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ITEM 1: CALL TO ORDER:

Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ITEM 2: ROLL CALL:

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

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

ITEM 3: EXCUSE ABSENT MEMBERS:

All members were present.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:

There were no additions or corrections to the agenda.

ITEM 5: APPROVAL OF AGENDA:

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

There was no discussion on the motion.

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

ITEM 6: WORK SESSION ITEMS:

A) Discussion: River Works Lofts

Mr. Carpenter: We have several representatives from different organizations all related to the River Works Lofts project. I'm not sure which order they would like to discuss this.

Mr. Schwiegeraht: I will drop off some plans first to give you a concept feel for what we are going for here. Mr. Fullenkamp: These are the same things that were sent to us? Mr. Schwiegeraht: They should be. Good evening, Mayor and Council members. Thank you so much for your time. My name is Peter Schwiegeraht. I'm at 9349 Waterstone Boulevard in Cincinnati, Ohio.

First and foremost, let me thank you for your previous support of Riverside Senior Lofts. This is adjacent to what we are going to be speaking to tonight. You may remember that we were in front of you I would guess about two years ago talking about the senior housing and the need for senior housing in your community. That project is probably about 75% of so complete and if you have been up there, hopefully you like the way it looks and the way it is turning out. We are really excited about it. We think it looks and presents very well and we've gotten a lot of attention already for that development. We are excited about housing the seniors in your community with great amenities and services. As mentioned also, we have Wes and Tim with St. Mary's Development Corporation. They may certainly join the conversation as time goes on here tonight. They are our partner in that development and are really the owners and partners with us in this development as well.

As we went through that first process first and foremost, let me talk about that. There was some conversation about how the site plan would be oriented at that first

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meeting. We had a plan that had the larger building up in the front and the cottages in the rear. Out of that conversation with the support there was a suggestion or thought from I believe one Council member that we would possibly flip that and possibly put the cottages in the front and the larger building in the rear. While that is opposite what typical planning measures would say, we were certainly happy to consider it. One of the reasons or I should say the primary and key reason why it did not get implemented was due to the adjacent owners. Where we are with the larger building, it is up against the road and higher density product as it stands in the commercial area or what is the more intense corridor. Behind us to the west is single family homes. There was kind of a desire initially and the reason we had it set that way is there is a lot of logic from a planning perspective of transitioning from the corridor, which is certainly more intense, down and transitioning to single family homes with more density.

Unfortunately for us, we needed an easement from one of those single family property owners. The water main, which we were required to loop from Harshman Road into that single family development so that you would have property fire suppression in both directions; if the main goes out in one direction, you can feed water in from the other direction and vice versa. We were required by the County to make water connection over to those properties. That property owner, owner of a single family home, felt very compelled that if we wanted to have the easement, we would consider the fact that they are single family development and deserving of the lower intensity product next to them. From a planning perspective it makes all the sense in the world anyways. We were looking into the switch, but when we needed this water main easement from an owner who basically was going to control the fate of the development, we certainly had to make the adjustments and adhere to their wishes. They are ranch, single family and it certainly makes sense to have our ranch, multi-family adjacent to them. To commit to their wishes and get the easement we needed to make this development possible, we were unable to meet that request. It wasn't because we weren't listening and it wasn't because we didn't want to do it, but from a simple practice and perspective, we had to do it the way we did it. We hope you understand that wasn't an intentful disregard of your requests.

With that, one other thing that came out of developing the senior housing which is 48 units totaling around \$9 million new investment in the community, being built by local sub-contractors, was the market study made a clear denotation that senior housing is needed in this community. One thing that it even points stronger to was a need for workforce housing. Wright Patt Air Force Base employs 27,000 public and private employees. Multiple thousands of those meet the income criteria for this development. Wright State University has several thousand employees who more than not meet the income criteria for this. There is a tremendous mismatch between workforce housing and jobs near the site. The reality is this type of development hasn't been built in your community in really about 20 years. If you have this need for workforce housing, unfortunately you have very limited product and it is very dated product, so it is generally very obsolete from what family desires and needs are these days.

There are four developments within the market area. The primary market area is what the market analysts, the third party analysts, kind of describes as this fear of influence and where we will draw our residents from and that is primarily Riverside. It does include edges of the City of Dayton, edges of the City of Huber Heights and some of its surrounding townships. To give you a feel for how big an area we are talking about, it is generally around a 3 mile ring around the site, so it is pretty small area and really comprised mostly of Riverside. In that market area, there are 3,000 households that meet the criteria meaning they make enough money to afford the development, but they also make little enough money that they qualify through the income criteria. If you are familiar with the conversations from two years ago, the Housing Tax Credit Program focuses and targets families making 60% AMI and under, so you are talking about more than half of the general population when you look at that from a County perspective. 3,000 households within a 3 mile ring of the site and we are talking about existing product including 240 units. Certainly you can see there is a mismatch between that demand and the ability. Those 240 units 100% occupied across the board and all of them have waiting lists. Unfortunately those

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products are generally one bath, less ample in square footage. The amenities and things we are going to be able to offer are superior to what is there.

We see this great need and with that we applied for the tax credits. We made that application in February. Our preliminary indication is it's going to be very successful application. The State is certainly looking for us to fill gaps and voids in the market; this will certainly do that. With housing tax credits there is an affordability component, so you do have to make under that 60% AMI bar. Depending on the size of your family can range from \$40,000.00-43,000.00 annually. Your part-time firefighters, educators, sometimes even full-time Police and Fire staff in their early years meet these criteria, thousands of employees on Wright Patt Air Force Base, thousands of employees at Wright State, and certainly your entire service sector. My mom being a 35 year employee of Kroger, I always use her as an example, would meet the criteria. We are talking about working class individuals. We are not subsidized housing. We do not have a housing voucher or rent voucher, no Section 8, no public housing. Our residents are workers and they pay their own rent. Just to clear that misnomer, we are not providing any rent subsidy to these families. We don't have any vouchers. Certainly the goal is you have to make enough money, but you certainly have to make a little money. That's the goal of this is to take that young family or that working class family and provide a high-quality product and opportunity for them to stay in their community and live a better quality of life. With that reduced rent rate that we hope to provide, now they can save quicker, become home owners quicker as they put money away, and are able to transition into homeownership quicker and easier.

With that application to the State, we are proposing 57 units in 2 buildings. You can see the site plan there. These buildings are designed to be very consistent and emulate the senior housing adjacent. What we are really creating is a campus of aging in place. You can live in a unit as a family once we develop these units and grow, age, and as you need different types of amenities and services transition into senior housing right there without having to do much but step across the street. That's a private drive, not Harshman Road. We are excited about this development. It scores well. There is certainly a tremendous need for it. We have incorporated workforce housing components and initiatives into this that I think are very interesting and dynamic for housing. Normally you think of a housing unit and it is always a home, you rent it to somebody, and if they meet the criteria you put them in the unit. With our partner, St. Mary's, they provide a tremendous layer of support of services. We are going to be providing access to transportation, child care, continuing education, in fact, incentivizing continuing education with our programming.

With our workforce initiative is a really unique feature. We are working with the Chamber as well as Wright Patt Air Force Base, Wright State, and other large employers in the community and giving them basically an early access point. As this is developed, in advance of our actual marketing effort, we are going to be working with those companies and those employers, providing information to them early to say we want this to serve their employees first and foremost. If there is someone over at Wright State, we are going to be providing information to them that they will hopefully channel through their system, provide to their employees so that their employees can come and access this and utilize and benefit from the new housing option. We are going to do that through a couple of different avenues, one, the Chamber. Certainly that distributes this out through as many as hundreds or even a thousand different employers throughout the region and certainly to thousands of employees who will then have an opportunity to access this early. Then we will be going to the larger employers in the community, in particular Wright State and Wright Patt and some others to make sure again they have this information to distribute it and make it available to their employees.

Our goal is to provide local housing for local workers, working individuals who may just be early on in their career and maybe not making a ton of money yet. I would have qualified in my first 3-5 years' worth of employment out of college. It could just be someone who is later on in life and is working part-time and therefore they qualify easily. Unfortunately, there are probably more single parent households than any of us would really want in today's world, but that is a simple fact of the social structure we are in today. If you are a mom with a couple of kids making \$40,000.00 a year, you are going to meet the criteria. That equates to wages anywhere from \$14.00-

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22.00 an hour in some cases. We are not talking about bad jobs or folks that aren't working hard and don't desire high quality living. With the mismatch in the community, the datedness of your existing stock, the fact that we've got all these unique amenities and service provisions, workforce initiative planning, we hope you will understand this is a need in your community and these are your residents we are going to be housing. We are just going to be housing them at a higher level and with a better unit and with better programming and services.

We did go to the HAB Board, which is Montgomery County's Affordable Housing Board. We did gain their support. They did recognize the need, not only within the County, but within your community. We were happy to get their support. Certainly we had no intent of not presenting to you. With the property zoned and with us having talked about during the Phase I Senior Development that we were hopeful of bringing on this second phase. We hadn't come back to you yet, but certainly we are happy to answer any questions you might have about the development and hope that you will understand that this is a good development. In total, we are talking about another \$9-10 million of new investment in your community that will begin putting construction folks back to work. We do have jobs. We will have an onsite Manager and Service Tech positions, so it does create jobs as well. Thank you very much for your time. Certainly I'm happy to answer any questions you might have. Mayor Flaute: Are there any questions from Council?

Ms. Fry: Can you speak to the percentage of income that these families would be paying toward rent? Mr. Schwiegeraht: Yeah, the whole goal of the affordable program is to keep their rent under 30% of their income so that certainly families have enough money. Ms. Fry: Right, so the qualifications would keep them under that 30%? Mr. Schwiegeraht: Essentially so. Yes, there are a few different income bars and certainly people qualify at certainly different levels of those bars depending on where they are. In essence, yes, that is the kind of bar that is set that they used to establish what rent rates are. Ms. Fry: Thank you.

Mayor Flaute: So if you make less than \$14.00 an hour, you wouldn't be allowed to qualify? Mr. Schwiegeraht: I don't know exactly what the percentage is. It is more about an annual income than it is about an hourly rate. Yes, you do have to make enough money to afford the rent. Our one beds, I don't have the market study it is over there. The one beds are roughly \$650.00, the two beds are roughly \$750.00, and I think the three beds are around \$800.00 or maybe \$825.00 somewhere in there. You have to make enough money to afford that rent. Mayor Flaute: Or 30% of that rent. Deputy Mayor Lommatzsch: No, 30% of your income to meet that rent. Mayor Flaute: Are there any other questions?

Mr. Denning: So if I qualify or someone qualifies for this and then they get a raise and now they are over, what happens? Mr. Schwiegeraht: They stay as long as they like. The way the tax credit program is a one-time income test, so as you qualify at the get go and if 4-5 years later you are making \$10,000.00-15,000.00 or \$20,000.00 more, as long as you stay in, you are eligible to stay in. Once you were to leave, if you were to come back, it would be a new income test and then therefore obviously you would no longer qualify.

One other point if I may make about our certification process, certainly we have to adhere to fair housing and everyone would want that and everyone certainly deserves that. We are allowed to take an astringent approach or as astringent approach as allowed by fair housing. We do that. If you have a felony, we do a criminal background check. If you have had a felony anytime in your history, you are an automatic disqualification. If you have had domestic violence in your past, automatic disqualification, so there are things we can do. We want to make sure we have a safe living environment for the families that we serve and we are allowed to do things to make sure we secure a safe living environment and those are two things that we do across our portfolio. I heard some conversation about smoke free environment and this will be a smoke free facility. We want a healthy living environment and we are allowed to do those types of things to ensure that. Mayor Flaute: And you plan on having those restrictions? Mr. Schwiegeraht: Absolutely.

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Mr. Curp: You mentioned several rates, \$650.00 or \$750.00. What would be under the 60% AMI threshold, what would be the approximate maximum income to qualify?

Mr. Schwiegeraht: You have to make, depending on the size of your family, under \$41,000.00 is around the bar and that is an annual figure that is derived through some calculations, so from year to year it can change certainly. The income bar doesn't change much from year to year; it is based on the County AMI.

Mr. Curp: You're across the street from another affordable complex that was built with tax credits, Timber Ridge, and right next door to another affordable complex, Riverside Commons, which is scheduled for development sometime in the short future. Diagonally behind you all on Brandt Pike at Texas Street or Avenue or Drive, there is another large affordable complex slated to go in there. On farther down Brandt and across over to Troy Street, there is another one there. I am concerned about the large concentration of affordable units in one location, one geography such that with the income levels being what they would be how that can support the services, the revenue generation in this community for the services that we need to provide not only to all these complexes, but to the community in general. Also, how that limits the discretionary and disposable income that these folks have to support the commercial businesses in this area. Perhaps you can address why it is beneficial to have such a large conflux of affordable housing all in one spot.

