

Thursday, April 5, 2018

**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: Mrs. Campbell, present; Mr. Curp, present; Mr. Denning, present; Mrs. Fry, present; Mr. Fullenkamp, present; Deputy Mayor Lommatzsch, present; and Mayor Flaute, present.

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Director; Bob Murray, Economic Development Director; Brock Taylor, Planning and Program Management Director; Jay Keaton, Public Service Manager; Daniel Stitzel, Fire Chief; Frank Robinson, Chief of Police; and Brenna Arnold, Clerk of Council.

**ITEM 3: EXCUSE ABSENT MEMBERS:**

All members were in attendance.

**ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:**

Ms. Arnold: I have one. We talked about it earlier. Ms. Fry: Do you know which one it is Brenna? Ms. Arnold: It is Ordinance 18-O-657. The title does not match the actual piece of legislation. It lists and declaring an emergency, but the legislation does not. We just need to update to match the correct title. Mayor Flaute: So it is not an emergency, but we are still going to do the first and second reading. Ms. Arnold: It is just like we always did. Mayor Flaute: Thank you, Ms. Fry. We appreciate it. The only other thing I have is on the work session, I would like to remove the Council Clerk discussion at this time. We will talk about that at a later time. I would appreciate if we could take that off the agenda for now.

There was no further discussion.

**ITEM 5: APPROVAL OF AGENDA:**

A motion was made by Deputy Mayor Lommatzsch to approve the agenda as amended. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

**ITEM 6: WORK SESSION ITEMS:**

**A) Board Interviews**

**a. Mr. Mike Hood for Parks and Recreation Commission**

Mayor Flaute: Someone has applied for the Parks and Recreation Commission. Sergeant Hood, if you would please come forward and introduce yourself and talk about some of your visions for the City.

Mr. Hood: Thank you for having me here this evening. I am Mike Hood. A lot of you already know me. I bring my ROTC kids in here from time to time. I'm the Aerospace Science Instructor for the JROTC over here at Stebbins High School. I've been a resident of Riverside since 1992 and have been very interested in seeing the city grow and develop since I have been here even before it was incorporated, I was here before that. I'm very interested in the parks we have here in the city and when I saw there was an opening for the Parks and Recreation Commission, I thought it might be a good time to step forward and volunteer and give some time back to the city where I have lived for so many years and have been active for so many years.

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My background as far as something to do with Parks and Recreation, I am a very outdoors type of person. I do a lot of camping and hiking. I'm a past National President of the National Speleological Society, which is the world's largest Cave Science and Conservation Organization, so I've got some background there with policies that deal with outdoors properties and parks. We had a number of preserves we owned that were kind of like city parks, so I have some background managing budgets and things for that. I just thought I would throw my hat in and step in and volunteer some time for the city.

Mayor Flaute: Great. Thank you very much. Are there any questions from members of Council?

A motion was made by Mr. Denning to bring forth legislation for the appointment of Mr. Hood to the Parks and Recreation Commission. Deputy Mayor Lommatzsch seconded the motion.

Deputy Mayor Lommatzsch: Thanks for all you do for all the young people. Mayor Flaute: That's for sure. Mr. Hood: Thank you. I appreciate it.

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

Mayor Flaute: Congratulations. I'm sure we will get that on the next meeting and we are glad to have you. The Clerk will be in touch with you as far as the next meeting goes. Mr. Hood: Thank you very much.

There were no further questions or comments.

#### **b. Ms. Eva Lewis for Health and Safety Commission**

Mayor Flaute: The next person is Eva Lewis. Mrs. Lewis, if you would please come forward and introduce yourself and give us a little background on your activities.

Mrs. Lewis: Hi, I'm Eva Lewis. I've been a resident for at least 33 years. I'm an HR Payroll Specialist with Dayton Public Schools. I decided to volunteer because I love my city. I have had probably the greatest time in the last past year than I have in the whole history. We have done the events as a family and I just fell in love with it and thought that was awesome. I wanted to be a part and add to the city I love very much. Mayor Flaute: We sure need some folks. We appreciate it. I know Health and Safety has been struggling a little, so we are glad you have agreed to do this. Are there any questions for Mrs. Lewis?

A motion was made by Deputy Mayor Lommatzsch to bring forth legislation for the appointment of Mrs. Lewis to the Health and Safety Commission. Ms. Campbell seconded the motion.

There was no discussion on the motion.

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

Mayor Flaute: We will get you on for the next meeting and the Clerk will be in touch with you as far as when the next meeting is. Mrs. Lewis: Okay. Thank you. Mayor Flaute: Thank you so much.

There were no further questions or comments.

#### **B) Presentation: Economic Development Plan**

Mr. Carpenter: Mr. Murray the Economic Development Director is here to present the Economic Development Plan presentation.

Mr. Murray: One of the first things I wanted to do was we talked all last year about whether or not RITA and our businesses matched and whether we were collecting the right amount of information. Also one other thing that was put on my to do list was retention and attraction. With Lori coming on, I thought the best way to do that to get

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her familiar as possible with the community was to list those out and recollect the business names that we have not be doing for a number of years just due to lack of manpower. What we have in front of you there is the process she went through to do that. We had a number of lists spread throughout the organization and we brought those together under one location. I skipped this slide and what I should do is go back to this a little bit. Again we've got community businesses, what we have here in the city, versus what RITA has. After that we needed a church list and you have been asking for a number of years for how many churches we've got and where are they and what are their phone numbers and what is there.

The other thing I wanted to do because we still have limited staff and we can't go to every business in the community is list the ones that are most important to us. I think what we are most able to do or the workload that we are most likely to take on and get accomplished are like 50 people to talk to, 50 businesses, taxpayers and landowners. We brought together again a number of different lists to try and identify who these people are. We took the Fire Department's list, we took ZonePro, she went to the library and collected some census data and some business lists from there, and then we had old lists lying around and she tried to consolidate all of those down to the basic business list.

Then, as I said the other thing I wanted to do was see who is paying taxes here. It's not only business taxes, but real estate taxes. We went to the Auditor's list and got the largest land owners, which is in your packet. We got the exempt property list wanting to know what property is exactly exempt and where the vacant ground is. Where is the commercial property with the largest amount of vacant ground? We got all that from the County Auditor's office. Then we had other things to look at.

One of the things that concerns me every time I look around is we have a lot of acreage that you can't get to. If you think of the 7 acres behind MTC, that's 7 acres locked up by that building. We've got a 5 acre track just off of Airway that's a triangle and you can't get to that either. How can we address those? Again, we are a community locked within its boundaries and there is no way out, there is nothing to annex, and we have this much land. How can we get the best return on investment for how much we have got here? That means converting some of those landlocked parcels to income producing. It is something we should always have in the back of our mind on how to go about doing that. If we come across something like that, how do we access it and how can we get taxes? How can we get paid for that and what can we do to increase that property value so that we get real estate taxes?

Then the other thing is we are an older community and there are certain properties that are aging and they are aging fairly quickly now because of where they are, so we should start talking to these individuals and these businesses that are going to be faced with some problems coming up or some hurdles and what can we do to address those? We are putting all those together and again we are looking for the top 50 call list. That's people we would actively be going and talking to. Of course we get calls every day from businesses for a whole lot of reasons, so 50 is who we are actively talking to and on the side we also get calls during the day. To do that, that's what we are coming up with and those will all be in BusinessFirst! You will have a complete list in BusinessFirst! of who we are talking to and we can follow how often we talk to those. It is a good management tool, good contact tool, and so that's what we have been working on for a while. I still have to add the businesses to that. We do have some of the churches in there, churches that have large vacant lots that they could possibly be doing something else with that are located on Harshman or Airway or on Woodman. Those are some other people we would talk to. Are there any questions about how we are proceeding on that? I would say we are 99% done and I don't know if we can get any closer than that.

Mr. Fullenkamp: I'm okay. That's fine. I'm just wondering we have this list of the top 50 companies in terms of their revenue generation. Do we know what percentage of revenue these companies generate compared to 20, 30, or 40? Mr. Murray: We are still talking to RITA about exactly what list we've got. Mr. Fullenkamp: Oh, so that part hasn't been finalized? Mr. Murray: We've got four companies now we will be sending to RITA to find out why these aren't on my list. Mr. Fullenkamp: These are big companies or small companies? Mr. Murray: It could be. There is a number of

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them. We are just trying to find out how we can check RITA to tell you the truth. Tom gets three reports a month on our top tax payers. Mr. Garrett: It is one report, but they've got different sorts in there: Year to Date, Comparison of Month, Highest for the Month. Mr. Murray: He gave me September's of last year and he gave me February's. The amount of companies that are not there to be is staggering. Now we are tracking those down. Keep in mind RITA, if some guy works at NCR and he is located in Riverside, NCR is going to come up on that report. It's going to be way the hell down here, but it is going to be on that report. We can only look at those top ones and those can change from month to month. We are trying to work through that, Tom is going to send them the list we've got now, but this is not easy I don't think.

Mr. Fullenkamp: What was the 99% number about? You said you were 99% where? Mr. Murray: We are 99% done with BusinessFirst! and getting those 50 together and it's large land owners that I need to add on there. It is the fees and those. I hope you also look through what large property owners are tax exempt. One of them is Huber Heights and it has 53 acres in Riverside that is tax exempt. Mr. Fullenkamp: That's the water plant. Mr. Murray: It's the water plant, yeah. It's the sewer plant over there. Mr. Fullenkamp: Why is that tax exempt? Mr. Murray: I don't know. Mayor Flaute: Is it operating? Mr. Murray: It's operating. I don't like that idea. Mr. Fullenkamp: Do we collect income tax on the property for the people that work there? Mr. Murray: We do. Beavercreek City Schools are in there and Dayton City Schools, so we get a lot of taxes from the other communities. Mr. Fullenkamp: But property tax wise, that is tax exempt. Mr. Murray: Yeah, that is what it is listed right now. I think we can write that out though. Can't we change the law?

Mr. Curp: I thought we did a land swap with Huber. We gave them that property. Mr. Murray: Oh, you did? Okay. Mr. Curp: I don't know why it is showing up in Riverside because I thought we did a land swap. Mr. Murray: Okay. It is still I39. Mr. Denning: What did we get? Mr. Curp: Probably nothing. Mr. Denning: A swap is a trade. Mr. Curp: It was a boundary adjustment. Mr. Denning: Okay, so we changed the boundaries and made them responsible for it. Okay. Deputy Mayor Lommatzsch: But we have been up there dealing with the flooding. Right?

Ms. Fry: So you are 99% done with BusinessFirst! Do you have a strategy for determining what our goals are and are we meeting them and are we getting a return on investment using this? Mr. Murray: The strategy going forward is to try to talk to the Top 50 people in the community in one year. I fell back on the fact that 80% of the business growth is from businesses that are already here. That's where I think we will get the return on investment for that. More importantly and what I think is significant is the Top 50 taxpayers have more invested in this community than anybody else. The success of this community depends on how well they do. The success of how well they do depends on the success of our community and vice versa. They are in this big time. I'm looking for help, so if I go to McMahan's, who total income is based on that park, I think he is going to be willing to come forward and say what else can we do to make this better. I see those guys as having far more at risk than most of us if we slide.

Ms. Fry: My recollection is BusinessFirst! is an expense for us. Mr. Murray: \$1,500.00 a year. Mr. Fullenkamp: Plus labor. Mr. Murray: Plus labor, right, but again you want to do this anyway. To have a retention and attraction is something you want to do anyway and whether it is BusinessFirst! or it's a gold mine selling and tracking, I need to know that she has been there. I need to see that, so as she does this, she will be reporting her activity in BusinessFirst! and I can press a button to see where we are. Mr. Fullenkamp: It is not me being critical, but we often consider City labor as free and it's truly a cost of doing business and we don't reflect that in our accounting. Mr. Murray: The other thing BusinessFirst! gives you is access to the County and it gives you access to the latest and greatest in economic development. They can give us things because we are members there and we are looked on favorably as a participant in the regional effort that they are doing. Recently because we are in there, I did get administrative authority to go onto the DDC's site to put all our real estate on there myself and not rely on BusinessFirst! to do that because I was having trouble getting that done. This expansion and attraction is a regular economic development role that businesses employ people to do. BusinessFirst! just

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gives us the guidelines to make sure it is being done, so that is the way I look at it. It is a standard economic development tool to make sure everybody is happy and what can we do for you? One of the things I looked at going through the tax roll is how much Morris Furniture contributes in taxes, but then I go on their street and their worth isn't really reflected in the attention they get. I think when we go through these as we talk to them and see what we can do for them and vice versa in what can they do for us is where we are going to find out.

