

Thursday, December 21, 2017

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: Deputy Mayor Curp, present; Mr. Denning, present; Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Mrs. Reynolds, present; Mr. Smith, present; and Mayor Flaute, present.

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

ITEM 3: EXCUSE ABSENT MEMBERS:

All members were present.

ITEM 4: RECESS:

Mayor Flaute: At this time, we will be having a little reception for our outgoing Council people and at about 6:15 or so we will have a little event where they will be giving talks and we will be giving our goodbyes.

The meeting was in recess at 6:00 p.m.

ITEM 5: WORK SESSION ITEMS:

- A) Reception for Councilmembers Shirley Reynolds and Mike Smith

Mayor Flaute: If I may have everyone's attention please. First I just want to thank everybody for coming and being with us at this special time. Two of our Council people are moving on and going to better places and hopefully they will be very much involved in our community as they go on. The first one I would like to invite up is Mrs. Shirley Reynolds.

Mayor Flaute read the following proclamation honoring Councilwoman Shirley Reynolds and presented a plaque:

WHEREAS, Shirley Reynolds has served this community well for 12 years as a Council Member; and

WHEREAS, Shirley Reynolds has made sure the residents of Riverside's voice has been heard by our legislators and has worked to make decisions that will benefit all residents of the City of Riverside; and

WHEREAS, the Mayor and the Council of the City of Riverside, Ohio express their appreciation for her leadership and services rendered unto the City.

NOW, THEREFORE, The Mayor and the Council of the City of Riverside, Ohio do hereby honor Shirley Reynolds and her service to the City of Riverside.

Signed under my hand and seal this 21st day of December, 2017 in the City of Riverside, Ohio.

Mrs. Reynolds: It's been my honor and I appreciate everything that you all have ever done or said to me. It's always meant something special to me because people always talk from the heart, they don't just jibber jabber. Coming from the heart means so much. Again, it has been my honor to serve the residents of this community and to sit on this Council. I wish the new members well. I know they will do a good job. All I can say is I appreciate you all.

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Mayor Flaute: Before I ask Mike to come up, there are a couple of thank you that need to be brought to attention. Thank you for Brenna Arnold who did a lot of the work to get the cake and the food. Thank you very much and Mrs. Lommatzsch, I know you were involved in getting all of this stuff too. Thank you and let's give them a round of applause.

Mayor Flaute read the following proclamation honoring Councilman Mike Smith and presented a plaque:

WHEREAS, Mike Smith has served this community well for 20 years as a Council Member; and

WHEREAS, Mike Smith has made sure the residents of Riverside's voice has been heard by our legislators and has worked to make decisions that will benefit all residents of the City of Riverside; and

WHEREAS, the Mayor and the Council of the City of Riverside, Ohio express their appreciation for her leadership and services rendered unto the City.

NOW, THEREFORE, The Mayor and the Council of the City of Riverside, Ohio do hereby honor Mike Smith and his service to the City of Riverside.

Signed under my hand and seal this 21st day of December, 2017 in the City of Riverside, Ohio.

Mr. Smith: Well thank you, I appreciate that. I've only been on Council for 16 years, but I've been with our community since '74 when I joined the Fire Department and worked there through '81 and continued to get involved in the City and then got elected to Council. Fortunately the residents voted me in four consecutive times making it 16 years and I'm very thankful for that and very appreciative of our residents to let me stay on that long. I was always there to help the Fire Department, Police Department, and Service Department. Having been on the Fire Department so many years, I knew what those guys go through. I know the action that they see, the tension that they have to deal with having to deal with family, an injured person and it can be tough. You are there at the persons' worst time at a house fire or whatever that may be. It really bothers you at times to see all of that.

The Police Department, I have rode with the Police Department with Officer Reardon, Officer Schmidt, and I have seen how the Police Department operated cruising the neighborhoods and responding to the calls. What I was impressed with both of those officers is in their off time when we didn't have calls to go on they were looking for work. They were checking doors, cruising the neighborhoods, checking plates on cars, and they were out there being a positive and forward-thinking more or less. It worked out really well. In the Service Department, I rode with Jay. He took me out in the dump truck. We plowed some streets one night. Let me tell you, that is a ride that King's Island cannot match. You've got mailboxes coming at you. You've got street signs and telephone poles and then you have the car that pulls in front of you and hits the brakes. That's an adrenaline rush all its own. It is totally different than the Fire Department and Police Department busting through Airway and Woodman at rush hour. It was very exciting, but I learned a lot. I learned a lot over the years.

Then when I got on City Council, I learned a lot as well. I want to thank Councilmember Mr. Curp for his guidance and help over those years and Councilwoman Lommatzsch as well. They were very helpful and very constructive in guiding me in the early years of being on Council and I want to thank them for that. I have enjoyed my time up here and I hope that I voted on issues that would be better for the community, the majority of the community. I think it is time to close this chapter of my life and open up a new chapter with my wife traveling the country. Thank you and thank you again for allowing me to stay so long.

Mayor Flaute: Are there any other Councilmembers who would like to make a comment?

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Mr. Fullenkamp: So tonight begins the changeover to a new group of people. We have two new candidates that won in November, so that is going to be quite an experience for both of them I guarantee you. I want to thank both Mike and Shirley for their service. I want to speak a little bit more about Shirley. Shirley was the reason that I got started in the business. What she taught me was listen to those residents they are telling you something. There is not anybody on Council that has been more thoughtful, that thinks about the issues more, tries to come to the right decision, and cares about this community more than Shirley Reynolds. She's a hard worker. She's a hard act to follow for me and she's somebody that I really appreciate everything she has done for me. She is a good Councilmember. She's been a good friend through my ups and downs over the last 9-10 years. We are going to miss her and her hardworking nature. I'm hoping she's going to be my Chief of Staff for the next couple of years. Anyway, thank you very much, Shirley. Thank you very much, Mike. You all enjoy the food and the rest of the party here. Thanks.

Mr. Carpenter: Other than the obvious, thank you, Mrs. Reynolds and Mr. Smith. I have appreciated everything that you have said to me. I know a lot of it came from the heart and there were important issues that you became aware of and passed them on to me. I know that they both really care about this community and they are very involved in this community. They are not always seeking the lime light, but always have the best interests of the community at heart. It was a little rocky at first because sometimes I felt like they were just coming at me hard, but these are important, important things that we have to tend to. I know not just me, but staff realizes that. Don't stop calling or emailing, please continue. You are the eyes and ears of the community and I appreciate being aware of what is going on and we need to address those issues. Thank you very much for your service. I know you guys probably got beat up a lot outside of these Council chambers from the community, but I appreciate you standing by staff and I appreciate all your efforts to make this a better place to live. Thank you.

There were no further comments.

ITEM 6: RECONVENE:

The meeting was reconvened at 7:00 p.m.

ITEM 7: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

The Pledge of Allegiance was led by Councilman Mike Smith.

ITEM 8: MINUTES:

A motion was made by Mrs. Reynolds to approve the minutes of the October 16, 2017 and November 2, 2017 regular meeting minutes. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

ITEM 9: ACCEPTANCE OF PRIOR MONTH'S CITY FINANCIAL REPORT:

A motion was made by Mrs. Reynolds to accept the November financial report. Mr. Smith seconded the motion.

There was no discussion on the motion.

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

ITEM 10: 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.

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ITEM 11: PUBLIC HEARING

- A) Ordinance No. 17-O-649 approving a change in the current district boundaries on the Zoning Map of the City of Riverside, Ohio, for the property located at 740 Brantly Avenue, Parcel ID No. I39 00204 0003, reclassifying it from C-I to R-3.

Mayor Flaute opened the public hearing at 7:02 p.m. and asked for the staff report.

Mr. Taylor: Thank you, Mayor. What we have before you is an ordinance to rezone the property at 740 Brantly. There used to be some issue with the address of this building, so you may know it as 740 Crosby. If you picture where the Miller Valentine project is up on Harshman, this is kind of back there. It is accessed from Brantly Avenue. For whatever reason in 2014, this was zoned as a campus/institutional. It is a residential property, a single-family house that has been there since 1970 something. I think what happened is when we did the change, you go on the map and click which ones you want to select and you color them. I think what happened is the line between the two properties, a church that is on Harshman Road, I think they got zoned together because there really isn't any reason why this would be a campus/institutional. This was a request from the realtor first and now it has actually changed hands to change that to the proper use, which was an R-3, the medium-density, and that's in line with the neighborhood back there. Planning Commission reviewed this and they have approved this and recommend it for approval.

Mayor Flaute asked if anyone would like to speak in support of the Ordinance.

Brittany Ashley took the oath to provide sworn testimony.

Ms. Ashley: We purchased the property in October. When we first looked into the property, got the appraisals, and things going it was not brought to our attention right away that the property was actually zoned the industrial/campus. We did not actually find out until our contract was accepted. We already went through the inspections and appraisals and everything, so at that point we just had so much money into it already and we really love the home so we didn't want to back out of buying the property. My husband and I are from the area. We are both graduates of Stebbins High School. He is actually one of the Football Directors for the Mad River Indians Pee Wee League here. I'm just asking that we can rezone it properly to residential. My husband and I live there with our three children and right now I do have homeowner's insurance on the property, but technically the way that it is zoned if the house were to burn to the ground I would not be able to rebuild it. It is a \$250,000.00 home, it is just important to me to get that rezoned so that we wouldn't have to worry as a homeowner that in case of an emergency and something did happen I wouldn't be able to technically have my property rebuilt. That's it.

There were no additional requests to speak in support and no requests to speak in opposition of the Ordinance. Mayor Flaute closed the public hearing at 7:06 p.m.

Mayor Flaute opened the floor for Council member questions or comments.

Mrs. Reynolds: I just have one Mayor. On all the paperwork we have 740 Crosby and 740 Brantly and on the agenda we have 704, so we need to note that the agenda address is wrong or the paperwork is wrong. Mr. Taylor: It is 740 Brantly. Mrs. Reynolds: So that will stand corrected in the minutes in January that is was corrected? Thank you.

