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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; 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. Carpenter: We were made aware today of the resolution that we passed for the valuation of the renewal of the police levy needed some modified language so we would like to have that added to the agenda. If council would pass that amendment, then we can send it on to the auditor's office. It is amending the language to say that Riverside is wholly located in Montgomery County. Mayor Flaute: So that is not the addition of 19-R-2430. Mr. Carpenter: No, we just learned of that a couple of hours ago. Ms. Lewallen: We just got it at the end of the day and we needed to add in the title, after the City of Riverside, "entirely located in Montgomery County". They need those five words in there. Mr. Denning: Because Huber Heights is in Montgomery County and Miami County. Ms. Lewallen: You requested a renewal and replacement numbers to certify it, they need this resolution to say those five words. This is already passed, we just need to amend and add those five words. Mr. Denning: What was the originally resolution: Ms. Lewallen: 18-R-2429, you are just going to vote to amend. Mr. Denning: My suggestion is we put that at the beginning of the resolutions because it is a lower number that way things stay in order. Mayor Flaute: Okay, we can do that; not sure it matters.

Mr. Curp: I had a question on an item. You have a resolution appointing people to the charter review commission and we haven't even screened these people. We haven't talked to them to see what level of interest they have and if they understand what the role is. Unless they understand what the role is whether they want to continue to be considered or drop out. This just seems a little premature. Mr. Denning: Is there some reason we are doing this so quickly? I know it takes them awhile and we need to have the information by July so we can get it to the ballot, but still I think we should take our time now and make sure we have the right people and they understand what they are getting into. Mayor Flaute: Are you suggesting we have a meeting with this group or just invite them to a work session and talk to us? Mr. Curp: Either way is okay; I just think we need to talk to them first. Mayor Flaute: We just invite them to a work session and talk to them as a group? Okay we will take off 19-R-2435 and put it on at a later date. You want to ask those folks to come in the first meeting in February? Deputy Mayor Lommatzsch: February. Mayor Flaute: I hear what you guys are saying, but I don't want to kick the can down the road. Deputy Mayor Lommatzsch: Let's not mess with January; say the first meeting in February. Mr. Denning: I have a suggestion; we have five Thursdays in January. Ms. Campbell: What about next week? Mayor Flaute: Next week we are having our council special meeting. Mr. Denning: We could meet with them on either the 24th or the 31st that way it is the only thing we are going to do and talk about and they have time and we have time and not feel rushed talking to them or them asking questions about what they are getting into. We can get Dalma here so she can explain what is truly involved with this and we don't have to wait until February. At the first meeting in February, if everything is taken care of, we can pass the resolution and move on. Otherwise we will be waiting until the second meeting in February to do the resolution. Ms. Campbell: Don't we have to have it done by 30 days? Deputy Mayor Lommatzsch: No, we are talking about the charter

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review commission; not the council member. Mayor Flaute: The council member we will be talking to them on the 10th, and hopefully making a decision. Mike is suggesting we have a special meeting on the 31st. Mr. Denning: Or the 24th, either one. I don't know what everybody else's schedule is that is why I threw out two dates. Mayor Flaute: He's suggesting talk to the charter review committee and tell them their responsibilities and things and have them introduce themselves at a special meeting. I'm not sure how long it will take. Mr. Denning: It may take half-an-hour; it may take us an hour and a-half that is my reason for doing it on a special night that way they don't feel rushed and we don't feel rushed. Then we can make our decision and have the resolution ready with all the correct names at the first meeting in February. Ms. Campbell: When did you want to do this? Mr. Denning: The 24th or the 31st, it doesn't matter to me. Mayor Flaute: Let's do it on the 31st, if there are a lot of folks that can't make it on the 31st then can we....Mr. Curp: We can have them come during the work session on the first meeting in February. Mayor Flaute: Then we are looking at the 31st at 6:00 p.m. Mr. Denning: That doesn't call any problems with Planning Commission or anybody else changing because of their date is a holiday, is it? Ms. Lewallen: No. Mayor Flaute: Make sure Dalma is available.

ITEM 5: APPROVAL OF AGENDA: A motion was made by Deputy Mayor Lommatzsch to approve the revised agenda. Mr. Denning seconded the motion. Vote went as follows: Deputy Mayor Lommatzsch, yes; Mr. Denning, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Fry, yes; Mayor Flaute, yes. **Motion carried.**

ITEM 6: WORK SESSION ITEMS:

A. Public Works Upcoming Plans - Ms. Bartlett: I wanted to start discussing the 2019 Residential Pavement Plan. We were tasked with selecting streets for the \$350,000 budget for mill & fills. After going back through our 2018 ratings and looking at what was rated real close between mill & fill and reconstruction looking at about 10 percent of all of our streets that fell on that band line; we went out and rerated them by two other members of staff that went to asphalt training and made site visits to all 32 streets. We started adding some additional factors to consider because obviously all of them could have been reconstructed or mill and filled. We looked at the average daily traffic for location; those streets wear down faster so doing them might push them to the top of the list. We looked at the curb condition or if there is no curb; we found that some of the streets with the PCR rating we previously used doesn't take into account that some of the streets were chip and sealed. A chip and sealed street is basically a dirt road that was chip and sealed and then asphalt overlaid. You can't really mill off the top; you will just have a mess. This is where the overlays are coming in. There are three streets we are proposing to overlay along with the mill and fill streets. We also looked at pavement and ROW (right-of-way) width because in order to do a total reconstruction you need additional ROW in some areas. We made a decision to overlay the streets that we did. Streets selected were Cascade Drive (from Burkhardt to Marblehead) and Marblehead Drive (from Cascade to Spinning). Those two roads would get the mill and fill. Then we would go out for bid and list one as an alternative; the reason that it would be listed as an alternative is because there is going to be some curb replacement. The curb as it intersects on Enright with Spinning is just totally gone. That is going to be an expensive piece; you can't go in and do a mill and fill without addressing the curb. We do it as an alternate, then we do the three streets: Elverne Avenue, Tyron Avenue, and Brantly Avenue – do those as a second alternative; wait to see how the bids come in. We are proposing to get these out in February so hoping for some very good prices and then make a determination. We could be able to do Cascade and Marblehead along with both alternatives or we might have to choose between the alternatives.

We are also going to be doing the second half of the Tall Oakes ADA ramp reconstruction. The first half of that was done last year and we have the second half of that plat to do the ADA curb ramps and we have the grant for that. Then for the 2019 major construction projects, we have the Valley Street Sidewalk, which begins this month; the Airway West

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sale date in Fall 2019; and then the Airway East needs a curb ramp and final punch list that needs to be completed once that curb ramp is in place. The 2019 major design projects include Springfield East and Springfield West. Both are in Stage 3 of ODOT construction plan development along with ROW acquisition. That will be continuing throughout the year. Mayor Flaute: When you did Airway East, you started pretty far east from the intersection of Woodman and Airway, so when you do Airway West and the intersection you will take it where? Deputy Mayor Lommatzsch: To Burger King. Ms. Bartlett: Across the intersection, yeah.

Mr. Curp: When we were looking at doing Airway East, we talked about getting WPAFB financially involved and I think people kept trying to set up meetings and set up meetings and nothing occurred; then we talked about making sure we got them involved with Springfield Street. Where are we as far as talking with the Base Commander? Ms. Lewallen: We received today, an email that there will be a meeting on January 30 with Col. Sherman and I believe a civil engineer as well. They agreed today to meet on the 30th to discuss it. Mr. Curp (to Ms. Bartlett): Do you have that on your calendar; were you invited? Ms. Bartlett: No, I didn't know it was confirmed; but I would love to be part of that discussion. Deputy Mayor Lommatzsch: That would make perfect sense. Mayor Flaute: We hope you can be there, and anyone else from council who wants to. Mr. Denning: What time? Mayor Flaute: 11:30 am – 1:00 pm at Walnut Grove. Ms. Lewallen: As far as we know; I still need to confirm with them.