Now another area that I think is interesting is right here where we sit. We've got ourselves involved. We've got a \$5 million investment in these buildings. We've got some very rich people that own parcels around us. That's part of those 50 we talked to. We all want to make more money. We all want to do some sustainability here. Can three or four of us come together that have invested in this area and do something better than what we are doing right now? That's how I'm looking at it.

Ms. Fry: I would just encourage that as we look at the budget next year in how much effort we are expending and where are our successes. Mayor Flaute: If all you are going to do is push a button to see how we are doing with BusinessFirst!, in your monthly reports it would be of interest to me at least to see who you have talked to and if there is any comments or whatever. I think that would be an interesting part of what is going on and it kind of goes along with what you are saying, how much are we giving back for what we are investing? Ms. Fry: It is measurable. Mr. Murray: Yes.

Mr. Fullenkamp: That goes to when you say biggest businesses, are you saying property tax, corporate income tax, and payroll tax? How are you classifying these businesses? Mr. Murray: That took days. Mr. Fullenkamp: Okay, but you are including all three? Mr. Murray: Absolutely. I take what they pay as in real estate taxes and I looked at Tom's list. Mr. Fullenkamp: From RITA. Mr. Murray: What's the withholding and then what's the net profit. Mr. Fullenkamp: I just want to know what is in that figure. Mr. Murray: What I gave you was a sort of the top 200 or something like that and then I did a name sort and that made things juggle around a little bit more, so somebody that had a withholding tax only was superseded that gave us withholding as well as net profit and then combining that real estate taxes. Now there's firms in that are looking at that same measurement and dividing it by the square footage they are on; they occupy this much and how much return you get from real estate taxes, net profit and withholding. Now you can generate like a Heap model, who is paying us the most. For us it is fairly easy, it's these buildings and then what exceeds us Gupta's building. Jiminy Christmas, it is off the chart. Mr. Fullenkamp: A density measure. Mr. Murray: By return on investment. Mr. Fullenkamp: Per square foot.

Mr. Murray: Per square foot. Net income versus square foot, you know he's got I don't know how many doctors over there, he's got three, four, or five businesses and all of those are paying withholding and all of them are paying net profit. He goes off the chart. Give me two more of those. Then trucking companies are the other thing because they are occupying this much. Mr. Fullenkamp: And they are returning very little. Mr. Murray: They are still up there. They are still more than what I thought, but still. Deputy Mayor Lommatzsch: They are not showing a lot of net profit on these lists though. Mr. Murray: No. Deputy Mayor Lommatzsch: There are very few showing net profit. Mr. Murray: Yeah and that to me is an issue because I don't know if the list I got is just for that month, year to date. A company can record net profit any month that it says this is the end of our fiscal year, so I need the list that says the total list and not just February because some of those companies that we have in here in the City of course could record the net profits in March where they miss the February list. That's a problem that Tom and I are addressing and that will get better as we find out what they are up to.

Mr. Curp: To identify the business, I think the approach should be to look at which businesses are net profit accounts regardless of when they file, regardless of how much money they show as net profit or loss because a lot of your mom and pop's aren't going to show much of a net profit and sometimes that's by design. Sometimes it is because of the nature of the business, but they always pay themselves a good wage. Mr. Murray: And their wife. Mr. Curp: From the withholding side, they may

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look pretty robust and the net profit side they are way down on the list or it may appear, but they need to show up on the list even if the net profit is zero or a loss because it is a net profit account and we need to pay attention to them. Mr. Murray: Tax manage that bottom line. I'm all for it. Mayor Flaute: There are a lot of LLCs out there. I know of at least one that makes a pretty good profit every year. Mr. Murray: What was the name of that company again? Mayor Flaute: JBF wasn't on the list. Maybe you need an intern to take care of those little ones to compare them with what RITA has got or however. I think that we could probably from what I'm hearing keeping an intern busy for maybe a quarter to do some of the stuff that Mr. Curp is talking about and look at these LLCs and small companies out there because I'm sure there is at least one turning over a profit.

Mr. Fullenkamp: I thought we had an Economic Development Specialist to do some of this. Mayor Flaute: Yeah, but if she is tied up and so busy and the little LLCs aren't going to give us a whole bunch of money, maybe an intern is what we need then because we still need to know like Mr. Curp said what these mom and pop's are doing. Mr. Murray: What we are looking at is reverse right now. If I have a company that is physically located here, I want to give that to RITA and say why is that not on your list and let them do the work like that. Again Tom's list could be 10,000 in entries because it could be one guy that works for NCR that lives here and he's recording withholding, right? It's on RITA's list as withholding, but it is \$1,000.00 and it's not going to show up until 9,000. I can't go down that far, but if it is physically here, if it is ABC Plumbing and they've got 10 guys and that's not on RITA's list then I will make them do the work is the way I'm thinking about it right now. Mayor Flaute: I'm not sure they are. Mr. Murray: We will see what the answer is when it comes back and I'm as doubtful as you are to tell you the truth.

Mr. Curp: I think some of that is incumbent upon us to physically go around to some of these office buildings and little locations because it could be two years before any data gets to RITA from the IRS or the State of Ohio Taxation Division. They could be gone by then. We hope not, but nonetheless it is incumbent upon us to physically go up and down these streets, go into these buildings, look on the boards and that sort of stuff and find out who is in there. Let's report that information to RITA as well as for our own internal purposes. Mr. Murray: One of the things I'm going to recommend as we used to do apartments and ask for the rent roll once or twice a year and I think we should be doing that for office complexes. We write legislation that says.

Mr. Curp: We should do that for our own building. Mr. Murray: No, we are not doing that. I'm just kidding. So we do an Ordinance that says office buildings have to report twice a year. Claypool, \$150.00 fine if it is not here within 30 days and then Tom calls them because they won't do it. Mr. Curp: Even for our own building because I can remember having a conversation with the previous City Manager when I read this story about a business that was moving from Riverside from here to Beavercreek because there wasn't enough space available for them and I'm asking what is going on because we know there is a lot of space available not only in the whole city, but especially in these buildings where they say they were moving from. It ended up they were a subtenant within a space that we were leasing out to somebody else and we didn't even know they were there. Mr. Murray: Yeah. I was just being facetious, we should do that. When we took over, a violator of that was PE Systems and we got seven years of back taxes and that was only seven years because we couldn't collect the eight because it was against the law. You are absolutely right.

Mayor Flaute: There is a building on Linden Avenue that has a successful business in it, but they also have like 50 other little businesses in there, real estate. Deputy Mayor Lommatzsch: A lot of those are listed in there. Mayor Flaute: I mean I always got the feeling when I went to that building that those little guys weren't paying. Deputy Mayor Lommatzsch: There are a lot of them listed in there because I checked the addresses for the rental company and there are four or five that are listed there that are part of the Event Connection. Mayor Flaute: Okay. Good. Mr. Murray: I did the same thing because they are in and out of there more quickly than any place you have ever seen. Mr. Curp: Some don't have shingles or don't have signs. For example, on Quinby Lane there is no sign out front. Mayor Flaute: Thank heavens.

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Mr. Murray: I've got that written down though. We are checking on that one as we speak. If I could move on and that's what we are doing with that and we will have measurables absolutely so you can see it and that's why I needed BusinessFirst! because it is easy for me to do so we can track these people as we move through this and get a greater return.

I want to tell you how much of a misnomer I think Economic Development Plan is because I can't be in a room and make a plan for this community by myself. What I've got here are some ideas. These are conversation starters. This is not an Economic Development Plan. I need more guys. I need more help. I need the whole city, not the whole city of course, but people within the community to bring forth a plan that affects everything we do here because economic development is affected by every street, every sign, every ordinance that goes on in the community. These are ideas, but to do this by myself in a room these are just individual ideas. Do I think they are brilliant? Absolutely, I think they are brilliant, however we need more input and we can go from there. I will walk through this, but again I gave you this as a basis for the community. These are the facts of who and what they are, so the idea here is to take these facts, come up with a consensus based on these facts and then move forward with an idea that brings everybody together, shows us how we should spend our dollar to increase tax base, and shows us where the manpower should be to bring all of this together.

Soft recommendations are on the first one there and that is proactive business outreach. We've got to get more people involved in the community. We can't do this ourselves. We need the biggest taxpayers engaged. We need the largest land owners engaged. Riverside investors, those are the guys I'm talking about. Those are the people that have far more at stake than anybody else in this room. These are the guys that have invested millions in this community and of course it benefits them the better we do. Then of course, defense contractors and reaching out more to defense contractors so we are filling up these buildings. Establish a CIC, again this is something I think we need and this is seven bright guys sitting around a table that are familiar with economic development and more importantly bringing and consolidating people together to form a mass to create something of wealth. That's the way it is usually done. It's usually not one person that goes out and builds a building, it's a collection of guys that builds two or three in one location so they are all sharing the risk and building on each other's investment.

Mayor Flaute: You need to talk to some cities about that. We just had our First Suburb's meeting and Trotwood was there talking about their CIC. It seems to be going good. I talked to three other city people there and they said we used to have a CIC, but it didn't seem to work. I talked to Fred Burkhardt afterwards and asked why is your CIC working, but it doesn't seem like any other cities have it or they had it and it stopped working. Mr. Murray: I think it's that next point. I have talked to Fred. I have been up and talked to Fred. We had him right out here. Ken was walking by and I grabbed Mr. Curp to sit down at the same time. I think one of the reasons he is doing so well is that next point, it creates a sustainable funding stream. He's got a way to make money through that CIC. Mayor Flaute: He makes money because he's got the company that is running the CIC. Mr. Murray: Yeah, he makes money, but the CIC has its own money so the CIC is funded. It has a sustainable funding source. Mr. Curp: He is and the CIC is Trotwood's economic development engine. They don't use a department. Mr. Murray: Exactly. Mr. Curp: They have in essence contracted it out instead of running it in house. The point is there is only one organization. There is not a Trotwood Economic Development Department and the CIC. There is just one functional organization.

Mr. Murray: I think it has a Council member on it as well as developers. The other one that I find real interesting is Troy. It's fabulous. Mayor Flaute: Troy has a CIC? Mr. Murray: A CIC and it has its own development corporation within the CIC. It has non-profit and profit and that is a collection of guys that do stuff. Mayor Flaute: If anyone is interested in Trotwood's, this is what I received from them and it is all about what they are doing. I have that for everybody for anybody that wants a copy of that. Mr. Murray: I thought it was excellent. I think Troy has a better model to marry the two together. Mayor Flaute: I wasn't sold on Trotwood's. Mr. Murray: Did I say Trotwood again? Mayor Flaute: No, you said Troy. Mr. Murray: Troy's, yeah. No,

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Trotwood has been up and down like this. They have succeeded and not succeeded over the years. Fred's really good I think and Troy is very good. I agree 100% is what I'm trying to say.

Mr. Fullenkamp: I think we have to be careful about comparing ourselves with the opportunities that a city like Troy has with all the green space that they have associated with them. I mean I think we are so landlocked that this will be more challenging than some other municipalities. Mr. Murray: It would definitely be different for sure, but taking some of the same qualities is what we would be doing.

The next thing is Economic Development micro-website. What I'm looking at doing right now is modifying the Wright Point website to be citywide. What this is individual portholes for somebody that is just looking for land in Riverside. They are just looking for someplace to be in Riverside. It skips all the city stuff that we've got and it is a direct point of contact to the meat of the matter. I will be bringing forth something that looks like that. It is taking the Wright Point website and modifying it so it is citywide. It is incentives, it is property, and it is quite a few other things. It gives a direct access because site planners don't want to go all the way through the City's website and hunt and peck for what we are trying to find. This is one place, one location, one click of the mouse.

Create policies and procedures for tracking businesses and that starts with BusinessFirst!, but it also starts with our permitting process. It leads into us going to the office buildings. It is the paperwork and the procedures that make sure that business gets recorded and starts paying taxes. If Lori and I are our walking around or somebody comes to us and wants a new business, it will tell us exactly how to fill out the paperwork. If somebody comes in here for a permit for a new sign that is not on the list, it shows exactly what to do with that to get the most important thing out of them we need and that's income taxes and real estate taxes. That will be in the Policies and Procedures Manual and we will be bringing that forward.

