with them
137 in the past while with another employer and found their work to be good. He added that they were determined to be
138 the lowest and best bidder.
139

140 Mrs. Bissmeyer asked that since this project was funded mostly by OKI grant funding and the project came in low
141 would the 80% of the funding cover the entire project.
142

143 Mr. Heitkamp replied that it is 80% of the actual cost.
144

145 **An Ordinance Accepting and Dedicating Schoolhouse Lane Extension and Declaring an Emergency**
146

147 Mayor Dobrozsi assigned the legislation to Vice Mayor Margolis.
148

149 Mr. Donnellon explained that this Ordinance is to facilitate the acceptance of a Dedication Plat for the Schoolhouse
150 Lane Extension. This roadway already has been constructed east of Montgomery Road and the Dedication Plat is
151 the last step in the process to accept the public improvements as well as to facilitate an easement to Duke Energy
152 Ohio, Inc. for a utility trench located south of the roadway and within the right-of-way.
153

154 Mr. Cappel asked who would maintain the extension.
155

156 Mr. Donnellon replied that the City would.
157

158 Mr. Riblet added that conversations would be pending with Indian Hill regarding the long-term infrastructure and
159 the City may contract with Indian Hill for snow removal and maintenance of landscaping.
160

161 **ADMINISTRATION REPORT**
162

163 Mr. Riblet reported the following items:
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- 165 • The City Council Business Session is scheduled for August 5, 2020 at 7:00 p.m.
166
- 167 • The Financial Planning Committee will meet on Monday, August 3 in a hybrid meeting at City Hall and
168 also using the teleconference phone line and Zoom at 4:30 p.m. The Law and Safety and Planning, Zoning
169 and Landmarks Committee have cancelled their meetings for the month of August.
170
- 171 • The Government Affairs and Public Works Committees will meet Monday, August 10 in a hybrid meeting
172 at City Hall and also using the teleconference phone line. The Parks and Recreation Committee has
173 cancelled their meeting for the month of August.
174
- 175 • Mr. Riblet stated that it is time to schedule the annual budget review meeting. He proposed September 9
176 or September 10 to hold the meeting and asked City Council which would work best for them. He reminded
177 them that the meeting is typically scheduled from 5:30 to 8:00 p.m. City Council determined that
178 Wednesday, September 9 would be the best date to hold the budget review meeting.
179
- 180 • Staff would like to request a meeting of the Montgomery CIC on Wednesday, August 5 at 6:45 p.m. to
181 consider a request for a historic preservation matching grant from Redbird Group LLC for renovations to
182 the Jonathan Crain House at 9441 Main Street. City Council approved the meeting. Vice Mayor Margolis
183 made a motion to move directly into the Business Session at the conclusion of the CIC meeting. Mr. Suer
184 seconded. City Council unanimously agreed.
185
- 186 • The Health Care Benefits Committee (Patrick Morgan, Julie Prickett, Scott Schulte, TJ Shreve, Katie
187 Smiddy, and Sharon Savitt) started its annual process of reviewing proposals from health insurance carriers
188 for group insurance coverage in order to develop a recommendation to be presented to City Council at the
189 August 19 Work Session.
190
- 191 • John R. Jurgensen Company (JRJ) is in the process of removing the Montgomery Road bridge. They have
192 the concrete bridge deck and most of the steel I-beams removed. After the bridge removal is complete, JRJ
193 will begin filling in the area under the bridge with fill material already stockpiled at the site.
194
- 195 • JK Meurer has completed the curb replacement in the Winds subdivision for the street resurfacing project
196 and are currently in the process of milling the street's asphalt surface.
197
- 198 • An open house for the Huntersknoll Court Drainage Study completed by CT Consultants will be held at
199 Terwilligers Lodge Thursday, July 23 from 5:00 to 7:00 p.m. Invitations for the open house were sent to
200 all of the residents of Huntersknoll Court, and to a number of residents on Deerfield Road and Trailwind
201 Drive that are directly located in the study area. The purpose of the open house is to share the CT
202 Consultants study results, answer questions, and to obtain feedback from the residents.
- 203 • Mr. Riblet reported that he signed a contract with The Gertz Co. to perform storm water upgrades in the
204 annex parking lot. The work will entail adding two new storm drainage structures and connecting the annex
205 building downspouts into the new system, as well as other miscellaneous drainage repairs. Total cost for
206 this project is \$28,190.00.
207
- 208 • Hiring processes for Firefighter/Paramedic, Fire Lieutenant and Service Worker I continue to proceed
209 through various interview and screening stages.
210
- 211 • A reminder that there are a couple of events that will be coming up:
212
 - 213 ○ Top Work-Place Celebration at Public Works – Friday, August 14 (11-2)

- 214 ○ City Council Appreciation Lunch at Terwilligers Lodge– Friday, August 28 (11-1)
215
216 • Mr. Riblet wished Happy Birthday to Council Member Bissmeyer, whose birthday was July 2 and Tracy
217 Roblero whose birthday is Friday, July 24. Happy Birthday to both Mrs. Bissmeyer and Tracy.
218
219 • Mr. Riblet shared that he received a very nice letter from a Phyllis Byrum of Kennedy Texas in recognition
220 of the July 4th Reverse parade. Mr. Riblet read the letter and thanked staff for being creative and offering
221 the community an alternative way to celebrate the 4th of July.
222