Mr. Curp: Any other information on the metro library's proposal? Ms. Bartlett: Haven't heard. We told them they needed to do a traffic study and that was the last we have heard from them. Mr. Curp: If we are in agreement, there are some restrictions that we are going to put on that development as far as the impact it has on Woodman Drive, I would think we would communicate that to them upfront so if they need to make decisions on either revising their plans or looking for another site, but it is up to them. I think it behooves us to communicate that to them, quickly. Mayor Flaute: Yesterday morning I was at a swearing in at the library and I talked to Tim. Tim said the DP&L site is not a solid site. I said you might still consider Riverside? He said yes. My thought was maybe if we don't turn down U-Haul, U-Haul won't need all of that parking lot and the library needs three acres. We can put the library there. This is just a conversation I had with him and I asked the manager to check first thing in the morning to see if this is a viable project; if it is, then we might consider U-Haul if they promise to keep the lot as neat as they do on Linden Avenue. We can have a library there. Mr. Denning: Here is the issue with U-Haul to start with two employees taking the place of 65 employees? Mayor Flaute: True, but if we put a library on there they will have 30 employees. Mr. Denning: But something else could go in there that would have 30 or 40 employees and they would have the additional draw of the library so it may become something even better than what a U-Haul would be. Mayor Flaute: So what you are saying is that we should pursue the library. Mr. Denning: I think what we need to do is what Mr. Curp said, which is, let the library know there is going to be some major restrictions on them using Woodman Drive unless they are going to run their road over to the existing road that is going into DP&L already, which has a light. If they choose to come back and talk to us about a better site in Riverside, then we talk to them more about the possibility of breaking up the lot at K-Mart or something. Mayor Flaute: They hate the topography, because they are going to have to do so much work there with the ground and making it level. Really putting it there at the old K-Mart and still having something in the K-Mart is a possibility that the manager...Deputy Mayor Lommatzsch: They don't want the K-Mart building do they? Mayor Flaute: No. Deputy Mayor Lommatzsch: So let's just have them tear down the whole building. They can tear down the whole building and have three acres and that leaves us the rest. Mayor Flaute: Or we can leave it for U-Haul and let them have the old building. Deputy Mayor Lommatzsch: We don't need another U-Haul. Mr. Curp: I think we are putting the cart before the horse. The issues with access to Woodman Drive don't go away no matter where you put the library whether it is in the same place being talked about or whether it goes on the K-Mart property. Putting a stop light there, a crosswalk to nowhere because there are no

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pedestrians on the other side of the street. You have the payday loan place, the tire and mechanics garage place, and you have Speedway Gas and then you got St. Helen's. It doesn't matter what goes in there, even with U-Haul trying to let traffic go out that south access point, to make left hand turns is a non-starter or should be a non-starter. Ms. Bartlett: That is what the traffic study will do, it will tell if we need to restrict turns coming out of there to right turns only. The traffic study will be a solid document that will address the concerns and tell the developer what needs to happen if it can be the safest. Mr. Curp: I understand what you are saying. I'm saying this council can take that lead and not even have to rely on a traffic study. If we want to say in our community we have a higher level of standards for safety and that we don't even want to entertain that situation, we don't need a traffic study. We can have them do a traffic study, but if we made that determination that that is a level of safety we want for our community then we can just tell any developer this is the way it is going to be: no traffic light, no crosswalk to nowhere, no left turn. We've done that before. Deputy Mayor Lommatzsch: Do we need a resolution to do that or a letter from the mayor? Mr. Curp: We need to talk about if those are the standards we want to establish and then we can determine and have the manager write the letter, but we need to determine if that is the standards we want. Mayor Flaute: So is that a motion you are saying now, or do you want to put that in the form of a resolution. Mr. Curp: I put it in the form of a motion now that we will not allow a left turn, not allow a crosswalk, and not have a traffic light. Deputy Mayor Lommatzsch: I'll second that. Mr. Denning: At the southernmost point of the K-Mart property. Mr. Curp: We could go a step further and say you have to put in a sidewalk from that point down to the traffic light at Woodman and Burkhardt on the west side of the street. I don't know if we are at that point yet, but I think we are at the point for the other safety standards. Mayor Flaute: Your motion does not include the sidewalk at this point. Mr. Curp: Correct. Deputy Mayor Lommatzsch: Except we have required that of all the other ones. Yes, that is o.k. with me. Mayor Flaute: There has been a motion and a second. Everybody clear on the motion? Ms. Fry: No. So why don't want to include the sidewalk? Deputy Mayor Lommatzsch: It is already in our building code for improvements. Mr. Curp: It is only required in the building and zoning if there is a certain percentage of increase in the footprint of any building additions. Now, we can twist arms and tell them whatever goes in K-Mart. For the point of this discussion and building code, it is only required if you are making an addition to an existing structure and it is above a certain percentage on the footprint or if it is new development. Ms. Fry: So this letter is addressing if they build the library in Dayton? Mr. Curp: Yes. Ms. Fry: So our building code would not cover that. Mr. Denning: Right, so then if they choose to build on the K-Mart property then they will have to put it in because of our building codes so we don't need to put that in the letter; we just need to let them know wherever you put your library, you aren't going to be able to make left hand turns out of there and you aren't going to put a crosswalk at that southernmost egress point. Mr. Curp: Nor a traffic light. Now we can add a sidewalk if you want. Mr. Denning: I think that is automatic, if they choose to build where we are. Mayor Flaute: We do want to encourage them to come and build it in Riverside. Deputy Mayor Lommatzsch: We can take care of the sidewalk. Mr. Denning: Sidewalk is the least expensive piece of the puzzle. Deputy Mayor Lommatzsch: It makes the property look good. Mr. Denning: Even if they put the library out there close, they'd want that sidewalk because they want foot traffic to the library; they would want a sidewalk.

All were in favor of the motion for a letter to indicate no left turn, no crosswalk, and no traffic light at the southernmost egress of the K-Mart property. **Motion carried.**

Ms. Fry: Back to your first slide, there were 32 streets that were on the edge of having to do a reconstruction, is that correct? Ms. Bartlett: The line using the PCR method that we have used up to now, 40 is that magical number where it goes from mill & fill to reconstruct. What I did was go into reconstruct into 39, which was maybe four or five and there was only one to 38, so I took those and then the rest I went down to 42, I believe, and that is how I came up with the 32 streets. It just happens to be about 10 percent of all of our residential streets. Ms. Fry: What percent of those 32 streets are we actually addressing