Mr. Schwiegeraht: I think it can seem that way. A point to that, there are two within the City of Riverside, Timber Ridge, which is actually expired tax credit, and the Riverside Commons development. Those developments are two of the ones I referred to that are literally 100% occupied with waiting lists. The additional one that you are referring to that will potentially be built in the City of Dayton does include Section 8 vouchers. While it is affordable, it is targeting a different bandwidth. It is targeting a lower bandwidth than we are here. There will be vouchers included in that subsidized rents included in that development. Again, I just speak to that overall demographic and that is in the area 3,000 households meeting these criteria and 240 units to house and assist them. Maybe just to put a point in and in the affordable development world, concentration of housing and concentration of poverty are big concerns and no-no's and best practice is not to do.

This area is identified by the State and the scoring system as an opportunity area meaning while it may feel that way as you point to a couple developments that are near, the fact is those couple developments are all that are in this community. One of the demographics and one of the key characterizations of what an opportunity area is is an area with limited affordable housing when looking at the overall greater population of a community. I do understand there are some close developments that are affordable. They are 100% occupied and really we are going to be setting a new bar above and beyond them with what they provide. The three bedroom unit or the two bedroom unit in Timber Creek are probably 100 square foot less than us with one bathroom, no laundry room, a kitchen that is more like a kitchenette. Riverside Commons is a little newer, a little more modern, but also a deficient age. These developments are 21-22 years old depending on which one we are referring to. Certainly in 20 years' time there is a need for more in your community. I understand your point, but I think if you look at the overall demographics we had a capture rate of 1.7 and that is pretty low meaning there is a lot of need with limited product to capture.

Mr. Curp: How many of these units will be market rate? Mr. Schwiegeraht: None, they will all target the 60% AMI. Mr. Curp: You mentioned earlier that this complex would primarily target those who live within a 3 mile radius, yet at the same time you were talking about going to the Base and to Wright State and promoting the units, the complex for their employees. Do you not see that as being? Mr. Schwiegeraht: Well, Wright Patt Air Force Base is within 3 miles. In fact, the edges are at 2 miles. The Base is within 3 miles. Wright State University is a little more than 3 miles. The goal is to house employees in the area. Needless to say there are plenty of folks living in Riverside that work in those facilities. For that matter, folks that work in those facilities that might live somewhere else might have to commute further away to get here. I think they are certainly worthy individuals to bring into your community.

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You had asked the question about how much money are these people going to have to spend in our community and that's a valid question, but the reality is the basic essentials of life which we all spend money on, we all go shop at Krogers, we all go to the doctor, we all go down and get our hair cut. We all spend those day to day services. We are talking about the dollars maybe that they can't save that are the dollars not being spent. By the fact that we are able to provide to them a better rent rate gives them the ability to spend more as well as save more. I think that is a valuable thing to be able to do for the residents of your community. Mr. Curp: But if the rent rate is structured on their ability to pay the rent because they have to have a lesser income in order to qualify, then I'm not sure I buy that argument. I'm of the mindset that if they are paying 30% for rent and I don't know whether that includes utilities or whether utilities are in addition to that, but if they are paying 30% for rent then you have another 30-33% off of their gross that goes to taxes, both federal and income tax, social security taxes, state and local taxes. The disposable income is just. Mr. Schwiegeraht: Those calculations are based off of net and pocket income.

Mr. Curp: You mentioned that one of the things that differentiates this from what is targeted for Brandt and Texas and the other places on Troy Pike and that sort of thing is that some of those are Section 8. I did go out to DMHA, they call themselves something else now, but it was the DMHA website, the Senior Lofts is listed there as Section 8 housing. That's not the discussion that we had back when you were here. Mr. Schwiegeraht: We do not have any vouchers. We are affordable and therefore we are required to make ourselves available through other affordable channels. We do not have any vouchers at the Senior Lofts. Mr. Curp: Well, I'm just telling you what's out there on the DMHA website. If you are saying that even though you are not in the Section 8 program, but you have to accept vouchers. Is that what you are saying? Mr. Schwiegeraht: Yeah. Mr. Curp: Okay, so if this is in the affordable program I'm assuming you would have to accept vouchers. Mr. Schwiegeraht: It's possible. If someone has a Housing Choice voucher which is not tied to a development that is in their hand that they would then elect where to use it, yes. Mr. Curp: Okay. Mr. Schwiegeraht: Just as if I owned a single family home here in town and someone wanted to rent it, they would also be able to accept that voucher. Mr. Curp: That's fine. I just don't want to have someone stand in front of me and say it is not Section 8 and then turn around and acknowledge that, yes, they do have to accept Section 8 vouchers. Mr. Schwiegeraht: There is a difference between the project based Section 8, which is tied to a development where we would be providing that voucher. Mr. Curp: We are parsing words here. Mr. Schwiegeraht: Certainly, I agreed with what you said.

Mayor Flaute: Okay, so I didn't get that. Mr. Schwiegeraht: Do you need me to clarify? Mayor Flaute: You said no Section 8. Mr. Schwiegeraht: We do not have any Section 8 vouchers. There is two types of Section 8: A project based Section 8 voucher which would be the developer, the development, has a voucher and therefore provides it to a resident who qualifies for it. We do not have any Section 8 vouchers. Someone who may have a Housing Choice voucher, which is theirs, not ours, could qualify or bring that voucher. Mr. Curp: They don't start out being a Section 8 housing complex, but if somebody is qualified for Section 8 and picks up a voucher from the proper agency or whatever the procedure is and comes to them and says they would like to rent here, then being an affordable housing property have to rent to them. Mr. Schwiegeraht: They still have to meet all of the other criteria. Just as if this was a market rate development and they elected, Section 8 would potentially be able to be in that as well.

Mr. Curp: I'm not opposed to Section 8 and I have made that comment in here on several occasions. My concern is the disposable income that people have to support the commercial businesses and provide a tax base for service delivery and revenue in this community. I don't think concentrating all of that in one spot is the right solution. Mayor Flaute: The other side of that argument is though if they do live in Riverside and have to pay more than 30% of their wages to something they are not going to have the disposable income either. At least at 30% the assumption is that they are going to have more disposable income than if they rent a house and have to spend 50% of their income.

Mr. Curp: The other aspect that I am concerned about is looking at the vast majority of the audience is going to come from within a 3 mile radius then we are going to see

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more vacant houses because people will move out of the houses and go into the apartments. Mr. Fullenkamp: That's my concern. Deputy Mayor Lommatzsch: Yeah. Mr. Fullenkamp: What is the impact on our current housing stock? You stated very clearly that our housing stock is aged and not suitable in many situations. What are the metrics for the impact on the current housing? When you make that statement, it worries me that now all of these people are going to move out of these homes, go to this place, and now we have more vacant homes. Mr. Schwiegeraht: It is simply in my opinion and we have seen this elsewhere and have had this conversation up in Piqua where they had similar concerns. Their challenge in their community was absentee landlords, folks who just purchased deteriorating homes.

Mr. Fullenkamp: I know, but this might exasperate that problem. Mr. Schwiegeraht: No, I would say it wouldn't and here is why. As we raise the quality of the housing stock in the community and as a potential landlord, who is not taking care of their property very well, may lose a resident to us as the bar is set higher and that landlord has to do one of two things. He either has to upgrade how and what he provides so that he can compete or he will have to sell that property, which would then potentially allow it to convert into ownership. Mr. Fullenkamp: Depending on the neighborhood that property is in and the availability of alternate housing in the community, that housing may not be sellable in the market. That's the part I don't see that as part of the equation here. Folks who are developers want to come in and take green space up and put new housing in, yet there is no talk about how we redevelop brown space with organizations like you folks. I understand that adds expense. We have a high vacancy rate. We have problems within this city. We have many vacant homes and I'm concerned that this will make the problem even worse. I don't see any evidence to show that it's not going to exasperate that problem. Go ahead. I have one other question about commercial.

Mr. Schwiegeraht: I was just going to say as you raise the bar, you require those who are not living up to a quality standard. Mr. Fullenkamp: Is that proven to be true? Mr. Schwiegeraht: I can say yes. Mr. Fullenkamp: Are there any metrics? Mr. Schwiegeraht: Certainly I can show you plenty of examples, if we want to go up to Toledo or places where we have seen this cycle. Mr. Fullenkamp: No, I mean there have to be statistics to show. Mr. Schwiegeraht: I can't say I have a statistic on me, but certainly it is common practice to feel that as you raise the quality of housing in the community that those properties that are being operated in a sub-standard level have to then deal with the fact that they have competition that makes them raise the bar.

Mr. Fullenkamp: I understand. The other concern is similar to what Mr. Curp was talking about is it has to support commercial properties in the region, but will it encourage commercial properties to come into a region? That's one of the things we don't have. We don't have doctors. Everything is in an adjacent community. These are things; we don't have these amenities that most communities have. We don't have doctors; we have very few retail communities. We have lots of fast food. Mr. Schwiegeraht: I think some still at risk. Coming from a commercial world, I used to work for Oberer Companies before this and we built Krogers and office space and all sorts of things. The first thing that tenant, that user, as you try to bring them into your community is going to look at is where are the new rooftops and where is the growth? Things like the Brantwood single family development, new apartments, are all now demographics that increase population. They need that number. They need to see certain households within a certain area to justify their business plan.

Mr. Fullenkamp: We are a city of 25,000 people. We have some of those demographics. We've got housetops and rooftops, but it's not happening. Mr. Schwiegeraht: It's not been new housetops or rooftops. That is the difference. Mr. Fullenkamp: I know lots of communities that are old communities that have commercial development and they are not new housetops. I'm concerned about those two attributes and again the cost of providing services to residents of these communities. I don't know how we pay for that as a city. I don't know that there is enough revenue generated through the City. Mr. Schwiegeraht: We pay taxes just like any other property owner. Mr. Fullenkamp: But a small amount of our money comes from property taxes. That's another concern and we don't get those numbers run by us. Mr. Schwiegeraht: One thing I can say is I have never run into a

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community or a family or a household who hasn't had to buy groceries, who hasn't had to do the day to day essentials and hasn't had to go see the doctor. Mr. Fullenkamp: But one, we don't have the grocery stores and the commercial and the retail opportunities. Mr. Schwiegeraht: If you want that, you need to create new rooftops. Mr. Fullenkamp: Those benefits go. Mr. Schwiegeraht: Those new rooftops will justify those users to come in. Whether you are an Applebee's looking for that ring and that new growth. If you are Kroger, same thing, they are looking for those new rings and that new growth. I'm not saying 57 units is going to do it, but it certainly contributes to it. Mr. Fullenkamp: Thank you very much, I appreciate it.

Mr. Curp: It is not just new rooftops they look for, they look for disposable income. Mr. Schwiegeraht: There are other demographics it entails. Mr. Curp: And income levels so that there will be enough revenue. Mr. Schwiegeraht: I'm sure Kroger will be happy to take our resident's money just as good as anybody else's money. Mr. Fullenkamp: Sure they will. It is right there on Brandt. Mr. Schwiegeraht: I'm using them as an example. There are others. Deputy Mayor Lommatzsch: It's in Huber Heights.

Mayor Flaute: Steve, you said something about a high vacancy rate in our city. I don't think that is true. Mr. Fullenkamp: Oh, we have lots of vacant homes. Mayor Flaute: We do? Mr. Fullenkamp: Talk to the guy over there. Mayor Flaute: Okay, well I'm not seeing that. Being in the business. Mr. Fullenkamp: What do you think we are tearing down? Mr. Denning: We have a lot of vacant homes that are livable. Mayor Flaute: Right, I mean you don't see for sale signs up. Mr. Denning: I mean we have a lot of vacant homes that we tore down. Mayor Flaute: In my business, I don't have to put up a for rent sign anymore because there are so many people that need housing. Mr. Taylor: We have a lot of houses that are vacant are either absentee landlords, are in probate or abandoned. Mayor Flaute: But we only had 129 and now we are down to probably less than 100. We are tearing down the unlivable ones, but livable housing is not. You won't see for sale signs in Riverside. You don't see for rent signs in Riverside because all the livable, the good houses, are being rented and are being sold. I don't think that is a true statement. Mr. Fullenkamp: I think it is. Mr. Schwiegeraht: The market rate apartments are not equally as full and are not 100% occupied like the affordable element is, but your market rate apartments are full as well. Mayor Flaute: I'm blessed that I'm in that side of the territory, but mine are in Eastern Hills. I don't have to put out signs anymore because there is a need for housing.

