

Thursday, March 7, 2019

ITEM 1: CALL TO ORDER: Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:04 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: 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 council members were absent.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: No additions or corrections were made to the agenda.

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

ITEM 6: WORK SESSION ITEMS:

A) PCI Cost/Benefit Analysis - Ms. Kathy Bartlett: The first item I want to go over is the PCI Cost/Benefit Analysis. I sent a memo to the city manager about two weeks ago, and I believe you may have received that. I wanted to go through some highlights. This was hard to do a true cost benefit. James from PMG would be acting as more of a financial advisor to us, but I was able to pick apart and put some true cost savings for my department to this. There are three items that I considered. The first is having an independent contractor assessing the city's pavement conditions. The second is having long term saving by appropriating budgeted roadway improvement dollars to the roadways that would improve the overall condition and reduce the number of repairs between years. Then, cost savings using video/technology over man hours in the field to collect data. We know the pavement assessment cost if we do it on an annual basis, which we don't always do, but it takes a two-man crew approximately 21 days to assess 307 residential streets and 20 thoroughfares. If you calculate that out two men x 21 days x eight hours/day x \$40 an hour (wages and benefits) you come up with \$13,440, which is about half of what it costs to hire PMG to do this for us.

What we will get into using the paver software is getting the right mix of streets that will reduce our cycle. Right now we are on a 22 year cycle at the rate we are going. If we get the right mix, we will be able to go back out and touch our streets more frequently, if we do them in the right order. That is a combination of putting preventative maintenance in place along with the mill and fills, along with some reconstructions. One of the things this will do by a percentage each year is reduce the pothole patching. We spend an enormous amount of time from December into June, actually, patching potholes. On average on residential streets, all 307, we will spend two hours per street with two men at \$40 an hour for a total of \$49,120; four men x 10 hours x 20 thoroughfares x \$40/hour totals \$32,000. Then we have the material cost for cold patch that we keep replacing weekly that runs us about \$24,000 a year. The hot mix runs us about \$6,000 a year. Then, we have administrative time taking complaints. We have administrative people (2) x .5 hour/day x 120 days x \$20/hour for a total of \$2,400. We currently spend over \$100,000 a year patching potholes. The more we improve our roadways and get that right mix every year you will see that \$100,000 go down by a percentage. It may be five percent the first year, 10 percent the second year, but we will keep eating away at what we have to maintain.

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Ms. Fry: Will we realize any of these savings if we don't put additional money toward our roads? Ms. Bartlett: These costs will go up. Ms. Fry: My understanding, from the presentation, is that he is providing the data to help us make better choices, but one of the predicated factors would be that we would be able to fund those road improvements that he is going to recommend. We may not be able to do that so would we realize any of these savings just by doing the PCI analysis without having the ability to fund those road projects? Ms. Bartlett: We would realize some. At the rate we are going putting \$350,000 toward residential streets, we are below the curve. James helping us pick the right streets; I know this year was my first time out picking the six streets we are doing this year, we did not consider all the different things that the paver software can do. One of the things that is missing from this is the ADT. You want to get out on the streets that have the most traffic and repair those first. Those are the ones our guys are going back out to. It is just an enormous amount of data to sit at your desk and try to come up with even given the information that we had. I think we will see some, but the bottom line is we are still going to need more than \$350,000 a year. That is another thing that the paver software will tell us. I think it was you that pointed out the different curves that will help us to determine exactly what number we need to put at our streets on an annual basis to get us where we would like to be.

Ms. Bartlett: The third benefits I lumped together. Having the video data versus going out in the field and collecting for projects, putting together the 2019 paving program this year, we had to make maybe three trips out to the field to all three of the job sites. With the video that would be collected we could do that from our desks. That would reduce our time going out, counting manholes, looking at curb and things like that. I approximated that at 64 hours, Jay's time and my time at \$60/hour (wages + benefits) for a total of \$3,800. Other time savings would be for having the database and being able to look up things for maintenance projects not related to the paving program. That would save us 24 hours. Selecting the annual mix of projects was an enormous task. That required several trips to the field to try to get the best bang for our buck. That would help us save at least 40 hours annually. We can do all kinds of things better with budgeting and forecasting if we had the data in the paver software. The PMG proposal, I don't know if you saw that if it was attached, but it was for a fee of \$24,970. If you totaled everything I just described, including the \$100,000 a year for the pothole patching, it would come out to \$137,940, but we wouldn't see \$100,000 savings; you would only see a percentage of that. That is not a true number, but getting the full savings wouldn't be realized until we get back into a more normal 15 year cycle because a mill and fill only lasts 15 years. We are repairing streets without being able to get back and touch them for 22 years.

Ms. Fry: Would it be fair to say with the savings on the first slide and the third slide those we would realize regardless of whether we are adding money. Ms. Bartlett: Right. Ms. Fry: So the program would pay for itself if we are only looking at that \$37,000. Ms. Bartlett: Mmm-hmm. Now for me to move forward with this, the city manager suggested we would not do that without a vote of council. Do you want to do that?

Mr. Curp: Where would the upfront funding come from? I am sure that is why the city manager wanted council to vote on it so he could come back in with a supplemental appropriation. Ms. Bartlett: No, it is in budget. I put it in there. Deputy Mayor Denning: It was already in her budget, he just wanted to get our approval.

Ms. Campbell: Are you going by \$350,000, what you had left? Mayor Flaute: That is how much we are spending on the roads, this we are not spending...Ms. Bartlett: This is just under \$25,000 for getting an outside consultant to rate our roads for the pavement condition. Ms. Campbell: You have money to cover all that? Ms. Bartlett: Right. This will also allow us to compare ourselves to other cities.

Deputy Mayor Denning motioned to move forward with the PCI contract. Ms. Fry seconded the motion. All were in favor; none opposed. **Motion carried.**

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B) Suggested Grant Applications 2019 - Ms. Bartlett: The next thing I want to talk about is the suggest grant applications for 2019. These are all that I know about right now and I just wanted to give you an overview of what I could see coming up this year. The first one being the Urban Paving Program and I have made some changes on the slide. I found out that SR 4 is considered a high priority route and we are not responsible for resurfacing our portion of SR 4 in Riverside. We are responsible for maintenance, but we don't have to resurface it or US 35. I will be talking about SR 201, SR 202, and SR 835 in just a minute. The Municipal Bridge Program is a grant program that runs July 1 to August 15 for funding now in 2023. We have one bridge that we need to seriously consider replacing. It is actually a double culvert. Mayor Flaute: Which bridge is that on? Ms. Bartlett: On Olentangy Drive. Deputy Mayor Denning: That is right there on Bayside where Lily Creek goes through? Ms. Bartlett: Yes. It is on what ODOT calls their targeted bridge list. It is rated at a "4" right now, and that means we need to start planning to replace it, because when it gets to be a "3" in their inspection, you have to. The third grant is the OPWC grants that window is open August 21 for funding in 2020. We have the East Springfield Street we will submit and hopefully Lynnhaven Drive and Meyer Drive. These are two projects that we would submit with water when that time comes. I will bring all that information back to you for a vote at that time. Then we have the Highway Safety Improvement (HSIP) Funds. Needmore Road and Old Troy Pike, I just met with ODOT last week on that project. It is a very high priority project. You have a memo on that project. I was not planning to pursue a grant until October; it's open twice a year, October and April. ODOT would love for us to move forward with that in this next round which is April, and I tried to explain that in the memo that was sent out in the packet.

