



Montgomery County Transportation Improvement District Minutes of the June 5, 2017 Board Meeting

The one hundred and ninety-fourth meeting of the Montgomery County Transportation Improvement District (TID) was convened in Room 1002 of the Montgomery County Administration Building in Dayton, Ohio on June 5, 2017.

Chairman Meyer called the meeting to order at 2:04 PM.

VOTING BOARD

Art Meyer
Eric Cluxton
Tom Tatham
David Bills

STAFF

Steve Stanley, Executive Director
Linda Gum, Project Manager
Bev Shillito, General Counsel
Crystal Corbin, Deputy Director

EXCUSED ABSENCE

Stephanie Singer
Mike Eddy, Project Manager
Sean Fraunfelder, Finance Director

OTHERS IN ATTENDANCE

Paul Gruner, Montgomery County Engineer's Office
Michael Norton-Smith, Montgomery County C&ED
Dan Hoying, LJB, Inc.
Andrew Stumbo, BWSC
Mark Henderson, CT Consultants
Sam Morton, The Kleinger's Group
Jeff Wallace, Transystems
Scott Knebel, CMT, Inc.
Nathan Fischer, Woolpert
Frank Aransky, American Structurepoint
Matt Maday, American Structurepoint

Mr. Meyer asked that everyone in attendance introduce themselves. Self-introductions followed.

Business Meeting

■ Minutes of April 10, 2017 {Resolution 2017-30} and May 17, 2017 {Resolution 2017-38}

Mr. Meyer referred Board members to the minutes of the April 10 and May 17, 2017 TID Board Meetings, copies of which were included in the Board packets.

Mr. Meyer thanked Mr. Stanley for including the PowerPoint slides with the minutes from the previous meeting. Mr. Stanley explained that the minutes should be under separate Resolutions. The April 10 meeting minutes should be Resolution 2017-30 since it was previously tabled in the May Board Meeting and the May meeting minutes should remain as Resolution 2017-38. Mr. Stanley recommended the Board take separate actions when considering approval.

Mr. Cluxton suggested a correction on page 5 of the May Minutes to correct the date of the next Miamisburg City Council meeting from June 7 to June 6. Mr. Stanley agreed to revise the minutes to reflect the change.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-30, approving the April 10, 2017 TID Board Meeting minutes, as presented, was moved by Mr. Cluxton, seconded by Mr. Bills, and unanimously approved.

Following discussion and response to Board questions and concerns, adoption of Resolution 2017-38, approving the May 17, 2017 TID Board Meeting minutes, as corrected, was moved by Mr. Tatham, seconded by Mr. Cluxton and unanimously approved.

■ May 2017 Bills & Expenses {Resolution 2017-39}

Mr. Meyer referred the Board to Resolution 2017-39 and the summary of bills and expenses for May 2017 included in the Board packets.

Mr. Stanley highlighted a payment to Plattenburg CPAs for April audit work in the amount of \$6,096 and noted that all listed payments were for routine project expenses. Mr. Stanley recommended that the Resolution be approved.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-39, approving the payment of bills and expenses for May 2017, as presented, was moved by Mr. Cluxton, seconded by Mr. Bills, and unanimously approved.

■ Amendment to Butler TID Accounting Agreement {Resolution 2017-40}

Mr. Meyer referred the Board to Resolution 2017-40 and the Amendment to the Butler County TID Agreement included in the Board packets.

Mr. Stanley explained that the original agreement with the Butler County TID for accounting services was enacted in 2001 and that it needed to be amended periodically to reflect changes in the services to be purchased by the TID and the hourly rates established between the Butler TID and Mr. Fraunfelter. He recommended that the amendment be approved.

Mr. Stanley confirmed for Mr. Bills that the term of the amendment is for two years.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-40, approving the Amendment to the Butler County TID Agreement, as presented, was moved by Mr. Bills, seconded by Mr. Cluxton, and unanimously approved.

Austin Enhancements Phase II

■ Kleinger's Change Order # 1 {Resolution 2017-41}

Mr. Stanley referred the Board to Resolution 2017-41 and the Kleinger's Group Change Order #1 included in the Board packets.