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this year? Ms. Bartlett: Only Cascade, Marblehead, Enright, Elverne, Tyrone, and Brantly. Ms. Fry: We aren't definitely doing all those? Ms. Bartlett: No, we are definitely doing two, and then deciding once the bids come in, if we have enough to do all of Enright with the curb replacement that is needed or if we go on and do the overlays. If we list them as an alternate, we can say this or this. We can make decisions like that. I was trying to work with the budget of what was allotted. Ms. Fry: I am looking at that and saying we might do 10 percent. Ms. Bartlett: We are doing six streets out of 32. The 32 is out of the 300+ we have. Ms. Fry: I'm concerned; let's say we are doing 20 percent of the streets that leaves 80 percent that we are not addressing. What life is left in that 80 percent? What will it look like next year and the year after? Mr. Bartlett: It is not going to get any better. I came in with two sets of data based on this PCR and in 2015 when the streets were rated by internal staff, we had 40 reconstructed streets. That is how many needed to be reconstructed. When they were rerated in June 2018, there were 140 streets that needed reconstructed by pavement analysis by internal staff. There is something wrong that can't happen in a three year period. You can't go from 40 reconstructed streets to 140 in a three year period. Things will get worse, but they won't get that worse that quickly. When I started doing my research, I went to the county and asked what they used to rate their streets. I went to Fairborn, I went Beaver creek, I went to Kettering and talking to the different municipalities, they do not use the PCR method. It is an ODOT old method that is not the best method to be used. PCI analysis is the method most agencies are going towards. It is what the FAA uses. It has been around for a while itself. This look real simplified where we had four different treatments: crack sealing, micro-surfacing, mill & fill, or reconstructing. There is not enough money to do all the reconstructing the way it would be nice to do. The PCI method has 10 different applications that can be done on the streets to get the most life. It is a little bit simplified. I have cost from consultants that do this sort of thing and that is all they do. They rate your streets independent; not our staff, it is somebody that all day long it is what they do for a living. There is also software that we would get a license to project costs once we get the roadways rated and the consultants would do this for us at a much lesser cost than what we have already done up until now. Mr. Denning: So it is not quite as subjective to each person's eye. One person can go through and say it is a 27 and another can go through and say it is a 37 to them. This is less subjective, some, but not as much because there is a standard. Ms. Bartlett: They video tape every mile of our roadway. We have only rated our residential streets and we really need to rate our thoroughfare streets. In order for us to make educated decisions going forward with what streets should get the most attention first, the thoroughfares are going to deteriorate much more quickly than the residential streets. Next month, I have a gentleman that I would like to use coming to speak during work session on the PCI method and giving you a snap shot expert opinion and talk more of what he would be doing for Riverside. Ms. Fry: The conversation I want to have is what is the true cost of maintaining a bare minimal level of maintaining our streets. Our levy did not pass and I am concerned we don't really have a grasp of how much our streets are degrading. I don't think we were able to communicate that as well as we need to. Hard numbers is what I am looking for. Ms. Bartlett: This tool will work for that and it will do all of our streets, not just residential. We will have to come up with a funding mechanism whether it be a tax levy, income tax, bonds; there will have to be some supplement. The \$350,000 won't even come close. We can only do six streets. This software program is called PAVER. Once the streets are rated, and everything is based on those ratings, they need to be as accurate as possible to start, then we can start putting real good dollar amounts on that and we can even project if we wanted to do different things. The software can take massive amounts of data and sort it out. If we go the bond route, we have a three year period to use that money. What can we do in that three year period? What if we go for another tax levy? Every time we make a change to a street, every time we make an improvement, it will store that data, too. Then we will know if you do a mill & fill, you might need to do it again in 10 – 15 years. It tracks it internally for that purpose, also. Mr. Denning: It tells you in say year two or three we need to do a crack seal so it will last. So it is a tool to help you, but also the first tool you need to help us get her answer and get a more accurate answer so now our number of streets that need complete rebuild may drop back down to 70, I'm guessing at a number, or

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it may go up to 135, 180, whatever. Then when we need to do this process again in five years, we have something that says it did what it said it would do and it gives us a start point. Ms. Bartlett: It uses GIS mapping so we could color code the whole city as to the ratings and there would be seven different rating classifications. You could see where on a map once they are rated, which ones are red would be poor; if it was yellow it might be good. There are seven categories. Mr. Denning: Will this help us be able to negotiate with the county, with the water people, we could get an extra three years out of this even though it is rated so we can work with you on that and let them get their job done and get our price lowered for that section. Ms. Bartlett: Exactly. It will never be an exact science, but we are far away from where I am comfortable. We want to get as much life out of the roadways as we possibly can and they won't all deteriorate at the same rate. The software will help us track that. The consultants that I've talked to say that it won't be something we go out for every five years and spend \$20,000-\$25,000, the in between years will be about \$4,000 to keep the PAVER software license to two people on our staff and to rate roadways that we will put on a watch; ones we know going from a mill & fill to a reconstruction or something like that. We can hit them at just the right time making the wisest choices with our money. Deputy Mayor Lommatzsch: This is no reflection on you, but we have done so many studies. We paid Choice One, how much money, and we are still talking about studies. It blows my mind. I don't understand. I have sat over in this chamber and over in 1791 and everybody has a pie in the sky plan, and nothing ever happens. It is not a reflection on you, but what happened to all of the stuff we have already paid for and now we are talking about another thousands of dollars. Mr. Curp: I think with the Choice One study, as I recall, our staff did most of the assessments and Choice One went along here and there or came in and did some spot checking to see whether or not they concurred with the way our folks did it. Deputy Mayor Lommatzsch: The engineer stood here and said she had gone on every street. Mr. Curp: I'm not done; they drove up and down every street, but that doesn't mean they did an assessment; they just drove up and down with our staff to review what they did. We see our own engineer saying we need to refine our in-house techniques; that's fine, that is what we are doing. I've seen in two other communities where they bring in this truck with these lasers on the back that do an assessment of the quality of the street. Ms. Bartlett: Right, that is what we are talking about now. The PCI method will do that and we will get a video tape of our entire roadway system on GIS that we can pull up any given section of street at any time from our desk and look at things. That is how they make it less subjective. Mr. Curp: Because those lasers get a reading into the depth of the asphalt. Ms. Bartlett: As far as the depth of the asphalt, we are going through some old plans now because after me going out on the 32 streets I wasn't sure what was underneath this before. We are talking about some very old pavement. We found the plans for Linden, which the water department wants to do next year. It is not one we are doing in 2019, but there is only two inches of asphalt on stone on that street that is why there are so many problems on Linden. Mr. Carpenter: I think you mean Lynnhaven. Ms. Bartlett: Lynnhaven, I'm sorry. Mr. Denning: The answer is this is the more accurate way a more accurate study than what we have done in the past. This will be the way we continue to do it in the future. Ms. Bartlett: It is much cheaper than what has been done in the past. Mr. Denning: When you consider the amount of labor time; I agree.

B. Municode - Ms. Lewallen: We have been using Walter Drane for a while and it works, but there are more modern and user friendly technology for citizens for in-house use and I have watched Municode and how they have been doing more and more work strictly with governments. Their services are a little more modern; it's just an extra tool with enhanced search capabilities. It is also one that will look like our website so when you are online and want to look up something about our code, it will look like you are still on our website versus right now when you are going to someone else. Another thing it does, if you go on and you are looking up whatever word, dogs, or yard waste, it keeps a history what you did so say a week later you went back on and wanted to an idea if you researched this, it will have the history of where you went. It also has a database, a library of over 3,500 codes where if you were looking for an ordinance or if someone here were looking to create a new ordinance we could easily find it in their database if someone has it

