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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; Deputy Mayor Denning, present; Ms. Fry, present; Ms. Lommatzsch, present; Mr. Teaford, 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, Jay Keaton, Service Department Manager; Tamara Ennist, Zoning Administrator; and Katie Lewallen, Clerk of Council.

ITEM 3: EXCUSE ABSENT MEMBERS: There were no absent members.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: No changes were made to the revised agenda.

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

ITEM 6: WORK SESSION ITEMS:

A) Southwestern Property Corp., 601 Woodman Drive – Mr. Mark Campbell and Mr. Joseph Pelham were present from the Southwestern Property Corporation. Mr. Campbell stated he has two partners and has a CPA background. He began in real estate in 1980 and began his own company in 1995. Originally, he began in retail development and has done work in 22 states and not yet in Ohio, but concentrating here now. His company has built Kroger stores, Safeway stores, Albertson stores, and a couple of Walmart stores. Approximately 10 years ago, they transitioned from retail and single-family lots into self-storage and multi-family lots. They do larger class ‘A’ market-rate apartment deals and more recently 10 self-storage deals. He provided pictures from their website on self-storage facilities managed by Cube Smart. They are looking for vacant buildings such as the K-Mart and converting them to self-storage. They are an independent development company and have a capital partner out of Chicago, Blue Vista Capital. He is aware the city would desire a mixed-use project and with the large parking area they could repurpose into some sort of retail or other out-parcel tenants like banks, fast food, sit down restaurants, daycare; whatever the market would bear. He also suggested either senior housing, which they don’t do, but know someone who does; or regular apartments.

Mr. Pelham stated they have done several apartment developments mostly across the county, mostly in Colorado and Texas. He presented photos on some of the properties they have built. He stated they are not a traditional self-storage developer; as they don’t have roll-up doors or trucks out front. They have a company they direct known as Pamlico that Mr. Campbell is a large shareholder in and is on the board of directors. He presented photos of the self-storage that they build that looks more like an office building.

Mr. Campbell stated they were there to seek council’s guidance for ideas as they would like to have a mutually beneficial relationship giving the city what they want and allowing them to make some money. He stated they would have about 60 days to do inspections: structural inspection, construction estimate, examine the roof, demolition budget. They will do two separate market studies at \$7,500 each; one for storage that will need to convince the bank and partner that it is a good deal, and one for either retail or more likely for apartments. Those studies will tell what the demand is and the velocity of leasing and what rents would be. They can then create their own financial model to see if that will work. He is aware the library may have interest in locating on a piece of the property, which

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they think is a great idea.

Mr. Teaford asked if they were going to do the whole building. Mr. Campbell indicated they would buy the whole building and renovate it. Right now, the plan is not to tear any part of it down. The building is too big to be all storage. They could lease 20,000 – 30,000 feet to a retail user if they had one, like a health club. They will take it out to the marketplace to see if there is a potential user. There is a possibility of taking down a portion at one end should they want to do a bigger multi-family project.

Ms. Fry asked if the need was for a change in zoning, if that was still true. Mr. Campbell replied he did not know, but has gone through that process before many times. Mr. Carpenter indicated that it is currently zoned for retail. Ms. Fry asked if what was true for U-Haul would not be true in this case. Mr. Carpenter stated it would be for storage. Deputy Mayor Denning stated he was concerned since they already turned down U-Haul for that zoning that if someone else came in to ask for the same thing and they say yes, will they get sued for that situation? Ms. Ennist commented that she understood that U-Haul was not able to give the proposal to include 60 percent retail. If they want to do a storage or warehouse use that would be allowed in Industrial districts; this is zoned B-2 General Business so any of the uses that are allowed in B-1 Neighborhood Business District or in the B-2, those would all be allowed to be permitted. They would still go through the planning commission for site plan review, but they would be a permitted use. If they want to do storage or warehousing, they would have to find a property already zoned for that or they would have to do rezoning for the current property. Deputy Mayor Denning asked if rezoning for urban core would work for that. Ms. Ennist stated that she didn't believe that would satisfy everything they would need. Urban Core is geared more towards commercial uses and residential. It didn't indicate whether commercial uses included industrial uses, but commercial use is more like business uses. They could try to rezone for heavy commerce like U-Haul, as heavy commerce overlay district would retain the B-2 zoning and then be able to do a mixed-use development that would allow the storage facility and retail, requiring a 60 percent retail use. If the library were to be considered that would be part of that. They are allowed up to 40 percent of the industrial use. She also suggested there could be a split with two types of overlays so they can have urban core and heavy commerce. Mr. Campbell commented they are here to do storage and not just retail and residential. He explained a 17-acre retail site outside of Denver was developed with the front of the property on the main road having a bank outparcel with some restaurants and service businesses. The back part sat for 15 years unsold and unleased because the retail has just declined and stores are closing. The back was rezoned to multi-family and became a true mixed-use. He sees the same thing happening at the K-Mart site. Their storage facility will not have trucks out front; they may have one truck or van a customer can use to move their items in, but that is all. They will need to do a market study to show what it will support that will take 60 days or so.

Deputy Mayor Denning asked if they would be building in front of the existing building and keep the storage hidden. Mr. Campbell stated that would be the plan. The front of the K-Mart has an old façade and will need renovating. They want the centerpiece to be visible to the main street. They are in a position to sell or lease the land in front, the parking lot to someone else at an attractive number. That makes it easier to make a successful deal.

Mr. Curp asked the total square footage for the elevations on the two ends. Mr. Campbell replied that on all of the three-story projects with Pamlico it is about 80,000 sq. feet of rentable footage with a factor of 25 percent of gross square footage and net rentable. If he has 100,000 sq. feet of gross square footage, then he has a net rentable of 75,000 sq. ft. as they will have an office, aisles, and a small retail component for boxes and items. Mr. Curp commented that for all the non-residential development, he looks at revenue yield per acre in terms of any kind of revenue coming into the community. In this community the school district is independent and does not fall under the municipal government. The school district operates primarily off of property tax and the city operates primarily off of the wage tax. For a large structure such as this there is not a lot of yield having maybe only three