#5 is new. I haven't talked about that before. It is something I think we need to use as an economic development tool. They are called Energy Special Improvement Districts. Right now Dayton, Centerville, and Kettering are in this group. It gives us the ability to use the PACE program to do energy improvements to a building. It is nothing out of our pocket; it is something that we participate in that allows PACE to fix something like the Claypool buildings. So they can do the energy improvements there and let's say somebody wants to come in and remodel. Anything that is related to the energy can go through the PACE program, which means they can fund it through the real estate taxes like our buildings here. We would participate in this group. It is all run through the Land Bank. It involves the PACE program and there is nothing out of our pocket and we would be using it to fix up some of these distressed properties that we have around here. When they want to change over to a new electric system, to a new solar, or whatever they would be a part of that district and they can go through the PACE and Land Bank to get it done. It's a much more reasonable way to finance changes in the building than what we are doing now. Again, it is an economic development tool. It is used rarely, but it is something that is coming on and I will show you that legislation before we do anything. Each one of these I feel is a meeting coming up.

Again I just mentioned some opportunity projects and if you just want to flip they've got the map there. The first thing I will be talking about is the Village of Riverside and that is changing the TIF from Center of Flight all the way to over here, so we include these properties around this building in a TIF. The reason is this is where the density is. This is where we've got people around us that could help us. This was the original village and to rename it that I think would be something quaint and attractive. I've had some people through these buildings that may be interested in purchasing and may not be, but they gave me some ideas and they said this is where the center of town is. We need a few more things down here to make it more attractive, so that is what I would like to start looking at is this being the center. This would be doubling down on our investment on these buildings because we would be supporting them with amenities, maybe additional parking, and maybe some additional housing units right here in this area as well as doing a few things to make this quaint and attractive. Again charm sells in economic development and this could be the place for that.



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Reconfiguring the Center of Flight, right now that is a wholesale property and I would like to make it retail. I have talked to the Engineer and Sara we talked about doing away with the ponds there and he's looking at that. It looks like that might be a strong possibility that we do away with that and we disperse that a little more to make it more attractive and more acceptable.

Geiger Farm is just a large plot of land up north. One of the reasons I brought up Huber Heights is that might be the source for water and utilities to that property and not moving north from Harshman, but moving down from the City of Huber. That would take some negotiation, but that is the cheapest way to get city utilities to that farm is to come through the Huber property and they would have 53 acres of exempt property in our city. Deputy Mayor Lommatzsch: Is this where the cemetery is up there? Mr. Denning: Is this right off of Northern Circle? Mr. Murray: This is off Northern Circle and it butts up to Tom Cloud Park, so I think it is a great possible residential area right there, but again the hindering factor is right now it doesn't have any utilities. If we can talk to Huber and possibly move that south that might be the way to go.

Mr. Curp: Two things come back to item #2 Center of Flight Reconfiguration. Do you think the Thies family would have to reconfigure their property in order to market it and sell it or get a developer in there? Mr. Murray: Which Thies property? Mr. Curp: The Thies Farm over on Brandt. Mr. Murray: Nope. Mr. Curp: Then see I don't think we have to spend time reconfiguring the Center of Flight in order to market it for the same reasons. People want to be flexible when they are looking for parcels of land and I don't want to see us spinning our wheels going through doing something and having to do it again when we go to sell it. Mr. Murray: I still want to get rid of the retention ponds though.

Mr. Curp: Well as far as the Geiger Farm and utilities I don't know if Huber has changed their approach to things, but years ago we worked with them on the property up on the corner of Brandt Pike and what's the main street that runs up at the top of Forest Ridge? Mr. Murray: Kitridge. Mr. Curp: Kitridge. There is a pharmacy on the corner and there is a vacant piece of property behind it. The vacant property is in Riverside. I don't recall if the pharmacy is or not, but we did some work with Huber in dealing with that property to allow water and sewer to go from Huber to the pharmacy and then the owners tried to develop the back parcel and Huber wouldn't let them have any utilities. Mr. Murray: It's rough. I've already tried this one or twice and I got a little bit of okay from some of the Council members, but it was never formally done. Deputy Mayor Lommatzsch: Well there's a new group of folks in town up there. Mr. Murray: Yep. What was the realtor's name that was up there for so long? I forget, but she was amenable to it. Mr. Curp: Jan Vargo. Mr. Murray: Jan was very amenable to it. She was, but we never really made the ask because the developer pulled out.

Airway/Woodman Street Beautification, I've got one draft to that ready and we will get a few more drafts and then consolidate something and bring that forward. That is again we are sitting on \$96,000.00 worth of TIF money and I think this study will be half that and once the study is brought forward then we would look for things to fund on a longer term TIF and that's the way we started it and just keep that up.

Glendean marketing, we've got somebody there now that is looking at that 14 acres. He's got a Letter of Intent. He's paid \$30,000.00 an acre for it. It's a tax deal, so I don't know if it will ever go through. That is a great street and it was done years ago. It is wide and it's got storms, it's got gutters, and now we know that the individual that is sitting on that is willing to sell. We will keep our eyes on that and I think it is a great property for a lot of different things from residential to whatever else they are thinking there.

The Brandt Pike acreage, this is about 50 acres for \$30,000.00 an acre. This did make it into the Opportunity Fund that we had tried to do because it is in a census track that borders Dayton and Riverside, so it did receive our opportunity funding district and that's something we will work closely with them. I did call the realtor today, but he didn't call me back.

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Law's Mobile Home Park, again, this is just something we have to keep looking at. We are putting pressure on these guys to do some things. He's feet are against the fire and it looks like there is some movement there. I did get a call from a realtor that is working with the person to do something at that location and we will see how that goes. Those are just opportunities and again these are just ideas. This is not a plan. These are things that we can look at and keep working on and go from there.

The other thing we've got on here is properties of concern. Again most of these are dated material. Most of this stuff is people that are going to need help because of the state and the age and because of the deferred maintenance that has gone on here starting with the Claypool buildings, MTC, and of course there's the school district. McMahan's is experiencing increased vacancies. Old Troy Pike area is the sewer and we have talked about that and all that material is in the black folder that you have got. Harshman Station and Spin Kemp, those two were both acquired with cash from people that weren't located in this community. These were national auctions and they went out there and purchased them and here they kind of sit. That was one of the reasons we were so interested in getting these buildings because these buildings were on a national auction and we could see somebody from California coming in, buying these buildings, and here they would sit. Our risks and things we were thinking kind of came true and it is evident from Harshman and Spin Kemp, so talking to them and trying to do something there from greater than what is going on now is what we will be up to. Of course Spin Kemp does have the new grocery store going in there, so we look for that to be improved as that gets closer to going. Again, these are just ideas and things that would be included in an Economic Development Plan, but there is far more that has to be included in anything to make it a true success.

Concerns, a plan for density, again I think the latest figure I saw we are about 55% owner occupied, 40% rents, but we have so many apartments. So it's not that our residential areas have a lot of rentals, we have a lot of apartments and those are reflected in those figures I just showed you. We are one of the densest communities out there, which is kind of in our favor because we have so many people living on so little land. As we go forward and look at the areas that need further planning and further development, I think making sure it has the density we want is important. I can't see doing 1/2 acre lots, it just doesn't pay for itself.

Increase the number of zoning classifications, I've run into this over the last couple of years where we have so many choices in one zone that I run into trouble with what the hell we are trying to put in there. The idea would be let's create more zones with more specific uses so we can be more definite in what goes in those areas. A B-2 is just far too ranging for me. I-1 is way too far ranging. We can shorten that down to get the community we want and don't allow for so many conflicting uses and so many things that would be fit next to whatever is going in there.

Create commercial buildings lots, you know the area through here and the area that we can most get an award on are 1/5 acre lots. Trying to do Center of Flight and trying to take those houses over there, which will kind of harden their hearts to us, it is hard to get those and even when we do it is a \$50,000.00 piece of property that is 1/5 of an acre and five of those times \$50,000.00 is \$250,000.00 per acre and then \$10,000.00 to tear each one down. That's \$300,000.00 an acre and that's tough, but as we look around we should find ways to build more buildable lots because that is the only way we are going to increase the businesses that go in here. You can't expect them to do that either.

Examine landlocked parcels and that's includes the churches. There is property behind Overlook that could be rezoned. MTC acreage, we have to think of a way to get back to that seven acres there to make it more usable for us.

Again working with the owners of Spin Kemp and Harshman to make those better. Outside of those two almost every other shopping center we've got is 100% occupied. One of the good things about having the restaurants we've got people are coming from out of town to go to our restaurants because they can't get that product any place else and uniqueness is one of the qualities that everybody is looking for and our restaurants offer them that. I think we want to exploit the opportunity for those people that are coming from Yellow Springs and from downtown when they go to Lihn's or

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when they go to Salsa's or when they go Asian Buffett we dress those things up so we paint a good picture of ourselves because those people are again out of towners coming to the unique restaurant experience that they can get here. There are ways to do this. Right now I am talking to the Hispanic Chamber of Commerce and they want to do something at Page Manor, a type of festival or something to make something there and I think that is what we need to change the perception out there of who we are. We've got a lot of people coming into this community based on that and to show them who we are better than what we are doing right now is something we should be doing. That's part of the plan, right? That would be part of the plan that we would put together to say we are going to support the shopping centers that have that regional draw and we have a lot of those.

I guess that is my two cents worth. I would be looking to establish some kind of committee to bring all this stuff together to examine the black book, to take the facts we have in here, develop a consensus to move forward with the budget, and manpower allocation to make this stuff a true plan that has buy in from everybody.

Mayor Flaute: So who are you thinking about having on that committee? Would you have some Council members or would it just be residents. Mr. Murray: Again it's got to be a consensus, so we need Council members, we need all of staff, we need some business people. I'm not talking about the CIC now. That's over here as a professional group. Mayor Flaute: To see which one of these things we want to do. Mr. Murray: Yeah, and even who is on there we can talk about that as well, but I'm hoping there are Council members on there. I think the Multi-Modal was so successful because Mike was there. Mike was the hero and champion of what we were doing on Multi-Modal, so he was able to talk to you guys one to one for what we were bringing forward and we don't have that on a group right now. I think this committee that would have two or three of you champions on there to make sure Council is well informed of what we are doing and what the hell we are up to.

Mr. Fullenkamp: So what kind of people do you want so we can talk generally about we want residents, we want staff, we want Council, but what kind of expertise should these people bring to the table? Mr. Murray: Well for an Economic Development Plan, it's got to be pretty broad. I'm not talking about the CIC, those are two different things. Mr. Fullenkamp: I understand that, but we are talking about land use issues and we need some guidance in terms of what the best land use is. Mr. Murray: We are talking about a lot more than just land use. Mr. Fullenkamp: I understand that, but that's a big part of it and how do we select what we are going to do where? Mayor Flaute: That was my question. Mr. Murray: Off the top of my head, I don't want to give you an answer, but I will sit down and Mark and I and everybody here will come up with what we think is an acceptable way to go. Mr. Fullenkamp: We may want to bring somebody in from the outside that is an expert. Mr. Murray: Absolutely and could referee. Mr. Fullenkamp: That's right. Mr. Murray: Because that would probably be a way to go. One of the groups I looked at was Urban3 and again what I really liked about those guys is their planning was based on tax return. We are going to plan the community by how much taxes we can get. What a novel idea. Again I want to go back to we only have this much ground, how can it return that best to us? It ain't all about the money, but yeah kinda it is. Mr. Fullenkamp: It is and that's why I want early on to point out the difference between us and a community like Troy. They've got a ton of space and the density is not critical to them, but it is to us. Mr. Murray: That's right. What do you want me to do?

Mr. Curp: I was going to ask you something along those lines, but a little differently and that is you don't have the luxury of spending another 30 days or 60 days or whatever to get a committee put together and finding people and getting a committee and holding a couple meetings and maybe have a framework or have nothing at all other than a couple nice meetings and conversation. In order to kick start this we are in April now of this year, four months into the year. What do you think is the most important thing for you and your staff to do in the next 30 days to get things kick started and up and running? Mr. Murray: I have thought of that because this can't wait. We can't wait three months to come up with a plan. There are certain things that I have to keep doing on a day to day basis. What's top of my scope of work is of course these buildings and putting tenants in these buildings. We make a hell of a lot of money supporting these. Mr. Curp: We have a firm we contracted to do that. Mr.

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Murray: I see us working together though. He can get in places that I can and I can get in places that he can't. It's still doing it jointly. I'm on the committee for Electronic Engineers and Manufacturer's Association and it's all the top Base guys, so I will keep doing that and keep telling them how great these buildings are. Keeping that up is maybe a sub role to Oberer, but it isn't that much.

Going out and trying to formulate this group for the Village of Riverside, starting to talk to the people that are in this neighborhood to see what we can do together. Banding them together to see what we could do in this area right here is real important. I think getting out to the community is important too. I can't wait 30 days to do that, Lori and I have to do that now. I would like to bring forth the CIC as soon as possible so we can get that up and running. I think putting together the policies and procedures for how to handle businesses that come to that front door so we make sure we get the tax is important in the next 30 days as well. Those are three, but again I will make that more defined as we go through. Of course anything you think of that might be what I should be doing too.