C) ODOT's Urban Paving Program - Ms. Bartlett: Now I want to talk about ODOT's Urban Paving Program, the state routes that I mentioned: SR 201, 202, and 835. The purpose of the paving plan is an ODOT program that provides funds for eligible surface treatment and resurfacing projects on state and U.S. Routes within municipal corporations. An annual allocation is set statewide and distributed to each of ODOT's districts based on a district's "City, State, and U.S. Route System" mileage, and the condition of those routes according to the PCI. Funding is provided on an 80/20 basis with local governments providing the 20 percent match for project construction costs. This is not a competitive grant; all we need to do is tell ODOT we want our state routes paved and put the 20 percent forward and they would pick up the 80 percent and do all the bidding. They would also do any design work, which there is really not much design work in a mill and fill, but they would take care of anything. The only upfront cost for us is the 20 percent share. ODOT will participate in eligible surface treatments undertaken by cities as preventative maintenance per ODOT's Pavement Preservation Program and Manual and non-structural overlays; ODOT will not participate in curbs, gutters, utility relocations and other non-surface items. Ms. Lommatzsch: If any problems come up we have to do that, they don't fix those things. Ms. Bartlett: Right. Right now the funding is out to 2024. If we tell them today that we want to do this, we would not get into their program until 2024 and that would give us time to look at our curb, see if we need to make any repairs, replacement that sort of thing and do that in advance of the paving. Ms. Lommatzsch: You don't have to come up with your match until how far in advance? Ms. Bartlett: In 2024. Ms. Lommatzsch: You don't have to come up with a match until then? I didn't think so. Ms. Bartlett: These are the five state routes we have with only three of them we need to worry about: 201, 202, and 835. The proposed applications would look like this: SR 201 total cost to mill and fill that roadway \$425,000 with Riverside's share being \$85,000, SR 202 total cost \$550,000 with Riverside's share being \$110,000, and SR 835 total cost \$400,000 with Riverside's share being \$80,000. The total cost for all three routes being \$1,375,000 and Riverside's share being approximately \$275,000 depending on how the bids come in and that sort of thing. Mr. Curp: Is that in today's dollars? Ms. Bartlett: Those are today's dollars, but I used the today dollars that were generated on Airway East, which were high so it is going to be in the ballpark. ODOT puts this out with other cities so they get a good volume bid price. Mr. Teaford: In doing these re-pavings, does that include

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taking out the speedbump there on Harshman and the one on Troy Pike, the bridge with the bad hump? Ms. Lommatzsch: That is not a state route. Ms. Bartlett: These are only on the state routes. Mr. Teaford: That is. Ms. Lommatzsch: No, 835 runs out before then. Mayor Flaute: It goes from Linden Avenue south. Mr. Teaford: Oh, I thought that came all the way through. Mayor Flaute: The County put that bridge in. I complained about it and they said it was okay. Mr. Teaford: The bridge on Old Troy Pike has the same thing, you hit it and it sounds like a gun going off because you hit it so hard. Ms. Fry: Would we be targeting all three of these in 2024? Ms. Bartlett: Based on last year's PCRs, they need it now. The scores are in the 50s, and typically 50 - 60 you do a mill and fill. By the time 2024 comes along, they are going to be in even worse shape. Deputy Mayor Denning: Do you have to apply for all of them at once? Ms. Bartlett: You don't have to. Deputy Mayor Denning: So for our portion, our 20 percent, can we then apply for other money to make our piece less? That would probably be more of like Issue 2 money and stuff like that. Ms. Bartlett: OPWC will not pay for mill and fills only. They don't score favorably. Deputy Mayor Denning: I was looking for other ways to lower our \$275,000. Ms. Bartlett: I don't know, I haven't checked into CDBG. We are not talking about huge dollars compared to Springfield Street. I don't know if there is any money like that we could apply for, but I can check into it. Deputy Mayor Denning: Are we allowed to use CDBG money for that? Mr. Lohr: One of the requirements of CDBG is that it benefits low-to-moderate income individuals so that we would have to look at if we have any neighborhoods in proximity to these to know for sure. Deputy Mayor Denning: Brandt runs from Harshman all the way down right past Community and all of that, and Troy runs...Mr. Garrett: He has the right answer; they have specific rules for what you can use CDBG for. We are not familiar right off the top of our head. Deputy Mayor Denning: If we get all of it that would be great, it would be worthwhile looking into it. Ms. Fry: What happens if we apply for this and the roads degrade to reconstruct level before we get to 2024? Ms. Bartlett: My personal opinion is that they won't go to reconstruct. We will just be patching more and more potholes. Even that reconstruct, I am still trying to get my head around it like what the PCR suggested that anything below 40 was reconstruct. I think some of that is still salvageable in the residential areas and just out here on Woodman Drive here from Springfield to Airway is a 33 right now. That means reconstruct. I think we can still do a mill and fill on that. You can't just say everything below 40 is a reconstruct; it is not that simple. You have to look at each job for each project on a roadway on an individual basis. Ms. Fry: Your sense is that we would not have that risk. Ms. Bartlett: I don't want to swear to it, but I have been out on each of the routes and we have a long way to fall from 50 something to 30 something and we are still patching on Woodman Drive; I think by 2024 we will still be okay. Deputy Mayor Denning: If we did have any road that the state was going to do that went down to the reconstruct and they came in and said, well, let's look at what Airway did last year; the bottom fell out of it. Let's say that happened to Troy or Brandt and they were going to say now it is a reconstruct, then what happens? Ms. Bartlett: We would have to pay for it ourselves 100 percent. Deputy Mayor Denning: Oh, so this is only for mill and fill. Ms. Bartlett: This is only for mill and fill. They consider mill and fill a preventative type of application. Deputy Mayor Denning: The answer is we gave you and opportunity to do a preventative maintenance and since you didn't bother, now you are on your own.

Mayor Flaute: I assume that there will be a way out if we really had to; there would be consequences again like the safer route to schools thing; there would probably be some consequences. Ms. Bartlett: I did ask that question just because I wanted to know if we needed to do something beforehand. They don't like to move money from year-to-year because a lot of municipalities that have state routes are doing their curb work and sidewalk; they are getting prepared, and they have planned ahead for having money in a certain year. If we said we didn't want the money and it freed it up, it doesn't help us any because ODOT risks losing the money. It goes away.

Ms. Bartlett: This is a proposed funding source out of our 205 account, which can only be used for state routes. This graph shows in blue the revenue that comes in with gas taxes

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and motor vehicle taxes. We get right now about \$72,000/year and I have included the gas tax increase in that so that we will be getting over \$100,000/year that can only be used for state routes. Right now, we spend on average \$50,000 or less maintaining our state routes. We use a little bit of moneys for salts, we use a little bit for the pothole patch, different things go out to that. This year, because there was a balance and we had some projects that needed to get done, some guard rail improvements on the state routes; tree trimming on SR 4 and 35 are coming out of that. You see the expenses in orange or red and in 2019 they are high, but then they go back down to \$50,000. Then, when you get to 2024 you see the big expense of doing the paving of the three routes. At the beginning of 2019, there was a balance in the 205 account of \$253,944. The revenues I mentioned come from the Gasoline and Motor Vehicle Taxes. Typical annual average expenses are \$50,000. I mentioned the different repairs we are doing this year, and also this year in order to get more crack sealing done we went outside the normal permissive tax money and went into the 205 account to do the state routes. We have a lot of crack sealing that needs to be done on our thoroughfares and we can't use the 205 account money on our thoroughfares so I pulled out and we are doing state routes out of state route money and using all the permissive tax money for the thoroughfares. The permissive tax money we use can only be used on thoroughfares; it can't be used on residential streets. Mr. Garrett: I don't know about that. Permissive Tax has to be related to a road of some kind. Ms. Bartlett: The Permissive Tax money we get credited back from the county? Mr. Garrett: Well the county puts the extra qualifier on it that it has to be a major thoroughfare. Ms. Bartlett: Right that is what I am talking about the Permissive Tax money we get credited back from the county is being all used on our thoroughfares this year and not any state routes. In the past we have done some state routes using that county Permissive Tax money, but that crack seal is holding our roads together and crack seal should be a preventative thing used for a PCR value of 60 and above. We are using crack sealing on 33's trying to keep them out of a true reconstruction.

Ms. Bartlett: The funding breakdown by 2024, we have the original account balance of \$253,944 as of the beginning of 2019. Then we have the projected revenue of 2019 to 2024 of \$753,900, which includes the gas tax increase. Adding those together we have \$1,007,844. The projected expenses from 2019 through 2024 including the Urban Paving Program with the three routes would be \$795,000. Then we would have a balance in 2025 of \$212,844. Mr. Garrett: Does that allow for some ongoing maintenance because we use some of 2025 to maintain traffic signals and that type of stuff. Ms. Bartlett: It allows for \$50,000 a year, which is more than what we normally spend on average.