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employees. The other issue, which the studies should show, would be the profile they are looking for in order to come into a community. They would be looking for rooftops and population because they need volume to generate the gross income for the businesses there. They would also be looking at the level of household income. Looking at the census data for the community and the area, it is very marginal that any retail will go in there. Where is the yield per acre in taking a piece of property that has to have some potential for more than just three jobs at \$60,000 each and a small amount of income tax revenue that comes from that to help pay for the services to service that piece of land let alone contribute to the rest of the community. This is a risk they will find. He was recently in a southern state that had an apartment complex that had a Cube Smart in it; around the corner there was another multi-story storage facility. In between, on the corner was a gas station with a convenience store. There is already a gas station on the corner and he is not sure what other retail will go in there. For him it comes down to revenue per acre and it would be difficult to support a self-storage regardless of how nice it looks. To him self-storage does not reach the pinnacle for revenue per acre. Mr. Campbell asked if having additional apartments or condos help that number. Mr. Curp replied that it may, and that is the other situation. If any developer is going to come in and do retail, they will probably have to provide some type of housing to create their own customers. They will draw from residents in the area, but depending on the type of retail, they are looking at residential units that are above low-income, subsidized housing, which the city does not generally have control of if it is zoned for low income, rent subsidized. If that is the type of residential that a developer wants to put in there then they are shooting themselves in the foot because residents of those units don't have enough income to spend on things over and above rent, insurance, groceries, etc... Mr. Campbell replied they do not do low-income tax credited housing deals. They would be supportive of not having zoning that would allow low-income tax credit. He stated that while in his opinion they were terrible operators and didn't maintain their stores, but they were great site selectors. It is a good retail site on a very busy road. He is not sure if they can lease it as retail, but they will know in 60 days after the study. They have analyzed it for demand and need for self-storage and one of the metrics is the amount of storage on a per capita basis and compared to the national average, they are very underserved with a big population base and growth with the air force base. The locations where they build are high-profile and retail. He has been a retail developer and there just aren't those opportunities today.

Mayor Flaute stated he agreed with Mr. Curp. He asked what they could put there to make sense to have what Mr. Curp is asking for. He mentioned the business park off of Brandt Pike where someone wanted to put large storage and they said no because of limited employment opportunities. Now, it is a residential housing area because they never got what they wanted there. He does not see what type of business fits their vision for that. Ms. Fry stated that the conversation would be more productive once the market research has been done. Mr. Campbell stated they are spending money everyday and they aren't taking this lightly and are thankful to come before and discuss with council. They will be getting independent surveys along with environmental studies. They want to work with council and make it something nice that they can all find support for. Mr. Curp discussed the retail opportunities that they had prior to the mall opening not only in Riverside, but in Fairborn as well; there are a lot of vacant spaces as the mall zaps the energy and the business from other communities. Mr. Campbell added that the malls are taking from the smaller retail and now ecommerce is zapping the strength of the malls.

Ms. Lommatzsch stated she has been involved in trying to make something happen here for a long time. She is not opposed to the self-storage; she will not discourage them from presenting to council something that he feels his studies will show work. She would like to push for restaurants and getting a developer what is needed in the city. She is hoping the library will be a part of that as well. Mr. Campbell stated they can be very flexible with the library and asked Mr. Carpenter to connect them to someone at the library. Ms. Lommatzsch added that the library down the road needs to expand as they are serving so many more people and it would be a good component to the development. Ms. Fry commented that the library would bring services for people.

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Deputy Mayor Denning added that the library there would also bring a lot of people to the area. He commented on the bike path and how they may be able to add something that assists that. The library is looking for 3.5 to 4 acres and would most likely pay cash for that. Ms. Lommatzsch added that a bike station on the back of the property would be nice to add. They discussed possibly doing a mural or something artistic on the back of the building. Mr. Campbell stated he would be talking with Mr. Garrett about the income tax and how that works.

Mr. Curp mentioned that a Kroger near Clifton just put up a nice big store with restaurants inside to help draw people in. These are popular restaurants for the city, like 4 – 6; it is like a food court in a mall only it is surrounded by groceries. He also added that he is not looking for manufacturing for the K-Mart property. Mayor Flaute asked him what his vision was as it can't be retail as retail is not happening. Mr. Curp stated that he did not say it can't be retail. Deputy Mayor Denning stated it is dollars per square foot; number of employees. Mayor Flaute asked what that was. Deputy Mayor Denning stated that K-Mart employed between 60 – 160 employees. Mr. Curp stated that some retails might work, but not the typical retail they may be thinking. He mentioned looking up an Italian food chain as Riverside doesn't have that and he looked up franchise fees and such. He found there has to be a certain population amount and a certain daytime population amount. There has to be an average household income, and there has to be a certain amount of traffic volume. He added that no matter where they throw the dart on the Riverside map they are in trouble. Mayor Flaute mentioned the income levels of the neighborhoods in Riverside. Discussion was held on Riverside being a bedroom community and the use of circles around a three-mile area and what it includes. Mr. Curp stated that if council was to rezone the property to make it fit something like a mixed use with some residential or retail, then it may be wise to rezone as a PUD that way there is more control over what goes in and what it looks like. He added that every development that goes on in Beavercreek is either a PUD or a PD. They don't have a lot of zoning. Ms. Lommatzsch stated when they put in a gas station at Sam's Club, who does not sell gas to non-members, Beavercreek council stated that is they are going to sell gas they have to sell it to everybody. Members get it cheaper, but Beavercreek controls it and that is why everything looks so professional because the rules have to be met. Mr. Curp added that they saw pictures of nice-looking buildings and some that were just average. They don't have control over that unless they do a PUD or urban core, but if urban core doesn't fit then do a PUD so a developer adheres to that otherwise they do it their way. Mayor Flaute stated that is more important to him than how much money per acre comes in from taxes. Mr. Curp stated that is what people are saying to them now in front of election day. They don't want to pay 8 mills because it is too much or they feel it is too much. In that case, they need to come up with a greater tax base to share the load. Discussion was had on the tax base and sharing the expense.

B) Leaf Litter Ordinance Update – Ms. Tamara Ennist stated that at first it began just to be able leaf litter, but as she spoke to more and more people it involved grass clippings being blown in the street, leaves in the street and even snow blowing in the street, which creates a hazardous situation for vehicles, motorcyclists and bike riders. It had gone to the planning commission for review and feedback; however, when she went to do the staff report before advertising the public hearing for the planning commission, she found this item does not need to go before the planning commission since it amends chapter three and chapter five. Section 311.01 mentions placing injurious material or obstructions in the street and Section 521.08 talks about littering and deposit of garbage and the right-of-way. The UDO applies to properties owned by individuals; it doesn't really apply to the right-of-way; the property maintenance code applies to properties, but not to the right-of-way. The right-of-way is managed by the city for the citizens so the public right-of-way is owned basically by the citizens of the community. Because of this, it is not part of the UDO and does not need to be heard by the planning commission at all. She will be discussing this with the planning commission on Monday night. Once the ordinance is written, it will come directly to council.

