

Thursday, October 19, 2017

ITEM 1: CALL TO ORDER:

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

ITEM 2: ROLL CALL:

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

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

ITEM 3: EXCUSE ABSENT MEMBERS:

A motion was made by Mrs. Reynolds to excuse Mr. Fullenkamp and Mr. Smith. Deputy Mayor Curp seconded the motion.

Mayor Flaute: I guess Mr. Fullenkamp is out of town. Ms. Arnold: He sent an email this afternoon. Mayor Flaute: We haven't heard anything from Mr. Smith. Ms. Arnold: I have not. Mr. Denning: I would guess he will show up late like normal.

There was no further discussion on the motion.

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

Mr. Denning: I got a text from Mr. Smith and it says, "I'm going to be a little late."
Mayor Flaute: Okay.

Mr. Smith arrived at 6:55 p.m.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:

The agenda was revised prior to the start of the meeting.

ITEM 5: APPROVAL OF AGENDA:

A motion was made by Mrs. Reynolds to accept the agenda as revised as submitted. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

Mayor Flaute: Just so everyone knows there was a bet that I had with the Mayor of Fairborn. It was a Stebbins game where we had Football for Food and we were kicking a field goal and whoever lost the kick for the field goal has to wear the other Mayor's shirt for the Council meeting. This is the Fairborn Mayor's shirt. Anyway, he informed me after the bet was made that he was a kicker in high school. I didn't know that, but he said he hadn't kicked a ball for 47 years. I believe that, but I found when I was practicing it is not exactly how hard you kick it, it's where it is on the ball that makes the ball go up in the air. I never quite got that point. Anyway, that's why I have this shirt on. I appreciate everybody.

Mrs. Reynolds: Mr. Superintendent, may I make a suggestion next year you have your AD work with this gentleman and see if we can't get him going? Mr. Wynn: We can work on that. Mr. Carpenter: I will say the shirt fits you better than the jersey fit Chad. Mrs. Lommatzsch: The Stebbins jersey on Chad was a little small. Mr. Denning: I think we should get the two City Managers in on this next year. Mayor Flaute: That would be good. Our City Manager goes to a lot of football games. Ms.

Thursday, October 19, 2017

Arnold: You can do the throwing thing you talked about. Mrs. Lommatzsch: We just need to work on getting the food next year. Mayor Flaute: I know it was a successful event no matter what, so we are glad for that and there is a whole lot of hungry people who will appreciate what you have done and the team did.

ITEM 6: WORK SESSION ITEMS:

- A) Presentation: Community Improvement Corporation (CIC) presented by Bob Murray, Director of Economic Development and Steve McHugh

Mr. Carpenter: The first item up on the agenda is Community Improvement Corporation and Economic Development Director, Mr. Murray, will introduce our guest. Mr. Murray: I have Steve McHugh with me here. Steve has done a lot of the research and actually has got to re-establish now. He filed the documents and there are some things that will have to be done and he will talk more about that. I know we have all been here before, so I don't want to labor this too much. The history was we originally had one back in 1982 and the sole purpose of that was to create the Industrial Revenue Bonds that created these two buildings. That was the first reason it was put in and now we are looking again at doing something with Wright Point with the BANs that we have. We reinstated this several times. There was several discussions in 1992 about BANs and using the same tool that we are using for Wright Point now and to use them way back then in 1998-1999 to do some things. Again, Steve reinstated this 6/19/2017. What that did was just give us the opportunity to move forward. There are still some things Council will need to do, of course, and Steve will talk to you more about that.

Mr. McHugh: You have in front of you what Bob put together, a very nice packet with the items, Code, the Conflict of Interest Statement, Articles of Incorporations and Project Specific Agreement, which will go over in a minute. I'm not expecting everyone to read that all right now, but I wanted to say those are the documents you have. The controlling documentation as Bob said is the 1982 and it simply could not be renewed because too much time had passed, which is probably why in 2005 there was actually a second one incorporated very much the same model as the first. That was subsequently renewed in 2010 and because of the timing we were able to renew that one. Part of the question when I initially looked at this was could we even reinstate this corporation because the Charter had been canceled, but fortunately under law we were able to so that has now been reinstated so you have that. In looking at it also though in item number one and it is in the packet, the Code Regulations.

The original Code that we have and I have it here, but approval just followed the statute and it was quite limited. What has happened is that if you look at not even since 1982 but since 2005, there have been multiple amendments to the statute by the Ohio Legislature. I counted at one time and I think it was 6-9. What has occurred over time is an expansion as economic times have changed. The Legislature has recognized that the CIC could serve a broader model and a big one that you will find in the Code right now is housing because CICs are used a lot now toward housing because with the downturn in 2008 what cities discovered is they have a lot of vacant property or abandoned property and foreclosed property so cities have used those as an example of doing that. We can go into that a little bit more.

The Conflict of Interest Statement in looking at the original documents I did not see one, but I think it is important and I prepared one and you have it in there, that anyone who was going to be a Board member on this should sign a Conflict of Interest Statement because it does happen. Invariably the individuals that tend to be on these Boards sometimes will have a conflict and simply have to recuse themselves, but this does put everyone on notice and the intent is to make everybody aware this needs to be very ethical and upfront as far as the Board itself.

The Articles of Incorporation, again the original Article is very limited, in keeping with what has occurred from 2005 to 2017 the authority has changed. My recommendation is that you not rely on the 2005 powers because they are limited and there are things that you can't do, so you need to update it. If in 3-4 the corporation is running, but there is a massive overhaul in the Ohio Revised Code that

Thursday, October 19, 2017

applies here then my recommendation would be that you file an amended Article because it is not a difficult thing to do, but is important that as times change and that those powers be reviewed. It doesn't mean you have to use all of the powers and I'm not advocating that, but I think it is a good idea to grant yourself at least the ability to have that ability because without doing it you have no ability. If the circumstance is right and Council feels it is a correct situation and the Board of the CIC feels it is a good situation, then I think it should be done.

Project Specific Agreements are just an example of how the relationship between the City and the CIC and that actually applied I think to some of these buildings and some other developments. That is just an example of what all you would have to have happen. We don't have a current one because until you go through all of these initial steps, if Council says you don't want a CIC then there is no sense spending the time and getting to that point.

The Code of Regulations has a Board of Directors, City Council would determine the initial five members of that Board. Two-fifths (2/5) by Statute have to come either through being appointed, a City official, or an elected City official. It doesn't mean there can't be more, but a minimum of two-fifths. For a body of five, you could have the City Manager and two Council members to meet your minimum; you can do more, but that would meet your minimum and ultimately then there after the Board is to have annual elections just as a corporation. Unlike sitting on the Planning Commission might have a 3-5 year term, when you are in the corporate structure you have annual meetings and you have annual re-elections. It is a shorter term, but there are no term limits and really as long as a person wants to be there and as long as the other four believe the person is doing a good job, etc. There are also Committees. You can have Executive Director Committees and things of that nature and there should be an indemnification, just meaning there needs to be insurance admissions normally in the corporate world. It is a non-profit and one of the things you can do, again if Council is in favor of doing this I would recommend because we haven't done it yet, is file for a 501(c) status.

The benefit being there is that property can receive tax deduction because too often what you will find in CICs at times is that people with property who really for whatever reason it is just not the right situation and they don't want to own it, but it is developable, it has worth, and it has value to it, they will donate property. That provides them the tax vehicle, so the CIC can get something that they can use economically to develop a piece of property or use for economic development, the person who has it can donate it, you have to do appraisals and things of that nature, but again it is one of those situations where everyone comes out ahead if it is a good piece of property and it is good for the City. If the person gets a tax break, so be it because again now the City has a piece of property donated, base is a 0, the CIC can do marketing, sell it as is, lease it, have a business develop on it, there are all sorts of opportunities.

Council will have to adopt legislation because we have reinstated it, but that's all we have done, so Council will have to adopt some legislation ultimately here to go to the next step. The purpose of this is very simple, to create and preserve jobs and increase tax values. Bob and I talked about that, at its core fundamental purpose that's it. Some of the things that CIC can do and again I'm not saying they want to do all of this, but they can take on debt, they can mortgage property, they can make loans. What you see here are things that a corporation can do that a City really just doesn't have the authority, they can insure mortgage payments, and they can acquire lands and housing projects. As an example, one of my clients and another CIC, they acquire through Land Bank property, houses that are in need and abandoned. They acquire them for almost nothing, they will then work with contractors and citizens who want to fix the house up and live in it, they end up selling it because they have such a low basis in it and the profit they make they then put more back into the CIC and it has now become this self-fulfilling cash that allows them to go out and do more. That's just one of the ideas of something you can do.

Mr. Denning: So this would make a lot of the things we are trying to do move quicker? So it didn't necessarily have to go through Council and go through all of the two readings and everything that we have to go through to make things happen, it

Thursday, October 19, 2017

would be a quicker way to do things and untie our hands a little bit. Mr. McHugh: Yes, Mr. Denning. Bob and I were talking about that just today and an example of such a situation would be the CIC can form an Executive Committee and that could be 2-3 members of it and they could negotiate a lease on Wednesday with a new perspective, they could call a meeting on Monday of the full Board, and they could go into closed session because they also have the ability to go into a closed session and they don't have to meet all the public records requirements. They do have to come out if they are going to approve something, but they could then come out an hour later and authorize signing a lease so now you've got something that took five days that you cannot do simply within a City, as you know.

Mrs. Lommatzsch: It also creates a money bank, right? A cash bank to do business with ultimately. Mr. McHugh: Yes, on the housing example money is being spent off of that to provide loans to businesses as incentives. There are some restrictions and there are some limitations about being the first bank to go to, they have to go out and try to get some financing. What it becomes in many cases I have seen is it becomes GAP financing where they may need \$100,000.00 to do this business and they get \$90,000.00 of it, the CIC fills the GAP and now you have a business and you have a business for the City that is paying income tax and the business is supposed to and from my experience the default rate is very low, not that it may not exist.

Some of the things and we kind of went through some of this, but we will go through it real quick. Purchase and sell real and personal property, make loans residences and businesses, employ and contract with individuals to perform services which to the City could be an advantage with respect to these buildings and some higher management to these buildings and infrastructure. Hold a percentage of ownership in a for-profit enterprise, I have never really seen that done too much, but it can be done. Charge fees for their services, so these are all things.

They can offer alternative financing methods and this is what I was talking about GAP financing and other methods of financing, maybe a lease with a right of sale at some point or things that maybe a business may not for whatever reason might not be able to do initially, but it gives them a leg up to actually start the business with the idea that it is good for the City ultimately.

Reduce the City's liability in real estate ownership, ultimately if you have a CIC and it is a successful CIC one of the goals I think down the road because this won't occur initially with the buildings as an example it could very well be advantageous to have them in the CIC. Let's assume there is no debt structure because that has to be worked out in a manner so the CIC is effectively operating and is a better, streamline structure of operating the buildings for rent. The money then that is profit on it certainly could be passed back in an agreement, which was referred to in one of the items we originally had, back to the City. They will effectively become and one of the things in the Statute is that if you are going to use a CIC, you are also need to designate what it is your economic development because that is a critical part. Then it becomes your economic development structure and incorporation to drive economic development in the City. You can incorporate it, you can do these powers, but that is one of the critical factors in the Statute; I think it is 1724.10, I believe.

Develop an Advisory Board to the City Council that would be very important because you can have CIC members on this Board who have some great expertise that Council may not have and the City may not have. It's a way to get that expertise and guidance to Council so that Council has that.

Offer incentives to the employees/contractors based on profitability meaning it does provide another economic vehicle to drive success of projects because often in business the compensation is driven by how successful the project is, so that is just something to consider.

Mr. Murray: Just a couple of points here, the first one is really where the CIC goes and gets a mortgage. That expands our ability to go get dollars for the City and the City's benefit, so they may look at a house and put a mortgage on that so the CIC goes and puts a mortgage on that because they think it is a good idea. It expands the ability of the City to borrow for certain projects. The bottom one is actually where

Thursday, October 19, 2017

we could get these buildings to be working for the profitability of the buildings, so we have a manager in place and say these should be making \$300,000.00 a year and we want \$100,000.00 back in our General Fund and let the \$200,000.00 roll over or we want \$200,000.00 back in our General Fund and let the \$100,000.00 roll and incentivize them on our profitability so they get a percentage of the profits and it incentivizes their performance. I think that is what we lose if we keep managing these in a governmental sense. We need somebody out there driving down costs, making sure the tenants are satisfied, and we need a leasing agent, of course only getting paid for what he brings in. The CIC would actually manage the buildings under some kind of guidelines for the City and the CIC and the expertise on that Board would then go out and hire the people to drive their profitability of the businesses.