There were no additional questions or comments.

ITEM 12: CITY MANAGER'S REPORT:

Mr. Carpenter: In your packets is the Manager's Report. If you have any questions regarding the content of that, myself or staff will be glad to answer any questions.

Mayor Flaute: Mark, would you like to talk a little bit about what an element is now that we have that information in front of us. Mr. Carpenter: I put at everyone's place

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at the dais the Ohio Auditor's Report regarding the City's Financial Health. I think there was an article in the paper on Sunday talking about element and they were referring to these boxes; there are 17 of those boxes. If you have four red, that is an indicator of critical financial stress. For a municipality, I believe it is five or more you are on your way to critical financial stress in 2-3 years.

On this you can see we have three red and we have seven totals that are colored. I think everyone is aware that our financial position is not the best, but I just want to note that the changes from year to year. We had the same number of boxes last year, it's just the changes were box 17, which refers to your audit and 15, our box was yellow and we had a good audit last year so it became green. The reason for the audit was we had \$1 million for pavement of Harshman and Burkhardt Road projects, but the money was moved back to the General Fund and that's what caused the audit to become yellow. In 2016 to correct the issue, we had to move the money back to the road projects, which cleaned up the audit, but also created a large percentage of money that went from the General Fund to be restricted to the road project, which caused that one block to become yellow.

Other than that, I think if you have looked at this you can see that we are spending more than we are bringing in which makes 8 and 9 red. Number 12 is red and I believe, I didn't confirm with the State, but it is for borrowing a large amount of money which is what we do for the Wright Point buildings and it causes that to be red. If you have any questions, myself or Mr. Garrett will attempt to answer those.

Mrs. Reynolds: Mr. City Manager, we talk about this report and what it looked like last year. I went back and looked at some other cities in the surrounding areas that had situations and they dealt with their situations and brought themselves more into compliance. It seems as if when I look over everything that the State Auditor had written in our paperwork and you read each of the indicators, it says a lot about what we are doing. We have high debt service. We are overextended; those are the words that were used in all of these descriptions. A deficit exists, declining revenues, declining property and income taxes over a 1-3 year period, and unrestricted fund balances. Not prepared for an emergency, that is one that scares me, we are not prepared for an emergency and having those dollars available if there were an emergency in this City of a magnitude that we would put this community in jeopardy. We knew last year. We looked at this report last year and had a conversation about it somewhat and we doubled it this year almost.

When we go into 2017 and the State Auditor looks at our books again, he is concerned and one of the things he mentioned in the article was communities statewide now the economy is picking up, the economy is looking better in most communities, and we have been stagnant. We have not seen that growth. This little report gives us so much information; it tells us that we have grown 160 people in the last year, but our revenues and everything have fallen behind. Our income tax has fallen behind. Our property tax receipts have fallen behind. This is something we need to take seriously. We need to work towards. Tonight we have coming before us appropriations for 2018 and then we have a temporary appropriation depending on what this Council decides to do. I'm going to suggest as one of my last times being up here to say anything to this community and to this Council, and Mayor I know you don't like it when I say this, but our house is in disarray right now. We need to become stable. We need to look at what we have to do to do that. A temporary appropriation will give you the time, it will give you three months, to work and make some hard decisions on the upcoming years.

You two new Councilmembers coming on, we can flu-fla this all we want to, but you better not. You better know and every one of these department heads and every one of us, residents as well as this administrative group and this Council, needs to take this as serious. We've had a target put on our back now, us and Springfield. Huber Heights, Kettering, Miamisburg, Beavercreek, Englewood, Vandalia, and Dayton only have three yellow; only three cautions right now. It's not looking good guys. I'm going to encourage you all to take this thing seriously. If Yost is just out there politicking right now, it could look real bad on us. Politics can be real bad for cities, but this is real bad.

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Mayor Flaute: I agree we need to take it seriously, but if you look at our indicator #9 in 2013 we were at about \$7 million, then in 2014 we went up to over \$9 million, in 2015 we came back down, and in 2016 we were back up and 2017 is going to be even higher than that. Granted we are still working in a bit of a deficit and we understand that, but it is not as bad as I think you made it sound. Mrs. Reynolds: We are fluctuating too much, sir. Mayor Flaute: Well, that's true. If you will look at 2017, it is going to be higher. Our expenses of course, we are still off some money and we need to address that. I'm not saying we don't, but I don't believe a temporary budget will help us do that. I really think that as the Manager said, part of the reason we got a yellow is because of the Wright Point buildings and we have a large debt in the Wright Point buildings. Again, there are some things that we need to take into consideration before making comments like we are really in a lot of trouble and we are not doing what we should be doing.

Mr. Fullenkamp: I think it is a Councilmember's responsibility to state what their impression of reports like this are saying and for someone to dress down somebody for doing that I don't think is appropriate. Let's get back to this and a couple points that Mrs. Reynolds brought up. I'm really curious what is happening with our revenues. Why are they so stagnant? If we are growing population, I want to know. I think we have to find the answer to why. Why are our revenues so flat? Tax, income tax, and property tax, a city can't live off of grants. When we talk about revenues, the numbers that the Mayor was talking about included grant money. That's not the basis of the city and not the foundation of a good fiscal plan. I think we have to understand why. Are the people in the city not getting paid as much? Do we have less workers?

What's really happening to our property values? We have that number; the Auditor gave us that number. That should explain something about our property tax issue, but that is a reasonably minor piece of our internally generated revenue. Why are revenues lagging? This is an important document and Shirley and I brought this up last year and were kind of given the don't worry about it and it's all about Wright Point. I think there are other things going on here and running deficits annually is one of them. Our inability to cut our costs and expenses until we figure out a way to raise revenue is something we can do now and that's why I think a temporary, 3-month approach where we can go in and trim some of this. I brought the green list and there is stuff in order to save \$250,000.00-500,000.00 this year we could excise from this budget.

I know we can budget it and not spend it and get around it that way, but I prefer to have a commit to the community. The community read this. I have gotten several phone calls about this newspaper article and this information. They are concerned. You coined the phrase we need to scare up some revenue, well they don't want it to turn into a horror show. They want to know what scare up means and all I could tell them is that means raise your taxes or assess you more money. I think that's what we are looking at. We talked about some other things last week in terms of driving economic development that could do the same thing without impacting the taxpayer's pocket book so much. Mr. Murray isn't here tonight, so we can't address that with him. That's a question I have always asked, why can't we get this city to grow from an economic development point of view? What are we doing wrong? Is there nothing we can do to grow businesses within this city? We are not going to be able to go to the taxpayers.

I am looking at the numbers now and right now when we need to fund a major thoroughfare plan, street plan, storm water, and a Fire Department issue that is going to continue to come and get us. We need an additional \$3-4 million a year to run this city and you are not going to get that off the taxpayers. I just don't think they are going to support that sort of tax increase. We've got to answer some tough questions and I would prefer to do the three-month and then use that time to take a very close look at our spending. At the same time, we've got to look out a year or two on the revenue side of it. Right now there are some things we can do and some of those things are cut some spending to improve our numbers for next year. I want to encourage Council to think about that before we vote on these certificates for 2018. Thank you.

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Mayor Flaute: Mr. Garrett, we have \$9 million in our rainy day fund. Is that a true estimate? Mr. Garrett: No. Mr. Carpenter: That includes Wright Point dollars. Mayor Flaute: Okay, how much do we have? Mr. Garrett: Our rainy day fund, our Contingency Fund, only has like \$500,000.00 in it. Mrs. Reynolds: \$465,000.00 I think is the number. Mr. Garrett: But we do have a fair amount of money in our General Fund and of course, that is in the bank and various investment places. Mayor Flaute: Okay, somewhere something. Are there any other questions or comments?

Mr. Smith: The 160 people that we have had an influx into the city, is that residents? Are we talking residents coming in the 160? Mrs. Reynolds: It's the population change. Mayor Flaute: I don't know where that number came from. Mr. Smith: So we have had some people pass and we have had new births and then we have had the apartment complexes that we have up on Harshman Road are subsidized housing up there. Is that correct some of that? Mr. Garrett: Some of it, but not all of it. Mr. Smith: Then Brantwood. Mr. Denning: That's 80 houses with about 2 people per house. Mr. Smith: That could be our 160. Okay. I was just curious as to where we were coming up with 160. Mrs. Reynolds: That's the number that is being reported to the State.

Mayor Flaute: It is something to think about and I'm not sure a temporary budget will help us. I do agree that we need to work on this problem and we need to figure out a way to get some more money coming in. I still believe that RITA has a lot to do with it. I could be wrong, but I still believe RITA has a lot to do with this and we need to seriously look at changing who is collecting our income tax. Mrs. Lommatzsch: How do you account for them being part of it? How is that different from another tax collecting agency? Mayor Flaute: I believe that having someone in our area will make them more aggressive. I believe RITA is not aggressive at getting our income taxes coming in. Mrs. Lommatzsch: They seem pretty aggressive to me. Mayor Flaute: And their forms are horrible. I don't know. My personal opinion is we need to get someone else in here to collect our taxes. Mr. Carpenter: I've talked to Huber Heights. They did it in-house and they claimed a 20% increase. I'm not sure they can sustain that, but they have seen a big improvement when they did it in-house. I've talked to I want to say it was Clayton. They switched and went to Vandalia to do their taxes. They are no longer with them now, but when they did switch they saw a big improvement as well. Those were more local government type tax administrators versus like a RITA or CCA.

