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ITEM 1: CALL TO ORDER:

Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:02 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ITEM 2: ROLL CALL:

Council attendance was as follows: Ms. Campbell, absent; Mr. Curp, present; Mr. Denning, present; Ms. Fry, present; Mr. Fullenkamp, absent; Deputy Mayor Lommatzsch, present; and Mayor Flaute, present.

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

ITEM 3: EXCUSE ABSENT MEMBERS:

A motion was made by Deputy Mayor Lommatzsch to excuse Ms. Campbell and Mr. Fullenkamp. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:

There were no additions or correction to the agenda.

ITEM 5: APPROVAL OF AGENDA:

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

There was no discussion on the motion.

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

ITEM 6: WORK SESSION ITEMS:

A) Promotion: James Hart promoting from Fire Lieutenant to Battalion Chief

Mr. Carpenter: We will begin our work session with the promotion of James Hart and I will turn the program over to Chief Stitzel.

Chief Stitzel: Good evening, Mr. Mayor and Council. It is a great honor tonight to be part of this milestone for the Fire Department and Lieutenant Hart. He went through the process and came out being promoted to the rank of Battalion Chief. He is assigned to our 2nd Platoon. He is being tasked with our fire prevention, public education, and safety and health division. He is also very heavily involved in our information technology. He does a lot of extra work for the Fire Department as far as taking care of our servers and any time we have a computer issue or computer problems, we default to Jim for that help and it has been a great help and benefit to have him with us.

Jim came to Ohio I believe in 1994 and graduated from Stebbins High School in 1996. He is mostly a hometown boy. He still lives close to the city boundaries, so he is really close to our city still. He has been with us since 2000 as a Firefighter and was promoted to Lieutenant in 2014. We are really happy that Jim was able to get to this point in his career. We are looking for great things out of him. His workload has at least quadrupled in the last couple of weeks, so we are looking to continue down that path on him also. In tradition with the fire service, we will often times have

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members pin on the badge and the bugles. The bugles and the badge have the insignias and they are actually speaking trumpets from 250 years ago when they used to shout the orders through the speaking trumpet. We call them bugles. Battalion Chiefs have three bugles, so it is kind of tradition in the fire service to have special people in their lives come up and be part of that. I would like to invite his family up that are going to take part in the pinning ceremony.

Chief Hart: Thank you. This is my wife, Amanda, who is also a Stebbins graduate. My youngest daughter, Madison, my middle child is Bennett, and Samantha is the oldest. Mayor Flaute: Thank you for coming out on this special night. We sure appreciate your dad and husband's service. I know he's not there all the time for those meals, but we appreciate him. Thank you all for coming out. We appreciate that and we know it means a lot to the Chief. Deputy Mayor Lommatzsch: Thanks for everything you do. Mayor Flaute: The Deputy Mayor would like to say a few words on the Chief's behalf.

Deputy Mayor Lommatzsch: I just would like to say how proud we are. It is really nice to see young people join the forces in the City and then move up the ladder and make us really, really proud of our own. It is important that we recognize the job you are doing and I am very proud of you, Jim.

There were no further comments.

B) Presentation: Don Shonhardt from Shonhardt & Associates regarding Financial Consulting

Mr. Carpenter: Tonight we have with us Don Shonhardt from Shonhardt & Associates to have a discussion about a financial consultation for the City.

Mr. Shonhardt: Thank you for having me. I appreciate that. As Mark said, my name is Don Shonhardt. I'm with Shonhardt & Associates. I actually grew up not far from here in Springfield, Ohio. I am homegrown as well and I know presently reside over in the City of Hilliard Ohio, which is a suburb of Columbus. I have been in the consulting business since 1986 and I've been doing this for 32 years. My firm consults primarily with public sector entities throughout the state of Ohio, mostly municipalities although we do school districts as well as special purpose districts and counties as well. What we do as our primary business is put together the annual financial reports for these public entities, but because we do that type of work we typically get involved in other financial aspects of their operation, which does include looking at things like water and sewer rates. We have put together a number of water and sewer rate studies and we have evaluated different sources of income. We have proposed new storm water utility opportunities for communities around the state.

I received a call from Mark several weeks ago. He actually was I think referred to me by a mutual friend, Wayne Davis. We talked about some of the concerns that all of you have here in the City of Riverside with regard to your budget, with regard to the revenues versus the expenditures and we are in a position where in 2017, you had a year where you were deficit financed in other words you're expenditures exceeded current year revenues. I hate to say it, but this is not uncommon and that does happen through different cycles in different municipalities. Those are times when I think it behooves the leadership to look at the opportunities you have to re-evaluate both your revenues and expenditures and make a determination as to whether or not there are things you can do either to totally eliminate that gap between revenue and expenditures or at least shrink it and also look at some other longer term opportunities perhaps to again reduce your expenditures or increase your revenues.

I have met with Mark and the Finance Director, Tom, previously to have a discussion about some of the areas that we would begin looking at. I guess before I go into those, I do think it is important to say because I have done this enough to know and I have stood in front of enough Councils to know that one of the big questions is why don't we just do this ourselves? I'm here to say that you certainly have individuals who are capable of doing this, but they also have day to day job responsibilities that do consume a great amount of their time. I think that is really why my firm exists. We are able to undertake a project like this, concentrate on it and it alone, and then

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provide feedback in a very timely manner. We would work with staff, of course, to obtain information that would serve as the basis for our recommendations to the City Manager and then hopefully ultimately to you as members of Council.

We talked about a couple of items in revenue. We have worked with a number of entities to implement the storm water utility. It is becoming a more and more popular form of revenue generator, but that revenue generation is really primarily needed to offset the increase in costs of managing our storm water function. The EPA, the Clean Water Act, the issues with dealing with storm water not only in quantity anymore, but quality as well have placed a new burden on us and it is not uncommon as you all are aware for other levels of government to place requirements on municipalities and provide them with no means to pay for those particular requirements. The storm water utility is becoming an extremely popular way of addressing storm water needs in communities. I live in a part of Ohio in central Ohio where we are flat as a pancake and if we didn't have a storm water utility to help us fund the requirements of dealing with storm water, we probably wouldn't be able to keep up with the requirements that we are presently under from the EPA. That was one area that we talked about evaluating. This is not something you have to do instantaneously, it is something that can be looked at and evaluated and implemented over time.

We also looked at the income tax. It is never a popular subject I understand, but I looked and your income tax rate is probably one of the lower in the surrounding area. There are things that can be done. I haven't had an opportunity and one of the areas we will look at is the overall makeup of the income tax base to see how many of the people who are paying your income tax actually live in the City of Riverside versus that live here and work elsewhere. We can make evaluations about the impact on your residents. That's who you were elected to serve and obviously I think we need to look out for the well-being of our residents as we look towards moving into the future and also improving our overall financial position.

We can look at the cost of borrowing. There are a number of capital improvements as Mark and I have discussed that the City needs to undertake. That typically requires that we borrow money for those long term projects that have a useful life of 10 years or longer and we want to pay them back over a period of time. There are ways to again lower our cost of borrowing through looking at our income and our expenditures and providing opportunities again to increase revenue and decrease expenditures to increase our overall bond rating and benefit from lower costs of borrowing. Those are a few of the areas that we looked at.

It is really hard in an organization where you are primarily service oriented. We just had a great example with the Fire Department here and your Police Department, those two departments alone account for probably the largest expenditure of funds in your budget. Yet that is the primary service we are here to provide and that is to ensure the safety of our citizenry, so cutting expenditures while it is something we certainly advocate and want to look at is a lot more difficult to do that without negatively impacting the service we provide to our residents. Right now, I think there are some opportunities to at least propose to you some improvements and enhancements to revenue opportunities in the future. Again, it would be done with the thought in mind that we would do it to lessen the impact obviously on the citizenry and yet ensure that we were able to not only continue to provide the service you provide today, but hopefully enhance some of that service moving forward.

