

Thursday, January 17, 2019

ITEM 1: CALL TO ORDER: Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ITEM 2: ROLL CALL: Council attendance was as follows: Ms. Campbell, present; Mr. Curp, present; Mr. Denning, present; Ms. Fry, present; Deputy Mayor Lommatzsch, present; and Mayor Flaute, present.

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Department; Chief Frank Robinson, Police Department; Chief Dan Stitzel, Fire Department; Kathy Bartlett, Service Department; Dalma Grandjean, Law Director, and Katie Lewallen, Clerk of Council.

ITEM 3: EXCUSE ABSENT MEMBERS: No members of council were absent.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: Mr. Curp: On the sequence of things on the agenda, we have the resolution appointing somebody to the vacant seat in the middle of the agenda instead of either at the beginning or at the end. It seems to make more sense to have it at either the beginning or end. Probably to have it at the end if we are going to appoint tonight because that person hasn't received the materials we have received and probably isn't prepared to address the items on the remainder of the agenda, if we appoint them in the middle. Mayor Flaute: I was going to invite them to come and sit up here but tell them they could not vote. Deputy Mayor Denning: That is pretty cold. Ms. Lommatzsch: They have to be sworn in. Deputy Mayor Denning: Well then you would swear them in. Ms. Lommatzsch: Not tonight. Deputy Mayor Denning: Let's do it at the end.

ITEM 5: APPROVAL OF AGENDA: A motion was made by Ms. Lommatzsch to approve the agenda as amended. Deputy Mayor Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

ITEM 6: WORK SESSION ITEMS:

A. Kennedith (Kate) Turner - Ms. Turner: First of all, I have no idea what the city council does, but I have always wanted to work with my community. I have been a resident of Mad River Township/Riverside since 1974. At this point in my life, I am working part-time with my business so I would have time to devote to doing something like this. I am a team player, and I think I could do some positive things working with my city council.

Mr. Curp: Ms. Turner, you mentioned in your information you provided us about working as a bookkeeper and officer manager. Ms. Turner: I have done that since 1978, self-employed, and in that capacity I not only do the bookkeeping but I work with a lot of city offices: City of Dayton, City of Kettering, and Montgomery County. I arrange for permits and inspections, and that is why I said call me Kate because they all know me by my nickname. Kennedith is out there a bit, but I have worked with these various communities, Fairborn, literally any community around Montgomery County I have worked with in the capacity of building inspection, electrical inspection. Mr. Curp: So you understand managing the regulations and laws and ordinances and things like that. Has it been primarily one electrical contractor for a long period of time? Ms. Turner: Yes, it has since 1978. Mr. Curp: Did they ever involve you in any of the direction setting for the business, goal setting? Ms. Turner: In all honesty, I handle the bookkeeping and the advertising and working with the various communities. When they call, I am the first and probably the last person they speak with when they need to get something resolved. I work a lot with DP&L as well, answering questions about electrical issues, if you will. I know it sounds really complicated, but you do it as long as I do and you don't even think about it. Mr. Curp: How large of an organization is it? Ms. Turner: It is a small business; it is only four employees,

Thursday, January 17, 2019

a very small organization, but we work with everybody in the county that is why I say I've communicated with all of them and worked with them in one capacity or another at some point over the last 30+ years. Mr. Curp: Do you get involved in the decision making for the business? Ms. Turner: I try not to, but sometimes, if you have something that you need to speak up about that you think could be helpful whether it is dealing with a customer that is in a financial situation and say they are being pressed by DP&L or they are going to get shut down then you get on the phone and you call the inspection services. I talk with the folks there and ask what we can do to help these folks. Sometimes we get involved that way. In a personal, I guess being more compassionate, more than just dollars and cents. Mr. Curp: How would you describe your diplomacy skills? Ms. Turner: They are pretty darn good; they usually listen to what I say. I am not sure what you folks are looking for here, but when I saw that, I've worked on political campaigns and I know that is a whole different animal. I have a relative in politics and it seems kind of complicated, but this is my city and I thought if I could do something that might be positive here and work in my community I think it would enjoyable and hopefully I would be able to do something good. Does that make sense?

Ms. Lommatzsch: You said you don't know what we do; if you've worked with all these... Ms. Turner: In the situation with the city council, I am assuming that you listen to various issues within the community. For instance, and I have met you before, one thing you helped me with last spring, spring clean-up, every year I get involved in that. I have a grandson that lives in Riverside and I go over there and say let's get this done and cleaned up, it's springtime, and when we did the spring clean-up you were there and you were very helpful directing me. I am assuming that is what city council does; they try to work within their community to resolve some issues and make it a better place to live. Ms. Lommatzsch: Sometimes it is fun and sometimes it is not. Ms. Turner: I would assume you are right that is true with just about any job we do. Ms. Lommatzsch: Exactly.

Mayor Flaute: So your street is up in Forest Ridge? Are you involved with the Forest Ridge Neighborhood Association or any of the neighborhood stuff? Ms. Turner: Well, not as much because I am not actually in Forest Ridge, I am behind Forest Ridge. I am kind of like in farm country there. Deputy Mayor Denning: You're up on Highland. Ms. Turner: Do you know the old Medicas home? That is me. Mr. Curp: Just before you get to Bath Township. Ms. Turner: Yes, but my daughter lives in Forest Ridge and she is kind of involved over there. I go over with her when they did the Halloween put together for all the kids. We try to support the items there, and even though I am not a member of that community, she is and she is Air Force and has very little time, but I jump in there and do what I can.

Mayor Flaute: So do you think you might be running next time if you get or do not get the appointment? What are your thoughts on that? Ms. Turner: I don't know. I would like to say that I would. You guys seem like you are a fun group of people to work with in all honesty. Everybody has a good sense of humor; I like that. I would like to say yes, barring any health issues or anything I can't foresee. Does that make sense? Ms. Lommatzsch: We really appreciate your interest and if you don't get the appointment, I don't know where that will go, but there are lots of other places we would be happy to have you on board. Ms. Turner: I appreciate that. Mayor Flaute: Come to some of our meetings. Ms. Lommatzsch: Yes, we have lots of things that could use your help. Ms. Turner: Well, I appreciate your time. Thank you.

B: Dan Teaford - Mr. Teaford: Most of you already know me, I'm Dan Teaford and I've lived in Riverside for about 40 years; same house since 1983. I've been involved with Riverside doing a lot of different things. I've been on the BZA for over 10 years. I ran our soccer program here in town. I was on the CDC when it was operational and built that beautiful little building over there in Rohrer Park, which is going to waste. No fault of anybody's, it is just not being used like the way it should be. I've been involved and I'd like to get more involved now that I am retired. When I was working I travelled a

Thursday, January 17, 2019

lot and had a limited amount of time I can do things. Now, being retired, I'm ready. You have my paperwork; you know what I have done. I was the director, owner, and operator of Boomerang Trucking. In that capacity, I belonged to several trucking boards and organizations, and behind the scenes, I brought business into this town. When Cooper-Jarret left, Transportation Drive, the company I was working for was up in Huber Heights, I talked them into coming down and buying the terminal there. After they left, I went to another business out of Dayton to come over to Transportation Drive so we've kept that building over there active for a long time. When CF went out of business next door to me, I was an agent for a company called Old Dominion, and they decided to come to Dayton to open their own terminal. I told them there was a nice big terminal next to me come and look at it, and behind the scenes they ended up coming and using that terminal and they are still there today. I have always tried to bring business to town. I talk to people all the time in my travels. We need more business and I think with my background and the people I know that would be a good plus and something added to the city council. Outside of that, that is pretty much me.

Ms. Fry: You mentioned that you have brought a lot of business into Riverside, what was your motivation for that; it seems above and beyond. Mr. Teaford: Two of them were because I lived in Riverside and instead of going to Huber Heights every day or going to Dayton and paying them taxes, I wanted those companies to come here and grow here in Riverside, which they did for a lot of years. Unfortunately with deregulation and so forth, companies come and go, two of them did leave; Boomerang is still over at Transportation Drive by a new owner and they do different stuff now than what they used to. I would just like to see Riverside grow and there are areas for fast food restaurants not to step on toes, but I worked with Bob Murray on a couple of ideas when he was here and we need to be talking to more companies and putting our face out there; we have good locations. We are dying on the corner of Woodman and Airway; there is a corner there that has been empty forever. That would be a beautiful place for a Cane's restaurant or an Applebee's, they are growing. I don't know who or what we are doing right now, but we need to be aggressively looking at that as a city and as a council, I think. Ms. Fry: Let's say rather than an appointment that this is the beginning of an election season, what would your platform be? Mr. Teaford: Build Riverside; and there are ways to do that. I was fortunate; I was very involved with the trucking industry. It was easy to talk to owners, management, and show them what we had to offer. It took; everything over there is still viable. Saia is there, they weren't in the picture years ago. Through word of mouth and talking to people, we have been able to increase the trucking industry in the City of Riverside. Some people may not think that is good, because trucks are heavy and they tear up the roads, but look what Holland's doing, Yellow moved out of Huber Heights when they merged with Roadway so merged down here in Riverside. Overnight merged with a company and instead of moving Overnight out, they moved down the road on Valley Street. I know this has been behind the scenes for me doing this work, but it has been very good for the City of Riverside and I would like to continue building, not just trucking, but everything. We need people to go out there and work and get business in Riverside. Ms. Fry: What were you working with Mr. Murray on? Mr. Teaford: Actually, the Cane restaurant deal, which I don't know what ever happened to that. The first time I was involved with a Cane's restaurant I thought, this would be ideal. I came to Mr. Murray and he actually went and tried it up in Columbus. I think he had family at the college or something and loved it. He contacted them and then I don't know what happened. Ms. Lommatzsch: They went to the Greene that is what they did. Mr. Teaford: Well, yeah, they are out there by the Greene, but it is still far enough away they could still build one in Riverside.

Mr. Curp: Tell us how you interact with other members of the BZA, get your positions across. Mr. Teaford: I've been there over 10 years. I can't remember exactly my first commission for the BZA, but it has been very good. We have done a lot of good work. That is not to say that I always agree with everything that goes on; I'm sure if you guys read the reports I abstain sometimes or vote no because I don't necessarily agree with

Thursday, January 17, 2019

everything, but as a board itself, it is a very good board. Everyone is very conscientious and take their jobs very seriously.

