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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, absent; Mr. Denning, present; Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Mrs. Reynolds, present; Mr. Smith, present; and Mayor Flaute, present.

Staff present was as follows: Mark Carpenter, City Manager, Chris Lohr, Assistant City Manager; Tom Garrett, Finance 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 Deputy Mayor Curp. Mr. Smith 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:

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

ITEM 5: APPROVAL OF AGENDA:

A motion was made by Mrs. Lommatzsch to approve the agenda as presented. Mrs. Reynolds 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: Swearing In of Police Officer Deton Brookshire and Joshua Schmidt.**

Chief Robinson: Let me call up Josh Schmidt. I will give a little bio on Officer Schmidt. Josh worked for Civica CMI, which is very handy for us, since December 2014 and he is very handy with computers. We are very happy to have that skill around. He attended college for Law Enforcement, Firefighting, and EMS. He was a Volunteer Firefighter and EMT intermediate for 14 years. He has been in Law Enforcement for the last 4 ½ years. He worked at Vienna PD as a Sergeant and at Botkins PD as an Officer. He has a background in Business Management with 8 years' experience and has attended Sinclair and Edison Community College. He has two children, Jenny, who is 12, and Cody, who is 15. Please welcome Officer Joshua Schmidt.

Mayor Flaute: First of all I just want to say welcome to our great city. You've got a lot of guts. It takes a lot of nerve to be an Officer today and we are pleased that you chose Riverside to do that. To all of the guests, I'm sure you are very proud of Josh. We are just pleased that you could come and share this moment.

Mayor Flaute performed the swearing in of Officer Schmidt.

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Chief Robinson: We hired two and the first Officer has already been sworn in, so we are not having a swearing in for him tonight, but we are going to introduce him tonight. Officer Brookshire, if you would come up please. Officer Brookshire attended David H. Ponitz High School where he was a Criminal Justice student. He was at the top of his class and was chosen to be the Squad Leader. Deton attended and graduated from Sinclair Police Academy in 2014. Deton has a focus in Technology and hopes to integrate those technical ability into the field of Law Enforcement, so we are very pleased to have two of our newest folks with a lot of technical background. Like so many Officers before him, Deton started out working as a Security Guard and eventually gained employment with the Cedarville Police Department as well as a full-time Police Officer at the Miami Valley Hospital. After talking to him several times, it is clear that his passion and desire is what we are looking for as a Police Officer in Riverside. Please join me in welcoming Officer Deton Brookshire.

Council welcomed the Officers. There were no additional comments.

B) Presentation: Stormwater Utility and Residential Street Update from Choice One.

Mr. Carpenter introduced Mr. Puthoff and Ms. Heitkamp from Choice One Engineering.

Ms. Heitkamp: We have got an updated Street Plan for you guys that we took back after our last Council meeting and updated it. I'm Casey and this is Jeff. Just to kind of refresh your memories a little bit, we did street ratings for all of the residential streets in Riverside and they were all given a Pavement Condition Rating, which ranged from 86-100 for crack seal, 60-85 for micro-surface, 40-59 for mill and fill, and 0-39 for full-depth reconstruction. These do not include the major thoroughfares, so these are only residential, local streets. This is just kind of a graph to show visually what the street breakdowns are and I'm not quite sure why my percentage isn't showing in the gray, but that should be the mill and fill section. This is just picture representation of what each improvement looks like and again we went over this last time, but I thought it would be a nice refresher. For crack seal, everyone has seen the crazy squiggly lines all over the streets, micro-surface, which is just a blanket seal for the entire street that seals the asphalt and the cracks, mill and fill which is just taking off the top couple layers of asphalt for structural improvements, and then full-depth reconstruction which is taking the entire roadway out, ripping out, and starting fresh. Again, based on last time, we told you guys about \$2 million is where we want to spend each year. That's for all of your crack seal, micro-surface, mill and fill, and full-depth reconstructions that you want to do per year. This \$2 million amount is still including the storm sewer improvements that would be included for the streets for the reconstructions. Our Storm Sewer Plan that we will talk about next actually could be taken out of this dollar amount, so it would be closer to \$1.8 not \$2.2 million.

We looked into useful lives for all the different improvements. Reconstruction is about 40-50, now at about 5-10 years you are going to want to start crack sealing so we will have to include that as well, but it is a significantly longer timeframe than just a mill and fill, which is about 15 years. Micro-surfacing and crack sealing is about 5-10 years of improvement life. Mr. Puthoff: I just wanted to throw in that during that reconstruction of a street obviously you want to do the other utilities, storm water, structures, storm pipes, and such. That's also a nice time that hopefully we can get the County to replace water and sanitary sewer that is done. As you have seen just driving around, many communities when we do reconstruction and tear up the whole street it is quite an undertaking, so we want to do everything we can underneath that street at the same time so we are not tearing up our new street a few years later to replace a utility. I just want to throw that in there as there is a large jump between mill and fills and the reconstruction mainly because it is such a large undertaking sort of starting over with the pavement all the way down to the subgrade.

Mr. Fullenkamp: Just a quick question about reconstruction, you mentioned that there will be crack seal within 5-10 years; will there also be mill and fills at some point? Mr. Puthoff: You are absolutely correct, Mr. Fullenkamp. As asphalt pavement surface ages and deteriorates, you want to continue to do some

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rehabilitation to that to try and get as long of pavement life as you can out of that roadway. You are exactly correct, you want to get those cracks filled as they show up, which is typically 5-10 years and then as that pavement continues to deteriorate 15 or so years later we can get that mill and filled. That's a great way to extend that roadway even longer than a 50 year life cycle. Mr. Fullenkamp: That will be included in the long-term plan for these 15 year mill and fills? Mr. Puthoff: That is correct. The way we envision this 20-year plan to operate is for instance this year in 2017 we did some mill and fills, those ratings will change, they will then be put into the 5-year from now crack sealing. Next year after we do our projects, we will update again. It is a living document that you guys want to continue to update because obviously you are making improvements to the street and you want to get those up in the better ratings and you also want to plan in 5 years to think about crack sealing, in 15 years you want to think about mill and fills. You are exactly right. Thank you.