That's our proposal. We priced it I think in a very reasonable manner. We will take direction of course from the City Manager as we move through the process. I think Mark has been very helpful in providing some direction early on as far as what he believes would be an appropriate approach to analyzing our revenue opportunities and then putting together information that we can present to Council. I'm here to answer questions you may have. I have been doing this at least half my life, so I don't know if that qualifies me as an expert or not, but I certainly have had an opportunity to evaluate a lot of different systems, a lot of different ways that people have undertaken the same types of revenue sources or at least setting the revenues that you may have. We can talk about and I can share with you different means of accomplishing the very ends that I think we are looking to accomplish and I think that

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is really what I bring to the table is a diversity of viewpoints that I can share with you and give you choices. It is always nice to have choices. If you have questions, I would be happy to answer those questions.

Time wise, we can probably accomplish this in 30-45 days. It is not like we need six months to do this. We allocated 40 hours of our time to the project. We wouldn't obviously do it all at once, that time needs to be spread out to collect data and then evaluate data and make presentations. We thought that was a reasonable timeframe to be able to present to you some thoughts about how we could improve the City's financial position. Mayor Flaute: Thank you, sir. We appreciate it. You have been on Council and Mayor of what city? Mr. Shonhardt: The City of Hilliard. Mayor Flaute: Very good, so you know both sides of this. Mr. Shonhardt: Yes, I do. Mayor Flaute: That's a good thing. Mr. Shonhardt: I will say before I did that, I was on this a lot longer. I haven't been involved in local politics for 32 years, but I have been involved in politics in the City of Hilliard for 18 years. I was a member of Council, so I have seen and know very well the position you folks are in and I do presently serve as the Mayor of the City of Hilliard as well. My wife told me if I stay really busy it keeps me out of trouble. Mayor Flaute: That's what they say. Mr. Shonhardt: It is working so far. Mayor Flaute: Are there any questions from members of Council?

Mr. Denning: So you are going to go through and check our finances and come up with answer. Are you going to help us come up with for no better word the story so that we can talk to our residents and how to pass it? Mr. Shonhardt: I think initially what we want to do is we want to make a proposal to you based upon the data that we collect that says we believe this approach will allow you to both increase your revenues and at the same time not put an undue burden on your citizenry. That's key to this proposal. I have had this conversation, but I haven't gone in depth. If your city is anything like this city that I work in, the majority of our citizenry don't work in the city they live in they work outside in another city. Therefore, the impact of increasing the tax on them when they are already paying a tax outside of our city is probably negligible if it has any impact on them at all. One of the potential, and I have to stress potential because I haven't gone through the analysis yet, but one of the things we may be able to do is also reduce the impact of the credit that was put in place when you reduced the credit for your residents and we may be able to increase that back up if the statistics support us finding an alternative way to go ahead and increase revenue and really benefitting the citizens of the City of Riverside. That's kind of what we have proposed and are going to evaluate initially. Once we know that and can come back and present that to you, we are happy to look at opportunities to help you communicate that message. I think first we have to verify that message is in fact one that will do what we say it is going to do. Mr. Denning: Okay.

Mr. Curp: As part of your work, are you doing to do yield modeling based on the tax base and other demographics of the community? Mr. Shonhardt: I'm not sure how you are using the term yield, but we are going to look at the potential impact to increase revenues to the City of Riverside, while at the same time not necessarily creating additional tax burden on the citizenry themselves. Typically when we talk about yields, we are looking at investment opportunities. Right now, I don't know that those actually exist. What we can invest our money for and what kind of returns we can get on our investment unfortunately are really not items that have a significant impact on our decision making. On that side, they do, but on the investment side, not so much.

Mr. Curp: My frame of thought was in exploring all the options, I am sure you are going to look at things like storm water, you are going to look at things like adjusting the income tax one way or another, look at property tax potential or its use. Mr. Shonhardt: Yeah, that has less of an overall impact. That's primarily at this point related to your Safety Services and we can certainly look at those. I think clearly the bread and butter of income in a municipality in the State of Ohio is our income tax and we want to start by looking at that to see what we can potentially do again to raise revenue without impacting your citizenry in a negative way. We have put together a number of storm water utilities for folks. Those are things that you can actually implement in a way where you grow them over time so that you lessen any initial impact. A lot of it has to do with how you set your ERUs and where you really want to put the potential burden, which is on those entities that really have the largest

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amount of impervious surface and then you also want to provide opportunities for those entities that do have large amounts of impervious surface to get credits if they do certain things that enhance the storm water handling on their site. Those are things we have implemented elsewhere that really have been well received because you are actually trying to provide them with tools that let them reduce the cost to them of dealing with storm water by handling their storm water in a more environmentally friendly way.

Mr. Curp: You have focused quite a bit on storm water. I'm assuming you are going to look at other areas too. Mr. Shonhardt: Absolutely. We are going to look at all of your sources of revenue. Mr. Curp: Because it wasn't my intent that this be a storm water focused assessment or analysis. Mr. Shonhardt: No, it won't be. It would include a very cursory analysis of the potential revenue source by creating a storm water utility, but it would be very high level. I don't have the time to go out and gather all of the data necessary to come up with a spot on guesstimate of what revenue could be raised. It would be more of a high level; here's how it works, the potential impact, here's the kind of money you could raise, and here are the project in your capital improvement program that are storm water related and that really should be the object of our income raising approach. In other words, the projects that we want to try to finance with this storm water utility moving forward. Mr. Curp: I think what you will find is that we have a lot of that data already put together by other consultants. Mr. Shonhardt: I would expect that, but a lot of times they go into minutia and I'm not sure that is necessary to go into that level of detail when often times the County GIS systems or perhaps your own GIS system has data that is more than adequate to allow us to put together a storm water utility and truly a significant reduction in cost going into great levels of minutia to come up with a number. Mr. Curp: Thank you.

Mayor Flaute: It might be that if we would go for an income tax increase maybe part of that could go to storm water or something. I don't know. Mr. Shonhardt: You decide how the revenue is spent, but again I think we have to look at it holistically. If we are able to actually benefit the citizenry by whatever is proposed that we do the income tax, then perhaps initiating a lower level storm water utility everybody stays at the same level, but we have a dedicated source of revenue to deal with storm water issues. Going forward I think it is a benefit to the community as a whole because now that money is clearly designated to deal with that very important and often times costly program. Mayor Flaute: Thank you.

Ms. Fry: You mentioned you would be coming back with choices for us. How many choices do you plan on providing? Mr. Shonhardt: I can't tell you at this point. I haven't spent obviously a lot of time. We looked at the high level stuff, the income tax, storm water utility, how we can improve potential lowering of debt financing, and those are things I like to call low hanging fruit because they are easy to evaluate, the data is there, and you just have to put the time and effort into doing it. We will look at each of the revenue sources, whether they are fees that you charge for various things that you do. We will evaluate them in light of a couple things. How are they covering the cost of actually providing that service? What are communities in the surrounding area charging for these same or similar types of services and how do we compare? I can't really tell you it is going to be a dozen or half a dozen, but we will look at all of the sources of revenue and evaluate them with the assistance of staff and input from staff. We want to hit the revenues that are significant. The smaller numbers are not going to generate the kind of benefit that the community really needs. We are going to look at how to bring in revenue to help close what I have referred to as a structural deficit. If you continue down the path that you are on without finding a mechanism to address that deficit, it is only going to get worse. We need to take steps now to begin to address it so we don't end up with a situation where we have to take steps that clearly are not going to be well received by the community.

Ms. Fry: When you look at the expenses, what is the scope of the expenses that you are going to be looking at? Mr. Shonhardt: Your biggest expense I'm guessing probably if not 70% of your budget probably goes to personnel. I'm going to guess that most of that 70% is in the Safety Services. I'm not going to tell you I'm going to recommend you make any reduction in Safety Services. That would be crazy on my part. We can look at some of the opportunities and you may have already done it, I haven't had this conversation with Mark or Tom. We can look at opportunities to

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reduce your energy consumption. Those are the big things. Contract services are another opportunity just to look at again. What kind of contracts are you letting? Who are they with? What is the end result of the service that is being provided? It is kind of just a cost/benefit analysis to see whether or not these are things that we really need or things we can perhaps obtain at a better price. That's on the expenditure side. A lot of those costs though and I think more and more are becoming capital related. Addressing those capital needs is a bigger issue because those are bigger projects you end up bidding. They are not short term; they are longer term in nature. They typically require a design phase, the engineering phase, the construction phase, you have to buy right of way, and there are so many aspects of it. There are ways to streamline that to help reduce the overall cost of projects like that. We will look at those kinds of things as well.