We can set this up in a lot of different ways and I've got some examples here and we will run through that in a second, but again the Project Agreements would be where the CIC would identify a project, they bring that back in to you, and then we would negotiate what that project would be and the guidelines under which the CIC would operate. Let's say it is the Center of Flight property, we get an appraisal, we get some people marketing it, and they come back to you and say, "Here's what we would like to do." You agree or disagree and you modify the agreement to suit whatever Council would like to do. These agreements would set the conditions under which the CIC operates and manages a project. The agreement states the terms and disposition of the property and there would be a different agreement for each project based on the desired outcome of that project. All of these won't be for making profit, but the majority of them we would of course like to. There might be a whole lot of reasons why we might do something.

Mr. McHugh: On the agreements, initially because of the structure of these buildings the CIC and the leasing agent I could envision at times there will be three-way agreements. As the CIC develops and goes into other projects, it could very well be between the CIC and that third party. Initially because of the structure of the buildings, the financing, and I haven't studied it a whole lot, but Bob and I sat down and went through some of it and looked at it and unfortunately it is what it is right now except that fact that there are certain things we are just going to have to accept. The CIC will be more of a management with others assisting it to the City initially with respect to property it doesn't own it will be more management of these buildings, but I think it could serve very well and have flexibility to drive success and profitability to the City.

Mr. Murray: So what needs to be done here is of course the Code of Regulations you have in front of you is just a draft. Please read that over and we can modify that any way you want. I want to see what all your thoughts are. We only have five members. We tried to define those five members, but again I think this CIC Board should act as your advisors. These would be people who have the City's best interest at heart, have an expertise in development, have an expertise in real estate and banking and can come to you with ideas and help with direction. These are going to be people that you would look to, so these are people you would look up to for that kind of expertise and that would be people you would choose. What we would have to do then is get a list of these people and vote on them. I've got some ideas.

Mrs. Lommatzsch: They don't have to be a resident, but in the previous years we have had business owners on the CIC. That's a conflict of interest? Mr. Murray: No, not if they are not dealing with the CIC or engaged in a profitable activity with the CIC. Mrs. Lommatzsch: So conflict of interest involves what? If they would have gains from the negotiation? Mr. McHugh: Exactly. If they are doing business or if they are going to profit from the actions of the CIC. Mrs. Lommatzsch: But a businessperson in Riverside or whatever. Mr. McHugh: Per se is not conflicted out, but when they or any business associate or family member are going to benefit from a transaction between the City and the CIC that's the problem. Remember two-fifths have to be City employee, public official or elected.

Mayor Flaute: It says, "When acting as an agent of the City, two-fifths of the Board composed of the appointed or elected officers of said City." So two-fifths, how many people out of five? Two. The rest of them are residents. Mr. McHugh: The rest of

Thursday, October 19, 2017

them do not have to be residents. Mayor Flaute: They can be whoever we want them to be. Mr. McHugh: Yes. Mayor Flaute: If we want three people that are elected officials, we can do that? Mr. McHugh: Absolutely, in theory you could have five. Mayor Flaute: We could have all five? Mrs. Lommatzsch: It wouldn't be smart. Mayor Flaute: I don't think that would be a good idea, no, but I just wanted to know what our restraints are here. Mr. Murray: We've already got those guys, we want other guys. Mr. McHugh: The answer to the Mayor's question is in truth you could have five. Mayor Flaute: That's what I wanted to know. Mr. McHugh: I would not recommend that. Mayor Flaute: I do understand that. Mr. McHugh: You lose the benefit of other interests and people who have development and leasing and banking experience. Mayor Flaute: Okay, I just wanted to know what the perimeters would be. Mr. McHugh: Two out of the five have to come from the City and they don't have to be Council members. Mayor Flaute: Can we have more than five people? Mr. McHugh: You can have five, seven or nine. The more you add the more difficult it is to get a meeting, so again my recommendation is to consider five. Mrs. Lommatzsch: Just make it five of the right people. Mr. McHugh: Five of the right people I think is a better structure than nine.

Mr. Murray: Just to bring up two examples and two citizens that I have been thinking about, one would be Charlie Jergens who has a lot of experience and the other would be Chuck Evanhoe, and those are just examples. Chuck, I think, would have a real hard time determining a conflict of interest in doing something through the CIC since it is mostly real estate development. Mayor Flaute: He is out of town a lot. Mr. Murray: He is just an example. His business doesn't involve real estate so much. Charlie on the other hand, yeah. Charlie would have to recuse himself for something his company would be bidding on, say it is housing demolition, but he has a vast knowledge and he is more than willing to help. That's the kind of people. There is a whole list of qualified individuals out there that we might be able to go for. This is what has to be done, of course modify the Code, nominate whoever you want and I would say everybody put in three names and we go through the names, and then file for the 501(c) status and create the agreement for the oversight of Wright Point. Council would approve the budget, approve those per square foot rent within certain levels, approve the capital expenses within certain levels, and then expect a rate of return on those funds. I will be bringing forth Wright Point's budget here pretty soon and it will be something that will be reviewed by Oberer, our listing agent, to see what this would look like under this agreement where we would hire out the help instead of City people doing so much.

Deputy Mayor Curp: Aren't we already doing this? Mr. Murray: To a degree. Deputy Mayor Curp: I'm trying to understand where we are going here because up until this point and this slide it was all here are the benefits of easier ways to do economic development and then we get down to here and it seems to be our main purpose for this is to put Wright Point under a different structure. Mr. Murray: I think it should be because it has got to be a profit motive. I think there has to be a strong profit motive from the people doing this. Mayor Flaute: It's meant to be both. Mr. Murray: It is meant to be both, but the idea is to put it in the hands where the person doing this work is benefitted by the bottom line, by improving the bottom line. I don't think we can get that in a government situation. Mr. McHugh: I guess what I'm trying to say is certain things, and I didn't use the word Wright Point so excuse me on that, you already have certain structures here that the Council will have to come to terms with how they want to deal with Wright Point. As to the CIC itself, if that's all the CIC does then you are wasting opportunities. I think this Council could use the CIC for a lot of other opportunities than that particular situation. That is an existing situation and it is what it is, but again with respect to housing and new businesses I think there's got to be a lot of concentration or I would think Council would probably want to concentrate on those areas of how best to drive economic development in the City through the CIC. In the long run, that should be the goal of the CIC. Mayor Flaute: But, when we had it last time they concentrated on where Brantwood is and that's pretty much all they did and we didn't get anywhere. Center of Flight, I don't remember how much they had to do with that, but we got nowhere. I'm not sure about what they can do.

Deputy Mayor Curp: We just hired a leasing agent who's profit motivated. We have hired leasing agents before. We hired an individual a year or so ago whose position it was to market the buildings both for retention and market and although we couldn't

Thursday, October 19, 2017

create an incentivized wage structure, nonetheless that was their job. Now we have hired a second person in the Economic Development Department and I thought that's what we hired that person for is to assist in going out and marketing not only just Wright Point, but the entire City. I think we are going around in circles here and I'm trying to understand whether that's what this is directed towards or just to get this complex under a different structure or whether we are truly looking at a CIC because I'm not convinced yet from what I have heard this evening and from the history of what has happened in the last couple of years with this building. Mr. McHugh: Again I don't have all that history, but in my discussions I guess I have taken a broad approach and that's why I have indicated that you ought to redo the Articles of Incorporations, expand it to not be limited and you ought to go for housing, and I can point you to great examples and it is not that difficult to redevelopment of residential real estate as an example. It doesn't take a lot of cash to start that program.

Mayor Flaute: So in the situation we are in now, if we keep doing what we are doing, legally we are not going to have any issues? Mr. McHugh: There's nothing wrong with the current structure, no. Mr. Murray: I think you are talking about Wright Point. Mayor Flaute: Yes at Wright Point more than anything. We have longer meetings because we always have to go into executive session to approve leases and we wouldn't have to do that. Mr. Murray: And we are going in for a second time about the same two leases I did two weeks ago. That's the problem. We can't move quickly enough, we can't, and these guys need it now. That's one of the main problems. The other thing is profitability; you need to have somebody doing this stuff. Mayor Flaute: We got Oberer. Mr. Murray: We got Oberer just for getting leases. Now we need somebody to do management. Lori and I can go out and try to do this stuff, but we've got a whole plate of other things to do.

Deputy Mayor Curp: What are the other things because that's what we gave you the other two guys to do? Mr. Murray: I spent two days on that Amazon headquarters. I spent two weeks on the marijuana thing. I just tried to find some other property. All that stuff comes in here and all that stuff takes time and it takes away from these buildings and these buildings are good enough to stand on their own. Mayor Flaute: The CIC would relieve you of that? Mr. Murray: If the CIC takes over the management of the building because of their speed and their business manner and the way they operate and the people we would have on that Board, it would speed that up, it would take that off my plate and it would put it on a profitable model and that's what we don't have. You are always incentivized more if you have a guy that can make more money doing a better job. Period. That's what I think the CIC brings here is a business manner in running these buildings and that's what we need.

Deputy Mayor Curp: Who would approve the leases in the future under a CIC? Mr. Murray: The CIC would approve the leases, absolutely. Mr. McHugh: Council would have to have an agreement that sets forth very specific criteria. Mr. Murray: I just said it right here, Council would approve the budget at the beginning of the year. Here is how much we are going to spend. They would approve rents per square foot in a range. Oberer wants to come in at \$15.95. Capital expenses, here's what we need to do; we know that a year in advance. I know this parking lot needs done. I know the elevator needs done. I know lighting needs done and I know some other things that need done. You guys would still be in total control of that budget. Now you are giving somebody funds and incentivized to beat the budget and to beat the leases.

Deputy Mayor Curp: So if the Council sets a base at \$16.00 per square foot and Oberer has someone who wants to lease at \$15.95, then what? Mr. Murray: Well you wouldn't set it at \$16.00 would you? Deputy Mayor Curp: I'm using a hypothetical. Mr. Murray: The hypothetical would be that you bring it in at \$14.00-17.00. Deputy Mayor Curp: You said the \$15.95. Mr. Murray: That's what they want to do, but your basis would be \$14.00-17.00. You bring it into this. Deputy Mayor Curp: Okay, so they come in with \$13.95. Mr. Murray: No. Mr. McHugh: Unless the CIC would come back to Council. I know we are at \$14.00, but they came in at \$13.95. Here's why it is a good deal or here's why it is a bad deal or maybe it is a good deal because they are going to put \$500,000.00 in capital improvements. Mr. Murray: The idea here is you are putting people on this Board that you know and know the industry. These are people you know real estate, know development, know

Thursday, October 19, 2017

banking and they are your advisors. Here's where the market is moving. Here's where we are going. Mrs. Lommatzsch: Okay, but I'm not just interested in these buildings. I understand all of that piece, but we've got to do stuff other places. Mr. Murray: Absolutely and they give you a lot more ability to do that with a whole list of things we have showed you before. It gives you a whole lot more and there are two or three different ways.

Mrs. Lommatzsch: In a non-paying position I'm just concerned about who we are going to be able to get quality people to do the job. What is in it for them? Mr. McHugh: As an example I've got one that is a President of a whole division of half of Ohio for a publicly traded corporation that doesn't live in that town, but she wants to be involved so she's on that Board. The value she brings a business is pretty amazing. Mr. Murray: It depends on who we get, but I think it can be done. Mrs. Lommatzsch: It's all key is the people that are doing it.

Mrs. Reynolds: Under Project Agreements, agreements which further define relationship of the CIC to the City. Agreements that which the CIC will operate and manage a project. Agreements state the terms for the disposition of the property. There would be a different agreement for each project based on the desired outcome for that project, so the CIC is coming before Council on a regular basis and at that point the decision comes back to this Council? I'm looking at the timeframe because Mr. Denning's remarks earlier were we can turn things around quickly and we can do things quickly. From what I'm seeing, it's not any quicker than what we do normally. Mr. McHugh: What I think with respect when you have buildings that are already owned by the City, you are going to be having a lot more interaction. When you get a CIC up and running, if you give them parameters to go out and rehab properties there is no reason if they are within parameters to come to this Council every time a good piece of property comes up and they can make a deal to rehab it and sell it to another because that is what you want them to do. You are right; if you have to come to Council every time then you do it slowly. You want to cut that out and establish the purposes for it and get good people and set them loose.