Mr. Denning: What about the rejuvenation where you heat it up? Is that equal to or similar to a mill and fill? Mr. Puthoff: I would probably classify that as some of the micro-surfacing or preventative maintenance. There are lots of different products for the micro-sealing and the rejuvenating that you are talking about. Mr. Denning: Where they heat up the existing asphalt and kind of fluff it up and re-roll it, how long does that last? Mr. Puthoff: Like a micro-surface, you can usually get an extra 5-10 years out of that. Mr. Denning: Okay. Mr. Puthoff: There are many, many micro-surfacing and cape sealing products and the asphalt reheating products that are going to get you that 5-10 years additional life on the pavement.

Mr. Smith: Just real quick going over your numbers here, we've got reconstruction, is that all roadways for the 39%? Mr. Puthoff: That would just be the roadways that are at the bottom of the list with the ratings of 39 and lower. We are hoping that as we get some of these streets with mill and fill and crack sealing we can get them a little bit of extra life, but you bring up a great point that some of these streets 10 years from now may fall down into needing a reconstruction. Like I said, it is a living document that we will want to update every year. This is a snapshot of where we are at today in 2017. Mr. Smith: I think we are going to be there regardless. Your numbers project \$2 million a year for residential roadways and we have budgeted \$.5 million, so we are 80 years doing all the residential streets based on the numbers here. By that time, many of these streets are going to need the full reconstruction. Mr. Puthoff: You are correct, sir. Mr. Smith: So that's going to put that cost even further out.

Mr. Puthoff: That's correct. We are recommending the 20-year improvement process to be roughly around that \$2 million and you are exactly right, if the City can't budget that amount of money there are definitely some streets that are going to fall into disrepair. Obviously, we are looking at it in a perfect world if there was a money tree back behind the building and that's not the case. It isn't strictly the City of Riverside. Mr. Denning: If there was a money tree back behind the building, we'd be spending \$5 million per year to get it done in 7 and move on. Mr. Puthoff: You wouldn't need us then. Mr. Smith: Actually that money tree was behind our old City Hall and it died. Mr. Puthoff: I'm sorry to hear that, but every city faces the same issue. There is a lot of infrastructure that needs improved and we can look at it because it looks nice on paper that we are living in a perfect world. That's our recommendation. You guys have to live within your budget, so obviously this being a living document if we think that \$2 million is not realistic we can make adjustments accordingly. Mr. Smith: I'd like to see adjusted numbers too that would show where we are going to be 20 years from now based on \$.5 million budget. Mr. Puthoff: Our task I guess so far has been if we live in a perfect world and we could do it in 20 years, what would that plan look like? Again it is a very powerful spreadsheet; we can manipulate things to however many years. Exactly like you said, the longer we wait the more of those streets fall into disrepair and the bigger the numbers get for the reconstructed streets.

Mr. Smith: Realistically should we be putting our dollars in the streets that need reconstructed completely now as opposed to putting them off or should we do the easy stuff and do more streets? Mr. Puthoff: That is an excellent question. We have communities that spend more money on the mill and fills and less on the reconstructions because they feel they get more bang for their buck and affect more neighborhoods. Bottom line is there are going to be some streets that we really need

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to reconstruct because pretty soon they are going to be impassable. Our recommendation in the 20-year plan is we try to knock off a reconstruction every year, and then spend the rest of the available money on the mill and fills and micro-surfacing and crack sealing. If that money is not available, then we need to back up a little bit and say we do a reconstruction every 5 years and budget a little bit of money for that and again put more mill and fill money and more crack sealing money per year.

Mr. Smith: The problem we run into or will run into is if we don't reconstruct these streets now and we put it off until later, then we go in and do the mill and fill and we do the crack seal and the micro-surfacing and so forth, and then we approach the residents in a few years and say we need to pass a levy for infrastructure repair. The residents are going to say my street is fine and I'm not going to vote for that, but the guy that we put off whose road is all torn up doesn't have the support of the rest of the community because they all have decent streets so he's the one suffering. Mrs. Lommatzsch: That's our job. Mayor Flaute: I think that's something we need to talk about. Mr. Puthoff: It's a political issue like you guys know. We are kind of working in our little perfect world here with our spreadsheet; you guys then have to take the information we give you and chew it up and come up with a plan that works with your budget and makes your citizens as happy as they can be. Mayor Flaute: It's not a discussion we need right now.

Ms. Heitkamp: We came up with two options as to how to distribute the money. For both options we figure doing one reconstruction each year. For Option #1, one reconstruction, but also to continue our work in the area, the Plat, whatever you want to call it, where we have already completed the work this year. In 2017 we were working in the Avondale Plat on Pleasant Valley and Rohrer, so we figured we could keep the money in that plat until we finish that plat completely so we have one cohesive neighborhood and we don't get this quilted effect where you have one really terrible road and one brand new lovely road. It kind of gives it a better look while still improving the streets, so that would be a positive. A negative would be the fact that you don't spread that money quite as evenly throughout the city. While one area is being improved drastically, another area might be starting to fall apart even more. That's a huge negative there too. Again that brings up the politics and you guys have the job to keep your residents happy, so that was Option #1.