Ms. Fry: Would you be looking at our current year budget? Mr. Shonhardt: I think your revenues are obviously consistent year to year, the types of revenues that you receive. Your expenditures other than the debt that you do issue are again pretty consistent from year to year as far as the type of expenditures that you make. When we make our recommendations, we will look like at income tax and we are going to look at the current population because that is who you need to address to communicate your message and we need to be able to say this is current year data. If you know anything, and I know you do, about income tax 2017 hasn't even been filed yet. Right now the best data we are going to get is 2016. With 2017, we can get what they do have. With filing in April, it depends on how long we want to wait to address the issue.

Ms. Fry: I guess one area that I have a concern about is areas our budget doesn't currently reflect what the true cost is. Right now we are not spending enough on our roads to maintain them indefinitely. Are those costs going to be captured in the analysis? Mr. Shonhardt: I don't think part of what we are proposing to do is look at your capital needs. I think that obviously is something you all will want to address, but clearly without an increase in revenue, being able to address those capital needs is a major issue. As I see my job is to promote to you proposals that help you increase the revenue that then in turn allow you to address those very important capital needs like all the potholes that are out there right now because of the winter. They are not going to go away.

Mr. Curp: Are we going to see multi-year forecasting? Mr. Shonhardt: Not with this proposal. This proposal is really to address again what we can do to increase revenues, they will obviously increase in the future, but I think this proposal is to identify the areas where I can show you we can potentially increase revenues without a negative impact on the citizens of Riverside and then once we know which ones you feel comfortable with moving forward on then I think you move into phase 2 which is sell it because you are going to have to sell it. Secondly, once we have gone through that phase we can look ahead to what is the impact going forward. That probably is more significant on some of these, not necessarily the income tax because that number will probably remain pretty steady once you decide how you want to address it. Like on a storm water utility how it is implemented over time and the potential to return revenues and allow you to undertake storm water projects. Those are things we can forecast into the future, but we need to know how you want to proceed. It wouldn't do me any good to do a bunch of forecasting to find out you are not interested in taking that approach.

Mr. Curp: How would we know how much money we need or if we even need any if we don't do forecasting? Mr. Shonhardt: Clearly we know what we need for your operating budget at this point in time. Again, unless you make drastic cuts, which is going to be personnel, it is not going to go down it is only going to go up. Your operating costs will continue to go up, so what we are going to do on the storm water utility, that money is set aside specifically for capital improvements. Do you have a 5-year capital improvement plan at this point? Mr. Carpenter: Yeah, we have one. Mr. Shonhardt: We look ahead at the capital improvement program and you set the fees that you want to generate to either fund those future capital improvements as you generate revenue over time or you make a determination we are going to fund 50% of them with the storm water utility. A lot of it has to do with the sensitivity of the rates that you are willing to put in place. It will be we have a 5-year capital plan of x

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number of millions of dollars in storm water utility improvements that need to be addressed. Here is what we would have to set the fees at to cover every year for the next 10 years or here is what we have to set the fees at if we only want to recover 50% of the costs and supplement it with our sources of revenue, primarily income tax. Does that make sense?

It is really related to the tolerance of what you believe is something that would be acceptable to your citizenry and only you folks know that. I can propose different ways to set those fees. I can spread them out over time. I can set them at different percentages. We can have that discussion. What is it that you would like to accomplish and then I can answer the question you are asking me. For me to just come in here and presume that we want to do 100% funding from the storm water utility on the capital improvements over the next 5 years, I would show that to you and some of you may pass out, some of you may throw things at me, and I'm not really thrilled about the concept of having things thrown at me. It happens enough where I live.

Mr. Denning: So you are basically looking at that we have a \$800,000.00 a year deficit and all you are looking at is how we decrease that to 0 or a little less. Mr. Shonhardt: I can show you what each of the decisions. Mr. Denning: Right, but you are not looking to decrease our income by \$2 million a year over what we've already got. Mr. Shonhardt: That's something that can be looked at long term, but it would have to be done in phases. Mr. Denning: But your initial look that you are looking at right now is how do we decrease our deficit from \$800,000.00 to 0. Mr. Shonhardt: That's correct. The goal is to close that gap as much as possible. Mr. Denning: Right, but all the answers you are going to give us are different ways to do that and depending on how many of those we implement depends on how much of extra funding we would need and how much of that gap goes away or how much extra we would get for our future projects we may choose to do? Mr. Shonhardt: That's correct. Mr. Denning: Thank you.

Mayor Flaute: You know we use RITA for our income tax collection. I am guessing you have worked with cities that use RITA, so you are familiar with them. Mr. Shonhardt: The one I run does, so I am very familiar with RITA. I have already obtained the reports I need from your City from RITA for my own city. I know they have the data. Mayor Flaute: So Hilliard uses RITA? Mr. Shonhardt: Yes, sir. Mayor Flaute: I'm not a fan of RITA. Maybe you will make me a bigger fan of them. Mr. Shonhardt: I don't know that I can do that, but I can tell you it is hard to bring onboard a staff that can do what they can do for the amount of money they do it. Mayor Flaute: We don't know how House Bill 49 is going to change any of that. Mr. Shonhardt: No, we don't. I used to have an in-house income tax department, but it is gone. It was cheaper for me to have RITA do it than to pay the employees to do it. Plus, my employees don't have access to the data that RITA has to follow up. They have access to federal forms that if you are doing it in-house, you don't get. Mayor Flaute: Interesting. Mr. Shonhardt: I've been down that road. Mayor Flaute: You have done communities that have used CCA? Mr. Shonhardt: Yep. Mostly up north, but yes.

Mayor Flaute: Are there any other questions or comments? Seeing none, thank you. Mr. Shonhardt: Thank you for your time this evening. I really appreciate it. I will say that I had a heck of a head wind coming over this way, but I will have that tail wind going home, so I am looking forward to that. Thank you all. If you do have other questions that come to mind after I leave, please share them with Mark and he and I will communicate and I would be happy to get back to you either directly or through Mark.

Mayor Flaute: Do we want to think about this or let the City Manager know your thoughts? Do you want to move forward? What is Council's desire at this time? Let's think about it then. Mr. Denning: What do you need from us, Mark? Mr. Carpenter: The reason Mr. Shonhardt was here was to determine if Council wanted to move forward with this company to do this work. I will say there was a lot of mention of storm water and that was not the primary discussion we have had. It is I think from what he has said this evening an option going on the road as a way to generate revenue. Deputy Mayor Lommatzsch: We already knew that. Mr.

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Carpenter: He and I did not have a lot of discussion about developing any kind of storm water utility. It was just something as a way to generate revenue. Mayor Flaute: I think he will be open enough to look at everything.

Mr. Curp: I have not read the storm water legislation; I know Steve has made some comments. Mr. Shonhardt in his comments mentioned using storm water for capital projects. He didn't mention being able to use storm water for operating expenses, which is one of the things the previous City Manager talked about using storm water to supplant General Fund money into the Service Department and paying a lot of the Service Department operations out of storm water. If we can't use it for maintenance or for operating needs, then it is nice we are looking at capital, but our issue right now is how to fund ongoing operations because that is where our shortfall is. We are not going any capital to speak of and we are still operating in the red because we are spending more than we are bringing in for operations. If we are not able to supplant non-capital use of those funds, then looking at a storm water utility seems kind of secondary to me because it doesn't answer that operating need. Mr. Denning: I think he was going to give us multiple ways to decrease our deficit.

Deputy Mayor Lommatzsch: Did we have to pay him for that information? I think the skill sets are here. Mr. Denning: Not to get it done in 30-60 days. Mr. Curp: I just don't want his study to be so focused on storm water that we don't get anything else out of it that is useful. Mr. Denning: I agree. Mayor Flaute: We have never really had a third set of eyes looking at our finances. I don't think that has ever really been done. It has always been the City Manager and Council. I'm thinking it is time to have that third pair of eyes and that's what he is giving us. Deputy Mayor Lommatzsch: He didn't tell me what he is going to tell me different from what we already know. Mayor Flaute: I think he is going to look at it and give us a fair idea of what we don't know. Deputy Mayor Lommatzsch: Tell me something he is going to tell us that we don't know. Mayor Flaute: Okay. I don't know what the answer to that is except we have to do something. Are we going to do a storm water utility and at the same time go out and ask for more money? Deputy Mayor Lommatzsch: We just said we are not talking about a storm water utility. Mayor Flaute: Okay, then we are not going to do a storm water utility. Well that's what I don't know. I don't know if anyone in this room knows the answer to that. Should we do a storm water utility or should we ask for an income tax increase? Hopefully he is going to be able to tell us. Deputy Mayor Lommatzsch: What is he going to be able to tell me different that is going to educate me to know which to do? Mayor Flaute: Because right now you don't know and I don't know which is the way to go. If we do both, I think we will fail at least at one of them. I don't know which one is better. Deputy Mayor Lommatzsch: I don't like negative thoughts in that direction.