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Mayor Flaute asked if they will have to write a whole new ordinance. Ms. Ennist stated she would take the two existing ordinances and insert language regarding blowing grass clippings, snow blowing, and raking leaves into the curb. She added that just as it is the responsibility of the property owners to maintain the curb lawn, which is part of the public right-of-way, it is also their responsibility to make sure their leaves aren't in the gutters. This doesn't always happen. If you drive around, there is always going to be leaf litter in the gutters. This ordinance will state not to put leaves into the street, purposely. By putting this in their ordinance, it does not mean that they have to enforce every incidence of it; it just gives a pathway for your citizens if they go to court over an issue like that so they can enforce it themselves, too. It would be impossible for the city to hire enough people to enforce every regulation for every property within the city. These regulations are also here for your citizens to use when they need to take somebody to court.

Mr. Curp asked for her opinion if the language that exists in chapter three and/or chapter five would be sufficient to allow law enforcement officers to cite somebody who sweeps or blows leaves into the street creating a hazard. Ms. Ennist replied no. They may try to do that, but it is hard to enforce. If the officer sees someone doing that, then it could be enforced, but if the leaves are there and nobody sees the person doing it they may have a hard time proving that, in her opinion. Mr. Curp commented on seeing a cleared lawn and a pile of leaves in the street and being able to determine what has happened. He added that the property owner is responsible for what goes on within the realm of their property. Ms. Ennist replied that the curb lawn and sidewalk traditionally falls on the property owner, but she is unsure if it falls on the property owner to take care of the paved portion of the street. There are regulations about littering or placing injurious material and obstructions in the streets now. They just need to add this for leaves, yard waste, and snow blowing. In her opinion, it will be hard to enforce. Mr. Curp asked what type of language will be put in that will still allow that enforcement will happen if today they do not know who put the leaves in front of the house, how will the new language indicate who is responsible for the pile of leaves in front of the house. Ms. Ennist stated it is a challenge because if it were to work the way it does for zoning and property maintenance, then she would have to send a letter of the violation to the property owner. While it isn't a zoning issue, but if it were to work the way it does for zoning or property maintenance, then the city has to cite the property owner. If a letter has to be issued, it won't be under planning or zoning; the enforcement letter would come under the direction of the city manager for the public. Discussion was held on the different 'hats' for city, zoning, and planning and how enforcement is handled.

Ms. Campbell asked how it works when there aren't curbs, gutters, and sidewalks. Ms. Ennist discussed the public right-of-way as being 50' wide in a residential neighborhood. A local street cross section is 50' wide. If there are curbs and gutters, it is 27' from back of curb to back of curb. The paved area is 27' wide if the curb is included. There is then about 11' on each side that includes the curb lawn, sidewalks, and sometimes 6" to 12" behind the sidewalk to where the property line is. If there aren't sidewalks, there is still a 50' wide right-of-way. Residential streets are anywhere from 22' to 27' wide and there is still the distance on each side that is still public right-of-way whether there are sidewalks or not. Many of the cars that are parked on the streets are in the public right-of-way.

ITEM 7: RECESS: Council recessed at 7:03 pm.

ITEM 8: RECONVENE: The meeting reconvened at 7:15 pm.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Mayor Flaute had Assistant City Manager Chris Lohr lead the Pledge of Allegiance.

ITEM 10: MINUTES: Consider approval of the minutes of the September 26, 2019 special Council meeting and the October 3, 2019 regular Council meeting. Deputy Mayor Denning motioned to approve the minutes as presented. Mr. Teaford seconded the motion. All were in favor; none opposed. **Motion carried.**

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ITEM 11: ACCEPTANCE OF PRIOR MONTHS FINANCIAL REPORT: Ms. Lommatzsch motioned to approve the prior months financial report. Deputy Mayor Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

ITEM 12: 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 13: DEPARTMENT UPDATES:

A) Monthly Update Police Department – Chief Frank Robinson: I have some personnel things I want to talk about tonight. Officer Steven Ritchie is still out with his hand surgery he had; anticipating his return at the end of the month. We are still down a couple of officers at this point. Officer Stamper did have his surgery and is back to work. Officer Josh Schmidt is the other officer still out on light duty because of his injury due to be assaulted on duty. We anticipate him coming back at the end of the month as well. We should be almost at full staff at that point. We gave a test and interviews for the detective section to replace a detective in that section. Officer Adam Todd was selected to go into the detective section. He should go in there at the end of the month as well. As we shuffle bodies back and forth into shifts, we can move him out of his shift into the detectives. They need him desperately in there. As you know, we had an officer involved shooting. Luckily, and thank the good Lord we had no injuries to the officers involved. No citizens that were near and dear and also the suspect himself was not injured at the time. All the officers had to go and have some counseling and so forth because it is a very traumatic event that had taken place for all three of them. I don't know if you saw any pictures or videos on the news and we put them on our Facebook page, all those things, you get a chance to look at those and you get kind of a glimpse in what happens out there and can happen in the blink of an eye. The officers involved handled themselves with the upmost courage and professionalism and they were able to make the arrest along with other agencies involved with the county, Dayton, Huber, Kettering, and Miami Valley Hospital. They all came to our aid just like we would if they had the same kind of event. All those folks were cleared to come back to work after meeting with a psychologist to make sure they were ready to go and they were cleared to come back to work and they worked today. We gave a conditional offer this afternoon for a new officer. We are anticipating, unfortunately one of our detectives, Detective Seward, has taken a job with Oakwood Public Safety, so we anticipate another position opened for our department as well. He has a few things to go through, but that is just semantics if you will. He is a really good officer and we hate to lose him, but it is understandable, their public safety is police and fire and Officer Seward was a fire person prior. I almost said fire whacker which I say, and I apologize, I say police whacker, too. We had STEM night at Stebbins and Major Sturgeon was there, all the city was there. It was a great event. I was not there, but Major Sturgeon said a ton of people were there and it was a very good event. I want to mention the Jaycees haunted house this weekend, Tina will be there doing a demo and we will have officers there giving out candy, of course.

