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ITEM 1: CALL TO ORDER:

Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:03 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

ITEM 2: ROLL CALL:

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

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

ITEM 3: EXCUSE ABSENT MEMBERS:

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

There was no discussion on the motion.

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

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:

There were no additions or corrections to the agenda.

ITEM 5: APPROVAL OF AGENDA:

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

There was no discussion on the motion.

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

ITEM 6: WORK SESSION ITEMS:

- A) **Presentation: BusinessFirst! from Montgomery County Economic Development Manager, Gwen Eberly and Director of Economic Development Bob Murray**

Mr. Carpenter: The first presentation is from the Economic Development Department and I will turn it over to Mr. Bob Murray. Mr. Murray: I'm going to introduce Gwen Eberly with BusinessFirst! We have talked about this for some time about BusinessFirst! in the past and due to staffing I just had to get away from it because there just wasn't enough time to do both BusinessFirst! and accomplish those other things. Now with Lori in place, I would like to re-establish our contact with BusinessFirst! and one of the things they really provide us with is a great software package, something we can track where our businesses are, who is on RITA and who is not, and offer them immediate assistance. It gives us a much better idea of our business/tenant inventory. Along with that, they keep us up to date. There is a monthly meeting on the latest and greatest of what is going on in economic development, zoning and planning are represented at those meeting. Again it is like a continual refresher course every time you go down to BusinessFirst! With that in mind, those are the two main reasons I have and I will let Gwen go ahead and introduce you to the program. I am sure you are all aware of it, but there are some updates she wants to tell you about. Mayor Flaute: Thank you, Mr. Murray. Welcome, Gwen. We are glad you are here and hope you will not be a stranger.

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Ms. Eberly: I will not. I work with Bob quite often and so I look forward to doing that a little bit more with having you guys back in the BusinessFirst! program. Again just to step back real quick, one of the things about economic development and one of the things that sort of drew me to it is it is a little bit of everything. When you look at it and think about what it is, it is helping the businesses that you have here, it is helping them to grow, it is looking at what community issues are out there, it is helping make the connections, get them to work with resources, and it really is a lot of different things. Because it is a lot of different things, in 2000 we sort of came together. I was at the City of Dayton at that time and we were working with City of Dayton, Dayton Chamber of Commerce, Montgomery County, Downtown Dayton Partnership because we were all doing business retention, talking with businesses, and we found we were sort of tripping all over each other. We started to look out there and see if there were ways that we could work better together, collaborate better, share resources and information. What we ended up developing as we looked at it was it made sense for us to do it as one community and it made it even more sense on a Montgomery County wide basis. We started the program in 2000, since that time we have grown the program to cover five counties and 33 jurisdictions. Bringing you guys back into the program will take us up to 34 jurisdictions which is fantastic.

Again, the program continues to grow, it continues to evolve, but really the focus is on business retention and expansion. That's really the key and what we are working with. What we want to do is reach out to those businesses in our communities, the ones that each community determines who is the most important for them and really find out what they need and then once we determine that we can connect them. We've got about 100 resources partners in our region that are there to sort of help businesses be successful and really help move them forward. A lot of it right now especially is work force. Folks are looking for new employees, they want to train them employees they have and help them to progress, but again it includes financial resources from a County Corp. or bank programs to if you are looking for a fast lane program which helps manufacturers find ways to improve their processes as well. It's continued to grow and expand.

One of the reasons that you look at business retention, and I know a lot of people sort of look at things and you see exciting things in the newspaper with big companies coming into the area and new things planned which is great and fantastic and I will take those every day of the week if I can, but the key that people need to remember is when it comes to the growth in your community and an investment in your community the majority of that comes from businesses that are already here. The program was designed to go out and help those businesses. We want to make sure they are focus on what they are doing to get the job done, help satisfy their customers, and keep things going. If we can step in and find out what their needs are, we can connect them to the people they need to move themselves forward. It also helps us as we are trying to attract companies into the region, if we know who in our communities really is a cheerleader and is excited about what this community has to offer, they are excited about leadership, they love flying in and out of the Dayton Airport, we can connect them with other companies in the area as well as companies who are coming in from outside of the region to help them better understand what we really have here to offer to them.

Again that is a little bit about how we help businesses and what we do with them, but I think really what you guys are looking for and what you are interested in is what is that value that we can bring to communities and the purpose of BusinessFirst! and I say "we" and Montgomery County handles all the administrative pieces and programming to sort of help keep the program together. One of the things that we wanted to do is provide value to our member jurisdictions as well as the companies who are in them. We meet every other month with the jurisdictions, we bring in resource partners, we will bring in people to talk about new programs that are going on, we try to meet at different places so next month we are going to meet at Montgomery County Solid Waste District to find out a little about what they do and some of the recycling programs they have. We are also looking at maybe going into the 444 East Second Street building downtown to let them know what they've got. Potentially with you guys being part of the program, maybe bringing them out here and focusing on some of the Wright-Patt connections and who do they take advantage of that. The idea is to make sure our communities and our jurisdictions

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know what is going on. From working in a small community, I understand you are pulled in 47 different directions so when it comes time to keep aware of what is happening or seeing what is out there it is a little hard.

One of the things we do is try and bring in those resource partners, those people who are putting together new projects, to bring them in so people can have that access to ask questions and find out a little bit more about it. There is also a lot of networking and communication with each other, so as we talk about programs you get to know people and understand what is there so you can begin to rely on them, you build relationships and you know who to talk to. It really does help each of us develop professionally. We also host training events, so we had one and the picture you see here we did two years ago, Carol Johnson came in and she has a program called "Selling Your Community." The idea is that we brought in elected officials as well as economic development professionals to help give them a better idea of when you are going out there trying to work with site selectors or if you have companies who are looking to come in, here is how you want to package yourself and here is what they are looking for. We do different events like that periodically to help us grow professionally and keep on top of things and know what is happening in terms of current trends, new things that are happening, so we can stay ahead of the curve.

Another key part of the program is and one of the changes we have made with the last renewal is we established an Executive Committee and it is made up of one representative of each of the five counties who are in the program, so it is a representative from Montgomery County, Darke County, Greene County, Preble County, and Miami County. They come together each year and look at the program collectively and figure out what are our goals, what are our objectives, what do we want to see, and what are we looking to hear, which is great. Those representatives are chosen by the jurisdictions and the communities that are in each county, so they decide who they want to represent themselves at that Executive Leadership Board. It is a good way to make sure that BusinessFirst! stays responsive to the needs of the communities who are here.

One of the things that always comes up and the question is because companies have a habit sometimes of moving across jurisdictions and moving from one community to another and it happens. One of the things when we first came together, again it is a new program and there is a lot of trust building that has to go on, we established basically a protocol agreement that says if I become aware whether it is working with a company who wants to relocate from a community or I hear from a realtor or something, if I find out that a company wants to move to my community I need to let that other community know that XYZ company is looking for another site that we have been talking with them about different things. It actually works very well and that's one of the benefits of building relationships with people over the last 17 years is people come in and out of the program but because you know them, you sort of want to let them know what happens and they do the same thing to you because you want to make sure you know. 90% of the time, the community already knows that XYZ company is looking to expand, looking to grow, they can't reach an agreement with their landlord, there is not enough space or not suitable space in the community, but we want to make sure that people know. It has cut down significantly on poaching, which was a problem in the early days. It has cut down on that quite significantly. Some communities even go as far and Kettering is one of them, if they know a company is relocating from another community and looking at theirs they will not offer them any financial incentives to make that relocation. That is something there as well to make sure that we are all playing fair and that's important.

Because we sort of work together and since we started the program, we have met with more than 7,000 local businesses since 2001. We as I mentioned continually try to find ways to sort of change the program, mix it up, and try different things to reach out to different businesses in each community. We have tried a couple of different things, so we just wrapped up our last business walk for the season earlier this week. We went to Miamisburg and basically focused on their downtown area. We brought in 10 people, we work with Chris Vine and Katie from their downtown group, we broke into teams of 2 and met with about 30 downtown businesses. The idea is we go door to door, we let them know we are going to be coming by and we are going to be out there on Tuesday morning starting at about 10:00 a.m. until about noon and we go

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in, spend about 10-15 minutes typically just to ask basic questions. How's business? What's keeping you up at night? Are there things that you need help with? How many employees do you have? How do you feel about City services? It works very well, especially for those small mom and pop companies that you don't normally have as much of a reason to go run into like the insurance person at your Rotary Club or a different meeting. This is a good way to go meet them at their business and say, "Thanks for being here. We are glad to have you." You can learn a lot about what is going on. We have also used it if we know that there is for instance a road improvement project going on. We will go out and do a business walk preemptively and say, "We just wanted to make sure you are aware and here is what is happening. Construction is going to be starting in three weeks. Here is who you need to call if there are problems or concerns." It is a good way to reach out.

Business roundtables are also nice, so we can do them either industry specific or you can get it from a smaller geographic location as well. At the County, we have the resources and we've got a game plan in place so that if these are services that Bob and his team are interested in doing, we are there to help them and put those things together. That's another nice part about it because we have already got the game plan there and you are not starting things from scratch. You benefit from what we have collectively learned by working with the other jurisdictions to make things happen.

I think one of the other reasons to be in the program and what I have found with my experience is you also get a good continuity of data, so as you start to learn from communities and find out what is going on with them we keep track of that and we keep records of that. Again when I left Dayton, I knew I was in good shape because I was leaving behind for people who were going to take over for me and work with my companies they knew what was happening. I knew when I started with Clayton that I had some basic information about who and what the businesses were experiencing in that community there. The same thing when I left Clayton, I knew I was putting Rob in a good situation for picking up the ball and trying to hit the ground running. That continuity of information is a very important thing that people don't always think about.

Typically the way the business retention visits work, we will set up a meeting with whoever the highest level person is at the company, so if it's a President or CEO or depending on what the company is maybe a Plant Manager. The idea really is to go out there and say, "Thank you for being in Riverside and for being part of this community. We are happy to have you. Help us learn a little bit more about who you are and what you do." Bob has enough experience with his community and businesses. He already knows a lot about that, but again just figuring out what that is and then finding out where they are at and getting some benchmarks. How many employees do you have? How are sales going? What are your challenges? What are your opportunities? Designed again to sort of how do we find and connect that company with the resources they need to be successful and continue to grow. Once you do go out and do that visit and it really is a conversation, so depending on who the company is you might go out there and have a nice long two hour long. I've had some where you are out there for a couple of hours and you wonder if there is anything else left for you to tell me about your business, but there always is. I've also been in some where they are 10 minutes and they say they are busy, here's what they need, and they will see me later. It really depends on who you are talking to and what they are looking for. Once you go out and have that conversation, it really does help. You can make a referral to the other partners in the program and track some of those things, which is good. I look at it basically as a customer relationship management program, so a CRM program, to keep track of what you are talking about, how you are sending out information, and there are ways in the system to remind you to follow up on this company's request, which is very handy. Sometimes we get busy and we miss somethings, so it is a good way to help us make sure we are getting the companies the help that we need.

Another tool that is out there is the BusinessFirst! website. This is something we put together on behalf of all of the communities. It is businessfirstdaytonregion.com. It has a lot of general information about our region, who is here and who to contact if you have questions. Another important thing that is there is called Tools for Your Business and it is an add on that we have. We have about 100 resource partners in

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the community, but the problem is that they have a tendency to go to sleep around 11:00 at night. When a business wakes up at 3:00 a.m. and they can't go to sleep, we tell them we are all sleeping, head over to the website, go to the Tools for Your Business and it has actually access to 600 different resources that are out there. It has all the local ones as well as some national ones. If they are trying to figure out how to market things, I'm a Veteran owned business or I am an art studio, what things are out there to help me. This is a great resource for them and to send them to.