Mr. Curp: I think what he is going to come in with are revenue yields from the various forms of taxing options that we have whether it is the storm water assessment, whether it is a voted storm water, whether it is an income tax, whether it is a property tax, even though he didn't appear to be generally favorable to property taxes. Nevertheless this is still an option and I'm sure the City Manager is going to ask him to do that and take a look at property taxes and what kind of yield we can get off of that for a certain amount of millage that might be needed based on the deficits that we have today and the projected deficits that he is going to generate. If you don't generate the multi-year outlook, you don't know which funding mechanism to recommend.

Ms. Fry: One thing he may be able to provide that we don't know is looking at the different types of taxes our residents pay and making choices that make the tax burden more equitable. Mr. Carpenter: That is a lot of the focus of the conversation that we have had and in his words the least impact on our residents. That's really the tone of the conversations we have had. That's what struck the cord with me. I think that with the experience of working with various cities, it will be good to have his input to see if our costs that we provide for services are in line with the majority of the communities in Ohio or how we stack up.

Mr. Denning: I think that what he is going to give us is a focused report in a short amount of time that is going to tell us that for instance there are 8,000 in our city that pay our income tax and 3,000 are residents and 5,000 work here, but live someplace

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else or whatever that answer is. Then he is going to tell us if we increase the income tax by .5%, we are going to have this much impact into the coffers, but it's only going to impact a small amount of the residents because most of it is going to be paid. I think him putting those numbers together and giving us a focused report and giving us exactly what we can get out of it in a very short amount of time is going to be able to tell us what we need to put on the ballot so we can get it going. I don't doubt that Tom can do that same thing, but Tom is doing all of his other stuff daily and this guy can get it done in 30-45 days. Let's get the report and get it in here so we can move forward and decide what we are going to do. I don't doubt that we have the talent and capability of doing it, but I want to get it done.

Mayor Flaute: And we want to get it passed. It used to be we could say we are going to raise the income tax and it doesn't impact anybody except those working in the city. We can't say that anymore because if we go up .5% then anybody who gets that credit, their taxes will go up and he alluded to the fact that maybe that was something we could do. Mr. Denning: Maybe we can do a give and take and raise our income tax by .75%, so that puts it at 2.25%, but at the same time raise our credit from 50% to 75% so that they only pay 25%. It is less impact on our residents, but more impact on the folks that pay tax. I don't know, but I need that information to make a reasonable decision. Mayor Flaute: I need to know that. Mr. Denning: I need it quickly because we need to get a decision made. What is the cost of his? Mr. Carpenter: His estimate is about \$4,400.00. Mr. Denning: Then if we spend \$4,400.00 to get this done and we can have it done in 30-45 days, then I think it is money well spent. That's my opinion. Mayor Flaute: I tend to agree because I don't know how we are going to do this and I don't know if anyone in this room has that answer. If everybody who has to pay part of the credit and I know I said this last time too, but it is just not going to pass in my opinion. Somehow we have got to figure out how we can raise the income tax too without our citizens who are only getting half credit. He alluded to that and I think there is a way of doing that. Mr. Denning: I understand that, Bill. Mayor Flaute: I want to know that. Mr. Denning: I want to know it quickly. To me, what he is giving us is speed of getting it done.

Mr. Curp: I'm not averse to doing it and I'm not averse to using him. I just don't want it to be so centered around storm water because that is all I heard tonight. Mayor Flaute: Mr. Manager, you have heard that message. Mr. Carpenter: Yeah. I'm a little surprised because we really haven't had that conversation. He did talk a lot about storm water tonight and that is a lot more than I have heard to date. Mr. Denning: I can see storm water is an opportunity. Mr. Carpenter: And I have talked about where we are on storm water, but we didn't talk about him proposing storm water revenue for us. Mr. Denning: That's fine.

Ms. Fry: Maybe I just don't understand, but I do think that the compelling story needs to include what we are going to do about our roads. Mr. Carpenter: I have had that discussion with him about funding our infrastructure projects that we have on the books already. That to me is in addition to the residential streets and these plans that we have and how we are going to fund them. He talked tonight like that is phase 2. I was hoping more of that was phase 1 as well. Ms. Fry: Can we make it phase 1? Mr. Carpenter: I think we can. It may add a little more to the time and a little more to the cost, but I do think that is a key component here. Mayor Flaute: And he can give us that.

Mr. Denning: I think he is going to give us multiple opportunities to raise revenue and then it is up to us to decide which or how many of those we raise or go forward with. Mr. Carpenter: The one we select would solidify the revenue we would expect to receive and then I guess he needs that number to determine how to pay for the infrastructure. Mr. Denning: Let's say we picked three of the possibilities. We need to know how much impact that would have on the average resident also. If it is going to impact my personal income in my household \$500.00 a year, what are we going to get from that? I think that is going to be the important part is what more is that going to get me than I already have? Is that going to get streets paved, residential streets paved? I think that is where we need to be. Again, I don't think we can even start going that direction or start answering any of those questions until we get the answers in the short amount of time that he is going to be giving us that sort of information.

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Deputy Mayor Lommatzsch: We just need to be careful with this message of it not costing the residents because it is going to cost the residents that live here and if they are the ones that are calling and calling all of you and calling the City and complaining about not having this and not having that and the potholes in front of their house. They are going to have to come up with some money and they can't expect to live here for free and we can't expect the burden to be on everybody else. The burden is for the people who live here that need to be responsible for their environment. We can't expect that we are going to shove that off on other folk. Mr. Curp: There aren't many other folk because we don't have much of a business tax base. Deputy Mayor Lommatzsch: Exactly, so we are going to have to stop saying I don't think it will pass unless we put it off on somebody else because we can't put it off on many other people. People who live here are going to have to be responsible for paying to live here. Mayor Flaute: But if we can figure out a way that their taxes aren't going to go up. Deputy Mayor Lommatzsch: Bill, they are going to go up. There is no other way. Mayor Flaute: You don't know that, Mrs. Lommatzsch.

Mr. Denning: We need those numbers that he can get us to tell us whether 50% of the people that pay income tax live in the City or 80%. I don't know what the answer is. Mayor Flaute: I don't know the answer. Mr. Denning: I need the answers to be able to make a reasonable decision. Deputy Mayor Lommatzsch: Well we have seen numbers like that before. Mr. Denning: Yes, we have, but not recently. Mr. Curp: Let him do his magic and I'm sure the City Manager has heard some cues this evening. Mr. Carpenter: I will look at funding the future projects and see if there is an additional fee and what that would be because I do think that is a key. To me, that tells us the amount of money, not just where we are today to balance the budget, but we want to do these projects going forward and we need to fund those as well. Mr. Denning: Yeah, how do we get an extra \$3 million a year? I'm sorry, but that's a reasonable number. Mayor Flaute: At this point then we are going to move forward.

There were no further questions or comments.

ITEM 7: RECESS:

The Council took a recess at 7:03 p.m.

ITEM 8: RECONVENE:

The meeting was reconvened at 7:12 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

The Pledge of Allegiance was led by Police Chief Frank Robinson.

ITEM 10: MINUTES: Consider approval of the minutes of the December 7, 2017 Council meeting.

A motion was made by Mr. Denning to approve the minutes of the December 7, 2017 meeting. Deputy Mayor Lommatzsch seconded the motion.