Mr. Schwiegeraht: One thing, you mentioned redevelopment. We do a tremendous amount of redevelopment. In fact, we encourage and support revitalization and most of our developments are in revitalization areas. The trick is what do you need to build new multi-family zoned property? This property is zoned. We looked down the street to see if one of these old commercial facilities that is vacant could be redeveloped. There is not any zoning on the properties that might be available for redevelopment that would permit for this. Mr. Fullenkamp: I understand what you are saying and I understand that is one approach. Another approach is to get ahead of it a little bit and come to the community and talk to them before you put a plan like this together and see what the best place is for us and how you can do the community the most good versus making a decision. I'm going to say again just like with the Senior Lofts, late in the game to bring it to us and say this is what you want to do. I'd rather folks like you and developers to come and talk to the community and really look at the community and say rather than just looking at demographics and census track numbers and average incomes. Mr. Schwiegeraht: I just don't want you to think we did that because that is not the case. When we started this effort 2 ½ years ago with the senior housing, before we had contacted a broker, before we had even looked at a site, the very first call we made was to the City to the Economic Development team and the Planning team. Mr. Fullenkamp: That didn't come to Council until late in the game. Mr. Schwiegeraht: Okay. Mr. Fullenkamp: I'm not blaming you for that. Mr. Schwiegeraht: I've got you. I'm just saying we tried to make an effort to get that kind of input and involvement.

Mayor Flaute: So as far as the 30%, again I look for people who will only have rent that is 30% of their income. That's a big question I ask everybody. 30% is pretty much my goal and I think if you apply for a loan, you have to pretty much show that

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you are not going to spend more than 30% on your loan. So 30% saying that is more than a normal person is going to spend it not true either because regular rate apartments and myself and if you get a loan for your house, everybody looks at 25-30%. I don't think that is a fair complaint also because that is what everybody wants is 30%. Are there any other questions or comments?

Ms. Fry: I do have a simple question. The Area Median Household Income, what is that derived from? What is the area? Mr. Schwiegeraht: It is calculated through the County as a whole, so each county has its own AMI calculation that is established. Ms. Fry: So if our city median household income is lower than the County's, then we would be grabbing at a larger percentage of our residents. Would that be true? Mr. Schwiegeraht: So if the City's AMI was lower than the County's, we would in theory be capturing less of the Riverside calculation because we are able to use the higher AMI. Ms. Fry: Oh, because it's a band. Right. Mr. Schwiegeraht: I don't have the demos here, but something is telling me that there generally in line. Riverside is by no means a low income community, but also in the same effect not the highest income. It seems to be kind of in the middle zone. As we looked at the incomes in the area and when we talk about those renter households, the 3,000 families in that ring are folks that all fit right in that bandwidth and are kind of consistent with it. Ms. Fry: Okay.

Mr. Wes Young: In talking about that, I think you were talking about the utility allowance and I do not have that information in front of me. As far as affordability, one of the things a brand new community like we have is we have very good insulation in the walls and Energy Star appliances that will help to keep the costs down for the residents versus where they are today. That also contributes to your living wage going farther than it would otherwise. I'm not going to say that is a huge number, but it is in the right direction. I just wanted to throw that out there. Mr. Schwiegeraht: We are adhering to green building standards, which are essentially the highest building standard that you can really build to these days. Our energy efficiency on these buildings is mid 50's. I can assure you unless you have just now built a home and spray foamed it and put a layer of insulation in, we are going to have more insulated buildings than your own homes or residence that you live in. In addition to that, all of the ratings on the mechanical systems are boosted and beefed up. When we talk about what the utility balance is which we are required to reduce out of our net rent, our utility expenses are typically about half that. If the utility allowance per unit is \$250.00, our residents are typically experiencing \$125.00 in utility expense. Mr. Young: That's just a little nuance I wanted to throw out there.

Mr. Denning: So the residents do pay their own? Mr. Schwiegeraht: They do pay their electric. We pay water, sewer, trash and all of that stuff. Mr. Denning: And it is an all-electric? Mr. Schwiegeraht: It is an all-electric system. Actually the energy ratings on the electric systems we provide is better than performance on gas. Mr. Denning: Okay. Thank you.

Deputy Mayor Lommatzsch: And there is no limit on children? Mr. Schwiegeraht: Wes, do you know the answer to that whether there is a criteria for bedroom requirements? Mr. Young: It has varied a lot. It used to be like that, but Fair Housing has looked at different things. Typically we look at our other family products, we see two kids would be common, if they have kids at all. Deputy Mayor Lommatzsch: I said are there restrictions on kids? Mr. Schwiegeraht: Not that I'm aware of. Mr. Young: You mean in the total number? Deputy Mayor Lommatzsch: I'm on the Fair Housing Board, so I've heard you all talk all of this stuff. I have heard about restrictions on children. Mr. Schwiegeraht: I'm not aware of a requirement that would minimize the amount of children a household could have. Deputy Mayor Lommatzsch: Or maximize. Mr. Schwiegeraht: Right. Deputy Mayor Lommatzsch: Or age requirements. Mr. Schwiegeraht: There are no age requirements on this one.

Certainly we will house seniors because I am certain the senior development that is adjacent is going to fill very fast and it will have a waiting list and we do have one bedroom units that will be very comparable to what we are doing in the senior development. Yeah, there will certainly be a variety of ages and variety of household sizes and types. All those criteria I mentioned we take caring for our residents very seriously and I know you do as well and that's why I think this aligns with the overall

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goal. We are not providing everything your community needs. You need more single family for sale homes. I think that is going to be coming and I have heard some stories about some new developments that are coming to the area. You need market rate apartments, but you do need a layer of affordable housing in your community. It has been 20 years since anything has been built. We are going to do a very good job with it.

Deputy Mayor Lommatzsch: So the back of this building will face Harshman? Mr. Schwiegeraht: That's the front of the building and that is a larger version. That is a 45 unit building and that was more provided for conceptual reference. Deputy Mayor Lommatzsch: So is this looking at Harshman Road or is the back at Harshman Road. Mr. Schwiegeraht: The face you see will face Harshman Road. It will be a smaller version of that though. The parking is in the rear. Deputy Mayor Lommatzsch: I did not know until I drove by there and saw what was going in that other building was backed up to Harshman. Mr. Schwiegeraht: It is fronting Harshman. The face of the building fronts Harshman.

Deputy Mayor Lommatzsch: The large building is in the front of the property and I had understood it was going to be at the back and this Council was not informed. I don't know if the City was informed, but this Council was not informed that got flip flopped. Mr. Schwiegeraht: Well when we presented the plan to Council, that building was in the front. I do remember and I believe it was you requesting it to the rear and we said we would attempt to adhere to that request. Deputy Mayor Lommatzsch: We never heard any more and then all of the sudden I drive by and that building is going up with its rear end on Harshman. Mr. Schwiegeraht: The face of the building. Mr. Denning: Oh, that's the front. Mr. Schwiegeraht: The porch, all the façade, all of the architectural elements faces out towards Harshman. I'm just speaking from a planning perspective, even though I'm a developer and my background is in community planning, everything in the planning process would technically say to put that building up in the front where it's intenser and to put the cottages in the rear. That is not why we did it though. We did it because we needed an easement. Deputy Mayor Lommatzsch: I heard your explanation. That is fine. We don't need to rehash that.

Mr. Denning: So the front of building B will face Harshman? Mr. Schwiegeraht: Yes, it will almost mirror the façade and look of the Senior Lofts. Mr. Denning: Is there plans for expansion in the future because I see that the property is actually bigger? Mr. Schwiegeraht: No, this development will be the entirety of what we build on this acreage. That property in the rear has all the parking it needs. We have no Phase II. The property in the rear that you see as open space will be open space in perpetuity. It is wooded area, it will stay wooded. We are not going to do anything to disturb that area. Mr. Denning: Okay. Mr. Schwiegeraht: It is pretty low density for the size of the site. Mr. Denning: No, no. I just wanted to make sure you weren't going to put another building in 10 years. Mr. Schwiegeraht: We might put a walking trail in back there. No. In fact, the State requirements will stipulate so. When we put this in place, we record a deed and a covenant and restrictions. The restrictions state that this is all we will develop on this site. Mr. Denning: Okay. Thank you.

Mayor Flaute: So that wooded area there. Mr. Schwiegeraht: It is just going to be open space. Southwestish. We might put some walking trails back there. You might see we have a picnic shelter and playground off to the back there. We will probably maybe run some sort of trail system back there similar to what we are going to do behind our senior development. We've got a pond in the rear and that will be a nice little walking trail, amenities only recreational space, no additional development.

Mayor Flaute: So will we have to put up a traffic light here or no traffic light will be needed? Mr. Taylor: I would assume not. They are using the same driveway as what was from the Senior Lofts when we looked at that. When we get plans and when we get to that point, the engineer will look at that and we will address that issue if it arises. Deputy Mayor Lommatzsch: We already know we have an issue at Beatrice and traffic. Let's just stay in front of that.

Mr. Denning: The other thing I would like to see us take a look at is especially now that you are adding all this together is whether or not maybe the bus stop at Beatrice

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moves up that direction closer to here because part of the problem is coming over that hill on Harshman and you run into the back of the bus in a heartbeat. It would be nice if there was a pull off for the bus or something like that. Just something to think about when we are adding all this extra traffic to the area. We may not put the pull off there, we may want to actually think about putting the pull off down at Beatrice on that property because we had talked about that before, Bob, talking to the Church about putting a pull off there of some sort. They are going to be working, but they may or may not have vehicles. That would be close enough for them to walk to the bus stop and we already have a lot of people from Timber Ridge that use that stop and all of that. Deputy Mayor Lommatzsch: Timberless Ridge because the trees were supposed to stay and they cut them down. Mr. Schwiegeraht: I promise the ones I say will stay will stay. Mr. Denning: It might be something for us to consider and talk to RTA about, especially with adding the extra housing that we are adding here between the Senior Lofts and this. Mr. Taylor: There is a bus stop right up there at Riverside Commons as well. Mr. Denning: Right and it's a pull off. That one, I'm good with that. I just think that right down there at Beatrice we almost need a pull off there especially adding all this housing in the area. I don't know.

Mr. Schwiegeraht: We are certainly all for easier access to bus transit. Just so you are aware with the senior development, we will be taking the sidewalk from the Church to the north to the edge line of this development and we will have sidewalk across ours. The folks from our community will be able to get to the bus stop at Riverside Commons without crossing the street. Mr. Denning: Oh, you are going to put a sidewalk all the way across the Church's property too? Mr. Schwiegeraht: We can't do that unfortunately, but we get them to the Church's property. It's only another 100 feet maybe. Mr. Denning: Well we might be able to talk the Church into letting you put that sidewalk in. Mr. Schwiegeraht: If you talk them into it, I mean that's not substantial sidewalk that I would be concerned about putting in. Mr. Denning: Let's talk to them.

Mayor Flaute: What do you need from us? Mr. Schwiegeraht: This was more informational from our perspective. We are excited about development and we wanted to just inform you. For what it's worth, we wish we would have come a little sooner just so that we could alleviate these concerns. The first we heard that you were interested in us coming, we welcomed it and requested to be on your agenda. Thanks for giving us some time. You may remember last time around we needed Council approval and a Council resolution. They have changed the scoring system with the State that that is not required anymore, so I don't need a Council resolution or support, certainly we hope you support it and that we have answered your questions. Ultimately from our perspective just informational and we hope you got the information you wanted.

Mr. Denning: I have one more. Do you have any other developments planned for the area in the next five years? Mr. Schwiegeraht: No. I would love to come develop more in different types of housing, don't get me wrong. This is what we had the ability to do. Mr. Denning: All I'm saying is come and talk to us and maybe we can point you in some directions. Mr. Schwiegeraht: Absolutely. I have heard a few things clearly is that not only will we have discussions with staff and administration as we bring things forward in Riverside, we will get ahead of that early and come have some informal conversations with you as well. Mr. Denning: Check out the Smiley's property.

Mr. Curp: If you are interested in bringing other types of housing to this community, you can start in this location that you are talking about this evening. It doesn't have to be another warehouse of low income people. Mr. Schwiegeraht: I really don't feel it is a warehouse. Mayor Flaute: They are not low income people either. \$41,000.00. Mr. Schwiegeraht: Thank you. It's a moderate income bandwidth. Mr. Curp: You can't be above the \$40,000.00, you can be below it. You can't be above it. Is that correct? So for a \$650.00 a month apartment, you only have to have an income of \$25,200.00. You don't even have to have that much, but that's what it goes out to. You don't have to have \$40,000.00. Mayor Flaute: Okay. Any other questions or comments?

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A motion was made by Mr. Curp that Council take the position and send a letter to the appropriate State agency and authorities in the County agency and authorities saying this Council opposes this project. Deputy Mayor Lommatzsch seconded the motion.

Mr. Fullenkamp: I'm willing to write a letter, but I'm not sure it is going to matter whether we talk to the State or not. I don't know other than putting a letter together that really lays out why we are against this, that's going to require more work on our part. I don't know who is going to draft this letter as Council. Without knowing what is going to be in that letter, I can't support it at this point. If we can put together a letter and address it directly with that letter and say this letter is what Council is trying to address and what their concerns are, I will support that. Mr. Curp: Our problem is the window period for sending that is either fast approaching or has it already passed? Mr. Fullenkamp: What is the window? Mayor Flaute: It says 45 days from February 14th I think. Mr. Curp: Is it 45 or 30? Ms. Arnold: 45.