We talked a little bit about as we talk with companies and we learn from them, one of the things that we can do with the system is we can go in and run reports on that aggregate level of data. What that helps us do is some trend analysis. I've got up here some examples of what we have done here in the last few years to see what is out there and as we start to see some of the trends, work force is always a concern, but we have worked with logistics and distribution companies and because of the data that we got we pulled them together to say we know you are experiencing some challenges. Let's get all of you into a room together, we will do a round table, we will bring in work force folks, and let's talk through this and see what we can do to help out. One of the outgrowths of that program was working with Miami Valley Career Technology Centers and they set up a logistics certification program for folks. They can come in, it is a four week course, at the end of the course they get a logistics certificate that says they understand what a logistics facility is, how it works, and at least know which end of the forklift goes up and down. They actually get hands on experience with the forklift, so hopefully they know a little bit more than that. Again it gives them that experience, but by getting that data from all of our jurisdictions together that really helps us understand what is going on and find ways so we can solve some of those issues.

The final part of the program I am going to talk about is new. We started it last year and it is a relocation program. As we do the round tables and talk with companies, what we found is that a number of them having troubles trying to hire especially technical staff. If they needed a couple of engineers, they are talking to kids who are from all over the country, but they are trying to encourage them to come to Dayton. They have mixed results on that and what they found a lot of times is the person will come into the community, do a two hour interview, go back to the hotel, spend the night, go back to the airport and fly out, but not really getting a good feel for what we have in the community. We work together with the Dayton Board of Realtors. They are providing a service and there is a small fee associated with it and it is basically to cover professional's time, but they have relocation specialists and that's all they do. They are not there to sell people houses; they are there to sell people on the community. They will basically do a customized program for these people, take them out for a couple of hours to sort of show them if you have a certain hobby or interest, here is what we have here where we can take care of that. I pretty much tell people unless you are looking to go mountain skiing or ocean fishing, we've got everything else here or close by. The idea really is to get people connected to the community so that when they come in for that second interview and are trying to make that decision or bringing their spouse in, they can really get a good feel for what we have got here. That's something we have been doing. We have had some good success with it and we are continuing to promote it and get the word out there for folks as well. That's something we are more than happy to work with you guys as you identify companies who have that concern, that's another program that is available. With that, I will turn it over to you guys if you have any questions for me.

Mrs. Reynolds: I just have one, Mayor. Talk a little bit about the partners. You mentioned a couple of things that the partners could bring to the table, could you talk a little bit more about that? What are we looking at? Ms. Eberly: A lot of it depends on what you find as a need. I know when I talked with Bob a little earlier this week he mentioned you are really trying to put together that list of what businesses you have here. One of the things I got back to Lori today is working with Ann Rico Creighton at the Dayton Library. She has access to things like Reference USA and different databases, so she can take that geographic area and basically say, "For this footprint let me know who are the businesses. Do we have contact information? Do we know what type of business it is?" I think that sort of thing will really help Bob as they try to tie down who they have got and where. We've got resources like that.

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We also have resources and Fast Lane is one I mentioned earlier and they work over out of the University of Dayton. Their purpose is to work with manufacturers who are trying to implement lien principles or sometimes they will just come to them and say, "I've got this piece of paper, but I can't keep them together. How do I do that?" Fast Lane sort of helps them invent a paperclip to solve those problems that a company has. Those resources are out there for anyone. One of the things the BusinessFirst! program does is again, we've got those people together and it makes it easier for our communities to be aware of them and know they are out there. Each year we put together a directory that has all the member jurisdictions and all of the jurisdictions in the five counties in there with contact information as well as information from the different resource partners too. If you have someone who has a technology issue, you can look in the directory and find out who you can talk to with these technology issues as well. Mrs. Reynolds: Thank you. Ms. Eberly: You're welcome. Mayor Flaute: Thank you very much. We are glad we are part of it and hopefully you will have Riverside right on the top of your mind. Ms. Eberly: Riverside will be and we are always there for you. I appreciate your time this evening and we look forward to you rejoining the program. Thank you.

There were no further questions or comments.

B) Presentation: Streetscape Concept from Director of Planning and Program Management Brock Taylor

Mr. Carpenter: The next presentation is from the Director of Planning and Program Management, Mr. Brock Taylor. Mr. Taylor: Thank you, Mr. Manager. If I may just comment on BusinessFirst! In my time in economic development in Dayton, we used that and Gwen was really helpful with that. To help answer that question about the resources, which was one of the things I loved about it, when I was working with somebody and she talked about those resources inside of BusinessFirst! I can contact them through that so I don't have to open up my email or do that. It's all in that program, so it is like you are working with a team. If I don't know how to do this, I can just send this to them and they will get back to you inside of that BusinessFirst! and it responds back to your own email account. It was not only great to see Gwen again, but this is a step in the right direction. Mrs. Reynolds: Easily and readily available. Mr. Taylor: It's like having extra staff. Thank you and we will move on to the Streetscape Plan here.

The Avondale Streetscape Plan and I think what I want to start off talking about the why and how this came about. In 2016 we had a lot of communications with different folks. We had various complaints and we field a lot of calls as you probably know through complaints or concerns dealing with all sorts of things that sometimes fall on the lap of the zoning people. Jeremy is of course out talking to a lot of people. We had the Community Forum where we brought in folks from Avondale to discuss some of their zoning issues and concerns and throughout those conversations some key elements kept arising and popping up about things they were concerned about inside their neighborhood. As we go through this, we will highlight some of those issues that came up and look at how we might address those and might be able to best address those in the future.

As you can see, I know you are all very familiar with the Avondale neighborhood. Specifically speaking in this concept, we are talking about just the two blocks between Pleasant Valley past Rohrer and then Broadmead, that's what we are looking at in this concept. It is important to note this can be replicated throughout the City in any of our soft shoulder neighborhoods. I didn't bring that up and I wanted to, but I couldn't quite figure out how to make it showing all the soft shoulder neighborhoods that we have. It looks like from an eyeball of technology thing, a little over half of our neighborhoods are soft shoulder neighborhoods. I'd like to get some more detailed information about how many residents or how many square footage or how many houses we have in these, but I'm willing to bet at least 50% if not more of these neighborhoods are inside our soft shoulder neighborhoods, so citywide we can do this if we wanted to.

The other reason we picked Avondale is not only are we talking a lot of the folks there, but it is one of our largest neighborhoods by square footage. If you look at it, it

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is bigger than Forest Ridge, it is bigger than Tall Oaks, and it is one of the largest neighborhoods. It is also one of the high visible neighborhoods and borders Valley Street, Harshman, and then to the northwest there Brandt. It is highly visible, those are large corridors and those are corridors that are struggling economic development wise and improving the neighborhood is a good way to increase economic development or at least interest in that community. It's one of the main reasons or some of the main reasons I picked this area.

When we talk to folks in Avondale, some of the issues that kept cropping up or complaints we get phone calls about are people parking. In this picture, I know it is kind of hard and you can't see it on the handout, but inside the screen there you can kind of see there is a car down there to your left on the other side of that street and it's parked halfway in the road and halfway on the right of way. Where is the road and where do I park my car? You can also see on the left side it's paved with this concrete rock mailbox, which is kind of sticking out for somebody to hit and on the other side it is all gravel. What you can't see is just out of frame is a storm catch basin. Since we have had this rain I encourage you to go out, drive the neighborhood and look at it with the rain and then let it dry up for 3, 4, 5, 6, 8 days and you will still have puddling and ponding of water through this neighborhood. That storm water is just not getting from the surface to those catch basins.

Another problem is lighting. A lot of people have heard complaints about lighting and we have heard about it here in Council that lighting isn't great down there. People are concerned and of course we have talked about the delineated roadway. This is not a good picture, but there are some pictures where people have paved in front of their house and it is like a patch quilt and you look to see where is the road and where do you drive? It gets confusing, it gets compact, and keep in mind you have a 50 foot right of way here. That is a huge amount of space and it feels tight, constricted, and kind of cobbled together. Of course then we have some vacant lots that we are concerned and the vacant buildings, we are addressing those.

The goal in talking with folks was how do we use some non-traditional methods to address as many issues as we can and then also create an inviting and attractive landscape. In working with ODOT on some of these bigger projects, I'm finding that some of the traditional methods as you pointed out in the Valley Street sidewalk, sidewalks tend to get expensive and curb and gutter adds costs to projects. How can we address these issues of parking and storm water without breaking our bank? I love bioswales, sometimes some people get tired of hearing me talk about them, and then permeable paving. We have talked about permeable paving when we talked about Eintracht. Some of the problems we had at Eintracht and one of the complaints was the gravel when you step on it how it shifts under your feet and creates issues. There are paving systems out there that allow gravel or that you can use in conjunction with gravel that will keep that from happening. I gave some definitions there, but what is great about bioswales is they do different things for storm water.

First, some reports show that by using bioswales the vegetation eats up a percentage of the runoff. In some of those studies, it shows that 30% of your runoff can be eaten up by bioswales and the vegetation. That's important because as we move into a sustainable system where we know we are getting bigger runoffs, our system and our 12 inch pipe can only handle so much flow. By having bioswales, you are effectively increasing that 12 inch pipe by 30% because 30% less water is going into it. Now you are going to have a 30% larger rain and still have the same capacity or carry the same flow of water. Also since we are very aware of our Wellfield and our streams and our rivers, the plants filter and the ground filters those toxins out. Everyone's car leaks some sort of fluid usually or at some point it does; oil, gas, radiator fluid, those toxins get swept up into those bioswales and they get stuck there and the plants filter them naturally and then they slowly percolate through and it keeps the water clean. In addition, it keeps debris and other trash out of your storm water so you are not sending cups or plastic bottles into the stream. They really do a lot of work and are very helpful.

Another great thing about bioswales in conjunction with a storm water system is that a lot of things we do out of sight, out of mind. When we think about our storm water, our culverts, and our pipes, what kind of condition are they in? I don't know. You

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have to send a camera down, you usually don't know there is an issue until there is a catastrophic failure, but with bioswales as part of your storm water you can visibly see you are having a blockage and it isn't working. Now somebody can call, you can see it, and you can take care of it before it is a catastrophic failure. In addition, your catastrophic failures typically are not as expensive to fix. A lot of bioswales and vegetation, if you use the right vegetation, are self-healing. If somebody drives through them, parks too close, or runs over it, that vegetation if you don't get to it will fix itself and grow back.

Mrs. Reynolds: Maybe we ask questions as you go along? Mr. Taylor: Absolutely. Mrs. Reynolds: Mayor, if I may. Mayor Flaute: Yes. Mrs. Reynolds: On the bioswales, what is the upkeep because you just mentioned that they can repair themselves or revegetate themselves? Otherwise, what are we looking at as the regular maintenance on the bioswales? Mr. Taylor: I'm not an expert, but I do love these though. There are some different things kind of like your wildflower gardens or wild prairie grass, on bioswales this wouldn't work, but you come in either the fall or the spring and you cut them down and then it grows back. Sometimes you have to burn it for the prairie grasses. For your other plants, they are usually if you use some kind of flowering plants, those are perennials and those are the ones you don't have to replant, right? I'm not a gardener and I barely cut my own grass. There are different things we can do and there are experts that we would want to talk with about if we were to go forward with this about plant species that are best for our area. Some of the plant species depend upon your soil, so if you have a sandy soil you want different plants or if you have clay you want different species. Those are things we would want to talk with someone about with a true expertise on. We could talk about what kind of maintenance costs. How do you maintain that? I think what is great about this is in this area and especially in our neighborhoods, if we do some outreach and education, I think folks will have this out in front of their street and think, "I would like to maintain this or add this." We could put a list of what would work and what wouldn't and hopefully maybe some people will take it upon themselves to maintain it or we could use the storm water assessment if we were to implement that to maintain it as well. Does that answer that question? Mrs. Reynolds: Yes, thank you. You did say 30% filtration? Mr. Taylor: There are different reports on that, between 10-30% dependent upon on how big, plant size, it is variable. There is a significant advantage of increasing capacity without increasing infrastructure up to the biggest I have seen, which is 30%.