Mr. Stanley reminded the Board that the Kleinger's Group designed the Phase II Austin Interchange Enhancements Project which was under construction. He explained that the proposed change order would provide construction engineering services as needed in an amount not exceed \$7,500 and would be paid from the project's SIB loan with the Austin JEDD. He recommended approval of the change order.

Mr. Stanley explained that the contractors are currently working on the second quadrant of the Interchange. Ms. Corbin further explained that the contractor will install the hardscape first per quadrant and then the irrigation and landscaping will immediately follow. Mr. Stanley reported that some adjustments were needed due to certain conditions once the contractors were in the field.

Mr. Meyer asked if this would be the last landscape type project in the area managed by the TID or if there would be an ongoing maintenance project after the completion. Mr. Stanley explained that the JEDD Board wanted to upgrade the landscaping and appearance of the Interchange, since the original enhancement work was limited by the budget. Mr. Stanley commented that the TID's overall management of the enhancements within the right-of-way on behalf of the Austin JEDD in the vicinity of the Austin Interchange had been a real success due to the work of Ms. Corbin and Miami Township's Dan Mayberry. He concluded, however, that maintaining the TID's long term administrative role would be dependent on negotiations with the JEDD Board.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-41, approving the Kleinger's Group Change Order # 1, as presented, was moved by Mr. Tatham, seconded by Mr. Bills, and unanimously approved.

United Grinding Roadway & Infrastructure Project

■ Miamisburg Project Management and Financing Agreement {Resolution 2017-42}

Mr. Meyer referred the Board to Resolution 2017-42 approving the Miamisburg Project Management and Financing Agreement, copies of which were included in the Board packets.

Mr. Stanley reviewed a PowerPoint presentation (attached) concerning the proposed Miamisburg Project Management and Financing Agreement (PMFA). He explained that the City of Miamisburg had requested that the TID assist the City with the financing and construction of a new roadway and related storm water improvements in conjunction with the construction of the new headquarters of United Grinding North America within the City's boundaries. Mr. Stanley reported that since the last Board Meeting, the negotiations of the project management and financing agreement between the City and the TID had come to acceptable terms to both parties.

Mr. Stanley explained that the proposed PMFA would establish a project scope that included three projects grouped together as the Northwest Quadrant Projects to include (1) construction of a new roadway to connect Byers Road to Old Byers by October 1, (2) purchase of a permanent easement from the TID and Montgomery County to convey storm water from property in the City on the northwest corner of the Austin Interchange to the regional detention basin on the southeast corner the Interchange, and (3) performance of wetland delineation and mitigation services in the northwest quadrant of the Austin Interchange. He also explained that a fourth project known as the Riverfront Park Project would involve constructing a roadway along the riverfront park being developed by the City adjacent to its historic downtown. He noted that the City needed to have the roadway improvements completed before June of 2018.

Mr. Stanley explained that there were four sources of funds for the Northwest Quadrant Project: (1) bond anticipation notes to be sold by the City by the end of June with permanent financing to follow, (2) a grant from the competitive TID ODOT Grant program, (3) remaining funds held by the TID in connection with the Yaskawa Access Project, and (4) a City of Miamisburg contribution if necessary. Mr. Stanley clarified that the Agreement provided for Miamisburg's contribution to be utilized only if necessary and to increase if necessary. Mr. Stanley also pointed out the uses of those sources and noted the anticipated schedules for project implementation. He recommended approval of the Agreement.

Mr. Meyer requested clarification from Mr. Stanley on the location within the Agreement that memorializes the \$1.5 million in relation to the Easement Support Agreement. Ms. Shillito referred Mr. Meyer to page 2 of the Miamisburg PMFA in the first paragraph where the Easement Support Agreement referenced that amount.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-42, approving the Miamisburg Project Management and Financing Agreement, as presented, was moved by Mr. Cluxton, seconded by Mr. Bills, and unanimously approved.

■ **Bowser-Morner Proposal for Materials Testing {Resolution 2017-43}**

Mr. Meyer referred the Board to Resolution 2017-43 approving a proposal from Bowser-Morner for Materials Testing for the Byers Connector Project, copies of which were included in the Board packets.