Option #2, again doing one reconstruction each year, but then our second priority would be to start with that middle section, the mill and fill and the micro-surfacing section, those streets that have the most need for improvement before they hit that next layer where we have to do a reconstruction on this road. We look at the plats with the worst mill and fill ratings and start there and keep our money in that plat for that year and do a couple mill and fills and maybe a couple micro-surfacing so we are at least hitting a neighborhood that is really in dire need. The next year we move on and find the next worst middle section streets and work there. There we are spreading the money out, but then the opposite of Option #1 you are starting to get that quilted look and it might start to look a little bit funny.

What we found was that it was a little easier to look at the 5-year plan. It is a little bit more manageable and in 20 years, who knows what is going to happen? If we had a crystal ball, we would be telling you exactly what streets to do right this very second. What we ended up going with is our Option #2, which was to do one reconstruction every year and then find the plats that need the most help in the mill and fill department and stick with that and try to stay around that \$2 million budget and whatever we have left over we throw into some micro-surfacing and some crack sealing here and there trying to stay around that \$2 million. We have our 2018-2019, trying to stretch that money as best as we can, and then 2020, 2021, and 2022. We just went out in the next five years just to get more of a grasp on things rather than looking at a huge 20 year plan. Mr. Puthoff: Just purely as an example. We will need more input from staff and from you, but we wanted to give you an example of what the next 5 years could look like if we had that money tree in the backyard. This then is going to come back to you folks telling us this is the amount of money we want to spend and then paring back and of course from the political standpoint and the staff standpoint getting everybody's input. We wanted to come up with an example

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that you guys could look at and dissect. We really didn't want to go 20 years out because I'm not sure that is terribly realistic more than just our nice spreadsheet.

Ms. Heitkamp: This is just a neighborhood plat map that shows you the different areas. Again, when I say staying inside a plat that would be staying inside a certain neighborhood and these lines kind of show where those are all at; some are bigger than others obviously, so two plats could be done a year or half a plat could be done a year. It just kind of depends on how the budget falls and what condition the streets are in at that time. What kind of questions do you have for us on the 20-year plan?

Mrs. Reynolds: Could we go back to each one of the plats starting in 2018? The dollar amount in 2019 was roughly \$2 million and I know you tried to stay within the \$2 million mark, but if you look at the actual streets. Mr. Puthoff: It is obviously depending on the length of the street and the widths of the street. It looks like we are getting a lot more done in 2019 than in 2018. The streets are a little narrower and a little shorter. For us it boils down to the square footage that needs replaced. Mayor Flaute: I'm kind of surprised Byesville's streets aren't as bad as I thought they might be. Mr. Carpenter: Did that include curb and gutter? Mrs. Lommatzsch: No. Mr. Puthoff: The reconstructions did, Mr. Carpenter, but the mill and fills were just purely the asphalt. Mrs. Reynolds: Say that again, sir. Mr. Puthoff: He was asking if our estimates included adding curb and gutter. The reconstructed street, #1 on this list was Rausch Avenue, did include curb and gutter. The mill and fills was just taking care of the asphalt. Mrs. Reynolds: 2021? Mayor Flaute: That kind of surprises me. Mrs. Reynolds: It's just so spread out. Mr. Puthoff: We are looking at it as outsiders looking in. We can adjust it however it needs to be adjusted. We just wanted to bring an example.

Mr. Denning: You based it on worst road to which one could hold off the longest, so you are basing it strictly on the roads themselves not the political where it lies in the city. Mr. Puthoff: That's correct. We were concentrating each particular year in one plat. We weren't doing it a street over here and a street over here. From a construction standpoint, you don't want to be moving all around, but you are exactly right the next year we took where we thought the worst streets were concentrated in that plat and then the next year we looked at where the next worst streets were. Mr. Denning: If we have a really, really bad winter somewhere in the middle here everything could go real quick. Mr. Puthoff: You are exactly right, if there is a bad winter and you guys might come to us and say we need to work on this street because it has really went bad. The beauty of this spreadsheet is we do it and everything else clicks back a year. As you guys know, it is a living document and we need to look at the pavement every year and we need to make adjustments accordingly. All we can do to provide this information is look at a snapshot in 2017.

Mrs. Reynolds: It is good having that document to work from because that gives purpose to what this Council does. Mr. Puthoff: I think it shows the residents the scope. We've got \$40 million we need to spend in the next 20 years. That's a big, big number. Mrs. Reynolds: What is the millage we need to generate for \$2.5 million a year? Mr. Carpenter: Millage or quarter income tax or three quarters income tax? Mrs. Reynolds: What are you looking at? Mr. Carpenter: Three quarters income tax is about \$2.5 million. Mr. Fullenkamp: Why do you prefer an income tax? Mr. Carpenter: I was just doing how you generate it. I was just saying three quarters. Mrs. Lommatzsch: For one thing, it grows. Mr. Smith: Yeah. Mr. Fullenkamp: So does property tax. Mrs. Lommatzsch: Millage doesn't grow. Mr. Fullenkamp: I understand, so only people with income will be paying for this. Mrs. Reynolds: Millage can sunset, income tax doesn't at some point and I think we need to look at that. Mr. Fullenkamp: That's what I'm thinking. Mr. Denning: It could be a combination. You could go with a quarter or half percent and make sure we tell them it is going to be set aside specifically for that. Mayor Flaute: That's a whole other discussion. Mr. Denning: Then you could do a few mills or five mills on top of that also. Mr. Carpenter: Our Police and Fire/EMS levy of 4.9 mills generate about \$1.2 million.