Mr. Schwiegeraht: There is no window, you can certainly send a State agency a letter at any point you desire. We certainly hope you won't. This is a property that is zoned for this. We are doing what is allowable by zoning. I hope you don't send this letter. We would respectfully request you don't. The reason the State no longer requires a Council resolution is because they don't want communities to be nimbys or the term, you have probably heard the term, not in my back yard. That's not to say they won't listen either. They certainly want your input that is why they put out the public notice. This was within your zoning. We've shown there is a tremendous need in the community for this; therefore I'm not certain why. I'm compelled you wouldn't want to oppose something that is going to benefit your residents. Mr. Curp: Multi-unit housing may be within the zoning. We don't have anything specific in the zoning that addresses this type of housing, rent controlled housing or rent subsidized or call it what you want. We understand each other. We don't need to parse. Mr. Schwiegeraht: But all zoning doesn't permit for it. Mr. Curp: That's because that's the way we wrote our zoning code.

Mr. Fullenkamp: Mr. Curp, you know I have concerns about this also, but I'm concerned about putting out a blanket motion that says we are going to send a letter when I don't know what is going to be in that letter. If some of us can work together and generate something that makes some sense, I'm willing to consider it. Tonight based on what I have right now, I'm not going to support it. I hope you respect that because that's my concern. Now whether or not what we do makes any difference or not, I think what we as a Council have to determine is what we want at some point. What direction do we want staff to give to these developers when they come to us? That's what I view my job is and this Council's job is to tell staff what we find acceptable and what they should encourage and not encourage. That's my perspective on this.

Mr. Denning: I think that I had a lot of concerns when Riverside Commons went in because I live in that area. I was pleasantly surprised at how well they took care of the property and they keep taking care of the property. I drive by there all the time and I don't see police cars in and out of there and things like that. I don't think it is being a drain on our resources at all. They just asked us for approval because they are revamping it. I think it is a very positive thing. The other thing is I know that there are a lot of young folks living with their parents that would like to get out and they can't afford to because they just can't afford to so they are just staying with their parents. This would give them the opportunity to do that and I see this as being a way for folks to either stay in our community because they are part of our community or to come into our community and become part of our community and then work their way up and then buy a home now that they have become part of our community and expand the positives that we already have. I understand your concerns, Mr. Curp, but I would not support sending a letter to the State to stop this. I think right now that if we can get more folks into our community and make them a positive part of our community, that's a good thing.

Mr. Curp: You know we had this discussion back when Senior Lofts came before us and whether this was the right location because we talked about maybe if we are really serious about redeveloping our community and improving the image of our community and providing affordable housing for seniors and that sort of thing that

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maybe there were other locations instead of this prime green space and this is the same situation here. We have other locations. I'm not saying we don't have a need for affordable housing however we define it. The question is should we have the density in one location. Can we not move it around to other places if we are going to do this? Some fine places would be for example down on Valley Street, over on Springfield Street where you can prime the redevelopment of those parts of the community that need it badly. Mr. Denning: But I see this as pushing the Arrowrock Apartments to improve what they've got because it raises the bar. It may be that the owner will never raise his bar. I get that. Mr. Curp: They didn't improve when Timber Ridge went in and they didn't improve when Riverside Commons went in.

Mr. Fullenkamp: See this is all the result of not having a plan. We don't have a plan for how we want to develop and where we want to develop within this community. We have bare land. We've got land that needs to be redeveloped, but there is no plan. If a developer comes in and says this is a good space, we for the most part say if the zoning is in the ballpark, yeah. Whether that meets a long term plan or not is again that's on Council. That's something Council hasn't pushed to have over the last 20 years and I'm not pointing any fingers, but that is something. We talk about a lot of things, but we don't put together a development plan for the City and we need it terribly. Mr. Curp: I think we have pushed it; it just hasn't come to us. Mr. Fullenkamp: Well we need to push it and be persistent and make sure it gets implemented.

Mr. Curp: It goes with the REAP program and that sort of stuff we talked about and concentrating on those repossessed houses in a cluster so we can have developable property. Mr. Fullenkamp: I understand, but we did not persist and make sure it happened and that's on Council. That's our responsibility.

Mayor Flaute: Sir, can you state your name? Mr. Sommers: I'm Keith Sommers with Sommers Realty. I represent the sellers the Travenor's and Thies'. They have owned the property since Needmore Road and Harshman Road was a gravel road. A little history, we worked on this project to be with the Senior project two years ago. Then also it didn't work out because they wanted to make it a little smaller project. It was always to be blessed by you guys and I hope you can feel good about this. Then we had a Chicago based company want to build a crisis management housing that was a step above homeless housing. There was no criteria. They wanted to build that. The family didn't want to do that to Riverside. We felt workforce housing. Would you rather have somebody that is going to spend \$10 million next to the \$9 million they have already spent? You know they are going to take care of it. I understand some of you guys seem to be pretty negative, but I think this is a good fit and so do the owners. We hope, not needed, but we hope we can get your blessing on things. It is not going to be just apartments.

Mr. Curp: I'm not trying to be negative. I'm simply saying I don't think it is good to have a concentration in one geography and I'm saying I would like to see some improved housing in this community. You are here for one meeting. You are here for one meeting. We have this discussion from time to time at our meetings, so you haven't been here to hear us have the discussion about needing other types of housing. We have. This isn't negative. This is about concentration and keeping our community developing the way it should develop. Mr. Sommers: I know it is only 57 units total, but one thing. I have two sons who went through school and went through college and are now working and they are making more as young people do, but they only do the income verification when they go in and then if they can make more money that's great. They don't kick them out. I think that was real important.

Mayor Flaute: Thank you, sir. I need to hear the motion again. If you vote yes, you want to send the letter and if you vote no, you don't want to send the letter. Is that correct? Ms. Arnold: Correct. Mayor Flaute: Alright, does everybody have that? Mr. Curp: Well it appears to me there aren't enough votes to support. Mayor Flaute: Well then you have to pull the motion or we can do the motion. Mr. Curp: We will do the motion. Go ahead.

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

Mr. Schwiegeraht: At any point if you want us to come back to have further conversation, we will be happy to do so. I will admit sometimes we go into communities and there is a plan in place and we listen to that plan and we follow that plan and it helps guide us where we want to go. If the City hasn't done a comprehensive plan in some time, it is certainly a tool developers do look for in trying to use to guide and we would support that and recommend that it is a way to help guide development as time goes on. Thanks for listening. Mr. Fullenkamp: I just want to encourage you. Come to us early. Mr. Schwiegeraht: Absolutely. We get the point. Mr. Fullenkamp: Just going to staff sometimes the message doesn't get to us very quickly. We need some time to think what's right. Mr. Schwiegeraht: We will make sure we do so next time. Mr. Fullenkamp: Thanks.

There were no further questions or comments.

ITEM 7: RECESS:

Council took a recess at 7:10 p.m.

ITEM 8: RECONVENE:

The meeting was reconvened at 7:20 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

The Pledge of Allegiance was led by Mara Riddlebarger, a member of the National Honor Society at East Dayton Christian School.

ITEM 10: MINUTES:

A motion was made by Mr. Denning to approve the minutes of the December 14, 2017 special Council meeting and December 21, 2017 regular Council meeting minutes. Ms. Fry seconded the motion.

There was no discussion on the motion.

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

ITEM 11: ACCEPTANCE OF PRIOR MONTH'S CITY FINANCIAL REPORT:

A motion was made by Mr. Denning to accept the February financial report. Ms. Fry seconded the motion.

There was no discussion on the motion.

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

ITEM 12: 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.

ITEM 13: PROCLAMATION:

Mayor Flaute: At this time, we do have a proclamation for Fair Housing Month. I'd like to ask Deputy Mayor Lommatzsch to please accept this award on behalf of Fair Housing. Mrs. Lommatzsch, as you heard earlier is on the Fair Housing Board.

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Mayor Flaute read the following proclaiming April 2018 Fair Housing Month:

WHEREAS, April 11, 2018 marks the 50th Anniversary of the passage of the U.S. Fair Housing Law, Title VIII of the Civil Rights Act of 1968, as amended, which enunciated a national policy of Fair Housing without regard to race, color, religion, national origin, sex, familial status, or disability, and encourages fair housing opportunities for all citizens; and

WHEREAS, the principle of fair housing is not only law, but basic human necessity, and an inalienable right inscribed in the Constitution of the State of Ohio as adopted in 1851; and

WHEREAS, the Miami Valley Fair Housing Center, Inc. is engaged in passionately pursuing its mission to eliminate housing discrimination in the Miami Valley; and

WHEREAS, the Miami Valley Fair Housing Center, Inc. and the Dayton Area Board of Realtors are committed to continuing to address housing discrimination in our community; and

WHEREAS, April is traditionally designated as Fair Housing Month by the U.S. Department of Housing and Urban Development, and the theme this year is "Celebrating 50 Years of Fair Housing" in order to highlight the Fair Housing Law, Title VIII of the Civil Rights Act of 1968 as amended.

NOW, THEREFORE, BE IT RESOLVED, that in commemoration of the 50th Anniversary of the passage of the Fair Housing Act, the Council of the City of Riverside does hereby urge all citizens to understand and exercise their right to equal housing opportunity, and does hereby proclaim the month of April 2018 as Fair Housing Month.

Mayor Flaute: Thank you.

ITEM 14: COMMUNICATIONS:

A) Annual Report Presentation from Mark Carpenter

Mr. Carpenter: Tonight I would like to talk about 2017 and not everything that took place or that staff accomplished, but a fair number of things. I have a few slides for each department and talk about some of the highlights that we did in 2017. At any time if you have any questions, please ask.

Administration took the lead on the Storm Water Utility Master Plan that was developed in 2015 and then in 2016 staff started working with Choice One to begin a rate analysis. In 2017, they completed that analysis and developed an ERU, the Equivalent Residential Unit, and we brought that information before Council and Council discussed about pursuing maybe a more precise and exact evaluation of impervious surface on all properties. That is where we are today. We spent a lot of time in 2017 and we are going to continue working on this project in 2018. We have reached out to at least one engineering firm and having some discussions back and forth and we will bring more information to Council as we go along.

We also worked on the website. The old website that we had was no functioning properly. I thought we definitely needed an upgrade so we took I will call it the 1.0 version, we made some changes. I think it is better. We've still got a ways to go. What the idea was to make it more user friendly, the ability eventually to make where you can take payments, you can do reservations and a way to collect data from residents and eventually there could be more communications by sending out more and more email blasts and such. One of the things we have noticed already and we are continuing to work on in 2018, some things that came up were some email addresses that you could contact staff directly. We are aware of that. The thought was at the time that we would have like a master form that citizens would fill out and it would go to staff that would collect it and disseminate it. We realize maybe we can change that, so we are working on that. Also, we realize we have some deficiencies

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on processes. Some areas are very cumbersome and we would still like to engage residents and members of Council and staff to give us better ideas on how we can streamline this process. That is something we are working on in 2018 as well.

Some of the training that took place, we had a member from the State Ethics Board come in and talk to staff about ethics. We had one of our Detectives discuss active shooter training and some of the staff did public records training.

Also, we converted over to the Microsoft Exchange Server. There was some discussion on the way we should go with this. We lean toward the Microsoft Exchange Server as opposed to Microsoft Office 360. What we were trying to do at the time, it was a little more affordable. It was something we talked with CDO on this and so we accepted their recommendation on that. It is better for staff and now our schedules can talk to each other. We can do better as far as having meetings and also better tracking of emails to gather when there is a records request. We also switched our domain to riversideoh.gov. I feel it is a little better as far as recognizing us as a government agency.

Sparky's was a big event in 2017. It was a large fire, lots of mutual aid, and it did have a real negative impact on the community. We are fortunate that the CDBG provided us funds where we could do some environmental work and do some cleaning up of the site. We had some issues as we went along. There is no owner for the property. We still have a little bit of contamination over there that we are going to work on in 2018. We were able to clean it up as far as visually, but we've still got some other work to do.

We took advantage of some intern opportunities. We had a student from Stebbins come over and work at the front desk for approximately six weeks, 3-4 hours a day. Also, we had a student from Sinclair who is experienced in GIS that assisted us with some mapping work. Then Montgomery County Youth Works provided us four students. It is a program they offer for kids in the community, so we took the opportunity to have them come work here and they helped us clean up some parcel files.

We did add Becky Elliot to our part-time Administrative Assistant. She has been definitely a big benefit to us at the front desk. She's very professional and she's really great to have as a member of our team.

Park events, we introduced some events last year. We had Music in the Park, Family Fun Day, Picnic in the Park and Movie Night. I think these were successful. We hope to make them bigger and better going into 2018.

We've got some pictures up here of some full-time staff that joined the City. There are three members in the Police Department, Officers Brookshire and Schmidt and Property Room Clerk Daniel Brodnick. Our Fire Chief Daniel Stitzel and Lori Minnich and Emily Wheeler also joined our team. We had some promotions. In the Police (*sic*) Department, we had two majors promoted and also a Sergeant. In the Fire Department, we had Manny Kirkland and Jason Evans promoted up to full-time Firefighter from part-time. We had Brett Wenzler promoted to Fire Lieutenant.