Deputy Mayor Denning: I think you did an awesome job with those numbers. That is exactly the information I need to make good decisions. Mayor Flaute: I'm not sure we've seen these grants before; I'm sure they were coming in, but we didn't know about them. Ms. Campbell: With this tax raise, is that definite? Will the taxes go back down, then what? Ms. Bartlett: It is almost a wash. The gas tax increase I included was about \$250,000 at the bottom of the slide, \$249,200. We end up with a balance of \$212,844 when you include that \$249,200. So, if we didn't have the gas tax at all, it would almost be zero that we would be spending, but I think there is going to be a gas tax; an increase. Ms. Campbell: I know they did this before a long time ago and then brought it back down real low.

Mayor Flaute: Do you need a motion for this? Ms. Bartlett: If you want to do it tonight; the sooner we can get it in. Deputy Mayor Denning: What do you need a motion on to move forward with the ODOT grant? Ms. Bartlett: They don't need a resolution, all I need to do is send them an email and we get on the books for 2024.

Deputy Mayor Denning motioned to move ahead with the ODOT State Route Paving Program. Mr. Teaford seconded the motion. All were in favor; none opposed. **Motion carried.**

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D) Live/Work Discussion - Mayor Flaute: I want to thank Mr. Curp for working diligently on this. We got this email that you see in front of you a couple of days back and I tried to study this as hard as I could and asked the manager what we need here. It seems to be pretty complete and something that is at least workable. Thank you, Mr. Curp. Are there any questions?? Mr. Manager, would you like to comment? Mr. Lohr: No, I don't have anything to comment on; it was my understanding that it was just for discussion for council. Mayor Flaute: If we want to move forward with this, we need to send this to the planning commission. Mr. Lohr: That is correct. Mr. Curp: Maybe, maybe not. Let's talk with the law director and find out. The planning commission sent their proposal to the council and council has the ability to pass it as it was sent, reject it, or modify it. This might be able to consider this as a modification.

Deputy Mayor Denning motioned to have the manager find out if this can be put in as a modification with the law director. If not, then it is to be sent back to the planning commission. Mr. Teaford seconded the motion. All were in favor; none opposed. **Motion carried.**

Deputy Mayor Denning: This is a chance for us to say yes to something that someone has asked for. Mr. Curp: Has everybody had a chance to read it and understand it. Deputy Mayor Denning: Yeah, I did, to me this kind of puts some parameters where the old one was very open and vague. This puts specific limits on what people can and cannot do. It gives the planning commission some guidelines in the future and it also gives BZA some guidelines to deal with in the future instead of it being vague. Mayor Flaute: The motion doesn't say we have to go with this, the motion just says we need to move forward and use this as a guideline. I feel pretty confident this is the right thing to do.

ITEM 7: RECESS: Council recessed at 6:44 pm.

ITEM 8: RECONVENE: The meeting reconvened at 7:00 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 February 21, 2019 regular Council meeting. Deputy Mayor Denning motioned to approve the minutes as amended. Mrs. Lommatzsch seconded the motion. Mayor Flaute mentioned that Mayor Barhorst is indicated as being from Cincinnati, but he is from Sidney. All were in favor; none opposed. **Motion carried.**

ITEM 11: 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 12: CITY MANAGER'S REPORT:

A) Monthly Update Finance Department – Mr. Tom Garrett: We made it to the end of February so I prepared the finance reports. I think they were posted on the website as I passed them onto Elayna to get them posted. The other thing near term interest is the Wright Point note. We did have pricing last Tuesday on the note and we got 2.7 percent for renewal and we don't have to pay that until a year from now. The closing on the note is going to be next Thursday, March 14, 2019. This week I am the entire finance department because my clerk is out taking care of some family health issues.

Mayor Flaute: I had one question. I was asked about our work with RITA and whether we want to consider changing. It is my understanding if we want to change to CCA we need to know by June. As most of council was briefed by CCA a few months back, is there any interest in moving forward with that or does council want to stick with RITA? Mr.

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Teaford: Is there any advantage to changing? Mrs. Lommatzsch: That is questionable. Mayor Flaute: The cost would be about the same from what I understand from Mr. Garrett, it may be a little bit less than RITA, but about the same. The services they provide from what we have heard are about the same except that they (CCA) have a local office. Mr. Garrett: Did you want to have a discussion later at some time? I think it was last summer when CCA came in and gave an overview of what they can do. Do we need to refresh anybody's memory? Mayor Flaute: Do you want a work session item for that? Mrs. Lommatzsch: I think I wasn't here for that must have been in July. I haven't heard that presentation. Mayor Flaute: Okay, work session item, do you want to bring somebody back in from CCA? Ms. Fry: Is that are only other option, CCA? Mayor Flaute: Yeah, pretty much; we've talked to Huber Heights as they were willing to do it, then they got a bit pricy. Dayton was five percent when we first became a city and I am not sure they would do it anymore, but it would still be five percent. Right now RITA is running about 2.5 percent so the question is will CCA be able to bring us in more money. We hope so, and that would be the reason to change. Mr. Garrett: One other difference is that RITA is based in Cleveland and they have an office in Columbus. CCA has a small office in Dayton so people can actually go to the CCA office a little more immediately, but other than that the service is probably real similar between CCA and RITA. Deputy Mayor Denning: Are they able to do everything online like RITA, filing? Mr. Garrett: I think so, remember CCA is actually part of the city of Cleveland's tax department. Deputy Mayor Denning: I understand, my question is do they have online filing, electronically. Mayor Flaute: We can find that out at the work session. We will put that on a work session, now do you want somebody from CCA here? Deputy Mayor Denning: Well, if we are going to ask those kind of questions...Mr. Garrett: You probably want RITA to come back and talk to you again. Mrs. Lommatzsch: I would think so. Ms. Campbell: What for? Mayor Flaute: You want RITA here on a separate night, is that what I am hearing? They aren't enemies; they are just in competition with each other. Mr. Curp: I think it would be good for people to write down what issues you might have with the RITA tax processing and support because we went through this a number of years ago where people were disenchanted so we hired a person to evaluate our processes and take a look at our income tax issue. They got in touch with RITA to talk about some of these issues and what we found out was there were services that RITA provides that we weren't asking for and they were included in the retainer cost. It would behoove us all if we have issues or perceived issues that we write those down and be able to present those so we get the feedback. It may be that you find out we aren't taking advantage of things that we could be taking advantage of. Mayor Flaute: Which is another good reason to have RITA here. Mr. Garrett, would you take care of that for us? Mr. Garrett: Yes, and it is because we are members of the Regional Council of Governments, which is RITA, that is where the ground rule says that before the first of July we have to give some kind of notice if we intend to leave the following January. Deputy Mayor Denning: They can come on the same night. Mayor Flaute: Yeah, I think they should come on the same night.