Mr. Denning: Brenna, when do you foresee getting caught up? I have had some phone calls and I said it's winter and you had an illness and stuff like that. Ms. Arnold: We also had around eight meetings in December. Mr. Denning: This is the end of February and we are only getting to December. Ms. Arnold: I also needed to get caught up on BZA and also with Planning Commission. BZA is completely caught up, but they had a couple of very, very long meetings and they usually are not that long. That did take longer. Mayor Flaute: How far are you on Planning? Ms. Arnold: I'm working on those now. Mayor Flaute: Like two or three meeting? One meeting? Six meetings? Ms. Arnold: I don't know with theirs. I do know it is quite a few, but also it had been requested that instead of doing summarized minutes the Chair requested closer to verbatim minutes. Those are able to be summarized as long as there is not a case, so they don't usually take as long, but with that request that adds on a lot more verbatim minutes and those meetings are between 1-2 hours. It is just a lot of audio to do closer to verbatim on those.

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Mr. Denning: Back to my question, how long do you think before you will get caught up? Ms. Arnold: As soon as possible. I would say probably in the next money or two, realistically. Mr. Denning: So by mid-April? Ms. Arnold: I should be. I just need to get the other ones out of the way. Mr. Denning: I know we had a lot of special meetings in December because of budget and stuff like that. Ms. Arnold: We had a ton of special meetings that were very, very long. Mr. Denning: Okay. Thank you.

There was no further discussion on the motion.

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

ITEM 11: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:

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

ITEMS 12: CITY MANAGER'S REPORT:

Mr. Carpenter: In your packet is the report. If you have any questions, I would be glad to talk about those and I can comment on the Council Requests as well. On the Council Requests, I think a lot of this information has been forwarded, but I will just go down the list. On the research on the public records kiosk, I do need to get with Mr. Curp and give him an update on what I have found to date and I guess get some direction to share what I have learned to see how to go forward with the kiosk. I have heard of different ways, but some of the feedback I have gotten to a vendor was more of the size of a pop machine and that kiosk wasn't capable or wasn't designed what the original request was to get police reports and things like that. That was something you could rent. It was pretty much way over the top that we were looking at. When I described what I was looking for he did talk about maybe some software out there that would be a little more friendly to provide what we could provide for police documents. I don't know if you want to talk now or if you want to talk offline.

Mr. Curp: It doesn't have to be a pop machine. If you go to Elder Beerman or Macy's or Kohl's and look at the machines there for printing out wedding registries, it is old technology. Mr. Carpenter: That is some of the other things I have come across. City of Fairborn has kiosks in their lobby and it is just on a podium and is really more about directions though, it doesn't really provide any documentation. I understand kind of the size you are talking about. Mr. Curp: I'm just saying it doesn't have to be a Cadillac is all. It just has to be functional and useful to the departments that would use it and to the public who would come in and use it. That's all; it doesn't have to be a Cadillac. Mr. Denning: It could be an iPad connected to the network attached to a printer and then the software so you put in the report, it finds it, they can look at it, and they can print it if they want it. Something this size with a touch screen on it connected to a printer would be I would think. Mayor Flaute: That sounds like a Cadillac. Mr. Denning: No, that is pretty basic. My phone will do that. That would be the other thing is if we could bring it up on the website, if they could get it on the website they should be able to print it. If we tie our website to the printer and put it together in a little box out there. It is pretty basic IT.

Ms. Fry: An example of that would be the catalog they have at the library. You are just launching exactly what you would get on the website. Mr. Denning: Anyway, it is something to think about. Don't think deeper than you need to I think is what Ken is saying. Mayor Flaute: The website needs to be updated as far as Council members. Deputy Mayor's and new Council members, I think the Deputy Mayor is still wrong. Ms. Arnold: Your email address was wrong, but we got that corrected. Mr. Curp: The former Deputy Mayor's wife is on the road for six weeks, I haven't been wrong for a week. Mayor Flaute: That's pretty good.

There were no additional questions or comments.

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- (1) FYI Items**
 - a. Council Request Sheets.**
 - b. Council Agenda Calendar.**
 - c. City Manager's Project and Activities Report.**
- (2) Monthly Verbal Reports**
 - a. Police Department**

Mayor Flaute turned the floor to Chief Robinson for the update from the Police Department.

Chief Robinson: I just want to go over a few things. Obviously I wasn't here the last time, but I don't want to bore you with all those details. Some personnel issues we've got going on, Officer Deton Brookshire has completed his FTO program and is out on his own now. Officer Stamper is out for surgery and will be out for 4-6 weeks. We wish him a speedy recovery on that. Obviously, I didn't get to talk about this before because I wasn't here, but some of our Officers attended the Westerville Police Department's funeral for the Officers that were killed in the line of duty. If you seen any of that, it was very somber to watch that. We only hope God doesn't ever let that happen in Riverside is all I can tell you because I'm not sure how we could deal with that one. I'm not sure how I would deal with that one.

I will talk about the GROW program just a minute. I have to tell you there has been a lot less opioid abuse in 2018. So far, our department has dealt with only nine overdoses and five of those we used Narcan on. The average age was 26-57. We did charge two people actually with other crimes that were committed. We did three actually yesterday or today. It was today. The three we did today, we went out to do the follow up on them and one of them was no answer, so we just left a bag for them. One is in jail. The other one said they have no problem. The unfortunate problem with that is that same person has OD'd four times, so that is what we are dealing with. It is still a problem, but you can see by the numbers we are not having what we had before. The problem with that is they switch to other things and we are going to run into some other issues. It's a whole different ball game. It does seem like what we are doing is working. I think if we continue down the path that we are, we hopefully will be able to help a lot more people and also get some of those drugs off the street. We are still doing the blitzes when they come about, so we will continue to do that and participate within the county.

All the Officers now are doing firearms training and the traffic crash team is going back to school to get their re-certs. As you would probably expect, we had just a little uptick in the schools and now other organizations are reaching out to us to do some shooter training within their organizations. We are making our rounds with that. The one thing that is very good about that is we are actually in the schools a lot and actually prior to the shooting in Florida, we had a lock down drill at Brantwood Elementary over there. I was there and they did a fantastic job. The only problem with Brantwood is it is so close together and ALICE training doesn't really work for them. They are kind of bound to lockdown as opposed to anything else. As you know, the school system here has armed teachers onboard. It's a hot topic right now. I see that they are doing a lot of training. We do a lot of input with them to make sure they are getting more training and we help them in any way we possibly can and that's why we always say to them when we go out there because there are always other questions that need to be answered that they haven't thought about yet. We get out there and start talking about it and I think it is a good thing. We have a really good relationship with the schools. The only school that we haven't had the greatest relationship with recently is East Dayton Christian. They just reached out to us today to do an ALICE training refresher. We are very happy with that as well because we really haven't had a lot of interaction with them, but we want to get out to them as well.

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I just want to mention one thing I remember last week was brought up about coyotes. I just want to mention this to anybody if you have anybody that talks to you about coyotes. Obviously, they are dangerous. They are mostly dangerous to animals and livestock and those things. They are not really so much with humans from what I am reading about it. The thing to do is if somebody asks you questions about that make sure if they have pets, keep an eye on them. If they have food outside for those pets, take it in because that will keep them in the area. If you see them, they should obviously call dispatch and we can give them the number for the ODNR and they can call them. They actually have some services that will come out and get those varmints, if that is what they call them.

I was going to keep this short, but I can't because I wasn't here last time. Another great thing I think we are doing right now is we have food pantries in the city that we already currently have and I think you all know who they are, but we actually reached out with the Nazarene Church food pantry, which is open 24/7. If anybody needs some assistance, please send them in that direction. They are federally funded and we are actually the first department they have ever actually worked with to I guess be on a 24/7 call basis if you want to say it like that. We can send somebody over there any time and we are the first ones to actually work with them in that respect. I think when we do stuff that we have and bring in some food or whatever; we should look in every pantry's direction and look in theirs too as well.

Like I said before, we have a great relationship with the school and today we had a continuation of the internship with the Police Department and we had a new senior start today coming over to intern with us. We are really happy about that. It reaches out to the kids that are from Stebbins to come over and learn what we do and they are interested in law enforcement, so we are happy about that. This particular young man has already set to go to college, so I'm sure he is going to have a bright future and he seems like a really nice kid. We are excited about that.