Unfortunately, with some of the events we have had, we are down four cruisers. I just want to give you a little update. One of those is a complete loss. We are down to 13 cars as we speak now. One of those is still getting repaired. Obviously, the car that was shot three times is still getting repaired. The reason why I say this to you is because I want you to understand that this is why we have to have as many vehicles as we have to have. Right now, we are down four, so we basically only have nine cars to run for all the shifts and all the time. It is a stress and a strain on these vehicles to do that. I saw some of those getting repaired today. I took a vehicle down to Pit Stop in Fairborn to get it fixed; they are pretty close to getting those back on the road. Sgt. Kriegler wanted to leave one of the marks on his vehicle just as a war wound, but we said no, not a good idea so we are changing it out.

I don't talk to you much about the GROW Program very often and the reason why that is is because we have a lull in the action when it comes to the heroin thing. Our lady is only coming once a month now. They probably average seeing about five people or

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so that is what we have in our numbers. The unfortunate problem with that is, we have a very strong uptick in meth use. Some of that is getting mixed with some other things, too, and is causing a lot of problems. It is also causing an uptick in the last three to four weeks, we have arrested six people on different charges and all of those people fought us and they were all on meth. Whatever they are mixing it with is causing them to be a little more tolerant of things pain wise. We see one goes down and one goes up. That is a trend that is always going to happen. We hope that they can all be down; it is just the way society is right now.

Mrs. Lommatzsch: I worked STEM night and our employees were all very professional and the kids were loving it. I know it is not probably one of their favorite things to do, but it sure made us look good. Also, the city manager was there and Kathy was there and did a lot of interaction about the levy and had the road map there. Thanks to all of you for making our presence look so professional.

B) Monthly Update Fire Department – Chief Dan Stitzel: In the hiring process, we started doing the background investigator checks on the applications and resume reviews for the full-time opening that we will be having in January due to the SAFER grant. Trying to get ahead of that and get them started as soon as we can in January so we have about two-and-a-half months to go through the process. At the same time, we are doing a part-time process and we will be interviewing them all as one big group. I am losing a few of my part-time people to other departments in the region. Three more part-timers have put in for the full-time job so if I hire them, then I am losing them on that side. We are going to try and get ahead of that because with the grant, we have to maintain where we currently are, plus the three. We can't drop down below that as we have talked about. We are trying to do more recruitment efforts and get outside the area and try to get into southeast and northeast Ohio. Ms. Fry: Can I get clarification, what I heard you say is that if we lose part-timers, which we are always having trouble maintaining our part-time staff that is also detrimental to... Chief Stitzel: If you remember, we talked about the supplanting. I can't use current personnel monies to pay for the new hires, the SAFER grant, that all has to be new money. What they do with our budget that we have and the people that we have working as 24 FTEs total on the department; we are going to 27 FTEs. I have to maintain 27 FTEs for the next three years. Ms. Fry: When you lose three part-timers, you are losing one FTE? Chief Stitzel: Yeah, I would say one or 1.3 maybe just depends on how many hours they actually work and things like that. It really goes on how much is budgeted. Some part-timers they work once every couple of weeks. Some part-timers are here twice a week, 24 hours every six days. The amount of money I have for part-time salaries, I just divide that up over all of them and that is how I calculate what my FTEs are for part-times; it is based on the dollar amount and not necessarily the number of bodies. I had one off on maternity leave, she is coming back next week so that is going to help a little bit. She is one of those that works maybe once or twice a month, but I have others that work as much as they can. They want to work more, but they are limited with the Affordable Care Act ceiling. We have to maintain what we currently have.

Deputy Mayor Denning: We have to maintain our current expenditure for that line item? Chief Stitzel: I have to maintain the FTEs, the full-time equivalents. For example, let's say the Affordable Care Act goes away, and my guys can work more than 30 hours a week, then I can have fewer people that are working more. Deputy Mayor Denning: So, then the line item dollar value has to stay the same. Chief Stitzel: Yes, and then I have to spend that. I have to keep that part-time wage and I have to be able to spend it. If I'm not spending it, then I am falling below. Ms. Fry: So, if you aren't able to find the part-timers, then what repercussion is it with regards to the grant? Chief Stitzel: I'd have to get back to you on the particulars. I know it is a default on the grant and I think it just ends. I have to send in a quarterly report in to show them what my FTE levels are and how we are achieving the goals of meeting NFPA 1710 with response times and apparatus staffing. I have to put a report in every quarter and send it to FEMA to let them know where we are at. Ms. Fry: So, that is a real risk based on history of getting part-timers is really hard. Chief Stitzel: It is; we are just committed to going out and trying to find the part-time people and doing more recruitment

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efforts. We have five applications right now we are getting ready to bring in. I feel we will be able to maintain where we are at.

In addition to all of that, we have started our annual hose testing so you will see crews out in parking lots testing all the fire hose and making sure everything is in good working order. We started out fall hydrant inspections, if you are not familiar, they don't actually flush the hydrants; they go around make sure they are there and not obstructed by weeds and bushes and things like that. Any of them that were to have repairs done in the last 12 months, they go back and make sure the repairs have been done and we check them off the list. You will see apparatus and medics out driving around neighborhoods and looking at the hydrants. Fire prevention week/month is in full swing. We are going out to all the schools doing all the fire prevention talks, showing them the fire trucks and preaching fire safety the best we can. Crews were at STEM night; they said they really enjoyed that, actually. You are right, it is not their favorite, once they get there they have fun. At the haunted house on Saturday, we will have a car at the haunted house to tear apart with our rescue tools.

C) Monthly Update Public Service Department – Mr. Jay Keaton: It is good to see you all again. A few things to update you beyond what you already have. We've started working very diligently on the 2020 paving program; going out and getting preliminary estimates on volumes of things that need to be replaced such as curb and asphalt pavement repair, catch basin, things of that nature. We continue to work very hard on that and prepare that information for ChoiceOne and to get a bit ahead of the game for 2020. Permissive tax projects have all been completed and we filed for reimbursement which we are starting to get some of that money in. Tom was very happy the other day when he received a check so we are glad for that. We also are preparing for winter time operations for the department, working with Dayton who holds our salt for us over the summertime so that we can move it out of the way and have more space for our equipment for summertime operations. We will be retrieving that salt here in the coming month and we are already looking at calibrating the trucks and making sure our snow and ice equipment is working properly and maintained and up-to-date. That is the process. In case some of you have noticed or had a question, in doing some of these preliminary looks on some of the streets for 2020, I noticed that on Texas Avenue where they are doing construction activity up there just north of Schwinn Drive, they were using Texas Avenue as an entrance road going into that development. I happen to drive over there and noticed a lot of cleat marks from the construction equipment so naturally I made them stop that activity and we will meet with them next week after they have a chance to clean the road up and we are able to look at how deeply they have hurt the road. We will go from there on how much of the road we will have them repair. That is what we are doing right now in a nutshell, preparing for next year's paving program that is a lot of detailed work we are trying to provide our engineering company so we can get ahead of this game and make sure we are operating very smoothly and effectively.