Mayor Flaute: I know you have had some issues you have had to work through with soccer teams, can you tell me some of the ideas and some of the ways you were able to overcome the adversity that you were challenged with? Mr. Teaford: Just working with everybody that is involved, I am no longer with the soccer organization. I had back surgery in 2014 and I couldn't be there and do all the things I needed to do so I did resign from the soccer organization. For the last few years, I have not been real involved; I just know that right now it is struggling and depending on what happens, I may try to get back in and bring it on myself, again, I'm not sure. Soccer has been a great thing. When I was running it, we had 300 kids out there playing soccer in the spring and then in the fall is competition soccer with other communities. We had enough to fill each rank. Last year they had four teams, which is really sad because there are a lot of kids in this city that need to be playing soccer or sports of some sort. Baseball season seems to be doing okay; football does wonderful. For some reason, and I don't want to bad mouth the current people who is running it, but they have let it slide pretty bad. Deputy Mayor Denning: So is the issue just volunteerism, in general, I mean because that seems to be an issue everywhere. It is hard to get volunteers. Mr. Teaford: Hard to get, but you have to go out there and ask for it, too. The people running it right now; it is a little clique and they don't want outsiders coming in and looking at it, which is really wrong. I did contact national SAY and told them what I thought. They need to be looked at, but that is my opinion. It is sad to see a really good organization flounder and a beautiful park like Rohrer Park to be wasted or not utilized near as much as it should be. I do try to keep that park clean. I go over there when it is nice at least once a week and pick it up. That is a challenge. A lot of kids use that park...Ms. Lommatzsch: other things.

Mr. Denning: Do you know what type of government we run under? Mr. Teaford: Basically, not the exact name of it, I couldn't tell you. Deputy Mayor Denning: Strong manager? Strong mayor? Which? Mr. Teaford: I would say strong manager. Deputy Mayor Denning: Do you know what the council does? Mr. Teaford: Pretty much. Ms. Lommatzsch: Of course he does; if he doesn't he's been dead. Mr. Teaford: But, you work as a group and you work together as a group and when there are problems you work it out. I have seen that over the years. I've come to a lot of meeting. Recently, I haven't been to too many, because I have been helping my wife with her parents, but that situation is going to the wayside a little bit so this opportunity came up. I apologize for not making the previous one; I was in Baton Rouge, Louisiana with my grandson who just graduated from the marines. Deputy Mayor Denning: So the amount of time it takes to do this would not be an issue? Like this month we have hit three Thursdays so far, we may hit four if we don't make a decision tonight. We will end up doing four Thursdays this month. Mr. Teaford: Being totally retired, the only thing I had up to this point is my BZA, which I know I will resign from if I get this commission, but that is the only thing I have going on.

Mayor Flaute: So have you dealt with political folks outside, or would you be willing to deal with political state reps and federal folks? We need to bring Riverside outside its borders. Mr. Teaford: Back a few years ago, I was contacted by the state house to come and talk to a committee about putting more people to work driving trucks and this particular governor though convicts would be good for driving trucks. There are a lot of restrictions and I had to go in front of this committee and burst their bubble because convicts can't go outside state lines a lot of times; they can't haul haz mat. They aren't allowed in certain buildings and areas. A good idea in some aspects, but the overall population of convicts; these aren't just misdemeanor convicts; these are convicts being paroled because they have done their time. It is hard for them to find jobs. I understood that, but they didn't look at the federal laws and even state laws that show and tell you that convicts cannot do certain things. Trying to make exceptions for them to go across the state line or haz mat or to the base just would be a total nightmare. So no, I don't have a problem talking to most people. In my business when I did Boomerang, I did all the sales

Thursday, January 17, 2019

and directives. I have talked to business men and they all put their pants on the same way I do so that really doesn't bother me.

Ms. Campbell: Is there any questions you have for us? Mr. Teaford: I don't think so. Most of you I have been around, I've talked to most of you over time for one problem or another I have had in Riverside or whatever. I am pretty secure.

ITEM 7: EXECUTIVE SESSION: A motion was made by Deputy Mayor Denning to enter in to executive session to discuss candidates as allowed by Section 103.01 (d) (1): *Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.* Ms. Fry seconded the motion. On call of the roll: Deputy Mayor Denning, yes; Ms. Fry, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Lommatzsch, yes; and Mayor Flaute, yes. The council entered into executive session at 6:26 p.m.

ITEM 8: RECONVENE: The meeting reconvened at 6:41 pm.

A) Police Levy - renewal and replacement - Mr. Carpenter: We had some conversation about the police levy renewal and we know it needs to be on the ballot this year in some form or fashion because it expires at the end of 2019. During the previous meeting a comment was made about checking the value of a replacement so I sent those values to council. We do have the legislation tonight for the renewal levy. If council's pleasure is to do a replacement, then we would have to also pass a resolution to get the certificate of valuation for that amount as well. Likely we would need to have another meeting scheduled in order to get it on the ballot in a timely manner. What I would like tonight, if council decide or if there are any questions about which way we want to pursue the renewal or replacement, what council would like to do.

Ms. Campbell: I think we should set an amount. Instead of saying a replacement, we always have it as is; let's put some coins out there. Deputy Mayor Denning: You want additional? Ms. Campbell: Yeah, they need more to update police. They need a camera on them like most have anyway in case to protect them. Mayor Flaute: So I see two different issues, one is that you think we should do a replacement and say how much more that would be. The city manager has said that will be about \$30,000 more coming into our coffers. Ms. Campbell: Is that \$30,000/year? Mr. Carpenter: It is \$30,000 more value if you collect all of it, annually. Deputy Mayor Denning: Over what we are already collecting. Ms. Campbell: They are going to spend that in one day if they update. Mayor Flaute: So you are saying we should do a replacement instead of a renewal? A renewal will be about the same about \$30,000 less a year. Ms. Campbell: I think we need to update everything, and I would put the streets out there again.

Deputy Mayor Denning: From what I got from your email it is only \$1.963 million one way and \$1.993 million another way. Mr. Carpenter: The renewal value is \$1.16 million and the replacement value is \$1.19 million. Deputy Mayor Denning: So it is \$1.1 million and change either way. So to make sure we can get this passed, I think we should just do the renewal. It is already five mills, 4.95 mills. If we think we need more then we should renew what we have and add, but we will have to ask for that and do a separate vote for that. A separate line on the ballot, but we would have to ask for that. If we said we want another two mills for the police, additional, and then we would have to go and ask them and certify that also, is that correct? Ms. Lommatzsch: The renewal is for how many years, five, right? Mr. Carpenter: Yes. Ms. Lommatzsch: If you change any of that verbiage, then you have to go for all new. I think we should renew; those seem to go pretty well, but I am not opposed to adding an additional forever amount and let the community decide. I think we need to get what we got and renew that for the five years. Mayor Flaute: In November? Ms. Lommatzsch: No, I think we need to do it in May. May will cost us, but it won't cost us near what August will cost us. We have to pay a portion. Mayor Flaute: What you are

Thursday, January 17, 2019

saying is we should do two of them then; one with a renewal and one with added money? Ms. Lommatzsch: A forever, not a conditional. Deputy Mayor Denning: Here is the problem we have already. We don't have, yes, it is going to be police, but what is our story on what that is going to be for? What are they going to get for that extra? If we don't know what that is and we can't show that we have a reason to do it, we shouldn't be putting it on the ballot until we have our story, our information, plan your work, and work your plan. If we are going to give a \$1.1 million to keep everything the way it is so if we ask them for another two mills or five mills, whatever the answer is, what are we going to spend that on? What do the police need extra to put that money on? Ms. Campbell: Let me ask you this, if it's going to be a safety issue... Deputy Mayor Denning: I'm not against it; we have to have our story straight before we ask them for it. Ms. Campbell: I'm just saying, listen, I'm just saying if there is a safety issue in there can't you get a grant to match it? Deputy Mayor Denning: Not necessarily, you can't count on grants. Ms. Campbell: No, but we can try. Deputy Mayor Denning: We can try.

Ms. Lommatzsch: My point if we go with what we already get does not mean we can maintain what we already have. Everything is going up. Salaries are going up, benefits are going up, gas is going up, gun shells are going up. My point and I understand about selling the story, and I don't think the story is hard to find. The police chief has already outlined needs and things that he would like to do. Returning what we already get won't keep us where we are so we ask for an additional to keep us where we are. Ms. Campbell: And ask for more police officers to help patrol the area that is part of the levy of what you are going to specify what it is going to be for.

Ms. Fry: I believe the return for doing a replacement is not worth the risk. I agree we should do the renewal and as far as the additional amount, I think our story should be to fully fund the police department at the level it is currently at. We have a significant short fall and they are getting money from the general fund, which when we tighten our belts they could lose that money, but if we ask for an additional amount that fully funds them, then that amount is secure and our current level is secure. Ms. Lommatzsch: I'm not sure I know what that amount should be. Deputy Mayor Denning: What is their total budget? Mr. Carpenter: This year, we are transferring approximately \$1.8 million into the police department. Deputy Mayor Denning: The General Fund is in addition to \$1.16 million, they are getting \$1.8 out of the General Fund. Does that \$1.8 include the quarter of a percent from the income tax that is set aside for police capital? We have a half percent set up for police and fire. Mr. Garrett: That's in addition. Mr. Carpenter: That's in addition to that amount. Deputy Mayor Denning: So it is in addition to that amount also. If we wanted to give them an additional \$1.163 million or \$1.193 million we would have to ask for an additional 4.9 mills. So the answer is we go for a 4.9 mill renewal and a 5.0 mill... Ms. Lommatzsch: No, that is too high. Deputy Mayor Denning: What is the difference between 4.9 and 5.0? Ms. Lommatzsch: Well, a brand new one at 4.9 is too high. Deputy Mayor Denning: That will only give us \$1.193 million, and we are trying to get to \$1.8. Ms. Lommatzsch: I understand that, but you can't jump the whole lake at one time. We are better off to get part of it. We will never pass the renewal and another 4.9, but we might pass a renewal and a 2.9. Ms. Campbell: There you go. Ms. Fry: So part of our story then is that we are still short funding the police department. Ms. Lommatzsch: Exactly, but we are working to that goal. Mayor Flaute: I really believe our citizens like the renewal thing. I think even if we go in November and if we go for the street levy again, I think it should only be for five years because that will give the citizens a good idea of what we are going to be doing. In five years, they might be willing to reconsider. I don't think we should do a forever. Deputy Mayor Denning: But if you only do it for five years, talking about the street levy, if you only do it for five years, you only got \$10 million that you can budget towards a \$40 million project. Mayor Flaute: But they will see a whole lot of improvement in those five years and we are only looking for eight more votes and I am thinking that would do eight more votes. I don't like the forever stuff, I really don't. Ms. Lommatzsch: Well tell a real estate person you don't like forever stuff. Ms. Campbell: I know Dayton, they put it out there that they are raising the tax to such-and-such, can't we just do it and

Thursday, January 17, 2019

vote here to get it and put it out there. Ms. Lommatzsch: Not according to our charter. But, I don't think we should wait until November to do anything. I think we need to be on the May ballot, which means we have to have it in by February. Then we still have an August shot, but that is not fair to the community in my mind. And if we have to get on the November ballot, I don't think we can wait. Deputy Mayor Denning: What are we saying we want to do here? Mayor Flaute: Mr. Curp, do you have any thoughts on this?