We will move into some Finance Department. As you can see these were actual revenues. The other category is a variety of things which includes hotel tax, sale of property that we had and zoning permits and the Mayor's weddings. These were actual expenditures. There is one number that has changed in there from the presentation that I sent out before and that is the capital expenditures. The earlier version was \$515,000.00 and it should have been \$557,000.00 or \$526,000.00. Tom and I talked about this. What we try to do on this pie chart is to represent how our budget is made up of. So obviously the personnel and then all the operating costs is operating, capital and the debt. In reality the way it functions is in the operations cost, when we did street paving it sounds like a capital, but it actually comes out of the operating portion. Then as we are making payments like on the fire engines, which is capital equipment, that is reflected in the debt. As Tom was saying the true number for capital, Tom what was that number again? Mr. Garrett: \$965,000.00. Mr.

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Carpenter: Yeah, the capital expenditures in 2017 is \$965,000.00. Mr. Denning: But those numbers would also come off of the capital and off of the operating.

Mr. Fullenkamp: Can you send us an updated page on this? Mr. Carpenter: That would reflect the changes, yeah. I will make note of that. Mr. Garrett: I already provided them. It was prepared and somehow or another it just didn't get in the slide show. Mr. Fullenkamp: We don't have it, so that's my point. Mr. Denning: We need a copy. Mr. Carpenter: We will get you a copy. Also, at the end of the day, you take the expenditures from the revenues. We had a deficit of \$53,565.00 in 2017. The actual department expenditures, this is the actual breakdown. The Police Department a little more than anyone else, but that's not uncommon.

Let's move on to some Economic Development. We will start with Wright Point. We did have some new companies move into the buildings. We did some office upgrades and some expanding of our current tenants, which is always a good thing. Along with the expansions obviously come some tenant improvements. That's pretty common as well. These were the financials and this is basically what money came in and the money that was expended out of Wright Point. We had an operating revenue at the end that was \$125,151.00 and then we take out the interest for the loan, so we have a net income of \$44,376.00. We also transferred a \$100,000.00 to the General Fund, so that would make it a deficit of \$55,000.00 and change. Some of the upgrades we did were adding some ADA doors at the lobbies at the City lobby and we did the expansions and improvements. There were a variety of those, mostly related to tenants. We had the 5100 parking lot paved as well. Just one other note, we still have the Wright Point Fund and when we started the budget process the number that we had in there was approximately \$1.2 million to start 2018 that is in the Wright Point Fund.

Some of the other things that Economic Development accomplished in 2017, they took multiple, multiple lists of businesses. We had five different lists that had our businesses and I know they worked very hard to vet the lists to come up with one list that they are pretty confident that accurately reflects the City of Riverside. That was sent in to BusinessFirst! and they are going to start working off that list and will move forward. You will hear more about that in the upcoming presentation. Mayor Flaute: Who worked on that? We did. Mr. Carpenter: We did. Lori primarily with Bob took care of that.

Mr. Fullenkamp: And this list has gone to RITA also? Mr. Carpenter: I would have to double check that. Mayor Flaute: I think that would be a good idea, a very good idea. Mr. Carpenter: Sure. Mr. Murray: I've got it and we've done a comparison and you will see that on the 5th. Tom has given me a list of 300 businesses from RITA and those businesses both have payroll withdraws as well as net profit tax figures. We have taken that back to several of our lists and will be comparing that and going through and seeing what is missing. There could be a lot of reasons it is missing. If a business isn't profitable, it is not paying taxes. We will have it listed on a business list someplace. Very shortly, probably not tomorrow, but at the start of next week I will take 5 or 6 of those and give those to Tom to find out what happened or is RITA really looking at these?

Mr. Fullenkamp: Even if they are not profitable, they are still doing a tax return. Mr. Murray: It wouldn't show up on my list because if I ask him for 300 hundred, he will give me 300. They can do 50,000 or something because each individual is going to be on that list as well. It is tough to get down, but we are going to get the top 10% and make sure they are paying. If I see any discrepancy there is where we would be looking. Mr. Fullenkamp: You are going to start there and you are going to work down the list. Mr. Murray: Exactly right. We've just got to see what is going on and we are still feeling our way through this. They are not easy to deal with. Mr. Fullenkamp: Who is not easy to deal with? Mr. Murray: RITA. You don't get very good information from them is what it looks like to me. We will walk through it.

Mr. Carpenter: The Eintracht Park, we had the ribbon cutting in June of 2017. I know during the course of the year, the Eintracht Club has made several improvements over there. Going forward, we are looking to partner with them on a sewer project and also Parks and Rec is planning an event in May at Eintracht Park.

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Some property transactions where Economic Development took the lead, renting 1519 Phyllis Avenue and we sold the house there at 5803 Huberville and we also acquired 1178 Old Harshman and demoed the house.

Moving on to Planning and Program Management. We took a big step with the Nuisance Code update. I think it gives us a better opportunity for mitigating any serious problems where we can remove tenants and board houses to ensure that we don't have any kind of long term problems. We haven't had to use it yet, but we do have it in our toolbox.

The Safety Services renovations, the Fire Department gained a gear room, improvements to the bunk rooms to get some privacy. Also they were able to obtain a space for exercise and also a storage room for their equipment and uniforms. On the Police side, we improved space for the evidence room, property room; the Detectives have some better offices now. Also they took over where some of the HVAC area for some storage and definitely improved the facility with some paint and carpeting.

On the community park improvements, we added basketball hoops, at the end of Northcliff we put a gate there with access where you can walk in and the water fountain areas were improved.

We also acquired some NIP funds, some Neighborhood Improvement Program funding. That was funding where we could demo approximately 30 structures. Mayor Flaute: How many structures? Mr. Carpenter: Approximately 30, I don't know what the final count was. Do you know Brock off the top of your head? Mr. Taylor: We had to kick some out and then we have acquired some others. It is around 30. We were awarded about \$750,000.00 in funds for that. Each house is different because some of those houses are \$16,000.00 and some are \$30,000.00 to tear down. We are about halfway through.

We started the Stebbins Trades Rehabilitation Program. There was a lot of discussion, but the physical work started here in 2018. We are referring to it as the STAR program. I think this is a great opportunity with the objectives to be to have the students get hands on learning, develop skills, and also improve the property and stabilize that neighborhood.

Community Clean Up Days were another big success. Last year was just extremely successful. On the date in April, we filled up 20 dumpsters and also 484 tires and 83,000 pounds of trash. We had lots of volunteers and it was a great effort from the community. We had Stebbins students, Hope4Riverside, the Riverside Jaycees, Council, staff members, the Chamber and Flight Line Coffee also pitched in. We had a couple of other agencies who helped us out. Montgomery County Hazardous Waste collected hazardous materials and also Montgomery County Sheriff helped at the second event passing out literature for opioid addiction.

The Senior Lofts, we talked about that a little bit tonight. I will just move on.

This slide represents back in April of 2017, I was talking with Police and Planning in a way to try to make both departments a little more effective when it came to this. What we decided to do was for consistency on the Code violations that we would reduce what Police's role was in the Code Enforcement. We wanted to maintain the same levels of enforcement. Another big objective is to have the Police Officers use that time getting more involved in the community and reaching out and doing more outreach. We did 95 less citations than we did the previous year. Jeremy has worked really hard and wrote a lot of violations. I think it has been effective and I think it has been beneficial.

I know it is hard for the audience to read this one, but I could make the font any bigger or it wouldn't fit. This is the violations by category. The #1 category in 2017 was vehicles. We have a lot more violations, but a lot more compliance. We towed 50% less vehicles in 2016 than we did in 2017. We did mow 407 lawns and that's 139 less than the ones in 2016.

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In the Police Department, as I was talking about earlier the COPS Initiative, Community Oriented Patrol. They made great efforts to get out into the community. They participated in 60 community functions. They did 236 as they defined it self-initiated community outreach efforts, which can be defined as a direct patrol as a result of a citizen request and just making personal contact with citizens and businesses and churches. They made the National Nite Out bigger and better than it was in 2016. It is going to be hard to top that. Also, they continue to play a big role in the Bike Rodeos twice a year.

The crashes were slightly up and calls for service showed a big change from 2016 and on par with 2015. I don't have any further explanation than that. Deputy Mayor Lommatzsch: A call for service, define that please? Mr. Carpenter: Dispatched. It could be a variety of things. Deputy Mayor Lommatzsch: Anything other than crashes I guess. Mr. Carpenter: That would be a call for service. A car accident is a call for service. Deputy Mayor Lommatzsch: You list crashes, but then. Mr. Carpenter: That is just that specific call. Assaults would be a category. Mr. Curp: So of the 22,848, 737 of those were crashes. Mr. Carpenter: Yes. Now I will have to then ask the Chief, if there were two cruisers dispatched, are there two calls or one call? One call.

These are the crashes by intersection. Route 35 is #1 for Riverside, hopefully the lane widening that is expecting I believe in 2019 will help that situation. The way they defined the intersection is the closest intersection. If a car goes off of Harshman into the Community Park fence, we define it as an accident at Harshman and Springfield. The one thing that we take away here is the traffic enforcement. It is a big drop off, now part of that could be the COPS Initiative, but I can tell you the Chief and I have had some talks and I know he is monitoring it very closely in 2018.

Mr. Fullenkamp: Was that a decision made to pull back on traffic enforcement? Mr. Carpenter: Chief, I don't know if we had a formal decision. Chief Robinson: You can see that we are fielding 2,000 more calls to. Mr. Fullenkamp: That's a drop of 1/3 in traffic. Mr. Carpenter: Yeah, it is significant. That's why we are going to monitor it and I know Chief has talked with the Officers about being more attentive and doing more patrol. Mr. Curp: Traffic enforcement, is that traffic citations? Chief Robinson: Yes.

A significant accomplishment in the Police Department is the Ohio Collaborative. They received Ohio Collaborative certification. What that means is they meet some minimum standards by State of Ohio dealing with policies, policies of recruitment, use of force, community engagement, body worn cameras and tele communicator training. They also sought a grant for prescription drug drop off box and they placed the box there at 1791 Harshman, it sits in the lobby so people that have unwanted medications and prescription meds can drop it off and it will be properly disposed of. Deputy Mayor Lommatzsch: Is that being used very much? Chief Robinson: It is actually. Deputy Mayor Lommatzsch: That's good to know.

Mr. Carpenter: Another significant program is the GROW Program. The Police started this in May 2017 to help fight the opioid epidemic and the Fire Department quickly got onboard as well as staff from Cornerstone. When they started this in May of 2017, they went out for 25 we will call operations. They typically try to go out once a week, but they did 25 operations and reached out to 75 residents.

On the Fire Department, requests for service is up 7.3%. EMS continues to dominate and it is at 83% of the activity. An interesting note is 1,035 calls occurred at the same time crew members were dispatched or on another call. So 2,034 times we had simultaneous calls. Mr. Fullenkamp: I have a question. A number you didn't mention was the fire runs. They seem to be rising pretty consistently, is there a reason for that? Mr. Carpenter: Chief Turner is on a call. I don't have a good explanation on why that has increased. I will try to get you one. Mr. Fullenkamp: Does that actually mean there was a fire or there was just a call for some smoke? Mr. Carpenter: Anytime the fire engine is dispatched. Not for an EMS call, but if it is for an investigation or a little fire or even a car accident that would typically be a fire run. It is usually when the fire engine goes out, but not on an EMS call. Mr.

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Fullenkamp: That may relate to the number of accidents then is what you are saying.
Mr. Carpenter: That could be a factor.

This is a slide that I like this slide. I asked Chief Stitzel to check into it again, but as you can see we are a very lean operation and we continue to be the best cost per capita and cost per response compared to these departments.

On mutual aid, I thought it was significant that the calls where we are giving mutual aid only increased from year to year with 18 more calls, but on the receiving end it has increased 200 more calls. There are a couple of reasons for that and that's our staffing. We are averaging like 7 a day is what the average is so we are having a hard time as you know with the part-timers. A lot of times we will need more mutual aid, especially when you think about 1,000 times we are on two calls and we hardly get that third medic or are hardly able to keep that third medic in service. That third EMS call, you can almost bet is going to be mutual aid. The ratio is a little better than it used to be. We give 63% of the time and receive 37% of the time.

This is just a great tribute to our staff, the turnaround time from the time you are dispatched to the time they transport to the hospital and get back into service is less than 43 minutes. Mr. Fullenkamp: Does this include mutual aid calls too? Mr. Carpenter: I believe so. It should. That actually can be a benefit. If you think about it we are going into Dayton, we are closer to the hospital. Mr. Fullenkamp: I understand, but does that include when another community is giving us? Mr. Carpenter: No, these are our stats. Mr. Fullenkamp: Those are our numbers. Okay. Mr. Carpenter: I'm sorry. You meant mutual aid to other departments? Mr. Fullenkamp: No, when another city has to come to us. Mr. Carpenter: Yeah, we don't know their times. Mr. Fullenkamp: Does the service to the residents is it equal? Is it an equivalent service level for response? Mr. Carpenter: I would venture to say it is a delayed response because medics come farther away. This really is significant to the turnaround time for our crews getting back into service. They could hang out at the hospital, but our guys get back in service. Mr. Fullenkamp: Okay. I understand that's a different statistic and different number.