Mr. Denning: Probably one of the biggest things to maintain would be picking up the plastic bottles and stuff like that that flow into that. Mr. Taylor: I think in neighborhoods I know in front of my house I live out in the country kind of, similar to where you are at, and we walk the ditch line every couple of days and we pick up. Mr. Denning: I understand, but there would be somebody that has to pick that up whether it is the neighborhood hopefully or someone else would need to go through and pick that stuff up regularly. Mr. Taylor: It kind of captures it. Mr. Denning: Hopefully. Mr. Taylor: In theory.

Mr. Fullenkamp: So bioswales are I think a positive thing, but they are also limited in what the impact can be on large rains. Once they are saturated, it is all going to the storm sewers. Mr. Taylor: Just like our storm sewer, once it is like we saw in Dallas and Houston, once that pipe is full. Mr. Fullenkamp: The biggest benefit seems to be for small rains, you are not using the storm sewers as much. For large events, they have virtually zero impact. I mean it is kind of like having a rain barrel. Mr. Taylor: I think that is an excellent point. In this concept, we would continue to use our current storm water to address that excess flow and then permeable paving systems, which is the next topic, addresses that very issue. There are some different products out there that I have found, but typically they act as detention ponds. In this concept, we have an eight foot wide parking area of gravel upwards of typically it is 15-20 inches deep. That will all percolate down there, retain that water, and then slowly filter in. Your larger rains hit that first and then trickle into that bioswale. What is interesting is when I first talked with Choice One they thought if we do gravel and don't pave all the way to the bioswale, water will never get there. I thought we will do those calculations and see, but I'm betting water will get there.

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Here we have bioswales and here are some examples. I know it is a collage of pictures and as I have said before, lower storm water discharge filters and cleans the runoff and in this concept we will be working in conjunction with the existing storm water. Permeable paving in what I am proposing is on the right hand side, that black mat. That is about a 2-3 inch thick hard plastic geo mat. You roll it out and it's got these hexagons or squares or circles that you throw down on top of about 15-20 inches of large coarse gravel aggregate. What this does is once you put that down is you can either pour or fill it with grass. You could do a lawn or in this scenario, we would just fill it in with gravel to look like the picture on the left. What happens here now is you have created a surface where you can drive a fire truck, a bus, a tow truck and it is not going to displace that gravel out. Even if it is just rain, that geo pad and netting is going to support the heavy vehicles so now we are not going to get that puddling and ponding of water inside of these parking areas. Those mats aren't cheap and they are not reflected in the estimates and I want to be very clear about that because they didn't put that in there and I asked them to. There will be some different costs and we will talk about cost later. Then this would be in this concept that doesn't show engineering because it is just preliminary, that 6 inch underground drain there that you see would be then connected in when it runs down and that fills up that would either tie into that existing storm or if we don't have existing storm in the area, we've got vacant lots we would propose to use as rain gardens or retention basins. That opens us up to some different funding options that we will discuss here shortly.

Mrs. Reynolds: Is this the same thing we looked at, maybe Mr. Curp and Mayor Flaute, over on Community when we were having such a flooding problem over there? Those mats, it was a type that ran across Brandt. Is that the same type of substance we looked at back then? Deputy Mayor Curp: I don't recall. Mrs. Reynolds: It was the packing of the mat and the rock and maintaining that because there wasn't across from the Tee's property, I can't remember, but there was something. Mr. Miller, were you here at that time? There was something about those and that matting that we never did go into. Mr. Taylor: There is a lot of different geo matting for hill stabilization, retaining walls, and stuff like that. I'm sure it was a similar product. These aren't really new. They are getting more popular. You see these a lot in Europe and out in apartment complexes in heavily dense areas. They will grass seed it, but you still need a fire lane to get your fire truck and they will use this because they don't want to pave. Mrs. Reynolds: It may have been the cost at that time that it was just astronomical. Mr. Taylor: It is more than gravel and less than asphalt. Mrs. Reynolds: Thank you.

Mr. Denning: Is it recyclable? Mr. Taylor: Probably. Mr. Denning: The other question about be are they made from recycled material? Mr. Taylor: If you Google these permeable paving systems, you will find about 10 or so different people selling these and I am willing to bet that there are recycled. Mr. Denning: amazon.com? Mr. Taylor: I don't think so, but you never know. Maybe my drone will bring it to us. There are lots of options. Mr. Denning: This is below the gravel, I understand that, but eventually they are going to need to be replaced. That would be my question, how often do they need to be replaced? If that answer is 20 years, that's fine and that's the answer. My main question would be, okay so now we are going to pull this up and replace it, I don't want to see it necessarily, because we are doing this a lot to save the environment, I would hate to see this go into a landfill. My hope would be that they would grind it up and make it into new ones. Mr. Taylor: That would be something, as I said we are very preliminary here, but those are great thoughts that we could definitely track down.

In your handout, not the slide handout with the pictures you can't see, but the other handout. The 11 X 17 has this engineering stuff that may be easier to read than what is on the slide here. Basically this gives you a quick cross detail of what we are talking about. We have a 50 foot right of way throughout Avondale. I didn't look at the right of ways through the other neighborhoods, but 50 foot is pretty common. What we have done here is created a 26 foot paved roadway. Inside of that roadway, we have designated 10 foot lanes. The reason I am pointing out 10 foot lanes is that your highway and interstate are 12 foot lanes and everything we have been paving around here, even our residential streets, are typically 12 foot wide lanes. Studies show that the wider the lane, the faster the traffic. You do a little paint striping and

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bring it down, people tend to slow down. These 10 foot lanes, and I tried to get Choice One to throw in some 9 foot lanes on there, but that's like pulling teeth. They are ODOT people and they like those 12 foot lanes. A 10 foot lane gives us a 3 foot shoulder on each side, so we are not proposing sidewalks and we can't call these bike lanes and we can't call them sidewalks, but it is a 3 foot wide designated area where people could ride bikes, walk, and it would be right next to that 8 foot graveled, permeable paving surface. Then you have an 8 foot. Deputy Mayor Curp: That would be paved? Mr. Taylor: That 3 foot shoulder? Yep. That would be another place where we could cut costs, we could bring that down and you could have a 1 foot shoulder or a 2 foot shoulder, so there are some cost savings places everywhere throughout this.

Mr. Fullenkamp: You brought it up and one of the concerns I have with a proposal like this is walkable communities and this doesn't seem to be ideal for walkable communities in terms of our Multi-Modal plan and also Safe Routes to School we are spending a lot of money on sidewalks and the kids are going to be walking on the berm. Has that been thought about at all? Mr. Taylor: Let's just jump ahead here to this. Mr. Fullenkamp: Three feet is not a lot and a typical sidewalk is 4-5. Mr. Taylor: If you look at your main picture here and I think that is a good point and something I struggled with too, is this a walkable neighborhood? I think the answer to that is still yes. When you look at kind of these lighting and the landscape and you look at this delineated roadway and the drivers know where they are supposed to be, I've got this 3 foot shoulder and I have this 8 foot gravel that is going to be well-maintained because that geo pad keeps it pretty flat that I could ride a bike. A lot of the advertisements, if you Google that, are people going on them in wheelchairs, so those become very walkable and I think even though you don't have a true sidewalk you are really ending up with almost an 11 foot pedestrian way with this two lane road. Mr. Fullenkamp: If there is nobody parked. Mr. Taylor: If there is nobody parked, correct. As we know there are a lot of cars, but I still think it feels very organic.

Mr. Fullenkamp: Do we have any examples of this that we can go visit? Mr. Taylor: No. I can look for some, but I haven't found. Mr. Denning: No one is this forward thinking or no one can afford it? Mr. Taylor: We will get to cost and this is cheaper. I would agree that no one is this forward thinking. Mr. Fullenkamp: We know of no places that do this? Mr. Taylor: There are similar things I have found that incorporate things very similar to this in city streetscapes, like downtowns. That gravel area is paved, those areas where the blue plants are that pop out, those peninsulas that designate where the driveways are, you have those in areas in cities that I have seen, but they are curbed and very hard. I can show pictures of that and I've got some, but where it is more organic and maybe organic is not the right word, maybe hippie or soft is maybe a better word. I haven't found this anywhere else like this.

Mr. Denning: Right now on Bushnell, we've got 50 foot right of way, how much is being used right now in the picture that we saw from fence to fence? Mr. Taylor: That is very close to the 50 foot right of way. Mr. Denning: My concern is these houses are built fairly close to the road and what I would be concerned with is that we are going to end up closer to their houses or we are going to end up with their front porch or they are not going to be within code of the frontage that they need to have. Mr. Taylor: The frontage doesn't change. Mr. Denning: You understand my concern. I see the positive, but how much negative are we going to have here? The way I see this working is let's say we get into this, you guys are blown away and say, "Make this happen Brock."

If we were going to do that section of Bushnell or we were going to focus in Avondale, the first thing we would want to do is contact residents and we would want to talk about different things. We would want to talk about the feel, plants, lighting type, and is this something they even want to explore and we would run those. Then we would start looking for more detail at those and when you get something like you are saying right here in front of that house and the mailbox, not everywhere has to have that 8 foot gravel parking lane. We could landscape that or we could move the bioswale in. Just because we are working in these parameters right now, doesn't mean it can't move in here because this house is set back. In your typical neighborhood, everyone wants 25 feet back and you can look down the row and you can see they all the front

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of their houses are the same. That's not the case here. Some of them are 50 feet back, some are 10 feet back, but what's great about this is that you still have that 26 foot roadway, and then you have this other 12 feet of space that we could play with. Mr. Denning: So the answer is we would adjust the width of the parking area and the bioswale depending on what the residents.

Deputy Mayor Curp: How wide are these lanes? Mr. Taylor: 10 feet. Deputy Mayor Curp: Okay. Is there a three foot shoulder on there? Mr. Taylor: In the conceptual drawing? Deputy Mayor Curp: In this one. Mr. Taylor: In this drawing right here? No, this is a conceptual drawing. There are no measurements or exacting detail. Mr. Fullenkamp: But they are in this engineering drawing? Mr. Taylor: Correct.

Mr. Smith: My concern is you are looking at a 10 foot lane. You are going to have cars parked on the side of the street because over there on Bushnell not everybody has got a driveway and a lot of them have two cars like most people, so you are going to have one in the driveway and one on the street and then you have mirrors sticking out from trucks, cars, or whatever. If you are going down the street, you are going to be clipping mirrors. Our medic on Eastman Avenue clips mirrors on Eastman when there is another car coming and they are going west on Eastman Avenue. They clip mirrors when there are cars parked on the side of the road over there. Mr. Taylor: On Eastman is there curb and gutter over there? Mr. Smith: There is, yes, on the right side. Mr. Taylor: I think that is only a 24 or less paved wide road we are talking. Mayor Flaute: There are a lot more narrow streets besides that. Mr. Taylor: You already have, as you can see in this picture, you already have that. You can see this car parked halfway in the street and halfway in the roadway because they don't know where the street is and they don't know where the parking is. They don't know and it's not that they don't know, it's hard to tell when you get in there. It's just not delineated. Where will I go? By delineating that and making an 8 foot wide parking spot, which is pretty standard for a parallel parking spot, they are typically 8 X 20, you are creating that space and then you have that 3 foot shoulder. If you are clipping mirrors, you should probably assess. Mr. Smith: Wouldn't it be more affordable to just paint a white line on the side of the road? Mr. Taylor: Where would you paint it here? Mr. Smith: Well, you've got your somewhat measurements, but not necessarily in the pictures.