D) Monthly Update Planning and Program Management – Ms. Tamara Ennist: There has not been a lot since the planning and activity report I just turned in. We are still working with the developers for Taco Bell. We had a meeting and our technical review committee; we met with Ellis Design Group and that seems to be moving forward. We should be having something from them sometime before the end of the year. That is the Taco Bell, Harshman, the north Taco Bell. Their plan is to take both properties, the country kitchen property, take both down and build a new Taco Bell in that location towards the north end of that site. They will keep the existing Taco Bell running until they open the new building and then they will tear down the existing Taco Bell and finish the parking lot. We have had some more contact with the group that would like to develop a Waffle House at the Woodman and Linden location that seems to be like that might go forward. Planning Commission, we have three public hearings for next Monday night. One is the replat tabled from last month's meeting and then we have the zoning map amendment for Linden, and a text amendment public hearing for the citing accessory buildings in the front yard. For

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property maintenance, we have received a couple of bids for the nuisance abatement RFP, and we will be doing an opening of those bids tomorrow. We spent a lot of time today, especially, Rob Gibbs, the code enforcement officer, has been assisting me with zoning permits. I've been talking with some other people on small business proposals. We have a business entrepreneur that will be starting a business on Woodman and they will be closing on the 22nd of October, but I don't want to talk too much about it and jinx them on that. Also, we have been very busy with removing signage from the public right-of-way. It has been a very busy political sign season. I don't know what type of support I would have, but I would like to maybe think about revising the current policy for political signs and maybe make it so political signs would maybe be permitted within the public right-of-way. Maybe limit it to one sign per frontage per candidate or maybe limit it to public property right-of-way, but I think political signs serve a public purpose. We want to encourage the public to vote, and it takes a lot of staff hours to collect the signs. Not that we wouldn't have to still collect them, but maybe we can loosen it up a little to allow the signs for a public purpose in the right-of-way including signs for non-profit groups that want to have fundraisers; St. Helen's Parish and some of the other organizations and social groups that are raising money for communities for things in your own community. Maybe you would like to open it up and allow them signage for a limited amount of time in the right-of-way. Those are serving a public purpose. I am not talking about the temporary signs like 'we do roofing' or 'we buy houses' those type of things. I'm not sure what you would like about that, but maybe we will talk about that later. Ms. Lommatzsch: You didn't live through Velvet Elvis, and I am an Elvis fan, but I didn't like Velvet Elvis. Ms. Ennist: We wouldn't be supportive of commercial signage in the right-of-way; not commercial where people are selling things. I am just talking about for public events and political signs. While I am here and while people out there may be listening, temporary signs are not allowed in the public right-of-way in the City of Riverside. The public right-of-way, again, in a residential neighborhood is 50' wide so if you keep your signs 11' back from the pavement you are probably pretty good and it is not something we would take out of the right-of-way. Also, if you put it on private property or even on the curb lawn, those property owners that have to maintain that property have the right to remove those signs also.

Ms. Fry: I do think there is a public appetite for allowing the types of signs she is talking about for sports teams, sign-ups, for a limited period of time, and perhaps even garage sale signs. I think it is too limiting in many circumstances. Ms. Ennist: I actually agree; I forgot to mention the garage sale signs, but also the public right-or-way is owned by the public, the citizens, so if they register for their garage sale then maybe we can give them that perk to allow them to have a certain number of directional signs in the right-of-way during their garage sale. If they don't register, well, then I guess they don't get a sign in the right-of-way. Ms. Campbell: If you allow one, you have to allow all of them. Ms. Ennist: If they register. Ms. Campbell: No. Ms. Ennist: The reason for registering a garage sale would be that you have trouble in neighborhoods where people want to do full-time garage sales all summer long. So, if they register you can limit it to so many a year. Ms. Campbell: I was talking about all signs. One sign of any kind you have to allow them all no matter what they are. Mr. Curp: That is correct. The courts have ruled that if you have to read the contents of the sign in order to determine if it is a public purpose or a non-public purpose, you're exhibiting a bias against other people who should have the same right to free speech. The courts have ruled all or none. Otherwise, you have to allow the KKK to put a sign in the right-of-way. It doesn't matter if you agree with the message or not. You either allow them or you don't. That is the court ruling. Ms. Ennist: I have been in some communities where they will allow a real estate directional sign in the right-of-way during their open houses, but they don't allow other signs. Mr. Curp: In the state of Ohio, real estate signs are controlled by the ORC and so they have taken over the terminology for that. In the ORC, they provide requirements for real estate signs in the right-of-way. Ms. Ennist: Like any text amendment, we would always have to check with our legal counsel to make sure of the legalities. Deputy Mayor Denning: The things you can limit are the size, the length of time, and the number of signs. You cannot limit the language on the signs. That is what our legal counsel told us and at one time we had an ordinance that said you can come in and get a permit for 10 signs for

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30 days and that was basically what it said. They couldn't be over 4' x 4', 16 sq. feet. That was the rules, and they were on the books for a while. Then, other council members came in and they decided that they didn't want any signs instead of a few signs. That is where we ended up. Mr. Curp: It depends on what physical appearance you want for your community. You can have sign clutter and have the ugliest aesthetics, or you can not have sign clutter. But, once you allow a sign, you have to allow all the signs. That is what the courts have ruled. Ms. Lommatzsch: Now the HOAs and the new developments are not allowing signs.