Mr. Denning: So if the CIC would have owned the property down on Huberville instead of the City, A) they would have been keeping a closer eye on things and that person probably would have been put out of the house quicker. The other part is that we could have sold that house or the CIC could have rehabbed it themselves and made more profit on the whole rather than us selling it at below market for whatever we could get. On top of that, my understanding is the CIC does not necessarily have to go on wage determination for prevailing wage in order to get things done, so they don't have to pay the bricklayer \$18.00 or \$37.00 an hour they can find somebody that will do it for \$18.00 an hour and get it done whereas a City we cannot do that if it is over the \$25,000.00 or whether we have to go with prevailing wage. Mr. Murray: Don't forget there is three months or a month of public notice too. Mr. Denning: That's where the CIC is going to streamline some things and increase indirectly our total profit on whatever they become part of. Is that it? Mr. McHugh: One community I deal with has had a CIC operating very well now for 25 years. They will probably every quarter submit a report to Council saying they made this loan, we are doing this, and they are open when they have a meeting. If it is in the context of negotiating things they will close, but they will have regular meetings and the portion that is public they are always welcome to come. They make the loans; they look through those taxes and financial statements.

Mr. Denning: For instance the thing that we are doing with the schools this year, if the CIC was handling that instead of the City it could be more profitable for everybody and move more quickly in that process and they may be able to get two houses done in a year instead of just one because of the way as a government we are limited in what our capabilities are. Mr. Murray: Just to back up for a second, when we are talking about projects those are large projects so the idea would be to define the parameters under which Wright Point would operate. We wouldn't come back and let's say there is a Center of Flight project, you would define the parameters under which Center of Flight would operate and they wouldn't come back. They wouldn't come back each time on a new lease or whatever, not unless you had them do that. These are large projects. Let's say we acquire 20 properties from the Land Bank,

Thursday, October 19, 2017

that project is defined once by you. You set the parameters and then each individual property isn't coming back.

Mayor Flaute: So the bricks and mortar thing you are talking about wouldn't be under the CIC, they are going to have a renovation at this building and it goes back to you, right? Mr. Murray: No, it would go to the CIC. Mayor Flaute: So they would decide how much we are going to pay the bricklayer and how much money we are going to pay for that? Mr. Murray: We are not doing that. This is where the CIC and you have to think of it as the business arm of the City kind of, would be handling that under the parameters you set up. There is a per square foot dollar tenant improvement amount that we would decide on and as long as they are staying within those norms you aren't going to talk to them. Of course, you will have somebody from Council there every time something is decided and you will have a champion on the CIC that is going to tell what we did.

Mr. Denning: If we put it in here that we want a quarterly report, we can get quarterly reports on all of the projects. Mr. Murray: You might not need it on every project. You can do whatever you want. Mr. Denning: You might need it on Center of Flight, these buildings, and maybe the Land Bank properties and we would set parameters on each of those. For instance, they are not allowed to spend over 50% of the value of the property to improve it and we want to make a profit of \$10,000.00 or whatever we come up with. Is that what you are talking about? Mr. Murray: Exactly. Mr. Denning: As long as they stay in those parameters. If they wanted to spend 51% then they have to come back to us and explain why. Mr. Murray: Or they just don't do the project. Mr. Denning: They can stay better in those parameters because they don't have to go with prevailing wage for the roofer and the plumber and the electrician, but we as a City if we want to do those projects we have to stay within those parameters of prevailing wage.

Mr. McHugh: Exactly and they have the ability to go out and let's say they get a piece of property and Council says we want efforts directed at rehabilitating some of the residential properties in the neighborhood and as such we are willing to fund a certain amount to the CIC to go target properties through the Land Bank. The CIC then acquires the properties. The CIC can either directly work with a developer or a rehab person who is in that business. A lot of times there are one or two people that want to do it themselves, but they tend to do it very inexpensively, you buy it for \$10,000.00 and the CIC sells it for \$20,000.00 and they turn around and sell it for \$40,000.00. It's great, somebody now is living in that piece of property who is now a resident and it is not deteriorating. You don't have to do the public bids to get a contractor to the electrical or do the rehab and will do the driveway. You don't need all that. That's an example. Again I know you have the buildings, but I guess what I was envisioning is a far broader for the CIC.

Deputy Mayor Curp: The things you are describing are objectives we have already given to the City Manager and this guy. What you are doing now is wrapping in a different wrapper. Mr. McHugh: Basically for the City to go out and rehab a building, if you are going to sell it you have all of the Ordinance structure you are going to have to deal with. If you are going to rehab it, you are going to have to advertise for a couple of weeks and you have to take the bids. Deputy Mayor Curp: We haven't done that in quite a while. Mr. McHugh: If you go buy 8-10 properties from the Land Bank, you really are not going to want to be so restricted that now you have to go get all the bids and then to sell them. You are going to be tying up a lot of cash for a lot longer. Deputy Mayor Curp: I understand what is in the Ohio Revised Code as far as requirements to sell houses, but that's not the way we have been selling houses that we have bought and sold. Mr. McHugh: I don't have the history. Deputy Mayor Curp: We haven't been tied up like that. Mr. McHugh: I guess all I am suggesting is a much quicker frame for you.

Mrs. Reynolds: Just one thing and I'm sorry we are running long on this, but I need to know and, sir, we do get this information at the meeting and trying to go through this. I'm just going to pick out a couple of things. I realize that Bricker & Eckler have given us a cost of what it will be to set up a CIC, but they also talk about a CRC. I'd like to know the difference. I'd like to know why I'm looking at what the CRCs do. I see that as something I would like to look into. Please guys, stop giving us so much stuff on

Thursday, October 19, 2017

our desks. We can't go through this kind of stuff and ask intelligent questions. That's just getting crazy. Mayor Flaute: We are not making a decision tonight. The only thing we can do tonight is bring forth legislation, if that is what Council wants to do. Deputy Mayor Curp: But we have made it known that we don't want this stuff dumped on us at the Council meeting where it is first discussed. We wanted things to change and get this stuff in advance so we can read it and ask intelligent questions and that didn't happen and that's a shame. We know better. People in this room know better. Mr. Murray: This is just for your review.

Mrs. Reynolds: Are the costs accurate in this proposal to establish a CIC? Mr. Murray: No, Steve has already done it at less than Bricker & Eckler. That was an opinion gotten in January. It was recommended by Dalma Grandjean to decide which organization would be best for us and they came up with the CIC again. Their conclusion in that opinion is a CIC and that's why we are bringing it here. Then Dalma recommended that Steve do this because he has done a lot of them and again I apologize for the lateness of this, but all we are trying to do is get it on the table for you tonight. We will talk about it more as we go through. Decisions are at your leisure, we are not looking for anything tonight. To bring that home, on the last page I have given you two examples and two people I would like you to talk to. I think the Troy CIC has been extremely beneficial to the City of Troy. Jim Dando is a great guy to talk to. He is the Director up there and he can tell you exactly how they have been doing it. Fred Burkhardt is doing a great job at Trotwood and they primarily do housing renovation. Jim Dando primarily does commercial development. Both of those I would like you to talk to sometime later whenever you are ready to do this again and I hope it is in about a month after you digest everything, we will bring it up again and put it on the calendar. Take your time.

Mayor Flaute: Mr. Manager, will you put this down to be talked about in a month. Is that what you are saying? Mr. Murray: Yeah. Mayor Flaute: Okay, we will have it on the agenda somewhere in a month. Does everyone agree with that? Mr. Denning: Yep. Mayor Flaute: Thank you.

Mr. McHugh: I just want to answer Mrs. Reynolds question. The CRA, the Community Reinvestment, is really designed for huge projects. You are talking massive urban projects. Ultimately through Bricker, they concluded the CIC because it is smaller and more flexible and much easier to deal with. Mayor Flaute: Thank you, Mr. McHugh and Bob. We appreciate it.

There were no further questions or comments.

B) Presentation: Neighborhood Revitalization Program presented by Brock Taylor, Director of Planning and Program Management

Mr. Carpenter: Planning and Program Development Director Brock Taylor will introduce his guests. This is for Neighborhood Revitalization. Mr. Taylor: Good evening. I know we are running late here. I have brought two guests, Chad Wyen and Jesse Maxfield. You may know Chad as the Superintendent of Mad River School District and Jesse is the Director of Career Tech, which is an exciting program we will talk about a little bit here.

Basically I want to give a brief history of where this plan came from and how it developed. What we have been looking at is through our Comprehensive Plan and we are looking at housing and how we grow our housing population and what are some of the initiatives we can do and what are some of the priorities. Those are already outlined in our 2005 Comprehensive Plan. It is a little old and dated, but there is still a lot of good stuff in there. What we have pulled out of there are these five initiatives and some other programs that have come out of that are Cooperative Code Enforcement from housing maintenance and how that works. Of course the top priority outlined in that Comprehensive Plan talked about strengthening our older neighborhoods and specifically rehabilitation of existing houses. When they talk about that infill housing or new construction or redevelopment, one of the things they pointed out that needed to happen was providing modern amenities. When we are bring in new housing or we are renovating housing, we want to try and hit as many of these boxes as possible which are: energy efficiency, open floor plans, master

Thursday, October 19, 2017

suites, walk-in closets and all those things that people are looking for in new houses today.

Looking at those things and talking about how can the City do that, I think they hit on that a little bit with the CIC but what we have been trying to do without that inside the City is look at ways to partner with organizations that can assist us to do this so the City isn't out on their own doing this. I don't know who reached out to whom first, but anyway we got together and we talked with Stebbins High School about their Career Tech program and they were looking at doing a new house and we talked about doing some rehabs instead. They have a really great program and we sit and talked about what they are capable of doing and what we want to do, what has worked in the past and what hasn't. We kind of got together and one of the benefits of the Career Tech program is 50 years' experience. They have been doing this for a long time and they have grown that. I'm assuming you didn't start out with 10 career fields, but they have 10 now and we are working with two or three of them, the Construction Tech, I think the Engineering is involved a little bit, and HVAC. As you can see here in the picture.

You can jump in whenever you want, I'm sorry Jesse. This is his program, so he can talk about it better than I can. Mr. Maxfield: We currently have opportunities for our students right now that they are working on. As you can see here, they built a 12,000 square foot house inside the construction lab. I don't know if you have had a chance to see it or walk around our building, but it is the vocation of old, these students are actually working on internships with DANIS and big companies around the area. We thought in talking with Brock we really had an interest and my Construction Instructor really had an interest in trying to do something in partnership with the community. We want to give back, our students want to give back, and it excites our students and that is when we got in touch with Brock and Mr. Wyen got involved as well. We want to try to work out some type of partnership with our students so our students can A) get a great learning experience while they are doing it and B) bringing something back and revitalize parts of the community. Being a Stebbins High School graduate, I live in the City, I'm a fourth generation graduate of Stebbins, and it's nice to see when we are able to revitalize things in our City and grow our City. This is one opportunity for us and our students to get not only a learning experience, but feel some pride in what they are doing and what a great gift for the community and for our students as well as we work through this project.

Mr. Taylor: Just to reiterate some of the benefits they could provide, you have how many students currently enrolled? Mr. Maxfield: In our Construction Trades Program, we have about 20 students enrolled. Our HVAC program we have about 10 seniors. Looking at next year we will probably have 20 construction and about 20 HVAC students that are able to be involved in the process. Mr. Taylor: Many of these young adults are residents of Riverside who are going to find jobs, stay in Riverside, and work here. This is a great benefit to expose them to projects.

Mayor Flaute: So you built this house, what happens to the house? Mr. Maxfield: What we do with this, unfortunately with Career Tech and how the State funds and how they run everything, we can't take our funds and build out into the community so we are building this as a learning experience for our students to act as a display of everything they can do inside the program. The goal for us is to go out into the community and build rehab houses. Mayor Flaute: So do you tear this house down? Mr. Maxfield: We are going to keep it up there for at least probably five years to show up there. Mayor Flaute: I mean this house in the picture. Mr. Maxfield: Yes, we will probably leave it up for about five years and then the learning experience as far as demolition, saving and revamping whatever materials they can revamp and use again. Mayor Flaute: So you build a house every year? Mr. Maxfield: No, this is the first time we have ever done this. Our Construction Trades Program was in a smaller lab, that's where our HVAC is housed now. They moved to this lab last year, so in September of last year they started this house and this is as far as they are from the ground up inside the lab building where it is housed. It has been a really great learning experience and our students that take a lot of pride in it, but I see what you are saying as far as building a house inside a lab. We want to take that learning experience and put it out to the community.