Mr. Taylor: Let's talk about costs. In the cost comparison, if you look at this the way it has been specked out, that two blocks is at \$834,000.00. We know in the 20-year Street Plan that we had Choice One work on we are comparing the same people's estimate. These numbers may change, but they are done by the same person so they are very apples to apples if you will. The entire improvement to pave Bushnell right now, which needs to be a reconstruct and this would also be a reconstruct, also includes curb and gutter with no sidewalks. The total is \$1.88 million. The two blocks is \$834,000.00. When you extrapolate that out to the entire street it turns into \$1.7 million, which is \$150,000.00 cheaper than the traditional method. Mr. Denning: But that didn't include the match? Mr. Taylor: It doesn't include the match, but if you also look at this estimate that they have he includes 12 inch pipe throughout, so you are replacing all the storm water and sewer. That's \$90,000.00, you cut that out, and so you are looking at a cheaper way to do this. This is saving us 8-9%. The 20-year Street Plan is a \$40 million plan and half of the streets in the City of Riverside are soft shoulder neighborhoods. Here is an 8-9% reduction in that plan automatically. That's almost a \$2 million savings off the bat. I see you laughing.

Mr. Fullenkamp: I'm laughing because they are saying it is a \$40 million plan and Bushnell just by itself is going to cost us \$2 million? Mayor Flaute: It's \$134,000.00. Mr. Fullenkamp: On the original estimate from Choice One. How do we do all of our streets for \$40 million? Mr. Denning: Because this is one of the complete. Mr. Fullenkamp: It's a reconstruct. Mr. Taylor: This is straight out of our 20-year Street Plan and so some of them are reconstructs and some of them aren't. This is a reconstruct. Mr. Fullenkamp: So this would be good for a reconstruct? Mr. Taylor: This would be great with a reconstruct, which is every street in Avondale because they were paved before. Mr. Fullenkamp: What about Floral Park? Mr. Taylor: I would imagine that Floral Park is the same thing because those streets are a similar age and this could be used down there. We are talking those streets were paved in the 60's. Mr. Fullenkamp: Those are going to be reconstructs too? Mr. Taylor: Most

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likely. I haven't looked at the whole plan, but I would assume so because those streets are older; they are 60 years old. Mr. Fullenkamp: I'm looking at this and 5% of the cost is going to be eaten up on Bushnell.

Mr. Denning: In Floral Park, do they have the same amount of right of way? Mr. Taylor: I would have to check, but I believe so. Fifty feet is pretty standard. Mitch might know better, a 40 foot right of way? I don't think there are any, 50 is pretty standard. It only gets bigger. Mr. Miller: That would be part of the engineering when they go and determine the cost; there may be right of way acquisition. I know some of our bigger projects we are looking at doing some right of way acquisition because of the fact that the easements and right of ways vary so much. Mr. Taylor: In some of our other major thoroughfares, that is correct. A lot of those are temporary, but inside of our neighborhoods those right of ways are pretty set and a pretty even 50 feet and then they go to 60-70. Mr. Denning: Then I understand it may be there, but even in my case that is 23 feet of my front yard. If I go into the Floral Park or Tall Oaks area and take 23 feet of somebody's front yard, that's going to really upset some people. Mr. Taylor: Is this what we are calling maintained in the front yard? I agree with you. Mr. Denning: My house sits significantly further back than that, but I'm just concerned that if it's not already being used that way that folks are going to be a little frustrated. Mr. Taylor: They could be and I think that's a conversation you would have before you start something like this. We would talk with people, explain the science, and explain the math. Mr. Denning: I do like the idea of using the vacant lots this way. I think that's a plus. I think it is a very pretty picture, but I'm concerned about the reality. Mayor Flaute: We can strive for it.

Mr. Fullenkamp: So the 9 foot lanes, why are they so against it? Other than ODOT people, what are the downsides from going from 10 foot to 9 foot? Mr. Taylor: I think they are concerned about safety and oncoming traffic. Mr. Fullenkamp: That would be a calming effect on speed. Mr. Taylor: We are on the same page. If I could pave Harshman as a 9 foot lane... Mr. Fullenkamp: I just have two more points and I will shut up. I'm concerned about the walkability. That's one of the issues. I'm also concerned about the maintenance in these situations and if these swales and everything need maintenance. It's their responsibility, but we can shift it to ours if we have enough storm money to do it. Those are my two major concerns on this. Mr. Taylor: That's an excellent point; you keep setting me up for the next slide. That's awesome. I'll talk about funding and then I will move to that point.

Mr. Smith: Before you go to that, talk about these 9 foot lanes. I don't think that is going to work. Mr. Taylor: They are 10 foot right now is what we have proposed. Mr. Smith: Alright, 10 would be better because a lot of those people over there have pick-up trucks and they have mirrors that stick out. Mr. Taylor: I'm thinking on ODOT roads and even the interstate, the widest you can be is 7 foot something. Even a big pick-up truck, like a dually, is still under eight feet wide. You still have a foot to a foot and a half on each side of your car. Mr. Smith: That's on a 10 foot lane. Mr. Taylor: Yes, that's what we are at is a 10 foot lane. Mr. Smith: If you go nine, you are losing six inches. Mr. Taylor: A lot of guys there have trailers and a lot of them are running businesses down there. As we proposed, a 10 foot lane is very feasible.

Mrs. Reynolds: Mr. Taylor, I would just appreciate it if Council moves forward with this at any time, safety is the first issue and those houses being so close to the road already and children coming out of the front doors, they are in the street almost sometimes. Anything we can do to take that extra piece on each side is very appreciated by me in thinking of that community. That's what they need and that's why I shook my head no earlier, we need that extra room. We can't compact anything or move it in a little bit because it's just not safe. Mr. Taylor: It's just a possibility. Mrs. Reynolds: That's one thing. The overall should be the safety of that community if we are going to do something like this. Mr. Taylor: Yes, I think the safety and the acknowledgement that these roads need help and your storm water needs help. You have lighting issues and a lot of issues that need to be addressed. Mrs. Reynolds: Those vacant lots I will say we could do something along those lines any time; now we could start because that would help the flooding situation in that area a lot. That's something we need to think about doing any place we can. Mr. Taylor: That's something we have been trying to work toward as well. Mrs. Reynolds: That could be a pilot program to see if it works and to see what benefit we

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get from that. We have enough vacant lots over the entire city: Avondale, Floral Park, and every place we could do that to try to help those situations. Mr. Taylor: We have a lot.

Mr. Smith: This would be a situation where we replace the road and we grade the road so that it drains towards these vacant lots or is this something we could do as an easy fix now? Mr. Taylor: We would look at the contours of the streets and that would be part of the engineering, again we have very minimal, preliminary engineering here and that's something we would look at. We know the storm system should be angled correctly to catch certain things, but what we do know if you drive out there in certain places you will see the storm drain is at one place and then there is a huge dip and another storm drain and we are already not meeting those. There is a lot of work to be done out there and by opening up options like using vacant lots we are possibly saving costs by diverting water when we can't get the water to the storm drain, we can't lower the storm drain, and the storm drain is diverted into this empty lot. There are a lot of options there, but you would have to look at the contours of the neighborhood, which has probably changed over time over the last 20-30 years. That's an excellent point.

Mr. Taylor: Moving on to the funding sources, as we know right now with residential streets, there is not a lot of funding for them. OPWC is one on some of them, but very few, maybe Schwinn or Community, and I would have to double check that. Bushnell, there are no grants and no funding other than our General Fund. If we were to do a Storm Water Assessment, you remember when Mr. Puthoff was here and Ms. Heitkamp and they talked about the Storm Water being about 15% of those estimates, so some of that \$1.8 million about 15% of that could be offset through Storm Water. Through a concept like this, your funding sources grow exponentially so your Storm Water Assessments, if we had one and I know we are working on that, 20-30% of this project becomes storm water and that number might even grow. That detention area, the bioswales, and all of that are part of your storm water system and could be part of the Storm Water Assessment. 30% of the project, let's just call it an 8% decrease in the overall project and now we are going to add over 30% of the project and we have moved \$40 million down to about \$34 million or \$32 million, so that is a huge savings by doing something that is attractive and looks great.

The other thing is these pollinator grants that we have been looking at through ODNR or Pheasants Forever is one and they would help not maybe with the bioswales, but our rain gardens. They are into creating natural habitats for bees, butterflies, and small animals like birds, squirrels, and stuff like that. Mr. Denning: Mice. Mr. Taylor: We've already got mice. Raccoons. Mayor Flaute: Skunks. Mr. Taylor: That's my favorite thing about the catch basins is that they call them raccoon habits; that's where they already live. The same thing with your opossums. Anyway, the US Department of Agriculture also has grants. We are looking at some other options and there are places where we can now go and find other funding sources to complete these projects.

In addition, as Mr. Fullenkamp was pointing out, what is the difference in maintaining a bioswale to maintaining curb, gutter, the sidewalk and your traditional storm drains? This kind of sets us up to do something different, so there are different groups out there, planning groups and engineering groups, where you can submit and apply for best practices and things like that and then you get national awards. On top of that, there are also other grants or other places that we could look at and maybe perhaps do a study where we can find money where they will partially fund this and then fund the research to see and track your maintenance costs on this and then compare it to your traditional styles, so we could find somebody and perhaps get that funded to run that analysis for us. We build this, we have it assessed and looked at over a 5-10 year period and find out that maybe it is more expensive. Well, then we know. Maybe we find out it is less. Now we have this data and this grant we applied for through this other group and it becomes nationally recognized that City of Riverside tried this and it is good news whether the costs were 5% more to maintain or the costs were 5% less to maintain. You are still getting recognized for doing something innovative, forward-thinking, or progressive and maybe offset some of the costs. Mr. Fullenkamp: I can't believe there isn't an example of this some place in this country. Somebody has done this. Mr. Taylor: I would love to find it, but I haven't yet.

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Deputy Mayor Curp: On this cost breakout, both of these are total reconstructions of the street, correct? Mr. Taylor: Yes. Deputy Mayor Curp: On the one you have 4 inches of asphalt, concrete base and 1 ¾ inches of intermediate and 1 ¼ inches of surface course. On the other one you don't have the concrete base. What is the difference? Why are we putting so much stuff down on the one work up and not on the other? Mr. Taylor: That's a great question. We can ask Choice One and I can find that out. Deputy Mayor Curp: It throws the cost completely the other way because that is \$250,000.00 in additional costs. If we are not putting in curbs and gutters on the demonstration project, why would we put curbs and gutters in the other one? My point is if we want to have true apples to apples, as we said this is, we should take those two blocks and do the full course and come up with true apples to apples. Mr. Taylor: Because both projects address storm water.

Deputy Mayor Curp: I don't think we have true apples to apples. I think we have half of a project and a whole project on the other one. Mr. Taylor: A whole project on... Deputy Mayor Curp: The first one we got from Choice One for the basic reconstruction of the street. For the demonstration we just have half. Mr. Taylor: Because you are doing less work. Deputy Mayor Curp: Well you are doing only two blocks instead of the whole street because what you did after that was came up with a number that said if we do the whole street on the demonstration technique that will come up to \$1 million or \$700,000.00 and it's going to save. Mr. Taylor: \$150,000.00 about. Deputy Mayor Curp: So for me to be convinced of that, I would want to see the workup for the full street for the demonstration instead of just a two block demonstration I want to see the cost for the full street and I want to see what comparable paving and stuff like that because to me if you are not doing comparable paving on one compared with what you are doing on the other, that's not true apples to apples. Mr. Taylor: I can ask Choice One why that is like that, but I know the same person did Bushnell on the 20-year look and they did that in this concept. I'm not an engineer, so I don't know what all those numbers mean. Deputy Mayor Curp: No, but you are our interface and it is up to you to make sure those numbers are here when you come in here with these proposals.