Mr. Carpenter: Some of the things the Fire Department has accomplished. EMS software, they switched to EOS software. The reason being was to provide better data analytics. During 2017 or early this year, EOS has acquired a fire house software program that the department uses to keep their fire data. Chief Stitzel is monitoring that situation to see what is going to happen going forward whether it is going to be worthwhile to stay with them or to seek someone else who can maybe do both or separate again.

We pursued the bay lighting for Station 5 to improve the situation. The location of the lights and the new engine that is a little taller, it made it darker in there. They took care of that problem by acquiring some better lighting.

Also with the SCBA masks, the intent was to use the blue tooth capability in the masks to connect to the radios. When the guys and gals are in there fighting fires, they can communicate better with command. That was accomplished during this year. Also the computers in the apparatus switched more like tablets. Some of the others weren't as hearty and they were breaking, so we have better computers and we can improve operations.

A significant program, the Community Paramedicine Program, is really doing well. We partnered with ReachOut Montgomery County. They do a lot of legwork when it comes to grant funding and they funneled it to us and this year \$20,000.00 came our way to implement this program. I think it has definitely had a positive impact for our residents. Just today I was made aware of Firefighter Balcom went to a call, a resident we have been going to multiple times, and the reason they call us is because they lost their insurance. As Paula looked into it, they really didn't lose their insurance, they just didn't know how to get back enrolled or re-enrolled. She helped them get that accomplished and they sent a very nice thank you card to her. That's some of the things the program does, just helps take care of those little things that somehow are negatively impacting someone's health and quality of life.

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The Public Service Department, the Major Thoroughfare projects continue to move forward. Last year, we did the construction on Spaulding Road. This year we did more engineering and right of way acquisitions and environmental for Union Schoolhouse, Airway Road, East and West Springfield Street, and the Valley Street Sidewalk.

The Comprehensive Street Plan where we took the ratings and worked with Choice One to develop a plan where we could easily put together a 5-year plan on roadwork. That was completed in 2017. Some of the paving that took place in 2017 was Pleasant Valley and Rohrer and Poppa and Tica.

We completed all the work necessary for the speed study on Harshman and Woodman from Route 4 to Route 35 and initiated a speed study for Brandt and Old Troy Pike and we are just waiting on signage to get that project complete.

We received the bids for bus shelter work at Eubanks and Airway and Linden Avenue near Carroll High School. We would have had that project completed, but parts were on backorder and it is scheduled to be done here in April of 2018.

Mr. Denning: On the bus shelters, do we have to do the maintenance or does RTA do the maintenance on those? We've got some that the roof's paint is peeling. Mr. Carpenter: It is my understanding they are ours, but I am not sure if they are all ours. Jay, do you know? Mr. Keaton: They are ours. Mr. Denning: Okay. Some of them are looking pretty. Mr. Keaton: They are ours after they get done with them. We've painted several already and have a list going of others that need maintenance as well. Mr. Denning: Okay. Thank you.

Mr. Carpenter: The Service crews did what I think is a very nice gesture for the Saville Hilltoppers. They have done a great community service there with the floor bed for years over at Shellabarger Park and the walnut tree that was by the floor bed was affecting the plants. We decided to move the floor bed and also ran a water line over to the floor bed to help the Hilltoppers better manage the plants. They have done a great job and we really appreciate what they do for the City.

The Service crews had the goal of getting out to clean all the catch basins in the residential neighborhoods. They did some culvert repair on Old Troy Pike. One of the residents there was suffering some extreme flooding in her house and so we made some efforts to improve that culvert to mitigate that problem.

Then some operational tasks, which we don't talk about a lot that the Service Department does, they repaired over 400 signs last year. They also called in 195 street light repairs and they applied 2,000 gallons of herbicide along the fence lines and the guard rails. They actually removed 125 road kill carcasses. I don't know how keeps those stats Jay. They do a lot of the dirty work that we don't really talk about a great deal, so we really appreciate all the work that staff does. I think they have done a great effort for the community. That's all I have. If you have any questions, myself or staff.

Mr. Fullenkamp: So we are going to go to the very beginning here and we are going to talk about the website redesign. I don't know what you have thought about, but I know what residents have brought to my attention. One is they hate forms. They don't like to submit things on forms. They want email addresses. You mentioned the other already, but they don't have phone numbers on there for them to contact anybody. When I go to other city websites, all I have to do is enter the term directory in their search engine and a list of employees comes up with phone numbers and email addresses. I'm going to say that's probably a good thing. I had a person ask me how to get ahold of the City Manager and I said to go on the website and figure it out. Mr. Carpenter: You are right. We talked about that internally and we are going to take care of that. Mr. Fullenkamp: Those are two communication pieces that are critical. People have to be able to contact staff when they need something. Our phone numbers and our email addresses are out there, but nobody else. I find that odd. Mr. Carpenter: We want to be more available and we want to be more transparent. We want to be able to be reached. Like I said, the initial idea was to

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complete the form. The idea was so we would know who we are talking with and we can disseminate the proper information.

Mr. Fullenkamp: How do you handle forms though? I've had people send forms in and say they don't get a response. Mr. Carpenter: I think idea was they were going to go to administrative staff. Mr. Lohr: When you submit the contact us form it would go to the citymanager@riversideoh.gov email address. Mr. Fullenkamp: We don't know where it goes. Mr. Lohr: That goes to the administrative staff, the front desk, Elayna, and Anne I believe is also on that. Mr. Carpenter: But if the residents want a different way, we are flexible and we want to communicate. Mr. Fullenkamp: We have to test that system. We changed the system, we go to forms, and we omit phone numbers and email addresses and we don't see how effective it is. A directory of contact information and get rid of those damn forms. Just get rid of them. Ms. Arnold: I do receive forms for public records requests. Elayna forwards them to me because they go to her, but I have gotten some though. Mr. Fullenkamp: There are other ways to do it though. Mr. Carpenter: We want to continually improve it and that's why we have the 2.0 this year. Mr. Fullenkamp: People don't like forms especially when they don't know where the form is being sent. Mr. Carpenter: Good point.

Ms. Campbell: The repair on Old Troy Pike that you were talking about. Whereabouts is the location? Mr. Keaton: Just south of Schwinn Drive where it comes out onto Old Troy Pike. Ms. Campbell: Okay. I know Ingleside is always flooding. Every time it rains it floods and they have to put pumps in their basements. I didn't know if they were trying to do anything with that or not. Mr. Keaton: That's going to be addressed. Mr. Carpenter: This year we have had numerous storm water complaints and calls. We had a lot of rain and we need to move forward with that project. It is a great need for the community and it is a lot of problems. It is going to take a while to address them all, but we have got to start. Ms. Campbell: Okay. I'm just curious.

Mayor Flaute: Seeing none, thank you, Mr. Manager, for putting this all together for us. We appreciate you and all the other employees for all of their hard work. Please relay that message to them. Thank you.

There were no additional questions or comments.

ITEM 15: CITY MANAGER'S REPORT:

Mr. Carpenter: We did have some bid openings yesterday and we will be bringing some legislation at the next meeting. Jay, help refresh my memory of what we had there. Mr. Keaton: We did our paint striping bid opening that was won by Arrowmark for \$98,000.00. The Brantwood overlay project Phase I and Phase II was won by Barrett Paving for \$53,866.00. We have others that are out to bid right now and there is a lot happening with that, but there will be others coming down the pike here. Mayor Flaute: Thank you. Are there any questions or comments?

Mr. Fullenkamp: On the financial review, can we get a copy of the agreement you entered into with Shonhardt? Mr. Carpenter: There was no change. I thought I emailed those out. I thought I did, but maybe I didn't. I think the proposals. Mr. Fullenkamp: She says you did. I will look for the actual agreement. Ms. Arnold: You told me I could remove it. That's the only reason I remember. Mr. Fullenkamp: Thanks.

Mr. Curp: Where are we with the Safe Routes to School sidewalks? Mr. Carpenter: Okay, so I was going to have a work session on that the second meeting in April. I would be glad to invite and I have had a discussion with Brian Martin about attending and if there is anyone else. Choice One I think will attend. I'm still going through the documents to see if there is any significant documents that you have not already received. Mr. Curp: I don't know that we need Mr. Martin to come. We already know where Mr. Martin is coming from. I don't know if we need Choice One. One of the major issues seems to be we have \$140,000.00 wall and hand rail that got added and our projected exposure is \$140,000.00. I think we need to take a look at if we are going to do it and if we are, we need to be the ones in front of this and driving this instead of perhaps Choice One. We need to tell Choice One this is what we want

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and this is what we thought we had communicated that we wanted and now all of the sudden this thing has ballooned.

The same thing with Springfield Street, Mr. Martin's communication to us about Safe Routes to Schools he mentioned a concern about Springfield because the price for Springfield has gone up significantly from what was originally estimated by the previous engineer. That doesn't mean the previous engineer was wrong. When Choice One was in here and we had the discussion and presentation a couple of meetings ago about Springfield Street, he simply said that their perceptions of what Springfield Street should look like is different from the previous. I thought initially what we were after was to get Springfield Street repaved or rebuilt or whatever and now we have all these enhancements and it is driving up the costs to where this city isn't going to be able to afford to do Springfield to that level of redevelopment because that is what it is. With the projected local share of money that would be put on the City, the question is what are we going to do to get in front of that and get it back to something that the City can afford. If we can't do residential streets, we certainly can't do Springfield Street for that kind of local share. It won't happen because we don't have the money and I just think we need to get on top of it.

Mr. Fullenkamp: Can I follow on? I think our exposure is more than \$140,000.00 on Valley Street. I think it is more in the order of \$300,000.00 since we didn't get the \$250,000.00 OPWC grant. I don't want that to be understated. Regarding Springfield Street, I don't know what the interplay is between some of these funding mechanisms and us providing sidewalks and bike paths. We don't know where the grant money comes from and what that grant money is dependent on. There is large portions of that plan I don't like. I like the idea of two lanes with the center turn lane. I don't know what percentage of the grant money that we have already gotten in or will be able to get in for that is due to the multi-modal aspect providing the bike paths and it would be good to have a breakdown for projects like this to know what is dependent on what. That's my only recommendation. They may not make sense. They may just cost us more just to pave than to add features if that eliminates a lot of grant money. I just want to see those numbers before we make decisions going forward.

Mr. Curp: I agree with you on some of that. I take sometimes a simplistic view of things. I think a center lane is good, but that's just paint on a repaved road. Mr. Fullenkamp: I understand. Mr. Curp: Sidewalks on the side of the street. Mr. Fullenkamp: I'm not a big fan of bike paths right adjacent to traffic lanes. I see what has happened in Beavercreek and I see hazard for bicycle riders. People turning right and not knowing there was a bicycle to their right. Smarter people than I hopefully have studied this and can give us some indication of whether this is ideal or sometimes there is a better approach to these issues rather than just using this as a funding mechanism. I'm for doing it right. If it is all about just raising money, maybe we need to rethink how we do business. I just want to know where the money is coming from and what that money is contingent on us doing. You don't need to answer tonight.

Mr. Taylor: It is really simple on most everything. Any of the STP or federal dollars requires sidewalks. If you have sidewalks in place, those sidewalks have to meet the current ADA standards. If they don't, they need to be brought up as part of that project. That's where sidewalk costs come into play. If you have an area such as we have on Springfield where there are sidewalks in places and other areas that there wasn't sidewalks, we have to include sidewalks throughout there and we have to make the existing sidewalks ADA compliant along with all the ramps. If you look like with the road diets going through the turn lanes with the bike paths, that doesn't really add a whole lot in the costs and that's not contingent unless it is part of our long range transportation plan, which I believe Springfield West was and Springfield East wasn't. That's why we did that additional study. The goal is to add those lanes without adding width, so that you are not adding additional surface width. You are trying to keep the three lanes, the two lanes with the center lane, and then your bike lanes all within that same right of way or same curb width. In places we have done that and in other places we are removing the curb anyway so it does expand. That is the goal of that. The money is really contingent upon the reconstruction and that's really where those federal funds come from and then they require the sidewalks.

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Mr. Fullenkamp: But they don't require the bike paths? Mr. Taylor: They do not require the bike paths, but that is how the project was submitted. Once you submit a project for an application with that grant and you have that basic design that has that, you are stuck with what you apply for. Mr. Fullenkamp: See I go back and forth over adjacent bike paths that are directly adjacent with no dividing line between them. I'm not sure. Mr. Taylor: You like a truly divided like with a tree lawn. Mr. Fullenkamp: A tree lawn or something and I know that adds costs. On the other hand, I don't object to people riding their bicycles on sidewalks. Mr. Taylor: Yeah, with the protected you basically quadruple your gutter costs because you are putting in a whole lot more curb and gutter. Mr. Fullenkamp: I think we have to understand and maybe I have all that information and I need to dig into it further, but I think we need to refresh our memories on this and we have a couple new members that would be helpful for. Mr. Taylor: Absolutely.