Mrs. Reynolds: There is a reason, Mr. City Manager, that we have declining income tax and declining property values. We need to know. There is a reason we have a 30% occupancy rate here. There is a reason and we've got to figure that out. You can't tell me that somebody doesn't know why our income tax went down from \$2.7 million to \$2.1 million. There's a reason. What is happening? I'm just using figures. We have to be able to figure that out. Somewhere along the line we have to be able to figure that out. Somewhere along the line we have to understand why our marketing strategy for this building is not working and these buildings are not working. You cannot continue to ride the train unless you buy a ticket and we can't afford a ticket now. Other cities that have RITA are doing alright. Mayor Flaute: No, there have been those who have gotten away from RITA and haven't done bad. Mrs. Reynolds: I don't see them looking at declining income tax receipts. I don't know. What's going on guys?

Mr. Fullenkamp: The City Manager indicated that the big increases came when they brought the tax collection in-house. That 20%, yeah you may get 20%, but what is the cost of running that business? Mr. Carpenter: I agree with you. Mr. Fullenkamp: They don't realize the 20% gain in income tax and maybe they will get 5-10% of that, I don't know. We know any person costs between \$80,000.00-120,000.00 to hire as a full-time employee. That's a big chunk of change right off and we are paying RITA right now about \$250,000.00 a year for fees. Is that? Mr. Garrett: I think that's about right. Mr. Carpenter: Ballpark. Mr. Fullenkamp: Now whether RITA is doing a good job or not, that's something we don't know. That does not explain our decline in revenues and income tax revenues. There are other cities that are using it and they are not in trouble and are probably in better situations.

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We need to understand why before we strike out and try to solve the problem. If we don't know why these problems are occurring we are throwing darts with blinders on. I don't want to do that. I want to make an informed decision about what the best approach is to improve the position of the city from a fiscal perspective. I do believe that if we were to go with a three-month appropriation that would give us time to look at some of these expenses and really sit down. We didn't really have a full and in-depth discussion about this budget. This didn't come to me as quickly as I thought it would and I knew we were going to start this process much earlier this year and it just did not come to fruition. Next year Council is going to demand and I will ask Council to demand a more upfront and an approach that begins earlier in the season so we can really consider all of our options. I'm like Mrs. Reynolds, I'm concerned and we can poo poo the facts, but the fact is we've been going down this road for a while and we have done nothing to resolve what the problems are and we need to do that.

Deputy Mayor Curp: I have the same concerns that we've heard here this evening about understanding where we are and what we are doing and what we are not doing. We need to spend time with that, but I want to go back to the RITA thing just briefly. A number of years ago we brought in a consultant to take a look at our processes, how we do things, how we don't do things, and to look at our processes. One of the areas they looked at was revenue collection and part of that was looking at RITA and that sort of stuff. What we found was we weren't taking advantage of the benefits that RITA offers. The programs that they offer we weren't asking them to come in and do and so they didn't come in and do them. We still paid our collection fees because all those services they provide are included in the collection fees, we just weren't asking them to come in and do some of those things. We need to take a look at that aspect of it, are we really taking advantage of the services that they offer.

Secondly, if we were to bring this in-house on one of the things you have to take into consideration is that this city by itself may not have access to the federal and state income tax collection records that RITA has access to. The understanding of who has paid and who hasn't paid, who are customers are, who our residents are who aren't paying and haven't filed a returns or have filed returns with the federal government, but aren't filing with us we may not know because we may not be able to have access to those federal and state files whereas RITA does because they collect for a large number. Central Collection out of the Columbus area or whatever these other organizations that collect for multiple municipalities and entities have access to that federal and state data, so you have to be very careful about whether you want to bring that in because you have the added expense of setting up for the operation and then manning the operation and then you can lose efficiency because you don't have access to that other data that you need in order to help understand who is not filing with you and who should be. I think we need to take a look at our processes and take a look at what RITA offers. We need to take a look at how we can contribute and assist RITA in doing their job.

Mr. Fullenkamp: Yeah, along those lines in terms of trying to figure out what services RITA offers and we don't take advantage of. We are talking about volunteerism and I'm wondering whether there might be some value in getting a group of people in to talk about these processes that we have and some of the services that RITA offers and rather than loading staff with it allow these people to take a look through. I want people who know something about taxes and running something like this to look and say what is really the best approach to using the services that a company like RITA offers and then go forward with something that will optimize the services and provide the best revenue stream to the city. I don't know if there is any support or if there are people in the community or even on this Council that would want to partake in that sort of an evaluation. It's almost like a Committee; set up a small Committee to look at how we enhance revenue through utilizing our income tax agency more effectively. Mr. Denning: Maybe our Tax Appeals Board. Mr. Fullenkamp: Maybe they would be willing to play that role. I don't know, but it could be anybody because they would just make recommendations.

Mayor Flaute: I just have a few questions here on your City Manager's Report where we have the listing agency and where they are at. The process there is if Oberer gets somebody from LoopNet, CoStar, or however you pronounce that other name (Exceligent Real Services) do we still have to look over them like we do now in

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executive session and approve them and that type of thing? Mr. Carpenter: The leases? Yes, we are still doing the leases. Mayor Flaute: So that process will stay the same until we get a CIC. Mr. Carpenter: Yes. Mayor Flaute: It is just something again along that line maybe somebody like a CIC could look at what we are doing and how we are doing that.

One other, Sparky's Auto. When this property and I assume it is for sale? It is not for sale? Mr. Carpenter: It is not for sale. Mayor Flaute: When it sells can we collect some money from it for our clean-up? Mr. Lohr: Unfortunately the owner is deceased, so there is no way of selling that. Mayor Flaute: I understand that, but sooner or later something is going to happen there. Mr. Lohr: It's not for sale. I think the best bet that we have is to obtain possession of the property ourselves. The ownership situation is kind of a tangled mess being that there is some sort of estate. Some of the people who may have property rights to it are deceased themselves, others we really don't know where they are. Mayor Flaute: Explain to me what it would look like for us to take ownership and how that would work. Mr. Lohr: On option would be the REAP program. Mayor Flaute: We could REAP it even though? Mr. Lohr: Yeah, I don't believe there is anything that stops us legally from taking possession of that property through the REAP program. Mayor Flaute: Okay.

Mrs. Lommatzsch: We still have to tear down that building and stuff though. Mr. Lohr: The state of the property is both on the Sparky's property and the residential property next door, the two structures have been demolished. Mrs. Lommatzsch: There is still the garage thing. That's gone? Mr. Lohr: Yeah, it's gone; everything is gone from that property there. The underground storage tank that was there, that was thankfully much smaller than could have been the worst case scenario, the tank has been removed. We do know there was some contamination of the soil surrounding that tank. We don't know the extent of it. We don't think it is likely that it's extensive. It appears to be petroleum based products like we are looking at an old gas tank that was used. I think it may be the case that was a gas station at some point back in the day, so it is our assumption that is what it was and was there for fuel storage to operate that gas station. There are some grant fund opportunities through the Ohio EPA to remediate former gas station sites, so that will be in 2018 what we will be looking at to finish up the clean-up of that site. Mr. Carpenter: We have been very fortunate through Mr. Taylor and Mr. Lohr's efforts to get some CDBG funds to do a lot of the work to date. We have been very fortunate. Mayor Flaute: Still that is taxpayer's money even though it is not Riverside taxpayer's money, but we need to try and get that back somehow and I'm hopeful that the REAP program will allow us to do that.

Deputy Mayor Curp: I think regardless of how tangled the ownership is and all that sort of stuff, I think we need to continue to do assessments against the property for the dollars we have put into because I think that will assist in the REAP process if that's what we choose to do. It may assist collecting the money when the estate ever gets resolved if that happens. It is just something we need to do and I'm thinking also if the County Treasurer sells the tax debt and that parcel gets included in there, that is an opportunity for us to get money. I think we need to continue to make the assessments and then decide strategically what we want to do as far as acquiring the property or not acquiring it. Mayor Flaute: So that will stay on the City Manager's Report so we have what Mr. Curp was talking about and we know what is going on with that.

Mrs. Reynolds: It's my understanding if we REAP that property and then there is an environmental issue later down the road it is on us. Guys, be real careful because it is going to happen. Okay? Mr. Lohr: In speaking with Tetra Tech recently, Matt did not think that we would be held legally responsible for that, but that is a legal issue that we would want to address. Mayor Flaute: Can he sign something? Mrs. Reynolds: He's not going to sign it I will tell you that. Mr. Fullenkamp: What is the value of the property to the city other than control? Mr. Lohr: I do think it is unlikely that anyone else is going to acquire a property that they know was environmentally contaminated. It may be that if we want to see it cleaned up that we are the best option. Mr. Fullenkamp: So the only advantage is we can get state and federal dollars to clean-up a contaminated property? Mr. Lohr: That is an advantage and

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then of course having property on a high traffic corridor that could be used for future development of Valley Street; there is an advantage there as well.

Mrs. Reynolds: You know your piece that you presented to us a while back with the swells, is that an opportunity to try something like that out on that property? Mr. Taylor: Yeah, we could do something like that. I think as Mr. Lohr said, once we figure out exactly what the environmentalists are and then if we acquire the property doing something like that is well within the means of what we could do. Again, it sets up an opportunity for economic development. Mrs. Reynolds: It gives a look to see what it could be. Mr. Taylor: That's a pretty good property because you are on a corner of two streets, so it becomes a high value property at some point once it is clean. Mrs. Reynolds: Then it is always redeemable later on as development starts. Mr. Taylor: I think as we have seen when the ownership is in question I don't think there is an estate that is going to pay. We are still looking at those things. It is going to end up in our lap to take care of anyway.