B) Monthly Update Administration Department – Mr. Chris Lohr: I have a number of updates similarly to Mr. Garrett, I am a one man show this week as well as I am also the City Manager and Zoning Administrator this week, and Economic Development tonight. I will try to be brief, but there is quite a bit to talk about. We now have our new internet access here at city hall. That is point-to-point fiber internet access here that actually puts us on a closed network along with 1791 Harshman. That is a huge improvement in the bandwidth that we have as well as the security of the system. Along with that it helped solve one of our issues with the phone system and calls cutting out. We have our new phone system installed moving from AT&T phone service to a company called Nextiva. Towards the last few weeks before we transitioned it was very bad with calls cutting out. With the new internet access and the new phone service, I don't think we have had a single call cut out since we got that completed. Some of the issues we have had with slow internet speed and slow connectivity have also improved. We did have to replace a network switch over at 1791; we had two older network switches. One started malfunctioning and had to constantly reset it so we would have our internet and network access at 1791, and then the

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other one started to go on the fritz. We had to purchase a new network switch so we took away the two old network switches and replaced it with one larger switch. It cost us about \$900 - \$1,000 to do that, but we have already seen some improvements in the internet speed and connectivity. We are ready to try out Facebook Live at the next meeting. With the upgraded bandwidth and a piece of the equipment here working correctly we are set for it. I tried to get it up and running by myself a couple of times as I saw MVECA do it, but I don't have it down. We are bringing MVECA back in to do a training with me and some other staff. The clerk of council, fire chief, administrative assistant, and Mr. Carpenter will all be there. We will have multiple people know how to work that system. We have that lined up for next meeting. Deputy Mayor Denning: We are going to test it three times before...Mr. Lohr: At least three, we will make sure it is running well. Before when we were testing it, I did some testing on my own personal Facebook page. I actually set up a dummy Facebook page that we can use for testing that has no connection to test it and see it ourselves without it going out to the public. We will make sure it is good before we go live with it. Mayor Flaute: If we have a meeting where we are not up here say we want to talk about the road issue or whatever it might be out there, Facebook Live will be able to do that kind of meeting also? Mr. Lohr: Yes, the Facebook Live works through the AV system in here so if we wanted to give a presentation or anything we could do it through Facebook Live. Mayor Flaute: The presentation would be out there. Mr. Lohr: It would be somewhat difficult because the camera system is set up to see everybody at the dais. I know we can zoom in; we would have to look into that. Mayor Flaute: I think that is important. Deputy Mayor Denning: Here is the other part of it, if we are going to do something like that is that we need to be able to throw the PowerPoint out to the Facebook Live at the same time. Switch from the camera to the PowerPoint, but have our audio so that people can hear it. Mr. Lohr: We are able to do that. The way they set it up, they got the audio and video stream at the end of the process. What people see on Facebook Live is exactly what we see on the screens here and the recordings we put on YouTube.

Mr. Lohr: On the HR side of things, we have a new victim advocate and is starting on March 18, 2019. She does work with the school system here counselling kids so she is familiar with the community and I think she is going to be a good fit for us. Ms. Lommatzsch: Does she have a name? Mr. Lohr: Yes, her name is Skye Roberts. We are getting along in our fire and police hiring processes. We have a police test coming up in March. We have closed our application period for firefighter/paramedic and we are reviewing the test scores. We will bring some of the candidates in for interviews. We have one opening on the fire department as a firefighter we hired six month to a year ago decided to go back to his previous job in Lexington, KY. We have some possibilities of retirement in the police department or people exploring other job opportunities there. We don't have an opening right now, but we anticipate the future for both entry level police officers and lateral transfers. We are accepting zoning applications for a zoning administrator again. We have received probably a half dozen so far, all good quality candidates. We've done it differently this time. Last time we hired for that position, we put it on Indeed.com and we got a lot of applications that way, but we maybe got a couple that were quality applications. We didn't put it on Indeed this time; I spread it out as far as I could with American Planning Association, Ohio Planning Conference, Miami Valley Chapter of the Planning Association, Ohio Municipal League, and on another planning website. We really put it out there. We will start interviewing the candidates as they come in and hopefully we can find a good candidate in the near future. Staff completed drug-free workplace training. It is an annual training. We were trained on some of the signs and symptoms of drug abuse or drug dependency. We had good discussions about internal policies and how employees could get help if they needed help. The supervisors training had a great discussion about how we implement policy and when we do reasonable suspicion drug tests and accidents and that sort of thing. Some will get to watch the video of the training later so we will get everybody checked off on that. The next training we have scheduled for staff is ethics training. The state ethics board has an online e-training, which is about an hour to an hour-and-a-half long. We will have each employee get the online certificate. I am sure we will get some groans from that, but it is good training for

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staff to have. We are still working on the health and wellness program for staff, in early April we will have the actual physical assessment where they talk to a doctor and do blood work that sort of thing. We are shooting for 50 percent of full-time staff to participate. It seems like there is a lot of enthusiasm.

C) Monthly Update Planning and Program Management – Mr. Chris Lohr: We have been talking about some ideas for CDBG projects. That grant comes up in May every year and so we've been working with some individuals in the Valley Plat; we've been meeting with Rebuilding Together Dayton, which some of you may have heard of, and we are trying to put together a program, a grant proposal for the Valley Plat that would include a lot of things we have been trying to resolve. For instance, Zombie Properties, properties owned by individuals who are deceased and there is no real owner; some demolitions in the Valley Plat, but also a good sum of money to do a joint project with rebuilding together Dayton. They come in and they use volunteers and some of them are actually trade's people. They buy the supplies after they identify the individuals, many of them are elderly, that is one of their focuses is to keep elderly individuals in their homes as long as possible. They would come in and be able to get a lot of work done in the Valley Plat for homeowners in need. I think it would also be an opportunity for us to really engage residents in our neighborhood and have everybody in the community, the neighborhood residents, the staff, pitch in and come together and make a real improvement in that neighborhood. One of the things Mr. Green was working on before he left was a needs analysis map for neighborhoods where we would look at EMS/fire calls, police calls, zoning complaints, tax delinquent properties, zombie properties, vacant lots and things like that. I've taken over that mapping project and am working with MVRPC to put together a good map, but that will really give us an idea of where the greatest need for services are in our neighborhoods and where we may want to focus projects like this in the future. I've also taken over the Hazelton home remodel project and am working with Montgomery County as well as a construction contractor. It has been challenging to get contractors to do work because it is part of a project; it is a smaller house and a bad time of year to be getting contractors for that type of work. I did find a construction contractor; we will work within the next month to get the framing finished on the house, a roof on the house, and possibly the siding on it so we can get the interior dry so we can start installing the electric, the plumbing, the HVAC, and that sort of thing. I'm shooting for finishing the house either by the end of the school year or by the start of the next school year and in order to get that done we will have to rely a lot on contractors. I've already spoken to the school district and they are going to transition from being the primary source of the work to learning from the contractors. They have done most of the unskilled and semi-skilled labor demolition the interior and doing some basic framing and then we are going to bring in the experts to do the skilled labor and they will learn side-by-side with them. If everything goes as planned we will have the project wrapped up in the next six months or sooner.

D) Monthly Update Economic Development Department – Mr. Chris Lohr: We are doing a lot of work on the buildings here. There is day-to-day maintenance here that I am handling such as the elevators need new rollers; HVAC concerns, I get calls from tenants their suite is cold so we have to get the HVAC folks in here; minor plumbing issues. We've also been working with the day porter; we have a full-time cleaning person here to clean out the vacant suites. Some of them haven't been cleaned for some time or weren't cleaned after tenants moved out. We had him go through and thoroughly cleaned those out and make them as presentable as possible to bring in prospective tenants they don't have to a mess, they see a nice looking suite as best as we can get it prepared for them. The buildings have been around for 30 years; there has been a lot of stuff accumulating: old furniture when tenants move out, old used light bulbs so she and I have been working on identifying what needs to be thrown out, what can be sold, what we can use. One of the things she is working on is staging some of our vacant suites. If you watch HGTV they do that with houses. So it looks like you can envision yourself renting one of our suites here. She and Mark have also been working closely with Steve Woodall, who is our contract real estate consultant. He is helping us make connections with prospective tenants. He has a