Mr. Fullenkamp: One of the points Mr. Curp made and I think you started to address it was that in the traditional plan we had curbs and gutters and in this plan we don't and I think you were going to say that in the traditional plan you have got to have curbs and gutters and in this plan you do not require those. Is that what you were going to say? Mr. Taylor: We can just pave the roads, but now we still have lighting issues, we still have parking issues, and we still have storm water issues. Mr. Fullenkamp: Is that what you were? Mr. Taylor: That's what I was eluding to, both plans address storm water. Mr. Fullenkamp: Just differently. Mr. Taylor: Just differently. One looks to be cheaper than the other. Again the 20-year plan and this concept plan, those estimates are preliminary estimates of the project and I have to trust. Going through this I have worked with Choice One since May we have gone through three or four revisions of the estimates. We have pulled things out and we have changed things to address the actual system. If they have a number that is different on there than there, I'm sure that as engineers they know what they are doing.

Deputy Mayor Curp: Well, it would be good if we had those numbers and their rationale. Tonight we don't have that. Mr. Taylor: I think that is pretty much it. Mayor Flaute: I do appreciate that you are looking at concepts. There were some concerns from Council members that we are spending money looking at concepts, but I think you are doing the right thing and moving in the right direction. Unless there are a lot of number differences like Mr. Curp was talking about, I'm glad you are moving forward and looking at things that aren't just the normal stuff and you have to spend money to do that. Mr. Taylor: I will get the answers to those questions and go from there. Thank you. Mayor Flaute: Thank you very, very much.

Mrs. Reynolds: One thing, Mr. Taylor, the 20% contingency fund on the preliminary construction is just to cover? Mr. Taylor: It is a wise articulated. Mrs. Reynolds: We had 10% on the actual storm water. Mr. Taylor: Yes, because they were concerned about as we talked about the plants and the species. Again, we haven't found somebody that is doing this already to this extent. Mr. Denning: I'm sure there are people out there that have done at least bits and pieces, even if they are doing

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bioswales in parking lots. The pictures that you showed us where places like parking lots and things like that, so the species of plants should be very similar. The only thing we may be able to do with our rain gardens and the lots would be we may be able to add more flowers than grasses and add some trees that you are not going to necessarily put in a bioswale. Mr. Taylor: Also, if we were to move forward and say let's get more information, we would increase that funding to find that and get Choice One and bring on an arborist. I know they have done something similar like this in Seattle, so we could start looking at those things if we wanted to. Mr. Denning: I'm sure that ODNR people would be a lot of help because to me the places along Route 4 where they put in the wildflowers and/or the trees that they have added and things like that, it should be very similar. Mr. Taylor: I'm trying to think of the farms down there between Englewood and Butler Township. Anyway they have stuff like that as well so there are resources we can look at we just haven't delved that deep into this. Mr. Fullenkamp: I'll call my nephew in Seattle who is a civil engineer and I will talk to him about it. Mr. Taylor: That would be great. Any other questions? Thank you.

There were no further questions or comments.

ITEM 7: RECESS:

The Council took a recess at 7:21 p.m.

ITEM 8: RECONVENE:

The meeting was reconvened at 7:32 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

The Pledge of Allegiance was led by Deputy Mayor Ken Curp.

Mr. Denning: Can we have a moment of silence for Las Vegas please? Mayor Flaute: Okay. It was requested we have a moment of silence for our fellow citizens in Las Vegas.

ITEM 10: MINUTES:

Mayor Flaute: Unfortunately, we do not have minutes yet. We do not have any minutes to approve.

ITEM 11: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:

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

ITEM 12: COMMUNICATIONS

A) Liquor Control Application – Dolgen Midwest, LLC / DBA Dollar General at 2300 Valley Pike

Mr. Carpenter: In your packet is a liquor control application and this is for the Dollar General. Mayor Flaute: Thank you, Mr. Manager. Are there any questions or comments from member of Council? Okay, I guess we move forward.

Mr. Fullenkamp: What did the Police Chief find out about this liquor application? Chief Robinson: Which one? Mr. Fullenkamp: The one for Dollar General that is on tonight's agenda. Chief Robinson: There must not be any issue with it because I didn't hear anything about it at all. Mr. Fullenkamp: Okay. Chief Robinson: They would have told me if there was a problem.

Mrs. Reynolds: Mayor, if I may? Under Administrative Comments, it is indicated that there are several violations for taxes and selling underage. What do we know about that? I know the taxes are Mr. Garrett's concern. Underage selling is my concern. Does anybody know what was going on? Ms. Arnold: Can I answer that since I wrote the comments? Mayor Flaute: Okay. Ms. Arnold: They have about 40

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licenses throughout the state, so they were not necessarily local and to be honest there were too many of them to go through for every single one. For the ones in the area, they didn't seem to have an issue with that. I did note that it appears that not only in Ohio, but across the country, a lot of cities have requested public hearings when they have gotten these applications. I didn't find any who were successful; the licenses were granted anyway not that it makes a difference. I don't know what the push back was with them in general aside from just maybe the type of business that it is and not wanting alcohol there. Those were the only things that I found, but the ones in our vicinity don't seem to have, I won't say any, but not an abundance. Quite a few of them were in the Cleveland area or in Columbus. Mrs. Reynolds: I appreciate that Ms. Arnold and you checking on that, but I look at this a totally different way. Dollar General is a very large corporation and it should be more concerned with underage selling and I don't want anyone in our community thinking they can go to the Dollar General at 2300 Valley Street and buy liquor. That's my concern. Mr. Smith: Being underage. Mayor Flaute: Any other comments?

Chief Robinson: I have one, sir. In regard to taxes, I have looked at many of those and almost every one of them have tax issues somewhere along the line. I don't know what it is about the folks that have those liquor licenses, but if you look on there is a laundry list of people who have tax issues. They will pay them up and they will be fine. Mr. Smith: Are these sales tax issues? Ms. Arnold: They don't really give detail as to exactly what it is, it will just say tax case or tax lien and that is the extent of it and if you call they will not tell you any additional information. Chief Robinson: Then what happens is they will pay them and the case will be closed and it will be done. Ms. Arnold: It will still show. Chief Robinson: You would not believe how many there are when you look it up of how many people have tax issues.

Mrs. Reynolds: We have a Dollar General. I don't know how many we have in our city. I'm trying to think and go through. Mayor Flaute: Just that one. Mr. Fullenkamp: There is one in Page Manor. Mr. Carpenter: That's a Family Dollar on Burkhardt. Mr. Fullenkamp: Next to Oddbody's. Mr. Carpenter: There is a Dollar Tree on Airway. Mrs. Reynolds: Is it normal for establishments like Dollar Tree to sell alcohol, Chief? Chief Robinson: To be honest with you, I'm not really sure about that. I've never seen any at any of them that I have ever been around that sold alcohol, so it was kind of odd to me when I saw that. Mrs. Reynolds: And you did do the background check, so you found nothing? Chief Robinson: Right. Ms. Arnold: Renee told me that she did when I talked with her about it because what she received was a little bit different than what she usually receives because it is a large corporation and there were six or seven different owners listed with their percentages where usually we might see two to three. With Cassano's it was the family, so there were just a couple, but with that one she said it just looked different. She did tell me that she was processing that and I know Chief is alerted if something does come up. Mrs. Reynolds: Well given the information we have before us and when I see the words there were several violations for selling underage, I would not support this license.

Mr. Carpenter: Just to add on, we did receive a document in the mail that RITA was having some tax issues with Dollar General throughout the state where they collect taxes from. They are trying to work out the differences. It wasn't a lot of money for Riverside, but I could tell you we were on the list. Mayor Flaute: Okay, thank you. Deputy Mayor Curp: Is it because they were not withholding or they are withholding and not paying? What's the issue? Mr. Carpenter: In my quick review and I don't know how much Tom had to look at it, but it looked like they were issued a refund and RITA is saying maybe it wasn't accurate. There is a dispute on how much should have been returned or not returned. I think the number was somewhere around \$1,000.00. Mayor Flaute: Thank you. I'm assuming we should go ahead with that then.

There were no further questions or comments.

ITEM 13: PUBLIC HEARING

- A) Ordinance No. 17-O-634 authorizing the City Manager to enter into an Option Agreement for the sale of three (3) acres of real estate.**

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Mayor Flaute opened the public hearing at 7:40 p.m.

Mr. Fullenkamp: Could you give a description of what the proposal is? Mr. Carpenter: This Ordinance is concerning authorizing the City Manager to enter into an Option Agreement for the sale of three acres of real estate at the Center of Flight.

There were no requests by the public to comment in favor or in opposition of the proposal.

The public hearing was closed at 7:41 p.m.

Mayor Flaute: I will now open the floor to Council for discussion or any action you want to take.

Mr. Smith: I'm opposed to putting this over there in the Center of Flight across from the Museum. I would possibly be supportive of a new location; I just don't like this location. Mayor Flaute: Thank you, Mr. Smith. Any other comments?

Deputy Mayor Curp: Mr. Manager, I asked you the other day if you could do some research on an organization called TFO and Mr. David Berkowitz. Have you been able to find anything? Mr. Carpenter: I did not. I know I forwarded the information to Mr. Murray as well, but I saw nothing where an address for Center of Flight was mentioned. I have not seen that. Deputy Mayor Curp: For everyone's information, last week or early this week or sometime last week the Ohio Department of Commerce published a list of the Level I and Level II Cultivator applicants. They had done that before back in early July after the June 30th application deadline took place. In those listings back then, they only identified the name of the entity and the name of the agent. Last week or whenever this most recent release was they identified the name of the entity making the application, the agent, and the political subdivision where the proposed site was to be located. Low and behold there was a Level II application according to the release for a cultivation site by David Berkowitz of TFO and the location of the proposed site was the Center of Flight on Springfield Street in Riverside, Ohio, so I asked the Manager if we knew if that application had come through here for a Form 1G for proper zoning and Form 1E, Proper Owner Approval for Use Form. That's the basis for my questions to the Manager this evening. Who knows how many more are out there that we don't know about. Mr. Horne, do you know Mr. Berkowitz or TFO? Mr. Horne: No, I'm not familiar. Deputy Mayor Curp: Alright.

Mayor Flaute: Mr. Murray, you don't know anything about them? Mr. Murray: I've never heard of the gentleman. I did some research on his name and nothing comes back. I can't find out a thing about the guy. Mayor Flaute: Well somebody needs to contact the State then and get their stuff together. Mr. Carpenter: I saw his name and the company name, but no application address. I'm not sure where you located that, Mr. Curp. I haven't seen an address associated with it. Deputy Mayor Curp: None of our staff has signed a Form 1G or a Form 1E? Mr. Carpenter: Not for TFO or David Berkowitz.

There were no further questions or comments.

ITEM 14: CITY MANAGER'S REPORT:

Mr. Carpenter: I do have one thing. There was an email about joining in some statewide litigation challenging the constitutionality of central collections for businesses to file under the Ohio Business Gateway. I think there are 18 communities in the area that support it and there is a fee of about \$4,000.00 to commit and join in the litigation. Mayor Flaute: Thank you, Mr. Manager. Any comments about that or things on the Manager's Report?

Mr. Fullenkamp: On that topic, I would think RITA would be the organization that would have the most interest. I'm assuming a lot of these other communities do their own taxes and aren't working through an agency, so they have something to lose in this process. Mr. Carpenter: I think some, but I'm not sure all do their own. I know

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Tom can comment on RITA's interest as well because we did see an email from them too. Mr. Fullenkamp: I would think they would be interested because if they go through the Gateway then RITA doesn't get reimbursed. Mayor Flaute: Mr. Garrett, do you want to comment on RITA's feelings? Mr. Garrett: The only thing I said is I did get an email from RITA that said they were considering some kind of legislative or legal challenge to the law also, but they don't have that all put together yet so we don't really have any details of that. RITA just did comment that they knew about this joint effort that is signing up people and it just said RITA is considering something in the next coming months, but they haven't come out with anything specific yet.