I just want to mention this last thing and we all know this past year we had here a murder in the city involving a father who was shot in front of his children. That's a tough one to watch folks, I will tell you. Anyway what I want to say is there are big things happening in that and I don't really want to say too much about that at all, but I'm just going to tell you to be prepared for the press conference because it is about to come out. I just wanted you to be aware of that before it hits the news because it is going to come out and will be pretty big news at that point. Just be aware. That is all I have. Thank you very much. Mr. Denning: Please Mr. Manager, send us a text before that press conference is going to happen. We do appreciate getting that information. Mr. Carpenter: Staff has done a good job giving me the head's up. Deputy Mayor Lommatzsch: So who is the press conference going to be with, you? Chief Robinson: Obviously I will be there. The FBI is obviously involved in this and we will be there.

There were no additional questions or comments.

b. Finance Department

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

Mr. Garrett: Thank you, Mayor. The last Council meeting we talked about House Bill 49 and you have heard I think that the Judge ruled in favor of the State rather than the cities who were challenging the centralized collection. Today, Frost Brown Todd filed their appeal of that decision. That will probably be a protracted process, but it has begun to appeal that. To date, I have received here at the City 10 I think it is notices from companies opting to start their business reporting through the State. Most of these are large companies that have multiple locations around the state. They have to give us notice at the same time they are giving it to the State. We have received 10 so far.

Also today was the pricing day for our interest rate on the refinancing of the Wright Point note. There was a little uptick in the interest rates today and we got 2.25% for that note. Mayor Flaute: Is that about what you expected? Mr. Garrett: It is a little

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higher than we had hoped I guess, but it was in the ballpark of what we were expecting. Mr. Denning: It's not 9%.

Mr. Garrett: Obviously we are to the end of the month and I am starting to work on getting the reports together so I can close the books on February and get going on March. Our income tax last month, I'm not sure if you have seen the chart or not. We did have a bit of an uptick in February compared to January. That's money that was collected in January that we received here at the City in February. We received \$899,000.00 compared to last year's \$892,000.00. We are very slight ahead of where we were running last year, but again we are a little bit behind where we hoped to be so far this year. Today we received the advance payment for the February collections. We will get the remainder of it in the middle of the month. We haven't yet reviewed that to see how that has worked out. It seemed just colloquially that we have walk in traffic for people doing income tax assistance here at the City. It seems like it hasn't been quite as busy as it was this time last year. Maybe they are just waiting for next week, I'm not sure. I have had a number of clients walk in and ask questions and ask for assistance with their forms, but maybe not quite as many as last year.

Mr. Carpenter: There was one other addition. The Finance Department was able to work with CMI to resolve our computers issues and staff is now receiving their check stubs electronically. Mr. Garrett: That is correct. Tomorrow's pay day is the first time people are going to get their check stubs emailed to them. Mayor Flaute: Is that the way ours is going to go then? Mr. Garrett: It is going to be in a couple of weeks. Mayor Flaute: Good job. Thank you.

There were no additional questions or comments.

c. Economic Development Department

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

Mr. Murray: I'll go ahead and move down to Wright Point. There is not much change at the top of the sheet. Tenet3 is looking at signing documents. They are still reviewing those. CDO has signed their lease and is additional space on the third floor. Athena Construction, which you approved two weeks ago, moved in today. Again, they will have three people in there really soon and possibly go up to five quickly. CDO has a small space on the second floor. We made that lease about three years ago. I'm going to move them off the second floor because Oberer, the leasing agent, really likes the space up there. It is an open space. It doesn't have the drop ceiling in it and goes all the way up to the floor of the space above and it is very marketable. Moving them out of that computer room down here to a computer room on the first floor and again, that will free up a very marketable space on the second floor. They continue to grow as well, so they are going great guns. Their growth rate is phenomenal right now and AI is looking for additional space for their accounting department.

SPGlobal is another that started real small and they continue to grow. They just purchased another company that deals with school safety. It was a small startup and it has outgrown the owner, so they purchased it. It looks like five more people upstairs in their space. Both of those, we repositioned CDO probably 3-4 years ago. We cut back on their space to give them a lower overhead and they benefitted from that greatly and now we are benefitting from their growth. As you know, SPGlobal was a wish and a prayer. They finally raised \$10 million and now they are spending that money and bringing the companies that they purchased to this location. Both of those have been winners and will continue to be.

As far as capital improvements, the water pumps are done. The elevator motors have been repaired. That's the fastest elevator in Dayton, I think, over there now. It is a lot more fun to ride than what is was prior to fixing those. IAP is doing all the bidding on the parking lot, the 3rd floor lobby, the main floor lobby, and the fire alarm. We agreed to a price last year on the parking lot and now they are trying to increase that beyond the contract. I'm holding firm on that and I've said we won't accept that

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even if we have to start over. We will not accept the increase they are trying to pass on at this time.

The 3rd floor, Pinnacle is the architect there and I'm waiting for his costs to redesign that and that's the only hold up there. Everybody is busy now, so hopefully we will have that soon. The main floor lobby, I do have some estimates for that and I'm looking through those and will probably approve that here if not tomorrow, early next week. That's a redo of the lobby, so this is all the flooring over there. We've got a marble floor over there and we are going to go to something much more attractive and updated. I like it. It looks like the 70's to me and I'm real at home over there, but nobody else likes it so we will be changing that out. The fire alarm, I did send that RFP back today for changes and questions that I've got. I'm sure those will be resolved here shortly and we will be going to public bid on upgrading the fire alarm over there.

Down at the bottom, IAP is coming down tomorrow to look at the Eintracht sewer project. We are going to measure that out and he will be doing the RFP for that, so we hope to have that done by the beginning of the year. Along with that, I approved the Club of going ahead and putting in air conditioning on the first floor, so that will be at their expense. The ratskellar over there has never been air conditioned before and they are going to put that in for us over there. Again that is another upgrade on their bill.

The beginning of April we have scheduled the presentation of the Economic Development Plan. That's what Lori and I have been working on mostly and will continue to work on that all month so you have a good, complete plan to look at come the first meeting in April. Mr. Curp: What is the date on that again? Mr. Murray: The first meeting in April, is that the first? Mr. Carpenter: We were tentatively doing the first meeting in April, but we also want to have the Valley Street Sidewalk Project. I'm not sure we can do both on the same day. I can schedule it. Mr. Curp: It is more important to look at how to generate revenue than it is to look at how to add to the expenses. Mr. Carpenter: Fair enough.

There were no additional questions or comments.

d. Administration Department

Mr. Carpenter: We are going to wait until the next meeting. Mr. Lohr had an illness in the family and went home today.

e. Planning and Program Management Department

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

Mr. Taylor: Thank you. I threw this together today and I was working with Jeremy on some different issues and we were looking at the calendar. Today is only March 1st and we have done a lot of code enforcement and spent quite a bit of money and I want everyone to know where it is going and how it is working and let you know the kind of things we are running into just in the first few months. If you look at this first page, 4535 Glen Martin, this is one that has been a problem for a long time. If you look at the picture on the left, that is it cleaned up. The picture on the right, you are basically standing in the same place and you can't see the house. There is a house back there and you can see it is just so overgrown you don't even know it is back there. When you go to the next page, here again the house is in pretty bad shape. We will be boarding it. There is still some trash. That porch there is also full of trash. This homeowner passed away a year or so ago and this property has been sitting here like this with the overgrowth and creating problems. The big problem it creates is the Police can't see back there and people can hide. We've got it cleaned up now, so you can see all the way back to the property line from the street. We have done this in another place I will show.

Mayor Flaute: What are the expectations for the house? Is it going to be fixed up?
Mr. Taylor: This will probably be one that we will have to tear down. It is in really

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rough shape. This is common all over. We don't even know there are houses back there or what is back there because of the growth. I can get the invoices, but we have spent almost \$12,000.00-13,000.00 out of the abatement fund to date on properties like this.

The next picture is really bad. This took weeks to clean up and this is just a few pictures. I've got about 30 pictures on these and I just wanted to show a couple. 2362 Bushnell is in Avondale. What we did here again the front was really clogged up and we didn't really know what was back there. Jeremy was walking back there looking at stuff. We pulled 100-150 tires out of there back on the first Community Clean Up Day. When he was walking back there he fell in a hole and we almost lost him. There is a cistern and a couple of holes back there and tunnels. We don't know what they are. We will have to find a way. We've got them blocked off so people can't fall into them, but you can see them now too. We have cleared this entire property. We have cleaned up the trash. If you turn to the next page, you can see the tires and the amount of tires. I don't know where this comes from. You can see there was a car and a motorcycle/tricycle thing with a Volkswagen engine back there. There was a whole car that was buried up to the doors back there, so all you could see was the roof. We dug that out and got it out. This was really bad. The fence was falling down.