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long history of working with military contractors so he is reaching out to folks to see if we can bring them into our space. He has pointed out to us a number of things that are assets in our spaces; some of the secure spaces that we have called SCIFs that are marketable to military contractors. We are doing the best that we can to get tenants in here to make this the best space that we can have. It does take up quite a bit of time. Some of the other economic development things, the Wright Point website, I mentioned last year I'd taken some time to get control of the domain and move it to a new web design contractor; we got that completed and now are going through it page by page and making updates to it like updating contact information, who the service forms get submitted to, removing old tenants that moved out, updating availabilities, things like that. It will be a process but we will make sure to get that all up-to-date so that when people, prospective tenants and also the community look at that they have a nice website and presents a good face for the city. I am working on fixing some roof top leaks we have on both buildings. I am pretty sure that the roof on the five-story building we have over here is the original so that is 30 years old. There has been some repair on the roof top of this building, but it still has some areas of concern. The rooftop drains leak and we have some drywall damage on the third floor over here, but I've got some pretty good quotes to get those rooftop drains replaced and we will get that fixed and repair the drywall on the third floor here. There is a cost with that, it is not a huge cost, but I think especially to show our tenants that we care about the quality of the space and we are addressing their concerns, it is money well spent in addition to preserving the buildings and keeping them as an asset for sale or continued use, whatever we choose to do with them. Ms. Minnich has met with the Dayton Development Coalition (DDC) and Montgomery County Economic Development. They have discussed how we can better recruit businesses to Riverside and which businesses we need to start with as we go through and continue to make retention and expansion visits to our businesses. They pointed us in the right direction with that. They are going to help us with getting our vacant properties listed. There is a website called Zoom Prospector that is available through the DDC where we can list all of our properties. It has been available to us before, but we've not made use of it so we are going to make it a goal of getting all our available properties up there so if someone is looking for something in the city they see our properties right there and we are right on the top of their minds. The medial marijuana dispensary has had some issues with construction due to the weather. Last I saw there was a lot of work to be done, but Ms. Minnich did come across an electrician working there so it seems like the weather has cleared up enough that they are able to get in there and working. I know they are anxious to get started, but last I saw there was still work that needed to be done there in the suite.

Mr. Curp: Where are we with the newsletter? Mr. Lohr: We have it ready for distribution by email. We can send it out immediately; in order for us to complete it, we like to send out the paper version and the electronic version at the same time. In order for us to do that, it just needs to be reformatted to go in the paper format and then we can send them both out. We are hoping to have that done in the near future.

Mr. Curp: Where are we with the campaign for the tax issues renewal? Mr. Lohr: Mr. Carpenter discussed some updates with me a while ago, I can't remember all the details, but perhaps Chief, are you familiar with that? Chief Robinson: Obviously we can't do any of this while we are at work, so it becomes a little bit cumbersome sometimes to get things accomplished. I know the police officers have taken up a collection. I think I told you we couldn't do it the way we did it last time or the way they were taking the money from the police officers could not be done that way and we had to do it a different way. As opposed to us taking it out of their paycheck, which they were going to volunteer, we just decided to throw in \$35 a person to raise about \$1,000. I think it will be matched with another \$1,000, which will allow us to be able to get signs and printing and all that kind of stuff that would be available to us. We discussed a little bit as to how we are going to go out and be in the community; obviously not while we are working as we did last time, but those are plans still in the works. We will accomplish those. We will get the signs and the printouts. We are sending them to a printer that we use on a regular basis to get those things done,

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but it will not be done with city funds. We are on the move, moving forward. Ms. Lommatzsch: One meeting on Tuesday night, not next week, but the follow night is MVMAAs annual spring event, which a number of us will be attending. I am also concerned about your Friday night meeting; I couldn't get people out on Monday, Tuesday, Wednesday, or Thursday, I can't imagine they will come out on a Friday. Coffee at McDonalds seems like a good idea and I plan to be there, but I don't know how this information is being disseminated to the people, coffee with a cop or whatever it is called. Chief Robinson: Social media is going out quite a bit; obviously we are giving out nothing other than the facts that we are allowed to give them. We aren't saying yay or nay one way or another, we are just giving facts as to why we need the levy to pass. I agree with you. It is difficult to get this out to everyone in the city. Ms. Lommatzsch: My concern is a number of us have to go to the other event; it is representing the city on a regional basis and with the base. Those of us who regularly participate will be unable to attend that event and I regret that. Chief Robinson: One of the things with the meeting we are having here with the police department, it is not just about the levy itself. It is actually of a where we are in the first quarter of the year. We have a PowerPoint and will give out some facts that way so people understand what we do. I don't think everyone fully understands how much we actually do on a daily basis or a yearly basis. For example, I was going to tell you this two weeks from now, but this year, we have had over 2,000 more dispatched calls for the police department. We've had more than 1,000 more stops for traffic and that is only because we have issues with these intersections that are really bad. We are doing more traffic enforcement to try and stop that. The problem is we have such a volume of traffic in the city it is very difficult. Ms. Lommatzsch: I understand all that, I just think I would like to see some sort of breakdown of the plans of how we are going to make this successful. I would hate to think we lose another one by eight votes. I have done a lot of campaigning in my life and I think there needs to be a master plan and I would like to see what that is. Mr. Lohr: I will speak to the city manager next week when he is back and we will provide something to council. Mayor Flaute: So did you say there was going to be a brochure that you will be passing out. Ms. Lommatzsch: No, he said a PowerPoint. Mayor Flaute: Could we volunteer to pass anything out? Chief Robinson: Absolutely, last time the police department, the fire department, the service guys, we all went out walked. Mayor Flaute: You need to tell us when that will be so we can do it. Ms. Lommatzsch: We need to see that before it goes to print, please. Chief Robinson: I can do that.

Mayor Flaute: The coffee with the cop in the city manager's report, has that happened? Ms. Lommatzsch: No, it is coming up at McDonald's. Mayor Flaute: That is going to be about the levy more or less? Chief Robinson: Anything people want to talk about. We will give out facts and handouts as well. We will touch on those things and what our needs are and why we need to have this levy passed. Ms. Lommatzsch: Coffee with a cop is the 22nd. Chief Robinson: Yes. Ms. Lommatzsch: But the 19th is also the same night as the MVMAA. Mr. Teaford: Which McDonald's are you going to use? Chief Robinson: Woodman. I thought the city manager scheduled as well. Ms. Lommatzsch: There is another meeting and I am not sure when that is. Mayor Flaute: If you think it would be helpful for us to be there, we need to know that. Chief Robinson: Absolutely. Ms. Lommatzsch: Why wouldn't you think it is helpful? Mayor Flaute: Because it is coffee with the cops. Chief Robinson: Come on down, I'll buy you a coffee.

Mayor Flaute: In our fire report, we have 831.04 man hours, what does that mean? I don't understand why that is there. It is a bullet point. Chief Stitzel: Is it under the response summary? What that is, I mentioned two weeks ago our new reporting software has a little bit different tracking abilities than the old one so what we are doing is looking at the different stats we have available to us. That is the number of hours actually spent by the individuals on emergency calls for that month. Mayor Flaute: Okay, so the next bullet is 71/56 engine staff responses for medical assistance emergency. What does that mean? Chief Stitzel: That means 71 calls where fire engines responded on a medical emergency and 56 was either the battalion chief or myself responding on a medical emergency also.

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ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS: Paula Balcom came forward to speak on Resolution No. 19-R-2451.

Ms. Balcom: I'm here as the secretary/treasurer of the IAFF Local 2938. First and foremost I'd like to say we are happy to see the SAFER grant is on the agenda for this evening. We do have a concern for the fact that it is for only three as you are aware our current staffing levels are not adequate and that is based on full-time and part-time. We have enough issues trying to keep enough part-time staff and the current part-time staffing we have still does not bring us up to what is adequate. Across the union we feel the number that would be more adequate would be 9 - 12 career firefighter/paramedics. We feel that would provide a better level of service to the citizens of Riverside. It is very difficult to see the mutual aid medics come in, taking our calls, taking care of our citizens when we are the ones who want to be out there and provide the service. We also have concern for the fact that our fire engines are only staffed at times with two and three firefighter/paramedics. The national standards recommend there be four firefighters on each fire engine. We are unable to do that a majority of the time. I run out of Station No. 6; my engine is staffed with two firefighters. Many times we have been on the first arriving call so with two firefighters you are very limited on what you are able to do at that time. Locally, we have seen a lot of fire departments turn from utilizing part-time staff to all career staff and we see the benefit of that. Unfortunately at the same time, the people taking those jobs are actually leaving our fire department. We basically have been almost a revolving door to get people started learning about the fire service doing very well and we have lost a lot of really good people to career departments. Even the City of Beavercreek went and hired firefighter/EMTs that was very lucrative to some of our part-time staff, who were going through medics or looking to go on to medics that could have potentially been full-time here with the Riverside Fire Department. We also foresee within the next four to eight years there will be retirements of your senior members; those who are very familiar and very active with the fire department and we feel that is very important to bring on more full-time people that will be able to replace us and pass those things along. Not only fire calls we respond to, EMS and such, but a lot of our time is taken up with community events. I handle the community paramedicine program; there are several other things such as fire inspections, prevention programs, just a plethora of things that happen that we would like to be able to pay more attention to and we are only kind of halving that due to our staffing and the call volume. We would like to ask that council look at the neighboring departments that neighboring cities have been able to fund and add additional firefighters through the SAFER grant. Several of them are hiring up to 10 - 12 at a time. Beavercreek just hired on an additional 12. I believe Washington Township is going to be hiring more. We understand there is a fiscal constraint to that, but this is where we ask council to look for and be able to look for ways to bring in money to be able to support us so we can do a job to take care of our citizens, which is our passion and we want to do it to the best of our ability.