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and we can make notes on it for ourselves and create new legislation so we can bring it forward. It is a little more modern and it helps staff, but it will also help citizens as they want to look things up. A quick example, this is Bellbrook, this is what it looks like with their logo so it looks like it is part of their site. It lists chapters of the code and another thing is they have with this is a list of adopted ordinances that have been adopted but not yet codified. Currently, with Walter Drane, we do it once a year that is when everything gets updated. This Municode will allow you to upload as soon as you want to. They recommend quarterly or every two months so people would be able to see that an ordinance has passed but not yet codified, but it is passed. You can type in a word; can you type in something Mark? Then everything comes up that has to do with 'charter' and it has cool links next to each item if you want to share it with someone with the share link, you can print it, you can download, email, and you can pick and compare versions. That is another thing this site will do; it will look at older history we have and you can compare newer to older. This is just a tool that is more modern and I think will help us out. So these are the cities in Ohio that are currently using Municode. This company is based out of Florida and they are moving their way north, though they have been in business 67-68 years. You have Cincinnati, Columbus, Dayton; Huber Heights is now getting all their stuff moved over and updated that is free to do. Then comparing, I looked up the bill for this year, 2018, for annual online hosting, codification, print copies, CD of the code, updating internet, we paid \$3,941.21. Municode will do all that then the database where we could look up more rather than googling cities. As of today talking to them if they could do everything with a couple of the extras, I have a total of \$4,000 for this year. Now, those numbers being said for 2018, 2019, like you have said before it is not always what you think the cost is, that is based off of with Walter Drane, 97 pages updated and 30 pages with photos. Apples to apples it would roughly be \$4,000 for the same amount. If we don't pass as much or change as much in our code, obviously that number drops, vice versa if we change 200 pages in our code that would also increase. I wanted to present this to you; it's a new look and it is within our budget. Mr. Denning: So the bottom line is for \$55 we get more. Ms. Lewallen: We do get more and I contacted Huber Heights today and spoke with the Clerk of Council and he, Anthony Rodgers, said they were in the process of conversion, they are almost there; what happens is they move everything over in pdf format and you will be able to find things until it is in the new Bellbrook looking type of format. He said the cost was cheaper than Walter Drane for them; they convert the entire city code at no cost in their format. The online version of the city code with Municode is much more modern with advanced searched capabilities. Municode will update the city code as frequently as you like without additional cost; and I confirmed that today. He said they will update every two months as recommended. Then, of course, any legislation that has been adopted but not codified will be available to be seen by anyone; currently, that doesn't happen with Walter Drane. They are happy so far. I figured I would present that to you if you wanted to get something more modern and forward moving. Ms. Fry: I just want to clarify; you said \$4,000 for 2019 that is not like an introductory offer. We can expect that cost yearly? Ms. Lewallen: It depends on how much we are going to codify and how much we are going to change. Walter Drane charges \$22/page; Municode charges \$18/page. It will be dependent on how much gets changed. Another side benefit I got speaking with Tracy Stevanov with Municode, our font size in our books is larger than normal, if we actually just reduced it a little bit, we will save pages, which will also save us cost. That is something we are going to explore. She is willing to work with us. I just wanted to introduce that to you. Huber Heights had been with Walter Drane and there have been other ones, there is just more to offer out there. Mr. Curp: On a follow up to Ms. Fry's comment on introductory offer, you might want to talk with a city or two that have been on this a couple of years and see if they have experienced any up lifts after they have been on a year or so. Ms. Lewallen: Bellbrook has been on for a while and I can contact Dayton, too. Mr. Curp: Not for added features, but just for continuation of what is initially installed. Deputy Mayor Lommatzsch: I don't think we have to decide that do we? We don't have to vote on it. Ms. Lewallen: No, I just wanted to share information.

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C. iWorq Software – Mr. Lohr: I'm going to give a brief introduction on the new iWorqs Software; it is similar in some respects to the Zone Pro Program that we used to have. I will show you some of the features and walk you through the process of how a resident or business will be able to apply for a permit and pay for it online. Let me get logged in here. Is that email correct? I can't read it from here. It may be the wireless keyboard, but we are going to make this work. I may need to come sit in your seat Mark, I can't see, if you wouldn't mind. If council doesn't mind, I will just sit here. You are seeing it through the staff's eyes right now. I apologize; I had everything set, but maybe the Windows closed when it timed out or something. This is what we see when staff logs into iWorqs; you will see all the import information that we had in our Zone Pro system. I am not sure when Riverside started with Zone Pro, but all the information going back to the point where we started on Zone Pro is still available to us. We have rearranged some things so it will be easier for staff to use. You can see on some of the imports they have names like 'amend' and 'appeal'. We found some of this to be a little confusing; you can look at the records going back in Zone Pro why those names confused other staff and we named the modules common sense names like BZA so if you have a BZA case, you will enter it into the BZA module as opposed to the appeal module. We have changed some of those names and now we have modules for each of our boards and commissions that we work with in planning and zoning: BZA, Property Maintenance Appeals Board, and Planning Commission. In addition to those modules, we have code enforcement, permit management, and citizen engagement. All of our information here, I'm not trying to highlight anyone's personal property, I am just clicking on this for an example; we have clicked on one of the cases that Code Enforcement Officer Gibbs is working on. He is able to track the date it was input, information in regard to the complainant, the status of the property; we have all the different violation types on record on the property and that sort of thing. This is very similar to what we had in Zone Pro, but it does have additional features like the ability to accept a payment for nuisance abatement. You can see where it says add payment there. If we end up assessing cleaning up a property, there is a cost incurred with that. We will send them a bill and they can come in and pay by credit and track that here where we weren't able to do that on the violation before. The big one I am going to show you tonight is our permit management module. You can see a test run I did earlier and you can see where it worked earlier in the day. I am going to walk you through the process and that is the fourth page I wanted to show you. So there is our website and I will walk you through how you get to where the links are. We have our zoning department; and before I actually apply for the permit, I'm going to show you a couple of other things here. Previously, with Zone Pro we could access a link and look up what is going on with a violation or permit. We have that ability right now with permits that is a feature they have and you can click on that from the zoning page and do a search by permit number, permit date, parcel, and parcel address. I will give you an example here. Mr. Curp: Type in Crestmont. I would assume it would populate with all the permits on that street. Mr. Lohr: This gave us one permit. I've not searched for it that way. I've done it this way with a full address. I will assume that it will search that way as well that it would give you every permit on Crestmont and I will find out why it isn't working that way. I will show you an example here. As usual, we are having technical difficulties. Take my word for it; you can search for permits there. They have not implemented their violation search feature for the public yet. They are working on that so within the next month or two they will finalize that and we will put the link on the website. If you have a specific concern about a violation that is ongoing you will be able to log in that way until that time council or the public is free to send us an email or give us a call if you have a concern about a specific property. This is where the link will be; I've not put it up there yet because we have not launched the online permit submittal. You will click on the link here and you will have an option if you are going to use it regularly you can create an account, but we did put to continue as a guest because we may have residents who only apply for one shed permit in the whole time they live here. There is no need to create an account for that. We will apply as a guest, and I have set up a demonstration for a storage shed. I will put in my email address so you can see how it works from the applicants end here. I will leave the rest blank and you may need to help me with this as it will ask if you are not a robot and have to identify car