Mayor Flaute: As far as the Valley Street or the sidewalk project, I really believe that we need to have some kind of workshop. I don't know who are the right people. I think Ryan would be the right people, but since we got this letter I think it is very important that this Council hears the reasons why that letter was sent. We need to know if there are any options available and we just have to make a decision because there are some ramifications from suggesting that we not do that project. I'm asking the City Manager to bring that into a work session thing so we can come to a decision because there are some ramifications if we don't. I ask you to go move forward with that.

Mr. Fullenkamp: I want some clarification on why he says we need to revisit this Riverside not being a partner. I've never heard of that before. Mayor Flaute: I think he is the right person to come in. Mr. Fullenkamp: But we need some clarification on that because he acts like we need to recall this and I'm never aware we weren't a good partner with MVRPC before. We talked about this a little bit and I don't like being strong armed by regional organizations and that's what that letter sounded like to me. Mayor Flaute: We still need to have that discussion. Any other questions or comments?

There were no additional questions or comments.

- (1) FYI Items
 - a. Council Request Sheets
 - b. Council Agenda Calendar
 - c. City Manager's Project and Activities Report
 - d. Income Tax Scorecard
 - e. Memo re: Opportunity Zone Submissions
- (2) Monthly Verbal Reports
 - a. Police Department

Mayor Flaute introduced Chief Robinson for the monthly update for the Police Department.

Chief Robinson: Thank you, sir. Since I gave you an update just two weeks ago, I'm going to give you a watered down version I guess of less, but you are going to think it is more because I just added some stuff to it. I apologize. We talked about in the Police Department how we did our training and just completed our State qualification for our firearms. We will probably train several more times this year. Obviously one time is not enough. We actually created a position for our fire arms training staff member and we also did the same thing for ALICE instructor. As you can imagine, we are getting a lot more calls for people who want us to come out and give some training in the active shooter. I was going to give you a blotter, but I guess it is not going to do much good.

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We put the finishing touches on a new program we've got going on. It is ESP, Endangered Lifesavers Program. This program will offer citizens of Riverside to partner with the Police Department regarding family members who have health needs and mental capacity issues. What this program will do is allow the Police Department to have crucial information readily available to them when a situation arises regarding a person in the program. We are estimating to roll this out around March 19 is when we need to get this out. It is actually in partnership with Huber Heights dispatch so they know this is going on as well.

The GROW team was out yesterday and I was just discussing that with Chief here and they went out to see three people yesterday. You can see the numbers are drastically going down at least in our area, so that is great thing. I think it is really working what we are doing and we will continue. The progress with GROW is really amazing and we appreciate them from Cornerstone.

I talked to you last time about going out to East Dayton Christian School. We met with them and they are really on board with getting some active shooter program going on there. This is going to be the first time they have ever done it. That's great and I'm happy we could reach out to them. We have a great partnership with a lot of the schools in Riverside. I would say everyone except for East Dayton Christian, so we are really happy they are on board now to get some of this training we want to give them. Officer Toscani, who is a member of St. Helens, went out to the school and did some safety issue question and answers with them this past week. It was really helpful for them and for us to gain some knowledge on what they want from us, so we appreciated that.

I'm going to mention this, but my fellow compadres I work with are going to make fun of me. I will tell you we have already started working on National Nite Out. It's a lot to this project. Obviously this year we are looking at some funding issues that we didn't have last year. Let me tell you, we actually have multiple organizations on board and we are already kicking it in to where we can get as many things we can donated for this National Nite Out. We are going to need some funding from somewhere. I would just like to point out to the members of the Council; we haven't spent any money, any tax payers money if you will, on any of the last two years at National Nite Out. All of the money we used came from equitable sharing funds or the drug fund. No money has been spent, this is money we have gotten in from and Tom can make more references, but we had money that was given to us because of what the Police Department did with other departments when they did a raid or whatever. We ended up getting a lot of money from that, so we have been using that money. It so happens that for the last four years, we have actually bought four cars with the money we have gotten from other places. I'm not sure if you guys know that or not, but two of the cruisers we have and two of the unmarked no money was spent from the General Fund, it was taken from equitable sharing or the drug fund. None of that has ever been spent, so this is the money we have been using for those things. We have never asked anybody here for you to give me money to do the things for that National Nite Out. I just want to make sure you understand that.

However, I will tell you something else, we used the money out of the property room to finish 1791, right? That project didn't get finished without the money that was in the Police Department out of the property room. That's the money you said we could use, right? What I'm saying to you is because we have done this again where we have funds coming out of the property room that we have sent out all these letters and there was 175 letters go out and people have 30 days to come back and get the funds or property from the Police Department. That's just how it works. When they don't come and get it, we can actually go to the court and they can give us the money. We've done that again and roughly about \$8,000.00 is in there. Someone gets 25% of the money that we get out of the property room. That's just the way it works, so we end up getting about \$5,900.00 when it is all said and done.

The reason I am telling you this is because I need you when I come with this money because I haven't given it to Tom yet and that is going to come next week when all the stuff's done and the money has been counted and is all back, I'm going to give that money to Tom. I will come back and ask you, just like I did for the other monies, to give it back to me. I need it to put the wiring in the building that we desperately

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need because everything is outdated in that ceiling is all outdated. We've already got estimates to see how much that is going to cost and I need some office equipment at the building and I would like to use some of the funding for National Nite Out. Last year I gave back \$600.00 of all the money we had left in that equitable fund money and we used \$2,900.00. I don't think we are going to use that much this year, however we've only got about \$600.00. What I want to ask you is to give me back some of that money so I can use it for National Nite Out. It is a great event. Most all of you have been there. If you haven't, you should go. It is a great time. We just can't get everything donated to us and we have to purchase some things to make this work. I would appreciate it if you would actually make sure I get that money back. It would be really appreciated. Deputy Mayor Lommatzsch: When is that going to be? Chief Robinson: National Nite Out is August 7th 5:00-8:00.

I have one more thing and I'm sure you are probably well aware of the press conference that we had the other day at the Federal Building in regard to the Caldwell murder. If you are not up to date with it, I talked about it last time and I couldn't really give you information at that time. There were six indictments handed down from the federal level. Obviously we went federal for a reason. For one thing, the guy who did this did everything was a convicted felon and wasn't supposed to have a gun in the first place, so that is a federal crime in the first place. Anyway, we had to cross state lines. What I want to actually say is that with the help of the FBI, the Riverside Police Department Detectives, all four of them, Krueger, Cooper, Abney and Sewert went way above and beyond the call of duty on getting all this information and getting in the right places they needed to be. Our people were in Kentucky. We had our people in South Carolina. We simultaneously did three SWAT raids at one time to make this happen. This isn't probably going to be over at the federal level because I believe the Montgomery County Prosecutor has the option to actually charge them through the State as well. It is kind of crazy, but they can be charged federal and state because the charges are differently laid out with the federal as opposed to state. We will see how that goes. That is a lot more work ahead of our detectives to get this done. I want to make sure they got an atta boy and atta girl, if you will. Thank you. Mayor Flaute: Thank you, Chief. I am pleased to hear that our employees are working so hard at it. Any questions or comments from members of Council for the Chief?

There were no additional questions or comments.

b. Fire Department

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

Chief Turner: Good evening, ladies and gentlemen. It is good to be here this evening. I'm here to give an update for the Fire Department. We are always trying to work on our staffing and in recent weeks we have done five interviews for part-time personnel. We will be working on completing their background checks, reference checks, and then sending them for drug testing and physicals. Hopefully we will be able to get all five of them on board as quickly as possible.

Crews will also be completing some training here in the next month and a half. First up will be some driver's training, which we do every single year, some classroom and then also actual practical behind the wheel maneuverability, so we may maintain our safe operating of vehicles. Also, there will be some auto extrication training, which is so valuable for us to be able to get out there and use our hydraulic rescue tools and go through that training every year.

Community Paramedicine is also very important and has been very valuable. Community Paramedicine program is continuing with a few more residents participating and trying to identify those individuals that fit the criteria of the grant through respiratory issues and what not. Paula Balcom, our Community Paramedicine Paramedic, who has been very vital to this program attended a Community Paramedicine two-day course at the University of Cincinnati recently. She has been able to get some very valuable education that hopefully we can use in the near future as opportunities present themselves to maybe possibly expand the program as it is appropriate.

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Lastly, we do have two new students, seniors from Stebbins, who are going to be riding along with us in the next couple of weeks. One of them is actually going to be on our shift, so we will be glad to have them riding along with us, learning about the Fire Department, getting some understanding of what we do and might even spark their interest to even become a Firefighter and Paramedic in the future. That's all I have for you this evening. Mayor Flaute: Thank you, Mr. Turner. Are there any questions or comments for Mr. Turner?

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: Good evening everyone. As Mark mentioned earlier, we had our bid opening for the paint striping for 2018 and also the Brantwood overlay. We also have and are prepping the bid for the microsurfacing as well for the local residential streets. Union Schoolhouse is about to start very soon. We have an informational sign that we are having made that is going to be put right at that intersection there at Valley and Union Schoolhouse that kind of shows the funding and kind of gives residents and motorists coming down that road some information on when and where and everything that is going to take place. Lori has been really helpful as well putting stuff on Facebook and communicating a letter we had drafted for the residents of the neighborhoods as well. She's got that out to the HOAs, which they have emailing lists, and we've been trying to get the word out as best we can to everyone in the area on what is happening over there.

201 and 202, we have mentioned the speed studies. We got the signs up today. I had the guys flag each end of each street, so as motorists are coming in at least they have an opportunity to see that speed limit has changed going on both routes. That is complete and the signs are up as of today. I meant to send Chief an email about that as well. The countdown would be 30 days before things are enforceable or whatever for the speed change there.

We also have the crack sealing project coming on. I hope to get a lot of these at several of these for the April 5th Council meeting for you guys to take a look at. We've got bid opening scheduled as well as tomorrow we have a preconstruction meeting on Union Schoolhouse Road to discuss the operation there and how we are going to maintain the flow of traffic and also just a whole litany of conversation on information passed from one entity to the next and make sure the school, RTA, trash, and everybody has this information on how traffic is going to be impacted.

The RTA shelters, we mentioned that. I talked to them and we are hoping to get them at least Brass Co., who is the manufacturer of two shelters, still has not shipped these units into the contractor as of yet. They are going to go ahead and get started, get the base done, the concrete work done and get everything all in place so that we can move along with that as soon as these shelters come in from the manufacturer.

Really, you guys know we have been chasing the pothole thing like crazy. I made some phone calls to some of my friends that are in the area here in Dayton, Fairborn, Huber Heights, and we kind of pressed Barrett and Jurgensen to open up their plants so that we can get the hot mix and not use the cold stuff that comes out all the time. They did open, so we are able to go down there and access a little bit better stuff to maybe stay in place a little bit.

Just one other thing, we have a guy retiring at the end of next month, Ed Joyce, who has been with us for around 12 years now. We are going to really miss him. He's an awesome employee. He's done a great job for us over the years. He's extremely talented as is all my guys, especially in fabrication and he was a key component in making sure our trucks stayed in good repair. When we had breakdowns, he was an ace welder, fabricator. Like I said, we didn't have the ability several years ago to go out and purchase trailers that we needed, it wasn't in the budget, to pull I'm talking big dovetailed tip trailers, multi-axel trailers, pintle hitches to go ahead and pull these

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heavy mowers that we have and tractors. Ed came to me and said I can use some of the scrap metal out there and build you something you will be proud of. I said let's do it, so we used it as a training opportunity and they built the trailers that we now have for next to nothing out of scrap materials that you couldn't get better made by the Amish. As a matter of fact, I think he has to be Amish or something because I'm telling you these things are fantastic. They passed all the DOT inspections. They are just really fantastic. They have built for us truck beds. We've used training opportunities out of all of this. This is from fabricated stuff we had, we have bought a few things, but things lying around the shop or things we have collected.

I can't tell you, there are so many things that this man has done for us. We are going to miss him tremendously, but he has passed on a lot of good knowledge. He is an outside the box thinker. He's a creative thinker. He's good with on the spot decision making, so we are really going to miss him. He's retiring April 30th and unbeknownst to him, we are trying to get something together which we will send out an invitation to everyone and we would like you to come. We are going to try to do some kind of lunch and Chris and I was talking about that a little bit and we would like to see him away. He's been very valuable and he is going to be so very missed. That's all that I have. Deputy Mayor Lommatzsch: We should bring him here. Mr. Keaton: I was going to do that. Deputy Mayor Lommatzsch: He won't come, will he? Mr. Keaton: No. Deputy Mayor Lommatzsch: I got you. I've met the guy. Mr. Keaton: Yeah.