Ms. Fry: Is there the union can do to assist council in communicating to the residents that we do have a need for increased revenue to support our firefighters? Ms. Balcom: We are actually doing that at this time. We are educating as far as our current staffing levels. We have had citizens contact us to say they have seen new apparatus out there so they assume it is properly staffed. They see there is a medic sitting in the bay and the fire engine leaves; they assume that medic is in service and vice versa. A fire engine pulls up they are going to assume there are enough firefighters getting off that fire engine to do the job and not that we are potentially waiting for other firefighters from neighboring jurisdictions just to show up. We don't always know exactly at what moment, and we work as a team. Thankfully we work very well with our neighboring departments and we count on them just as they count on us.

Mr. Lohr: Just out of curiosity, what is the national standard for firefighter staffing for a community. Ms. Balcom: It is recommended four; four is the safest and most efficient. You can do well with three and I believe I read recently the percentage of work that can be

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increased by having four from three is up to 58 percent. Each firefighter on that fire engine should have specific tasks. Obviously those tasks are going to vary depending on what the incident is and what is required to do. If you have a rescue then that is obviously going to take more staff. At the same time, if there is fire to be put out we need more staff to be handling all those. It is a very dynamic situation and it is going to be dependent on that. We just want to provide the best level of service to our citizens as soon as possible. Mr. Lohr: I'm sorry, I wasn't clear; that was for an engine crew, but I was curious for what the staffing recommendation is for a community. Ms. Balcom: For a community this size; I don't have the exact number. I would say on duty anywhere from 12 to 15; I would have to check with the chief. Chief Stitzel: There are a couple of different sources of information we use; the International City Manager's Association came out with a formula saying there should be two firefighters for every 1,000 of population so at around 25,000 we should have 50 full-time firefighters. If you look at our equipment that we have: two fire engines, two medics, and a battalion chief that are typically being used each day; if you staff each one of those to its fullest like Paula was saying with four. That makes for 13 people a day. My goal is to get three on a fire engine and two on a medic so we are down to 11 a day. If you have 11 people a day; you will have 11 people on duty as you will have people on vacation or EDO any given day. You are looking at around 13 people assigned to a shift so you are looking at 39 firefighters. That doesn't count the chief officer, fire prevention, things like that. I've said in the past I would like to see about 45 total firefighters for the city of Riverside that would be a really good number. I know we've done comparisons to other cities. The city of Xenia has 41 full-time firefighters and they are right about the same size as we are, a little bit higher call volume mainly because of the nursing homes and things they have over there. The city of Kettering is just about twice our size and they are currently at 79 full-time firefighters, so if you take that in half you are down to 40 again. If you look at the different standards out there 40 - 45 is what we are looking at as being our national standard. Deputy Mayor Denning: What do we have? Chief Stitzel: We have 16.

ITEM 14: NEW BUSINESS

A. RESOLUTIONS

I) Resolution No. 19-R-2450 advancing \$115,000 from the General Fund to the CDBG Fund.

Mr. Garrett: This is programmed into the budget. We have CDBG grants for the contribution or assist with the Valley Street sidewalk so CDBG grants of \$75,000 and then we have another \$40,000 for the curb ramps program. This is a temporary loan from the General Fund to the CDBG Fund until we have done the project and get our reimbursement back from the county for those two grants.

Ms. Lommatzsch motioned to approve Resolution No. 19-R-2450. Deputy Mayor Denning seconded the motion. Mayor Flaute asked if there were any questions or comments by members of Council.

Being no other discussion, all were in favor; none opposed. **Motion carried.**

II) Resolution No. 19-R-2451 authorizing the city manager to submit a "Staffing for Adequate Fire & Emergency Response Grant" SAFER Application.

Mr. Lohr: This authorizes us to submit for the SAFER grant for three full-time firefighters.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2451. Mr. Teaford seconded. All were in favor; none opposed. **Motion carried.**

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III) Resolution No. 19-R-2452 authorizing the city manager to submit an application to the Ohio Department of Transportation for a grant for Highway Safety Improvement Program (HSIP) Funds to improve Needmore Road and Old Troy Pike.

Mr. Lohr: This authorizes staff to submit for a grant for safety improvement program funds at Needmore and Old Troy Pike.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2452. Ms. Fry seconded. All were in favor; none opposed. **Motion carried.**

IV) Resolution No. 19-R-2453 appointing Reece Timbrook to the Board of Zoning Appeals for the remainder of the term ending April 6, 2021.

Mr. Lohr: This is appointing Reece Timbrook to the BZA.

Deputy Mayor Denning motioned to approve Resolution No. 19-R-2453. Mr. Teaford seconded. All were in favor; none opposed. **Motion carried.**

ITEM 15: PUBLIC COMMENT ON NON-AGENDA ITEMS: Four citizens wished to come forward to speak on non-agenda items. Mayor Flaute asked citizens to state their name and keep their comments to three minutes.

Mr. Jon Schneiders: I've got a question; in the last bad weather that we had, I had gotten stuck on sidewalks on Valley by the Burrito King, on Bushnell, and also on Broadmead. I am wondering is there something in the ordinance or something like that that people who have sidewalks should keep them clear because sometimes I have to do down facing the traffic on Valley because I couldn't get into the sidewalks there. Other times, I just can't move this thing around there. By the way, I did get help from the police department. They came down and helped me get out a couple of times. I wanted to say thank you chief and fire department they came and helped me over at the house, too. I look forward to hearing from you guys and what can be done about these sidewalks, especially, on Valley. They are not shoveling them or where there gate is in the front of their house, they pull their vehicle up there and it is sticking out two or three feet into the sidewalk and I can't get by that. There has to be something because I have seen other people who have had the same type of circumstances. One other thing I wanted to mention is that if you come off of Broadmead onto Valley about 10 feet out from the curb there the road is probably about like that where it is uneven, part of it is raised up and the other part is dropped down. My brother was in town when we had this thing there, and he pulled out there and some of the ambulances when they were taking me to the hospital those things hit on unevenness there. He unfortunately got his one wheel messed up on that and I told him I know it is not supposed to be like that there; I'm sure that somehow someday they will get it straightened out. It has been that way for a long, long time. Mayor Flaute: Thank you Mr. Schneiders, someone will be in contact with you to answer your questions either after the meeting or tomorrow.