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pictures. These are so hard. I am going to upload these files first. I think these are difficult to determine if this is a car or not. You see I have uploaded our plans here, a floor plan and a plot plan. Those are the things you would need to apply for a storage shed. I am going to submit the request and you see where I did some tests earlier so this shows all the requests this guest has submitted. I will come over here and I am pretending to be the applicant. This is the receipt of the request the applicant will get; you see that you have submitted. Now, going back as a staff member, staff will go into citizen engagement and you see older test requests I have sent previously. This is the new request I just sent in. I will click on here and it will have all the information. You see the request is clearly for a permit and so I will export this over to 'Permit Management' and now since I have done a review I see I have everything I need to issue a permit except they haven't paid the permit fee. I will go here and add the fees the resident needs to pay. Our accessory structure fee is \$25, and then for credit card transactions, we charge a three percent fee, which covers our costs on the city end. It is pretty affordable for an accessory structure it ends up being .75 for a \$25 permit. I will add those fees and then I will send it back to the applicant and put a note the applicant will see. Now, you see it popped up in the applicants email there. So it has the information, the note, and I missed a small item; I didn't click the part that said send payment link. Let's try that one more time. This is the part where I say I'm sorry I forgot to add the payment link. They will then click the payment link and it shows the fees and how much it will cost. You will fill in information, click payment, and if I could borrow your credit card, Mr. Mayor, for a demonstration. This is where you put your credit card information and submit it securely. You will get a receipt and then we will be able to issue the permit. That wraps up the process as you can see it is pretty user friendly. The application process is pretty easy for a resident. Mr. Denning: Does that payment go directly into our account then? Mr. Lohr: It does; we've actually set it up so it goes in the same bank account as the one we receive credit card payments for EMS billing so it all goes into one place and is separated easily for us. We've had a couple of test payments not for online payments. We have had a couple of credit cards we did accept in the office and it has worked out fine. We will still need to learn how those are marked and named on our bank statements when they pop up, but I am sure we will figure that out. Mr. Denning: Do we accept payment via Facebook? Mr. Lohr: We have not done that; I am not sure what that entails. Deputy Mayor Lommatzsch: Or Paypal? Mr. Denning: The thing is they can go on there and they can pay and messenger will send it directly into your account. It's amazing. It's fast; faster than credit card companies.

D. CRA – Mr. Carpenter: This came up a few meetings ago; I think I misspoke about the Senior Lofts and I mentioned about state incentives. It was a letter they had inquired to staff about being eligible for an economic development incentive, a credit, the CRA, the community reinvestment act. The developers had inquired about applying for an application of the community reinvestment act and so they met the criteria and basically the body of the letter said they were eligible. I went back and was researching and I guess in 2010, Council established the community reinvestment act and with that there is a designation of a housing officer who would receive the applications, which is the Planning & Zoning Officer, but there is also a committee that needs to be established and to review the application. We do not have that committee in place. The purpose of tonight is to bring that to your attention and that we should prepare on doing this going forward. I don't have a date; we have not received an application, but in order to have things run smoothly, when an application is submitted we have all our parts and pieces in place. Mr. Denning: So this is another one of those committees like we are voting on tonight for Tax Appeal Board? Volunteer Fire Fighters? It is just to put the committee in place in case we ever need it. Mayor Flaute: It is the same criterion that is in Section 9, what you said. Mr. Carpenter: Yeah, that spells out how the committee is formed. Mr. Denning: Would it be the same as a Tax Incentive Review Council that we already put in place? Mr. Carpenter: I don't have an answer to that. I know we have that in place. I didn't find anything that linked the two, but I can check. Mr. Denning: Maybe we just need something that does link the two because I would guess they would be very similar.

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ITEM 7: RECESS: The Council recessed at 7:20 pm.

ITEM 8: RECONVENE: The meeting reconvened at 7:30 pm.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Mayor Flaute had Ms. Bartlett lead the Pledge of Allegiance.

ITEM 10: REMBRANCE OF CORPORAL DIXON/PFC ULLMER: Mayor Flaute read the following in remembrance of Corporal Derek C. Dixon and Private First Class Lavern C. Ullmer:

Marine Corps Corporal Derek C. Dixon was 20 years old at the time he was killed in Iraq on June 26, 2007. Derek was a resident of Riverside and he joined the U.S. Marine Corps on July 9, 2004 and was trained as an Information Specialist. He had been serving in Iraq since March 25, 2007 and was assigned to the 2nd Assault Amphibian Battalion, 2nd Marine Division, and Marine Expeditionary Forces based at Camp LeJeune in North Carolina. Corporal Dixon graduated from the Mound Academy in June 2005 following his transfer from Stebbins High School in February 2004. While living in Riverside, Derek was interested in Law Enforcement and was active in the Explorers Post 763 as a teen. He made it a point to stay in touch with his advisor, Officer Jeff Wightman of the Riverside Police Department. Derek is buried in the Forest Hill Memorial Gardens and was given full Military Honors as a War Hero receiving the Purple Heart and other combat decorations as a result of his ultimate sacrifice for his country.

Army Private First Class Lavern Ullmer was a member of Company B, 1st Battalion, 9th Infantry Regiment, 2nd Infantry Division. Lavern was a resident of Mad River Township along with his many family members. He was taken prisoner sometime between November 25th and December 1, 1951 at the age of 23. In 2005 remains and materials were discovered near the Pukchin-Tarigol POW Camp Cluster, where two returning POW's reported PFC Ullmer had died. Through the use of present day DNA technology, a positive identification was made and he was returned to American soil 65 years after his death. Lavern was buried on Veteran's Day, November 11, 2016 and was given full Military Honors at Willow View Cemetery between his parents, John and Helen Ullmer.

Mayor Flaute: Thank you very much; they certainly did give the ultimate sacrifice and we appreciate their efforts.

ITEM 11: ESTABLISH DATE AND TIME FOR MEETINGS: Mayor Flaute: Do we want to continue the current schedule we have now, remembering there are two dates that we have to talk about. One of them is Thursday, July 4, falls on the first Thursday; and then there is another one is April 18 that is the MVRPC Annual Dinner. At this point we would like to set a schedule to continue as we have as far as the time and then the calendar for all the dates first and third Thursday, except for those two dates. Mr. Denning motioned to approve the established time and date for meeting. Deputy Mayor Lommatzsch seconded. All were in favor; none opposed. **Motion Carried.**

ITEM 12: ELECTION OF DEPUTY MAYOR: Ms. Campbell: I would like to nominate Mike Denning. All were in favor of Mike Denning being Deputy Mayor for 2019; none opposed. **Motion Carried.**

ITEM 13: MINUTES: Consider approval of the minutes of the December 20, 2018 regular Council meeting. Ms. Lommatzsch motioned to approve the minutes as written. Deputy Mayor Denning seconded. All were in favor; none 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.

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ITEM 15: CITY MANAGER'S REPORT: Mr. Carpenter: The report is in the packet; I'm glad to take any questions. Mayor Flaute: On the requested items there was a letter to be sent to Mr. Curp, has that been...Mr. Curp: The clerk sent a draft to me some time ago and it is in my "to do". Mayor Flaute: That's fine; I just want to know where we are on that. Mr. Carpenter: While we are on that subject; I did reach out to Republic Services and we have a meeting next Friday with the new municipal manager and the area rep. Mayor Flaute: I thought it was last Friday; it is this coming Friday? Deputy Mayor Denning: Tomorrow or a week from tomorrow? Mr. Carpenter: A week from Friday. I did have a long conversation with him, today. Deputy Mayor Denning: Once you have that meeting, if there is anything positive or negative that comes out of that put some sort of a summary together and put it on our page so our citizens know we had conversations with them and we do interact with them and that their voices have been heard. We have discussions with Republic so we can make a positive impact on the issues that they have.