Mr. Curp: I think in the climate we are in right now because we haven't even told the community that the street levy didn't pass. My neighbor two doors up, I spoke with him last week and asked me whatever happened to the recount, did it pass? I told him no. That is a problem, there may be a perception out there that maybe we have already increased their taxes and now we are coming back for another tax issue. We have to do a couple of things, we have to communicate to the community that tax did not pass because we haven't done that yet and they don't subscribe to the Dayton Daily News; I'm not sure if it was in the Dayton Daily News, doesn't matter. There are a lot of people in the community who don't know it didn't pass because we did not tell them. I think having been in this position in this community for a long number of years, I think you have to go with the renewal at this point and time and if you want to add an additional amount, which we have had this conversation that we have to do it. I think you do the additional in November or you do it next year, but I don't think you can put two of them together on the ballot in May. You go for the renewal even though you know we need more than that and then you take a look at whether that passes, do we go back in November for additional money for operational purposes, which can be used for police and fire, can be used for streets, it could be used for a number of things, but we will have between now and then to identify what it is we want to do in this community because we haven't done that yet for this year. We can identify what it is going to cost and go back and ask for what we think is a reasonable amount of additional dollars to make some headway into what needs to be done in this community. I am for just the renewal in May. Mayor Flaute: I'm seeing that may be the most popular. Deputy Mayor Denning: So, do you need a motion? Mr. Carpenter: That language is on the agenda this evening. Deputy Mayor Denning: We will pass the resolution tonight? Mr. Carpenter: It is already on there. Mayor Flaute: So we will have to have a motion then a second and then a vote. If it goes down then we will have to talk about a replacement. It looks like most here are talking about a renewal now.

B) 2018 Highlights - Mayor Flaute: Last thing on the agenda is the 2018 highlights. I asked the manager to put together some information as to the good things that happened in Riverside last year. We seem to get bogged down in some of the negative things that happen. The manager gave me 78 new and good things that happened in this past year. I want to talk about a few of them and if anyone wants a copy of this, we would be happy to share that. For example, the administration we know negotiated four labor contracts that is a lot of work and we were able to get that accomplished. We transitioned the city staff for good health insurance; we helped the health insurance numbers to go down. We had trainings for staff on a drug-free work place, sexual harassment, cyber security, and anti-retaliation from supervisors. We had park events: Maytoberfest, Music in the Park, Family Fun Festival, and Community Picnic. We had a lot of work done on our website. We have network services contract and completed the bid process, and entered into a contract with the Miami Valley Education Computer Association (MVECA). We constructed a YouTube channel and we are talking seriously and hopefully report on Facebook Live. We did a lot of work with cyber-security and that was helpful. We did the Springfield Street projects; we worked hard to get all the work done to get that work done. The Airway Road, right-of-way acquisitions and we actually paved Airway Road. Valley Street sidewalk, we got that thing going to be completed. The Union School House Road was paved from Forest Ridge to Valley. We had 30 ADA ramps in the Tall Oaks neighborhood done. We got a new street sweeper that old street sweeper was a problem ever since we had it and we were able to get a new one. We micro surfaced 25 streets that is a big deal. We did the star program with the schools on the Hazelton property, which is a big deal and had a lot of good press. The senior lofts were completed and we began

Thursday, January 17, 2019

leasing; it's a very good thing for our city. We began emailing pay stubs for the City of Riverside employees and for ourselves, which was a big savings. We established the ELP, Endangered Life Saver Program for seniors and those with health issues. We continue to have that senior program that has been so important to our city and to our seniors. I have had several seniors say that they were pleased with that program where we can continue to do that. We had the fentanyl exposure kits placed in every cruiser and detective car and it has saved a lot of lives. Major Colon had started a CLEE Program, which was a very good deal. We had a hundred boxes set for records destruction and we were able to get all of our records back here. Many of you don't know it, but for the last 20 years, we've had our records stored in a place in West Chester, in case there was a problem with the building or whatever we would still have down here. We were able to clear them out of there and get them here and the clerk is working hard on finishing that. We had gloves and hoods from a BWC grant that was issued as part of the health and safety initiative. We sold engine 105 and purchased a Tahoe Command vehicle. Calls for service we had 3,718 EMS calls, 862 fires. We became a Purple Heart City that is a big deal for our community. I just wanted these things highlighted. If anybody else has anything to add to this, there is a whole bunch more. Mr. Manager, any more you think we should at least mention. Mr. Curp: Is that the list we already have that we were given a couple of months ago. Mr. Carpenter: No, there are some additional items on this one. I think some of the businesses, the La Guadalupana located on Spin-Kemp; Danco Lettering moved in from Beaver creek. We also had business expansion of some of the places here in the Wright Point buildings: CDO and Tenet 3. I know the biggest one and it is still just about to wrap up is the IT network. That is a big project and it was something that wasn't planned for in 2018, but it is something that we had to address and we are just about to wrap that up. We have a few conflicts with the switch over, but that has been time consuming and an intensive project. The ballot levy, although not successful, there was a lot of work involved with the ballot item and it came very close and unfortunately it didn't pass. I just know all the crews, police, fire, and all the staff has been working very hard trying to maintain and do, anything they do above and beyond they do it for the residents and they continue to do a good job and glad to serve. Deputy Mayor Denning: I think a very positive thing we have done is open the lines of communication with Wright-Patt and the fact that we are going to have that meeting with the colonel to see if we can get something going with WPAFB to help fund some of our streets, which will help everybody, them as well as us. I think that was a very positive thing. I think St. Helen's festival coming off without much of a hitch is a great thing. I think all the baseball association runs their program and didn't have any big deals; and football and all that, all those are positive things in our community that we need to talk about. The school system is doing great things and I think the spaghetti fest is coming up here shortly. You have the parent's summit fare coming up on February 9; it is not just for Mad River schools but for all the surrounding area if parents want to come. I think all those are positive things going on. Mayor Flaute: Anybody in the audience who wants a copy of this, it is here for you.

ITEM 9: RECESS: Council recessed at 7:10 pm.

ITEM 10: RECONVENE: The meeting reconvened at 7:20 pm.

ITEM 11: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Mayor Flaute had Fire Chief Dan Stitzel lead the Pledge of Allegiance.

Mayor Flaute: Most of you know I have a little tag on here; Monday is Martin Luther King Jr. Day and I would just like to have a moment of silence to remember Mr. King and all that he stood for and hope that his dream will be realized so I ask for a moment of silence for that.

ITEM 12: MINUTES: Consider approval of the minutes of the January 3, 2019 regular Council meeting. Deputy Mayor Denning motioned to approve the minutes as

Thursday, January 17, 2019

written. Ms. Lommatzsch seconded the motion. All were in favor; none opposed. **Motion carried.**

ITEM 13: ACCEPTANCE OF THE AUDITORS CERTIFICATE OF VALUATION: A motion was made by Deputy Mayor Denning to accept the Auditor's Certificate of Valuation requested by Resolution No. 18-R-2429 passed December 20, 2018. Ms. Fry seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 14: ACCEPTANCE OF WRITTEN CITIZEN PETITIONS: Mayor Flaute advised citizens to fill out a form if they wished to speak about agenda or non-agenda items.

ITEM 15: CITY MANAGER'S REPORT: Mr. Carpenter: My report is in the packet, if anyone has any questions, I will be glad to answer those. I do want to comment on a couple of questions. I did have a meeting with Republic Services and didn't have the summary complete, but will send that to council. There really isn't anything significant other than they drafted a note about the four percent rebate that we could put out on social media and then also they have a designated email address for City of Riverside if anyone has any questions or comments. They can send it directly to that email address and it goes to the municipal manager and Dayton regional manager. Ms. Lommatzsch: That's all well and good except there are lots of folks that don't do email. So what they want is a phone number; they want to know who to call. Mr. Carpenter: That we can provide as well. Mayor Flaute: I actually called them and what they said was that you already are getting more than four percent off by paying it a year because if you pay it quarterly or whatever the other way is, you will pay about six percent more. The bill I got was actually six percent less than had I paid it before. I didn't feel that was right, but I didn't have a good argument for them again. So you are saying that I can still get an additional four percent off of the yearly bill that I just paid. Mr. Carpenter: All I am saying is that they understand there was an agreement that if you paid the bill up front you get a four percent reduction. There is nothing different than what we have had. Deputy Mayor Denning: That's the problem that I see with the company in general is they tell you one thing, but their people that we call or whoever the community calls doesn't have that same information. You talk to our representative, the person from Republic that takes care of Riverside and they tell you what you want to hear, but that is not the service that we get. For instance, I had a person that said hey I just put my stuff out, I hope Republic picks it up...it was a couch and chair. I said I hope you wrapped it in plastic and she said, I don't have to and I said, you better check. She said she emailed them and talked to them and they told me I didn't have to, and then she made a phone call and the story changed so all sides of the house when you are calling from Dayton to Arizona or wherever they are don't have the same rules and they don't get the same answer for the same problem. Ms. Campbell: There is nothing in the contract that says that you have to wrap it. Deputy Mayor Denning: I don't care about that part, what I care about is if that is their new rule they have to wrapped in plastic then everybody gets the same information. That is just one example. The example of his four percent, it sounds like somebody is telling him what he needs to hear to get him off the phone; they haven't looked at the contract. The contract says you get four percent off if you pay it the year in full. It doesn't matter, and there was nothing in that contract that says there was an upcharge if they bill you quarterly. It says it was \$150 or whatever it is a year, and that is it. If you pay the \$150 then you get to deduct four percent for that that is what our contract read. It didn't say if it is \$150 a year and by the way we are going to charge you \$75 and \$78 and then another \$78 and another \$78 if you pay it quarterly; it doesn't say that. If there is any way that we can bring this contract back up for renewal or negotiation or put it back out for bid, we need to. I know we went through all the growing pains; and part of the issue was billing it versus having it done on taxes and all that. We got through all that, but we still keep having these issues with whether or not it gets picked up, and there for a long time they were really good giving a one call if there was a holiday week. Monday is a holiday; is it a holiday or is it not a holiday; am I going to get picked up

Thursday, January 17, 2019

or am I not getting picked up? It used to be by now I would have had a call from Republic saying there will be no Monday pickup, go to Tuesday, and everybody would have got a call that says if your normal day is Tuesday it will be Wednesday; we aren't getting that any more. We are not getting as good of service as we were before. I don't know. Mayor Flaute: I thought our contract said it would be this much money whether you pay it a year or pay every quarter. Where did this all of a sudden it is cheaper when you pay the year except for the four percent. I don't understand why all of a sudden I am paying six percent less because I am paying a year when it was only supposed to be four percent. Deputy Mayor Denning: There was not supposed to be an upcharge. Mr. Carpenter: Yeah, I never heard of the upcharge and I didn't know there was anything greater than a four percent discount. Ms. Campbell: I was told there are four payments a year, right? Mayor Flaute: You can or you can make one payment. Ms. Campbell: I was told if you paid for the whole year they would credit you the last three months. Mayor Flaute: No, no, no; I never heard that. That is not in the contract. Deputy Mayor Denning: We are back to five different people that call the same number and get seven different stories. Of course a few of us will get moved to somebody else because you'll ask for a supervisor. Ms. Campbell: I think they are in breach of contract and we need to get somebody else. Mayor Flaute: They need to look at the contract and adhere to the contract. That is what we do with everybody else, why wouldn't we do that with Republic? Deputy Mayor Denning: I think we need to get the law director to look at the contract see if we can get out of it because this is ridiculous. It's been four years and we've been fighting with them for four years. They just don't seem... Ms. Lommatzsch: We haven't been with them four years. Deputy Mayor Denning: Close to it; this is the fourth year. Mrs. Lommatzsch: Let me tell you, we aren't the only community that has trash problems. Just go out and talk to other people. Ms. Campbell: Huber Heights has the same company. Deputy Mayor Denning: They got the same company and have the same problems. Ms. Campbell: They will go down the street and dump it in the top and it will be on top of the cab part and just falls off to the ground and they don't go back and pick it up. Mayor Flaute: We need to look at the contract. Madam Law Director, I think you have a direction to look at that contract and we need to meet with the legal person from Republic. Ms. Grandjean: I will see if there is an out clause. My understanding is this is the fourth year and there is one more year. Deputy Mayor Denning: Was it a five year with renewals or was one year with four renewals. Mr. Carpenter: It was five years then with renewals and three options. Mayor Flaute: I'm tired of talking to the folks you're talking to; I think we need to talk to the legal folks. Legal needs to talk to legal because we aren't getting the answers.