Mr. Fullenkamp: Can a property be REAP when it is in probate? Mr. Taylor: In a REAP process basically it is a tax foreclosure process and there are two types, an expedited, which is typically what we know as the REAP or Dayton calls it Lot Links, and the other one which is lengthy or longer is a judicial tax foreclosure and that typically takes anywhere from 12 to upwards of 20 some months to get that through. That is a more rigorous standard where you contact everyone, it goes up to auction, and there are more things that happen. That would probably be the way we would want to go on that. Mr. Fullenkamp: But can a property that is in probate be acquired? Mr. Taylor: It is not in probate. It is my understanding that it is not. When we say this is a tangled mess. Mr. Fullenkamp: Well somebody is dead and they owned property and if there is no will the property automatically goes to probate. Mr. Taylor: There was a will, but the people who are on it either you can't locate or they have deceased themselves. Mr. Fullenkamp: Right, but why do you say it's not in probate? Mr. Taylor: Because the State never put it in probate. I could see the look of disbelief on your face and that is the challenge we've had with this debacle. Mr. Fullenkamp: So if an heir shows up, it could be placed in probate. Mr. Taylor: Possibly, yes, but if you put yourself in that person's shoes and you come across that Uncle Ethel had a bunch of property and you realize the City has put \$30,000.00-40,000.00 into it and they haven't paid \$30,000.00-40,000.00 in taxes you are probably going to keep your hand down.

Mr. Fullenkamp: There is a church too. Mr. Taylor: Yeah, so there is a lot of interesting. When we did the demolition, we sent out letters and letters to as many people as we identify to that and got zero response. Many of them were returned and we have turned a lot of stones and found nothing. By no means is it dead, but I've never heard of anything like this. Mr. Fullenkamp: I don't want the City to buy a liability. Deputy Mayor Curp: I agree with Mr. Fullenkamp. I think in the end the City may have the very same expense whether we own it or don't own it. If somebody else owns it and we have to keep it clean, mow the grass or whatever once a month that's an expense to us. If we own it, we are going to have to mow the grass once a month and it's the same expense to us. If we are going to be spending the same amount of money regardless of whether we own it or not, I would rather not own it and not have the liability to have to clean it up. Mr. Denning: And we could assess our expense to the property and it just forces it so if it ever does sell we have a possibility of getting our funds back. Deputy Mayor Curp: Sooner or later it may sell at a Sheriff's auction. Mayor Flaute: I do have a business man in Riverside that wants to buy it as soon as it becomes sellable. I said I would let him know when it becomes sellable. Deputy Mayor Curp: It is sellable now, have him show up. Mayor Flaute: That's the kind of stuff he likes to do.

There were no additional questions or comments.

- (1) FYI Items
 - a. Council Request Sheets
 - b. Council Agenda Calendar

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- c. City Manager's Project and Activities Report
 - d. Income Tax Scorecard
 - e. Open PO Report
- (2) Monthly Verbal Reports
- a. Police Department

Mr. Carpenter introduced Chief Robinson for the monthly update for the Police Department.

Chief Robinson: Thank you, sir. I'm going to keep this brief this evening and I just have a few things. I just want to talk about Personnel. As you know we have two new Officers. They actually both have one week left in their training and they will be on the street on their own. I'm very happy to announce that because we are looking forward to them getting out there on their own. Training wise, we talk about the State mandated and we finished all of that last Council time. I would like to say that I was at the graduation of two of my Sergeants through the STEP class, which is the Supervisor Training Education Program put on by the Law Enforcement Foundation. Both of them did very well and hopefully they will move on to the next step which is PELC and continue to train them and their supervising tactics.

Obviously this time of year we participate in a lot of outreach programs. I mentioned this last time that we were involved in the parade that went through the Base. We went to Breakfast with Santa at Mad River Middle and we were at the Forest Ridge Christmas event. I would like to say that the Police Department raised \$800.00 and donated that to the Jaycee's for their Shop with a Kid program which was very nice. Also, the FOP 161 we pitched in with them as well shopped with the kids. I would also like to say during one of these events, I think it was Jaycee's obviously one of the Officers heard a young lady say that all she wanted for Christmas was some heat. In hearing that he said that's very odd, so after convincing them to talk and with Julie Denning's help today she was able to go to get the part that they needed for their furnace. The Police Officer and Mrs. Denning delivered that part to the family. Hopefully it worked, we are not 100% sure and we will check back with them. That's just the type of things we have been doing this year.

The one last thing I want to say tonight is Huber Heights Police Department had an unfortunate passing of one of their Officers, Sergeant Crouse. He was 41 years old and passed away this month. We reached out to Huber Heights and we assisted them in taking care of their City while they were all able to go to the funeral. If you would, please keep Sergeant Crouse's family and the Huber Heights family in your prayers. That's all I have tonight. Thank you.

Mr. Denning: I'd like to expand a little bit on the situation with the kids. One thing, the Jaycee's ran this project with K-Mart for 30+ years. As we know, K-Mart left the community not because they wanted to but company policy. With the help of the Police Department, specifically George Stamper, and his contacts with the Walmart in Huber Heights we were a little concerned we wouldn't even be able to run this project. With George's contacts up there and Julie, they worked with the Walmart. The one thing that K-Mart always did for us was take care of breakfast in the morning. We ran two shifts and did a total of 70 children. The Police Department got breakfast from Bob Evans and lunch from Domino's and we were able to keep this project running for this community and the children of this community. It was awesome. Walmart worked very well with us and like the Chief said in that process one of the kids all she was picking out were heavy socks, sweatshirts, and things like that. They actually pushed her as to why. This is 11-12 year old little girl. She said they haven't had heat for two weeks.

We talked about it after the fact; we all do a final finish on how the project went and that was the subject. We are also looking for the possibly for a family or two that slipped through the cracks of the Lions and the churches and stuff like that and if there is something we can do, we try. In that process, we found out that they hadn't

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had heat for two weeks. We like to do our due diligence and make sure that it isn't just something that the kid is making up, not that kids would do that. So he went there the next day to find out exactly what was going on and whether it was that they needed their DP&L bill paid or their Vectren or what was going on.

What he found out was that it wasn't that, it was that there was a \$150.00 part for their furnace that they needed that at this time of year they can afford to keep all the other stuff going, but when something like that comes up they can't do that extra. Jaycee's voted and said they would take care of the part. Then they went out today and went down to TJ's Supply to find out if we could get the part. TJ's Supply doesn't sell to the public, so they said go over and try Butler Heating and Air because they sell the Lennox parts. Julie went over there and talked to them. They said the part is \$250.00 and she talked to them and said I only have \$150.00 approved, can you discount the price? She gave him the story about what was going on and he went back to the back and came back and said we are donating you the part. She said she has the \$150.00 and he said to use that for other stuff in your community. This is the kind of stuff that happens when you talk to people. If you need your heating and air taken care of by all means call Butler. They are supporting our community. They support the HVAC program at Stebbins and they also support the Police Department. I want to thank specifically Officer Stamper and Officer Toscani, he was the Officer that was there today and helped make sure this could happen.

It's just a very positive thing for this community that everybody pulled together to make this long running project happen again and keep going and then on top of that even go further. The Fire Department will be happy to hear and hopefully this part works because these folks are running electric heaters all over their house and we know that electric and that kind of stuff work for a while, but eventually as it gets colder could cause fires. Mayor Flaute: Is someone going to install that part? Mr. Denning: They are going to install it themselves. I'm sorry it took so long, but I thought it was important to know how this community worked together to make positive things happen for everybody in the community.

There were no additional questions or comments.

b. Fire Department

Mayor Flaute introduced Chief Stitzel for the monthly update for the Fire Department.

Chief Stitzel: Thank you. Just on top of the information that you have in the PAR for the November statistics and just a few things I want to update you on. The Community Paramedicine program has really seemed to have taken off. I would kind of characterize it as the snowball effect that is being very well controlled so we can manage it and make sure we take care of issues as it rolls out. We have already had several people enrolled into the Paramedicine program and if you saw the newsletter, we put the Breathe Easy flyer information in the newsletter. I have received a few comments just this evening, positive comments, about the information in there and they are really happy we are moving forward with that. I believe you received an email about one of our events similar to what the Chief was just talking about with a water heater and through the Community Paramedicine program we were also able to affect some change there. We have done a presentation for the program at Mad River Manor already and we have a few of those residents already signed up for that program. In January, we are scheduled to be at River Cross Way, the assisted living over in Avondale, to hopefully get some more residents involved and I have talked to a few of the people here this evening about the program also.

We have started a program where we are reading to the kindergarten, first grade, and second grade over at Saville Elementary. We have done this I think a half dozen times since we started the program in November. We have been there three times this month. A couple of our guys are volunteering to go on their day off and they go over in uniform and read books to the kids at reading time and spend some time with them. Again, just a lot of that positive interaction going on there and we are really happy that is being embraced by the schools and that our guys are doing that.

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An update on our medic units, I was talking with you a couple weeks ago about the status of our medics. We got them all back in service and the last one came back today from Interstate Ford, so we are back up to full strength with medic vehicles and none of them are at the shop anymore and hopefully that lasts a while.

Also the part-time program we were discussing a couple weeks ago, we were waiting for the official approval of the budget to really start pushing out the advertising for our hiring, but word is getting out by word of mouth already and we've had three requests plus one application already turned in just on the rumors of what we are getting ready to do with the program. Already a little bit of a possible success signs happening with that program. We are hoping that continues and we will keep you apprised of how that goes as we progress through this. I wanted to thank you for that.

Deputy Mayor Curp: Which hiring are those? Chief Stitzel: For the part-time positions.

Mrs. Reynolds: I had a communication from Warren Davidson, our Congressman, and I understand there will be some new grants out for the opioid situation. I don't know if you all have received that notice yet, but it should be coming shortly. Chief Stitzel: We have been watching that. Mrs. Reynolds: Chief, I think they are asking the Fire and the Police to work together. Chief Stitzel: Yeah, it is a combination and we are watching that. Also the Fire Act and SAFER grants and all of that, those are still tied up in federal Congress also and we haven't heard anything back from them. We are keeping a close eye on those two things, but there might be some opportunities there too. Mrs. Reynolds: It's supposed to be very soon now. All we can do is hope. Chief Stitzel: We are watching them. Mrs. Reynolds: Thank you both for working on that. Chief Stitzel: Thank you.

There were no additional questions or comments.

c. Service Department

Mayor Flaute introduced Mr. Keaton for the monthly update for the Service Department.