A) Monthly Update Finance Department – Mr. Garrett: At our last meeting in December we had our end of year wrap up supplemental appropriation. I did get that put into the system and also sent down the worksheet to the county for our revised certificate of resources, which is required. I got that back in the mail today, approved by the county. We submitted our claim to the Army for the wall repair and they have reviewed it and sent back the final documents agreeing to pay us; they just had to send it to us so we could sign it stating we are accepting their payment. I sent that to them before Christmas; we haven't seen the money, yet. The paperwork should be back in their hands at the Army's Claims Office. Deputy Mayor Denning: What was the total? Mr. Garrett: It worked out to \$60,874, which is the contractor to rebuild the concrete, Choice One's efforts and about \$400 staff time for picking up debris out in the road. After the holidays, the first pay day is tomorrow; most of this week's effort has been settling out the pay records for last year so we can input them for this year and get the paychecks issued that should be happening tomorrow. At the same time, departments have submitted their purchase requisitions to get started off on the new budget that was approved. We have gotten through most of those and it will take us awhile to get them all typed in to the system and reviewed. We are in the process of assigning them tracking numbers. We are off and running with the New Year. Deputy Mayor Denning: What type of W-2 forms are we going to have this year? Mr. Garrett: The same as we have always had. Deputy Mayor Denning: We can't do those electronically like we do the pay stubs? Mayor Flaute: I thought we did. Mr. Garrett: The pay stubs are electronically, just an email. Mayor Flaute: Are the W-2s the same way? Mr. Garrett: No the W-2 is going to be what we have been doing, traditionally. Mr. Curp: Get last year's and key in the same information. Deputy Mayor Denning: I know, I understand that; my issue when you try to read it and you can't read it because of the way it is printed. My question was could we send them electronically then we don't have to print them out. Mr. Garrett: Yes, but there are some set up costs to do that.

B) Monthly Update Fire Department – Chief Dan Stitzel: Not a whole lot other than what is in the packet for you. We do have a couple of our part-time people resigning. One is going to the City of Dayton, the other is taking some more time off to be with his family; he is just working too much. We are losing a couple of people there. We do have seven or eight applications for part-time on file that we are going to start next week in calling them and setting up interviews to get them in here relatively quickly. The community paramedicine program, I know we talked about it; we had the \$20,000 from the EPA last year and it was not a renewable grant. It was one and done. We are working with Outreach Montgomery County and some other possible funding sources; one of them is looking really good. I don't want to say too much right now until we get a chance to talk to them and see if they are still interested, but on the surface, we may have a funding source that can help us out with the community paramedicine program. It is still continuing to work. We are also working a 'stop the bleed' program; I believe the mayor had sent us something on that and we made contact with area physicians and the schools. It is the same concept as the AEDs you see in different places; wherever there would be an AED you would see a

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tourniquet kit and bandages to where if someone had a severe wound that was bleeding uncontrollably there would be something there to help stop the bleeding. Those would be put out in public places. We went live January 1 with our new Fire/EMS software program; it is a totally online, web-based database. We are having great success with this. It is getting off the reliability of a server and gives us a lot more functionality; the right tool for the right job. It saved us a little bit over \$7,000 for this year since we are switching to this other software. Our inspection program has really taken off. We have some new life blood in that program and they are working hard at looking at all the plans that are coming in whether for new construction or remodels and things like that. We are making site visits; we're finding several businesses in the city that were out of compliance with the fire code and we are working with those business owners to bring them back into code so far it has been meeting with tremendous success. We haven't anybody push back on our attempts to get fire code compliant. We are still working with Information Technology helping Mr. Lohr with the 1791 network rebuild over there and hoping to see that wrapped up here soon. We attended the Beverly Gardens safety drill on December 12 and we enjoyed the holidays. We had a lot of people drop off snacks and things at the fire stations and I wanted to say thank you to everybody that did that. It means so much that people think of us around those times; we work all through the holidays and it is nice to be remembered and people dropping stuff off. We do appreciate that. Deputy Mayor Denning: Did you weigh your guys before the holidays and then after the holidays? Chief Stitzel: I was scared to. Deputy Mayor Denning: The other thing is you said we lost a part-timer due to wanting to spend more time with family. Does he have a second part-time? Chief Stitzel: He works full-time for another fire department. He was working 24-hours at his job then come in here and work 24-hours and then he would have a day off. Deputy Mayor Denning: If he was working multiple part-times, my question was going to be why did he choose the other part-time over us. Chief Stitzel: No, he was already full-time on another department.

C) Monthly Update Administration – Mr. Lohr: I will try to keep it brief since you heard me speak long enough, earlier. A quick update on the Victim Advocate position; we've had a very good response to our posting. We have some candidates that I am very excited about, two in particular have extensive case management experience and are either bi-lingual or poly-lingual, which would be awesome to have an employee who speaks Spanish, especially in that role. I think we will be scheduling interviews if not next week, then the week after. As Chief Stitzel mentioned, we both have been busy with our IT work. We have a couple big projects that we are hoping to wrap up next week or the following week. We have the network rebuild that Tech Advisors has been working on and they are going to be switching everybody over to that new network they have been building next week, towards the end of the week. Prior to that, they will be upgrading the cabling at 1791. Currently, we have CAT5 cabling throughout that building. We are going to be upgrading to CAT6. I'm not an expert in that, but as I understand it, it increases the bandwidth. We have had some issues in the past with being able to upload our videos from the cruiser cams and chest cams so that will allow that pipeline for that data to get where it needs to be and be stored. Hopefully, we will see a big improvement there. MVECA, our new IT company, is going to be coming in tomorrow meeting with me and the fire chief to take over where Tech Advisors leaves off to continue to improve the security and the function of our network. They will be starting tomorrow doing an inventory of all of our PCs, what operating system they have, what version of Office Suite they have so we have a good idea of which computers need to be upgraded. We have \$5,000 budgeted this year for computer upgrades so we will identify the oldest computers and oldest operating systems and start upgrading those and making those newer. We have experienced some issues in the past. We have worked off of a when it breaks we fix it type of model; I am hoping IT wise to move away from that. We have experienced losses in staff time from computer breakdowns and reboots and things like that, hopefully, we will be able phase out as we upgrade the system and the PCs and the operating system. That meeting is tomorrow with MVECA; they have already taken over doing the IT service. We haven't had any issues I've had to call them on, but they are going to start on some of the projects that we have. I mentioned before the Wright Point website; we had a separate company hosting that

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website and separate DNS hosting. I've taken that and consolidated that with the rest of our domains. We now have the same web hosting company; all of that is together. All the challenges that I and other staff have had; taking over the processes will be much easier for us to manage and for the next person to maintain all that in the same place. Deputy Mayor Denning: Do we know the total number of computers that we have? Mr. Lohr: We have a count, I don't know the number off the top of my head, but I think it was around 78 that we put in the bid specs, total endpoint. Deputy Mayor Denning: For \$5,000 you are only going to be able to replace maybe five of those. That is going to take us 35 years to replace everything we got. Mr. Lohr: As I am sitting here thinking about the cabling project; we budgeted \$12,000 and I think we will come under budget so I was hoping I could ask the city manager if we could move that over for some more IT upgrades. That is a surprise for him, I'm just mentioning that, but I think that might be a great idea. Deputy Mayor Denning: I'm semi-IT literate so here is the issue I have is that by the time you get everybody upgrading there are people that aren't going to be able to talk to other people just because of the fact that their computer is too old. You may have that now. I don't have an answer because we don't have a huge amount of money, but I have in the past I have gotten emails from companies that sell used equipment or equipment that had been leased because a lot of folks instead of buying equipment for \$1,000 they will lease it and then it gets upgraded every year or a certain amount and then they sell or lease those to other people. Have we looked into any of that possibility? We are already behind and I don't want to see us get any further behind. The city manager's computer may have just gotten replaced so now it is going to be 35 years before it gets replaced again. I think that is ridiculous. Just things to think about. Mr. Lohr: I haven't looked into any leasing options. I know that worked very well for the police department when they did that two or three years ago. I think I will work with MVECA to evaluate exactly what our needs are and then see if it makes sense to lease them. MVECA does a lot of business with school districts and do a lot of volume purchasing so we may be able to get some very good deals that way. Deputy Mayor Denning: You may be able to work with our existing school district. They may be getting rid of some that are 10 years newer than what we have. Mr. Lohr: We aren't in an awful situation with PCs; we don't have anything anymore that is operating older than Windows 7; I think that is our oldest. We don't have anything not supported by Microsoft; we may have one XP not connected to the network that we use over at the other Wright Point building. All of our office suite products communicate; we don't have anything older than 10, but we don't have anything as old as 2003 that would not communicate. We are functional. Deputy Mayor Denning: I know we are talking about modernizing in multiple departments so I think that we need to look at that. It may be cost prohibitive because to replace 78 would be in the ballpark of \$78,000, but we need to seriously think about the future and maybe leasing or buying somebodies 5-year-old computer as it is better than having 12-year-old computers. Mayor Flaute: I guess there are no grants out there for computers? Mr. Lohr: Probably not; I've never heard of anything like that. Mayor Flaute: That may be something computer companies like to do. Mike said they may have some used ones that are a couple of years old. Deputy Mayor Denning: I would think that Homeland Security or maybe even FEMA may have something out there because they want the city governments to be as up-to-date as they can be. There may be something out there. Mr. Lohr: I will definitely ask around.