Thursday, October 19, 2017

Mr. Taylor: Let me just say this, this roof here is all framed hip roof. I was a carpenter for 10 years and this is stuff that I'm embarrassed to say I am not capable of doing these angles and cuts. I think Jesse would be very happy if you have time to go down there and check it out. It is amazing quality of construction and it is not just quality, it is very complex. This is a great example of what the students are capable of doing. They did this in a short period of time and the Career Tech Program provides a lot of opportunities for students to get out and do internships, they get college credit, there are scholarships available specifically for Career Tech students. I really wanted to be a part of that and see if we could help that through the City, so when they talk about these business partnerships I thought we could fill this in. We originally started talking about a new house and I thought let's walk before we run and do a rehab. We kind of put together a mission and a goal statement and that's there for you to read, I'm not going to go through it. Like all mission statements it is one giant run on sentence, but I think it really hits at the point and the goal of Career Tech at Stebbins High School and the goal of what my department has been trying to do is to increase these housing opportunities for residents, to build our tax base, and to get people interested in development. The house we have selected is in a good neighborhood. We hope we can be a good example of what can be done with houses and spur more development through private development or realtors or individuals.

The house we selected here is 2257 Hazelton. I think we are all familiar with it. We have heard several complaints and you can see the picture there on the right. I took this the other day, so this is a very up to date picture. We have done some work over there. This has been vacant for a while. The bones are in great shape, there is a slight hole in the roof in the back and one on the front. The way we are going to look at this and the design we have is going to mirror what we have there on the left, this rendering was done by the architect and his firm. We are just going to try to add some curb appeal to the residents and try to not artificially inflate the market, but to show what an actual market house could look like.

One of the things we talked about in the Comprehensive Plan is the current layout of four bedrooms, one bath, and it is about 1,100 square feet. The design we have currently we chop off a bedroom, but we add a bathroom and we are going to end up with two full baths, walk in closets, a master suite, and we are adding about 200+ square feet. This is the first floor layout and not much is changing here that we have proposed. There are two bedrooms on the first floor. That great room and you see those dash lines; there is currently a wall there with a little doorway. We want to open this up and make that kitchen and great room into one room and again open up that floor plan and make it more appealing. Really there is not a lot of work going on with the first floor.

When you get to the second floor, there were originally two bedrooms up there and there were no dormers, so adding a restroom and leaving the mechanical room up there, which was kind of that story and a half that was tucked. Mayor Flaute: Cape Cod. Mr. Taylor: Yes, Cape Cod. We will move it out of the attic space and add a full restroom up there and this is a master bedroom. What is great about this layout is if you are a family and just starting out, maybe you have one child and maybe have another one on the way that office/sitting room doubles as a nursery. Maybe your family grows into more; you can easily manipulate this floor plan into four bedrooms. It is a very flexible floor plan. I think it adds benefit and I think it is going to add resale value to our investment. Again this is another elevation drawing from the engineer and you can see it was originally just that story and a half, adding some square footage and those dormers, I think it is going to look really cute out there and really add to the neighborhood.

So for the project budget, we are estimated about \$50,000.00 total cost to do this construction. Of course we are looking at donations and we have been talking with various local businesses. Jesse and they have Jeremy there, Jeremy McGhee. He has been in the construction industry for a long time and has different connections. Hopefully we are going to try and get some more donations to bring that cost down. Sturgill Roofing on handshake has already committed all the roofing material. Moving forward, we would secure that donation and that is going to save us a lot of money. What we are looking to do is have a large 4x4 or 4x8 sign and have the City of

Thursday, October 19, 2017

Riverside, Stebbins High School, Mad River School District on there and add our donors on there and try and make this a community project. Currently as you may know or may not know, we acquired this through the Land Bank. It was \$2,000.00 for the tax foreclosure. We got about \$2,500.00 in maintaining that grass already through abatement. It was abandoned. Mrs. Reynolds: That tree trimming is important. Mr. Taylor: And the fence is very important.

This link and I don't know if this computer is going to work because this is not a true computer but anyway running some Zillow comps, and anyone who is a realtor knows those aren't 100% accurate, but I think there is some good information there. Basically what we have here is you can see Hazelton and the house is right about here just off the curve and you can see the average sold there in the last year is about \$70,000.00-80,000.00. There is an outlier just to the north that was \$140,000.00. Mrs. Lommatzsch: It's right off Bonnieview. Mr. Taylor: This is 1,500 square feet, it is four bedrooms, and it has been remodeled. Do I think this house will fetch that kind of money? Absolutely not, but a great comparison is this one right here and if you notice this is almost exactly the same house. You can see it has that A frame in the front, they added dormers, of course they have a two car garage and our house has a two car garage, but it is set off to the back. They built that vestibule. This sold for \$89,000.00 and that was back in July, so I'm thinking that is a very comparable price. If you look through some of these pictures they opened up that second floor for bedrooms and then they also redid the kitchen very similar to what ours is going to be. I don't know if we will be able to get that nice of finishes, but this is a U kitchen and ours is going to be an L. Where that refrigerator is and the cabinets on the left, that will be open into that great room and our kitchen will be that L and will be a little bit wider; very similar house and very promising return on our investment.

Basically, that's where we are going and I'm hoping the next steps would be a motion to bring forth a supplemental for the next meeting in November. I'm asking for \$25,000.00 and hopefully in the budget year next year I will have that other \$25,000.00 and we will finish the project out, sell the house, and hopefully cover all of our bills and then move some of the funds we make on that over to the Career Tech Program and we have another house outlined on Ketcham and will roll some of that money over to get that project started. That's kind of where we are at and I'm hoping that this is something Council wants to support and those are our steps. Mayor Flaute: Are there any questions from Council?

Mr. Smith: Yes, so what you are asking for is \$25,000.00 from this budget year and then another \$25,000.00 from the next budget? Mr. Taylor: That is correct. Mr. Smith: So that would be \$50,000.00. Mr. Taylor: Yeah. The reason for that is the estimate from both our engineers and I have had a construction company go through there and we feel pretty confident in those numbers. The house is in pretty good shape, we are not doing a lot of work on the first floor, and then when we sell that house the goal would be and currently we are looking at getting that finished before the end of this school year and then putting it on the market over the summer and trying to get it sold prior to this next school year starting. That money from when we sell from there would immediately cover our costs, we would put that back into the General Fund, and with any profit we would create an MOU before we sell the house with the City of Riverside and Mad River School District to determine how that profit is going to be divided up. My initial thought is does the City need to make money or do we just need to cover our costs and enough money to start on the next project. Mayor Flaute: I think if it is successful we buy another house with it. Mr. Taylor: We have one lined up already, but there is the design and I have already put in for this. We would hold some money back, finish that design up for the next project, and roll the remainder into the Trades Program.

Mr. Maxfield: The goal for us too is to eventually become self-sustaining. Unfortunately, I'm not allowed to use State funds to go out and do this and that's why we are asking for your support and trying to utilize the community project because we want to eventually be able to continue to do this year after year and revitalize that. As our Program grows and we become more experienced maybe we can do more than one house in a year, but you have to walk before you run. This is a test, but obviously our kids can do it, they built a house in a lab. They are very experienced in

Thursday, October 19, 2017

what they are doing. We have excellent instructors between Mr. McGhee and our HVAC instructor, Mr. Roberts, who really takes charge and get these kids going. The kids are excited about it because this is something they can remember for a lifetime.

Mr. Smith: So we are going to put in \$50,000.00, you are estimating the cost of rehab is \$50,000.00 and you are asking for sponsors. What are you going to do with that money? Mr. Taylor: That \$50,000.00 is to bring in our own contractor and the thing about the contractor right now and I'm trying to finalize that through with the Law Department is going to cover costs of work. The school is going to run into a lot of different issues; you are going to have snow days and you will have a lot of kids off. We were looking for a contractor that would guarantee the work that they do and perform on top of maybe something that the students start. Let's say on that large shed dormer in the back they get that mostly framed up and then cold weather hits and they go on Christmas break and we need to finish that to enclose the house to get it winterized. Mr. Denning: GAP insurance. Mr. Taylor: Yeah, the contractor here and that portion of money are to cover his costs because those are kind of unknown and we are working on negotiating these hourly costs. We are also looking for a little bit of additional supervision. As you said, Jeremy is very good and he's very knowledgeable, but sometimes we might have 20 kids out there and having another site supervisor to help manage that work would be beneficial and that's where that money is coming from. Every donation we get for product and that \$50,000.00 base right now has already factored in the donation for the roofing material. If that falls through we are going to be short money, but as we go through and get more sponsors and that's why I'm only asking for \$25,000.00 now because when we appropriate that money and if we were to appropriate that money in 2015 and we only use \$10,000.00-15,000.00 the remainder would go back into the General Fund.

Mr. Smith: What about security for the property? How are you going to secure it to keep what you are putting in staying there? Mr. Taylor: The neighborhood is not that dangerous. The house has not been urban mined yet and it has been vacant almost two years now, at least since 2015 the property has been vacant. The windows are all intact and the doors haven't been kicked in. We have two neighbors on either side that are very active in the community. One of them has been to Council several times to talk about different issues in the community, so she is very vigilant. We also have the field cameras we have purchased through the grant for Code Enforcement and we have dedicated at least one of those because the other ones are roaming around, so we can use one of those. I think you all also talked about setting up a Go Pro so that we could do a time lapse to show the progress and other than that locks. They have their own trailer for tools and as we go there is no guarantee that there will be no criminal activity. Mr. Denning: Well it is the same as anyone else how would reconstruct a house. Mayor Flaute: It shouldn't be a stopper I wouldn't think. Mr. Taylor: Those are the steps we will take and this is a very secure neighborhood.

Mrs. Reynolds: Mr. City Manager, may I address Mr. Garrett? Mr. Carpenter: Sure. Mrs. Reynolds: Mr. Garrett, where is \$25,000.00 at in the budget that you can move? Mr. Garrett: Well there is money obviously in the General Fund. I don't know if you want to down scope something else, I guess we could look more carefully.

Mrs. Reynolds made a motion to upfront \$25,000.00 and legislation for the Neighborhood Revitalization Project. Mr. Denning seconded the motion.

Mrs. Reynolds: I'm going to ask one thing of you gentlemen, I'm putting my trust in you all. This is going to be something good for our community, something good for the schools, and I wish you would have brought Jerry with you tonight because I would have gotten some money out of him. I may give him a call tomorrow. We are a big union town. We have a lot of union people that live in our community. They are good people and they know what they are doing. I would encourage you to just get with some of those local unions and talk with them about some work that they can oversee and I'm sure that they will probably donate most of it. Mr. Taylor: We have had an outpouring of support.

Mrs. Lommatzsch: I would just like to say investment in our young people is worth every dime. I support you and I hope it gets better and better. If you didn't get to

Thursday, October 19, 2017

STEM Night on Tuesday night, you missed the opportunity to see all of this action. It is amazing what the young people are doing in the high school and I don't think most of our residents appreciate what these guys do and this guy has turned things around so beautifully and I love the interaction of getting this together as partners.

Mr. Wyen: If I could respond to that the one thing that I appreciate more than anything and Mark and I have worked tremendously and Brock. We have the best relationship we have ever had with the City at this point and I appreciate everything you guys are doing for the City. I think the partnership that we are developing here just emphasizes how special that relationship is because one thing I felt like when I first came to Riverside to start working here in Mad River Local Schools was just that sense of isolation; like I'm from Byesville, I'm from Forest Ridge, I'm from Seville. To be able to bring everybody together in a collective effort for something like this, which is going to grow and I can tell you because I have been working with Hope4Riverside and some other organizations in the City, there is something special going on right now. I'm excited to be a part of it because our kids are going to have this opportunity. You guys have a great team here that we get to work with all the time and like I said, the best relationship I have ever known and I have been here 20 years in the school district. I just appreciate it because I think this is going to evolve in something special, people are going to take pride in this, and we are in a great location and this could really be something that helps turn the city around. I appreciate it and thank you so much.

Mr. Garrett: Could I ask a clarifying question or two? Is this whole effort going to be structured a more of a donation? We give an easement on our house to the school to do the work there, but it would be more of a donation from the City into this cooperative effort and then let the school buy materials as needed or are we going to be processing multiple invoices and writing checks to be financing activities as they go? Mrs. Reynolds: You would be the sign off. Mr. Taylor: I think what we need to do internally is have a staff meeting and talk about this with you Friday or Monday and hammer those out and get those details to Council when we bring that supplemental. Mr. Denning: I think the answer is you give them \$25,000.00 and you make it work. Mrs. Reynolds: For accountability purposes we need the City Manager to sign off on all of that. Mrs. Lommatzsch: No, he has to know what he is doing. Mr. Garrett: I'm just asking whether it is an ongoing city project or is it just more of a loan kind of thing. Mr. Denning: You will need to figure out what will work best and make it run the smoothest. Mrs. Lommatzsch: That should be in the resolution. Mayor Flaute: Are there any other questions or comments?