Mr. Curp: I'm thinking of going home and going down to my basement and getting out the half dozen binders that already have land use proposals from outside consultants that we brought in and bring those in and that will shortcut a lot of this putting together a committee to revisit what they have already done and we paid good money for them to do so that we could get something going. I'm not sur things have changed that significantly as far as for example the kinds of businesses we have here and the complimentary kinds of businesses we should be recruiting that have already been identified in some of these studies. Mr. Murray: But I think economic development goes beyond those plans that I have seen. Mr. Curp: That's right. Mr. Murray: I think economic development is from border to border from street to street and I don't know that we have had a complete plan like that. I haven't seen that. Mr. Curp: It goes beyond that. It goes beyond creating a policies and procedures document for how we handle people that come through the front door so we can collect their taxes, it's getting out and doing it. That's what I keep pushing is we need to get out and do it and I'm not seeing us getting out and doing it.

Mr. Denning: If you can only do one thing on this list in the next 30 days and that was going to be yours and Lori's focus, what one thing do you think that should be and then I'm going to tell you what I think the one thing should be? Mr. Curp: That would make a big difference. Mr. Denning: That would make a big difference. Mr. Murray: I think we have to involve the community in this city and talking to the Top 50 investors in this city would be the largest impact we could get. Mr. Denning: There you go. Mr. Murray: You are agreeing with me? Mr. Denning: Yes because the biggest problem whether it is businesses or residents have is that there is very little communication with the City government, so the #1 thing that you could do in the next 30 days is go out and talk to those businesses and those stakeholders to find out not what they can do for us, but what we can do for them and how are they doing and what can we do better. That then will help you set up your policies and your guidelines that we need and will help us make some decisions on land use and all the other things that you want to do.

Mr. Fullenkamp: Well I think this has to be a bilateral thing. Not only what can we do for them, but what are they willing to do for us. Mr. Murray: But that's the second ask. The first one is how are you doing and what can we do for you? Mr. Fullenkamp: But do you have the resources to do this is the question I have. Can you and Lori? Do you have enough time? We are saying 30 days and I don't think you can contact 50 businesses in 30 days and have any serious conversations, but you can get started on them. Mayor Flaute: You could certainly make a good dent. Mr. Denning: That is something we have talked about for five years now. Mr. Fullenkamp: At some point, we don't have the cash, the benefactors and the investors have to move in and say here's what we want to do. Mr. Murray: I agree. Mr. Fullenkamp: You can help us do this and this is going to help you do other things. Mr. Murray: I agree. What Oberer has done and it has freed up my time. I had more time to put this together to put this together than what I have had in 2 ½ years.

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Mr. Fullenkamp: So what can you have us in 60 days? Mayor Flaute: I think the same he'd have at 30 days. Mr. Murray: I will think about that and I will have something ready Monday. Mr. Fullenkamp: We want to do goalsetting, right? We want to set goals, so what can we accomplish in this timeframe, 60 days, 30 days, 90 days or whatever? Mr. Murray: Give me until next week to sit down with some people and we will have a summary of obtainable goals. Mr. Denning: Even if you started and this is something you talked about before starting in this building with these businesses because they are part of this and working your way. I don't care, but contacting the businesses is what we need to do. Mr. Fullenkamp: It's about measurables at some point and somehow we have to know whether we are succeeded going down a path or whether we are wasting our time and we need to take another track on this. Mr. Murray: I've got it.

Mr. Denning: Then at the end you could take 30 days, 15 days, or however long and then whatever information you get make sure that we have that you contacted four businesses this week and this is the information we got and is there a trend to what they need or aren't getting from the City that we can do something about. Mr. Murray: Gotcha. Mr. Denning: Do they need better trained employees? Mr. Murray: What can we as a City do? I'm with that 100%. Mr. Denning: Do we need to put them up on our website? What? Mayor Flaute: Hopefully BusinessFirst! can help you. Mr. Murray: It gives me a framework for sure and I think it will. Mr. Denning: We need to know how many times we have gotten similar reports to this not necessarily from you, but from others and there is no follow up and we don't get any information. You may be doing something, but we don't know that it is going on and then we are going to chew your butt next time. Give us the feedback and give it to us as you get it not I'm going to wait and in 60 days I'm going to give you a report because then it is too late and it will be in June or July. Mr. Murray: We don't want this to be in the public domain most of it, but we will find a way to talk about it. Mr. Denning: I just want information. Mr. Murray: Absolutely.

Mr. Curp: Ryan, does your company still go out and do business visitations still and work with communities in doing business visitations with the major businesses in those communities. See this isn't new stuff. We did this back in 1994 or 1995. DP&L went with us and it wasn't just the Economic Development Director and Lori, it was the Police Chief, the City Manager, the Finance Director and Department heads went out on visits and it was a team visit. We had Brett Domescik, we had somebody from DP&L, Earl Reives and other people. It doesn't have to be done in a linear, sequential fashion with only one team. When we brought this up with the previous City Manager he said we do business visitations. We have the Police Department stopping in and doing security checks. That ain't it. We are talking about the kinds of things Steve and Mike have been talking about and that is find out what their needs are and finding out how we can help them. Steve has brought up some quid pro quo and some resources and things they have that would be a benefit to the community and to other businesses in the community. It's not just you and Lori, but I'm still back with Mike 30 days what are the key things that you see have to be done in 30 days in order to make us successful. Mr. Denning: And keep us up to date. Mr. Murray: Then neighborhoods would be a discussion too that we should have at some point, which would be part of that.

Deputy Mayor Lommatzsch: I've been quiet for a long time. First of all, I hope there is going to be more than guys. You need to look at your vocabulary, sir, members or any other word but the guys. Mr. Murray: Yes, ma'am. Deputy Mayor Lommatzsch: The Chamber has been doing those kinds of visits for a while as you are aware of and I have went with Lynn on a number of those kinds of visits. I do know that it is very difficult to get the person in charge and so you can't just walk in today and want to talk to the person in charge. There has to be some organization and there has to be some forethought given to where you are going and when and being sure that is the right person because it will not do you any good to go to the business and the only person you can get through to is the receptionist or somebody's administrative assistant. Mr. Murray: That's a waste of time. Deputy Mayor Lommatzsch: That's what we run into. Even sometimes when we've had appointments we are not important enough so we get knocked down the schedule. We have made a concerted effort, the Chamber has, as you know to make personal contact with the businesses in the city and to find out the kinds of things that we have been talking

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about here for an hour. Mr. Murray: And they are part of the plan. They have been part of the plan from the beginning. Deputy Mayor Lommatzsch: You just can't decide that you think today you will run over to Airway and go see somebody because it doesn't work. Mr. Murray: Right. We will for sure make the appointment and have something firm before we go out there walking around. Deputy Mayor Lommatzsch: I hope some gals will be involved with those guys. Mr. Murray: Of course.

Ms. Fry: Where are we leaving with the idea of coming up with a committee to come up with a plan? It kind of got pushed aside. Are we then saying that we don't want to do that? Mayor Flaute: I think that is going to be up to Bob. Mr. Curp: I think there is a two man committee right there and next to Beverly. Ms. Fry: Because if that's what's being said I would offer a rebuttal in that I think a plan is important. If we want to have progress then we want to have a plan. I would hate to push that under the rug. Mr. Curp: I think the plan is what happens in the 30 days and I don't know. I'm just asking what is the most important thing to occupy staff's time in the next 30 days in order to get some improvement. Mr. Denning: I think the information that we get from those businesses to help formulate the plan. Ms. Fry: So come back with that information and then discuss? Mr. Denning: Yeah. Mr. Murray: I didn't think we were doing away with the plan. Mr. Denning: I think we need information. You can't form a plan if you don't know what you need to do or if you don't know what the issues are with our businesses. Mr. Murray: We've got a lot of information here that we can start the plan with augmented by what we find out from the interviews we do. Mr. Denning: There's nothing to say you can't do both at the same time. Mr. Murray: I understood you to give me orders for tomorrow. Mr. Denning: Yes. Mr. Murray: and then I didn't think the plan was going away because I think it needs to incorporate this whole bit, it needs to incorporate every dollar we've got, every person we've got, and it has to incorporate the neighborhoods. The idea is we will start walking around tomorrow, we will formulate a committee for the plan, and that will be convened in that same 30 days.

Mr. Fullenkamp: I think you have to decide what you want this makeup of this committee to be for it to be effective. We don't want a bunch of random people that have very little knowledge or have vested interests. We want people who have an outlook and some knowledge about how this works and they need goals before they start. The committee doesn't just sit there and set goals, sometimes there needs to be a goal laid on a committee to know what they are working toward. Mr. Denning: I would like to see the old plans that Mr. Curp has for starters. Mr. Fullenkamp: All I'm suggesting is I don't want a lot of random activity here. We need to have an effective approach to solving and discussing these issues. Mr. Murray: There is no time to lose. Ms. Fry: I would also like to set some timelines. Mr. Fullenkamp: I'm okay with that, but let's put together what we want. We want economic development; well that's pretty dang broad. Are we going to take pieces of your presentation and say this is what we are working on now? Mr. Murray: No. Mr. Fullenkamp: Well see I don't know where the committee would work on and I don't know what we would address with the committee.

Mr. Murray: Let me round out the idea and present it in a memo. I agree with you 100% that is has to be more than the random ideas I presented today. The idea is to get something concrete out of those and get a plan going forward for 5-10 years. I gave you these in a binder because I'm hoping we can throw some of this stuff away and it gets better over time. That's kind of where I'm thinking about this. Getting around to those first 30 I think needs to be done today because that's where we are getting help.

Mr. Curp: The concern I have is we don't committee ourselves to death and secondly, if it is difficult to get in to see people, it is going to be even more difficult or could be even more difficult to get them to commit to be on a committee that is supposed to meet for a couple hours at a time once a week or whatever the frequency is. Then we are right back where we started from and that is we haven't gotten anything accomplished, we haven't really made any significant movement, and that's why I keep looking at we should be doing a lot of this internally and get it going. Mr. Murray: I want to start with the idea and not start beating it up first. I want to start with the idea of what we are thinking it should be and see how that works out knowing

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full well that staff will be behind this and be the common anchor in moving this forward. That's what I would like to do starting with the first interviews.

Mr. Fullenkamp: I think you said it properly before that we are looking for the most bang for the buck. Now how do we go about accomplishing that? We have a dearth of available properties for economic development. How are we going to best use those properties to move this city forward and raise revenue versus raising taxes on residents? Mr. Murray: Of course that changes over time with whatever the product is, but that's another discussion. Mr. Fullenkamp: But that's kind of a goal, right? Proper use of that land and how do we market that properly and are we capable of marketing it as a city? Mr. Murray: All that wraps into it and we can discuss it going forward. Again, I gave you a thing before from the guy that dealt with Mitsubishi and all these large companies and charm is economic development. That means we have to take a hell of a lot bigger look at this place than we have been. Mr. Fullenkamp: Well Mark Twain said something once, "God so blessed us that he didn't form a Committee."

Mayor Flaute: I do like your book. Your book is good work there and we are glad to see that. Now let's see what we can do with the information we got.

Deputy Mayor Lommatzsch: What kind of expectations to do you have of the companies to do for the City? I can tell you some of the things they are going to tell you they want done. You are saying you are going to ask the companies what they are willing to invest in the City. What kind of things are you expecting them to do for the City? Mr. Murray: I expect them to do things out of their own self-interest. Deputy Mayor Lommatzsch: An example? Mr. Murray: Cutting down the trees over at McMahan's or putting more landscaping at McMahan's. Deputy Mayor Lommatzsch: You are going to have to answer to them and we have to answer to them what we are going to do about the roads and what we are going to do about lighting. Those are the things that I hear all the time. Mr. Murray: Undoubtedly, they are going to come back to me with that. Deputy Mayor Lommatzsch: Exactly and we need to get on with this meeting so we can start taking care of our roads. Mr. Murray: Yeah, but I expect those businessmen to operate out of their own self-interest. Mayor Flaute: We will know once you get out there and get some answers. Mr. Murray: Absolutely.

Mr. Fullenkamp: Has the Chamber not been sharing this information with the economic development person? Mr. Murray: To a degree, but they don't get in to see everybody. Mr. Fullenkamp: I don't want a bunch of people going and knocking on these people's doors. I want there to be a group. Mr. Murray: There seem to be two levels there that they are working on. They are at one level and we've operated at a different level than that is what I believe, but to bring them along at a higher level is a step up for what we can do. Mayor Flaute: Thank you, Mr. Murray. We will be looking forward to hearing from you.