Mr. Puthoff: Folks, I can't tell you on the communities that were involved in that have looked to raise funds for street improvements. Once they specified that it was going to be set aside for roadways or for storm or whatever, they were a lot more successful

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going to their constituents for tax increases. Mrs. Lommatzsch: It's the same way here. Mr. Puthoff: That's just what I have seen. I've seen some folks try to do just some general ones, not very successful, but when they said this money is going to go to streets and is going to generate this much they have been a lot more successful. Not necessarily successful the first time. Mr. Denning: And this is the plan on how to spend it. That's what we needed more. This is the first step as far as I'm concerned. How are we going to spend it? When is my street going to get done? That type of thing. Mrs. Reynolds: Well we have to adopt that living document at some point because that is the only guarantee and assurance is that this is what it goes for and why it is as it is.

Mr. Smith: I think it is also important to mention that as the years go by or continue on, the cost is going to continue to rise because of labor rates and materials that will continue to rise. Mr. Puthoff: And streets will continue to deteriorate that you don't do, so the street ratings are going to go down which is going to force streets to go into a different category. There's inflation plus the fact that we are not getting to them all. You are 100% right, the costs are going to continue to go up. Mr. Smith: So really this 20 year plan at \$40 million could turn into a \$60 million debt. We would hope not. Mr. Puthoff: We do have inflation built into our estimates, it is based on 2017 dollars, so we have inflation covered and we've got some money in there also to take into account that the streets we don't do are going to get worse. I'm hoping it is \$45 or \$50, not \$60. You are right, costs are going to go up. Mr. Smith: What was the inflation rate you used? What percent? Mr. Puthoff: We used 5%. Pretty aggressive compared to the last couple of years. That said, we are probably seeing 6-7% inflation in the construction business this year. The economy is doing well and contractors can raise their price. That's this year, but yes for a long time it was maybe 1-2%. Mrs. Lommatzsch: When will we see this hard copy? Ms. Arnold: I just got it five minutes before the meeting. I will send it to you. Mr. Puthoff: We can get you guys whatever you need. We can manipulate this. You give us numbers and we can put it in to get you whatever you need. Just let us know.

Mr. Carpenter: I have a question. The micro-surfacing versus the mill and fill about the appearance, is there a stark contrast? Mr. Puthoff: There is a sharp contrast, which is a good point. That's very subjective, Mr. Carpenter: I see the micro-surfacing and yes it looks different. Some people don't see it as appealing. Me being the engineering nerd that I am, I see that these guys are spending money to keep this pavement to last longer. You are exactly right; everybody likes to see a nice paved street with new lines painted on it. That looks great. Micro-surfacing and even the crack sealing with all the crazy lines all over it certainly isn't as appealing to someone who lives on that street. There is no question about it. Mrs. Reynolds: But it buys us time.

Mr. Denning: How many miles per \$.5 million can we get for one versus the other? What is the cost difference? Is mill and fill twice as expensive or three times as expensive? Mr. Puthoff: Mill and fill is probably ten times more expensive than a micro-seal, but there are some streets that are just so bad. Mr. Denning: I get that and that's what you guys did. Mr. Puthoff: That's correct. Obviously a mill and fill is 10-15 times cheaper than a complete reconstruction.

Mayor Flaute: The spreadsheet you talked about, I guess I'd like to see that. It's the worst streets? Mr. Puthoff: That's correct. Mayor Flaute: It doesn't really get into the mill and fill versus. Mr. Puthoff: It does get into that. Mayor Flaute: Your spreadsheet does? Mr. Puthoff: It gets into everything, that's correct. Mayor Flaute: I'd like to see that spreadsheet because we are going to need it. Mr. Puthoff: I know staff has it already. Mr. Fullenkamp: Is it the same one we already have? Mr. Puthoff: You've seen the first one we started with. Mayor Flaute: It hasn't changed? Mr. Puthoff: It's updated and has more information in it now that you guys had requested, but it is very similar. Mayor Flaute: Okay. Ms. Heitkamp: It has been updated for 2017. Mr. Puthoff: Right because you have recently paved some streets and we need to update that to get as up to date as we currently are.

Mrs. Reynolds: May I ask just one question? Mr. Denning brought up the reflagging, there are some articles out there that say that actually breaks down your road faster. Is that true or not? Mr. Puthoff: Again it's subjective. We have seen it work very

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successfully on the right road and we have seen that we didn't get the lifespan out of it. A lot of that has to do with how much asphalt content is actually left in your asphalt for it to be able to rejuvenate. You have to be able to use it on the right roads to get the best success of it. If you decide you just want to do this road, it could be problematic. I don't know if it has taken years of life off, but I don't know if you are going to get the bang for your buck. Mr. Denning: We know it doesn't work on Harshman. Mrs. Reynolds: That was pretty much the article. It said this is not the fix all that everybody believed it to be because the integrity of what you have to work with has got to be. Mr. Puthoff: Folks, I tell this all the time, there is no silver bullet. If there was a silver bullet, we would be doing it and everybody would be doing it. There is no silver bullet for what we are talking about. We just have to methodically attack it with the budget that you have and do the best we can. If there was a silver bullet out there, everyone would be using it, but unfortunately there just isn't. Mrs. Reynolds: Thank you very much.

Ms. Heitkamp: The second part of the evening, the Storm Water Utility Plan. Basically what the goal of the study is to determine how much money basically would be needed to cover operation and maintenance for storm water and storm sewer improvements that are part of our 20 year plan and major thoroughfare projects that include storm water utility improvements and capital improvements to the storm water system. That's kind of everything we are looking into. Operation and maintenance includes the cleaning and inspection of storm sewers, repairs, personnel, and equipment used. We started off by looking at impervious area of each residential and commercial unit in Riverside. What is an impervious area? It is basically anything that doesn't allow water to get back into the ground. That's your driveways, sidewalks, parking lots, and rooftops. This is just an example of just a random house in Riverside. I just outlined what the impervious area would be and that's just their house with their driveway.