E) City Manager Report – Mr. Carpenter: I just have couple things to add what is in the packet. We did add another community meeting to discuss and answer questions for the tax levy, October 29 at 6:15 pm at Spinning Hills Middle School. We are trying to get our message out there on social media and reach out to the Dayton Daily News and also the TV media and see if they will help us out getting the word out. There will also be another mailing coming out with that information that should arrive to the residents around the 24th. I did notice in the DBJ they rated the Dayton area top 25 restaurants for business meetings. Riverside had a restaurant that made a list and it was Okashi's Sushi Bar, 2020 Harshman, came in at # 18. At the next meeting, I would like to bring back the table of organization. I just would like to know what council would like to see. Would you like to see what is in or what I am recommending for the 2020 budget and keep it at that or would you like all the future positions, or other positions we have talked about for 2020. I want to bring it back, just want to know what you want to see. Deputy Mayor Denning: I think it is not difficult to bring it forward in the future, so covering the 2020 budget would be the way to go. We know you have those covered in your budget. If you come back and half way through the year a lottery winner wins \$10 million and we've got money coming in and you are going to be able to hire an extra person, bring it forward and we will change the chart. Ms. Fry: I will reiterate what I said in the past, which is what we currently see makes no sense that we see a number of unfunded positions that doesn't really reflect anything meaningful, it is kind of arbitrary. Either it should reflect what we think we need regardless of what we have the budget for or it should be what we think we could afford. Anything in between those two, it is not meaningful to me. Mayor Flaute: I agree, just bring forth what you are going to put in the budget. Mr. Carpenter: Just a note, I will be attending the ICMA conference next week so I will be out of the office and then I will be taking a couple of days off so I will be out of the office next week.

ITEM 14: PUBLIC COMMENT ON AGENDA ITEMS: No one wished to comment on agenda items.

ITEM 15: NEW BUSINESS

A. ORDINANCES

I) Ordinance No. 19-O-706 making supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2019.

Deputy Mayor Denning motioned to approve Ordinance No. 19-O-706. Mr. Teaford seconded the motion. The clerk read the ordinance by title only.

Ms. Fry: I do have a question about the money that is going into the general government. Is that to pay for the election costs? Mr. Carpenter: A portion of that, a portion is for utilities. We are a little bit short on our utilities and then there is a small amount for election expenses. Ms. Fry: Is that over and above what we anticipated? Mr. Carpenter: Yeah, we didn't anticipate getting our bill for the May election.

All were in favor; none opposed. **Motion carried.**

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B. RESOLUTIONS

- I) **Resolution NO. 19-R-2524 authorizing an increase in the hourly wage rate paid to the clerk of council effective September 6, 2019 and repealing all resolutions in conflict with this resolution.**

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2524. Ms. Lommatzsch seconded the motion.

All were in favor; none opposed. **Motion carried.**

- II) **Resolution No. 19-R-2525 authorizing the submittal of applications for Federal Fast Act Funds through the Miami Valley Regional Planning Commission.**

Ms. Lommatzsch motioned to approve Resolution No. 19-R-2525. Deputy Mayor Denning seconded the motion.

All were in favor; none opposed. **Motion carried.**

- III) **Resolution No. 19-R-2526 approving the continued participation in a multi-jurisdictional Hazard Mitigation Plan in conjunction with the Montgomery County Office of Emergency Management.**

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2526. Mr. Teaford seconded the motion.

All were in favor; none opposed. **Motion carried.**

ITEM 16: PUBLIC COMMENT ON NON-AGENDA ITEMS: Mayor Flaute asked Ms. Mary Babbitt to come forward and discuss her issue. Ms. Babbitt: Perhaps part of my question can be answered on the 29th, what time? Mr. Carpenter: 6:15 pm. Ms. Babbitt: Will you have a list of the streets that are going to be covered under the levy available at that meeting? Mr. Carpenter: I'm not sure if we will have that list at that time. I know we've asked the Pavement Management Group, we have given them information with the estimated dollar amount to come up with a plan and what would it look like over the next 10 years. Basically, we will have information on how we plan to fund it, and the approximate number of streets. Ms. Babbitt: That was part of my question was the number of streets. Deputy Mayor Denning: The levy will cover all the streets, eventually; it will just take a while. Ms. Babbitt: The levy can't cover all the streets. Deputy Mayor Denning: Because it is a continuing levy, it will continue to pave streets so eventually. Ms. Babbitt: I can be dead and buried before Wagon Wheel gets touched. Mayor Flaute: We hope not. Deputy Mayor Denning: Eventually, we will get them all done. We are basing it on the worst streets first, okay. That is what we are trying to do. Ms. Babbitt: There are probably a few streets worse than mine in that area. Ms. Lommatzsch: The community needs to know this money even as a continuing levy doesn't pay; we are still going to be borrowing money. Mr. Carpenter: We are looking to be aggressive, so within the first five years, we will have to borrow some funds and we intend by borrowing these dollars to do about 200 streets in the first five years. Ms. Lommatzsch: People need to understand that this is not going to pay the whole bill. Ms. Babbitt: I realize that. Ms. Lommatzsch: We are still going to have to borrow money on a long-term basis to do what needs to be done to keep your property valuable. You own the street in front of you for care as I own the one in front of my house. The levy even as big as everyone thinks it is and as permanent as everybody doesn't like, you can't have long term plans to make something happen if you don't know you have the money to do it. We can't put a plan in place to do every street in Riverside if we don't know the money is going to be

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there to do it. Deputy Mayor Denning: We could, but it would be a 27 mill levy. Ms. Babbitt: You do that you will have a skeleton for a town because everyone would move out. Ms. Lommatzsch: Everybody in the surrounding communities takes care of their streets. You can't use anybody else's money to do residential streets. You can't use state, federal, county; nobody else's money can do the street in front of your house.