Mr. Denning: My hope is that this goes great and is positive and then you have folks in other neighborhoods knocking on your door saying can we do this house next year and can we do this house next year and possibly someone saying they will donate the house and hopefully that will build the whole community. That's my hope with this whole project. Mr. Taylor: That is my goal. Mr. Smith: I think it is a great project. I've been over there to your lab, but some fascinating stuff going on over there with what you are teaching the kids. I think this is a good project. I think it will work well. Like you say, some supervision for other areas that you guys don't do will work. I'm glad to see this come together. I think it will be nice. Thank you for taking the effort.

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

There were no further questions or comments.

ITEM 7: RECESS:

The Council took a recess at 7:25 p.m.

ITEM 8: RECONVENE:

The meeting was reconvened at 7:35 p.m.

Thursday, October 19, 2017

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

The Pledge of Allegiance was led by Clerk of Council Brenna Arnold. There was a moment of silence for Officer James R. Emmons.

Mayor Flaute: Officer James R. Emmons was a Police Officer for 17 years and retired a couple years ago. He died at the age of 54. It was an untimely death. He was born in Celina, Ohio and died in Miamisburg, Ohio. We had Police Officers there. Thank you, Chief, for being there and getting all the folks there for this. It was a very nice little ceremony. Mrs. Lommatzsch: I want to thank the Officers and the escort for his funeral procession. People noticed and that makes me feel very warm inside. Thanks for the turnout. Mayor Flaute: Thanks for attending.

ITEM 10: MINUTES:

A motion was made by Mrs. Reynolds to approve the minutes of the August 17, 2017 regular meeting and August 31, 2017 special meeting minutes. Mr. Denning 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 September financial report. Mrs. Reynolds 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: COMMUNICATIONS

- A) Liquor Control Application – Hull Drove 1993 / DBA Riverside Drive-Thru

Mr. Carpenter: Thank you, Mayor. In the packet is the application for a liquor license. Mayor Flaute: Does anyone have any questions or comments about it? Seeing none, then we will assume the approval is okay.

- B) Annual Codification from Clerk of Council Brenna Arnold

Ms. Arnold: This will be very brief. You all have your new replacement pages. We will be bringing forth the Ordinance to approve these pages. If you would like to review them or hang on to them until they are official, but I will not add all of that to the next packet since you will have it. I can post it online hopefully. For that we will request an emergency for that, but it is done for the year. That's it. Mayor Flaute: Does anyone have questions or comments for the Clerk?

Mrs. Reynolds: So we are up to date now with everything? Ms. Arnold: Yes. I don't know if you want to wait until after budget or keep moving with reviewing the chapters as we were doing through the Code, but I am good either way. I can start with the next chapter at the next meeting if you would like and just go from there. Mayor Flaute: I believe so. Ms. Arnold: Okay.

There were no additional questions or comments.

Thursday, October 19, 2017

ITEM 14: CITY MANAGER'S REPORT:

Mr. Carpenter: In your packets is the Project and Activities Report. If you have any questions, staff and I would be glad to answer. Mayor Flaute: Thank you, Mr. Manager. Are there any questions or comments from Council members?

Mr. Carpenter: I did have a couple of updates on Floral Park, specifically B&M Towing and S&S Trucking. Mr. Taylor, help me out if I misspeak, but B&M Towing has appealed the violation so they will be going before the BZA in November. Mr. Taylor: That will be the November meeting which is the 4th Tuesday of the month. Ms. Arnold: The 28th. Mr. Carpenter: Then S&S Trucking, I spoke with Mr. Salmons today and we received a letter from his attorney and it looks like we will be proceeding with court action for S&S Trucking.

Mayor Flaute: Thank you for the update. Any questions or comments for the Manager? I just have one. CareSource is planning to present a \$10,000.00 check on October 20th which is tomorrow, right? Is that going to happen? Mr. Carpenter: I am going to turn it over to Chief Stitzel. Chief Stitzel: Yes, this is in conjunction with the Community Paramedicine Program. I spoke two meetings ago about the program receiving a \$10,000.00 grant from CareSource. It is a presentation to Reach Out Montgomery County Clinic, they are the ones who are actually receiving the grant. We are going to be there as a presence because we are in cooperation with them for the program, but that money will be going towards the Riverside Community Paramedicine Program overall that we have started. It is in addition to the Environmental Protection Agency grant that we also already received. That first installment will be paid in January from the EPA. Mayor Flaute: So there is not going to be an event of any kind. Chief Stitzel: It is a little event over at Reach Out over at the clinic. It is not going to be here. They asked if I could be there and absolutely I will be there. If anybody else would like to come, I can get you the details and you are more than welcome to be there.

Mrs. Reynolds: Mr. City Manager, to go along with the B&M Towing and the appeal, I received some concerns from the actions of a violator in the city and what's been going on and it seems they are disgruntled because they have been cited. They have taken opportunity to, I'm not sure I tried to think of several different words that I could use, it's just that they are bothering people in the community the violator is and causing quite a fright in that community. I would appreciate it and I don't know how we can deal with that. I don't know. People stopping in the street in their car in front of your home and yelling obscenities at you is just not something we should allow to happen. I know people get very angry, but their anger should be directed towards as the City Officials and the City Staff, not at residents. That's just not how we need to let things operate in this city. If there is anything you can do to speak with the gentleman and ask him and explain to him just be mad at us. We are the ones who are enforcing our Codes, that's just something he has to live with. If he is in violation, then he has to live with that. Leave our residents alone. We just can't have that. It is going to escalate into something none of us want to see happen.

Mr. Smith: Wouldn't that be a Police matter though? Mrs. Reynolds: However the City Manager wants to handle it. I would appreciate whatever. Mrs. Lommatzsch: Are you aware of this, sir? Chief Robinson: No, ma'am. Mrs. Lommatzsch: Nobody has issued any or called in to complain. Mrs. Reynolds: No, they are afraid. That's the thing. Chief Robinson: All too often that is the issue; nobody wants to call in because they are afraid of retaliation. That's a battle that we fight every day. Mayor Flaute: If anyone from Council, especially Mrs. Reynolds, can get any information please pass it on so we can deal with the situation. With the information you have given us, there's not a lot we can do. If Council hears anything at all about this, please bring it forward. Mrs. Reynolds: I just want our residents to know you don't ever have to feel unsafe. No, don't.

There were no additional questions or comments.

- (1) FYI Items
 - a. Council Request Sheets

Thursday, October 19, 2017

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

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

Chief Robinson: This week we had a GROW blitz and you probably heard about this. There was some stuff on Facebook and everybody has been talking about it. We saturated the areas in which we had three or more calls for overdoses and there are quite a few of those places around. Basically what they did was saturated everything. We had our officers and other agencies working. Cornerstone was doing the project, so they handed out literature to people to help them get assistance. I want to stop talking about it now because I realize that Chief Stitzel has that in part of his information he wants to give out, so I will stop now. Chief Stitzel: I just have some stats, the Fire Department, I'm sure he accidentally forgot to mention us. We were there and we ended up visiting 131 residents with all the people involved. We made 65 contacts, made connections with them, talked with them to see if they knew anybody that was having an issue or an addiction problem, and we were just out looking for problems instead of just waiting for it to happen and have us respond to it. We are trying to take a proactive approach and trying to find where the problems are.

Mayor Flaute: So you went to a certain neighborhood? Chief Stitzel: Several different blocks in neighborhoods where we have some high incident rates of overdose because a lot of times they are not residents they are people who live with their parents or family members, so when we take them to the hospital they don't give us a Riverside address. They don't get singled out for the GROW visits that we do every week, so this way we are getting out and a lot of people have overdoses that never get reported to us because they have their own Narcan now. We are just out there trying to find them and trying to let them know there is help there, all they have to do is ask for it and we let them know it is there. We had 65 actual face to face contacts and we left 66 packages of literature on door during the blitz. It was a great cooperative effort between Riverside Police and Fire and Cornerstone. Again like the Chief said, we brought in other agencies that are involved in the GROW program throughout the region and we've been to their jurisdictions to help them also and that effort will continue and you will see more of that.

Mrs. Lommatzsch: I attended the Hope4Riverside and the County presentation a week ago Tuesday night and they talked about these visits and how the team goes out and they are going to have another one of those presentations the 18th of November at one of the churches on the north side and looking into having one in January, but it was a really informative meeting a week ago Tuesday night at Calvary. They talked about these focused visits to neighborhoods and they were going to be doing one in Riverside. Chief Stitzel: The good news is that our numbers are currently down for two months now. Mrs. Lommatzsch: This is helping, I guess.

Chief Stitzel: Several months ago when I did the presentation, I kind of characterized the opioid crisis as a dilemma. There's not one solution out there that is going to solve this problem. We are going to have to attack this on many fronts. The GROW program is one of those fronts that we are utilizing. There are other things that are helping. The increase of law enforcement blitzes where they try to go out and catch the dealers and suppliers. The efforts that are bring done on a national scale, state, county and local, are all making a difference, I believe. There are some unfortunate causes because the numbers are down, we are not able to save all of them and so I think that might be a factor. I definitely think the recovery efforts that we are out there

Thursday, October 19, 2017

trying to do and the resources that are now available, we are starting to make a difference. That's a perception; again there is no one thing out there that says this is what is causing our numbers to drop. We are pretty close to 2016 numbers right now, so we are almost down to where we were last year where we were on a 25-30% increase from last year. Mayor Flaute: The numbers here still indicate there is a lot more. Chief Stitzel: There are more, but we are still working on that. Mrs. Lommatzsch: They are looking for volunteers to get involved in the program. Chief Stitzel: There is a lot of opportunity for volunteers and different programs out there, absolutely.

Mrs. Reynolds: This is to both the Chiefs, Mr. City Manager; I understand there is a new strain of drugs that are on the street now. I'm not quite sure; I've just been hearing about it and have seen some videos. Do you all have any information on that? Chief Robinson: I'm not sure which one you are talking about. Chief Stitzel: We can check into that. I have heard that there is a new mixture of heroin and fentanyl. It is not a new drug. Mrs. Lommatzsch: It's an instant killer then too, isn't it? Mr. Denning: Carfentanil. Chief Stitzel: Well it is carfentanil, but it is a mixture of carfentanil and something else. There have been a few different ones coming through. Chief Robinson: Carfentanil will kill you immediately. Chief Stitzel: That's the one that if you get it on your skin it will absorb and kill you. Mrs. Reynolds: It is scary from what I am seeing. Chief Robinson: I have seen the videos you are talking about of people all over there place. Mrs. Reynolds: The report I read indicated Ohio was one of the main line.

Chief Stitzel: One of the reports are saying a lot of the heroin users are trying to find other drugs to use because they are afraid of the heroin and the carfentanil that is being mixed in with the heroin, so they are trying to go back to the PCP, the angel dust, and the meth. Chief Robinson: Meth is getting big again. Chief Stitzel: It is going to be a never ending battle obviously, but we will keep up the fight. Mr. Smith: Do you hear anything about krokodil? It is an old drug. Chief Robinson: It was our again a little bit last year and I believe I remember seeing some of it and it will definitely turn your skin to where it looks like a crocodile for sure. We don't see a lot of that and we haven't had a lot of that here that I have seen, but it is nasty. Mr. Smith: Yeah, it is.

Chief Robinson: Going back to the thing with Stebbins High School and our relationship, we actually have two interns now that are working from Stebbins to assist us at the PD. Two young ladies showed up yesterday and today and they are both interested in law enforcement, so they wanted to come and get a little bit of a view of that. I am going to have them do some stuff for us around the PD, so that will be nice.

Unfortunately I don't like to tell you these things, but I am going to tell you anyway, our Detectives are still working on a homicide and that is still ongoing and has not concluded yet. Obviously the gentleman that was involved is still out of state and we are not exactly sure when he is going to make his way back to Ohio at this point. We feel very confident in the information that we have that we will be able to do what we need to do and that he does get back here. Also unfortunately we had a motorcycle accident on Route 4 on Saturday night. They were local and I guess they have lived here before, he owns the jewelry store in Beaver Creek, Ray Fulton. His daughter was killed in the motorcycle accident and she was a passenger on Route 4 on Saturday night. That's still ongoing. Unfortunately there was alcohol involved on both parties, so it gets a little bit hairy if you will in trying to figure out what happened in that case and try to present that to try and make a case on that is very difficult because both people were intoxicated. We are still working on that. I'm sure we are going to come to a conclusion on that and the Prosecutor is going to make the final decision on what they are going to do with it.