Mr. Curp: The contract has a provision in it that says if there are complaints or issues over non-performance that you have to give them an opportunity to cure those issues. You can't just summarily terminate. Ms. Campbell: Well, the new manager they got the last time he comes here and he agreed to what we said was not in the contract. Right there they were in breach of contract, right? Deputy Mayor Denning: I think folks would be fine if they would get the same answer all the time. I mean if they would follow through with what they were supposed to do and get a straight answer. Ms. Fry: So if we give them the opportunity to cure their customer service problem and they fail to do so then does the contract allow for us to say... Ms. Grandjean: They have to be put on notice, which means a clear statement of what we deem the violations of the contract to be and then I have to go back and look at the contract and see what cure period they have to be given. So, I need that direction. It is not enough to say a bunch of people called and a bunch of people got different answers. Ms. Campbell: If you look at the minutes when the new manager they had gotten and read the minutes from that, you will see where he agreed they were wrong and he was trying to get everything straightened out. Mayor Flaute: We've been hearing that and hearing that and it is time for our legal folks to go with their legal folks. Ms. Grandjean: I need more than vague allegations and general statements made by unknown person. Deputy Mayor Denning: Elayna is the point of contact for the residents; does she have a list of complaints? Mr. Carpenter: For the ones that come here, typically there is an email she would send to Republic; there is that, but sometimes the complaints are directly to Republic. Deputy Mayor Denning: We should be able to look at those and see if they are

Thursday, January 17, 2019

the same complaint all the time, same person complaining about the same thing. Ms. Fry: So even though they have given us a direct email address, I wouldn't think we would want to advertise that to our residents. I would think we would want their complaints to funnel through us so we can get the data and then we forward those complaints to that email address. Deputy Mayor Denning: So that we know what the issue is and whether or not they followed through. Ms. Campbell: That little blue sticker that's a magnet you stick on the fridge or something, it has their number right there where they can call. Deputy Mayor Denning: I think what we need to do is make sure that if folks are calling Republic directly, they need to make us aware of their issue also, somehow we need to put that up on Facebook and our web page to please let us be aware because if we have enough complaints then we can do something about it. Ms. Campbell: I'm sure the manager gets a lot of calls, too. Deputy Mayor Denning: Well, whoever gets the calls, whatever we get, we need to know what it is as we have a better button to push than when they call the call center and they get this lady one day and this guy another day and a different answer each time, right folks?

Mr. Curp: Where are we in the selection process for the victim advocate? My concern is we have this report dated January 11, dated a week ago and it says due to the large number of a qualified candidates, staff is setting up screening phone interviews for 15 candidates. Why would we want to screen 15 people; we can't boil it down any finer than that and make better use of our time? We have enough stuff to do in this city and it seems to me screening 15 people is a lot...Chief Robinson: The reason that you screen 15 people is because quite frankly the pay range for this job is relatively very low. A lot of the people that applied for the job have Masters Degrees in psychology and you name it. So, if you pick the 15 best people on the list and you call them and say guess what the starting pay is \$16.20, they go, I can't take that kind of pay cut. So we went about doing this by picking 15 people because we knew that some of those people aren't going to go, oh that is fantastic. We picked 15 really good people, and I took me and the other two majors and made phone calls so we took five people a piece. It did not take very long to make a phone call and say these are the three questions I want to ask you: are you still interested in the job; we have a strenuous background check will there be an issue there and if it is can we talk about it right now, some may have something that happened 20 years ago and it doesn't really affect them; but the big thing was the pay is \$16.20, can you accept that. Of the 15 people we called today. I got eight people that still want an interview and we are still waiting for a few to call back. Relatively, it took us about 20 minutes to make all the phone calls because there are three of us and we did it fast. That was our intention. We picked 15 people out of 180 people. If you want to talk about some time, it took all three of us going through 180 people to find 15 candidates that are relatively close to here that we thought might actually take the job and we eliminated a lot of them because of the fact they were so over qualified there is no way they are taking this. Some of them were out of state. That is why we picked 15; we just thought it would be a fast number to do five a piece and that is what we did. So far we have eight people that want to take an interview; I haven't turned those names over to Mr. Lohr yet, because we are waiting for a few people to call back.

Mr. Curp: Prior to the last meeting we were sent this spread sheet with the timelines on plans development and that sort of thing and it shows today is the 17th and Monday, the 14th the programs for the economic development plan were supposed to have been identified and by today all the projects within those programs were to be identified. My question is do we have those? Mr. Carpenter: Yeah, they are printing off, they are in the back, yes, sir. The economic development plan, yes. Mr. Curp: When can we get that? Mr. Carpenter: Hopefully, before you leave this evening. Mr. Curp: I also see, I was looking for stuff for the planning and program management department or whatever that group is called these days. I didn't see them on here. I see an entry called comprehensive plan review and under that there are four lines, one of which is draft plans for housing, but I don't see anything from a planning stand point. You have community development and related things in that area so my question is what is happening? Mr. Carpenter: That print

Thursday, January 17, 2019

out was from a December date; I'm not sure what the date is. Mr. Curp: It is the only one I got. Mr. Carpenter: No, I'm sorry, if you look at where it talks about the comprehensive plan, there should be dates listed for when a project starts to when it ends. The time frame that is shown there probably doesn't encompass that start date. Mr. Curp: Yeah, the draft plans were supposed to have started today and runs for a month. It is interesting, but the staff review plan, whatever that is, supposed to have been done already, but I don't see the other components I would think should be in a planning function for a city this size. So my question is where is that headed? Mr. Carpenter: The comprehensive plan review? Mr. Curp: Well, that too, but it says draft plans for housing under comprehensive plan review; I don't know that those fit, but if that is what you all have put together then that is what you have put together. My question is comprehensive plan review isn't necessarily dealing with those other planning functions or community development functions that is just reviewing the comprehensive plan, which is this. Mr. Carpenter: The intent there is to review the plan and to make updates to the comprehensive plan. Mr. Curp: Okay, so the other planning functions then as far as community development don't exist; they aren't in here. Mr. Carpenter: I don't know if it is part of that Gantt chart. Mr. Curp: Well it is not listed anywhere that I can see. My concern is we've talked about this throughout all of 2018 and at the end of 2018 we talked about there not being the community development plan, there not being an economic development plan and how we lost a whole year in each of those areas. I want to make sure we don't lose a whole year again this year in those areas. That is why I am bringing this up. I will keep bringing it up because I have a sincere interest in moving things along in this community. It is nice that we read off a bunch of stuff earlier this evening, positive things that happened last year, but a lot of that were miniscule operational things that would happen anyway. I am looking for things that will move this community forward and that entails having a community development plan for this community and economic development plan for this community and there are other things two, but those are two key ones we talked about it last year, didn't happen and now we are at the end of our meetings for the first month of this year. I want to see things happen in this community.

A) Monthly Update Police Department – Chief Robinson: We talked about the Victim Advocate so we are done with that one already. Mr. Curp: We are not done; what is our time line? When are bringing people in to interview and when are we getting the position filled? That is the very first position that was created in this community when we became a city back in 1994 because we understood the need and you know as the chief of police that major crime in this community is domestic violence. You probably have more calls other than some petty theft. Chief Robinson: One of the things I can tell you today; just in the last week, we handled 43 felony cases last week. That ranged from thefts up to domestic violence. There is large variety of different cases that happen within the city, obviously. Mr. Curp: I'm just saying the emphasis of this council put on things we saw of importance to this community were addressing assistance for victims of domestic violence because that is why we created a position. Chief Robinson: I agree with you 100 percent. Mayor Flaute: When do you think you will make this happen? Chief Robinson: Obviously we made the phone calls today. I was waiting for some phone calls hopefully back for some other folks. Talking to Mr. Lohr, we are talking about getting the interviews in next week some time. I was going to have one of the ladies come in on Monday because she actually works and is a very responsible young lady and she is off on Monday because of MLK Jr. Day and she has to work every other day than that so she asked to possibly get an interview on Monday. I thought it was very admirable of her to say that so I am great; I like the way she is thinking already. I was going to get some even as early as Monday and get some scheduled by then, but next week for sure and hopefully within a couple of weeks we should get somebody in place that is our goal. Ms. Campbell: How are you sending out the message for people to apply for that? Chief Robinson: What do you mean? Ms. Campbell: You are advertising there is an opening for victim advocate. Chief Robinson: We advertised through Indeed and some other... Ms. Campbell: When you put it out there can you put starting pay and put it in there that would eliminate some of this over the top people. Chief Robinson: That is not in my wheelhouse; I don't write the things, but there

Thursday, January 17, 2019

was no overtime involved there. Ms. Campbell: No I meant, the one you said was over qualified that said no to it. Chief Robinson: Obviously, that would eliminate some people that would not even apply if they saw that. We had the same problem with the records clerk job to be honest with you; they were great candidates, but when we tell them, and they are making \$25 an hour, they aren't coming for less than that. What happens we made sure this time we told the folks because we actually interview people and they go, oh wow, that is what that is. Ms. Campbell: Wouldn't that save a lot of time? Chief Robinson: You are probably right, and that is why we made the phone calls. Once you advertise for so long and have 180 people and break it down to 15 and it takes a while to get to there, you want to make sure they are still interested in the job. We had a couple that flat out said no they moved onto something else or whatever and then there was one I eliminated because I did not like her message. She said if you text me, I will answer your cell and I was not texting this young that; I don't do that on interviews for any reason.