There were no further questions or comments.

**ITEM 7: RECESS:**

The Council took a recess at 7:17 p.m.

**ITEM 8: RECONVENE:**

The meeting was reconvened at 7:30 p.m.

**ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:**

The Pledge of Allegiance was led by Planning and Program Management Director Brock Taylor.

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**ITEM 10: MINUTES: Consider approval of the minutes of the December 27, 2017 special Council meeting and January 4, 2018 regular Council meeting.**

A motion was made by Mr. Denning to approve the minutes of the December 27, 2017 and January 4, 2018 meetings. Mr. Fullenkamp seconded the motion.

There was no discussion on the motion.

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

**ITEM 11: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:**

Mayor Flaute advised citizens to fill out a form if they wished to speak about agenda or non-agenda items.

**ITEMS 12: CITY MANAGER'S REPORT:**

Mr. Carpenter: The report is in your packet. If you have any questions, myself or staff would be glad to answer them. Mayor Flaute: Thank you, Mr. Manager. Are there any questions for the Manager?

Ms. Fry: I have a question. So under the Public Safety, the ELP Program. What is the goal of that program? Mr. Carpenter: ELP? Ms. Fry: Yes, Endangered Lifesavers Program. Mr. Carpenter: I'm going to let Chief Robinson explain how it has gone and he can elaborate what the end goal is. Chief Robinson: Basically it is just information anybody in the City can provide for us if they have anybody in their household who has some kind of restrictions and mental incapacities or whatever so that we better understand when we get on scene. The dispatch in Huber Heights is well aware of what we are doing and of course they are involved in it, so they can let us know if this address has someone there at the residence prior to arrival. Ms. Fry: Okay. I have seen the social media advertisements and I could gather that it is for if they are lost if you have that information, but that specifically if you arrive on the scene that they are home, I didn't quite gather that from the advertisement. That might be beneficial. Chief Robinson: We will take a look at that, so we can change it somehow.

Mr. Fullenkamp: I'd like to add onto your question. So is this information all being shared with the Fire Department too? Chief Robinson: I'm not sure if they are aware of it or not. Mr. Fullenkamp: It seems to me there could be a natural partnership using and sharing this information. Chief Stitzel: Since we are all dispatched through the same dispatch center, this information is put into the computer out at dispatch. If we get dispatched to an auto accident or to an address, any information that's in there comes up on our MDTs so we have that information just like the Police do. Their information is being put into the computer at dispatch and we have full access to everything they put in whether it is Police, Law Enforcement, or Fire related, it is all shared based on the address. Mr. Fullenkamp: So are you involved in the recruitment process at all? Chief Stitzel: No, we are not involved in any of the program other than we get the information if we go on a call. Mr. Fullenkamp: Okay. Thanks.

Mr. Curp: I have a question on Community Clean Up Day. Are we going to have document shredding? Mr. Carpenter: Currently, no. I know we have looked at that historically. Mr. Taylor: It is more than what is in the entire line item. I think we have \$2,000.00 in the Community Clean Up line item and please don't quote me on this, but it is somewhere between \$5,000.00 or \$4,800.00. It was quite expensive to have them out there and we just don't have the money to have them come out. Mr. Curp: Some places do sponsorships. I know down in cities south of here they are having a document shredding day this weekend sponsored by a couple of organizations. I don't know what percentage or how much of the funding is actually coming from them. Sometimes Universal 1 Credit Union and Wright Patt Credit Union sponsor document shredding in locations that they are in. Neither one of them are here, but we have other institutions. Mr. Denning: PNC. Mr. Curp: They may. We could look at getting sponsorships. Mr. Carpenter: We will look into that. Mr. Denning: Cintas is right outside our border and they do the shredding, so they may cut us a break. I



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don't know, but we could get them to sponsor with PNC or get PNC to sponsor it and get a cut rate or something like that if it is possible.

Mr. Carpenter: We will look into that. This is sort of related and a little more of breaking news because I haven't shared it with staff yet. I went to a sustainability meeting and they talked about textile recycling and there is a lot of textiles ending up at the landfills and that those textiles and old clothing could be donated no matter if it has stains, rips, or tears. I thought about reaching out to Salvation Army and maybe they would want to be part of our function and collect clothes.

Mayor Flaute: I just have two of them here. For Planning and Program Management, 499 Woodman, what is that? The one where you are having the fuel pumps and the awnings. Mr. Taylor: 499 that is the Shell gas station on the corner right across from the flower shop. What is interesting about that and I have Choice One looking at this and I'm not sure how that is worded in there, when you look at the Montgomery County map and when you look at the parcel map and where the right of way lines are, if you could imagine a typical right of way line is 70 feet. At the intersection on one side, so if you are going north it flares out to 150 feet. There is some sort of reasoning why that right at the intersection instead of going straight the property parcel line goes like this and on the other side it pops out like that so that the intersection is almost like a funnel. I don't know why that is what way and again Choice One is looking at why the plans were drawn up that way. What happened is it has taken at some point a lot of their property at that gas station that has been taken. Their sign, the parking, and if you look at all the green space and the curb that they have there is all in the right of way. If you were to get gas at the last pump, you are technically in the right of way or if you are on the other side of the pump, you are still in the right of way. They are looking to redo that canopy; well I can't let them do that in the right of way. We've got to figure out a way. If there isn't a reason why that is like that, we will probably vacate that area and bring that property line back out to where it should. There are pot marks all the way up and down Woodman and Harshman is like that. There is another section at Burkhardt, Linden, and then you go up by Bayside at the Domescik's Realty, there lot is brought in 10-15 feet. Right there at the European auto parts store, it also jogs in and don't know why. Deputy Mayor Lommatzsch: Because the road didn't used to be there.

Mr. Curp: Let me help you. Mr. Keaton may be able to add a little to this. You may find that section of Woodman Drive by the Shell gas station and maybe the Shell gas station is sitting on top of a large storm water tile. The little creek that runs next to Eastview swimming pool comes out by the foreign auto parts place and it has to go somewhere. It goes underneath Woodman Drive, underneath the K-Mart property and back wherever it goes. The K-Mart parking lot is on top of that storm water tile and it may come right through that area. Mr. Taylor: We will look into that. If that is the case, I think we still want to move that right of way out and then give an easement because otherwise it is going to make a lot of people's property that are going to find that half of their stuff is in the right of way and it is going to create issues if it maybe hasn't already. Mr. Curp: You can grant them an easement if you want, but if it is sitting on top of storm water tile, you are still limited as to what you can construct on top of that.

Deputy Mayor Lommatzsch: But that road didn't used to be there, so you know there were jagged properties all along as they built that out road. Mr. Taylor: At the intersections, it looks like they were almost going to build like a limited access highway and then put ramps and it looks like you would have ramps off is what it looks like you would be doing. We are doing our investigation and we are going to figure out why that is like that and then try to clean that up. Deputy Mayor Lommatzsch: Historical has got some really interesting maps of that area, so you might want to take a little trip over to the files.

Mayor Flaute: Just one last thing, I noticed we did not receive any EDGE funds again and for the last couple of years we haven't. We are applying, right? Mr. Murray: No company has gone forward with it or asked to participate in it. Mr. Denning: That's something else you could talk to them about that we can help them with. Mayor Flaute: That EDGE money is important and you have gotten a lot of it in the past, but not lately we haven't. Mr. Murray: No, not lately. Mr. Fullenkamp: Well, we did get

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an EDGE grant for the company that walked away, right? Mr. Murray: Yeah and that was the largest one anyone had gotten for a very long time. Keep in mind they still have to borrow  $\frac{3}{4}$  of the funds to get the grant a company has to go to the bank. If it is a \$100,000.00, they at least have to borrow \$75,000.00 and then EDGE will give them \$25,000.00. If they don't want to incur the cost of the \$75,000.00 loan, then there is no EDGE grant. That's what's been going on most of the time. I've talked to a small company that was actually in Dayton when I started, I moved them next to Kroger's, and they are looking at doing something and they said they were going to self-fund the project and don't need an EDGE grant. There was another one similar to that and they weren't looking at borrowing money and if they don't borrow money, you don't get a grant. It is not just a grant, somebody has to incur debt. Mr. Fullenkamp: You can't just use cash as your money. You actually have to incur debt? Mr. Murray: When it comes up to EDGE, do you really need the grant then? Mr. Fullenkamp: Okay. Mr. Murray: But for the grant, we wouldn't be doing it.

Mr. Denning: My other understanding is if you use EDGE grant money, everything has to be done with prevailing wage. Mr. Murray: That can keep some people away from it I'm sure. Mr. Denning: If they are only going to do 25%, I can save that much by getting the bid other ways. Mr. Murray: Exactly right. Mayor Flaute: It's been on your to do list there. Mr. Murray: Always.

There were no additional questions or comments.

**(1) FYI Items**

- a. Council Request Sheets.**
- b. Council Agenda Calendar.**
- c. City Manager's Project and Activities Report.**

**(2) Monthly Verbal Reports**

- a. Finance Department**

Mayor Flaute turned the floor to Mr. Garrett for the update from the Finance Department.

Mr. Garrett: Well I've closed the books on March. The finance statements are in the process of being posted on the website. I didn't confirm that they are there yet, but I asked Elayna to get them posted. I think we did report that we did through our Wright Point note renewal in the middle of March receive those funds, so now the current note, the one we had from last year, comes due in the middle of April. Pretty soon we will be paying off that note. Yesterday we got the real estate tax settlement for February. They call it the tax settlement from the County. I haven't had time to go through that. I did notice that they didn't give me the TIF parcel detail yet, so I can't break out the Brantwood from wherever else TIF money we got yet. That work is still in process. Other than that, we have had a lot of people come in for income tax assistance. I think I counted 75 people that actually came into the office and another 30 or so I have talked to on the phone helping them with questions about income tax. It's time for our property insurance renewal, so I've got the application and schedules for that and I'm preparing that to get it turned into our insurance company. It's just ongoing work for the most part.

There were no additional questions or comments.

**b. Economic Development Department**

Mayor Flaute turned the floor to Mr. Murray for the update from the Economic Development Department.

Mr. Murray: You should have my list in front of you there. I do have a meeting with a developer on Smiley's as well as talking about the area around us here. It is a large commercial developer out of Columbus coming down to see what he thinks of the

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area. Something I think is in our favor; a local realtor is co-listing the MTC building on Linden. The gentleman that had is listed is located in Canton and he was very hard to get ahold of. Now we've got a local person representing that owner and so I think it will be easier to deal with that location. We did have the owner of the carwash come in with a very grandiose plan for putting something in that carwash on Linden. It was everything from oil changes to a restaurant. Staff has talked to him and he has limited that proposal now and it should be something that can actually fit in that zoning. He did show us an elevation and it was a very nice brick building that he was looking to do there, but again we turned him away and he's assured us he is coming back. I talked to him again today and Emily talked to him yesterday, so we will get a new plan for that location here shortly. Mayor Flaute: Any encouragement would be. Mr. Murray: That is in a CRA area as well and that's another thing I will probably come back to you and talk about. That is the building that has the telephone pole right in the front that makes it difficult to make a lot of changes there, but they are enthusiastic and it looks like we will finally get something done there.

Tenet3 is expanding, again I've talked to you about this in the past and it looks like they are finally going forward and taking the rest of that space over there. I will be meeting with them next week to determine exactly what to do there. Shortly CDO will be vacating all of the 2<sup>nd</sup> floor in this building which opens up that whole second floor for a possible tenant. That is one of the most modern spaces in these buildings. It is an open floor plan. They do not have the ceiling tiles, so their ceiling goes all the way to the floor to the 3<sup>rd</sup> floor, which is something very desirable according to what the realtors have told me. I'm looking to get some people through there. Black River started in this building and we moved them across to the other one and now they are looking at doubling their space. That again is one of those 80% expansion companies that starts here and keeps growing. I think that's about it. I'm working through the capital improvement budget for 2018 with IAP, but there are some issues there. I will bring those up later, so we are trying to work through those.

Mr. Fullenkamp: So you are saying Spin-Kemp is filled, but my understanding is that Oddbody's is moving on. Mr. Murray: That is exactly right. That was a miss. For a brief moment there they were filled, but now we've got Oddbody's and Wei's Pizza is vacant as well. Mr. Fullenkamp: Is it truly vacant or did somebody buy the business. I had heard both stories. Mr. Murray: Buy Wei's? Mr. Fullenkamp: No, buy Oddbody's. Mr. Murray: I haven't heard that. I know they have canceled all of the shows, but that's what I know. Mr. Fullenkamp: It was fire safety issues was my understanding. Mr. Murray: Yes, exactly. That's all I know right now.