Mr. Fullenkamp: Did we get any more specifics on the size of the fees that they are trying to collect? I know we have 18 communities in the area that have maybe signed up, but do we know how much money they are trying to raise for this challenge? Mr. Carpenter: No, I don't have a total dollar amount that they are looking for. They are just looking to see if we want to participate. I think there are also efforts in Mason and Athens, Ohio and somewhere around the Columbus area as well. There are a lot of communities around the state that are joining in this fight against centralized collection. Mr. Denning: If we don't join in and we don't pay in, but they win we still win. Mr. Carpenter: True.

Mayor Flaute: Unless I hear motions or anything, we are going to allow that to move ahead. I just wanted to ask about Sparky's. I haven't been down there, but the underground storage tank issue how is that being addressed and how is that going? Mr. Carpenter: I know Mr. Taylor was going to give us an update during his update. Mayor Flaute: Okay.

There were no additional questions or comments.

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

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

Mr. Garrett: I will first say we made it into October, so the September finance reports have been posted for you to look at them. I would point out that during the month of September our income tax collections kind of fell back off the mark. In the end of August, we were zeroing in on our budgeted plan and we fell back again in September. We are down about \$127,000.00 from where we thought we would be in that.

I did mention last time that we received the real estate tax distribution from the County. I have now gotten that broken out and found a couple of interesting things in there. One, we received more trash assessment money which would be delinquent since we didn't bill any trash assessment for this year. We received another \$8,800.00. About a month ago or so we received a legal opinion from our Law Director where we can now post that back to the General Fund. I will have to prepare an Ordinance to do that. Back on real estate, another point, the TIFF distribution for the TIFF came in larger than we thought too. I'll have to do a supplemental for about \$20,000.00 to allow for the forwarding of the tax proceeds to the developer for Brantwood. Mrs. Reynolds: How much did you say, sir? Mr. Garrett: Well we received about \$46,000.00 of TIFF distribution, part of that is because several people were late paying their first have so they got a few penalties. This distribution was higher than we expected. From our programmed amount and our appropriation for

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forwarding the money on to the developer, we will need to increase that by about \$20,000.00.

Of course, as you are aware, RITA did come in and do the income tax assistance or subpoena program here in the middle of September. We only had about 250 tax payers actually present themselves here. I was really scared we were going to have thousands, but apparently a lot of those people who got notices took care of it ahead of time. I personally had about 20 something people come in weeks before to get their returns squared away and I have had another 10 or so after that. Anyway they upshot of it all was that only about 250 people came. RITA recorded tax liabilities in excess of \$276,000.00. That means it is billed and now posted to their accounts and RITA is going to continue billing that or eventually go to collections on that. Now we have known amounts that are posted. The update I got about a week after that subpoena program, people actually only paid something like \$35,000.00 of that \$276,000.00. It is a known balance and it is posted to their accounts and it will go through the normal RITA billing and collection processes to get that over some period of time. Mayor Flaute: Thank you. Any questions or comments?

Mr. Carpenter: I do have one thing. Mr. Garrett brought up the Brantwood TIFF. I sent out a lot of information and I have copies here. Mr. Oakes or Mr. Bills would be glad to come in and talk about this if Council so desires, but we need to address it one way or the other as far as the additional requests for the TIFF. I just wanted to throw that out there. Mayor Flaute: Thank you, Mr. Manager. Is there any desire to have them come in? Mr. Fullenkamp: I haven't looked at the information yet very closely. Mrs. Reynolds: It is a lot to go through. Mr. Carpenter: It is a lot. I totally agree. Mr. Fullenkamp: Maybe we will want them in, but right now I'm not sure for myself.

Mrs. Reynolds: Could you at some point give us everything that has been paid to date so far and what was submitted? We can probably do it from everything you have sent us, but just haven't it on one sheet would be a lot easier for us to look at what the actual dollar amount that they requested for the TIFF. I know what they paid and the checks that they sent to us for those payments, but just a summary or received and paid. Mr. Garrett: I'm a little unclear there. What Brantwood is paid to the City is just a construction contract where we hired the contractor to go out and lay the pipes and the roads out there. That is the only money that Brantwood has given to the City. In this proposal from Brantwood, they say there were an awful lot of costs that probably should have been City cost and Brantwood paid them and they are asking us to reimburse them for those. Mrs. Reynolds: Right, but at that same time that we received that and we gave that check it was determined what they would be sending to us for payments there was a listing of everything that accounted for those dollars and I don't have that. I can't find that anywhere. I know we had it at one time, so if you could find that it would help I think in determining what they are now asking for, why it wasn't asked for at that time, and the dates. Everything you sent us has a date on it and some of the dates from what I can see, I can't follow that transaction and I don't know if Mr. Garrett has been able to do that or not. It may be that I don't have some certain pieces of the documents that I can follow that well. Mr. Garrett: Well, I have never seen any of those documents because they did it all directly and none of that came through the City. Mrs. Reynolds: What? Mr. Garrett: None of that stuff in that thick package that the City Manager is talking about came through the City. Mr. Smith: You mean it didn't come through the Finance Department? Mr. Garrett: No, none of it did. The developer just paid the bills themselves.

Mr. Carpenter: Mrs. Reynolds, you are asking for money that has already been accounted for, those receipts. Mrs. Reynolds: You know Mr. City Manager, I really don't have clue what I am asking for now because I don't know what I should be asking for. I've never seen anything so screwed up in all of my life. Nobody can follow this. Mr. Fullenkamp: The important thing here is that they want to submit more invoices to put into the TIFF so they can be reimbursed for them. They are not cutting us a check for anything, they are giving us more invoices to add to Phase I and Phase II TIFF. Am I understanding that correctly? Mr. Garrett: Again remember for the construction contract the developer loaned us the money and gave us the check for the amount of just that construction contract. We put it through the bank, paid the contractor a couple of times during the course of the construction, and now

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we have an obligation by the Development Agreement to repay the developer over time through TIFF distributions. Mr. Fullenkamp: Correct, so they are not cutting us a check now, they are just giving us more invoices. Mr. Garrett: Well they are proposing in their plan to give us all of the invoices to show us how much it all is, but then they are also going to write a check to the City for those hundreds or thousands of dollars. Mr. Fullenkamp: But why? Mr. Garrett: So we can turn around and give it back to them and run it through. Mr. Denning: So they can make it a part of the TIFF. Mr. Garrett: Then it will be added into the loan obligation we would have. Mr. Fullenkamp: I understand, so it is a roundabout process. Okay.

Mr. Denning: So originally they gave us a million and then we paid for all the construction company stuff, there was money left over, we gave them back whatever was leftover of the million and now they are trying to say here are other bills that we didn't turn in? Mr. Garrett: That's right pretty much. Mr. Denning: Because when they said it is going to be a million approximately to do this street building and sewers and water and all that stuff, we said we will put that in the bank and here's a list of what this is going to cover and I think that is the list Mrs. Reynolds is asking for. They gave us a list dollar by dollar, it is going to be \$2,000.00 to pave the roads, it's going to be \$100,000.00 to put the curbs in, it's going to be so much to put the sidewalks in and so on and so on. It all added up to that million dollars and then when they did the construction it came in a little under what that million was, but when they got done they said that's all the bills. Then we gave them all their money back; they had all their money. We finished, we paid all the bills, we had all the receipts, we were done, and then there was \$50,000.00 left in the bank for the mortgage money. We gave that back to them, so they got all their money they gave us. Now they want to turn in more bills for Phase I. Mr. Carpenter: It's not just for Phase I, but for Phase II. Mr. Denning: I don't have an issue with Phase II because we still have money in the bank to pay. Mr. Carpenter: The way it was described to me is they have been trying to get these invoices included since the end of 2015 into 2016.

Mrs. Reynolds: You all have to remember there are only certain things that will apply to a TIFF. Everything they give us will not apply to a TIFF and that's what we have to make very sure of. Mr. Denning: That's what I'm concerned of. They gave us and we approved a list of things that we would pay for and that added up to a dollar amount that they put in the piggy bank that we paid them and then became the TIFF loan eventually. Mr. Garrett: Almost. For Phase I, the developer did deposit and give us in a couple of checks a total of \$1.4 million. We used that \$1.4 million to hire the contractor we hired to put in the roads, his price was \$1.3 million, so that left about \$62,000.00 which we did return to the developer. Mr. Denning: Then the TIFF itself was only the \$1.3 whatever, that they are taking over time. Mr. Garrett: Again that's just the price of that construction contract. Mr. Denning: But that's all the TIFF was for.

Mr. Taylor: Can I interject here? Mr. Carpenter: Brock has been involved. Mr. Taylor: If we just forget about Phase I because Phase II is easier to talk about because it is more recent and it's the only one I know about because Phase I I had nothing to do with and know nothing about. If we remember back to early or late January for February in 2016, you voted on the TIFF Agreement and before that there were some questions and it was tabled and it was voted on at a later meeting. In that meeting, there was \$1.3 million inside that agreement and it was Exhibit C I believe. Inside that it had costs that were outside of the actual construction of the streets and roads which is, correct me Mitch, just under \$1 million for the actual construction that we paid to Kennison and that construction cost went into the TIFF. What they are saying is that prior to that construction they had engineering on subdividing surveys for the engineers to put that together and those preconstruction costs to make that project happen. Then you have on Phase I where they had the signage and they have some other costs, those preconstruction costs, you have the construction from Kennison costs and then you have these engineering and planning costs prior to that. Not all of those costs, but many of those costs are acceptable by the ORC and TIFF and those are the funds they are asking for. In the Phase II portion, let's call it an \$800,000.00 Kennison contract, they paid us that and then we hired Kennison and we paid that out to Kennison to do that work. They are asking for the additional fees and funds that they incurred prior to that construction that didn't get into the TIFF because the TIFF Agreement with the City...

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Mayor Flaute: Were they in the TIFF Agreement? If they weren't in the TIFF Agreement, we shouldn't be paying them. Mr. Taylor: Yes, they are in Exhibit C of the TIFF Agreement and that is what they are asking for. Mr. Denning: On Phase II. Mr. Taylor: On Phase II. I have no idea on Phase I. Mr. Denning: Were these additional costs that they are trying to get paid for from Phase I? Were they in that list that we agreed to? Mayor Flaute: If not, we say no. Mr. Taylor: I don't know because I haven't looked at the Phase I TIFF.

Mrs. Reynolds: Go ahead with your explanation. Mr. Taylor: I'm assuming and I hate to do that, but on Phase I those costs they are asking for and I haven't looked at those on Phase I are those preconstruction costs that they incurred, lawyer fees to purchase land or real estate, costs to have it subdivided or to have their engineer subdivide them, and the engineering costs prior to the actual physical construction of curbs, gutters, sidewalks, and storm water. Currently what is only in the TIFF are things we see like lights, curb, gutter, streets, and storm water. I think the question is in the Agreement because the Agreement talks to those, but it is not directly saying that. The question to the Council is do you allow those because they are allowed by the ORC and they are saying they were promised those prior to that.

Mr. Fullenkamp: Is there evidence that they were promised those? Mayor Flaute: It should be black and white. Mr. Fullenkamp: If it is not in the contracts. Mr. Carpenter: I haven't seen it in black and white, but if you look at Exhibit C those invoices do look like they apply and they match up. Mr. Denning: Okay, my issue is Phase I because we are already five years into it and I'm sorry this is a public/private partnership. Okay? They got quite a bit from us and then we are paying them back to build the streets which is most build ups like that is all done by the builder. We wouldn't have done anything, so to me them coming back to the piggy bank to get more because now that the houses sold really well and they can see that there is going to be more money coming in because the original stuff that I remember they were going to end up losing about \$60,000.00 with the existing bills that they showed us. They were going to end up being down \$60,000.00, so that is why it was a public/private and they were taking risks. If they need to sell their lots for more than \$5,000.00 a piece or whatever they are doing to cover their pre-costs and all that stuff then that is what they have to figure out before they sell the lot.