Chief Robinson: The 43 felony cases we had, I know when I turn in a monthly report to the city manager this past time I turned in a War & Peace. I'm not sure if you gave that all out to them or not the whole thing I gave you. Mr. Carpenter: I didn't forward everything that was in there. Chief Robinson: He and I had a conversation and it is a lot of information of what our folks do and I am proud of the work they put in on the road and in the detectives section. No one is ever going to know how much they do so I really appreciate them and want to make sure the powers that be know that. Nevertheless, I want to make sure everyone knows we are actively working on the Cheryl Coker case. I know that is always on everyone's mind and we are pursuing every avenue in that case and beyond just to make sure you are on the same page with us. If you have any questions you can call me. I don't want to talk about the thing too much because there are some things I can talk about and some things I can't. Moving on from that, Officer Evan Stafford completed his evidence tech school this month and became a certified evidence technician. He is #14 for the department, there's quite a few, but we are leaning towards a different avenue for evidence techs and how we are going to get them assigned to different shifts and also how we are going to pay them as well. We have one more person we are going to send so we will have 15. That is a lot of evidence tech, but to be honest with you that is a lot of really good training those folks can use every day. Some general information, the destruction of records upstairs, we have currently 10 boxes of the police stuff to go out. Our goal is, and one of the performance expectations we talked about this year is trying to clear out as many as possible. I think one of our dates is by March. We feel we might get another 150 additional on top of that 100 we already have to clean it out. We are living in the space and our records are locked up, but there are a lot of them and you can't put them in a corner because they would fill half this room if you think about it. We are hoping to do some kind of a shred thing maybe in March and get rid of a lot of those boxes so we are going to do a lot more upstairs in the records room. I know at the beginning of the year, there was a big concern about overtime. We are down 147.5 hours in overtime so it is like I was saying talking about the beginning of the year, it fluctuates so much. In this past month, we are like 70 or 80 hours below like we were last year so it busts down to 147.5 hours below what we did in 2017. We try hard to keep it down, especially when we start out really high. You can see by that number we slowed this down. Dispatch wise we jumped up 3,654 calls so we did more in 2018 than we did in 2017 that is for sure. I can't say that is a good thing; I would prefer to see the number below that. In terms of being busy, you can see that we are. We would like to see that to be -3,654 next year if it is possible next year or this year, who knows. The highest call for service in this last week was traffic accidents. Can you imagine that with all the bad weather? We had 30 traffic accidents just last week. Those are the numbers we want to decrease every year, the problem is we just have so much roadway and so many travels in and out of the city. There is so much traffic on a daily basis that it is ridiculous. It is hard to do. I would love to do something at the intersections we have the most problems; there are options if anyone wants to entertain those ideas in reference to cameras and things like that. Some of those aren't ones where people get charged for things, but it still makes a difference in slowing people down and save us from accidents at those intersections. We can look at those sometime during the year and I can

Thursday, January 17, 2019

pass them on to the city manager and he can pass them on to you all. We ordered the four new radar units; thank you very much for allowing us to get those. Two were very old and out of sync and two of the cars didn't have them at all so we appreciate that very much to get four new radar units in the cars. The computer and IT issues we are having are slowly coming to head to getting it all fixed. My compadre right here is a guru in IT and we appreciate him; he helps me out quite a bit. We still don't have OLEG, but from what I understand we are really close to getting that done and we will be happy to get that done because there is a lot of information that we do need for the property room and getting rid of some cases and things like that. You can't get rid of them now because they are in OLEG, but the time frame has gone past where we can't get property out of the property room because they are in OLEG. It is notated in there and without being able to get that information out; we can't get rid of that property. I would ask any of you, if you haven't seen the property room, you should go take a look at it. It is absolutely impeccable in comparison to years past. Ms. Lommatzsch has seen it first hand, go look at it now, it is amazing. Danny Brodnick is a wizard. My last thing is we have a meeting tomorrow with Stebbins High School and we'd like the partnership with the school. This is another thing we are going to do with them. We are going to start up a career class in law enforcement like they do for other things like HVAC. This will assist some students to further their career in law enforcement. We do interns already and this is a little further beyond that. We will brainstorm with them tomorrow and hopefully come up with some good ideas for that career class.

Ms. Campbell: Did you pick up too many 4-wheelers or any at all? Chief Robinson: Any 4-wheelers? I haven't seen any. Ms. Campbell: There are about eight of them out there running through the plat. Chief Robinson: You need to call me and let me know. Ms. Campbell: I did. Chief Robinson: Did they catch them; those son-of-a-guns are hard to catch some times. Ms. Campbell: I can tell you where to go to and wait for them to come home. Chief Robinson: Well that is what you need to tell me then.

Ms. Fry: I appreciate the level of detail in the December report, but I was curious if we are going to get the War & Peace? Mr. Carpenter: Yeah, I can forward it to you, absolutely. Chief Robinson: That is probably the first time we actually sent him War & Peace, I don't think he has ever seen that one before. Mr. Carpenter: It was, it came in a pdf format so I couldn't really copy and transfer everything over. Chief Robinson: It's hefty and it gives everything; it gives every shift of what happens for each individual shift and department for every platoon and gives all their stats. Deputy Mayor Denning: It is the war log from the peace officers. Chief Robinson: Now, I probably just got in trouble now because you want the War & Peace version. Mr. Carpenter: Now you have set the bar.

B) Monthly Update Fire Department – Chief Dan Stitzel: Our staffing has taken another hit. We are losing one of our full time people; he's going back to Lexington, KY to where he came from. He was down there for five years and decided to go back down there. So we are losing one of our full time firefighters. We had already started a posting for a full time position, we were just trying to get ahead and have an eligibility list so now we are going to have an opening we will fill off of this. We are currently accepting applications and providing the online testing for a full-time firefighter. We are also losing another part-timer, he has taken a full-time just elsewhere, and we 12 applications on file and so far we have four of them scheduled for an interview on Wednesday. We are hoping to get some more part-time people in here and get their training started. We got a bit of good news with community paramedicine. We reached out to Montgomery County, who we partner with, they gave grant money from other sources also to them, and they realized that since we lost our EPA money they are trying to find other revenue sources for us. We are still working on a couple other hopefuls out there, but they were able to come up with \$3,000 to put towards our community paramedicine program so that should be here next week. That helps offset the staffing and we can bring somebody in on overtime or we can bring somebody in to cover the person that goes out and does the community paramedicine work for us. That will be a shot in the arm for us for that program. It is still continuing

Thursday, January 17, 2019

even without that money, it is just going to make it a bit better and we can probably do a little bit more. We still are going to continue that program the best we can. The crews are very busy with their annual EMS protocol training. We do this every year; everybody has to get tested and certified in the regional protocol for EMS so that is the biggest thing the crews have been working on outside the call volume, which has been a very busy month for us already. Weather related is a big part of that, but we have had some days where we are hitting 25 - 30 calls a day just continuous non-stop. One of things that we are starting is reevaluating the mutual aid, the automatic mutual aid districts between us and our neighbors. I have been talking to a couple of neighboring departments and we are wanting to sit down and look at it to see if there is a more efficient, more effective way of spreading that coverage out and get a quicker response time for people that need help. Lastly, we are also meeting with the local health networks about setting up a health and wellness program for the firefighters so they can participate in. We are continually trying to push and improve that health and wellness fitness for duty for all of our firefighters, especially with the strain they go through doing those 25-30 calls a day. I'll update you as we progress through those processes.

Mr. Curp: In this morning's newspaper, I believe, there is an article about the City of Troy putting together an apprenticeship program for their fire department in order to grow their own talent within. It doesn't mean they aren't doing recruitment programs and that sort of thing for experience firefighters, EMTS/paramedics, but the apprenticeship program in conjunction with the local community college and scholarships that have already been solicited and being provided for at least the first year. My question is what is our recruitment program? Chief Stitzel: Right now, our recruitment program centers around getting word out to the local community colleges. We talk about all the different departments. Like at Sinclair, when they have a graduation, they have a meet the candidate's day and after graduations you can go in and sit and talk with candidates and try to get the interested in your department. The problem with that is most of them are firefighter certified but not EMS certified so we still have to wait for them to go through an EMT basic class to get our minimum qualifications to become a part-time firefighter/paramedic. Right now, there is a shortage of people out there wanting in this profession. There are so many departments around us that are hiring full-time people right now quite a few of them are expanding their full-time staff so they are actually adding new positions. Somebody counted up what they knew of the other day and I think there are 35 open full-time positions in the Miami Valley. The City of Springfield is removing the requirements for any certifications. You can get hired on with that fire department and they will put you through the EMT/paramedic class, put you through the fire school, pay for everything, pay for you to go; we are limited there because we need to bring them in already certified because we don't have the money to put them through class. There is usually somewhat of a limited agreement that they would even stay with us once they did get certified. Right now it is by word of mouth; we put out flyers, send emails on multiple lists, and talk to other fire departments with part-timers and telling them if they are looking for another part-time job. Some of these part-timers will work three or four different fire departments just waiting for that full-time job to come up. It's multi-faceted; when we see an opportunity we go for it and try to get people in. Mr. Curp: Do we take part in regional job fairs? Chief Stitzel: There are not many regional job fairs I can think of that is specific for firefighter/EMTs. The graduation ceremonies at Sinclair, Clark State and things like that we try to get our information out there. We accept part-time applications all year long; we don't have a set schedule, but when there is a need we will go through the process of interviewing and hiring. It is just time consuming as it is just me and an administrative assistant that does it all. We try to gather as many interested people as we can through those different avenues. Mr. Curp: So do we maintain an eligibility list or do we wait for an opening? Chief Stitzel: For full-time or part-time? Mr. Curp: Both. Chief Stitzel: Part-time, no; we just maintain a stack of applications and when we get 10 or 15 applications and we see that we are losing some part-timers, we will go through a process like we are doing now. We just lost four part-time people in the last couple of months. We are getting short; we're going to have a process and bring those back up. For full-time, that is what I

Thursday, January 17, 2019

started to do was do a full-time process for an eligibility list, but then we end up with an opening a couple of days later; he hasn't left yet, but we will maintain that list. The last process, we had an eligibility list for about six months; we exhausted it, hired the ones that were on it and then this is the next process we are starting. We are trying to maintain an eligibility list for full-time.

C) Monthly Update Public Works – Ms. Bartlett: I believe the four bigger projects the transportation improvement projects were in your packet, updates on each one of those. Our Airway East project punch list will be prepared after the snow is gone. The curb ramp we were waiting on is complete at Spinning and Airway; there are still several manholes that need adjusted to grade and stone needs to be added to the south shoulder to complete the project. I attended the MVRPC monthly technical advisory committee meeting this morning that was my first and I plan to do that each month. As far as project preparations, the department began working on a 10-year capital improvement plan to include our needed work on state routes, thoroughfares, residential streets, bridges, parks, storm water improvements, and buildings and equipment. We are also working on getting the bid documents together for the 2019 residential paving program; we plan to advertise that in February. The crack sealing and paint striping documents those will be bid in March. We are working on three grant applications for the Montgomery County Solid Waste Authority and those are for things that can be made from recycled materials such as rubberized mulch, street signs, and some park trash cans. In operations last month, the big item was the snow and ice removal. Our guys did a phenomenal job. They used 300 tons of salt and we have since replenished the salt dome with 500 tons of salt at \$35,000 leaving approximately \$30,000 for the remainder of the season. We are also putting stop and speed limit signs in upper Rohrer with upgrading street signs to the 6" aid for the aging white on blue signs. We are also performing general sign maintenance. There were a number of signs hit with the snow and ice storm. We are doing asphalt patching that was prior to the snow; building maintenance and vehicle and equipment maintenance. We are preparing to have an outside speaker come in next month and talk about work zone safety.