Mr. Keaton: Over the past several weeks, we have been working on our truck calibration and getting everything ready for the snow and ice season and we completed that. We had one snow event which we had a good run with and no break downs, thank goodness. We got the calibrations done in time. I think we were very efficient with what we put out, so that was a good thing.

We've been concentrating a lot as we move into these winter months on a lot of cross training and professional development within the department, such things as going back over work zone safety; pesticide handling, storage, and usage, things the Department of Agriculture is looking at us for to make sure that we maintain every year. They check our records almost every year to make sure we are keeping proper records, especially being in a sensitive area like we are in with the Wellfield Protection Area to make sure we are using the proper chemicals that is not going to hurt our environment. Arboriculture equipment training, we've got guys cross training on the backhoe, cross training on our reach arm mower to make sure we have the crew getting all the training possible that they do in case a need arises and we need to shuffle people around.

Other department activities, you know we are patching potholes everywhere in the tunes of about 12 tons here in the last several weeks and that is city wide and a lot in our residential areas, probably half of that has been in residential areas; probably 5-6 tons in residential areas and 5-6 tons out on the main thoroughfares.

As far as the bigger projects go, we are all happy to see the barrels gone at the senior lofts project up there. They made their tap ins and tie ins to the sanitary and got that all tested. Also while they had that shut down out there, I had them go ahead and do their lateral tap in to our storm sewer system so it would all be done at one time. The temporary road repair, which was an important piece to me to make sure they got that built correctly so it kind of lasts the test of time for us over the winter until

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they come back. We are looking at them coming back around the June timeframe. Harshman Road is built out of a 70-22 Superpave mix they call it. It is different than what we would put say in a residential area, our 448 mix, which is a thinner, softer material. The emulsion is a little more thin, but the 70-22 mix takes 62 degrees and rising to put down and get proper compaction rates with. I'm having them fill that hole up there with 57 gravel that might not mean a lot to you guys, but what that is a round, self-compacting gravel that will also act as a dry well and we have had a lot of drainage issues in some of the areas. What that will do is create a super kind of drywell effect as we are able to keep a lot of the groundwater underground and it will go into that super trench that is about 18 feet deep. We filled that trench up with that and lean density flowable fill 100 strength, which is a liquid concrete and a read easy to work diggable concrete, and I had them patch that top with a 3,500 strength concrete on top of that lean density flowable fill. When the contractor comes back, he will be able to pop that top off and put our 70-22 mix back in there which will endure the truck traffic the way that we want it to be done. Hopefully the concrete will hold up over the wintertime.

Mrs. Reynolds: Arrowrock will be done the same way? Mr. Keaton: That is correct. Mrs. Reynolds: Please make sure that. Mr. Keaton: Absolutely. That's all done and that will be going back in around the June timeframe when the temperatures go back up.

We have been working with Choice One on the Woodman/Bayside guard rail. We got a task order quote for their services to engineer what we need right there to make that as safe as possible and what is warranted for that particular application. I know that we are going to go to a type E in there and the Road Department also put up the white carsonite delineators that you see that are flexible if they are hit, but they also gain the attention of a possible distracted driver. You are able to see these reflectors come to your attention as you are making your straightaway through there, which was a recommendation from our engineer. They placed them according to what they wanted them to be placed.

The Brantwood Phase I and II, we know next year we are going to be putting the final lift of asphalt on both projects there. What I did was before they started the second phase, I took a video camera and walked all the curb line and walked the streets and videotaped every single thing, then used that as a baseline to come back knowing that we would be here and now and say they are going to have to fix this and fix that and they did this and that. We were able to create a pretty intense punch list that they have to fix and they are doing that now to prep for when we put our final lift of asphalt on hopefully this next spring. Repairs are being made to that punch list now. That includes curb repairs, full depth base replacement, graveled out areas of the intermediate surface course that is on there right now, and lots of other different things that I felt like needed to be fixed so that we are not coming back in there later and trying to repair stuff after we have a final product.

I have also been working with Choice One on the micro-surfacing list for 2018 and trying to come up with a good spec for these streets and getting a task order. We have asked them to give us a task order to begin that so we can jump on that early and if that is what Council so wishes that we can get out there and get the best prices available right off the bat and catch the contractors hungry so that the prices are where we would like them to be. That's kind of a high level of what we have been doing.

Mr. Smith: Yes, the City Manager has it here as the December 9, 2018 snow event. It says that you used 100 tons of salt. Is that correct? Mr. Keaton: Yes, that's right. Mr. Smith: That's a lot of salt. Is that normal? Mr. Keaton: That's not a lot. Mr. Smith: That's not a lot. Mr. Keaton: No, that's at an application rate of about 450 pounds per lane mile. No pre-wetting with that as well either. To do the city one time at that rate, which is a reasonable rate, when you pre-wet and what I mean by that is if your trucks are equipped with pre-wetting creates less kick off of the salt. If the salt is dry and in granular mode, when it hits the road you have more app for the salt to roll around and kick off the road. When you pre-wet, you are able to lower the numbers down for the poundage per lane mile due to it being wet and the fact that it doesn't roll around as much. We set them down at the industry standard and we

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didn't need to pre-wet because it wasn't cold enough. To create less kick off as much as we can keep from happening, we set the spinners and augers down to about 450 pounds per lane mile, which is pretty much an industry standard. It takes 150-180 tons to do the whole city one time. That's every single street at that application rate. That's residential streets, main thoroughfares, and all the state routes that we do.

Mr. Smith: How much salt do we have stored? Mr. Keaton: I was able to make a deal with Dayton. They are good friends to us in that regard. What we have on hand and we were also able to keep what we had from last year over in their dome at the Dayton site. We have basically 1,000 tons. Mr. Smith: Okay.

Mr. Fullenkamp: Did we brine before that event? Mr. Keaton: We weren't able to because if I remember right it rained. We did do a little brining, but we didn't do the extent that we wanted to because I think we had some rain before that. Mr. Fullenkamp: It didn't, but they anticipated some. Mr. Keaton: I think so. We did do some brining on the ramps and on the bridge decks. If the weather forecasters are not accurate and it rains on it, you have used your material and it just washes it right off the streets. Mr. Fullenkamp: I don't think it rained before that event, but I think they were talking about it. Mr. Keaton: Yeah, we put down if I remember right 700 gallons of liquid. Mr. Fullenkamp: Would that have made a difference on how much salt you had to lay down? Mr. Keaton: Yes, it does. What kills us is you have to wait close to the event because the forecaster is so inaccurate and if you are able to brine, we are able to put out about 1,000 gallons in a day. 1,000 gallons might do all of Woodman Drive and all of the ramps and bridge decks off of Woodman. If I am able to do that and then we get a snow event, it will stave off maybe a quarter to a half inch snow for us. It gives us a little bit of time and what it also does is if you get a cold front that comes through, which often happens, it does not allow that snow to bond to the street and you can move it a little bit easier.

Mr. Denning: I noticed along Airway the creek got all cut down. Kudos to the guys for taking care of that because I'm hoping you were using the arm practicing to do that. Mr. Keaton: We do that for a lot of reasons. Aesthetically it is very pleasing. The Base likes it and the maintenance crew for the Base always asks us to do that; they get inspected regularly. Mr. Denning: Well, maybe they should do that. Mr. Keaton: We do it also for safety purposes because we mow that and we are getting a lot of erosion issues up and down that area of the creek right there. It is kind of nice to be able to see what you are driving over. Mr. Denning: Just let them know that we noticed and appreciate it. Mr. Keaton: Absolutely. Thank you very much.

Mrs. Reynolds: Mr. City Manager, in Phase II of Brantwood, is all of the street lighting completed? Mr. Carpenter: I believe so. I don't know. Mr. Keaton: I don't know that. Mr. Carpenter: I haven't heard that it wasn't. Mrs. Reynolds: Could somebody just check? Mr. Denning: In Phase I, we didn't know if it was either and it wasn't at all until they were ready to collect their first check. Mrs. Reynolds: If someone could just check. Mr. Denning: Make sure they have the lights up in Phase II.

There were no additional questions or comments.

d. Planning and Program Management Department

Mr. Carpenter introduced Mr. Taylor for the monthly update for the Planning and Program Management Department.

Mr. Taylor: Thank you. Real quick, Community Park that project is done if you want to go check that out and play some hoops there are new basketball poles and hoops up there. There's also the new gate down at the far end of Northcliff where there is pedestrian access.

With S&S Trucking, their lawyers have asked for a continuance and that was granted. We don't have a date for that yet, but we are thinking it is sometime in February. I don't know what that is, but as soon as I do I will let everyone know. Mr. Fullenkamp: It is January 9th, I think. Mr. Taylor: If it is the last time I talked to Mr. Certo they were looking to go push it again into February. Mr. Fullenkamp: Oh, they are pushing it back. Mr. Taylor: That was the last I heard. Mr. Fullenkamp: Because subpoenas

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were issued. Mr. Taylor: Were they issued again a second time? There it is January 9th.

The next one would be B&M Towing. We had the BZA appeal meeting last week. It lasted into the late hours of the night and was not tabled, but they continued it so we will finish that hearing up on the 23rd of January. There was more evidence put in and everyone is kind of sifting through it to see where we are at, but it will continue on January 23rd. Other than that, that's all I've got. I will double check on that January 9th because last I heard they were moving it. Mr. Fullenkamp: You can look at his subpoena.

There were no additional questions or comments.

ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS:

There were no requests to speak before Council on agenda items.

ITEM 14: UNFINISHED BUSINESS:

A. RESOLUTIONS

- I) Resolution No. 17-R-2320 authorizing the City Manager to enter into a Memorandum of Understanding (MOU) with Mad River Local Schools for the Stebbins Student Revitalization Program.**

Mr. Carpenter introduced Resolution No. 17-R-2320 authorizing an MOU with Mad River Local Schools.

A motion was made by Mr. Denning to approve Resolution No. 17-R-2320. Mr. Smith seconded the motion.