In our research, we found that the average impervious area for our houses that we looked at was about 2,932 square feet. We said that amount of square footage is going to equal one single-family residential unit. The total number of single-family residential units was determined to be 7,314. Then we looked at commercial and industrial areas and we took and calculated those total impervious areas for each of those places and converted it into equivalent single-family residential units, so again our one single-family residential unit was 2,932 square feet. A quick example total impervious area we'll say of just a random business was 3,400 square feet, we divided that by our single-family residential unit, and we converted it to equivalent single-family residential units for businesses. We have our total single-family residential units and then we have our equivalent residential units for our industrial and commercial areas and determined that our total equivalent single-family residential units were 12,563 total units.

Mr. Puthoff: Included in the industrial and commercial are multi-family apartments and those sorts of things. We separated the single-family from everybody else. The reason most storm water utilities do that is just for ease of billing. They just say the average house is this much impervious area. Now you could look at each individual home and come up with a square footage of impervious area for each individual home and bill each individual home separately, it just takes more administration to do that. With the technology we have today, it can be done. Most cities do not do that. Most cities bill one rate to a household and then the commercial, multi-family, and industrials actually get billed by their impervious square footage. I just wanted to throw that out.

Ms. Heitkamp: This was an example budget that we projected. Operation and maintenance of sewer was roughly \$750,000.00 and that's based on a current city rough estimate. The storm portion of the 20 year street plan was \$200,000.00, so this was based on 2021. I looked at the 20 year street plan and the reconstruction and then we estimated for 2021. I pulled out the storm numbers out of that, so that's where that \$200,000.00 comes from. Mr. Puthoff: So this \$200,000.00 would come off of the 20 year street plans. If you were looking at the \$2 million per year on the street plan, this \$200,000.00 from the storm utility would go to that. It would be \$1.8 million that you would have to generate for the street improvements if this was also out there being utilized. Ms. Heitkamp: Then our storm portion for major

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thoroughfare projects, I believe East Springfield Street is projected to be done in 2021. We took our preliminary estimate for that and that was roughly \$375,000.00 and then our capital improvements needed for storm system was \$510,000.00 which we took from the 2015 storm report that has already been done. Total is about \$1.85 million per year to improve and upkeep the storm sewer that we have now.

This is where the total equivalent residential units come back into play. We know we have 12,563. We took our \$1.8 million and divided by that number to get what each unit would be charged per year, which is about \$150.00 or about \$12.00 per unit per month. Residential houses would be charged the \$150.00 per year, but commercial and industrial are going to have a much greater number than that because it is based on all of their rooftop area and their parking lot area.

These were the top 10 biggest contributors we will say. You can see apartments are on there, a couple schools, several businesses and shops. We wanted to show this to you because we wanted to show the impact this could have on some of these businesses. It's not like we are asking for \$100.00, it is much greater than that. With that, let's open it up for some questions. Mr. Puthoff: Again folks, purely an example if the money tree is in the backyard and we can generate \$2 million. What we typically see and before obviously you implemented the storm water utility you want to check with the neighboring cities, but we typically see the average residential is \$5.00-13.00 a month just the ones we have been involved in. Obviously you can go to the other cities and ask. Most of the big commercial and industrial folks each city has their own way of dealing with that. Obviously if you ask somebody to pay \$50,000.00 a year and I think the highest one on our list would be significant heartburn. Most communities have a way for those large users to reduce that. Again, political hot potato, but just things you need to think about. What I asked Casey to do by presenting that is just so we understand the gravity of trying to generate \$2 million for storm water utility and that it affects not only your residential folks, but some of your businesses and industrial folks.

Mr. Fullenkamp: So as civil engineers, which one of these two projects is most important, residential streets or storm water? Mr. Puthoff: That is a great question. Mr. Fullenkamp: I don't think we can do both. Mr. Puthoff: The storm water project is important because if we are not getting the storm water away from our streets and away from our subgrades of our streets, our streets are going to continue to deteriorate more quickly. Obviously there is a decent chunk of that money in our fictitious example of \$500,000.00-600,000.00 that was generated by the storm water utility that actually went to street projects. The \$200,000.00 per year that went to help with the 20 year plan and I think \$375,000.00 for the main thoroughfare storm water improvement, so the storm water utility the way we presented it here you are generating \$500,000.00-600,000.00 for some of those streets improvements that we are already talking about. Mrs. Reynolds: Will you go back to that slide?

Mr. Fullenkamp: Let me do the math real quick, so you are saying the \$1.8 would save us \$500,000.00 a year, so it would be \$1.8 plus \$1.5 and about \$3.3 million per year. Mr. Puthoff: That's correct. The \$750,000.00 per year is just a number we were kicking around with staff based on what we see in other communities and just talking with the staff. That number needs massaged. The \$200,000.00 out of the storm portion of the 20 year street plan, every year we are doing a street in our plan and every year we are doing a street reconstruction and that street reconstruction has storm sewers, curbs, and those sorts of things on them. That \$200,000.00 would go toward the 20 year street plan. The major thoroughfare projects, every other year or so you guys are doing a major thoroughfare project those also have storm sewers and curbs and things that are storm water related, so that's where that \$375,000.00 would be going. The \$510,000.00 is number that came out of the report you guys had done back in 2015 to tackle the major creeks and storm sewers in town that are unrelated to streets and those sorts of things.