I was going to mention about Jimmy Emmons, but the Mayor has already talked about that. I just want to make sure you know some of the things he did that he didn't mention. He was a Chaplin here at one time. He also was a Firearms Instructor here and I just learned this today and I thought it was very interesting, he helped design the maps that we use to get out people from our building to anywhere in the city. He helped design those and we actually still use those today. We give those out when

Thursday, October 19, 2017

we have new people come in and we still use the ones he helped design years ago. Let's say I'm at 1791 Harshman, I need to go to, and then it gives you the route so our folks can learn how to get there a little quicker. I'm sure the Fire Department probably needs them too, but they've got computers.

For training, the two new Officers that we have are scheduled for a Street Survival class, which is a class we always send our new people to. It is very important to learn how to survive out there, how to work, and how to be diligent, and all of those things, so we send them to survival class to learn all of those things and help them on those things. We still have two Sergeants in Supervisor School and now we have a third one that is enrolled and he is due to go to the next class for STEP as well, so we are moving forward with the training for Sergeants.

We had quite a few events we participated in, so I am just going to run through a real quick list: The Fall Clean-Up, Virginia Stevenson Elementary Safety Drill, and Stebbins STEM. We actually did so many things our ID cam ran out of ink, which is the first time we have done that. Unfortunately that thing takes a little bit longer, about five minutes per kid. Mrs. Lommatzsch: They did 75 on Tuesday night. Chief Robinson: Exactly, so we can only do so many and there was a crowd of people there like 600 or something. It was out of control, but we ordered stuff because we are doing it again this weekend and using the kit for this weekend as well. We were at the Child Abuse Awareness at Shellabarger and we did ID kits there and I believe our K-9 is scheduled to go to the haunted house for the Jaycee's this weekend. You will also have to make sure you get out to the Pumpkin Chunkin'. It starts at 7:00 on the 7th and then on the same day we are doing the Head Start at Virginia Stevenson, I think George Stamper is going to be speaking to them about bullying and also Halloween dos and don'ts. Don't forget the 28th of this month is our Drug Take Back. It is 10:00-2:00 and it is at the PD lobby. We will have folks there to accept anyone who has prescription medication that we can accept and we will take those in from anybody in the city. Also keep in mind if you have anybody that wants to bring drugs anytime, we have the drop box located in the lobby as well.

Just some general information, we applied for a grant with no match from the City for printers for the cruisers and we got that and the only thing we have to do is spend to have them installed. The equipment is already bought, so we just have to install in them in the cruisers and print our citations from the cruiser without having to buy those tickets anymore. The Ohio Collaborative is a big deal. It is part of our policy in trying to be more current in what we are doing in our policies. The Ohio Collaborative has been submitted and has a provisional approval, but the next step is an onsite visit to the Police Department. There has not been a date for that set yet.

My last and final thing I will tell you is please look at our webpage and vote for K-9 Tina. If you haven't seen it, Aftermath, which is a company that comes after you have some kind of event that they need to clean up, they will come out and clean your stuff up for you. Aftermath has put together grant money that is being distributed to K-9 programs using a vote for your K-9. We need as many votes as you can. We can get up to \$5,000.00 for Tina just by voting. There is grant money from \$1,000.00 to \$5,000.00, so we just have to vote for Tina and hopefully we will get enough votes and get some money for her. Mrs. Lommatzsch: That's really good, but I went on to do that and every K-9 in the United States must be on the list. I need a techy person who can help me jump to Tina. I sat there and scrolled and scrolled and I still didn't get to Tina. It's really easy to get to the site because I was able to do that, but then I couldn't get to Tina to vote for her because there must be 10,000. Somebody is going to have to help me. Chief Robinson: We will help you out. Ms. Arnold: You can vote every day. I've shared it multiple times on my Facebook page. Chief Robinson: That's all I have. Thank you very much.

Mr. Smith: Where is the Pumpkin Chunkin'? Chief Robinson: It's at the Air Force Base. Mr. Denning: Area B behind the Museum. Mr. Smith: Behind the Museum. Okay, thank you.

There were no additional questions or comments.

Thursday, October 19, 2017

b. Fire Department

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

Mayor Flaute: I assume you are going to explain what those little figures are in front of you. Chief Stitzel: Actually I can start off with that. I was going to save the best for last, but one of our citizens, Jan Pitzer, found these up in her attic and brought them in and donated them to the Fire Department. They are nice little figurines and they kind of look old there and the Police Chief has asked if he could have a couple for his desk. I'm probably not going to let him have them, but he wants them. He wants to be a fireman, I guess. I want to say thank you to Jan for bringing these in and we certainly appreciate that. We've got a nice place for them over at the firehouse away from the Police Department.

The capital project update, we are almost completed with all of the SCBA and the radio/computer upgrades we were doing. We've just got a few little things hanging out there to wrap that up, but that was the big capital project for the Fire Department this year and we are almost done with that and are truly expecting everything to be done by the end of the month. What we are hoping to do is put on a little demonstration for Council on some date in the future when we might be able to squeeze it into the work session to show you how all of this new technology improves our safety as firefighters with our air packs, our radios, and how all of that works integrated. We can set up a nice little demonstration on the screens so you can see what we see inside the staff car, the command vehicle, and when the guys are inside the house we are able to communicate better and see their air levels and communicate through the connection there. We will bring all of that in once we get everything up and running.

Mr. Denning: Do you get the picture from the thermal imaging cameras? Chief Stitzel: No, we don't have that technology. That's a little bit more expensive, actually quite a bit more expensive to have that ability to transmit it out. Years ago when that first came out, one of the things that came out from the national fire organizations was to be very careful with that because it is not a secured transmission and what was happening in some of the bigger cities was that the news agencies were able to capture that transmission and record it and play it on the news. Mainly for us it is not a huge benefit for the guy out in the car to actually see the camera. They can communicate to us over the radio what they see and what is going on. We have never actually gone down that. That will be coming hopefully over the next couple of months that we can set up a little demonstration for you guys and I think you would really like to see how all that takes place.

With it being October and with last week being Fire Prevention Week we are doing a lot of fire prevention and public education visits at all the schools. We have also increased and kicked off our Fire Safety Inspection Program and it is in full swing. I think we have done 15 inspections last month and I know it is probably a little less this month because of all the fire prevention and public education things we are doing for the schools. The crews are out probably three or four times a week at different schools and sometimes they are at multiple schools in one day doing the fire prevention efforts this month and that pretty much lasts all month long because there are so many schools and preschools and churches that are wanting us to come out and do demonstrations. Mixed in with all of that, we are doing our annual hose testing and that is moving along. We have done about halfway done with testing all of the Department's fire hose. We are still providing the EMS standby for the high schools and we were at STEM Night the other night.

We also have two Stebbins students that are job shadowing in the Fire Department and they are assigned mentors. They come in during the school days and actually ride along on the apparatus or the medic units with us. We kind of show them behind the scenes aspects and they are the ones who are indicating they have an interest in becoming firefighters in the future. I did start talks with Kettering Fairmont schools. They have a program over there where some of their seniors are able to take firefighter and EMT classes while they are a junior and senior in high school. The Kettering Fire Department donated one of their fire stations to them and a fire engine. They have a Fire Instructor that actually works for the school now, so it is a program

Thursday, October 19, 2017

that I am going to see if we can't link up some of our students over here if they have that interest to be able to do that. I believe it is Kettering and Beavercreek are sharing that program right now and it is starting to grow, so we are looking at hopefully doing that too. Mr. Denning: Talk to Jesse. It would probably go under their Technical area. Chief Stitzel: Okay, we will do that. I believe that is all I have for this evening.

Mrs. Reynolds: Chief, what is our policy, I believe one time you mentioned after a fire in a neighborhood you would walk that community to talk to the residents about fire prevention. Chief Stitzel: There have been efforts from time to time, especially if it is a fatal fire or if it seems relevant or especially if we have a lot of kids in the neighborhood and it was a kid playing with matches and lighters and that has happened in that neighborhood. Yes, we did do some visits in that area. Those two juveniles are in our Juvenile Fire Setter Program and it is an education program that is done by one of our members who is trained to do that. She also has gone out to the schools where they go and did specific fire prevention talks to those classes that those kids were part of. That is kind of an ongoing effort. We don't really have a policy on it, but when we see the opportunity we do it.

If there is a fire where the smoke detector did not sound or it was a dead battery or something like that, then we can go back out to that neighborhood and canvas and see if anybody needs batteries. We have smoke detectors and carbon monoxide detectors that we can pass out if we find people that need them. Mrs. Reynolds: That is what I was going to ask, we do in a community like that have smoke detectors or carbon monoxide detectors available for the community. Chief Stitzel: I think Lowe's donated before I was here a whole bunch of carbon monoxide detectors and I know we have some smoke detectors that are available. A lot of times if we get dispatched out on a bad detector or a false alarm and we see that the detector is more than 10 years old, we will replace one of them for them and if they need more we can do that. We try to look for those opportunities and provide those detectors. We will actually mount them for them. Mrs. Reynolds: Thank you. I appreciate that. Chief Stitzel: No problem. You're welcome. Mayor Flaute: Thank both of you for sending folks out to the community meetings. We put them on the spot a few times, but they are been very responsive and we appreciate that.

There were no additional questions or comments.

c. Service Department

Mr. Carpenter provided the monthly update for the Service Department.

Mr. Carpenter: Barrett Paving is supposed to be out there on Spaulding either tomorrow or Monday to correct the chattering right there off Linden and also we had a water line break. I don't know the severity of the damage, but I know we are going to ask them to help with that issue as well. The RTA bus shelters bid opening was today. They came in below the engineer's estimate, which is good news. Both of them combined were just over \$28,000.00. The truck that was ordered earlier this year, a couple of the Service guys went up to check it out and do a punch list. We are expecting it before the end of November. Just in time the tractor should be here by the end of this month. Also we are looking over at Brantwood to finish up the paving, so we are going to see if we can't get that done as quickly as possible before the cold weather sets in.

There were no additional questions or comments.

ITEM 15: PUBLIC COMMENT ON AGENDA ITEMS:

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

Thursday, October 19, 2017

ITEM 16: OLD BUSINESS:

A. RESOLUTIONS

- 1) Resolution No. 17-R-2312 authorizing the City Manager to approve submission of a joint application with the City of Dayton for Federal Fast Act Funds through the Miami Valley Regional Planning Commission (MVRPC) for work on portions of West Springfield Street.**

Mr. Carpenter introduced Resolution No. 17-R-2312 authorizing a joint application with the City of Dayton for Federal Fast Act Funds.

A motion was made by Mrs. Lommatzsch to take Resolution No. 17-R-2312 off the table. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

A motion was made by Mr. Denning to approve Resolution No. 17-R-2312. Mrs. Lommatzsch seconded the motion.

Mrs. Reynolds: The only thing is we had several questions. Did we get everything answered on that we had? Mr. Carpenter: I believe so. I believe everything was in there. He was trying to explain the changes and what created some confusion. Brock, if you just want to update and highlight the changes that were made. Mr. Taylor: The changes from the original resolution we had put forward back on the 5th, the big changes were the dollar amounts. We went from \$125,000.00. Our 25% local match was \$125,000.00 in that original resolution and it's really the \$110,000.00 and some change. We don't foresee any larger numbers or that changing. Our total cost for that project was \$414,000.00 I believe it was. Mrs. Reynolds: \$442,000.00. Mr. Taylor: Then Dayton is taking on that larger share. This is a really great project for us. They are doing all the engineering. They are doing the application and all we have to do is come in and do our match with our OPWC application later. When you look at that, it is going to cost us out of the City's pocket \$30,000.00-40,000.00 max to have that portion of Springfield finished.

Mrs. Reynolds: You were going to talk with someone about the blind spot where we come out off of Smithville. Mr. Taylor: I'm sorry. I will get that, I don't have that. If they were realigning that, I had asked that question and we both forgot about that. I can get that information on how they are doing it. Mrs. Reynolds: I would appreciate it because that needs to be addressed. Mr. Taylor: We have property there and when I talk to Keith to do the design maybe we can do that. I know we are doing that up on Northcliff and Norman on the other Springfield projects, so that is a definite look into.

There was no further discussion on the motion.

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

ITEM 17: NEW BUSINESS

A. ORDINANCES

- 1) Ordinance No. 17-O-637 making supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2017.**

Mr. Carpenter introduced Ordinance No. 17-O-637 making a supplemental appropriation.

Thursday, October 19, 2017

A motion was made by Mrs. Reynolds to approve the reading Ordinance No. 17-O-637 for the first time in its entirety. Mr. Denning seconded the motion.