Mr. Fullenkamp: Item 6, when are we going to understand something about the scope of the project as far as the general contractor is concerned? It says we will be outlining the scope of work and I'm assuming that we kind of know what we are going to be doing. Has our contractor walked through that house yet? Mr. Taylor: Nobody has gone through that house other than me, the architect, and Hayslett has been in there once before when we first did the initial to talk about the plan and the drawings. Before we know what their scope is, the whole point behind the contractor being a part of the project is finishing up work that the students can't finish at the end of a year or break or if bad weather were to come in. The contractor is like our insurance that we don't have windows put in, a roof not put on when we need it on.

Mr. Fullenkamp: So they are not involved at all? Mr. Taylor: Are they involved as in actual constructing? As of right now, they are not. Mr. Fullenkamp: They are not a part of the planning? Mr. Taylor: We talked to them and we have had discussions with them, but as of right now we haven't moved forward with anything. We need to demo the house. We have an idea of what we want to look at and what we want to do. Stebbins has a great staff and a very experienced staff on hand and we would use them if something comes up that they can't fix and we would discuss that with them. That is kind of what the contractor is there for.

Mr. Fullenkamp: So they are the safety net? I don't understand this. Mr. Taylor: That's the big point is they are the safety net. The reason behind that and let me reiterate that, we did a project similarly to this that was the concession stand roof over at Rohrer Park. I wasn't here for this, but it was my understanding that they worked with Stebbins and the Trades program to do that roof. What happened is the roof got torn off, there was more sheeting and more work than they anticipated. Then they only got so far and I don't know how much roofing they got on and Jay might be able to tell you more. Basically what happened is the roof wasn't finished and summer vacation hit. What do we do? They tried to find a contractor to do the roof; it was difficult because nobody likes to go over work with somebody. Even if you have a roofing contractor that leaves a job, another roofing contractor doesn't want to come over and work on someone else's work. That was the problem.

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What the City had done before is instead of addressing the issue; they just decided we are not going to work with Stebbins because that is kind of an issue. What we decided was to bring a contractor on and he's spoken and had numerous meetings with Jeremy McGhee, who runs that program. We have visited their site, looked at their work, and he is comfortable going over their work. That is kind of what he does. If we get to a point where the roof is half done or the siding is half done or something that's vital to the housing envelope and the kids have to go on vacation, the contractor will come in and take over.

Mr. Fullenkamp: So who is responsible for scheduling inspections? Mr. Taylor: That will probably fall on Jeremy McGhee, who runs their Trades and Construction Trades program, and I think that is going to have most of the day to day site scheduling down there.

Mr. Fullenkamp: Another question I have is we have agreed to \$50,000.00 per project. Do we have any knowledge of how much of that is going to be labor and how much of that is going to be material? Mr. Taylor: No. When we looked at the project, especially Hazelton, we were looking at funding sources. The original thought was and we looked at what we could sell a house for, so what we wanted to do was make sure we capped our budget at something we know we could finish a good project at and know that we would still have a profit. We kind of had that \$50,000.00 number in mind. We went through the house with the architect and at the same time we had the HVAC guys and the Trade program from Stebbins and then Hayslett came through and we talked about what we wanted to do. We knew we needed to do the bathroom and that's "X" amount of dollars and we need to do this and that. We are right in there at that \$50,000.00. Then we started talking that we know Sturgill Roofing is going to give us a donation of some sort for roofing, that's kind of where that number came from.

Mr. Fullenkamp: I know, but that doesn't answer my question. Mr. Taylor: Most of the labor is going to be student labor. Mr. Fullenkamp: That is the hope. Mr. Taylor: That's the whole point of the project is that they do. Mr. Fullenkamp: So let's say we have to spend \$25,000.00 for materials, do we think that worst case \$25,000.00 for labor will be sufficient to finish up whatever the kids don't finish up or if they fall behind schedule? Mr. Taylor: So your fear is that if something happens and we've got to button up this house and then sell it so we don't lose. I feel confident that in that case what we would do is look at what needs to be done and we would just dial the scope back. Instead of putting in expensive material, we would just change our materials and try to lower those costs. Mr. Fullenkamp: You are going to need to know that early in the game though. You are saying materials. Mr. Taylor: I'm pretty sure if we didn't have any student labor and spent \$50,000.00 on that house with materials and we had a contractor out we could have that house in a product that we could sell for \$60,000.00-70,000.00. Mr. Fullenkamp: I agree with that price, but I don't know that you could do what you are trying to do for \$50,000.00 with labor and materials. Mr. Taylor: Like we have 2-3 dormers on that house, if something was to happen where we couldn't have that free labor, we would delete out dormers because that is going to be a huge cost in labor.

Mr. Fullenkamp: So how was Hayslett selected? Mr. Taylor: I called and talked to a lot of different general contractors. There are a lot of general contractors out there that are a guy that is building houses and he is using subcontractor labor and doesn't do a lot of their own labor. Then there are companies like Greater Dayton that are huge and they also use a lot of subcontractors. We were looking for a contractor who had 5-6 or 10 guys and they did a lot of the work themselves. We talked to about 2-3 different companies that returned our phone calls. I sent out some emails and I called people to kind of explain the project and we had two serious replies from two different contractors. The second one just stopped returning my phone calls. Hayslett was very interested in what we were doing. He was excited about being part of the community. He was excited about working with students and he was excited about what this means for the Trades program. That kind of sorted itself out of who wanted to do this and who wasn't and who didn't want to do work over students work.

Mr. Fullenkamp: I want to make sure we don't run afoul of our bidding process. If labor comes in over \$25,000.00, we probably should have bid it. Mr. Taylor:

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Hopefully. If something happens and our labor comes in over \$25,000.00, it will be because a catastrophic failure in the structure or a failure in the students or some catastrophic failure. If that is the case and we know it is going to be over \$25,000.00, we can bid it out. Mr. Fullenkamp: Thank you.

Mrs. Reynolds: I just have one thing. Mr. Taylor, there should have been a scope of work done on this right from jump street. It probably would have helped a lot with those because you are going to have a contractor that may not be available, even with Hayslett, because of the workload that they have when you get to that point. Scope of work would have helped. Mr. Taylor: We have a scope of work of the house. We don't have a schedule yet because the students are going to do the schedule, but they are not going to do this work until they know that we have an MOU and they have access to the house. The goal is the students are going to put a lot of this work in.

Mr. Reynolds: That's just my suggestion. I will tell Council that I am voting no on this and here is my reason why, I don't want to commit a new Council to money that is going to involve budgetary issues for the next year. I'm just going to back out of this one and not vote on it. I just wanted you all to know that.

Mr. Fullenkamp: So you do have a scope or work? Mr. Taylor: Yeah and we have presented it. Mr. Fullenkamp: But the MOU says you don't. Mr. Taylor: We don't have a specific scope of work for the contractor. Mr. Fullenkamp: Oh, for the contractor. Mr. Taylor: We have plans and I think I have presented to you in another Council meeting at a work session where we had the conceptual drawings. We have the design and the scope of work.

Mr. Denning: The only comment I have is I would have liked to have seen this in July or August so they could have gotten started in September and we wouldn't be voting on this now.

There was no further discussion on the motion.

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

ITEM 15: NEW BUSINESS

A. ORDINANCES

- I) Ordinance No. 17-O-645 an ordinance to make permanent appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio for the period beginning January 1 through December 31, 2018.**

Mr. Carpenter introduced Ordinance No. 17-O-645 making permanent appropriations from January 1 – December 31, 2018.

A motion was made by Mr. Denning to approve the reading Ordinance No. 17-O-645 for the first time in its entirety. Deputy Mayor Curp seconded the motion.

The Clerk read Ordinance No. 17-O-645 for the first time in its entirety.

Deputy Mayor Curp: There has been some discussion on whether to do a permanent appropriation or a temporary. I understand that and I could be supportive of a temporary appropriation, but doing a temporary appropriation doesn't necessarily create discipline in that we could still have people out spending assuming that we are going to come back in because temporary is just 25% of the full appropriation. We could have people out spending at the anticipated new rate for the budgets for their departments. Doing a temporary may not instill that discipline. I think whatever we do whether it is temporary or permanent, we have to communicate to the entire staff, the City Manager all the way down to the least paid employee, that there is a

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discipline that we are expecting while we work through coming up with solutions to the financial issues that are facing this city and this Council and the staff. Without communicating the need for discipline in spending during the early months, people could go on and spend as if the full budget were in place.

Whether we do a permanent or temporary to me isn't the issue, it's instilling that discipline that just because we pass the appropriation doesn't mean people can just go out and spend, spend, spend because my observation over the years is the first thing that happens is we see all the new toys come in February and March like clockwork. I understand we need the capital. I understand we need the additional financial support in the operational areas. As it has been stated earlier, we haven't spent the time that a number of Council members feel is necessary to really address this budget and the appropriation the way we would have liked to have done it. I understand where my colleagues are coming from and I support your positions on temporary, but I made the second to this so we could have the discussion and we could do the vote if that is what we want to do.

Mr. Fullenkamp: Mr. Curp makes a good point. Whatever we decide to do, we have to be disciplined and the staff needs to be disciplined and the Council has to insist on staff being disciplined in their spending. If we decide to go with a temporary appropriation, I'm hoping that the City Manager will direct his staff to hold back on the big purchases until we work through these numbers and make some decisions on expenditures that are in the current budget. I like the idea of really looking at this spreadsheet really closely and looking at this wish list very closely. I can see how we could easily cut out about \$250,000.00-500,000.00 of spending and put ourselves in not a great position, but a better position. I'm going to vote no on the full year resolution, but I will support the three month temporary. Thanks.

Mrs. Reynolds: Councilman Curp, what limits or how do you want to instill that discipline? We can sit here and say all night long "We want you to be disciplined," but our idea of disciplined and your idea of disciplined may be totally different in financial matters. I don't want any spending other than the essential spending of personnel costs to be done until this Council has an opportunity to sit down and look at the things that are necessary. I know there are certain essential pieces that need to be done, but I also as Councilman Curp has brought up some things are not essential right now staff. They are just not essential until we can get a handle on where we are at. I won't be here, so you all have to determine what you can hold this gentleman accountable for.