If you go to the next page you can see what it looks like. From the road, you can see all the way back now. Actually we had one of the Officers who had a report of someone doing suspicious activity and then a burglary. The guy was back here hiding, but there was nothing to hide in because that's where he would go before and the Officers were able to make an arrest because they were able to drive by. It is not quite on a corner, but now you can see this whole lot from two streets. These are important and doing this kind of work doesn't just make it look better, it also helps us prevent crime.

Mayor Flaute: Is this house salvageable? Mr. Taylor: It will be tough. I'm not sure where this one is if it is in Probate or if it is again an absentee landlord or owner. This one is in much better shape than the one on Glen Martin. It might be salvageable. It is a beautiful lot. It is big, so there is some potential there.

On the back one is one we are working on now over in Forest Ridge on Silver Arrow. You can't see very well from the picture, so the one with the snow is the one where we had a lot of complaints from Forest Ridge. We went out there and got the contractor to get on it. He was kind of backed up as you can see from the other projects and he started working on this. He spent two days pulling the ivy off of this house. That bottom picture, if you look really close, you can see that is brick there and that's two days' worth of work on these. This thing looks like I don't know how you get this much ivy and overgrowth on a house, but it is really bad. I have more pictures if you would like to see them, but those are the big things we are working on.

Mr. Denning: Is this an empty house also? Mr. Taylor: This is also an empty house. Mr. Denning: Can we charge the property? Mr. Taylor: Typically what will happen is we will charge and all of this will be assessed. What will happen is somebody is probably not paying taxes. They are either passed away and family has moved away. It is one of these houses in limbo that nobody really cares about and the taxes won't get paid. Mr. Denning: This would be a real good rehab house to work with the school. Mr. Taylor: I don't think this one is back enough on taxes yet. It is an interesting conundrum we have here. We have a lot of houses that are neat that we could REAP because they are behind on taxes, but we can't because there is either somebody living in them or they are connected to a utility. Then we have a lot of houses we want to tear down and there is no one there, but someone is paying the taxes on them and you can't get ahold of them or they are an LLC. We do a lot of work trying to figure out who is responsible. To get to this point where we are cleaning these up is a big process and then trying to figure out who owns it. Like Sparky's for instance, we spent two or three months working on that. That is pretty typical. Hopefully some of these we will be able to salvage. This is a house that is in great shape and that's why we are pulling that ivy off because you know that grows into the mortar and the bricks and tears the siding up, so we want to get that off

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before it does any more damage. That is a desirable neighborhood and maybe somebody will pick it up.

Mr. Denning: You tearing off the bottom, right? The top will die and then you will be able to pull it off easier. Mr. Taylor: Yes. We are just trying to get it all off because it is winter. You can see where they started down low. I asked Jeremy that question. I don't do this kind of thing and I asked why they didn't start from the top. He said because if you tear it off at the roots just like you said. That's kind of what we have been working on in Code Enforcement.

BZA, we had that meeting this week. They will be making their final determination and findings of fact by April 13th. They extended that instead of 30 days to 45 days due to the length of everything. By April 13th, we should have a decision on that. March 27th is the public meeting for the Springfield Street and that will be here at 6:00 p.m. There was an article in the newspaper. If you would like me to send it to you, please let me know. Mr. Denning: Send it to us.

There were no additional questions or comments.

ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS

There were no requests for public comment on agenda items.

ITEM 14: NEW BUSINESS

A) RESOLUTIONS

I) Resolution No. 18-R-2346 advancing \$50,000.00 from the General Fund to the CDBG Fund.

Mr. Carpenter introduced Resolution No. 18-R-2346 advancing funds to the CDBG Fund.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2346. Deputy Mayor Lommatzsch seconded the motion.

There was no discussion on the motion.

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

I) Resolution No. 18-R-2347 advancing \$344,530.00 from the General Fund to the OPWC Union Schoolhouse Road Fund.

Mr. Carpenter introduced Resolution No. 18-R-2347 advancing funds to the OPWC Union Schoolhouse Road Fund.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2347. Ms. Fry seconded the motion.

There was no discussion on the motion.

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

Deputy Mayor Lommatzsch: Is there going to be a notice in advance to those residents? Mr. Taylor: Yes. Mr. Carpenter: The short answer is yes. Mr. Keaton, do you want to elaborate on the process for Union Schoolhouse? Mr. Keaton: Yes. There will be notice sent out to the residents as well as we are going to be getting some signs to put up in the area. As soon as we figure it out. We are going to have a pre-construction meeting here before too long to figure out all the dates and times it is actually going to begin so people understand what is happening.

Deputy Mayor Lommatzsch: Do you have an estimate of when that is going to start? Mr. Keaton: We wanted to start I believe on April 1st, that was the estimated date.

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We don't know if we are going to be able to hit that or not yet. Deputy Mayor Lommatzsch: Since you live there, you are going to be sure the Forest Ridge Association gets all notice of what is going on? Mr. Carpenter: Yes. Mr. Keaton: As well as Valley View, Cherry Creek as we call them and the whole area. Mr. Carpenter: One thing Mr. Keaton and I talked about is putting up a sign to show the residents what the cost of the project is and the breakdown. I think there is some value there. Mr. Keaton, I think had a good idea in doing that. Deputy Mayor Lommatzsch: That's a great idea and I think something out on the website with pictures when it starts and what the costs are. Mr. Carpenter: Yes.

Mr. Curp: Does the Homeowner's Association still have their newsletter? Ms. Fry: I was just about to suggest putting something in the newsletter. Mr. Carpenter: Once we have confirmed the dates and things. I was at the last Association meeting there talking about streets. That was fun. I mentioned that the work was going to get done. I think I mentioned at the beginning of April, but I will have the firm date and get out the information. Deputy Mayor Lommatzsch: There is a little lead time on that newsletter, so let's be sure we don't miss their cut off. Mr. Carpenter: Okay. Deputy Mayor Lommatzsch: If we don't have definite, at least give them the umbrella of what is going to be happening. Mr. Keaton: Yes, ma'am.

II) Resolution No. 18-R-2348 authorizing the City Manager to enter into a service agreement with the Law Offices of the Montgomery County Public Defender to provide legal counsel to indigent persons charged with violations of municipal ordinances for the year 2018, under certain terms and conditions.

Mr. Carpenter introduced Resolution No. 18-R-2348 authorizing the service agreement with the Montgomery County Public Defender's Office.

A motion was made by Deputy Mayor Lommatzsch to approve Resolution No. 18-R-2348. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

ITEM 15: PUBLIC COMMENT ON NON-AGENDA ITEMS

Mr. Steve Spears of Needmore Road requested to speak before Council regarding gravel on the roadway.

Mr. Spears: I have some pictures here I would like you to look at as I talk. There has been a problem with the road in front of my house with the holes that need fixed. They have been patched for the last 5 years. I call up every year to complain about it and nothing has really been done to fix them yet. It is right on the curve as soon as you cross over Harshman and it turns into Needmore Road. It is the first house on the right and is in that curve right there. There are actually probably 4-5 pretty good size holes. I call and they come out and fix them, but they don't fix them correctly. They fill them in and let the cars run over them and then the gravel comes back and keeps coming back. Anyway, every year I clean that up 3-4 times a year and it goes on and on. It is dangerous out there for me to be sweeping it up for one thing. There was a guy on a motorcycle that actually lost his motorcycle and almost hit me on the tractor last summer. I fill up 2 or 3 of those every year, wheel barrows, and put them down on the creek bed. I call up about it and they say they are going to get to it and fix the road eventually, but I don't know when they are going to do it. It has been 5 years now and I just wanted to address it to the City and see if you had any idea of when that is going to be fixed.