223 **LAW DIRECTOR REPORT**

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225 Mr. Donnellon stated that the titles, surveys, platting, and easements were all being completed and filed and that the
226 project was coming in shape.
227

228 **CITY COUNCIL REPORTS**

229
230 **Mr. Cappel**

231
232 Mr. Cappel explained that the Public Works Committee interviewed Zeeshan Pasha at their July 13 meeting and he
233 would like to make a motion to appoint Mr. Pasha to the Environmental Advisory Commission with a term ending
234 on January 31, 2022. Mr. Suer seconded the motion. City Council unanimously agreed.
235

236 **Mrs. Bissmeyer**

237
238 No report.
239

240 **Mrs. Harbison**

241
242 Mrs. Harbison reminded everyone of the upcoming First Suburbs meeting on July 30 from 6:00 to 8:00 p.m. She
243 stated the meeting would be conducted via a Zoom conference. She explained that attendees could login to their
244 website and sign up and a link would be sent to them with login instructions.
245

246 Mrs. Harbison recognized members of the Fire Department: Mike Henderson, Jacob Quinn, and Ben Shapiro, who
247 responded to a call and provided treatment for her. She thanked them for their compassion and wonderful care.
248

249 **Ms. Roesch**

250
251 Ms. Roesch reported that the Parks and Recreation Commission met via Zoom and reported their projects are in a
252 holding pattern.
253

254 Ms. Roesch reported that the Beautification and Tree Commission held a teleconference meeting and that they have
255 taken over responsibility of maintaining the garden next to Swaim Lodge that Kaye Gaffney with the Montgomery
256 Historical Preservation Association formally maintained.
257

258 **Mr. Suer**

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260 No report.
261

262 **Vice Mayor Margolis**

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264 Vice Mayor Margolis explained that the Planning Commission met on July 6 and discussed the Montgomery
265 Quarter. He stated that the Commission are using extreme caution to preserve the privacy of residents on Cooper
266 Road. He stated that he felt the development team did ok on the screening of Phase II and it was approved by the

267 Commission. He explained that also in Phase II were the apartments and that there were issues with the screening
268 of residents and ample parking. He stated that the Planning Commission tabled this portion until the next meeting.
269

270 Vice Mayor Margolis stated that he attended a Hamilton County EMA meeting on July 6 via Zoom where they
271 reviewed the efforts of support from the Public Health department during the pandemic.
272

273 Vice Mayor Margolis explained that the Landmarks Commission met on July 8 and approved the replacement of
274 windows in the Jonathon Crain House which is being renovated by Clarity House Bakery and Tea Room.
275

276 Vice Mayor Margolis stated that he felt the July 4 celebration was a brilliant idea. He stated that he appreciated
277 seeing an increase in the amount of information being pushed on social media to the residents.
278

279 Ms. Roblero added to Vice Mayor Margolis's comments regarding the actions of the Planning Commission and the
280 comments made by Dr. Hull earlier regarding the Montgomery Quarter development. She assured City Council that
281 staff is in contact with residents near the Montgomery Quarter regarding their concerns and she would follow up
282 with Dr. Hull once again.
283

284 **Mayor Dobrozi**

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286 Mayor Dobrozi thanked staff for all their creativity during the pandemic. He stated that staff figured a way to
287 improvise and innovate with opening City Hall earlier than other entities, opening the pool, holding events and
288 programs all while maintaining the safety of the community.
289

290 Mr. Riblet added that he was optimistic of fall events, but it looks like they may not happen. He stated that staff are
291 working on creative events that may include a Mystics Drive-In concert and a Fall Theme Drive-Thru in place of
292 Harvest Moon. He added these were just a couple of events staff is working on.
293

294 Mr. Suer asked what the current thinking was on MCLA.
295

296 Mr. Riblet stated that staff has met about the 2021 MCLA program. He explained that they are looking at
297 modifications to the schedule considering that the major partners: Bethesda North, Twin Lakes, and Ohio National
298 may not participate this year. He stated there were essentially three options which include: 1) continue as normal;
299 2) offer a modified version; or 3) cancel for 2021.
300

301 Mr. Suer asked if we were still accepting applications. He stated he knew our deadline was usually the end of
302 September.

303 Mr. Vanderhorst replied that we have had some registrations and that we are still promoting it in hopes of offering
304 the program. He stated that we would extend the deadline into November. He said the message would be to still
305 register for the program, but it could change depending on the commitments from the partners.
306

307 **OTHER BUSINESS**

308
309 Mayor Dobrozi asked if there was any Other Business to discuss.
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311 There was none.
312

313 **ADJOURNMENT**

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315 Mayor Dobrozi asked if there was any further business to discuss in Public Session. There being none he asked for
316 a motion to adjourn.
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318 Vice Mayor Margolis moved to adjourn. Mr. Cappel seconded. City Council unanimously agreed.
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320 City Council adjourned at 7:58 p.m.
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Connie Gaylor, Clerk of Council