The Clerk read Ordinance No. 17-O-637 for the first time in its entirety.

There was no discussion on the motion.

Mrs. Reynolds: Mr. City Manager, the Cemetery Fund is concerning to me that we have had nine indigent cremations this year and just two in the last month. Are we sure that we are putting enough money in there for the end of the year? Mr. Carpenter: This is more than in a usual year. This is an unusual year. Mrs. Reynolds: I just think we need to increase that dollar amount. I just did not have any idea we were at that level. Mr. Smith: We are increasing it by \$1,500.00. Mrs. Reynolds: Just for the two we have already had. Mr. Garrett: No, that's two more projected on top of what we have already had. We've got enough for one more in the budget right now and this is asking for an additional two. Mrs. Reynolds: So we've had nine so far that we have budgeted for. Mr. Garrett: That we have paid for and are complete. We have enough funds for about one more. Mrs. Reynolds: I'm sorry. I did not read that correctly. Mr. Garrett: The current funds would allow for one more and then another two on top of that one.

Deputy Mayor Curp: Mr. Manager, I have a question for you on the \$10,000.00 for the Wright Point Fund for legal bills, is that for writing and reviewing leases or is that for the Collier's litigation? What is that for? Mr. Carpenter: The exact breakdown, I will have to ask Mr. Murray. Deputy Mayor Curp: I don't need a dollar amount for each there; I just want to know what we are spending it on. Mr. Carpenter: It is sort of all of these above. Mrs. Reynolds: It's what, sir? Mr. Carpenter: Collier's, leases, and anything else legal that has to do with Wright Point.

Deputy Mayor Curp: Let me ask my next question which is the commissions that are being paid to Collier's are we going to see another supplemental to cover those or are do we already have sufficient funds appropriated to cover those? How is that being handled? Mr. Carpenter: We still have some money in the Legal Budget. Deputy Mayor Curp: In the General Fund? Mr. Carpenter: Yes. Deputy Mayor Curp: Why should this come out of the General Fund if they are commissions for leases for Wright Point? Mr. Carpenter: I'm sorry; I thought you were talking about the litigation. Deputy Mayor Curp: Well litigation too if those are coming out of the Legal Fund and if some of that is Collier's litigation shouldn't that not be covered by the Wright Point Fund also instead of the General Fund? Mr. Carpenter: I will turn to Tom to see exactly which line items those are coming out of. Mr. Garrett: If we recognize when we get the monthly bill that it relates to a Wright Point issue, it is charged to Wright Point. We might have missed some small because sometimes the bill is for a half hours' worth of work, but if it seems to be related to Wright Point whether it be litigation or an ongoing lease or whatever it is charged to Wright Point.

Deputy Mayor Curp: So we do or don't know that we are charging Collier's legal fees to the Wright Point Fund as opposed to the General Fund? Mr. Carpenter: If we know it is Collier's, I believe it is coming out of Wright Point. Mr. Garrett: For the most part it is coming out of Wright Point. Mayor Flaute: Has Collier's been settled I guess is the question. Mr. Carpenter: No, it has not. Deputy Mayor Curp: I didn't hear. Mr. Carpenter: If we identify it as Wright Point, it comes out of the Wright Point. Mayor Flaute: So if Collier's gets settled, it will come out. Mr. Carpenter: A lot of times in the billing it will say Wright Point or it will say Collier's and we can detect it. Sometimes it is general or vague, so if we don't know we don't know. If we recognize it is part of Wright Point, we take it out of Wright Point. Deputy Mayor Curp: Do we post that directly or do we do transfers? Mr. Garrett: We have the bill, we annotate the bill with what fund it relates to, and then when we pay the bill it gets posted to the appropriate portion to Wright Point or the General Fund or wherever.

There was no further discussion on the motion.

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

Thursday, October 19, 2017

A motion was made by Mrs. Reynolds to approve the reading Ordinance No. 17-O-637 to suspend the rule that dictates the number of days between consecutive readings of ordinances. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

A motion was made by Mr. Denning to read Ordinance No. 17-O-637 for the second time by title only and approve its final adoption. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 17-O-637 for the second time by title only.

There was no discussion on the motion.

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

II) Ordinance No. 17-O-638 authorizing the transfer to the General Fund of residual balances existing in the General Assessments Fund related to trash service.

Mr. Carpenter introduced Ordinance No. 17-O-638 authorizing the transfer of residual balances related to trash service to the General Fund.

A motion was made by Mrs. Reynolds to approve the reading Ordinance No. 17-O-638 for the first time in its entirety. Mr. Denning seconded the motion.

The Clerk read Ordinance No. 17-O-638 for the first time in its entirety.

Mrs. Reynolds: How is our lighting assessment back payments taken care of the same way? Mr. Garrett: Well that just gets posted to the General Assessments Fund. We have two lines for revenue, one for street lighting and one for trash, so it would just get posted in that revenue line.

There was no further discussion on the motion.

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

III) Ordinance No. 17-O-639 authorizing the City Manager to join a coalition of municipalities retaining special counsel for purposes of initiating litigation to challenge the constitutionality of amendments to Chapter 718 of the Ohio Revised Code relating to municipal income tax, and declaring an emergency.

Mayor Flaute: We have been requested for both the first and second reading, do we need a public hearing on this, Madam Clerk? Ms. Arnold: No, it will be advertised in the paper and then we will have 30 days before it would be enacted. It does need to be passed by five or more.

Mr. Carpenter introduced Ordinance No. 17-O-639 joining a coalition of municipalities to retain special counsel to initiate litigation challenging the constitutionality of amendments to Chapter 718 of the Ohio Revised Code and declaring an emergency.

A motion was made by Mr. Smith to approve the reading Ordinance No. 17-O-639 for the first time in its entirety. Deputy Mayor Curp seconded the motion.

The Clerk read Ordinance No. 17-O-639 for the first time in its entirety.

Mrs. Reynolds: Does anyone know exactly what the plan is going forward on this? Reading everything that we have been given to read I don't know that. Is it the plan to end up eventually in the Ohio Supreme Court? Mayor Flaute: Possibly. Mr.

Thursday, October 19, 2017

Manager, do you want to try to explain or I can try? Mr. Carpenter: Possibly. Obviously the ultimate goal is to end centralized collection and protect home rule, but how long and how far they pursue it? I think they are going to pursue it all the way. Mayor Flaute: If we don't agree to do this then we will not be named as one of the people who have the ability to stop the collection. Is that? If we don't get into it, they could still tell us that they are going to do central collection on us and only stop the ones that have the skin the game. Mrs. Reynolds: Are you all sure on that? I can't understand that reading of that because we know now that our portion is \$6,000.00. Mayor Flaute: I thought it was \$4,000.00. Mr. Carpenter: I have asked for clarification on that because we are barely over 25,000 and the letter says 25,000, but previously cities like us would be a \$4,000.00 bill. I have asked for clarification and I have not gotten that response yet. Mayor Flaute: Can we just say we are going to do \$4,000.00? I thought it was clear to me that it was \$4,000.00. I'd say do \$4,000.00.

Mrs. Reynolds: But do we know if this moves forward what the costs will be to the City? Do we have any idea what we are looking at? Mr. Carpenter: Obviously it is just not us, there are 18 other municipalities at least it was a few weeks ago. In the Dayton area it's the City of Mason and the City of Athens has already taken the lead on this and other cities around the state. Mrs. Reynolds: But there are only 18? Mayor Flaute: Only in the Miami Valley. Mr. Carpenter: As of a couple of weeks ago, I think some more were jumping on. Mayor Flaute: The whole state of Ohio. Mrs. Reynolds: Do you all feel comfortable; I mean you have been dealing with this that the \$6,000.00 is going to be our only contribution? Mr. Carpenter: Honestly, I don't know. There are a lot of municipalities in the State of Ohio that are against it and are contributing. Mayor Flaute: There is a lot of money poured into it, so it is impossible to answer that question. Mrs. Reynolds: But we are committing ourselves when we do this. We are committing ourselves to follow it through, so I don't know what.

Mr. Smith: I don't see on the Ordinance where it says it is going to be \$6,000.00. Mrs. Reynolds: It's on the fiscal impact. Mr. Smith: Yeah, it's on the fiscal impact. Couldn't we reword that to say up to \$6,000.00 seeing as some of you think that fee may only be \$4,000.00? Mr. Carpenter: Well this is authorizing just \$6,000.00. We won't exceed \$6,000.00 with this. Mr. Smith: Well the Ordinance doesn't give a number. Mr. Carpenter: I don't know if I am saying that correctly honestly that this is limiting to \$6,000.00, I could be wrong on that. Mayor Flaute: I know it won't be more than \$6,000.00. I think it is going to be \$4,000.00. Mr. Carpenter: We are saying here the initial contribution will not exceed \$6,000.00. Mrs. Lommatzsch: Her concern is what comes after that? Mayor Flaute: We don't know.

Mr. Denning: Okay, but we would have to authorize additional if we go to the next step and they ask for more money we have to make a decision then whether we want to put in more money and stay in the pool. Mr. Smith: If we authorize \$4,000.00 and change the \$6,000.00 to \$4,000.00, we have to redo the Ordinance. Mayor Flaute: That is something I suggested and I don't think that is a good idea. If it is only \$4,000.00, he is only going to spend \$4,000.00. Mr. Carpenter: I was going to ask Mr. Garrett, did you see anything else in the letter that may imply that we would be on the hook for more dollars? Mr. Garrett: I don't know how they estimated their legal costs, but like you said it is an initial contribution to make a pool of money and it does hint if it comes in less when they get done there would be a refund. Like you said, there is the potential of asking for an additional contribution sometime in the near future. We have a similar situation on the cell tower legislation that we are a party to also.

There was no further discussion on the motion.

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

A motion was made by Mr. Denning to approve the reading Ordinance No. 17-O-639 to suspend the rule that dictates the number of days between consecutive readings of ordinances. Deputy Mayor Curp seconded the motion.

Thursday, October 19, 2017

There was no discussion on the motion.

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

Motion carried.

A motion was made by Mr. Denning to read Ordinance No. 17-O-639 for the second time by title only and approve its final adoption. Mr. Smith seconded the motion.

The Clerk read Ordinance No. 17-O-639 for the second time by title only.

There was no discussion on the motion.

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

Mayor Flaute: I guarantee you I will be talking about this first in November when the Ohio Mayor's get together and we will be working hard on this. If I have any further information, I will be sure to let you all know.

B. RESOLUTIONS

I) Resolution No. 17-R-2313 authorizing the City Manager to enter into the BusinessFirst! For a Greater Dayton Region Business Retention and Expansion Program.

Mr. Carpenter introduced Resolution No. 17-R-2313 joining the BusinessFirst! Program.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 17-R-2313. Mrs. Reynolds seconded the motion.

Mr. Smith: When I came on Council many years ago, we had a BusinessFirst program and then it kind of went by the wayside. Was that discontinued and the money that was allocated for it returned to the General Fund and it was just disposed of? Not the money, but the program. Mayor Flaute: All I remember was when Mayor Doan became Mayor we decided to stop the program and we haven't been involved in the program since, so this is a time when we thought it was important to become involved in the program. Does that answer your question? Mr. Smith: Okay, so basically we discontinued the program and quit funding it. Mayor Flaute: Mayor Doan didn't think it was worthwhile, Council agreed with him, and there was another move when some of us were elected. I know some of us were trying to bring it back up again, but it didn't take traction. It looks like a good thing for us to do now.

There was no further discussion on the motion.

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

II) Resolution No. 17-R-2314 recognizing the Riverside Area Chamber of Commerce's "Hometown Holiday in Riverside, Ohio" as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.

Mr. Carpenter introduced Resolution No. 17-R-2314 recognizing "Hometown Holiday in Riverside, Ohio" and making a donation.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 17-R-2314 and make a donation in the amount of two-hundred fifty dollars (\$250.00). Mr. Denning seconded the motion.

Thursday, October 19, 2017

Mayor Flaute: I want to say to people that every once in a while we give away money and it is money that has been collected and brought into the city, but it is because of the marriages that I do. Every meeting you hear me say I did so many marriages, I get \$50.00 for each marriage that I do and so the money isn't technically coming out of that, but that is the money we give away. It is not tax payer's money per se, but it is money coming from the Wedding Fund. That is why it is so important that I report that every meeting so we can keep a handle on that. I just wanted to let everybody know that.

There was no further discussion on the motion.

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

Mrs. Reynolds had a need to exit the meeting and did not return.

ITEM 18: PUBLIC COMMENT ON NON-AGENDA ITEMS:

Mr. David Coterel of Fairfax Avenue requested to speak before Council regarding the zoning at 4505 Byesville Road.