Deputy Mayor Lommatzsch: Is this part of the road in Dayton? Mr. Spears: No, it's Riverside. Deputy Mayor Lommatzsch: There is a sign that says you are entering Riverside. Mr. Spears: Well, Riverside takes care of it. Mr. Keaton: Excuse me just for a second. Coming in, if I'm imagining this correctly or hearing you correctly, you are coming northbound and pass by UDF and come through the Brandt Pike

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intersection. You come through and you are on the right, correct? Mr. Spears: As soon as it turns into Needmore Road. Mr. Keaton: Yes, on the right. That area that you are talking about and also what we consider the southbound lane that is really super rough right there is all Dayton right in that area right there. I've had continual talks with Fred Stovall and Mark Riley of the City of Dayton here of late even about the severity of them issues on that road right there and the need to take care of it as well as striping needs coming through the Brandt intersection. If you are on Harshman where it turns into Needmore there, people have a tendency in the right lane to cut you off if you are in the left lane going straight through. I have been advocating getting them to stripe that area as well as pothole patch and fix that whole area as a whole. The north and south bound area leading up to our corporate boundary line. We know there you are at. Dayton has been out there a lot here lately. We have been calling them up and everything, but that area you are talking about right before that corp sign where the pavement kind of changes is all City of Dayton.

Mr. Spears: When I get instructions or I pay taxes, I pay Riverside. You say the road belongs to Dayton. Mr. Keaton: Yes, that area right there that you are talking about right before you come to the corporate sign right there, there is a break in the pavement right there and that's where we begin on both sides of the road going both north and southbound there. Mr. Spears: I wish I would have known that, I would have been calling them. Mr. Keaton: I've been calling them for you. Mr. Spears: You have, okay. You probably know who I am. I've called in for the last five years to get that fixed. Mr. Keaton: Buddy, I think I have talked to every resident in Riverside these last couple of weeks. Yeah, I know exactly where you are talking about. Mr. Spears: I wish they would bring a sweeper out there and sweep it every once in a while. Mr. Keaton: We are working on that. We have one ordered as far as our side of the stuff goes. I know exactly where you are at and I have talked to both the Public Works Director and his assistant with City of Dayton to try and get you guys help in those areas that is really bad. Mr. Spears: Do you want to keep those pictures for him? Mr. Keaton: He's well aware. Mr. Spears: Okay.

Mayor Flaute: The pictures are there if you want to take them to Dayton City Council maybe. Mr. Spears: Maybe I should. Mayor Flaute: I think you should. It might help Mr. Keaton. Mr. Taylor: If I could add in on this, when we talked about the application we did, the joint application for Springfield Street down here, with the City of Dayton. We had also tried to get them to talk about that section of Needmore because it pops in and out a lot. That is a five year planning process and that's not even on their radar right now. You may want to take those down there and push that because they don't have that in their five year plan to do as of right now. Mayor Flaute: Mr. Keaton, do you want to see those pictures. Mr. Keaton: I will take a look at them. I'll get with you here in a little bit. Mr. Spears: I'm glad you all showed up because I was over at the other place waiting on you. Mayor Flaute: Thank you and you are welcome back anytime.

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

ITEM 16: COUNCILMEMBER COMMENTS

Deputy Mayor Lommatzsch: I was at the MVRPC Board Meeting, there were two of them. I have some information. They have new out on their website all these new reports: Workforce Regional Profile and Business Industry Regional Profile. I have some copies here for any of you who would like and you who are astute can go on the website, but these are here to share with you. I will remind you to let the Clerk know about the dinner. I was reelected to the Executive Board as the Montgomery County Rep today. Mayor Flaute: Congrats! Deputy Mayor Lommatzsch: Being on 35 at 8:00 a.m. is not fun. Mr. Denning: When they get that widened out in five years, it will be good. Deputy Mayor Lommatzsch: Obviously, Mr. Martin has brought to my attention the current issues of our roads. Mayor Flaute: We will be discussing that in a very soon future meeting. Deputy Mayor Lommatzsch: Other than that, there is a lot of good information out on these new links on the website about statistics about job growth and where we are growing and where we are not. There's lots of graphs and pictures and fun information. Mayor Flaute: Thank you, Mrs. Lommatzsch. We are glad you are taking Riverside outside its borders.

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Chief Robinson: Mr. Mayor, can I say one more thing? Mayor Flaute: Yes, Chief.
Chief Robinson: Thank you. I forgot this sign. You may know people buy and sell a lot of things over the internet and a lot of times we have people come to our lot to do drop off unfortunately for kids and things like that. It is a safe place to be. There are cameras there and so we were donated this by Offer Up, which is one of those sites, but there are a lot of them that are just a garage sale page, like Beaver Creek has one and Butler County and whatever. This sign is going to be located in there in the parking lot so they can have a place to go park that is a safe zone and a community meet up spot. People are doing it now, but we just wanted to give them some kind of sign to let them know that is a good place and that it will be right in the area where the camera is going to be able to see everything that goes on. It is just for your information and we will put this on our website as well as the City's website to let everybody know this is available. Mayor Flaute: Where is this going to be? Chief Robinson: In the Police Department parking lot.

Mayor Flaute: Okay. Thank you. I just have a few things. I did three weddings and those are continuing. Of course we had the Storm Water Utility meeting here and it went very well. A lot of good ideas were brought up. Deputy Mayor Lommatzsch: How many attended that? I was working. Mayor Flaute: I believe it was four or five maybe. Mr. Carpenter: I think it was like eight or nine. Mayor Flaute: It was a good meeting and we are continuing to try to inform folks. I went to the Dayton LaSertoma Club meeting last night. We had two youth there. One of them goes to Carroll and actually lives in Beaver Creek, his name is Quinn Retzloff. He is just doing all kinds of great things. We also had one from Stebbins High School, Trent Lewallen. His mom works in Fairborn. She would like to work in Riverside. These folks are just doing so many impressive things. On your behalf, we did present them with a proclamation trying to keep them being recognized. We had the IN Crowd at Airway Kitchen. We had about 50 people and it was a great event. I can only encourage everyone to continue to come to those events.

The Riverside Commons, you all got the letter and the email. We got a letter here. Does anybody have any issues with this remodeling of this? Mr. Manager, whatever. Ms. Arnold: Do we want to send a letter in support of it or do we just not want to do any action whatsoever? Mayor Flaute: I would say we should support it. I think that is what they asked for. Ms. Arnold: They gave us a template, so I can get that done. Mayor Flaute: So unless anyone has a problem, I think we should support doing that. I can't believe they have all those items that they have to fix already because it was built in 1994 or something. Deputy Mayor Lommatzsch: That's how they build things now. Mr. Denning: That's over 20 years ago, Bill. It's probably about time for roofs too. Mayor Flaute: You are right. Mr. Denning: Add the numbers up. I would have to say I give them compliments that they keep that facility in really good shape and I think it is a very positive thing. It is not detrimental to the community at all. I think we should support them as much as we can. Mayor Flaute: We will do so. Mr. Denning: Especially since they are planning on making it even better.

Mayor Flaute: The last thing is Hope4Riverside had a community service Sunday night. They got over 700 pairs of socks that were delivered today to the children of Mad River Schools. We are keeping those kids feet warm and it was a good night.

Deputy Mayor Lommatzsch: I just failed to remind you folks of the next meeting for the Miami Valley Military Affairs. Did all of you get the sheet? You need to be in touch with Brenna if you can to attend and I would encourage you all to attend if you can. Mr. Denning: It is going to be at the Racquet Club. Deputy Mayor Lommatzsch: They are moving it around. As you recall, they had it at Walnut Grove and then we had it out at Soim, so they are trying to move it all over the region. Mayor Flaute: That is First Suburbs meeting, so I will try to get them both. Very good.

There were no further comments from Council.

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ITEM 17: 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.***

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

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

Council entered executive session at 8:04 p.m. and came out of executive session at 8:37 p.m.

ITEM 18: NEW BUSINESS (Continued...)

A) RESOLUTIONS

- II) Resolution No. 18-R-2349 authorizing the City Manager to enter into a collective bargaining agreement between the City of Riverside and the Communications Workers of America, AFL-CIO/CLC Local 4322 for the period October 1, 2017 through September 30, 2020.**

Mr. Carpenter introduced Resolution No. 18-R-2349 authorizing the collective bargaining agreement between the City and the Communication Workers of America, AFL-CIO/CLC Local 4322.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2349. Deputy Mayor Lommatzsch seconded the motion.

There was no discussion on the motion.

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

ITEM 19: ADJOURNMENT

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

There was no discussion on the motion.

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

The meeting was adjourned at 8:37 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council