Mr. David Coterel: Basically, what I was going to come up here and talk about was the residential zoning in Riverside. I had talked to your zoning administrator before he quit, a couple of days before he quit, and I was telling him that Riverside zoning is the same for every community like Saville Estates, Forest Ridge, Valley Street, or Floral Park plat. Why don't you enforce zoning regulations on them; you do not let stuff go by in Saville Estates or Forest Ridge, high dollar properties compared to the properties in Floral Park plat and Valley Street. He made the statement that we have so many houses that are probably being demolished and also the rentals are not up to par. In other words, what he is telling me they are not going to enforce the zoning regulations in our low income areas. That sort of ticked

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me off; I was polite with him and thanked him for his information and everything. Where does he get this idea that he doesn't have to enforce the residential zoning in my community and someone else's community the same as he does in other ones? Do you know where he gets that at, Chris? Mayor Flaute: Just talk to us, Mr. Coterel, you need to talk to council. Mr. Coterel: I'm talking to council because when all this stuff went down and everything and was getting out of hand; Mr. Chris was over the zoning, him and Brock Taylor. Now when you go in there and you write up someone because they got one vehicle setting in their driveway, one setting outside of the driveway and you can't drive both of them at the same time, and both of them are legally registered and you write them up for one of them to be inoperable, which is bull crap. Then, you go right down the street, two or three doors down and you have a house that has a camper, two junk cars, and everything that has been setting there five or six years. You go on down the next street and you got nothing but junk cars, trucks, and jacked up cars and trucks, but you don't write them up. To me that is being vindictive towards one person. I would like to see it evened out. I know you talked a little while ago about properties going down and everything that is a problem. You guys aren't enforcing the zoning in our neighborhoods like it should be and then you let people step in run down and putting their junk cars everywhere where they are not supposed to be.

Ms. Fry: Mr. Lohr can you speak to the priority given to the zoning enforcement in the city. Mr. Lohr: I'm not sure what the previous zoning administrator said, if he gave the impression that we were not going to enforce property maintenance codes or zoning codes in certain neighborhoods that is not accurate. As best as we can, we treat neighborhoods equally. If we receive a complaint, we respond to them regardless of which neighborhood it is and we work to resolve property maintenance issues in all the neighborhoods in the community. I apologize if a different impression was given by somebody on staff.

Mr. Coterel: My whole point was you guys aren't going through the neighborhoods.

Ms. Fry: Do we enforce zoning purely by responding to complaints or do we do neighborhood sweeps? Mr. Lohr: I wouldn't call it a neighborhood sweep. We do both complaints and proactive code enforcement. Ms. Fry: How is the proactive enforcement prioritized? Mr. Lohr: In what way? Ms. Fry: Do we choose a particular issue and go look for that issue or do we choose a neighborhood and look for issues within that neighborhood; how are they prioritized? Mr. Lohr: Let me just say in my mind the priority is dealing with nuisance properties first. We have been working through those properties over the last few years; demolishing nuisance properties, working with the land bank in their program, abating nuisances to me that is the priority regardless of which neighborhood it is in the city. Issues that immediately affect health and safety of residents in my mind that is the priority of enforcement. Ms. Fry: How are nuisance properties determined? Mr. Lohr: We have definitions of what a nuisance property is. There can be a common sense look at what a health and safety issue is. I think we all know an unlicensed vehicle is a code violation, but isn't something that is a health and safety issue to some people whereas a house that is structurally unsound poses a health and safety threat. That is how we determine what those are; I hope it answered your question.

Mr. Curp: I would think a junk car that has an adverse effect on properties values for an entire neighborhood is just as important to the people in that neighborhood as is a nuisance property in that neighborhood or some other neighborhood. We are allowing neighborhoods to deteriorate because we don't do proactive code enforcement in those neighborhoods because the streets are falling apart. It is not a good situation for our community what we are allowing to have happen. Several years ago when the previous director of planning and program management was here and a previous city manager was here, they always referred to the months from October to March as being the slow period. They had some terminology for it, and it always bothered me that it was some indication that we could be less proactive and still be not in the neighborhoods. One of the things I suggested was we have neighborhoods that have properties that need some attention. Some

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properties need more attention than others, but some properties need attention for example, peeling paint, gutters and downspouts that are detached from the house and hanging, driveway aprons that are falling apart, sidewalks that are falling apart and deteriorating and unsafe to walk on. One of the things I suggested during that "slow" period that staff could be out visiting those properties and telling them we realize it is the winter season and you can't do a lot of outdoor work in the winter, but we could give them a notice that we would like to see them start planning then for fixing the property up and dealing with the maintenance issue when the good weather comes around: April, May, June. They can plan; they can budget. We had a citizen come in here during one of our meetings and complain that they got a citation in November and she told us that nobody paints the exterior of their house in November, December, January, or February. I made the suggestion that we could at least start going out and giving people notices to start planning and budgeting for addressing that maintenance issue when the good weather comes. So about a month later, I ask where we are at putting this kind of a program in place and no, we hadn't done that yet. I waited another month and brought it up again. Hadn't done that yet; well when did you plan to do this? This is not rocket science. Well, in a year. So we had already lost two or three months when we could have been active because maybe we just don't want to do it. Maybe we just don't want to do it. I gave the city manager a book that I borrowed from the library; it is a little bit of a motivation, but more of an assessment, a way to assess your talent as far as why things aren't getting done. It ends up he didn't read it. It is a light read, he didn't read it. I will send an electronic file to you because before I took it back to the library, I took a photo of the table of contents. I think I took a photo of some of the charts and graphs that were in there. You can see it is a pretty simple way to take a look at your talent and see whether you have the talent and if the talent is there whether you go the proper motivation to do the job. The title of the book is, "You Really Oughta Wanna"; you got to want to do it and I am not sure I see that motivation because we let simple things go and then they become even bigger problems. I don't know what the solution is because right now you see two administrative staff here along with department heads, that's all we got folks because we have no economic development director, we have no community development director; we have an economic development assistant who is spending a lot of time doing maintenance follow ups on these two buildings. There is a lot of stuff not getting done; I mentioned that when we approved the appropriation. I tried to amend the appropriation to add more money for department heads position that handle community and economic development that was defeated in a vote. This is all we got and you heard the report this evening; there is not much getting done other than day-to-day maintenance stuff. Day-to-day operational stuff that those folks can do, that's why we have department heads do the day-to-day operational stuff. We are just not getting stuff done because we're just not.

Ms. Fry: I would like to propose a solution. Right now, when we are transitioning staff in the zoning department would be an opportune time to transition strategy and I would suggest during that transition to come back to us and give us a strategy for how we are going to enforce zoning more equitably in our neighborhoods. Mr. Lohr: Is there a specific instance where you think we are not being equitable with code enforcement? Ms. Fry: So, what I heard is that we respond to complaints. If we have someone who calls in a lot of complaints, those are going to get a higher priority placed on them just by the nature of how we conduct business. Mr. Lohr: If that was the message I conveyed, that is not accurate. We have a duty to respond to complaints so when we receive a complaint we respond to it and verify whether it is a violation or not. But, perhaps I wasn't clear enough in saying that we are proactive. There have been a number of properties in both Floral Park or the Byesville Plat and the Valley Plat. Ms. Lommatzsch: The Bayside area has had demolitions and clean ups. Mr. Lohr: I can say since I started in 2015 with Mr. Leist as a code enforcement officer and then the zoning administrators after that, the code enforcement and nuisance abatement has been markedly higher than what it had been previously. You can probably look at Google street view and take a look at the Valley Plat or some of the other neighborhoods to see where they were in 2015 as opposed to where they are in 2019. Not all of that is city work, but grant funding. Ms. Fry: So how do we