Ms. Lommatzsch: I would like for us to do some blitz information, by the way thanks for the work done in the snow and all, but we have to get these people to move their cars off the roads. We are not, I don't know if we should just shove them off on the sidewalk, but in a lot of the neighborhoods that is the problem, then the people complain about the snow. What can we do to get that message? Mr. Carpenter: We do have the newsletter coming out. Ms. Lommatzsch: We got to do it now; we can't wait on the newsletter. Mr. Carpenter: We have social media. Ms. Lommatzsch: Well, we have to get something going because it is a problem. Ms. Fry: Are we saying that some roads aren't getting plowed because... Ms. Lommatzsch: No, the blades can't do their job because they are going around parked cars and they need to move their cars off of the roads. We do not have, I may be wrong, correct me if I'm wrong, we don't have designated snow routes. Deputy Mayor Denning: Yes we do; I know that Spinning and Bayside for sure are snow routes so I would like to tie on to your questions, what do we have a, what is the criteria to tell folks that it is time to move their cars off of those routes? Is it based on when the county calls a level 1 or is there something that says if we have 2" of snow you need to have your car off? What is our procedure or who calls that? Mr. Carpenter: I don't know. I haven't seen that before. Deputy Mayor Denning: Okay, therefore, that is a problem; we need to set up what that criterion is. If they are calling for 2" or snow or more people need to get their cars off the road what is the answer, and then we need to get that information out however we can get it out, and repeat it. Ms. Lommatzsch: We got one Saturday so we need to have something out there tomorrow morning telling people to get their cars off the street. There are cars in neighborhoods that never move. Deputy Mayor Denning: If it is not on a snow route, we can't really force them. Ms. Lommatzsch: We can ask them to; if you want your street plowed you need to move the cars off the road. We need to get that message out. Deputy Mayor Denning: You can do that; I was more concerned about the designated snow routes. Mr. Carpenter: We have criteria for when we plow, but as far as like emergency level, I will have to look into that; I don't know. Ms. Bartlett: It is not in that policy. Chief

Thursday, January 17, 2019

Robinson: You can have it in an ordinance exactly what you want someone to do; it doesn't have to be on a snow route, it can be in your neighborhood. You can tell people to get off the street at whatever level you want to be at, whatever inches, you just have to have it written down in the ordinance. I will tell you this, you will run into people where this stuff will happen while they are at work and their vehicle being parked on the street and you get there and you will either go around it or do you ask someone to tow the vehicle out of the way? That becomes a problem, trust me. Deputy Mayor Denning: And I get that; I'm more concerned was the places where we already have the snow routes in place that we say this is a snow route, we need these roads, so you need to be off these roads if we have snow. I need to know what the criteria are for that. Just in general, people need to know if we got at least 2" of snow coming that is when they are going to plow so if you want your street truly cleared you need to have your cars off the street. Whatever those answers are, we need to put that information out there for folks because they may not know. If we put it out there and they don't pay attention it is on them; if we don't put the information there it is our fault. Ms. Campbell: Can't you send it to the news people? Deputy Mayor Denning: We can put it everywhere; I don't care where we put it, people need to get the information. But the other part is we need to figure out what that criterion is so we have it in writing that says we are always going to do this. Ms. Lommatzsch: There are rules that have been in newsletters for eons about moving your cars, but we need to get word out and we need it out tomorrow morning if not midnight tonight or the next hour, I don't care, but my phone has been blowing up about snow and I am sorry I don't answer all of them because I will say things I shouldn't say. I'm frustrated because of the road levy, but I'm not going to do that. People need to understand that they have a responsibility and we need to remind them of that responsibility.

Ms. Bartlett: I did have an interview with Channel 7 on TV and I made mention about the need to get the cars off the streets that it interferes with our plow operations. Mayor Flaute: And, it was in the newspaper. Ms. Lommatzsch: Now, I didn't see that, and I'm sorry, I haven't seen much news today because I've been involved all day, but I did get a little bit about ODOT. At the technical meeting today, was anything mentioned about the Woodman overpass? Ms. Bartlett: Letters are going out next week. Ms. Lommatzsch: They were talking about the fact that federally we are in trouble with our roads and infrastructure and in Ohio we are obviously in trouble, and they mentioned the Woodman/35 was on hold and see I didn't understand it is on hold. Can you find out? It was on channel 2 today. Because I thought Woodman and SR-35 is moving forward, if I heard it right, they said it is on hold. Deputy Mayor Denning: Well if you heard it on the news it's got to be the truth, right? Ms. Lommatzsch: Well, not necessarily. Mayor Flaute: That's very concerning if that is true.

Deputy Mayor Denning: Tell the folks, guys, girls, whoever was driving the trucks they did a great job. Thank you, I know they put in a lot of extra time over the weekend and I know they are probably going to be putting in extra time this weekend. Let them know we really do appreciate it. Ms. Bartlett: I will do that.

D) Monthly Update Planning and Program Management – Mr. Carpenter: I had a conversation with Mr. Green; there isn't a lot more to add other than what is in the packet. We do have the abatement contract on the agenda this evening, TJ's, the company we used last year was the lowest bid. We've had our code enforcement officer driving the main roadways, identifying businesses that may be vacant and then comparing them with our current business list to ensure we have them on our business list and then we will follow up to see if proper permits are in place or if there are any violations as well. Mr. Green has been spending a considerable amount of time with a comprehensive plan at this point.

Mr. Curp: Why is not Mr. Green here tonight if we are having a public hearing on this zoning overlay? Who is going to give the staff report? Who was at the planning commission and know what went on at the planning commission? Mr. Carpenter: Mr. Green was at the planning commission and I don't think there is anything in addition that

Thursday, January 17, 2019

couldn't be explained this evening that required his presence. Ms. Campbell: Here is says Planning Commission canceled January, next meeting February 19. Mr. Carpenter: Right they canceled this month. Deputy Mayor Denning: It would be this coming Monday.

ITEM 16: PUBLIC COMMENT ON AGENDA ITEMS: Two people wished to speak before council on agenda items.

Mayor Flaute invited Mr. Massa to come forward and keep comments to three minutes.

Mr. Massa: Good evening, I have a few questions on the U-Haul/K-Mart ordinance that you will be voting on tonight. If the council decides to approve the planning commissions what they want to deny the map amendment, what will become of Ordinance No. 19-O-685? Mayor Flaute: That is why we have the law director here tonight and she will explain that when we get to that part of the meeting. Mr. Massa: Okay; I just want to give you my own personal opinion on it, well, no; I do have one more question. Are there any figures that have been established as to what kind of income this venture would bring to the city if U-Haul did go into that building, into that property? Mayor Flaute: We only know what we have heard and what the planning commission has heard. Mr. Massa: Were their figures? Were their numbers? Mr. Manager: I have not seen the figures. Mayor Flaute: It was like two employees. Ms. Campbell: I heard three. Mayor Flaute: It wasn't the 45 that we had. Mr. Massa: Okay, so that is not a good situation right there. I just think maybe this needs to have, I recommend, you don't care what my recommendation is, but I don't think that they should go in their right now. I think the council should accept the commission's request to deny this. Maybe there needs to be some more time, maybe something better will come along. Ms. Campbell: Like a Walmart. Mr. Massa: Well, I don't know if a Walmart could ever go in there now, but I know people have the opinion it is going to set vacant and be vandalized and it is just going to be an eyesore like a lot of other things, and I understand that, but maybe it needs more time, a little bit more time. I think maybe this might be a knee jerk reaction letting something of this nature go in there this quickly. It can always be revisited if something doesn't pan out later down the road, once U-Haul gets in there you will never get them out. I think this is a really, really important decision. We don't have many properties like this in our city. I don't know of any like this in our city with that type of set up. This isn't an office building; this is a unique building and we just don't have that situation anywhere else in the city. We need to really be careful what we do with this situation. That is my point.

Mayor Flaute invited Ms. Pitzer to come forward and keep comments to three minutes.

Ms. Pitzer: I'm not sure if this should be spoke during the hearing when you oppose; the rezoning of the U-Haul, but I will go ahead and speak it now. I think we need something in there that will bring jobs and revenue to the city, a business that will bring a benefit to the residents and bring the jobs. This parcel is extremely visible and heavily traveled. Do we really want another U-Haul for people going down Woodman? I don't think this is going to approve the appearance of our city. Our economic specialist should be out pounding the pavement contacting companies, making them aware of this building that it is available, the possibilities, and the opportunities. I know Bob Murray would have been doing this and right now we are doing nothing. You got rid of Bob and nothing is being done. The city should not be so eager to jump in to changing this zoning. It takes work; it takes work to get businesses in here. I don't see that happening and I just oppose this. I live in that neighborhood. I don't want another U-Haul. Granted, the one at Linden and Spinning that is fine; that's not that heavily traveled. Woodman is extremely traveled. I don't think it is a good appearance for our city. We need something that benefits the residents. Thank you.

Mayor Flaute: Ms. Pitzer, there is stuff being done even though Bob is not here, there is stuff being done.