Mr. Stanley explained that Bowser-Morner would conduct necessary materials testing for the project. He noted that the firm's services were proposed to be provided on a time and materials basis at a cost not to exceed \$20,049, and that he recommended that the proposal be approved. He recommended that the Board consider action on the resolution in concert with the next proposed action on the Board's agenda.

■ **BWSC Proposal for Construction Engineering {Resolution 2017-44}**

Mr. Meyer referred the Board to Resolution 2017-44 approving the BWSC Proposal for Construction Engineering for the Byers Connector Project, copies of which were included in the Board packets.

Mr. Stanley explained that the proposed the BWSC agreement would provide for routine engineering and surveying services on a time and materials basis in an amount not to exceed \$25,000 during the construction of the project. He recommended that it be approved.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-43 approving the Bowser-Morner Proposal for Materials Testing and Resolution 2017-44 approving the BWSC Proposal for Construction Engineering, as presented, was moved by Mr. Bills, seconded by Mr. Tatham, and unanimously approved.

Brookville Market Street Extension Project

■ **Addendum to BWSC Agreement {Resolution 2017-45}**

Mr. Stanley referred the Board to Resolution 2017-45 approving an addendum to the TID Agreement with Barge, Waggoner, Sumner, and Cannon (BWSC) to include a street lighting design for the Market Street Project, included in the Board packets.

Mr. Stanley explained that the proposed addendum would provide for street lighting design requested by the City of Brookville for the Market Street Project. He noted that the addendum was for an amount no to exceed \$12,000, that it would be paid from the project's SIB loan, and recommended that it be approved.

Ms. Corbin explained that the project was moving along very well and that Brumbaugh had a talented project manager on site to ensure quality performance. She further explained that, at the City's request, BWSC would design lighting for the corridor so that, as development occurred in the future, a plan would be ready to implement. Mr. Stanley added that this would have been addressed at the beginning of the project if it had been certain that sufficient funds were available. He stated that because bids and subsequent costs had been low enough, the lighting design work could now be undertaken.

Following discussion and response to Board questions and comments, adoption of Resolution 2017-45, approving an addendum to the TID Agreement with Barge, Waggoner, Sumner, and Cannon (BWSC) to include a street lighting design for the Market Street Project at a cost not to exceed \$12,000, as presented, was moved by Mr. Tatham, seconded by Mr. Cluxton, and unanimously approved.

Mr. Meyer asked for an update on the Fairgrounds Relocation Project. Mr. Stanley explained that regular meetings had begun with the Fairgrounds implementation team. He further added that the professional services agreement with CMT had been executed and the project was moving ahead.

■ Public Comments

There were no public comments.

■ Next Meeting

Mr. Meyer confirmed that the next Montgomery County TID Board Meeting would be held in room 1002 on the 10th floor of the Montgomery County Administration Building on July 10, 2017 at 2:00 PM.

■ Executive Session

Mr. Meyer suggested that the Board recess to executive session. Ms. Shillito explained that the executive session would be necessary to consider negotiations with Montgomery County and other political subdivisions related to requests for economic development assistance and public infrastructure improvements for projects in northern and southern Montgomery County.

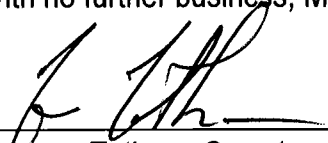
Mr. Cluxton moved that the Board recess to executive session, for the purposes indicated by Ms. Shillito. Mr. Bills seconded the motion. Mr. Cluxton voted for the motion. Mr. Meyer voted for the motion. Mr. Bills voted for the motion. Mr. Tatham voted for the motion.

The Board recessed to executive session at 2:45 PM. Mr. Stanley, Mr. Fraunfelder and Ms. Shillito joined the Board in executive session.

The Board returned to open session at 3:34 PM.

■ **Adjourn**

With no further business, Mr. Meyer adjourned the meeting at 3:34 PM.



Thomas Tatham, Secretary-Treasurer

10/10/12
Date