Mayor Flaute invited Mr. Frank Smith to come forward and discuss his issue. Mr. Smith: Good afternoon. It is the same old question. I still haven't heard or seen the no thru truck sign go up. Mayor Flaute: Okay, Mr. Smith, I am going to address that right now, okay. We checked with the police department and we checked with the service department. There is no legal basis for us to put up that sign. It is my understanding that even if we put up the sign there is no legal basis to use it. So, we aren't going to waste, waste tax payer money on a sign that has no legal basis. Sir, you are not getting the sign. Mr. Smith: Okay, why is there one down on the other street and they took this one down and they won't put it back up. Mayor Flaute: Because there must be a legal basis for it to be there, but there is no legal basis for having a sign where you want to put your sign. It is a waste of tax payers' money and we are not going to waste money like that. Ms. Fry: I believe the underlying issue is the truck traffic. I think it would be more advantageous to you to address that underlying issue than the issue of the sign. Mr. Smith: But, his trucks can go through there and go the other direction without that sign there. Ms. Fry: Regardless of whether the sign is there, they are obligated to leave through the nearest exit of the neighborhood. If they are not doing that my understanding is that is not permitted. Mr. Carpenter: That sign would not be effective. We are looking at other options we can come up with that would prevent trucks from going further into the neighborhood. Mr. Smith: Well, then addressing what your thing said about signs being put up, a bunch of signs, you don't want signs all over the place, but it is alright for the residents to breathe the dust, the dirt and the diesel fumes coming out of Jerry's lot. You don't make that an issue about stopping the dust and in the winter time he starts them trucks up and runs them for two or three hours at a time so we have to sit there, I have to sit there and breathe these diesel fumes and breathe this dust, but you don't want a bunch of signs put up. Mayor Flaute: Sir, the EPA has been out there. We have had professional people look at that and everyone is saying that it isn't bad enough that we can do anything about it. Unfortunately, the professionals are saying it is not bad enough to shut down the trucking company. Mr. Smith: But you wouldn't want it in your backyard. Mayor Flaute: I know, I didn't buy my house their either. Mr. Smith: But when I bought my house there, he only had three trucks there. He's got 10 or 15 of them now. Mayor Flaute: Sir, we have checked with the professionals, and they know there is not enough pollution there. Mr. Smith: Is it that you have had it checked or you don't want it or you don't care. Mayor Flaute: We had it checked. Ms. Lommatzsch: It has been checked. Mayor Flaute: I want what is best for every person in Riverside. We had it checked, and it includes you. Mr. Smith: No, it doesn't, because I've been fighting this dust issue ever since I have been there. Mayor Flaute: And we have tried very hard to do what we can to do that, and we are wasting staff time coming out there and looking to make sure it is being done. We have tried everything we can do. We can't legally do any more than what we have done, sir. Mr. Smith: But he put that wrap down again and it is still down. Mayor Flaute: And the EPA said it is okay. Mr. Smith: I'm not a member of the good ol' boys club, am I? Mayor Flaute: We want what is best, but we can only do what is legal.

ITEM 17: COUNCIL MEMBER COMMENTS: Ms. Fry: I would like to make a motion to bring back the decorative lighting on the 35 bridge for discussion. Ms. Lommatzsch: I'll second that. Mayor Flaute: It has been moved by Ms. Fry and seconded by Ms. Lommatzsch to bring back the decorative lighting discussion. Deputy Mayor Denning: Are you making a motion to tell Kathy to add it back onto the request or are you just opening discussion. Ms. Fry: Well, I was not here the night we voted to include it. Deputy Mayor Denning: We didn't include it. Ms. Fry: Initially, when we decided what we wanted them to look at that was the one meeting I was not at. There was a reason for including it in the first place and we backed off of that very quickly, I thought, as if we didn't really need it the first time. I would just like some further discussion on that to decide whether that was the right

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choice. Mr. Curp: I don't think we need a motion; I think we just put it on the agenda. All we did was made a motion to approve the submittal to ODOT without the decorative lighting. Ms. Lommatzsch: It has to be there by November 1. Mr. Curp: But, she wants to talk about it; let's talk about it. I don't think we need a motion. Ms. Fry: Okay, so the motion would be to add it to the submittal because this is our last opportunity to discuss it. Mr. Curp: Let's talk about it now; we don't need a motion. Mayor Flaute: But, we have a motion to talk about it, go ahead. Mr. Curp: I'm listening. I'm willing to participate. Mayor Flaute: I haven't changed my mind. Ms. Fry: At one point we thought decorative lighting was a good idea for the project. Why did we think it was a good idea? Mayor Flaute: It is \$234,000 to put it in. Ms. Fry: Why did we think it was a good idea? Mayor Flaute: Because we didn't know it was going to cost us \$234,000. Mr. Curp: We thought it might be a good idea because we wanted to dress up the entry way to the community. Deputy Mayor Denning: And, it would light up the walkway and make it safer for people walking across the bridge. Mayor Flaute: April Franklin had submitted an email and I submitted to the city manager and Kathy and I got a response was there is still going to be lighting on the bridge. It is just not going to be decorative lighting. It won't cost us anything; correct me if I am wrong, but it won't cost us anything to put regular lighting on there, but it will cost us in abundance of \$230,000 to put decorative lighting, is that a correct statement? Mr. Carpenter: I think with the engineering costs it is going to be closer to \$300,000 for the decorative, but the lights that you are going to have in that area are similar to what is already out there. Mayor Flaute: I thought she said there was going to be lighting on the bridge. Mr. Carpenter: It is similar to what is already out there. Deputy Mayor Denning: It is just going to be the overhead lights. Mayor Flaute: I stand corrected, thank you. Mr. Curp: They will be at the same location at the ramps that they are now. They won't be on the bridge itself. They will illuminate parts of the bridge from each direction because you will have a cluster at the north ramp, you have a cluster at the south ramp. However, much lamination comes from that onto the bridge is what will be there unless council decides to have additional lighting on the bridge. Ms. Fry: Was the thinking that we wanted to move toward walkability in that area and that lighting for safety purposes was a concern? Ms. Lommatzsch: Well, I was in favor of it and I have, since we voted it down, paid really more attention as I have had time to travel on the interstates and looking at some other and I wasn't sure I was understanding the bump out thing on engineering and all that so I've been watching closer to understand why that costs that much more money. They have to bump out all those lights. My interest in it is do we want to grow up or do we want to stay kids. If we want to grow up, then we want to grow up and look like a city or we can continue to look like kids. Look at all the other entryways into cities in this region they announce that you are there. Lighting on the bridge and making it attractive is the invitation to this city. Now, we can make a choice and I am tired of being a city that just does what we always do the way we always have because that is the way we always do it. That just doesn't get it anymore. We need to either grow up and announce that this is the city of Riverside and make it look as attractive as we can. Don't say we can't afford to do it. We can afford to do...we want to bring businesses here; we want the library to come here and we want to make Woodman look like something then we want to make the entrance to Woodman look like something. Ms. Fry: That gets to a concern that I have, which is, we are putting so much effort into what happens with the K-Mart property, getting the library here, the bike path, that this is the area of town that we want to see be the growth and walkability is a crucial part of that. That is something that comes up again and again when we talk about the direction of where cities need to be going in order to be forward thinking. I am concerned that we are not keeping walkability in the forefront of our minds when we make these decisions. So, that is my root concern is in our big plans for this corridor, are we shooting ourselves in the foot by saying we don't want; this is a big project, that we don't get the opportunity to go back and redo for generations. Ms. Campbell: It is a one-time thing do it now. Deputy Mayor Denning: This is my thought, if I may, it is an \$11 million project; \$250,000 is not a tremendous amount of money compared to that. That is like buying an \$11 steak and saying you aren't going to buy the .25 of mushrooms. Mayor Flaute: The problem is it is \$300,000. Ms. Lommatzsch: It is on our bill, I understand that. Mayor Flaute: It is just us, it is not part of the \$11 million. Deputy Mayor Denning: I understand that, but the other part of that is okay so we get it in and we don't pay that money then we decide that