ITEM 17: OLD BUSINESS

A. ORDINANCES

- I) Ordinance No. 19-O-684 approving the recommendation of the Planning Commission that an application for a map amendment of the zoning map of the City of Riverside, Ohio, be denied for property located at 601 Woodman Drive, Parcel ID Nos. I39 00919 0004, I39 00919 0005, I39 00919 0006, I39 00919 0007, I39 00919 0010, I39 00919 0011, I39 00919 0012, I39 00919 0013, I39 00919 0014, I39 00920 0001, I39 00920 0002, I39 00920 0003, I39 00920 0004, I39 00920 0005, I39 00920 0006, I39 00920 0007, I39 00920 0008, I39 00920 0009, I39 00920 0010, I39 00920 0011 & I39 00920 0012, from B-2 to B-2HC zoning district. (2nd reading, public hearing, adoption)**

Mr. Carpenter: This ordinance is about approving the recommendation of the Planning Commission; the recommendation was to deny the application. Mayor Flaute: I've asked the law director to come and explain what we did and what needs to be done. As most of you know we had a first reading, but we didn't have a vote. Now, we are having a second reading and Ms. Law Director would you explain why we are doing what we are doing. Ms. Grandjean: Under the charter, unless the second reading or the rules are suspended we need to have two readings of an ordinance. This is the second reading. Under 1105.07 which governs rezoning applications, once the planning commission has its public hearing and issues its recommendation, council has to have a public hearing. So, this is the opportunity to have the second reading and have a public hearing. Now, I drafted two ordinances because I don't know council is going to decide. Council has a binary option, one, approve the planning commission's recommendation which is denial of the application, the first ordinance; if that ordinance is enacted, then there is no need to go on to the second ordinance. If that ordinance is voted on and it would be voted on first and it does not pass, then council goes on to vote on the second ordinance after the public hearing. Mayor Flaute: Why do we always have a vote on the first reading then, we don't normally ever have to do that? Ms. Grandjean: I think you have a vote on the first reading to see if it should proceed to a second unless you are waiving or suspending the rules doing it all at one time, but the ordinance requires a public hearing. There was no public hearing scheduled and council, earlier, gave a direction that we should not try to have emergency ordinances thereby suspending the rules, but have the two readings that are required in the charter. Deputy Mayor Denning: So if we would have publicized that we were going to have a public hearing on this situation at the first reading at the last meeting, if we said we were going to have the hearing at that point, then we could have passed one of these and moved on to the second reading at this meeting; would we have then had to have another hearing? Ms. Grandjean: No, you only have to have one hearing. Deputy Mayor Denning: If we would have publicized we were going to have a public hearing about the K-Mart property at the last meeting then we would just be doing the second reading this time and be done. Ms. Grandjean: As I read the charter, the public hearing happens after the second reading. Deputy Mayor Denning: But in the past, we have had public hearings on things the planning commission has done, we have the hearing as a separate thing and then we move on and decide whether to pass or not pass the ordinance. Ms. Grandjean: As I read the charter, the public hearing happens after the second reading unless the rules are suspended. Deputy Mayor Denning: Because we have started this new situation that we didn't use to do what we should have been doing, we have the hearing at the second reading regardless. Ms. Grandjean: Unless the rules are suspended, which would mean that staff in preparing the agenda would have to predict that council would vote to suspend and then schedule the public hearing and if council decides not to then it would be rescheduled. Deputy Mayor Denning: Does the charter say we have to have a public hearing on each ordinance or does it say that it has to be at the second reading? Ms. Grandjean: Second reading.

Thursday, January 17, 2019

Deputy Mayor Denning motioned to read Ordinance No. 19-O-684 for the second time by title only. Ms. Campbell seconded the motion.

The Clerk read Ordinance No. 19-O-684 for the second time by title only.

Mayor Flaute opened the public hearing for Ordinance No. 19-O-684. Mark Quinn of U-Haul came forward to speak.

Mr. Quinn: You need my address? 3628 Oxford Court, Erlanger, KY. I'm with U-Haul Company, Americo Real Estate; I'm here to represent them in reference to the K-Mart that we are all talking about here in the zoning. First I would like to say thanks for having me here; I appreciate the opportunity to having me speak and give you some ideas of what U-Haul does. I will try to make it quick since I have three minutes. Ms. Grandjean: I believe the applicant should not be limited to three minutes; this is a hearing. Comments of the public on the application should be limited to three minutes, but presentation of one's case I think should be given as long as is required. Mr. Quinn: I will still try to make it quick. U-Haul is now in the process of purchasing a lot of K-Marts across the country. Retail has gone away. If there are people wishing for another K-Mart to come back, it is going to be a long, long time. I'm not saying that because I have anything against K-Mart or retail, but if anybody is like my wife, the stuff comes to the door; we go outside and we bring it in the house. We don't go out shopping for it. I think that is the trend across the United States that is why you see K-Mart's closing everywhere. U-Haul, in general, I believe has purchased over 40 K-Mart's across the US so far and they are in the process of purchasing more of them and revitalizing them. Buildings that were dilapidated, abandoned, ran down, vandalized, and we are reusing those buildings to make them a productive part of communities. For people to say we don't want another U-Haul, I understand that, you have a right to your opinion, but the community will decide whether or not you need another U-Haul or not. The way they have approached this at Linden Avenue, we put in 150 rooms there and they filled up in six months so to me that tells me you do need another U-Haul because it filled up that fast. There is not enough storage space for your residents in this area. They are demanding more, and if they weren't, we wouldn't be looking in that area; we'd look somewhere else. I differ with the idea that you don't need it; I think your residents do need it and they want it. Yes, there's going to be some people that don't want it there, in some cases, I guess the people that don't want it maybe they should purchase it and make it into what they would like it to be. I know that sounds drastic not everybody has \$1 million to spend on a building, but we are paying \$2.2 million to buy the property. There is no one else beating the door down to buy that property; it has been sitting vacant for a while. I'll make an example with Trotwood, the super Walmart there moved up the street and they left that building vacant for over 10 years. Do you guys want that building to sit there vacant for 10 years? It is a possibility. I know everybody has a dream of hiring 40, 400 people into the building and if we don't get it, I hope you get that. I don't see that happening like she said pounding the pavement trying to find a business to move in. So, Trotwood, at first didn't want us there, they didn't want another U-Haul, same idea and it sat there for another six months. Then they came to us and said, are you guys still interested in that property? The CEO was a little distraught because if they don't want us here then we will go to Englewood or we will move somewhere else and do business there if they don't want us there, but he eventually said, yeah, let's move in there. We are in the process of doing that. I think if you look at what we have done at the Linden Avenue location, my first day, excuse my French, but it said "F" the police on the side of that building in spray paint. That is the type of thing you get when a building sits vacant for long periods of time. You get vandals, you get crime, you get prostitution; we do in clean the place up, we cut the grass, we landscape to the tilt. We hire people; I heard someone say like two to three people; it's more like 10 - 12. I'm not sure where they got that number, that number can change based on how much business you are doing. So, if you are like Miamisburg when we first went in there we hired five or six people and it is now up to 12 because the business kept growing and growing. You do more income, you can hire more people. I would assume it will be similar to Miamisburg. These other cities invite us in. In

Thursday, January 17, 2019

Huber Heights, we took over the Big Lots and we moved into there and changed the whole look of that building. There is still an eyesore of a drive-thru in front; there is still a billiards place next door that is an eyesore, but if you look at our place compared to those you would say wow, look at this place. At Linden Avenue, we put in sidewalks, trees, bushes, shrubs, that the City of Riverside required and we abided by what they wanted. It is a beautiful place; I get nothing but compliments about that place. To me it is beautiful because it is U-Haul and I have been doing it for 26 years and it is orange and white. I guess at this point I bleed orange and white. I ask that you consider us; I have a few flyers here to show you what was done with some other properties. These are before and after photos of some of our properties. Some of the things that we do, I know there is a bike path over there and it is not a big deal, but I will mention it; we try to put in bike repair stations. I don't know if you have seen these, yet; there are a lot of cities are doing repair stations for bicycles. This is trying to promote healthy living and people trying to ride their bikes. There is a bike path right behind that property, I believe, am I right about that? There is a big sign on the side that is somewhat falling apart, doesn't look so great; we'd revitalize that open the bike path back up, put in a repair station. A repair station typically has water, air, and some tools on tethers so people could repair their own bicycle. It is free of charge; anybody who wants to use it can use it. We also participate in car share, park-n-ride, so I don't know if there is a bus station nearby, but if people want to use our parking lot to park there and get on the bus they would be more than welcome to do that. And, we have donated a lot of things to the community. I think Carroll High School we have donated some stuff to them: truck usage, trailer usage. We try to be good friendly neighbors with everybody. I know I am forgetting a couple of things. There is a list in the handouts; this one will show sustainability, shows you what U-Haul does as far as going green. (Inaudible as Mr. Quinn was handing out information sheets). We try to do what the government likes as far as planting trees, bushes, shrubs, and trying to help the O-zone. Also, for every truck that we have at one of our locations, it cuts down on the number of trucks that your citizens would need. That's why we call it truck-share now, rather than truck rental. It lets your community share the equipment and keeps the cost down and cuts down on the O-zone going green and all that. I hope that you would really consider us being there and I think we would be a good neighbor to the city and the community. I've been doing it a long time; I'm not going anywhere. Somebody had mentioned earlier that once U-Haul is in there, you will never get rid of us. My opinion is that once we are in there, you're right, you won't get rid of us, but you will be glad you had us there. We will keep the property looking right, and if you talk to these other cities they would tell you that they are glad we are there and we are keeping the property clean and nice for your residents so they aren't looking at an eyesore. I appreciate your time today; if there are any questions I can answer, I am sure there are things I forgot. Hopefully, the pamphlets will answer some of those questions, but if you have any questions for me, I would be glad to answer any that you have.

Ms. Campbell: I don't know if it is a question or a suggestion, most of the people's main concern is it's on a main strip. You said you bought the land for \$2.2 million? To renovate the building is going to cost you what? Mr. Quinn: Approximately another \$2 million. Ms. Campbell: Wouldn't it be easier if you bought the land somewhere else and then built the building? Mr. Quinn: No ma'am. Ms. Campbell: Why? Mr. Quinn: It would be more expensive. A ground build up for a building that size would probably be pushing \$8 - \$10 million. Ms. Campbell: There is other land around here we could get you. Mr. Quinn: Sure, but because of the business we are in, we want to be on a main corridor. I'm not going to lie about it; we want to be where people can see us. We want the trucks and trailers to be where people can see us. The Huber and Miamisburg council when we first moved in asked if we would move the trucks behind the building that would just break the deal. We have to have the trucks for visibility. We don't do commercials; you won't see us on TV. That is our advertisement; our equipment in use and parked on the lot. They will be cleaned and orderly and won't abate any fire lines or anything like that.