Mr. Denning: Anything over \$25,000.00 we have to approve anyway, right? Whichever one we pass, they have to get our approval for any expenditure over \$25,000.00. If they want to go out and get somebody for \$50,000.00 to tell us how to do a strategic plan, we have to approve that. If we don't want to do that, then we tell them no. If they want to spend \$30,000.00 on a parks plan and we don't want to do that, then we tell them no. If they want to spend \$300,000.00, sorry Jay, on a truck, or \$100,000.00 and \$100,000.00 every year thereafter, we say that's too much go back and look at it again and come back. We don't disagree you need the street sweeper, but is there a better option? Can we get a 7-year lease for \$40,000.00 a year? We are the ones that say yes or no to anything over \$25,000.00.

Mrs. Reynolds: But that's not all of your expenditures you are making, sir, for the year. Mayor Flaute: I think we've already got a bare bone budget. Mr. Denning: But anything over \$25,000.00, we have to say you can or you can't. I work for the federal government and I detest continuing resolutions. I watched the federal government do that for the last 10 years every year and they are doing it again. I think that if we do that, I think we are setting ourselves up for getting to the three month mark and now we have to do another three month. By that time, we want them working on next year's budget already and we haven't even got this year's budget done. I don't want to get into that continuing situation. I don't disagree that we need to look at this closer, but what I do want to say is if we pass this annual budget, I want to start looking at '19's budget in June so that we don't run into this situation again where we are down to the wire. Staff should be able to look out 2-3 years and they should know that we are going to need three dump trucks in 2021 or whatever the answer is, so we should be able to do that and work that in or not depending on the situation.

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I'm going to vote yes to get this done because I don't want us working on budget for 12 months.

The question was called by Mrs. Lommatzsch on Ordinance No. 17-O-645.

Five were in favor; Deputy Mayor Curp and Mr. Fullenkamp were opposed. **Motion carried.**

There was no further discussion on the motion.

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

A motion was made by Mr. Denning to approve the reading Ordinance No. 17-O-645 to suspend the rule that dictates the number of days between consecutive readings of ordinances. Mr. Smith seconded the motion.

Deputy Mayor Curp: Do we have a meeting scheduled for next week to go over?
Mayor Flaute: Yes. Deputy Mayor Curp: Then there is no reason to do this tonight, correct?
Mrs. Lommatzsch: We already have a meeting scheduled next Thursday night.
Mayor Flaute: So we can just do it at the next meeting?
Mrs. Lommatzsch: It's still 30 days though.
Ms. Arnold: No. Mrs. Lommatzsch: Just the next meeting?
Ms. Smith: The next meeting is next Thursday.
Mayor Flaute: Will that give us enough time?
Ms. Arnold: We don't have to wait 30 days and we don't have to publish for this.
Mayor Flaute: Okay, so we don't need to do that second reading?
Ms. Arnold: We can wait. Mayor Flaute: We can wait. Is that Council's pleasure?
Mr. Denning: I don't care.

Mrs. Reynolds: Why would you wait? Deputy Mayor Curp: Because I think it would give the staff the chance to take a look at the proposed budget and glean through there and take a look at some areas that perhaps could be either removed or reduced because not everything that is in here are new toys or are on the green list. There are a number of operational areas in the budget and therefore in the appropriation which are simply increased budget estimates for operational areas based on input from the department heads, so they may be able to go back in there to some of those areas also and decide if they don't need quite as much money in those areas. We talked about that at the last meeting and we uncovered \$100,000.00. I don't know whether that has been removed from here or not, but we found at least \$100,000.00 with just a brief conversation.

Mr. Denning: The only question I have is how much of staff will be here between now and next Thursday? Mrs. Lommatzsch: It's not our problem. Mr. Denning: Well, it's Christmas. Mrs. Lommatzsch: It's not our problem because they have vacation.
Mayor Flaute: So it is Council's pleasure then to wait. Ms. Arnold: I believe if anything changes, we would have to redo the first reading if the exhibit changes because we have to read the ordinance into the record again. Mayor Flaute: Well we can do that at that meeting. Mr. Denning: If we leave it as is, we will have to do the public hearing and you have to have enough notice to do that. Ms. Arnold: There is not enough time. There is 10 days' notice and we have two holidays, so if I got it to Dayton Daily News now they would have needed it Monday. Deputy Mayor Curp: I would double check with the Law Director because you are just doing a continuation of the appropriation measure and you may not need to have a second hearing or a new hearing and that sort of stuff. Did we have a hearing already? Mr. Denning: No. Mayor Flaute: No, because it was an emergency. Mr. Denning: If we do the first and second reading then we don't have to have the reading. Ms. Arnold: But if the exhibit changes at all we have to start over because if the exhibit changes then we have to reread it. Deputy Mayor Curp: I think you will want to check with the Law Director.

Mr. Fullenkamp: The other option is to just overturn this last vote, have them go through the budget and make some cuts and then do the emergency reading at the next meeting. Mr. Denning: Either way we will be in the same boat. Mr. Fullenkamp: No, that's not true. Mr. Denning: If they change this list, we will have to do a first and second reading. Mr. Fullenkamp: Next meeting. Mayor Flaute: Do we have to have

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a public hearing if we do a first and second reading next time? Deputy Mayor Curp: Appropriation measures don't require emergency action. Mr. Fullenkamp: But we can do the first and second readings just like we are trying to do tonight. Ms. Arnold: And we don't have to wait 30 days. Mr. Fullenkamp: This will give staff an opportunity. Mr. Denning: If we do that, this has to change. Mayor Flaute: Right, there has to be some change. Mr. Denning: If we wait until next meeting. Mayor Flaute: Not really, if we withdraw this motion. Deputy Mayor Curp: Staff may look at it and say that is the best we can do, that's our position. Mr. Fullenkamp: We will subtract a dollar from one account. Ms. Arnold: You can have \$1.00 out of my travel and training account and then it can end in 99 like Mr. Denning likes to see.

Mr. Carpenter: For clarity, what is Council asking? Deputy Mayor Curp: Sharpen your pencil. Mr. Carpenter: How much is acceptable and how much are we looking for? Is there a dollar amount? Mrs. Reynolds: \$1 million. Mr. Carpenter: \$1 million? Mr. Smith: I think we need to be realistic. In years passed we have had budgets that were \$1 million plus in deficit going in because we plan for the worst and we expect the best and then at the end of the year when it is all said and done it is not as bad as we originally forecasted. We actually spend less money than we forecasted. I don't think next year is going to be any different than years passed. We will be in a deficit like we have been the last 2-3 years. It's just how much are we going to be in there? I think we need to go back and review the green list, see what you can pick off of there that is not needed this year that maybe we can put out there next year, and I think those are the things we need to look at and then bring that back to us.

There was no further discussion on the motion.

A roll call vote was as follows: Mr. Denning, yes; Mr. Smith, no; Deputy Mayor Curp, no; Mr. Fullenkamp, no; Mrs. Lommatzsch, yes; Mrs. Reynolds, no; and Mayor Flaute, yes. **Motion failed.**

Mr. Fullenkamp: Let's recap. She says \$1 million. I was able to come up with \$250,000.00-500,000.00 pretty easy. Mr. Smith: That was probably just a couple of projects. Mr. Fullenkamp: That was working off of this and I didn't go to the spreadsheet and look at any of those items. I would accept that ballpark at this point in time. Mr. Denning: Which ballpark? Mr. Fullenkamp: \$250,000.00-500,000.00. Mr. Denning: Yeah, that's reasonable. Mr. Carpenter: Okay. Deputy Mayor Curp: In reductions? Mr. Fullenkamp: In reductions. Mr. Denning: Yeah, not an increase. Mr. Fullenkamp: I should learn to be specific.

II) Ordinance No. 17-O-646 an ordinance to make temporary appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio for the period beginning January 1 through March 31, 2018.

There was no motion to approve the first reading of Ordinance No. 17-O-646. **Motion died.**

Ms. Arnold: Just in case, do we want to put this on the 28th agenda just as an option? Mr. Denning: No. Mayor Flaute: No. Mr. Fullenkamp: No. Ms. Arnold: So it really did die, got it. Alright.

III) Ordinance No. 17-O-647 an ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio for the period beginning January 1 through December 31, 2017.

Mr. Carpenter introduced Ordinance No. 17-O-647 making supplemental appropriations.

A motion was made by Mr. Fullenkamp to approve the reading Ordinance No. 17-O-647 for the first time in its entirety. Mr. Denning seconded the motion.

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Mr. Denning: Are you pulling some of this stuff off? Ms. Arnold: I put a new exhibit at your places before the meeting. Mr. Fullenkamp: Okay, thank you.

The Clerk read Ordinance No. 17-O-647 for the first time in its entirety.

Mr. Denning: Is this for the high school project? Mr. Carpenter: Yes. Mr. Denning: Okay. They are not in session. Are we going to be buying stuff between now and January 1st before we pass the next budget? Then why are we passing it? Mr. Smith: I see Brantwood II. Ms. Arnold: It was revised. Mr. Denning: It was revised. I'm just asking the question. Mr. Carpenter: It is a good question. This is something we have been carrying over from meeting to meeting because we had the MOU and we were trying to get the contract. Mr. Denning: I appreciate that. Mr. Carpenter: The timing of it all, it carried forward. Mr. Denning: So there is no reason for us to pass this? Mr. Carpenter: Well, we have to come back with a \$50,000.00 in 2018. Mr. Denning: We would have to anyway. Mr. Carpenter: The other part is they are ready to go January 2nd. Mr. Denning: This isn't going to carry over, right? Mr. Carpenter: We could open a purchase order this year. Mr. Denning: We could, but they are not in session, they are not going to be and all they are going to be doing is demo. We are not even going to be buying any dry wall between now and January 2nd and the dumpster has been donated. The kids won't even be in that house before January 5th probably.