Mr. Fullenkamp: The other thing is at the carwash, they wanted literally to have a quicker lube? Mr. Murray: It was phenomenal. Mr. Fullenkamp: They want to do both. Mr. Murray: Their assemblage on that little was fanciful. Mr. Fullenkamp: Alright, thanks. Mr. Murray: It was funny for a while.

Deputy Mayor Lommatzsch: Is there anything about the restaurant on Linden? Mr. Murray: The Gupta's? He's filed for a dispensary there. Deputy Mayor Lommatzsch: That's right. Mr. Murray: Until something goes on or until that movement takes place, we've got to wait and see. Mr. Denning: How bad is the water damage in there? Does anybody know? Mr. Murray: It is significant.

Mr. Curp: Spin-Kemp Shopping Center parking lot is just atrocious. I don't understand how we are going to help recruit businesses for there if we don't get the owner to take care of that parking lot because it is just full of potholes. Mr. Murray: Yeah. Mr. Taylor: So I'd have to check where we are. We cited that a while ago. We were working with the owner. They may have pulled a permit and said they were going to fix that. Again, trying to get these landlords that are not in town to do anything. Deputy Mayor Lommatzsch: That's what lawyers are for. Mayor Flaute: The weather has been tough though. Mr. Taylor: If we got to court, we are going to get a \$10.00 fine if we are lucky. That's what happens at court. Trying to get them to do something, I can run back with Jeremy and see where we are with that and give you guys an update tomorrow or Monday. Mr. Denning: Please.

Mayor Flaute: And K-Mart we are not seeing any activity? We were there for a little bit and I thought maybe we were going to get something. Mr. Murray: I'm not saying

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anything, but again the realtor that had that listed is the guy that first approached me several months ago for light manufacturing. I haven't talked to him in a little while, but he is one my list of the top 50 people to talk to in this place. Mayor Flaute: That would be great. Deputy Mayor Lommatzsch: The library doesn't want to move there? Mr. Murray: Where to K-Mart? Deputy Mayor Lommatzsch: Yeah. Mr. Murray: Well they want to go in the DP&L property is the last we talked to them. Deputy Mayor Lommatzsch: I understand that, but they could just rehab this building. Mr. Murray: I've talked until I'm blue in the face. It looks like that library is going to Dayton and that's not K-Mart. He came to us just several months ago saying to help them go into the DP&L space. I can't help them go into the DP&L space. I'm not going to help them go into the DP&L space. Deputy Mayor Lommatzsch: I know that conversation. Mr. Murray: So that was how we left it. We could use two libraries, one on Valley and on the other end of town. I don't know.

Mr. Curp: We heard the comment earlier about a local realtor helping whoever has the listing for MTC property. My question would be what are we doing to market and help the MTC property? Then corollary to that is what are we doing to help promote K-Mart property? We can do these things too. It is incumbent on us to do some of this because otherwise we will just be waiting for people who have a whole lot of properties in their file cabinet. Mr. Murray: With the MTC property, it has just been hard to get ahold of that realtor, but now Rick I know real well and so we are going to work on a joint plan with that and again one of my biggest interests getting some kind of utilization to the 7 acres of flat ground that are right behind there. It's the same with the K-Mart property as well. We will be listing that with the DDC, both of those two properties and make sure they are covered at least that way and see what else we can do. Mr. Curp: I don't want my point to be missed and that is it doesn't matter how easy or how hard it is to get ahold of some listing agent, there is a certain amount of effort I think is incumbent on us to do as far as getting the word out as far as properties that are available in our community. Mr. Murray: Yep.

There were no additional questions or comments.

### **c. Administration Department**

Mayor Flaute turned the floor to Mr. Lohr for the update from the Administration Department.

Mr. Lohr: Good evening. I just have a couple of things for you tonight. I'm continuing to work on the Sparky's property and trying to bring that to some sort of resolution. I spoke to the Land Bank, Mr. Taylor and I spoke to them last week. It is an interesting prospect for them to take possession of that property. I was given some information from the EPA that Land Banks have some immunity to those environmental liabilities that we were so concerned about for ourselves taking on that property. One of the things we discussed with them was coming to an agreement with them and them actually being the owners of the property while we work to abate the environmental issues. They were very receptive of that and say that is something they do for municipalities, so that is I think a good way to get what we want and that's keeping ourselves safe from the environmental liabilities, but also at the same time being able to have some control over the final disposition of that property. That's something I'm working on. I've also got a good quote to get that graded and seeded. It is \$3,200.00, so that is much better than what we were looking for. I'm hoping to have that work completed in the next 45 days or so. It will be a flat, grassy lot there as soon as the grass comes up and it stops snowing and raining here like it should do in the spring.

We've got a couple of things going on with hiring processes. Right now we have put out a posting for our full-time firefighter/paramedic. We will have one opening or we assume we will have an opening when we go through some promotional processes sometime here in the near future. We are looking to wrap that up I think sometime in the middle of summer and have a promotional list ready. Along the same lines, we have a retirement in the Service Department coming up here. Ed Joyce, who has been with us for a number of years, is going to be retiring at the end of the month. We are going to have a luncheon for him. I believe it is the last Wednesday of the month and we will make sure that Council is notified of that and of course we can see

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and we are trying to come up with ideas of some nice parting gift to give to him whether it is a gold plated shovel or some sort of plaque, something that is memorable. We will see if he is interested in coming in to do a picture with the Mayor shaking hands and we can send him on his way with well wishes. Mr. Denning: Mr. Lohr, we could get him some Tonka trucks and a backhoe. Mr. Lohr: I like it. Mr. Keaton: I think some of his best work has been over on Airway East.

Mr. Lohr: That gives us an opening for a maintenance worker. Mr. Keaton and I have been working on getting that process planned out. We are pretty close to posting that. We are hoping to start the actual interviews and the practical skills assessment sometime in May, so we will have another eligibility list there. That is all I have for you this evening.

Mr. Curp: I'm going to ask the same question that we asked when Sparky's came up before, why would we want to own that? Even if there is some waiver of liability, in the end the property still has to be cleaned up in order for it to be usable. It would seem that would fall on either the buyer, who probably isn't going to want to spend that kind of money in order to acquire that property, or on the owner, which would then be us. I want to know why we would want to own that. Mr. Lohr: In the short term, we wouldn't own it. It would actually be in the possession of the Land Bank because they have that environmental liability immunity. From that point, we would have to figure out what to do with the property. Ideally, we would sell it to a private individual. At some point the Land Bank would probably want that off their list of owned properties and would want it to come back to us. It's an option for us and it's something to look at. That is the only way that I am aware of that we can apply for the EPA grants for the abandoned gas stations other than us actually owning the property. It is an option for us. It may not be something we want to do, but I think it is certainly worth looking into.

Mr. Curp: But the Land Bank could apply for the same grants, could they not? Mr. Lohr: They could. I would have to check. I don't think it matters who owns the property, it is just that it has a clear ownership on the title I think is the major concern. Mr. Curp: The only reason I asked the question is because I thought I heard somewhere in your comments about Sparky's there was some verbiage in there about us eventually owning it and so that caused me to go back to the original question or why would we want to own some dirty ground. Mr. Lohr: It's a good question. I think the biggest benefit if we had to own the property eventually to get it cleaned up, the biggest benefit we would have control of what happens to that property in the end.

Mr. Curp: Down on Brown Street or Warren Street a number of years ago, there was a piece of property and there were some issues with it and the people went through the process of deeding that property to the City of Dayton unbeknownst to them. When the City of Dayton was made aware of it, they went back to the former owner and said they don't want it, take it back. They refused, the City went to court, and the court got the property transferred back. If the Land Bank thinks they can stick us with the property, I'm sure there are ways that we can go about not being the owner if we don't want to be the owner of dirty ground.

Mr. Lohr: You are right. We are still doing the preliminary work. I just emailed with our environmental consultant at Tetra Tech and he is going to work up some quotes for doing the environmental assessments, a Tier 1 and a Tier 2. He's going to give me quotes on those, so we need to consider what the cost of doing those inspections and what that is going to be and if we want to foot that cost, what is the actual cost of abatement going to be, and we need to gather all this information so we can make a good decision as to whether we want to keep going down the path of cleaning up the property or whether the smart thing is to leave it and hope that a private investor comes in and foots that bill to clean it up. Right now I'm just gathering all the information so we can make a good decision.

Mr. Fullenkamp: So this kind of goes into the land use issue that we talked about with Mr. Murray, so what is the real value of that property to the City in terms of potential gains? Is that critical to that corridor or is that just another piece of property? I think all these decisions have to be put in that context. Is it in our best

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interest to be involved in that process or do we just want to walk away and let somebody else make the mistake of buying the property. If we are not involved, we don't have to reveal anything, right? If you own the property, you've got to disclose defects and you are required by law to disclose defects. I have the same concerns as Mr. Curp. I don't know what is in it for us and I don't know if there are enough positives, not just in terms of revenue, but will that have a positive impact on that neighborhood. I've got to think about it from all different perspectives. That's all I have.

There were no additional questions or comments.

**d. Planning and Program Management Department**

Mayor Flaute turned the floor to Mr. Taylor for the update from the Planning and Program Management Department.

Mr. Taylor: Thank you. It's been a while with that extra week there between Council, so I'm just trying to go back to where I was at. We had, Mr. Denning was there and Mrs. Denning and then we had Lori was there as well and went to the Stebbins High School Career Tech Community Advisory Board meeting. It was a really great experience. They had about a five minute video of what they were doing with their STEM program. They have one of the few STEM designated programs in 6<sup>th</sup>, 5<sup>th</sup>, and possibly 4<sup>th</sup> grade, so in their junior high/middle school program. What they are doing in that program I think is amazing and I think the school is one of our biggest assets. I'm looking to get that video from them so we can link it to our website so that people can see what we have to offer here as a school because our school system, Mad River, is doing it really well.

That kind of leads into the STAR program and we talked about that a little bit about what was going on there. To update you on that, Hazelton, they have been on spring break this week and then the week before that we had some weather. There has been two weeks where it has been idle. I'm hoping next week will be a clean week so the kids can get in there. They are getting ready to tear the back roof off and build the dormer. When that happens, the house is really going to transform. If you have driven out there, they have resheathed the whole outside. They have got some framing up around the stairs and again they are just waiting to do the roof work. It is really going to change and look different here over the next couple of weeks.

588 Ketcham, which is the other house which will be the next one that they will do, we had our abatement contractor come in there and clean that out. The school had some concerns about cleaning those houses because there is a lot of household debris left in there, so they were worried about a possible needle. The house had been broken into and the door was open, so they were afraid people were using it and then I didn't want to come across a needle or other inappropriate material that the kids could possibly bring back to school. We got that all cleaned out and it is completely empty. We've got the two doors that were busted in and boarded up and I have a key and a lock on that front door. We can go through that house if anyone wants to see it. It is an interesting house, so we will get the architect in there and we will get a plan for that. Hopefully by the end of the summer I will be able to present drawings and a sketch, similar to what we did with Hazelton, so you can see what that is going to look like and then the kids when they have down days we can do demo over there in case they can't do work outside on Hazelton. We will be able to kind of run those congruently.

We talked about 4212 Linden which is the carwash. They have an interesting plan. Their big hang up was parking and their site plan was not very detailed. They did have some nice detailed drawings, so when they get in there they know what they are doing on construction and that building is going to look really great. Other than that, we are working towards, Jeremy has been really busy, we have had a lot of properties with trash and debris that we have been cleaning up.

Deputy Mayor Lommatzsch: I just have concerns about the properties along the north side of Burkhardt from Woodman to Meyer and which houses are in Dayton and which houses are in Riverside. There is trash issues, there is parking on the grass,

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the vehicles are just parking in front of the front door of the house on the grass, not in a driveway, and I don't know which houses. I know the property jags in and out there and there are some debris issues, but that house might be in Dayton. Their car is parking on the yard in front of their house. To my knowledge, I can see no tickets on them. I just need to know. Mr. Taylor: Where is that on Burkhardt? Deputy Mayor Lommatzsch: Yes, on Burkhardt going west between Woodman and Meyer on the north side of the road. There is like six houses there or so. Mr. Fullenkamp: That's Riverside. Deputy Mayor Lommatzsch: Not all of them though. Mayor Flaute: I thought only the historical one wasn't in Riverside. Deputy Mayor Lommatzsch: We need to be paying some attention to where they are parking vehicles and what they are doing with their trash. Please. Mr. Taylor: We will check them out. Deputy Mayor Lommatzsch: The lock and store is on the left side, but these are the houses on the right. Thank you.

There were no additional questions or comments.

**ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS**

There were no requests for public comment on agenda items.

**ITEM 14: NEW BUSINESS**

**A) ORDINANCES**

**I) Ordinance No. 18-O-656 amending the Personnel Policies Manual of the City of Riverside, Ohio.**

Mr. Carpenter introduced Ordinance No. 18-O-656 amending the Personnel Policies Manual.

Mr. Carpenter: Exhibit A is extending the eligibility list. Currently it states that no list can be valid for more than six months. I'm asking to make it 12 months. Then Exhibit B for sick leave. We have changed some of the language about 8 paragraphs down where it talks about 7 separate and we added the word unexcused absences kind of to clarify what absences would lead to possible discipline.

A motion was made by Deputy Mayor Lommatzsch to approve the reading Ordinance No. 18-O-656 for the first time in its entirety. Mr. Denning seconded the motion.

The Clerk read Ordinance No. 18-O-656 for the first time in its entirety.

Mr. Curp: I haven't seen the Personnel Policy Manual for many years and I have two questions. One, paragraph one says 120 hours per year on sick leave. Is that new or is that existing policy? Mr. Carpenter: It is all existing except for what I pointed out. Mr. Curp: So we grant three weeks of sick leave per year? Then let me go down to paragraph four. "Employees receiving sick leave compensation are not to be receiving or earning compensation from other job sources for those hours for which the employee has taken paid sick leave from the City." That would seem to say you could be too sick to come to work here, but after 5:00 they could be well enough to work someplace else. Is that a correct interpretation? Mr. Carpenter: When I read it over the first time that is what it says to me. I'm not sure what the intent is when it was created. I guess I could try to ask historical context. Mayor Flaute: I'm not sure how much we can control the person after the day is over. Mr. Carpenter: I can't see calling in sick here and go work somewhere else. It doesn't make sense. Mr. Curp: Sure. Maybe they are employed part-time as a motorcycle racer and they go to motorcycle races in the evening. Mayor Flaute: Who is going to check if he is going to the motorcycle races? I don't know. I'm just thinking. Mr. Carpenter: Let me check on some historical context of what that means. Mayor Flaute: Some of these things are tough to regulate.

Mr. Fullenkamp: For future reference, whenever you are changing policy it would be helpful for you to show us before and after. I know you just talked to us about it, but it would be nice to know what the changes are and something about the rationale for the changes. You just showed us the after document and I don't know what the

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document really said before you spoke to it. It might be helpful for Council to have a copy of all the Personnel Policies Manual. Mr. Curp: I would like to have a copy. Mr. Fullenkamp: Whether you can put that online and send us a big PDF file. That would be useful. In fact all policies as far as I'm concerned, not just personnel policies, but every policy that we have. I think that ought to be available to Council to be able to refer to so that when something happens we can take a look and say we either don't have a policy or we are following the policy properly. Deputy Mayor Lommatzsch: There is a policy notebook that we had in our possession. Mr. Carpenter: We have them electronically. We can send them out. Mr. Fullenkamp: I don't want to tree. I just want an electronic document.

There was no further discussion on the motion.

Six were in favor; Mr. Curp opposed. **Motion carried.**

**II) Ordinance No. 18-O-657 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, 2018.**

Mr. Carpenter introduced Ordinance No. 18-O-657 making supplemental appropriations.

Mr. Carpenter: They are for the additional for legal expenses for the contract negotiations and for the right of way on the Valley Street Sidewalk. I know Council had directed we stop everything, but there seemed to be a simultaneous. I know we had our meeting on the 15<sup>th</sup> of February. On the 16<sup>th</sup>, I contacted Choice One to cease all expenses there, but paperwork for the right of way had been previously distributed to one of the property owners and they had signed that project over that weekend. That's the reason for that appropriation. There was also between the time of putting together this packet and today, this right of way take is permanent. There was a temporary that was also signed for \$1,700.00, so I did not include that in here because it just happened or I was just notified of it. I still need to talk to the right of way consultant and Choice One about that property. Moving on, the Wright Point fund is for a legal settlement.

The additional funds to do some crack sealing on Route 35. After this brutal winter, we have identified that we have some major issues on 35. We did contact ODOT to see when they do the lane widening project, what was the timeframe to see if maybe that would address some of these issues. They are not going to do any work until 2021, so it could be some major potholing in the next winter or two if we don't get on this crack sealing. That's the reason for the ask.

Mayor Flaute: So the one that just came up today is not included in here? Mr. Carpenter: Which one? The right of way take, the \$1,700.00? No. Mayor Flaute: So we are not voting on that now, we are going to vote on that next time. Mr. Carpenter: My thought is we that we may be able to through some of the other savings in some of the other expenses we have had year to date and we may be able to find the \$1,700.00. Mayor Flaute: So we are not voting on the \$1,700.00. Mr. Carpenter: That is correct.

A motion was made by Mr. Denning to approve the reading Ordinance No. 18-O-657 for the first time in its entirety. Mr. Fullenkamp seconded the motion.

The Clerk read Ordinance No. 18-O-657 for the first time in its entirety.

Mr. Fullenkamp: This supplemental, none of these items were anticipated in the annual budget, so this is a true increase of \$10,000.00 for 2018. Mr. Carpenter: We knew some of these things were happening in 2017. We knew the legal settlement was happening in 2017. Mr. Fullenkamp: But was it in the 2018 budget? Mr. Carpenter: No, I did not budget for it. Mr. Fullenkamp: Okay, so this is actually an increase that wasn't anticipated in our budget process. Correct? Mr. Carpenter: We didn't ask for it.



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Mr. Curp: I want to ask about the easements. Are we saying that the property owners had in their possession a copy of the contract for the easement before or at the same time that the Council gave the direction to stop everything or where they given copies afterwards? Mr. Carpenter: Before. These negotiations started last July. Mr. Curp: That wasn't my question when they were started. Mr. Carpenter: They don't come from me. There was a contractor, O.C. Colon, was hired to do the negotiations for the right of way takes. They started this process last year. Mayor Flaute: And they finished it the day we said don't go further. Mr. Carpenter: That particular one. There were some others they had reached. They did two projects. They did Airway and Valley, so they had made some settlements last year on Airway and then this year on Valley there were three properties. They still haven't concluded the negotiations with McDonald's, but the other two properties they have.

Mr. Curp: Were not those settlements contingent upon the approval of the Council, the legislative body? They don't have the authority to just unilaterally enter into an agreement, do they? They can negotiate terms, but it is still contingent upon the approval of the legislative body whether it is us or the State of Ohio or the City of Dayton or Montgomery County whoever is seeking the agreement. Mr. Carpenter: I don't have a good answer on that for you. I don't think so. Mayor Flaute: Law Director, do you have some light you can shed? Mrs. Grandjean: I wasn't involved in those right of way acquisitions so I don't know what the status is of those right of way acquisitions. Mr. Carpenter: I know on many other projects that we have taken on, roadway projects, Council hasn't been involved on right of way takes, not that I'm aware of.

Mr. Fullenkamp: Wouldn't we have authorized even the negotiation process or have we passed a resolution that said we authorize the City Manager? Mr. Taylor: Yes. It's part of the project when we have the resolution to do the project through MVRPC I believe and we can check this. When we do the resolution with MVRPC and you authorize the City Manager to proceed with this project after the grant has been awarded, you give the City Manager to authority to enter contracts to get that project. I'm not sure how that is worded, but it talks about how the City Manager has the authority to work that project as we go through. Those negotiations since they are under \$25,000.00, those appropriations don't come to Council. Mr. Fullenkamp: That's part of the entire project. You can't divide a project up and say this part is under \$25,000.00 and we can go ahead and do this as part of the entire project. You were making that point before. Mr. Taylor: The whole project was a \$700,000.00 project. Those takes and how they have been done on the other projects is it is part of that project. Mr. Fullenkamp: I think Mr. Curp makes a good point. I don't know what the rules are, but just because we have known in the past just because we have done business a certain way in the past doesn't mean it's the right way to do business. Mr. Taylor: We will definitely look and see on those, but I was under the impression those were under the umbrella with the project.

Mr. Curp: There are other parts that are under the umbrella that still have to come to this Council or approval because they exceed the authority of the City Manager to sign off on that exceeds his dollar limitations. He can't authorize the drainage tile and a lot of the concrete work because it exceeds, what is your limit? Mr. Carpenter: \$25,000.00. Mr. Curp: If it exceeds \$25,000.00, it has got to come back to us even though he has been given umbrella authority to manage the project. Mr. Fullenkamp: Well if you could just get us a copy of what we passed as a resolution, then we can start from there. I don't know what we are going to do with this right of way if we acquire it and we don't need it if we decide not to go forward with the project and it is something else we've got to mow. Mr. Carpenter: I did ask that question and if we do any other type of work on Valley Street there, we wouldn't have to go through that process again. Mr. Fullenkamp: But in the interim we will have to maintain it. Mr. Carpenter: I don't have a good answer for you if we will have to. Deputy Mayor Lommatzsch: I'm sure we will. Mayor Flaute: Well if it is an easement. Mr. Taylor: It becomes our property. Mr. Carpenter: In the right of way, the property owner takes care of it, right? If any resident has something in the right of way, they mow it and take care of it.

Mr. Curp: I guess my whole point is I just want to make sure we all understand that if the Council says stop, we mean stop and not continue on. Ms. Fry: Was that voted on? I'm confused because I thought that we were going to have a discussion and an

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official vote on the status of the project, but I don't remember that happening. Mr. Carpenter: We didn't vote on the project status, but I was directed to not spend any more money and that was the direction that I gave to our engineering firm and they were to pass that on to O.C. Colon, who was doing the right of way takes. Mayor Flaute: It was my understanding we were going to have Brian Martin or someone come in. Mr. Carpenter: It is next work session, yes. Ms. Fry: That will be next session. Okay. Mr. Denning: But this contract was signed before that work in the middle at the same time. As we were saying don't spend any more money until we make a decision, that contract had already been signed. Mr. Carpenter: It was dated the 18<sup>th</sup>, which was a Sunday. I asked them why I am receiving a signed contract when I directed you not to and the answer I was given is they had it in their possession and they signed it over the weekend. Mr. Denning: Got it.

There was no further discussion on the motion.

A roll call vote was as follows: Mr. Denning, yes; Mr. Fullenkamp, yes; Ms. Campbell, yes; Mr. Curp, no; Ms. Fry, yes; Deputy Mayor Lommatzsch, yes; and Mayor Flaute, yes. **Motion carried.**

A motion was made by Mr. Denning to approve the reading Ordinance No. 18-O-657 to suspend the rule that dictates the number of days between consecutive readings of ordinances. Deputy Mayor Lommatzsch seconded the motion.

There was no discussion on the motion.

A roll call vote was as follows: Mr. Denning, yes; Deputy Mayor Lommatzsch, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Fry, yes; Mr. Fullenkamp, yes; and Mayor Flaute, yes. **Motion carried.**

A motion was made by Mr. Denning to read Ordinance No. 18-O-657 for the second time by title only and approve its final adoption. Deputy Mayor Lommatzsch seconded the motion.

The Clerk read Ordinance No. 18-O-657 for the second time by title only.

There was no discussion on the motion.

A roll call vote was as follows: Mr. Denning, yes; Deputy Mayor Lommatzsch, yes; Ms. Campbell, yes; Mr. Curp, no; Ms. Fry, yes; Mr. Fullenkamp, yes; and Mayor Flaute, yes. **Motion carried.**

## **B) RESOLUTIONS**

### **I) Resolution No. 18-R-2350 authorizing the City Manager to enter into a contract with Aero-Mark, Inc. as the lowest and best bidder for the 2018 Pavement Striping Program.**

Mr. Carpenter introduced Resolution No. 18-R-2350 authorizing a contract with Aero-Mark, Inc. for the 2018 Pavement Striping Program.

A motion was made by Deputy Mayor Lommatzsch to approve Resolution No. 18-R-2350. Mr. Denning seconded the motion.

Mr. Fullenkamp: For this one and the next one, why didn't we see the bid documents? Mr. Carpenter: I don't have a good reason for you. Mr. Fullenkamp: We requested that in a meeting and they are missing for both of those. There is a bid document for the last one from Choice One, but for these two resolutions the bid documents are missing. Please in the future, don't let that be omitted.

Ms. Campbell: Aero-Mark, where are they at? Mr. Carpenter: Mr. Keaton, do you know where Aero-Mark is located? Mr. Keaton: They are located near Cincinnati.

Deputy Mayor Lommatzsch: I'm just interested. Is this the same dudes that did the Burkhardt? Mr. Keaton: No, ma'am. As a matter of fact, I've got documentation that

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if they were one of the bids we would have fought that based on past performance. Deputy Mayor Lommatzsch: Just checking. Mr. Keaton: We've already had that discussion.