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Dayton put decorative lighting on their bridge and Beavercreek putting decorative on their bridges, now what is it going to cost us out of our pocket to put the lighting on our bridge that we didn't do when we could and it would end up costing us 2x or 3x as much or we won't get nearly as nice decorative lighting as we could by getting it done now. Ms. Lommatzsch: Don't you think when business people come here to look and invest in our community that the entry way shows that people care that live here. Deputy Mayor Denning: We are asking our residents to step up on the 8 mills to help the streets to make the city look better, and I just think it would be short-sighted of us not to go ahead and get this done. I call for the vote. Mr. Curp: What is the motion? Ms. Lommatzsch: To replace the lighting into the plans. Deputy Mayor Denning: That was her motion to have Kathy put the lighting as part of the list of things. Mr. Curp: So, that is a new motion. Ms. Fry: My motion is to bring the lighting back to the plan that we submit; to add it back in to the plan that we submit.

Roll call went as follows: Ms. Fry, yes; Ms. Lommatzsch, yes; Ms. Campbell, yes; Mr. Curp, no; Mr. Denning, yes; Mr. Teaford, yes; and Mayor Flaute, no. **Motion carried.**

Ms. Lommatzsch: Remind everybody that Monday night is the Eintracht InCrowd. Deputy Mayor Denning: Most of the candidates will be there. Ms. Lommatzsch: That is what I heard. It is \$15, there are 60+ people already coming and I promise the food is to die for. Deputy Mayor Denning: It is German food, it is good. Cabbage rolls are excellent at the Eintracht Club. Mr. Curp: I was just at the Eintracht on Friday for the fish fry. I didn't see anybody there from here. Deputy Mayor Denning: We will be there Monday night.

Mr. Curp: This is our last meeting before Election Day. I would encourage everybody to go out and support the levy. I know there are people who feel the size of the levy is more than what they want to support. I ask people to take a look at the information at another time. I mentioned earlier this evening that it is an issue of tax base because this community has a structural financial situation where there is not enough tax base. It doesn't matter how you define tax base whether you're looking at property taxes or looking at wage taxes or a combination. It is just a function of this community because there aren't enough businesses and I know there are people who think that can be fixed at the fell swoop of a pen, but the fact of the matter is, if you take a look at how much business income tax we have coming in with a number of businesses that are here; this city would have to more than double the number of businesses and jobs that it has in order to even try and bring revenues up to some level to be able to pay for more services and not impact wage earners. Whether they are people who live and work here or people who come into this community and work during the day or whether they live here and work somewhere else and pay the adjusted credit on top of the tax they pay to some other city where they work, it is just a structural issue and it is not going to go away any time soon. We are at a point where if we want to fix the streets, if we want to do decorative lighting, if we want to do whatever it is we want to do, there is only one way to handle that financially and that is to ask ourselves to pay a little bit more. I know it is difficult for some people to accept, but I wish there was some other solution. I hope everybody will take a look at the information that is out there on the website; the information that comes in the mail that the city sends out, and if you have questions, call somebody here, call council members our numbers are available. Call city staff, the city manager; everybody will be glad to provide the information that you need in order to support the request. I hope everybody goes out and votes regardless of how you vote; it is a fundamental right to be able to vote and I hope everybody goes out and votes.

Mayor Flaute: I just had two weddings the last two weeks; I had one scheduled for tomorrow, but the girl called today and said he walked out on here. She was crying her eyes out. It was very difficult. Every once in a while, that happens. I was also a speaker at the Eintracht, German-American Day. I have a thing here that we celebrated. It was on Saturday, October 5, to all you Germans out there happy German-American Day a little late. I went to Colorado as I mentioned last time with three other mayors and some business leaders. We flew in a C-17 while they were having training on the C-17. We went to the Air Force Academy; we went to Peterson Air Force Base. It was quite a trip. We go there it was 80 degrees, that night

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it got down to 20 and snowed 3". Deputy Mayor Denning: So, Bill goes to Colorado and we get a blizzard. Ms. Ennist: And everybody was cheering about the snow, everybody is so happy it is snowing. Mayor Flaute: Except some of us from Ohio. Last night there was a meeting for the craft beer brewers in the Dayton area. I attended on your behalf trying to convince the craft breweries to come to Riverside. I don't understand why we have an Air Force Base here with 31,000 people working there; we've got WSU and a lot of those are younger, and there is only one craft brewery where the old Quaker Steak was. Why not Riverside, why not Fairborn, why not Beavercreek? I hope I got my message through; I tried to talk to everybody I could about it. It was already said about voting. I will be working the polls on voting day. I will be at Community Church; this is the first time I have ever done this so it will be exciting. Anyone else who wants to work the polls as a community service please see me and we will get that taken care of for you. I think they still need some spots, it just wouldn't be in Riverside. If you want to do a community service, please join me in working the polls.

ITEM 18: EXECUTIVE SESSION: Deputy Mayor Denning motioned to go into executive session. Mr. Teaford seconded the motion. Roll call was as follows: Deputy Mayor Denning, yes; Mr. Teaford, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Fry, yes; Mrs. Lommatzsch, yes; and Mayor Flaute, yes. **Motion carried.** Council entered Executive Session at 7:55 pm for the following:

- A) Section 103.01 (d)(4) Preparing for, conducting or reviewing negotiations or bargaining sessions with public employees and officials of the City concerning their compensation or other terms and conditions of their employment.
- B) 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.

ITEM 19: RECONVENE: The council came out of Executive Session at 8:51 pm.

ITEM 20: RESOLUTION

- A) Resolution No. 19-R-2527 authorizing the city manager to enter into an agreement with Medical Mutual of Ohio to provide health insurance to eligible officers and employees of the city for the period of January 1, 2019 to December 31, 2021.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2527. Ms. Campbell seconded the motion.

All were in favor; none opposed. **Motion carried.**

ITEM 20: ADJOURNMENT

Ms. Lommatzsch motioned to adjourn. Ms. Campbell seconded the motion. All were in favor; none were opposed. The meeting adjourned at 8:51 pm.

William R. Flaute, Mayor

Clerk of Council