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convince ourselves that we are being equitable? Mr. Lohr: I am convinced that you aren't convinced. Ms. Fry: I hear confidence that we are, but not a strategy to ensure that we are. Mr. Teaford: Not to interrupt you, but I think part of our problem is the fact that we have went through zoning administrators, zoning inspectors, right and left in the last two years. What four or five? Quite a few. You know as well as anybody, I am very active on calling in zoning violations. I talked to the one who just left recently and the paperwork when one leaves for some reason doesn't follow the next guy. We have a communications problem with our zoning people. Part of it is the fact that they come and last two or three months and somebody else comes in. That hurts us as a city; that hurts us as a community. Every time you call up it is a new guy or new girl and they say they will have to check into it. That happened to me; I call about a particular property quite often and the gentleman who just left had no idea and two weeks later, "oh, I didn't get on that I'll see"; now he is gone. So I'm going to have to do the whole process again and see what is going to happen. We need to get people in here that wants to stay with the city that will work with us so we can work with them. This will help everybody; it will help the community. Ms. Campbell: I haven't talked to County Corp in a long time, but some of the houses being demolished, people passing away, or they don't have the money to fix it; a lot of those houses out there have lead poisoning in them and the County Corp will come out and check the houses and they will help you fix your house up to code. That would be one solution to try to help people get their places fixed up instead of losing it. I've seen some of the people that are on zoning, I've seen them going back and forth through the plat writing up stuff; I have seen that. Mr. Curp: I think part of the issue in listening to Mr. Teaford's comments is taking a look at our processes. We should have a process in place that addresses how we are going to go about how we go out into the community and how we are going to address notices and citations, how we are going to address follow-up and that sort of thing. We have been told over the years that we have to have this new piece of software because we just can't get the job done with the stuff that we have so we bought this piece of software and we bought that piece of software and nothing changes. I think to a large degree it is because our process is broken. You can have all the tools you want, but if your processes are broken the tools aren't going to benefit you at all. Mr. Teaford: I agree. Mr. Curp: I went out on our website last week to take a look in our zoning area to take a look at the new tool and take a look at some properties I had an interest in to see if they had been cited. The new tool is not out there and the old tool is gone so there is nothing for me to take a look at and I have no idea what our zoning staff is looking at and working with as far as a tool whether it is working for them, hopefully, it is because it is not on the website where I can take a look and see properties or see all the great stuff that this newest tool is supposed to provide us with and that is take a look at what properties have been cited, which ones have been cleared, all those neat things that are supposed to come with the tool that we were supposed to have access to. Here we are in the slow period when all that stuff should be fixed and ready to go when we go live in the spring. Mayor Flaute: I just want to be clear that slow period doesn't mean that our zoning person is slowing down, that just means he doesn't have as many weed, grass, and as much stuff to work with. I don't think that means he is slowing down; he's not taking a vacation so I think you are not correct in saying that. Mr. Curp: I am not expressing as much as perhaps I should. I can send the Boy Scouts out to tag tall grass and weeds. I need a zoning department that is going to go out and deal with neighborhood deterioration that is more than tall grass and weeds.

Ms. Fry: Can we have a follow up in what is our zoning process? Mr. Lohr: Yes.

Mr. Frank Smith: Good evening. My issue tonight or one of them is I've just got, no offense to you, I had to have the police out to my house yesterday morning at 7:00 because Steve Sammon's son for the second time threw crap all over the side of my brand new Jeep. I am fed up with it. I am fed up to here because the first time I had it done the police department said well there is nothing we really can do because he didn't tear up anything. I had pictures then; I have pictures of the vehicle now, which I just got to turn in to the officer on Wednesday because he will be back on Wednesday, but I'm fed up with it. I am a citizen of Riverside regardless of whether you like it or not; I am. Jerry doesn't like it but

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I am here to stay. I am tired of Jerry; I'm tired of everybody covering for him. Now this brings up the zoning thing which you brought up. We've complained and complained about the dust issue. Here it is winter time, just because it is winter doesn't mean there isn't dust. There is. You have passed regulations to make Jerry spray; here it is going to be summertime again and we don't want as a neighborhood to put up with Jerry's dust anymore. Now there has to be something done, you say there is stuff in place. Now, you have passed regulations to make him spray then follow up with it and make him do it. As a community we have that right to expect the city to do their job because you passed the regulation, the ordinance to make him spray. You showed him how to do it, but he refuses to do it because he has to pay for it. It makes our property value go down just from the fact of him being there. That is not fair to us as a community. We expect the same right as Forest Ridge or any other plat. You would not put up with it. Would you put up with somebody driving by and throwing stuff all over your brand new car? You wouldn't appreciate it. I've got \$30,000 wrapped up in a vehicle, and it may not be that you can prove who did it, but Jerry runs a business, he is responsible for what his employees do. Just like anybody else. You are the city; you passed the ordinance to make him spray, we are tired of breathing his dust because he doesn't want to pay to do it. Mayor Flaute: Thank you, Mr. Smith.

Ms. Jan Pitzer: Regarding the zoning, I agree 100 percent, and I think the city needs to look at why we are losing people from the zoning department, under whose direction they are under. Mostly I want to talk about the fire department. I'm greatly disturbed that we are so under staffed. It scares me. Our population is aging. I can verify back in 2008, a neighbor's house literally we had to stand and watch it burn two blocks from the Spinning Road fire house because there were only two firefighters on duty. It was an active fire; there had to be four. We stood there and watched the house burn. Wright-Patt finally responded. This is a dire need; a dire need. We passed the 1.5 percent income tax, which the .5 percent goes to police and fire. I talked to Mr. Garrett today, 60 percent goes to the police and 40 percent goes to the fire. I think we need to change those numbers. We, like I said, are an aging population. On my street alone EMS responds quite often and I hate to see my paramedics/EMS having to physically a very overweight neighbor when I hope we are applying for the cot grant again. I think the residents would favor a levy and I would like to see one put on the November ballot for fire, strictly for the fire department. I've had several conversations with the auditor's office. The levy's back in 1976 through 1992 when we were Mad River bring in, well, the amount generated is minute. I don't want our residents to suffer. I don't want our firefighters to suffer, our EMS; and I think the residents will go for a levy strictly for fire. We have to have it; it is imperative. I hope that council will consider bringing this on the November ballot. Let the residents decide where their money goes. Mayor Flaute: Thank you, Ms. Pitzer.

ITEM 16: COUNCILMEMBER COMMENTS:

Ms. Lommatzsch: I was at the MVRPC this morning; I don't think there is a lot of ODOT money as we discussed previously. We discussed the upcoming gas tax. Other than that there wasn't a whole lot of news. The loss of the director's wife was noted, 54 years old, a surprise death so he wasn't there this morning. I was very pleased that Brenda, I'm sorry, Ms. Fry, Councilwoman Fry came down. I didn't know she was sitting back there until the meeting was over. I was reelected to the executive board for another year. We do have the dinner in April and I hope that you have all responded to that. The clerk will be sending those reservations in. There is an In-Crowd dinner on the 18th at Airway Kitchen; they put on a pretty nice buffet. I encourage all of you to consider getting out; it would be a good opportunity for some police folks to come. The MVMAA spring event is going to be at the Sugar Valley Country Club on the same night as the police event, and I regret that and I hope that most of you will find time to attend that event as well. It is a good neighborhood event to meet and greet with the base officials, and there are new base officials, but there are always new base officials. Other than that, thank you all for what everyone does in this city. I know it is hard, I know we are understaffed everywhere. It seems to be everybody

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wants to complain and everybody wants more and nobody sitting at this dais wants anybody to suffer and not have more. I hope you will bear with us and I hope we can get this police levy passed, and I'm willing to help, but I've not been asked.

Mayor Flaute: I had three weddings. There was a spaghetti dinner at Stebbins and had a really good crowd out there. It was a great thing for our community. I was honored to be asked to be a judge for folks wanting to sing the National Anthem at the Dragons games. I was able to do that and represent you in that effort. We did have the In-Crowd at Cedarland and it was a good showing. As Ms. Lommatzsch said the next one is at the Airway Kitchen on Monday, March 18, Also we were honored by the Riverside Jaycees as an outstanding partner for all the good work that the Jaycees do at their 40th anniversary. They have been around 40 years and hopefully they will be around for at least another 40 years to do all the great work that they do and we appreciate them recognizing us. I had a ribbon cutting/ground-breaking at the Air Force Research Lab and they got another super computer out there. This is not just an Air Force thing, this is a Department of Defense thing; we are getting all the work for the DOD for all these big computers so it is a good thing for Wright-Patt, a good thing for our community. Hope4Riverside had a community service last Sunday; it was a good event and a lot of folks were able to attend that and pray and work for our city. I got a thing from Spectrum, it's just a smart city of the future if anyone is interested in seeing it, and I have that up here for you. Is there anything else that council wants to talk about?

ITEM 17: ADJOURNMENT

Ms. Lommatzsch motioned to adjourn. Deputy Mayor Denning seconded the motion. All were in favor; none were opposed. The meeting adjourned at 8:30 pm.

William R. Flaute, Mayor

Clerk of Council