Mr. Fullenkamp: Can't grant money cover some of the storm water improvements and such on major thoroughfare projects? Mr. Puthoff: Absolutely. Mr. Fullenkamp: So this isn't really an exact estimate right now. Mr. Puthoff: That's correct, but the other nice thing about what this generates is the city always has a matching share to

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the grant. We can use these dollars to put toward the match and maybe we use the ODOT or MVRPC money to cover the rest of the project.

Mayor Flaute: These numbers have no bearing on some of our bigger problem areas like Lily Creek or Marjorie. Mr. Puthoff: That's the \$510,000.00 number at the bottom. The report that you guys had done back in 2015 had a 20 year plan of capital improvements that they recommend improvements being made, that's where that \$510,000.00 came from. Mayor Flaute: Gotcha.

Mrs. Reynolds: So the value of this dollar grows by using matches, by using it to work with our road program? Mr. Puthoff: That's correct. I think going back to Mr. Fullenkamp's question from a purely civil engineering, not political, I think this is the more valuable of the two. Not that I don't think the street program, but this you can take a decent chunk of this money and add it to your street dollars. Mr. Fullenkamp: It was a 30 year plan. Mr. Puthoff: I couldn't remember if it was a 15 or 30, but I know they had to laid out. Thank you, sir. They had it laid out per year, so we just looked at what they said in 2021 and that was \$510,000.00. Again we are looking at it from value in ideal world, that's not the world we live in. Our job is to give you guys a big stack of information, make recommendations, and let you chew around on it for a little while. Mayor Flaute: It would be nice to fix Lily Creek for \$510,000.00. Mr. Fullenkamp: That's not what it says. Mayor Flaute: Okay. Mr. Denning: That's \$510,000.00 a year for 30 years.

Mr. Smith: Would we be building anything with that \$510,000.00? Mr. Puthoff: There's a couple different ways to do that. You could phase the Lily Creek project; you could put that \$510,000.00 back every year and do a big project. There are a lot of ways you could tackle that, we are just strictly saying if we could generate \$500,000.00 a year with storm water utility it would be available for your big capital projects. Mr. Smith: We could use the money from the storm water utility for the roads because the rain itself causes wear and tear on the roads. Mr. Puthoff: You are correct. Your curb and gutter systems, your storm sewer systems, your catch basins and anything to do with your storm water on the roadways or in Lily Creek as well as your street sweeping and a backhoe or part of a backhoe.

Mr. Denning: This operation and maintenance which includes street sweeping and cleaning out our existing, some of the stuff we are already doing, so indirectly it will trickle down and that would take some budget relief off of Service because this would feed into their budget. Mr. Puthoff: That's correct. That's \$750,000.00 you guys are spending today already in your Street Department. You could easily justify that 50% of your Street Department budget is storm water related because you are cleaning catch basins, you are fixing storm sewers, you need dump trucks and backhoes to do that, you need pick-up trucks to do that, you need manpower to do that, so that \$750,000.00 is money you are spending today. Mr. Lohr: Just to interrupt, we actually used a conservative number of about 1/3 of our Service Department to come up with that estimate. Mr. Denning: We were curious where that came from, but that is fine. What that says to me is if we went with this and put \$750,000.00 then that is \$750,000.00 we are putting into the Maintenance Department that we can take and use that \$750,000.00 someplace else or we are going to help improve the Services Department with two additional staff or whatever and juggle it out a little bit to help the overall budget. Is that what I'm getting? Mrs. Reynolds: That's the value of every dollar. Mayor Flaute: Any other questions or comments? Seeing none, thank you both for coming. Mr. Puthoff: We appreciate it. You guys mull it over, talk it over. We will be happy to come back. Mr. Fullenkamp: Please, I would like to have both PowerPoint presentations and also the spreadsheet they talked about. Mr. Puthoff: Please invite us back and come with a list of questions. We will be happy to come. We enjoy coming down and boring you guys.

There were no further questions or comments.

ITEM 7: RECESS:

The Council took a recess at 7:02 p.m.

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ITEM 8: RECONVENE:

The meeting was reconvened at 7:15 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

The Pledge of Allegiance was led by City Manager, Mark Carpenter.

ITEM 10: MINUTES: Consider approval of the minutes of the August 3, 2017 regular council meeting.

A motion was made by Mrs. Reynolds to approve the minutes of the August 3, 2017 meeting. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

ITEM 11: PROCLAMATIONS

A) Prostate Cancer Awareness Month

Mayor Flaute: We have with us Robert Harra and Rhonda Resper. If you would please come forward and just explain a little about your mission and a little bit about the proclamation. Ms. Resper: Thank you for having us. We appreciate it very much. September is Prostate Cancer Awareness Month, so that is why we are here in September. We represent Zero for the End of Prostate Cancer. It is an organization that is trying to create Generation Zero, so no one has to go through prostate cancer anymore and so we don't lose any more fathers, brothers, and grandfathers. 1 in 8 men will be diagnosed with prostate cancer in their lifetimes and it is not an old man's disease. We are here for everyone to remember to get checked. It is a simple blood test and a simple check with your doctor's office. We want to encourage all men to speak up and get checked.

Mr. Harra: It is a lot easier now to have it done more than how it was before. Before even talking about it a lot of men don't really don't talk about it to each other or with each other. A lot of times it is the women or the wives that decide that they want to talk and if they do they talk to their husbands and the husbands finally give in to say the least and go get checked. If you look at it in a way of saying just like breast cancer or any other cancer, cancer is cancer and cancer kills, that's the bottom line. It doesn't matter if it is breast cancer, lung cancer, or whatever cancer, eventually that person could die from it unless early detection or unless you go get checked and keep on it. If you go into the doctor's office, a lot of times the doctor won't even ask you about it or anything else. You have to actually ask your doctor to make sure that they are checking and your blood is where it should be or there are no abnormalities of it. It's simple through bloodwork. It is no longer the way which some of us remember. I did three years ago and I am a survivor of it. Thank God that I had an early detection and that I was caught in time for it and that I'm still around and can do everything that anybody else could just because of early detection. It's about getting it out there and getting it checked.