D) Monthly Update Economic Development Department – Mr. Carpenter: Just a quick update, we are focused on the economic development plan and getting that completed. We said we'd get it done by January 17 and we intend to do so, if not before. Also, speaking with CDO technologies, they are moving forward with a SCIF, one that comes in a kit; they will be placing it up on the third floor. They came in today and said it would happen in two weeks so we need to make some adjustments moving a sprinkler head and move some electrical work, but we will work to get that done. The former thrift store next to La Guadalupana, they are supposed to be emptying their space. Right now it has some paper on the windows. I don't know what the current plan is, but I did talk to Mr. Rodriguez and they had talked about expanding some operations in there such as an ice cream store or bakery, but that was just conversation. We haven't received any kind of

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permits or anything for that space. I did notice some activity at the Riverside Grill; I checked and we haven't received any permits. We are reaching out to them to find out what is going on in that space. The corner of Airway and Woodman, that former McDonald's spot, we did receive a call from the developer for the owners of that property, they are looking or considering putting another restaurant on that space. We haven't received any kind of plans or drawings; the initial conversation was due to the impending road project for Airway West and how it will impact their property depends on what they are going to place on that space. Deputy Mayor Denning: Popeye's would go good there. Ms. Lommatzsch: It is terrible going in and out; it's very dangerous.

ITEM 16: PUBLIC COMMENT ON AGENDA ITEMS: There were no public comments on agenda items.

ITEM 17: NEW BUSINESS

A. ORDINANCES

- I) Ordinance No. 19-O-683 providing for the issuance of not to exceed \$4,900,000 Building Acquisition and Improvements Special Obligation Bond Anticipation Notes, Series 2013, 2019 Renewal, by the City of Riverside, Ohio in anticipation of the issuance of bonds, providing for the pledge of revenues for the payment of such notes, and declaring an emergency. (1st reading, 2nd reading, public hearing, and consideration of adoption)**

Mr. Carpenter: This ordinance is to do the BAN renewal for the Wright Point Properties; it is the loan we have gotten for the last several years and we continue to try to lower the amount we are borrowing.

Deputy Mayor Denning motioned to read Ordinance No. 19-O-683 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-683 for the first time in its entirety. Mayor Flaute asked if there were any questions or comments from members of council.

Ms. Lommatzsch motioned to suspend the rules on Ordinance No. 19-O-683. Deputy Mayor Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

Mr. Curp motioned to read Ordinance No. 19-O-683 for the second time by title only. Ms. Campbell seconded the motion.

The Clerk read Ordinance No. 19-O-683 for the second time by title only.

Mayor Flaute opened the public hearing for Ordinance No. 19-O-683. Seeing no one, Mayor Flaute closed the public hearing.

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

- II) 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, Ii39 00919 0007, I39 00919 0010, I39 00919 0011, I39 00919 0012, I39 00919 0013, I39**

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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. (1st reading)

Mr. Carpenter: This is an unusual circumstance that the planning commission they did not recommend this text amendment. The law director suggested we have two ordinances; we will do a first reading tonight. We won't vote to approve or deny, but move them to the next meeting where we will have a second reading, public hearing and then the vote. Deputy Mayor Denning: So we don't make a motion for either one, we are just reading them. Mr. Carpenter: We can make a motion to read them, but we aren't going to make a vote to approve or deny. Mayor Flaute: Do we need to make a motion to read them? Ms. Lommatzsch: What is the point to have a motion if you aren't going to vote on it? Mr. Carpenter: Well, we can do the first reading, then. Ms. Lewallen: That is the only thing that can happen tonight is the reading.

The Clerk read Ordinance No. 19-O-684 for the first time in its entirety.

Mayor Flaute: Due to the law director's directive we will now have the reading of Ordinance No. 19-O-685.

III) Ordinance No. 19-O- 685 approving a map amendment of the zoning map of the City of Riverside, Ohio 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. (1st reading)

Mr. Curp: I think it is important that there be comments in the record so it can help to form our decisions. First of all, the zoning administrator who works with the planning commission had made recommendations to the planning commission based on the standards for approval in Riverside Code 1105.07. One of those criteria for the standards of admission is that the proposed zoning district classification use of the land will be in harmony with the scale, bulk, coverage, density, and character of the area of the neighborhood in which it is located. One of the things if we go back and take a look at the work the city has had done over the years. We find three major studies and probably more if we research more that indicate that this is not an appropriate area for industrial development. If we go to the City of Riverside Business Base Analysis performed for us by Wright State University and the University of Dayton in 1997, if we go to the Comprehensive Plan put together for us by Oxbow Engineering in 2005, if we go to the Riverside Master Plan dealing with the economic development analysis by Forest City and Woolpert in October 2011; all three of those indicate there should be development in this area and a number of areas that the plan dealt with adjoining this area should be done in retail or commercial business that sort of thing. There is no place where they recommended industrial development. Additionally, if you take a look at the traffic volume for this area as identified by MVRPC; Woodman Drive has 26,200 cars a day in that area; Burkhardt has 8,600 vehicles a day. Those are not areas where you generally put industrial development. When you are looking at doing economic development as recommended to us by those consultants who provided those studies, it doesn't meet that criteria from 1105.07 that addresses being in harmony with the character of the neighborhood. Secondly, I am not sure that mathematically that this proposal qualifies, and here is the reason why. If you go to the section of the code that deals with heavy commerce overlays,