Thursday, January 17, 2019

Mr. Curp: Mr. Quinn, did you represent the interest at the planning commission meeting or was that somebody else? Mr. Quinn: I did. Mr. Curp: Did they talk to you about the criteria for our standards for approval just for making zoning changes? Mr. Quinn: They talked about the overlay a little bit as far as it would require an overlay or changing of zoning. That is what we are here to ask for today. Mr. Curp: Did it talk about the standards for? Mr. Quinn: No. Mr. Curp: I think there is two sections in the code that deal with standards. One is the standard in general, the basic findings of fact that the planning commission is supposed to make, and I am sorry our zoning administrator is not here tonight that would be appropriate to have our professional resource here to talk to us about that. One of the things, well the list that is in there, is that the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood. That is the finding of fact area where the planning commission or in the report that I saw said that this proposal fails to meet that criteria. Then you get to the section on the overlay itself and one of the key criteria in there says that the businesses that fall into the B-2 category, and that the category the K-Mart property is in, is that the area itself should be comprised of at least 60 percent of the permitted uses that are in the B-2 category. The proposal that U-Haul is making is that there can be an industrial overlay for this B-2 area. I have wrestled with what that 60 percent criterion should be; does it just address the size of the building? The code says the use so to me that is the size of the building. Plus there are two other sections out in the parking lot; one for additional storage units to be constructed, I assume, and another for, I don't recall the name of the apparatus that is out there, I suppose for towing. Mr. Quinn: Towing equipment so trailers. Mr. Curp: In any event, the building itself takes up more than 60 percent of the property. The building plus the additional storage, plus the area for the towing things all that combined takes up more than 60 percent of the area so it wouldn't be possible unless there is some really significant changes for the proposed use to have more than 60 percent of that area being used for the permitted uses in the B-2 classification. Mr. Quinn: Correct me if I am wrong, I think the retail is only going to be 5,000 sq. ft. on the property. Obviously the rest of it will be mainly storage that is what we need the zoning for is mainly the storage and truck rental. Mr. Curp: And that itself takes up more than 60 percent of the property. So then I went back and looked at it from a different perspective and that is on the front corner of the K-Mart property is a BP gas station, now that is a B-2 area. Across Woodman Drive is a gas station, a tire and service motor vehicle service operation and a payday lender. Then you continue north through the intersection and on the other side, on the northwest corner you have a Shell gas station and along Burkhardt Road you have a couple of retail, those are zoned B-2. You continue north on Woodman passed the gas station and you have the hydroponics plant business, and then you have a used car lot, those are B-2. You go across the street from there on the north east corner, you have a flower shop, a church, an auto parts place, and then you have a strip that has foreign auto parts place. I took all those and said maybe that is what is supposed to be entailed here when it talks about the uses in the zoning district; maybe since all those are B-2, collectively, that's the district. It still doesn't measure up; those other B-2 categories do not meet the 60 percent threshold. That says the proposal doesn't meet the criteria that is in our zoning code for approval. It could be that the zoning overlay could be approved and then the applicant would have to go to the Board of Zoning Appeals and ask for a variance; I don't know that is a different issue. My point here is that there are two areas the proposal doesn't meet the standards in our code. Mr. Quinn: Just a quick question, on the first one you said we didn't meet the standards, does it go into what they were talking about exactly because I am not sure what they were meaning by that in the first one. Does it give details because typically we try to meet the standards if they are talking about the appearance of the building; we will try to utilize the same materials that other companies are using for example the Pizza Hut across the street from Huber Heights has some brick columns and things like that and we incorporate that into our building as well and make it look more appealing to people driving up and down the street to make it look like it fits in with the city. Mr. Curp: My interpretation of that reference is that in that area you have B-2 businesses with certain permitted uses and you have residential and you have churches. It is not suitable for industrial use because industrial use is not keeping in the character or the character of those other uses in that neighborhood. And then, I also go back to studies we

Thursday, January 17, 2019

have commissioned over the years as to what kind of development should take place in the corridor. We've had numerous studies over the years; we had one study which was for a major redevelopment for this area that we are in here as being a central or core point of vibrancy for the community. Even in that study it had tentacles going out and saying while this is the core it extends up towards the high school and it goes west down Springfield Street and another tentacle went south to this section of Woodman and Burkhardt. In those studies, and especially in that one, for creating vibrancy that you would want for this type of an area here are the kind of things that go in there and should be striven for, those permitted uses in a B-1 and a B-2, but not industrial types of uses. For me, when it talks about the character of the area, I look at all those things.

Mayor Flaute asked if anyone else wished to comment on Ordinance No. 19-O-684. Seeing no one, Mayor Flaute closed the public hearing at 8:56 pm.

Mayor Flaute asked if there were any comments of council. All were in favor; none opposed. **Motion carried.**

ITEM 18: NEW BUSINESS

A. ORDINANCES

I) Ordinance No. 19-O-686 renaming and repurposing City Fund 213, commonly known as the OPWC Issue II Spaulding Road Fund. (1st reading)

Deputy Mayor Denning motioned to read Ordinance No. 19-O-686 for the first time in its entirety. Ms. Fry seconded the motion. All were in favor; none opposed. **Motion carried.**

The Clerk read Ordinance No. 19-O-686 for the first time in its entirety. Mayor Flaute asked if there were any questions or comments from members of council. The ordinance is scheduled for its second reading at the February 7, 2019 council meeting.

B. RESOLUTIONS

I) Resolution No. 18-R-2438 declaring it necessary to levy a tax in excess of the ten mill limitation. (Police Levy Renewal)

Mr. Carpenter: This resolution is declaring it necessary for the police levy renewal.

Ms. Lommatzsch motioned to approve Resolution No. 18-R-2438. Deputy Mayor Denning seconded the motion.

Mayor Flaute asked if there were any questions or comments by members of Council.

Being none, all were in favor; none opposed. **Motion carried.**

II) Resolution No. 19-R-2440 authorizing the City Manager to enter into a contract for the purchase of mobile data computers and associated equipment for use by the police and fire departments under the state of Ohio Cooperative Bid Program.

Mr. Carpenter: This resolution authorizes the city manager to enter into a contract for the purchase of mobile data computers the police and fire departments using the Ohio Cooperative Bid Program

Thursday, January 17, 2019

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2440 with the named representatives. Ms. Campbell seconded. All were in favor; none opposed. **Motion carried.**

III) Resolution No. 19-R-2441 authorizing the City Manager to enter into a contract with the lowest, responsive and best qualified bidder, TJs Property Management, LLC, for the abatement services contract.

Mr. Carpenter: This resolution is to authorize the city manager to enter into an agreement with TJs Property to conduct abatement procedures.

Ms. Lommatzsch motioned to approve Resolution No. 19-R-244. Deputy Mayor Denning seconded. All were in favor; none opposed. **Motion carried.**

IV) Resolution No. 19-R-2442 recognizing the Fisher/Nightingale House, Inc. "All-American Evening" as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.

Mr. Carpenter: This resolution is recognizing the Fisher/Nightingale House, Inc, "All-American Evening" as a function that promotes public health, general welfare, and contentment of the citizens of Riverside.

Ms. Lommatzsch motioned to approve Resolution No. 19-R-2442 with the amount of \$250. Deputy Mayor Denning seconded. All were in favor; none opposed. **Motion carried.**

V) Resolution No. 19-R-2439 appointing _____ to fill a vacancy on the Riverside City Council for the remainder of the term ending December 31, 2019.

Deputy Mayor Denning: motioned to put Dan Teaford to fill the vacancy on the Riverside Council for the remainder of the term ending December 31, 2019. Ms. Campbell seconded.

Mayor Flaute: It was a very difficult decision; it was very difficult. I want all the folks to know this was not easy.

Roll call was taken for the vote: Deputy Mayor Denning, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Flaute, yes. **Motion carried.**

Mayor Flaute congratulated Mr. Teaford and let him know of the next special meeting where he will be sworn in on January 31, 2019 at 6:00 pm.

ITEM 19: PUBLIC COMMENT ON NON-AGENDA ITEMS: Two people had requested to speak; however, Mr. Schneiders had to leave. Mayor Flaute invited Ms. Pitzer to come forward and talk about her issue and limit her comments to three minutes.

Ms. Pitzer: Ms. Lommatzsch kind of touched on this already, and I would like to thank our road service department. I think they did an excellent job on our streets, but I'd like for the city to make an ordinance that anyone with a driveway, make it mandatory when 'x' number of inches of snow is anticipated that you must you remove your cars and trucks. I don't appreciate having to shovel 10' out into the street because a neighbor parks in front of my house. The plow has to swing out so far and then cut back in and misses all of the end of my driveway. I hear them say it is inconvenient to have to move cars; well it is really inconvenient for me to have to shovel that. Let alone the hassle for our plow drivers.

Thursday, January 17, 2019

People complain because their street isn't plowed correctly; it's because they have to swerve in-and-out. I think the city needs to make an ordinance that says you must remove your cars. I see signs that say no parking during snow emergency; what does that exactly mean? When do we declare a snow emergency? Nothing is on the news; it could be on the crawl. Other cities have it on the crawl that says you must remove your cars or whatever. I think it should not just be our snow routes, which are like Eastman and Spinning and Wagon Wheel I think has it. I think it should be everywhere; it's ridiculous. I'm going back to Republic, you are correct Mr. Denning, I called three times got three different totals for my yearly bill. I picked the lowest one that I was given and I told the girl I don't want any argument over this. This is the amount I am paying. I paid \$154.48; thank you.

ITEM 20: COUNCILMEMBER COMMENTS:

Ms. Lommatzsch: I just want to remind everyone of the already mentioned spaghetti dinner, but the school parent seminar is Saturday, February 9, and it is a new venture that the school district is doing. We do have an InCrowd dinner at Packy's at the Hope Hotel on January 29; it's open and I'm always encouraged when I see some employees participate in that and the public is welcome. Make your reservations through Lynn.

Deputy Mayor Denning: I just want to thank all of staff for everything they do. I know police and fire are having issues with the snow just like everybody else and the guys are out there rain, snow, sleet, or whatever and thank you for that. Make sure the guys that are driving the trucks know that we appreciate it; we need to look at what we need to do to be good neighbors and get your cars off the street if you know there is a snow emergency coming. Ms. Lommatzsch: When we put of that thing, my neighbors are really good about going and cleaning out the drain, what do you call that, catch basin opening so that when it melts it is not frozen up and clogs and runs the water into the street. Along with the cars, and the other thing some communities do is clean the fire hydrants for the crews. The firemen know where they are, but their reaction can be much quicker if they get there and the fire hydrant is clear that is just a neighborly thing to do. If we could remind them along with moving the cars; cleaning the catch basins does help and not put water in the street.

Mayor Flaute: I did two weddings the last two weeks. We do have a special meeting on January 31 and that will be to interview folks for the Charter Commission review so if anyone wants to be on that committee or wants to help with the charter review, please get hold of the clerk so we can talk to you at the special meeting on January 31. For council, we are having a First Suburbs meeting for anyone who wants to come here on January 23. I went to the Dewine/Husted inauguration and that was at the Air Force Museum; it was very nice, Mr. Dewine is really interested in what is going on in the Miami Valley and I think he will be good to help us in that respect. Deputy Mayor Denning: Tell him to make sure we get the money for SR-35. The Martin Luther King Jr. lunch was at the Base, I went to that last week and there are more things happening this coming week for that holiday. I went to Mayor David Seagraves prayer breakfast and that was held in Brookville; we will be having Riverside's prayer breakfast will be at the end of April so you will be hearing more about that. Facebook Live, Mr. Assistant Manager do you have some comments?

Mr. Lohr: I have MVECA coming in tomorrow to hopefully install a solution here for us to have Facebook Live. The estimate they gave me was \$200 for the equipment. Deputy Mayor Denning: Not \$1,500, imagine that. Ms. Campbell: Can we get a camera up here so we can see the people talking? Mr. Lohr: I can cost that out, but that is going to be much more than \$200. Ms. Campbell: See how much more it will cost because you are seeing the back of everybody and nobody knows who's talking. Mayor Flaute: So we could use that at the next meeting? I could definitely use it for the First Suburbs meeting? Mr. Lohr: We will be testing it tomorrow; once we get it installed, we will test and then I will give you a definite answer. Deputy Mayor Denning: I'll talk to you after; I want to know what they are installing. Mayor Flaute: That would be really nice if we have meetings about a levy coming up and things of that nature we can do it.

Thursday, January 17, 2019

ITEM 21: ADJOURNMENT

Deputy Mayor Denning motioned to adjourn. Ms. Campbell seconded the motion. All were in favor; none were opposed. The meeting adjourned at 9:11 pm.

William R. Flaute, Mayor

Clerk of Council