Mr. Denning: I did the PSA test when I was 40 years old and had to go through biopsies and then I did it again when I was 50, but everything came back negative. Gentlemen, if you have never had a PSA test, get it done young so you at least have a baseline so they know where your normal is and get it done yearly. I had a close coworker that didn't get his PSA when he was 48 years old. They found out that he had a very aggressive cancer. They caught it in time, but if he would have done his PSA's younger they may have caught it sooner and he may not have had to go through the surgery and the rehab that he has to go through now. Please, please it's blood. It's not a big deal. Get your PSA test. Ladies, please encourage your sons, husbands, and fathers, whoever to get the PSA test done. It is much better to know where you are at then to just let it go because if you let it go, you are going to go.

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Mrs. Lommatzsch: One of my son's, who is now 50 years old, one of his best friends was diagnosed at 38. Mr. Harra: We actually know a survivor that is 12 years old. Mrs. Lommatzsch: You are never too young.

Mayor Flaute read the following:

WHEREAS, 1 in 7 men will get prostate cancer sometime in his lifetime; and,

WHEREAS, Veterans are 1.5 times more likely to get prostate cancer; and,

WHEREAS, prostate cancer is the most commonly diagnosed form of cancer and the second leading cause of cancer related deaths among men; and,

WHEREAS, this year approximately 180,890 men will be diagnosed with prostate cancer in the United States alone every year – that's one man every 2.8 minutes and roughly 26,120 will die this year from the disease – which is one man every 20 minutes; and,

WHEREAS, African American men are at the highest risk for the disease with a rate of 1 in 4 men. African American men are 2.5 times more likely to die from the disease; and,

WHEREAS, education regarding prostate cancer and early detection strategies are critical to saving lives and preserving a protecting our families; and,

WHEREAS, all men are at risk for prostate cancer and we encourage the citizens of the City of Riverside to increase the importance of prostate screenings.

NOW, THEREFORE, the Mayor and the Council of the City of Riverside do hereby proclaim the month of September Prostate Cancer Awareness Month.

Signed under my hand and seal this 7th day of September 2017 in the City of Riverside, Ohio.

Mrs. Reynolds: Gentlemen, all of you, take the step. Be a survivor if you need to be, but do everything that you can to live. It's important. We have been in this meeting for an hour and a half now. Every 20 minutes someone dies of this, we just heard that read. Do what you need to do.

B) Constitution Week

Mayor Flaute: We are now going to recognize Constitution Week. Teresa Marshall from the Jonathan Dayton Chapter of Daughters of the Revolution, if you would come forward and tell us a little about your organization and why the proclamation is important.

Ms. Marshall: Thank you, Mr. Mayor and Council. My name is Teresa Marshall and I'm with the Jonathan Dayton Chapter of the Daughters of the American Revolution. You might have heard of it as DAR or some people call it DAR for short. DAR is a non-profit, non-political volunteer women's service organization. It was founded way back in 1890 and it promotes historic preservation, education, and patriotism. Especially when you hear patriotism, we are one of the largest women's patriotic organizations in the world. We have over 185,000 members and over 3,000 chapters in the country. Actually our headquarters is in Washington D.C. In this area, the Jonathan Dayton Chapter also supports what the DAR initiatives are and one of the committees, it is a standing committee, is the Constitution Week Committee. In our area of patriotism, if you will, we are supporting the legacy of the Constitution and I think we all need to be reminded of the sacrifices that were made and the history behind us towards that great document that guides us today.

We have done a number of things with respect to Constitution Week, which was sponsored by DAR. There is actually a proclamation by our national government that says Constitution Week will be September 17-23, so our chapters go out and we ask

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all of the Mayors in the area for them also to recognize that great document in our history and its relevance and celebrate it at that time. That's why I'm here tonight.

We in our chapter are also doing other things I would like to share with you. One, we have sent letters to libraries and schools asking them also to celebrate Constitution Week by some type of initiative program and we have also asked a person from another organization to provide Constitution training. On September 18th, this is a promo if you will of a couple of things we are having a lady come to the Miami Township library to teach one hour on the US Constitution. It is free to the public and no registration is required, but seats are limited. Drop in if you will. We are also very excited that we have opened currently an exhibit at the Miami Township Library, which is on Lyons Road in Miamisburg on the US Constitution. It is there through September 21st. It has some wonderful pictures and artifacts on the US Constitution, the signing of the Declaration of Independence, a picture of Betsy Ross sewing the flag, a Revolutionary War uniform, some replicas of the parchment paper of the Declaration of Independence, the Articles of Confederation, the US Constitution, so it is a wonderful opportunity if you have grandchildren, children, friends, and you want to share with them a little bit about the Constitution, there is an opportunity for you through the 21st.

I also will be spending a day, September 18th, with the Miamisburg Middle School 8th graders. For a day, I am going to hit every one of the Social Studies classes and I'm going to give a 55 minute presentation on the Constitution. Hopefully we will start young with our youth to understand the history of our country and the importance of our great Constitution. I believe Mr. Mayor, don't you commit to when you go into office? Mayor Flaute: Mm hmm. Ms. Marshall: To defend and protect the Constitution is that part of your oath?