Mr. Coterel: Basically my question was answered earlier about the R-3 zoning at 4505 Byesville Blvd. It is an R-3 zoning and shouldn't have a junk yard or a towing service and an auto parts place up there. Also, I would like to thank you guys for bringing that up and also I want to know when the court dates are that are coming up because I will be there. Also Shirley Reynolds is right; we have people that over the years and even now are being threatened if they are making a complaint on this and on Jerry Salmon's property too. A lot of people will not call the Police Department because they feel like they won't get anything done anyway unfortunately and they feel like it just makes things tougher. Even over the years, we have a few people that had complained on S&S and I hate to point it out, but a few times there were bullet holes put through their houses and stuff for complaining. That's the reason why you don't have people complaining. They would like to get something done, but they feel like they are being too intimidated. I will be there at both court hearings and I would like to be notified when it all comes up. Thank you.

Mayor Flaute: Mr. Manager, do you want to make note of that? They aren't going to be able to speak or can they sign up to speak at this? Mr. Carpenter: B&M Towing is a BZA hearing, so that will be here. The court date for S&S Trucking, I don't think we have gotten any feedback yet on when that is coming.

Mr. Coterel: I have lived here basically all my life and I know a lot of stuff that has gone on. I know a lot of times Jerry Salmons has been shut down and how many times he should have been shut down. Also you have to put a Wellfield for pollution there too with the chemicals that were dumped on his property and everything and why the EPA never nailed him for that because they were hauling parts cleaners out of GM plants and everything. You had Joe Cepek, Jerry Salmons, Charlie Sturgill, and you had Dicky Sturgill all hauling parts out there. Even when they came in there to dig the sewer line up for the Air Force Base, they dug all of it up and replaced all of it and they wanted to get to Planters. They bypassed around that whole area all the way down to Fairfax and I asked the one guy why they weren't digging it up all through there because I would still like to know what is buried there. He said they were under orders not to do it because they were going to drive the sewer line through where the other one is on the account of contaminated soil. Then he turned around and asked me where the manhole cover is in the middle of that section and I told him not really and he said they had metal detectors in there trying to find it and they couldn't find it on the account of all the metal that is in the ground.

Mayor Flaute: Okay, Mr. Coterel. The BZA meeting is when? Ms. Arnold: November 28th. That's the next available time we could have it, per Dalma. Mr. Carpenter: The 4th Tuesday in November for B&M Towing. Ms. Arnold: At 7:00 p.m. Mr. Coterel: Where will that be? Mr. Carpenter: It will be here before the BZA. We will contact you for S&S Trucking's court date. That will be in Huber Heights and we don't have a date yet. Mayor Flaute: It is my understanding that you will not be able to speak at the court. Mr. Coterel: Okay, send that to Fairfax. That's another thing, I

Thursday, October 19, 2017

don't get your letters and stuff because I had everything sent to my post office box on the account of problems I had in 2008, which I don't want to go through. Now I need to get this stuff at my address on Fairfax. Mayor Flaute: See Mr. Taylor after the meeting and he will give you that information.

Mr. Frank Smith of Byseville Road requested to speak before Council regarding updates on S&S Trucking and B&M Towing action and dust on Byesville Boulevard.

Mr. Smith: I'm like Dave and he has already answered my questions, but I am glad for the updates because I didn't know what was going on. I appreciate the work you are doing and keep up the pressure. Are you going to put any more water on the dust? Mr. Carpenter: I know it was scheduled, but I honestly don't know if it was completed. I know the day they had it scheduled originally it was cancelled. I don't recall the reason, but that was two weeks ago I believe. I will have to double check and see if it was done or not. Mr. Smith: Okay, thank you.

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

ITEM 19: COUNCILMEMBER COMMENTS:

Mr. Smith: I just have a quick question. This handout that is here at our desk about US 35. Mayor Flaute: I will talk about that. Mr. Smith: Okay.

Mrs. Lommatzsch: Next Thursday night is our meeting and it will be at Community Park in the shelter there from 6:30-8:00. The next IN Crowd is at Eintracht and it is on the 30th. It's the last one of this year. Hometown Holiday is on the 11th, which is Veteran's Day and our honorees this year are going to be the veterans. We always need help. The Chamber puts on a nice event there, but volunteers and help is always appreciated. STEM Night was an amazing event. They had five food trucks there that there were lines that went on and on. I didn't get out there because I was manning the Chamber table, but the Police were well received and like I said there was a line there for the Identakid program. I was wondering if there was any update on Sparky's. Mr. Murray: Right now we are working with TetraTech and they will have the Phase I done in about two weeks and they will take that to the Ohio EPA to see how much of that we can get done through the grants, so that is where it is right now. It is moving forward.

Mr. Denning: Candidate's Night is Monday night right here. Mrs. Lommatzsch: At 6:30 p.m. Mr. Denning: They were all invited. Mayor Flaute: I don't think we invited the Dayton School Boards. My house sits in the Dayton School Board, so I can only vote for Dayton folks. I don't think we invited the Fairborn folks because we have about 900 residents that live in the Fairborn area. Those two I don't think were invited, but the rest of them all were invited is what we are told. Mrs. Lommatzsch: I don't have the time on my calendar. Ms. Arnold: It is 7:00 p.m. Mr. Smith: Isn't that the Eintracht? Ms. Arnold: That is the 30th.

Mayor Flaute: Thank you for all of that. I just wanted to say a couple of things. I did seven weddings in the last two weeks, which comes to be about \$350.00, so we are still ahead of the game there. We had the rededication of the Ned Sifferlen Center at Sinclair. It is a really beautiful building and Mr. Sifferlen was the President when I graduated from there. He gave me my diploma and it's just a really nice building. If any of your kids want to go to Sinclair, it is the best deal around. I was a proud graduate of it and I hope you will encourage folks to do that. I went to the Neighborhood Ball, which was very beautiful and a very nice event.

I went to McCook Field. Many of you might know where McCook Field off of Riverside Drive down by the river. It was originally 25 acres of ground and it was only a field for about 10 years, but the things they did there were amazing and the accomplishments. They had free fall parachutes; the first time they had that was at McCook Field. Protective clothing, they had closed cockpits and that's the first time they tested them. It goes on and on, so if anybody wants to see what happened at McCook Field it was a big deal. Then from McCook Field it went on to Wright Field at Wright Patterson Air Force Base. It went from 25 acres to 8,200 acres. Wright Patterson is 8,200 acres. It's a big deal and has always been a big deal for Dayton.

Thursday, October 19, 2017

I went to the 1,000 Cherry Trees and tonight we planted the 1,000th cherry tree and the first cherry tree for the next 1,000 Cherry Trees. This is a program that one of our folks from Japan wanted to thank the United States for helping them in the tsunami that was in 2012 or whenever that was. By doing that, he wanted to plant 1,000 cherry trees. We planted some out of Wright Patterson Air Force Base. We have 200 out there and I know Mr. Denning asked last meeting whether we could get cherry trees at Community Park and I talked to Brock about that, but I'm not sure if that was going to work. Ms. Arnold: I have them on the hook for about 5-6. He promised them to me and told me to let him know when we need them. Mayor Flaute: Where are those for? Ms. Arnold: They were going to go in the butterfly garden, so I don't know. Mayor Flaute: Okay.

For the elected officials, there is the opioid thing that the City of Fairborn. Dinner is included, so you are all welcome.

The last thing is what Mr. Smith asked about and it is the TRAC presentation that I made. What is going on there is for those who don't know, State Route 35 when you get to Smithville Road it goes down to two lanes and the State of Ohio wants to change that and they want to change the Smithville Road bridge. They also want to make the third lane go all the way to 675 and change the Woodman Drive Bridge. Right now they have said both of us could have \$10 million to do that and make the third lane. We don't know exactly what the cost is going to be or would be to the City. In my verbiage I just said we are open to talk about it. The thing that I want Council and everyone to remember is that if we do that third lane, our maintenance on State Route 35 will go down dramatically. If we get that bridge changed and get a working interchange there that works, and the one that is there barely works, our maintenance costs will go way down because that bridge is getting in pretty bad shape. No commitments at this time.

The only thing is Chris Kershner, who is a Senator and in charge of the TRAC presentations, when I was done speaking he said we need to get a little bit of skin in this game because if you can we want this project. TRAC wants to fund this project. The Dayton Chamber and everybody else says we are getting push back from Dayton. Dayton doesn't want to do the money, but they were there. At least they were there, which is a big thing because before this they wouldn't even allow a meeting for the Ohio Department of Transportation. I want to be kind here. The Mayor and the City Commission and the City Manager say that it is a state highway and the State should take care of their own. That is true, but there has always been a match and people are getting killed at that intersection. For all the improvements that are going to be made there, I hope when the time comes he will consider that.

Right now we are sitting tight because the Woodman Drive Bridge is in such bad shape that we may be getting a bunch of safety funds for that and ODOT is going to let us know about that. If we can get a bunch of safety funds, that will lower our costs or maybe change our costs. The cost started out at \$ 500,000.00 and went up to \$2 million. Now it is \$700,000.00 and we can do that over 10 years with no interest. Mrs. Lommatzsch: You are talking about our part. You are not talking about the project. Mayor Flaute: No, the project is \$20 million. Mrs. Lommatzsch: I know. Mr. Smith: Dayton is going to give us \$10 million. Mayor Flaute: The State is going to give us \$10 million and Dayton \$10 million. If you go down I-70 all of the sudden it goes down to two lanes, that was because some people couldn't get along with ODOT. I propose that we do that in Riverside from Woodman Drive to I-675 would be three lanes, but they said that probably wouldn't work. We've got to get Dayton onboard. Dayton is an important part of this. If any of you see any of the Commissioners, please talk to them about this project.

People are getting killed there. People are having accidents there. Mrs. Lommatzsch: There was a major accident there this morning. Mayor Flaute: You saw my verbiage, but I added a little bit to it because when I was going to Columbus that day there was an accident right at the Woodman Drive Bridge and it was backed up all the way, there was still one lane open, but it was all the way past 675 and all the way down both sides of 675. It was horrible because two lanes there are really just not enough. Mrs. Lommatzsch: It's a bottleneck. Mayor Flaute: So please, if you see any of the Commissioners it is our political responsibility to talk to them.

Thursday, October 19, 2017

Mrs. Lommatzsch: I think we should also try to get the County Commissioners interested in this project. Mayor Flaute: I have talked to them about it. Mrs. Lommatzsch: So if you see any of them because they need to get involved in this too. It's a regional problem. Mayor Flaute: And ODOT wants to do it. Mrs. Lommatzsch: I know they do. Mayor Flaute: Miami Valley Regional Planning Commission is throwing a bunch of money at it also, so again we don't know what the final number will be, but I'm one to push as far as I can until we can find out what that is going to be. That was another thing that I did during the last two weeks.

There were no additional comments from Council.

ITEM 20: EXECUTIVE SESSION:

- A) Lease / Real Estate Sale Discussion – Section 103.01(d)(7)C: *To receive and consider from an applicant for a permit, license, variance, zoning change or other similar privilege granted by the City, the following information confidentially received from the applicant: C. Production techniques and trade secrets.*
- B) Personnel Matter – Section 103.01(d)(1): *Unless the City employee or official requests a public hearing to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.*

A motion was made by Mr. Denning to enter executive session for the reasons specified on the agenda. Mr. Smith seconded the motion.

There was no discussion on the motion.

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

Council entered executive session at 9:00 p.m. and came out of executive session at 9:50 p.m.

ITEM 21: NEW BUSINESS (Continued)

A. RESOLUTIONS

- I) **Resolution No. 17-R-2315 approving the lease of certain space at the City's property located at 5100 Springfield Street, Riverside, Ohio.**

Mr. Carpenter introduced Resolution No. 17-R-2315 approving the lease of City owned property.

A motion was made by Mr. Denning to approve Resolution No. 17-R-2315. Mrs. Lommatzsch seconded the motion.

There was no discussion on the motion.

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

- II) **Resolution No. 17-R-2316 approving the lease of certain space at the City's property located at 5100 Springfield Street, Riverside, Ohio.**

Mr. Carpenter introduced Resolution No. 17-R-2316 approving the lease of City owned property.

A motion was made by Mr. Denning to approve Resolution No. 17-R-2316. Mr. Smith seconded the motion.

Thursday, October 19, 2017

There was no discussion on the motion.

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

ITEM 22: ADJOURNMENT:

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

There was no discussion on the motion.

All were in favor; none were opposed. The meeting was adjourned at 9:55 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council