There was no further discussion on the motion.

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

**II) Resolution No. 18-R-2351 authorizing the City Manager to enter into a contract with Barrett Paving Materials, the lowest responsive, best bidder for the 2018 Brantwood Phase I and Phase II Overlay Project.**

Mr. Carpenter introduced Resolution No. 18-R-2351 authorizing a contract with Barrett Paving Materials for the 2018 Brantwood Phase I and Phase II Overlay Project.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2351. Mr. Fullenkamp seconded the motion.

There was no discussion on the motion.

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

**III) Resolution No. 18-R-2352 declaring certain property owned by the City to be surplus and no longer needed for City purposes and authorizing its disposition.**

Mr. Carpenter introduced Resolution No. 18-R-2352 declaring certain property to be surplus and authorizing its disposition.

Mr. Carpenter: These were the old gun racks out of the cruisers.

A motion was made by Deputy Mayor Lommatzsch to approve Resolution No. 18-R-2352. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

**IV) Resolution No. 18-R-2353 recognizing East Dayton Christian School's National Honor Society Recycling Initiative as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.**

Mr. Carpenter introduced Resolution No. 18-R-2353 recognizing East Dayton Christian School's National Honor Society's Recycling Initiative and making a donation.

Mayor Flaute: Before we do a motion, I would like to ask the Clerk to please add some additional information to this that she told me about earlier. Ms. Arnold: The National Honor Society's match is \$275.00 and that would complete the program, so that would purchase all of the receptacles that they need for each of their classrooms and the City logo would be featured on those receptacles for the ones that we pay for. I know that you all usually do \$250.00 donations and I didn't know if you wanted to do the other \$25.00 or have them hold a bake sale or what have you to get the remainder. That is all. Mr. Denning: Do an extra wedding, Mayor. Make this \$275.00.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2353 and making a donation in the amount of Two-hundred seventy-five dollars (\$275.00). Ms. Fry seconded the motion.

There was no discussion on the motion.

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

**V) Resolution No. 18-R-2354 authorizing the City Manager to enter into a contract with Bituminous Pavement Systems as the lowest and best bidder for the 2018 Crack Sealing Program.**

Mr. Carpenter introduced Resolution No. 18-R-2354 authorizing a contract with Bituminous Pavement Systems for the 2018 Crack Sealing Program.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2354. Deputy Mayor Lommatzsch seconded the motion.

Mayor Flaute: I guess this crack sealing won't help us with the potholes we have now, especially on Airway Road. Mr. Denning: It will help us in the future so we don't have potholes other places. Mr. Carpenter: It's prevention. Mr. Keaton: We are crack sealing roads and hopefully that will be the preventative measure for what is happening in the future. Airway East is beyond crack seal repair. Mayor Flaute: Do we have any plans or are we thinking about it. Mr. Keaton: We are thinking about calling the Air Force in for an air strike on Airway Road just to blow that thing up and start over again. Mr. Denning: It's on their property. Mr. Keaton: I know. No, I went out and measured linear footage of patches that need to be made. I am preparing a document for Mark for a patchwork to get us by. It's kind of a road stabilization project. Me and Brock are working hand in hand with that on all the major thoroughfares and coming up with a plan for you to look at. The total pave of Airway East and also a plan to repair about 5,000-7,000 linear feet out there that is in really bad shape, not only Airway, but also Woodman, Spinning, Valley where it is starting to blow apart. Mayor Flaute: None of them are as bad as Airway. Mr. Keaton: No, but we will have that information for you and I'm working very diligently on that.

Mr. Fullenkamp: So all of these are unanticipated expenses for 2018? Mr. Keaton: Yes, sir. The winter had a lot to do with a lot of this and I think I might have even told Council there is going to be changes on our roadway surfaces because of the vast temperature changes we have had and we are starting to see it even on Woodman. From Harshman and Woodman all the way to 35, it is getting Springfield Streetish so to speak. We are trying to slow that down so we can come up with a permanent solution for that in future funding and get that taken care of. Mayor Flaute: Thank you.

There was no further discussion on the motion.

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

**VI) Resolution No. 18-R-2355 advancing money from the general fund to the permissive tax fund until approved amount authorized by Montgomery County is received.**

Mr. Carpenter introduced Resolution No. 18-R-2355 advancing funds to the permissive tax fund.

Mr. Carpenter: This resolution is to advance money from the General fund to the Permissive Tax fund so we can do some of these projects and get reimbursed.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2355. Mr. Curp seconded the motion.

There was no discussion on the motion.

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

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**ITEM 15: PUBLIC COMMENT ON NON-AGENDA ITEMS**

Mr. David Coterel of Fairfax Avenue requested to speak before Council regarding the number of semi-trucks allowed on a property.

Mr. Coterel: Last meeting I came to I had asked the question about how many semis or how many semi-trucks, trailers, and cabs can be parked on a lot that is 50 foot wide, 300 foot deep. I never got an answer from Mark Carpenter or the administration that was supposed to get back with me and that has been over a month ago. I would like to know why when they say when you ask a question that they will get back to you and give you an answer. Mr. Carpenter: At the end of the last meeting, I spoke with you and I said I didn't think there was any certain number. Mr. Coterel: No, you didn't sir. Mr. Carpenter: I didn't meet to talk to you after the meeting? Mr. Coterel: No, you didn't talk to me after the meeting and you didn't think there was any certain number and we never even looked it up. Mr. Carpenter: I did look it up, but didn't find a different answer than what I told you, sir. Mr. Coterel: You looked it up at the same meeting when I talked to you? I haven't been back since the last meeting that I was here and you never answered me. Mr. Carpenter: Okay, it was my understanding that I did answer the question after the meeting. I told you I didn't think there was any. Mr. Coterel: No, I'm sorry. Ms. Fry: So what is the answer? Mr. Carpenter: There is none. Mr. Coterel: In other words, you can just pile everything on that lot and everything on a land protection field and everything. A water protection field rather. Okay.

Number 2, since you are not giving me that, I want to know what the decision on the BZA meeting on 4505 Byesville Boulevard with Stumpff and his junk yard and his towing service and business and three wreckers and two flatbed wreckers and everything and the business that he is running out of there and that's all on residential property that has never been zoned different. I would like to know what the decision was on that. I haven't heard any decision when they had that. Mr. Taylor: As discussed at the BZA meeting, they asked for an extension of 45 days and the date that they were going to render a decision had to be by April 13<sup>th</sup>. That decision hasn't been made yet and we will have it by April 13<sup>th</sup>.

Mr. Coterel: Okay. Thanks a lot. Check that out on their trucks, will you? Mr. Carpenter: I did. Mr. Coterel: Yeah, right. Sure. I guarantee that you can put all you want on there, right? Bull crap. Mayor Flaute: Sir, there is no number. It's been answered. Your question has been answered.

Mr. Fullenkamp: I would like to ask a question. We impose parking requirements for other commercial properties, but we have no limitation on how many vehicles can be parked at a place that has been issued a certificate of zoning compliance? Mr. Carpenter: I found nothing that had a number. The only thing that would be even somewhat relevant is that you had to park them in a manner where you could open the door to get in and out. That's what I found in the Code. Mr. Fullenkamp: So there is no safety issues from the Fire Department's perspective or nothing else that we can bring to the table? Mr. Carpenter: I did not evaluate the fire safety for parking vehicles in the lot, no. Mr. Fullenkamp: Okay. Thank you.

There were no additional requests for public comment on non-agenda items.

**ITEM 16: COUNCILMEMBER COMMENTS**

Deputy Mayor Lommatzsch: I do have some dates that were not on your calendar. April 12<sup>th</sup> is the MVRPC dinner. I hope that most of you are planning to attend and some of the staff. April 23<sup>rd</sup> is the next IN Crowd at the China Buffett. The All American Evening at the Air Force Museum for the Fisher houses and the First Sergeant's Association at Wright Patterson is April 28<sup>th</sup>. I hope some members of Council will see fit to participate in that event. Thank you very much.

Mayor Flaute: If somebody is going, please let Brenda know. I can go, but I don't think we need to have whole bunch of people going. I will not go if there is at least maybe one or two other members of Council going. Okay, Mrs. Lommatzsch is going. Mr. Curp: All American I typically go. I think the more people that go the

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better. It is a fundraiser for Fisher Nightingale. The tickets are a little pricey, so I typically pay for that out of my own pocket instead of with taxpayer money. I plan to go. Mayor Flaute: I might think about it because it is a fundraiser and it is a great night and they do a lot of good work. Deputy Mayor Lommatzsch: I believe we had no representation last year. Mr. Denning: I think Mike Smith went. Deputy Mayor Lommatzsch: I know I couldn't go because I was out of town. Mr. Denning: I thought I went last year. Did I not go? Ms. Arnold: I don't think so. I vaguely remember that.

Mayor Flaute: I just have a couple of things. I had three weddings since the last Council meeting. There was a great IN Crowd event at Las Margaritas. There was more people there than any one I have seen before, so that was a great thing. I went to a Financial Advisory Board meeting. The Manager and I were there for Montgomery County Solid Waste Administration Building and the big thing we talked about was 10 year transportation of our disposal trash and there is a 5 year extension. For the next 15 years we are going to be driving our trash to Brown County or Kentucky if Brown County can't take it. It hurts, but the next 15 years that is what we are going to do. Anyway, I wanted you all to know that and I hope there is something that can be done in the next 15 years to change that. Mr. Keaton became our next Unsung Hero for Riverside. Congratulations all of you. I think I sent an email as to the date of that if you would love to come to a really good breakfast and honor Mr. Keaton and Teresa Montgomery who also applied for that and she was awarded also. It is just a nice unsung hero thing to do. Anyone who can come, it would be a good day. Just make sure let me or someone know that you will be going to it. We are having Community Prayer Breakfast will be on Friday, April 13<sup>th</sup> at 7:45 at the Event Connections and you all are invited to come to that. It is a great morning. Stebbins Choir will be singing, we have a speaker, and we have some praying that goes on. Anyone who would like to come to that, please we would be honored to have you. Hope4Riverside has been working really hard on that. That's all I have. Anyone else?

Mr. Denning: I do want to thank the Fire Department for showing up at the Jaycee's Easter Egg Hunt. The guys did a great job. They brought the Easter Bunny in and everybody was happy and they didn't fire their siren off early, they fired it off when they were supposed to so everything went great. Thank you. Mayor Flaute: Please thank the Jaycee's for their Easter egg hunt again. 37 you said? Mr. Denning: Yep, 37<sup>th</sup> year. Mayor Flaute: That's great. There was another one over at the church. Deputy Mayor Lommatzsch: Way of the Cross. Mayor Flaute: Over on Beatrice. Our Fire and then we had the blue tractor out there. That big tractor; that is a nice tractor. Mr. Denning: I want to see the new street sweeper. Mr. Keaton: In two weeks it will be here. Mayor Flaute: Two weeks, oh good. Mr. Denning: It will be here just in time to suck up all the water. Mayor Flaute: Suck up all the stuff on Airway Road.

There were no further comments from Council.

#### ITEM 17: EXECUTIVE SESSION

- A) **Personnel Matters – Section 103.01(d)(1): *To consider the appointment, employment, dismissal, promotion, demotion, or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.***
- B) **Contract Negotiations – 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.***

A motion was made by Mr. Denning to enter into executive session. Ms. Campbell seconded the motion.

A roll call votes was as follows: Mr. Denning, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Fry, yes; Mr. Fullenkamp, yes; Deputy Mayor Lommatzsch, yes; and Mayor Flaute, yes. **Motion carried.**

Council entered executive session at 8:48 p.m. and came out of executive session at 11:04 p.m.

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**ITEM 18: NEW BUSINESS (Continued...)**

**A) RESOLUTIONS**

- I) Resolution No. 18-R-2356 authorizing the City Manager to enter into a collective bargaining agreement between the City of Riverside and the International Association of Firefighters, AFL-CIO-CLC Local 2938 for the period of June 29, 2018 through June 28, 2021.**

Mr. Carpenter introduced Resolution No. 18-R-2356 authorizing the collective bargaining agreement between the City and the International Association of Firefighters, AFL-CIO-CLC Local 2938.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2356. Mr. Curp seconded the motion.

There was no discussion on the motion.

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

**ITEM 19: ADJOURNMENT**

A motion was made by Mr. Denning to adjourn. Ms. Campbell seconded the motion.

There was no discussion on the motion.

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

The meeting was adjourned at 11:05 p.m.

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William R. Flaute, Mayor

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Brenna Arnold, Clerk of Council