There were no additional questions or comments.

d. Administration Department

Mayor Flaute introduced Mr. Lohr for the monthly update for the Administration Department.

Mr. Lohr: Good evening. The City Manager, Fire Chief, and I had a good session in negotiations this morning with the Fire union. I think we are pretty close to the point where we would need the approval of City Council and the rest of the Fire union. I believe the City Manager is going to give you some information about that possibly at the next Council meeting in executive session. We are very glad to be wrapping these up. We have been doing it a long time and we are finally seeing the light at the end of the tunnel. It's starting to feel good, we just have one left after this which is the Sergeant's union.

Everybody, all the Council members, should have received the information to get into their new Outlook emails. I know Mayor Flaute, you are all set. Ms. Fry, you are all set. If anybody else would like help with getting it set up on your phone or getting it set up on your computer and how to log in, please let me know. We can set something up if you want to come in some time and we will sit down together. Once we get that all set up, right now we have those forwarding to your personal emails, we will cut that off and we will be working exclusively from City emails. That will be a good move in the right direction.

Deputy Mayor Lommatzsch: I went to that Military Affairs Board meeting on Tuesday night and they seem to not be able to get any emails to come to the City. Brenna has the phone number. Nobody can get Riverside emails to go through. Ms. Arnold: I called Holly this afternoon. Deputy Mayor Lommatzsch: You got it straight? Ms. Arnold: I did. I emailed her the City Manager email. She has my personal one as well. Mr. Lohr: If you do here there are any issues, we can look at the spam filter we have through CDO and see if anything is getting stuck in there or bounced back. If you do hear anything, that is the only way I know that something needs to be fixed, so let me know and I will take care of it. Ms. Arnold: She also mentioned that some of them were pictures that were rather large, so that could also be the case. I know there was an issue with larger items being delivered previously, so that's why I gave her my personal email so she could email them there also. She and I will keep talking and if there is an issue, I will let you know. Mr. Lohr: That sounds good.

Just quickly an update on Sparky's, I am working to get quotes to get that lot graded and seeded. If you have been passed it, you know it looks pretty rough right now. We want to get it in good condition until we can fully remediate whatever

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contamination we have there onsite. My first quote that I got I wasn't thrilled with. It's much more than we want to spend, but I'm going to keep working until we get something that is more affordable. I have spoken with Mr. Keaton and if we can't get a contractor that can do it affordably, we can buy the fill dirt and the seed and our Service workers will help us out with that if that is the most affordable and efficient way to do it.

Pam, hopefully you have noticed that Pam has been gone. She has been on sick leave almost four months now I think, but she is coming back now on Monday. I'm sure she would appreciate it if you said hi or send her a note. We are going to do our best to make her feel welcome and help her out as she comes back. We missed her and are glad to her back up on the phones.

One last item, I am continuing to work to set up the park events. I've got a handful of food trucks set, some good ones, for the Maytoberfest that we are going to have at Eintracht. I sat down with Elayna and Lori this week. We had a good planning session on that. We are going to work with the folks at Eintracht. We are going to set up a kayak and canoe event that will end right there at Eintracht. We decided we are going to change that from an afternoon event to an evening event to make it more appealing to people there. I'm working to get us a polka band at an affordable price. It is exciting and I think it will be a really neat event. It is a really unique idea that the Parks and Rec Commission has come up with. They like the idea and I think it is going to be something for us that has legs moving into the future and a really interesting event that would be a benefit to that park and to the City. That's all I have.

Deputy Mayor Lommatzsch: We discussed it at the Chamber Board meeting today and the Chamber would be interested in sponsoring one of the summer events. Mr. Lohr: Great. Lori and I had talked about that earlier in the week. I know she was going to talk to Lynn about that, so that's great.

There were no additional questions or comments.

ITEM 16: PUBLIC COMMENT ON AGENDA ITEMS:

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

ITEM 17: PUBLIC COMMENT ON NON-AGENDA ITEMS:

Miss Mara Riddlebarger of Reading Road requested to speak before Council regarding a recycling initiative at East Dayton Christian School.

Miss Riddlebarger: Hello, my name is Mara Riddlebarger and I am a junior at East Dayton Christian School. First off I want to thank you all for taking the time to listen to a concern of East Dayton Christian students. Now the reason for me being here is that the National Honor Society of my high school, which I am a part of, is concerned about the lack of recycling program in our school. In our effort to find a solution, we came across a grant that Montgomery County Solid Waste District is offering to schools, non-profit organizations and businesses.

You may be wondering why this is important to the students. The reason we want this grant is to teach our fellow students from kindergarten through 12th grade that it is important to think about where you are throwing away trash for it will affect not only our future children and grandchildren, but the generations that are living now and those to come into the future. To further our dream of implementing a recycling program at our school to fulfill the requirements of this grant. Some of these requirements are easy to do like writing a paper on how we plan to use the grant money, gathering data and picking out recycling bins. One requirement is to get a letter of endorsement from our local jurisdiction, which is why I'm here this evening.

Would you be willing to help us implant a recycling program? Thank you for taking time of your schedule to listen. Mr. Fullenkamp: Yes. Mr. Denning: Yes. Mayor Flaute: That's all we needed to know, so I will be sending a letter on behalf of the Council supporting your project. Mr. Curp: Do you know what kind of support you would like to have from the City? Miss Riddlebarger: We were just wanting a letter

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of endorsement because in order to get the grant, you have to have a letter of endorsement to say that our local jurisdiction is in support of us to get a recycling system. That's basically it, but any help you can think of I would be welcome to hear it or send an email to my local school. Mr. Curp: We could send this guy down here on the end in the blue shirt because he knows a lot about recycling and he could talk to you about recycling ideas to help move you along if you need something like that. He could just talk with your group about what you would like to do. Miss Riddlebarger: I will talk with him about that.

Mr. Fullenkamp: Do you have a sample of the letter of endorsement? Does the packet provide you with that? Miss Riddlebarger: I have the grant with me. Mr. Fullenkamp: Okay, leave a sample. Mayor Flaute: That would be good. Ms. Arnold: When is it due? Miss Riddlebarger: The grant is due by the 30th of March. Mr. Curp: After the meeting, he will give you his business card so you can know how to get in touch with him. Mayor Flaute: I was thinking of doing legislation, but you need to have it by March 30th, so we will have to have a letter. Mr. Fullenkamp: She just needs a letter. Mayor Flaute: So Council unanimously endorses your idea. Deputy Mayor Lommatzsch: If you come up with something in your overall plan that you need a small donation, come back to us again. Miss Riddlebarger: Of course. Thank you once again for taking the time to listen. Deputy Mayor Lommatzsch: Thanks for waiting for two hours. Mr. Denning: Thanks for coming to us with the idea.

Mr. David Coterel of Fairfax Avenue requested to speak before Council regarding zoning on Planters Avenue.

Mr. Coterel: I would like to make a statement that all Council members here are elected by the citizens of Riverside and the Council member here is supposed to make sure the administrating officials do their job and answer questions that need to be answered. We will get to Jerry Salmons. The lot that he's got, which was shut down four or five times over the years, but you still have him going. I've got one question there, how many semis and trailers can he put on that lot? Last Sunday I counted 12 semi tractors and 6 trailers. Okay, I think that is way too much. I don't think it is even zoned for that. Basically he has been shut down all these years and I can go through everything over the years how many times that man has been shut down and has never had a permit to be there.

My other point is when I ask that question, I want an answer. My other point is if he is going to stay there and he is supposed to do the dust treatment stuff, when people ask how many times or when he is supposed to do it you don't get an answer. That's another thing. My opinion, if he is legal and you guys keep him legal, he should have black top all down through there to put them semis and stuff on. Last Sunday, it was a mess. If you go down there on the street right now, you've got mud coming out of there where the semis are going in and out. You've got dust down through there and everything and you've got people complaining about it, but nobody is doing anything. I want an answer on how many he is allowed in there on that one lot and that is the lot that is over Wellfield Protection areas. I'd like for somebody to give me an answer on that. Okay? Mayor Flaute: Okay, the City Manager will get with you in the next day or two and when he has the answer, he will give it to you. Mr. Coterel: We haven't had much luck out of it yet. Thank you.

Mr. Frank Smith of Byesville Boulevard requested to speak before Council regarding a letter received from an attorney.

Mr. Smith: Good evening, Mayor and Council. I've got a letter that needs to be read. Could I get you to read it? Ms. Arnold: Sure. Mr. Smith: I received this today from Jerry Salmons lawyer. Three of us got these letters and this is because Riverside hasn't done their job. Jerry is threatening me. He's threatening Steve and he's threatening Dave. I want this read so Council knows I'm not lying. This is what I received in the mail from Jerry's lawyer. I can't read it. Ms. Arnold: It's okay. I understand.

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The Council Clerk read the following letter provided by Mr. Smith.

Dear Mr. Smith:

Please be advised that this firm represents Jerry Salmons, along with his businesses that are located near your property. This letter is to notify you that Mr. Salmons and his businesses are entitled to be free from your harassment regarding the unnecessary and frivolous complaints of any alleged zoning issues that you and your fellow neighbors continuously make to the City of Riverside.

You are hereby on notice that Mr. Salmons' businesses have been established on Parcel I39-00111-0055 for more than 50 years, and predate the adoption of the City of Riverside's zoning codes and parking ordinance which were enacted in 2014. Mr. Salmons' use of this property is expressly protected by Riverside Codified Ordinances, Section 1103.113. Although you may have already known this information, this letter serves as notice to you, as any further harassment regarding the alleged violation of zoning ordinances will not be tolerated.

If you do not cease from making these knowingly false complaints to the City of Riverside, Mr. Salmons will be forced to file a civil action against you and any other persons with whom you are conspiring. If you have any questions about this letter or Mr. Salmons' use of his property, please contact me directly.

Sincerely,

Paul J. Winterhalter

Mr. Smith: I haven't harassed him. All I wanted was the dust settled and just to be left alone with him. I haven't went on his lot and he stood out there in his parking lot and shook his privates at me, he's come over and made threats at me, so he's the one that is doing the threatening. He's the one that is making and doing the harassment. Mayor Flaute: I suggest you bring that up with his lawyer. Mr. Smith: Then this evening, one of his drivers almost hit my Jeep with a cigarette butt. I picked this cigarette butt and took it and took the fire out of it. I'm telling you if I get my Jeep burned; somebody is going to pay for a paint job. Mayor Flaute: I think you need to take that up with Mr. Salmons. Mr. Smith: I haven't harassed him. Ms. Arnold: Do you mind if I make copies to give to Council in case they need it? Mr. Smith: Yeah. Mayor Flaute: Thank you, Mr. Smith.

There were further comments and no additional requests to speak before Council.

ITEM 18: COUNCILMEMBER COMMENTS:

Ms. Fry: I attended the Newly Elected Officials training yesterday by the MVCC and learned a lot and it was definitely worthwhile.

Deputy Mayor Lommatzsch: Las Margaritas a week from Monday night for the Chamber IN Crowd dinner and I look forward to your attending the Volunteer Dinner on Tuesday night.

Mayor Flaute: I just have a few things. I have done eight weddings in the last two weeks, so that is continuing on. I also received a letter from the Ohio Casino Control Commission. They are telling you how to do their licensing and it is an educational seminar, so if anybody wants to see if, they said please give it to all of Council.

I went to a Public Health Advisory Board meeting a couple days ago. One of the big things they will be coming to Council with is to talk about Tobacco 21. Tobacco 21 is an initiative they are working on to raise the age limit from 18 to 21 to buy cigarettes. That being said and it sounds like a good idea, the State of Ohio is not taking a stand on this. They are not passing legislation. The County cannot do it, so it is up to the communities to do it. They will be coming to us asking for us to support the Tobacco 21. The only problem I have with it is if we support it and a neighboring community doesn't, they will go to the neighboring community and get their tobacco until they are

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21 and it would hurt our businesses. Anyway, just so everyone knows that will be coming forth.

I've been invited to a retirement party for Mr. David Hicks. If any of you know Manager Hicks from Moraine, please let me know and we will get you to that party. Lastly, we have two awards that were put together mostly by Mr. Murray. I didn't do a lot of work, but with the Base we have two people that we have submitted nominations for and there are about eight different awards. Hopefully these two people won't be in competition with each other. The first one is our own Jay Keaton. Mr. Keaton has been nominated and he is from Appalachia originally, born and raised, right? We are very proud of him and hopefully he will win one of the awards. The other award is for Teresa Montgomery. A lot of you might know Teresa. When you go to a thing out at the Base, Teresa is the special events coordinator for the National Museum of the US Air Force. She is quite a lady and she does a lot for Riverside, so she has been nominated also. The breakfast is on April 26th 8:00-10:00 a.m. If anyone wants invitations to that, please let me know. It is a really nice breakfast and if we can get these two people honored, it will be even more special. That's all I have.

There were no additional comments from Council.

ITEM 19: ADJOURNMENT:

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

There was no discussion on the motion.

All were in favor; none were opposed. The meeting was adjourned at 9:02 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council