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and that is what this is, it says there is a permitted use ratio and the follow uses shall not exceed the follow percentage of total area use. It talks about you have to have a mixed use in this area, if you will, of businesses that fall in the B-1 category and businesses that fall into the B-2 category. For the B-2, that should make up at least 60 percent of the uses in the overlay district. There is only one overlay district and that is this property. For B-1 of the uses that should make up no more than 40 percent of the uses in the overlay district. So if you take a look at the numbers for this property, the building itself is 118,807 sq. ft. they are also proposing about 8,400 additional sq. ft. of self-storage and U-Haul equipment shunting out in the parking lot. In the southeast corner, there is a proposed retail pad of .88 acres. So if you add all those up, that comes up to 160,733 sq. ft. At 40 percent that would be 64,000 and 60 percent would be 96,000. None of those other uses outside of the industrial use, which is the building itself, storage uses are industrial use in our zoning code; none of the numbers work for this development because 40 percent is 64,000 and the building is 114,000; 60 percent is 96,000 and again the building is 114,000; you don't have enough space left when you subtract the 114,000 from the total area of all those other developments of 160,733; you don't have enough space to develop more stuff to fit those other numbers. Mathematically, it doesn't work. For those reasons, I am going to vote for 19-O-684, which approves the recommendation; and I am going to vote against 19-O-685, which approves the map amendment. We have two different approaches here, one is approving the recommendation of the planning commission and the other is if we decide to overturn planning commission and vote, yes, 685. Ms. Lommatzsch: I still don't understand why we can't vote tonight; can you explain that to me? Mr. Carpenter: The way it was described to me if you vote for one then the other is a non-factor and then it has to go for the second reading. Ms. Lewallen: It has to do with the public hearing that is required. U-Haul has a right to be heard; legally we will be wrong if we don't hear them. Deputy Mayor Denning: In the future, when we have these sort of issues coming up and as the city will have those issues in the future, if we say we are going to have a public hearing on this at the same time as we do the first reading, we would be able to vote yea or nay at that point. That would be a question for Dalma. I think this is a waste of a lot of folk's time to go through this. If the answer was to have the hearing ahead of time, then we would put that on our agenda and have the hearing as we have in the past on the same night then vote on the ordinance one way or the other at that same time. Maybe we don't even have to have the hearing at the second reading; we can just move forward at the next meeting and be done. As it is now, we will end up going three meetings before this can be...an extra two weeks of time before this can be done.

B. RESOLUTIONS

- I) **Resolution No. 18-R-2429 AMENDED requesting the auditor of Montgomery County to certify the total current tax valuation of the City of Riverside, ENTIRELY LOCATED IN MONTGOMERY COUNTY, and the dollar amount of revenue that would be generated by a 4.95 mill renewal levy to operate the Police Department, as authorized by Section 5705.19(J) of the Ohio Revised Code.**

Ms. Lewallen: This is to amend and add five words that need to be included in the title "entirely located in Montgomery County".

Ms. Lommatzsch motioned to approve amending Resolution No. 18-R-2429. 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.**

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II) Resolution No. 19-R-2431 appointing the City of Riverside's 2019 representatives to the First Suburbs Consortium of Dayton Ohio Council of Governments.

Mayor Flaute: I have been doing that and Brenda was the alternative, was there the third person? Ms. Fry: I was the second and Sara was the alternate. Mayor Flaute: I am willing to serve again. Ms. Fry: I am. Mayor Flaute: Ms. Lommatzsch? Ms. Lommatzsch: Fine. Mayor Flaute: Anyone else want to do the job? Is there a motion? The next meeting will be here in Riverside on January 23, here in these council chambers and everyone is welcome to come and see and hear the important work we do there.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2431 with the named representatives. Mr. Curp seconded. All were in favor; none opposed. **Motion carried.**

III) Resolution No. 19-R-2432 appointing the City of Riverside's 2019 representatives to the Miami Valley Regional Planning Commission (MVRPC).

Mr. Carpenter: This is appointing representatives to the Miami Valley Regional Planning Commission.

Mayor Flaute: Those people were Ms. Lommatzsch and Mr. Fullenkamp; we need someone else other than Mr. Fullenkamp. Ms. Fry: I will do it. Mayor Flaute: Good. Anyone else want to be considered?

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2432 with the named representatives. Mr. Curp seconded. All were in favor; none opposed. **Motion carried.**

Deputy Mayor Denning: Don't we also appoint Kathy as our technical advisor? Ms. Lommatzsch: Yes, and an alternate to her, which is probably Jay. Deputy Mayor Denning: Is that what...you and Jay? Mr. Carpenter: Yes. Deputy Mayor Denning: I would like to add that to the previous motion. Mayor Flaute: They will be added.

IV) Resolution No. 19-R-2433 appointing two members to the Tax Incentive Review Council (TIRC).

Mr. Carpenter: This resolution is appointing two members to the Tax Incentive Review Council.

Mayor Flaute: Who did that last year? Mr. Carpenter: I think it was myself and Mr. Murray. Mayor Flaute: Who do you recommend? Mr. Carpenter: Myself and Ms. Minnich.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2433 with the named representatives. Ms. Lommatzsch seconded. All were in favor; none opposed. **Motion carried.**

V) Resolution No. 19-R-2434 appointing the City of Riverside's 2019 representatives to the Montgomery County Regional Radio Council.

Mr. Carpenter: This resolution is appointing representatives to the Montgomery County Regional Radio Council.

Mayor Flaute: Who was that last year? Mr. Carpenter: I think it was myself and Mr. Lohr, but this year we are going to appoint the chiefs, Chief Stitzel and Chief Robinson.

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Deputy Mayor Denning: Is this the council that works together to do the electric buy; what exactly is this? Mr. Carpenter: The primary focus when this was the switch over to the MARCS Radio System. Deputy Mayor Denning: This is actually radio stuff. Mr. Carpenter: Yes, radios and communications, regionally.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2434 with the named representatives. Ms. Lommatzsch seconded. All were in favor; none opposed. **Motion carried.**

VI) Resolution No. 19-R-2436 authorizing the City Manager to enter into a contract with the Ohio Department of Transportation (ODOT) for the construction of sidewalk on the south side of Valley Street between Hypathia Avenue and Harshman Road, including new storm sewer, traffic control signs and pavement markings, lying within the City of Riverside.

Mr. Carpenter: This is resolution is to allow the city manager to enter into a contract with ODOT for the sidewalk construction on Valley Street between Hypathia and Harshman.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2436 with the named representatives. Ms. Lommatzsch seconded. Five were in favor; one opposed, Mr. Curp. **Motion carried.**

III) Resolution No. 19-R-2437 advancing \$40,000 from the General Fund to the General Assessment Fund.

Mr. Carpenter: This resolution is advancing \$40,000 from the General Fund to the General Assessment Fund.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2437 with the named representatives. Mr. Curp seconded. All were in favor; none opposed. **Motion carried.**

ITEM 18: PUBLIC COMMENT ON NON-AGENDA ITEMS: No one had asked to come before council.

ITEM 19: COUNCILMEMBER COMMENTS:

Deputy Mayor Denning: Happy New Year, everyone. With the happy New Year comes the taking down of Christmas trees. If you used a live Christmas tree, I guess is a bad word to say if you cut down...if it is not an artificial tree, just to let you know Five Rivers Metro Parks will be sinking bundles of those into the Hydrobowl to make better living quarters for the fish. If you have a real tree all you have to do is take it over there and drop it off. I think it is back by the boat docks. They will tie them together in bundles and tie bricks to them and drop them into the lake somewhere around the 17th or 20th of January. By the looks of it, there won't be any ice so they will make good places for the fishes. I wanted everybody to be aware of that. Mayor Flaute: That is pretty amazing. I think that needs to be put on the website and on the Facebook. Ms. Lommatzsch: It's already on the Facebook. I've already read it. Deputy Mayor Denning: Is it on OUR Facebook page? We need to put it on ours.

Mayor Flaute: I just have two things. I did three weddings. I wanted to talk about Facebook Live, we didn't get it on there last time and talked to Mr. Lohr, he is going to put it on first thing in the morning and he is still going to take some time to find out how to do Facebook Live live. Deputy Mayor Denning: Do we need to buy a small camera or USB? Mr. Lohr: I am not sure what the answer is at this point, but I'm working on it.

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ITEM 20: ADJOURNMENT

Ms. Lommatzsch motioned to adjourn. Ms. Campbell seconded the motion. All were in favor; none were opposed. The meeting adjourned at 8:45 pm.

William R. Flaute, Mayor

Clerk of Council