Mayor Flaute: Are you saying we should just do the first reading tonight and then? Mr. Denning: I'm saying we shouldn't do this. Mayor Flaute: Do it till the next meeting? Is that what you are saying? Ms. Arnold: The first meeting in January. Mr. Denning: It needs to be part of the next budget. Mayor Flaute: So just pull it? Ms. Arnold: Mr. Fullenkamp, are you pulling your vote or voting no? Mr. Fullenkamp: No. Ms. Arnold: We already did the first reading. Mr. Denning: What are we voting on? Ms. Arnold: I don't know anymore. Mayor Flaute: Yes, means we are going to go ahead with it because we had the first reading. No, means we are not. Mr. Smith: We read it, but we haven't voted on it. Ms. Arnold: We had a first and second. Mr. Fullenkamp: I will withdraw my motion.

There was no further discussion on the motion.

Mr. Fullenkamp withdrew his motion for the first reading. **Motion died.**

IV) Ordinance No. 17-O-648 amending the Personnel Policies Manual of the City of Riverside, Ohio and declaring an emergency.

Mr. Carpenter introduced Ordinance No. 17-O-648 amending the Personnel Policies Manual for the insurance high deductible contribution.

Mrs. Reynolds: And that dollar amount is correct, sir? Mr. Carpenter: That would be the max.

A motion was made by Mr. Denning to approve the reading Ordinance No. 17-O-648 for the first time in its entirety. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 17-O-648 for the first time in its entirety.

There was no discussion on the motion.

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

A motion was made by Mr. Denning to approve the reading Ordinance No. 17-O-648 to suspend the rule that dictates the number of days between consecutive readings of ordinances. Mr. Smith seconded the motion.

There was no discussion on the motion.

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

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A motion was made by Mr. Denning to read Ordinance No. 17-O-648 for the second time by title only and approve its final adoption. Deputy Mayor Curp seconded the motion.

The Clerk read Ordinance No. 17-O-648 for the second time by title only.

There was no discussion on the motion.

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

V) Ordinance No. 17-O-649 approving a change in the current district boundaries on the Zoning Map of the City of Riverside, Ohio, for the property located at 740 Brantly Avenue, Parcel ID No. I39 00204 0003, reclassifying it from C-1 to R-3.

A motion was made by Mrs. Lommatzsch to approve the reading Ordinance No. 17-O-649 for the first time in its entirety. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 17-O-649 for the first time in its entirety.

Mrs. Reynolds: Madam Clerk, would you make sure the title 704 is corrected to 740?
Ms. Arnold: And then the parcel ID needs to be corrected as well because it does not match. I didn't do.

There was no further discussion on the motion.

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

Mayor Flaute: That is the first reading and we will do the second one the first meeting in January. Thank you for sticking with us.

ITEM 16: PUBLIC COMMENT ON NON-AGENDA ITEMS:

Mr. Steve Massa of Planters Avenue requested to speak before Council regarding storm water.

Mr. Massa: Good evening. I had quite a few issues, but I don't want to spoil the going away for Mrs. Reynolds and Mr. Smith so I'm just going to say some words to them, if that would be okay. Mrs. Reynolds, I would like to thank you for the many years of service you gave our city and more importantly our communities. With exceptional character and integrity, you took on many tests and trials. Your responsiveness and caring for our city and its residents never wavered. As you leave your post, I hope you take comfort knowing you made a positive difference in the lives of others. You will be truly missed by many. Mr. Smith, although I did not know you well, I would also like to thank you for the many years of service and the good things you have done for our city. Thank you both. Mrs. Reynolds: Mr. Massa, thank you so very, very much.

There were no additional requests to speak before Council.

ITEM 17: COUNCILMEMBER COMMENTS:

Mrs. Lommatzsch: Merry Christmas!

Mr. Smith: I'd like to thank the Fire Department for this nice jacket they gave me. It's very nice. I really appreciate and I will wear it.

Mrs. Reynolds: Happy Holidays to everyone and the Fire Department, I thank you for helping to smell good for this next year. I appreciate that very much. Again, you all have been very good to me and I appreciate it very much. Mr. Massa, very kind words. Thank you, Mayor. Mayor Flaute: Thank you for your service.

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Mr. Fullenkamp: Everybody, Happy Holidays. If you are traveling, make sure you travel safely and make sure you get home so you can show up to these meetings more. We will see you next week and two of you we will see in the coming year.

Mr. Denning: I want to say, not Happy Holidays, Merry Christmas. I wish our City sign said Merry Christmas instead of Happy Holidays on it. Merry Christmas! Mrs. Reynolds, I know we haven't always seen eye to eye, but I know you had the community in your heart and I appreciate everything you have done for the city and you have taught be a lot. Thank you very much. Mrs. Reynolds: Thank you, sir. I appreciate that. Mr. Denning: Mr. Smith, I want to thank you for your support over the years. You encouraged me to run for Council many years ago and I finally did and I appreciate your support through the years sitting here. Thank you very much.

Deputy Mayor Curp: I want to thank Mrs. Reynolds for all of the work that she has put in and all the effort. Sometimes we voted differently, but we both voted correctly. I always knew that if I dialed that telephone number, we could have a good conversation and we did have a good conversation a lot of times. We never had any bad conversations, we always talked about what was the important thing to do and what was the right thing to do. You always did the important things and always did the right things. I appreciate that and the community appreciates that.

Mr. Smith, the same thing with you. You always did the right things and did the right things right, just like Mrs. Reynolds did. Just like Mrs. Reynolds, sometimes you and I voted differently, but we each voted the proper way and your telephone number was always one that I could dial and if I wanted to have that conversation, I could have that conversation and we could talk about what was important to the community and what we need to do to move this community forward. I appreciate your years of service on the Council and to the community and I want to thank you for that. Mrs. Reynolds, I want to thank you for that. I hope everybody out there has a Merry Christmas and we will see you again the next time.

Mayor Flaute: I just have a couple of things here. I want to thank you both and I'm not going to echo everything everyone else has said. I did have four weddings in the last two weeks. There was an article that was put out by the Churches for Common Good and one of our pastors wrote a very good article here, Pastor James Risner, about what is going on in Riverside, what our pastors are doing, and what Hope4Riverside is doing. If anyone wants a copy of this, it is very, very, very well written and very well done. Just a good thing there. It went out to all the churches I guess in the United States. I'm not sure.

Second thing is the Appalachian Unsung Hero Award is going to be happening. It will be happening on April 26th, but we have to have our applications in by March 16th. That is plenty of time yet and anyone who is of Appalachian heritage that deserves an Unsung Hero Award, please let me know or please take an application, fill it out, and send it in. It is just a really cool ceremony that we do. It is a way to honor some people who don't normally get that honor. I know Mrs. Campbell was an Unsung Hero. Mr. Murray was an Unsung Hero. There have been several. The Unsung Hero Award, if you know anybody of Appalachian heritage who is doing a lot of good things in the city, please come forward and get an application. I think that is everything. Again, Merry Christmas to everyone and Happy New Year and all of that. How long are you going to be Mr. Smith? Come on forward.

Mr. Frank Smith: I sat there and forgot to fill out a paper, but I wanted to say to Mrs. Reynolds I got to know her more than I know the rest of the Council. I'm sorry about that. You will be highly missed and I appreciate all the time and your help to me. I really appreciate that. Mr. Smith, I didn't get to know you as much as I did Mrs. Reynolds, but from what I've seen you have done a good job. I appreciate your work and your effort to the Council. Whatever your endeavors are, I wish you good luck and I'm sure that everybody will miss you and I hope you do well. Merry Christmas to all the Council. Mayor Flaute: Thank you, Mr. Smith. Mrs. Reynolds: Thank you, Mr. Smith. I appreciate that.

Mayor Flaute: The next meeting is January 4th. Ms. Arnold: No, the next meeting is next week. Mayor Flaute: January 4th is two meetings from now because we are

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meeting next Wednesday. We will have the swearing in of the four new Council members. Well, there will be four people sworn in. Please, we will have cake again. Please invite everyone. Mr. Denning: And sandwiches. Mayor Flaute: I don't know about the sandwiches. We will have that, so please and I have already spoken to the new Council members. If you want someone special to swear you in, please allow them to do that for you. It is always nice to have a special person in your life that might want to do that for you. You are welcome to do that. Invite all of your friends, all of your supporters. Everybody who put a sign in their yard, invite them here to see you get sworn in. You do all that work, it is always fun to have your supporters here for that. That will be the January 4th meeting. Ms. Arnold: What size cake am I going to need? Deputy Mayor Curp: No sandwiches, two cakes. Ms. Arnold: Got it and extra coffee.

ITEM 18: EXECUTIVE SESSION:

- A) 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.*
- B) Personnel Matter - Section 103.01(d)(1): *Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.*

A motion was made by Mr. Denning to enter into executive session. Mrs. Reynolds seconded the motion.

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

Council entered executive session at 9:06 p.m. Mrs. Reynolds had a need to exit the meeting at 10:00 p.m. and did not return. Council came out of executive session at 10:10 p.m.

ITEM 19: NEW BUSINESS

A. RESOLUTIONS

- I) Resolution No. 17-R-2327 authorizing a 2% increase in the City Manager's annual salary effective July 11, 2017.**

Mr. Carpenter introduced Resolution No. 17-R-2327 authorizing an increase to the City Manager's salary.

A motion was made by Mr. Denning to approve Resolution No. 17-R-2327. Mrs. Lommatzsch seconded the motion.

There was no discussion on the motion.

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

ITEM 20: ADJOURNMENT:

A motion was made by Mr. Denning to adjourn. Mrs. Lommatzsch seconded the motion.

There was no discussion on the motion.

Thursday, December 21, 2017

All were in favor; none were opposed. The meeting was adjourned at 10:14 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council