Mr. Fullenkamp: My concern is there's no place they could get a 5% return like they are getting on this deal and they are going to load as much money into this TIFF as they can to get that money back for their investors. I'm concerned about Phase I, the Phase II less so, but the Phase I has been there a long time and they have had a lot of time to consider including those costs into the TIFF and now all of the sudden they want to do it now. It's something like \$100,000.00 on Phase I that they want to add to this. I can't get 5% any place and big investors have a hard time getting 5% unless they go foreign. I'm concerned about how we justify that and if it's not in the contract and they are going with the ORC then the ORC should have been reflected in the contract and that's how you write a contract. Mr. Denning: It's like I buy a house and got a deal on it and it was the last house that was being built in an area so they sold it to me for \$125,000.00 instead of \$200,000.00 and then five years into my mortgage they come back and say, "By the way we need to add another \$50,000.00 into your mortgage because you are making more money at your job now, so I want you to pay." Mayor Flaute: I think we ought to hold a hard line on this one and see what they say. Mr. Fullenkamp: I would like to really vet this Phase I very closely and I haven't had a lot of time to look at it yet. We've got a little time now, so I promise in the next week or so. Mrs. Reynolds: Pay attention to the dates of everything. Mr. Denning: It just doesn't make sense to me to come back to the piggy bank after you emptied it.

Mr. Taylor: They came to us and I believe they started talks with Emily in March or February about Phase I of 2015 and then tried to talk to Mr. Percival, so that's why it seems like it is just today. Mr. Denning: I get that, but we had already given them their \$62,000.00 back so that we could set that number with the State so we could make sure that everything was ready to go and now they are saying, "Well, instead of a \$1.3 million TIFF now we want to make it a \$1.5 million TIFF." Mayor Flaute: Okay, I think you have gotten the message.

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Mr. Carpenter: I will just say we are ready to do the final paving so we are going to soon be soliciting vendors for that and you will see some Brantwood coming forward.
Mr. Denning: I'm okay with Phase II, but to me the piggy bank is empty.

There were no additional questions or comments.

b. Economic Development Department

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

Mr. Murray: You should have the list in front of you and I gave you a packet tonight and I will go through that fairly quickly. On the first page there, I talked to you before about Stealth Entry and Tenet3. We looked at those in executive session last time. They both do want additional square footage, so I will be bringing those back next time and they are expanding the amount of area that they want and I will show you those financials next time. Oberer is in place and they have signed the Listing Agreement. We are going through a transitional period right now; I'm handing off some things and they are telling me how to do some things. They will be brought into Council here to give a strategic update on Wright Point with their thoughts. They would like to put two signs up, one on the corner that we have had there traditionally and also a banner on the buildings. You see these everywhere and I was told to bring it in to you for a request. If that is not something you want, that's fine, but they are requesting one of those For Lease banners up on the 5th and 3rd floors. If that is not something you want, let me know and I will tell them. Mrs. Reynolds: What is it going to say on it, For Lease? Mr. Murray: Yep. I think that's my answer and I will inform them of that tomorrow.

I did get an update on the ODNR grant and like so many of them they are delaying that. Whether they just haven't gotten to it yet and they have delayed it until the end of October and November and again that is for the sewer line down to the building as well as the ramp down to the edge of the river. This happened exactly like this the last time and I would expect it to shift again knowing ODNR. I've got Sparky's there at the end of the page and I will let Brock fill you in on that.

On the next page, I have the projects I am working on now. I won't cover any of these, I'll just let you look at those and I will go into more specifics next time. If there is anything at all there that you want to comment on either to Mark or myself, please let me know and we can change direction or define what we are doing. Staff did field some time working on the Amazon headquarters RFP. I did get an original copy of that. This is what we came up with. The main reasons why we didn't go forward is that they are looking for a metropolitan area of more than one million people and we only have 800,000 in the Dayton area. They are also looking for a half million square foot building and keep in mind these buildings are 162,000 square feet and they are looking for a half million square feet which doesn't exist in Riverside. In lieu of that, they are looking for 100 acres of green space and we don't have that either. This effort to go after Amazon for this region was headed up by the DDC, they collected what they could from all the municipalities, grouped them together, and they selected three for the RFP so they will be submitting all of Downtown Dayton to answer this request. Union has over 100 acres next to the airport; they thought that might be a site that they put forward as well. Then Greene County put together a lot of different properties and submitted an application as well. Again, this is a nationwide search. We are competing against Chicago, Minneapolis, and a lot of other places. What we came down to was we couldn't find anything large enough to accommodate this type of facility.

In trying to find 100 acres grouped together there, I did come across the information on the next page which are some of the larger acreage that we've got on the west side of town. The one that strikes you there right in the middle is the Thies Farm. It has been listed by somebody else and he has changed realtors. He had it for \$50,000.00 an acre and now it is down to \$30,000.00, so that is a change there. Number two, the one in purple, sold through a land contract late in September. A young couple out of Beavercreek did buy that and they will be rehabbing the house and putting in stables, so it looks to be able to accommodate and there is plenty of

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room there for that. Number one sold through an auction. That's not in Riverside, it's in that corner by Old Troy Pike and Harshman and has been for sale forever. There is some development that took place there and the infrastructure has been in place. It did sell again late last month or early this month through an auction and it is 100 acres that went for \$6,250.00 an acre.

Then a terrible rumor was circulating earlier in the week that the Green Lantern had sold and that is not the case. He has not gone to a developer, it is still in Marge's caring hands, and that's the green space that you see down there. She not only owns the Green Lantern, but about 10 acres in addition to that and I was told a developer broke my heart and bought it, but that didn't happen. I have given you the listings there and some of them have sold already, but it gives you some more information as far as what is going on in that side of town. That's all I've got. Mayor Flaute: I was the one that got the Green Lantern and I certainly got that from a good source, but there is nothing going on at the Green Lantern as far as a building? Mr. Murray: I'm going to have to recheck because I heard a specific developer bought it and I checked with that specific developer and he did not. I will go over and see what she is doing. Mayor Flaute: That specific developer was Ryan Homes. Mr. Murray: No, I spoke directly with CESO who does the infrastructure as you know and that is not the case. I talked to Vance late this afternoon. It's not small enough. Mrs. Reynolds: Mr. Murray, you will have to go lay down on that property. Don't make me do that now. You all will be going with me, you know that.

Mayor Flaute: That was really reliable, I thought. Very good. I see that the grocery store on Burkhardt pulled another permit on June 28th and they are back on track. What does back on track mean? Mr. Murray: They had walked away from the project entirely due to a disagreement with the landlord and they pulled the permit again, so they are rehabbing that very, very slowly. Mayor Flaute: Do you know when they are going to be done with this? Mr. Murray: I haven't even gotten somebody to answer the door there, but I did see that the permit was pulled and I will talk to the landlord and see what is going on there. There was a disagreement over the firewall, if it was or if it wasn't, and I guess they have straightened that out. Mayor Flaute: If there is any way we can help, that would be good. Mr. Murray: That would be a great addition. Mr. Denning: Mr. Murray, if you are going to talk to that landlord can we find out when they are going to straighten out that parking lot and why the lights in that parking lot don't seem to be on ever? I was at the American Legion for the IN Crowd and they don't have enough parking so we parked in that parking lot under a light. When we came out there was no light anywhere in that parking lot and I would think that the people that rent the space there would be screaming at him or maybe they have control and they are not turning them on, but those lights need to be on. Mr. Murray: I will have a couple of discussions with them. Mr. Fullenkamp: You are in a safe neighborhood there. Mr. Denning: My car has been broken into three times in that parking lot.

There were no additional questions or comments.

c. Administration Department

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

Mr. Lohr: Good evening, I just have a couple of items that I will highlight tonight. We are working on the health insurance questionnaire that will allow us to submit an application to the Ohio Benefits Cooperative for them to consider our membership. It's one of the favorite thing that staff does throughout the year, so I'm kind of having to twist arms and push to get people to get it done, but we will get it done here quickly so that we can get that application in and hopefully get some good rates for health insurance next year.

For the website, we are working on updates from the comments that I have received from the people who reviewed the final draft that we have and I'm hoping to have that completed sometime next week and certainly no later than Friday. That's all I have for you this evening. Mr. Denning: Mr. Lohr, if you need people to fill out the questionnaire, tell them you are serving lunch and serve lunch, but they don't get a

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plate and get lunch until after they hand in their survey. Mr. Lohr: I like it. I actually offered some phantom gift cards and I think some people actually believe they are going to get them. I'm kidding. Mrs. Reynolds: Mr. Lohr, I would take a little bit of a different approach, but that's okay. Mr. Denning: Or you could say if you don't fill it out then you don't get insurance next year.

There were no additional questions or comments.

d. Planning and Program Management Department

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

Mr. Taylor: Thank you. Real quick since I know Sparky's is a hot topic, we will start there. We ran into several tanks, pits, and holes out there. Some of them are old cisterns, some of them are some old hand dug septic, some of them are some hand dug leach pits for lack of a better term, and then the one that is really scary that has us working is one up front that is full of some sort of liquid. I have Veolia that was supposed to have the test results back this week. I contacted Veolia yesterday and today again, but they haven't gotten those back to find out what that sampling is. As soon as we know what it is as long as it is not hazardous we can pump it out and we've got a task order for that, so as soon as we get that information we can pump it out. I was on the phone with Buster this afternoon talking about how to remove that tank dependent upon what the fluids are. We will need to get a Buster certified tank installer or remover, which our current contractor is not one.

What we are doing out there is there is a big slab of concrete out front that we believe is on top of that tank. We are going to leave that slab. He's got all the rest of the concrete in a pile and he will have that out of there either the end of this weekend or the beginning of next week. He's got the tree guy coming in to remove the trees and then we will start bringing in dirt and grading that lot out. We are just going to leave that one section where that tank is. If you are looking at it, it is the front left corner. We are just going to leave that alone until we get a contract to do that. That's what we are working on with that. We've been talking to Source Water and the EPA people, TetraTech. We've got everything in the queue, we are just waiting on this sampling to see what that is and get that pumped out and then we can move forward. I'm anticipating by the 15th to have that all completed. I have already worked with the County and we have the extension on that for the money and there will be funds left over for the Buster certified tank. Any questions on that?

Mrs. Reynolds: What is the contingency on that project? I know this is going to cost more with all of these removals and I'm worried about that last one, if you can't tell what it is that is rather disturbing. Mr. Taylor: I am too and we don't know how big it is. It could be a 50 gallon tank or it could be a 5,000 or 10,000 tank. We don't know until we pump those fluids out. That is a big hanging issue there. We have about \$15,000.00 left over from the CDBG funds that we will be able to use and then Source Water has been very adamant that there are funds available there if we need assistance as well. That depends on some other things we are working on within staff, so I think it will time out just right. If we are short on funds, we have another resource to go to but ultimately if they are not there we are going to have to eat those costs, but that's worst case scenario.

Mrs. Reynolds: If it is hazardous, whatever the substance comes back as on the report, who did you say we would have come in to take care of that? Mr. Taylor: We have Veolia right now and I don't think they can pump hazardous. If it is fuel, oil, or gasoline or a mixture of fuel, oil, and gas water, they can pump that. Hazardous would be and my one concern that we talked about was we know that is part of the plume from Mullins Rubber and that's not a PCB it's a TCB. Mrs. Reynolds: TCE and PCB. Mr. Taylor: Yes and that one is Polychlorinated Biphenyl and I don't know what the other one is, but if that is in there it could pose a problem because that has hazardous material and I don't know what to do. We will figure out what to do when we get to that bridge. Mayor Flaute: I only heard from one neighbor over there, but they are very happy. The residents seem to be very happy, so that is a good thing.

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Mr. Taylor: We will go on to Salmons and S&S Trucking. That letter went out on September 20th and that it needs to be cleaned up in 30 days. In that Ordinance there is no appeal process, so it is either you fix it in 30 days. There have been talks about giving another 30 days, but he hasn't reached out and asked for that. I spoke with someone who is representing him, an attorney representing him, and asking us how the process worked. I explained that to them, so the ball is in his court to either remove that violation or we will see you in court and go from there or ask for an extension. I have not heard from him and he has until the 20th of October and we are getting close to that.

B&M Towing, with that letter there was a little delay on getting that to send it to the Law Director. We wanted to make sure we had everything right on that because it is a different case. I got that back, sent a couple of revisions, and got it sent out. It sounds like he has received that letter. We have a meeting scheduled with him on October 12th to discuss that matter on the salvage yard. He has told me and I think he expressed to Mr. Carpenter that he's trying to purchase property in Dayton to remove all of that stuff and put it there. We will figure out what those dates are and give that to everyone.

The last note, Jeremy, our Code Enforcement Officer, had torn his rotator cuff or shoulder and had surgery on that two weeks ago. He's doing well and expects to be back next Thursday, so we are hoping the best for him. We have kept up on the mowing because he had already gotten that set up and we have been doing some light Code Enforcement, picking up some signs and keeping abreast of some of the complaints. Hopefully that will pick back up next Thursday. That's all I have. Mayor Flaute: So has Ms. Wheeler been going out in his absence? Mr. Taylor: No, Jeremy is the only Code Enforcement Officer. When we lose that there is really no one to take his place. Both Emily and I are pretty much filled up. I have been out a few times this week and last week trying to keep up. We have pulled a lot of signs because with the elections I think I got 30 signs for some political entity or another and then we followed up on some complaints and other violations. As for writing new violations, that is not something that is going on right now.

There were no additional questions or comments.

ITEM 15: PUBLIC COMMENT ON AGENDA ITEMS

There were no requests for public comment on agenda items.

ITEM 16: UNFINISHED BUSINESS

A) ORDINANCES

I) Ordinance No. 17-O-634 authorizing the City Manager to enter into an Option Agreement for the sale of three (3) acres of real estate.

A motion was made by Mrs. Reynolds to read Ordinance No. 17-O-634 for the second time by title only and approve its final adoption. Mr. Fullenkamp seconded the motion.

The Clerk read Ordinance No. 17-O-634 for the second time by title only.

There was no discussion on the motion.

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

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ITEM 17: NEW BUSINESS

A) RESOLUTIONS

- I) Resolution No. 17-R-2309 recognizing the “Child Abuse Awareness Event to Benefit Dayton Children’s” 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-2309 making a donation to the “Child Abuse Awareness Event to Benefit Dayton Children’s.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2309 and making a donation in the amount of two hundred fifty dollars (\$250.00). Mr. Denning made an amendment to raise the amount to five hundred (\$500.00). Mrs. Reynolds agreed. Mr. Denning seconded the motion.

Mrs. Reynolds: Mr. City Manager, would you get that check together as soon as possible for those young ladies? They are doing good work and they need that money as soon as possible. Thank you. Mr. Fullenkamp: Make sure you know who the right person is to make it out to this time. I believe it is Dayton Children’s, but please check with Ms. Ferguson to make sure how we do that. Mr. Carpenter: Yes, I will.

There was no further discussion on the motion.

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

- II) Resolution No. 17-R-2310 approving the lease of certain space at the City’s property located at 5200 Springfield Street, Riverside, Ohio.**

Mr. Carpenter introduced Resolution No. 17-R-2310 approving a lease at 5200 Springfield Street.

A motion was made by Mr. Denning to approve Resolution No. 17-R-2310. Mrs. Reynolds seconded the motion.

There was no discussion on the motion.

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

- III) Resolution No. 17-R-2311 accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor.**

Mr. Carpenter introduced Resolution No. 17-R-2311 accepting the amounts and rates determined by the Budget Commission.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2311. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

- IV) Resolution No. 17-R-2312 authorizing the City Manager to have the City of Dayton submit a joint application on behalf of the City of Riverside for Federal Fast Act Funds through the Miami Valley Regional Planning Commission (MVRPC) for portions of West Springfield Street.**

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Mr. Carpenter introduced Resolution No. 17-R-2312 authorizing the City Manager to submit a joint application with the City of Dayton to the MVRPC.

Mr. Carpenter: There has been a late update to this legislation and I'm going to ask Mr. Taylor to explain it. We were waiting on some information from the City of Dayton and we received it the last minute, so there are a couple of items that have changed on the Resolution.

Mr. Taylor: Thank you, Mr. Manager. What you have in front of you that I handed out earlier before the work session should be two things. One is a draft resolution and you will notice that resolution is different than the original resolution in the packet. The main differences are the dollar amounts. The original dollar amount I think was \$2.4 million for the whole project, which is correct, but I spelled that out all the way or what that was and then I spelled out what our portion is which is about \$442,000.00. Our local match is only 25% of that which turns out to be \$110,000.00 and some change. That numbers also includes right of way acquisition, so it has significantly gone down as Mr. Fullenkamp pointed out at the last meeting as we were talking about numbers and 25% of the cost and we are only looking at about 15% of the street that is ours. This is 18% of the cost, so those are in line. The reason it is late is I got it from Keith earlier this week, I sent it out to Choice One, and they got it back to me. They had some questions, so we sent those back to Keith and we got those questions back later today. That's why it is late.

The other thing you will see that I want to bring attention to is the draft application. The things that changed in the draft application are minimal. Inside of it if you turn to page 2 in those first two paragraphs to provide a short description of the project, I wanted to make sure we included that parts of this were in Riverside and parts were in Dayton and what those percentages were. They will be adding that to that scope on the application. In the second part where it talks about benefits of the project, we added specific language talking about the connectivity between the City of Riverside, the City of Dayton, and of course Wright Patt because this is the last section connecting those and we want to make sure we score those regional points.

Those are going to be the big changes to the documents. In talking to Brad Daniel at MVRPC again, we can have a draft resolution to them which is due October 11th and then we can vote on the 19th which is probably what you will want to do because we haven't had this legislation vetted through the Law Department yet. We are still okay to do that. Mayor Flaute: Or we could do it tonight. It's up to the motion.

Mrs. Reynolds: I just need to ask one question. This draft resolution is not the one that we are using, right? Mr. Taylor: As in? Mayor Flaute: It has a bunch of errors. Mr. Taylor: It probably does because when I whipped that out it was about 30 minutes. Mrs. Reynolds: Okay because the Manager said the one in our packet is correct except for the dollar amounts. Mr. Taylor: I added the paragraph that we are not asking for any exceptions in the Complete Street Policy. Again, I whipped that out about 10 minutes before Council. Mrs. Reynolds: Which whereas? Mr. Taylor: I think there are 4 there. Mrs. Reynolds: Six whereas. Mr. Taylor: We added two and then we changed the numbers and I think I broke one out to make two. You can see those. It is best if we vote on this on the 19th. Mr. Carpenter: We can just table this and that way the Law Director can look at it. With the timeline, we will have a draft resolution submitted. Mrs. Reynolds: Yes, it is probably best to table it. I withdraw my motion.

A motion was made by Mr. Fullenkamp to table Resolution No. 17-R-2312. Mr. Denning seconded the motion.

There was no further discussion on the motion.

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

ITEM 18: PUBLIC COMMENT ON NON-AGENDA ITEMS

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

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ITEM 19: COUNCILMEMBER COMMENTS

Mr. Fullenkamp: I am going to mention this terrible event in Las Vegas one more time. These things seem to happen too often and we need to keep these folks in our thoughts and prayers. Two more positive things, I really want to encourage everybody to come out to this event on Saturday for the Child Abuse Awareness Program. As Mrs. Reynolds mentioned before, the ladies who have been working on this have really been working hard. They have got somewhere in the order of \$3,500.00 of prizes that they have got in this raffle and there will be 20-25 different raffles. Everybody, buy tickets. I will come do a hard sale on all of you and I've already got Bob. Please come out and bring your kids and grandkids or just bring yourself. Be generous, buy some tickets and you might win some really good prizes and I do hear some of these baskets are worth between \$200.00-300.00. They will be raffling throughout the day is my understanding. You don't have to be there and you can win as many prizes as you buy tickets if you are lucky enough. Please come out and be generous and let's make this a big success. I think this will be a good thing for the City of Riverside to have their name attached to. Thank you very much.

Mrs. Reynolds: Thank you all for being here tonight. I always appreciate the audience. Mr. Horne, I would like to speak with you tonight before you leave, if I may. I have a request.

Mayor Flaute: I did six weddings, so they are coming on. The Community Clean Up was a great success. Thank you for all of staff and Mr. Lohr who worked so hard on that. The IN Crowd with the Chamber was a great success and we appreciate everyone who came out for that. The Community Focus at Shellabarger was successful and we have got another one coming up October 12th and that is at Rohrer Park, is that correct? Yes.

Food for Football as many of you know, I tried to kick a field goal with the Mayor of Fairborn and he kicked it a little further than I did. It was a tough night for Stebbins all the way around, but we did collect 28,000 pounds of food for the hungry. That is something. Mr. Smith: 28,000 and Fairborn collected more? Mayor Flaute: No, they collected 20,000 and we collected 8,000. It was 28,000 total. Mrs. Reynolds: Every store in Fairborn had boxes and crates. Kroger had a truck out there and they were just loading stuff in. Guys, we've got to do better next year. Mayor Flaute: The Superintendent assured me that. Mr. Fullenkamp: I do want to mention I talked to Dan Kirkpatrick at the MVRPC meeting and he said he was proud of you. Mayor Flaute: It was fun. Mr. Denning: Weren't you supposed to wear Fairborn's jersey tonight? Mayor Flaute: Yes, but he gave me his personal shirt that has his name on it. I was afraid that if there was media here tonight that would confuse them. Mr. Denning: I don't think so, Bill. Now you have to wear it twice. Mayor Flaute: I promise I will wear it next time. Mrs. Reynolds: Mayor, we are proud of you.

Mayor Flaute: The other thing is the POW/MIA Chair. I'm sure you all saw it when you walked in. What a great ceremony we had. We had tears coming from all sides of the room and it just was a really good thing. Carolyn Sargent, I don't know if a lot of you know her or not she is one of our residents and very active with the American Legion, and they put it all together between the American Legion, the VFW, our Chamber, and Rolling Thunder. They did it all and I know our City Manager worked hard on it, so we thank everyone.

They had a ribbon cutting for the Harshman Road Bridge. It was a very nice program and it came off very well. This coming Tuesday, the Montgomery County Sheriff and Hope 4 Riverside, Tuesday, October 10th will have a program to talk about the heroin epidemic, how it is going in Montgomery County, statistics, and it is a really informative presentation. He gave it to a group this week that I was at. Tuesday, October 10th at 7:00 p.m. at the Open Bible Church at 3741 Valley Street. Come on down for that very informative program. We wish Jeremy well. Mrs. Reynolds: As Mr. Taylor mentioned earlier, Jeremy has been out and he's our Code Enforcement Officer. He is loved in the community and sometimes he's hated, but even those that dislike him would wish him well and that's one of the things that I have been asked to do is wish Jeremy well. Our best to you, Mr. Leist.

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There were no further comments from Council.

ITEM 20: EXECUTIVE SESSION

- A) Contract Negotiations – Section 103.01(d)(4): *Preparing for, conducting or reviewing negotiations or bargaining sessions with public employees and officials of the City concerning their compensation or other terms and conditions of their employment.*

A motion was made by Mrs. Reynolds to enter into executive session for the reasons stated on the agenda. Mr. Denning seconded the motion.

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

Council entered into executive session at 8:46 p.m. and came out of executive session at 9:41 p.m.

ITEM 21: ADJOURNMENT

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

There was no discussion on the motion.

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

The meeting was adjourned at 9:41 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council