Finally, on the 17th of September across the country all of the chapters will be ringing bells on the Constitution. That's kind of a nutshell what the Constitution focus on DAR that our chapter also does a number of things in scholastic funding, veteran support, and service projects. Anyone interested or know anyone interested in DAR who are 18 years or older, you must have patriotic lineage back to some patriot and we help you with the genealogy. We welcome members, but we thank you Mr. Mayor for taking the opportunity to provide us a proclamation to remember Constitution Week and the great document that guides our country.

Mayor Flaute: Thank you very, very much for coming and for the information you have shared with us. I'm hoping we can celebrate this in a bigger way as time goes on.

Mayor Flaute read the following:

WHEREAS, September 17, 2017 marks the two hundred and twenty-ninth anniversary of the drafting of the Constitution of the United State of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to officially recognize this magnificent document and the anniversary of its creation; and

WHEREAS, it is fitting and proper to officially recognize the patriotic celebrations which will commemorate the occasion; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

NOW, THEREFORE, The Mayor and the Council of the City of Riverside, Ohio do hereby proclaim September 17 through 23, 2017 to be Constitution Week in the City of Riverside and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787.

Signed under my hand and seal this 7th day of September, 2017 in the City of Riverside, Ohio.

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Mr. Smith: What is the time it at the Miami Township on the 18th? Ms. Marshall: The training is from 7:00-8:00 p.m. The exhibit will also be open during that time, so you can see the exhibit as well as the training. Mr. Smith: Thank you.

There were no additional questions or comments.

ITEM 12: COMMUNICATIONS

A) Liquor Control Application – Akashi Sushi, Inc.

Mr. Carpenter: In your packets is the application for Akashi Sushi. Nothing was discovered that was irregular on the application. Mayor Flaute: Thank you, Mr. Manager. Are there any questions or comments on the application? Seeing none, Council will just take that as approval.

ITEM 13: 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 14: CITY MANAGER'S REPORT:

Mr. Carpenter: I would be glad to take any questions. I do have a few other items to comment on in addition to what is in the packet. I would like to talk about the request for a plan for Floral Park, the City of Riverside and Avondale. We will talk about a couple of specific properties there in Floral Park. I have a handout for everyone. There is a description of what Code Enforcement is currently doing and that if we wanted to go to the crème de la crème Code Enforcement Operation, there were some recommendations in there. There are also some pictures of Floral Park of some current conditions and then there are also some pictures of properties throughout the city that are success stories where in some cases it took a while, but with our staff's persistence we were able to get some positive solutions and definite improvements. I wasn't prepared to do any type of presentation on this, but I wanted to submit a plan as requested. Mr. Taylor, if you want to give an update on the two properties there in Floral Park, S&S Trucking and B&M Towing.

Mr. Taylor: As you know we have had several complaints about the two businesses down there, B&M Towing and S&S Trucking. What we have now is for S&S Trucking, we have direction. There is some temporary storage in containers and a picture of it is in that plan there under current conditions it is the last picture, so you can see what we are talking about there. We've got a letter that will be drafted. The City Manager has asked to see that prior to its mailing to S&S Trucking, but basically which is temporary storage, which is illegal through one of the Ordinance. They've got 30 days to rectify that situation and there is no appeal because it is not in the 1100's, it is in Chapter 5, so there will be no appeal process. They have 30 days and then it will go straight to court and it is at the mercy of Judge Hensley and Piergies. We will see how that goes from there.

B&M Towing is a little more convoluted. At that property, there is a 100 year lease there between Mr. Salmons and Mr. Stumpf, but of course the County records still shows it as Mr. Salmons. Luckily in our Property Nuisance Abatement that we have, we have changed that language so we can cite both properties. There is storage of vehicles there and it appears to be a junkyard, if you will, or a salvage yard. He is approved to do an auto repair there, but there is some suspect there that we are dealing with Mr. Steve Bacons from Altick & Corwin. We will be talking about how to proceed there, but that violation should be going out sometime next week. We should have some sort of resolution to those here in the next month at least.

Mr. Carpenter: The CDBG grant application, I attended the last Parks & Rec Commission meeting. There were only three members that were present. The plan that Mr. Taylor has worked very hard on and put together, two of the members were in favor of the majority of the work being the fencing and one was not. I, myself, do question proceeding with that fence plan and I think Mr. Fullenkamp brought up about the Master Plan. This type of fencing does not match some of our other parks. The

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fence at Shellabarger, I think, is a very attractive fence there along Burkhardt. I don't know if that is something we want to explore about consistency in the fencing throughout the city. My recommendation would be to use those dollars to repair some of the issues we have in the park, such as the basketball hoops, some of the drinking fountains, the trees, and then also there is concern about access, especially to the dog park. I'd like to address that with these grant dollars. I was looking for some history for why the fence is there at the end of Northcliff. Mr. Keaton provided some information to me, but I would like to put in like we have at the other parks where you have the double swinging gate that has bollards on the sides where you can just walk through when that is closed. The fence that we currently have is not in great condition, but I think it is sufficient to leave that in place and take care of these other issues and pursue the Master Plan. That's my recommendation.

Mrs. Lommatzsch: You are talking about a Master Plan that would encompass all the parks? Mr. Carpenter: Yes, a Parks Plan. That is something we are going to pursue next year is what I would like to submit in the budget.

Mr. Fullenkamp: So you feel that the plan that you are suggesting fulfills the primary objective of the application that says safety and access? Mr. Carpenter: I haven't been able to confirm that to date, but I want an effort to make sure we can do that with this grant application. I do believe at the end of Northcliff is certainly an access issue. Mr. Fullenkamp: I agree. Mr. Carpenter: The trees, to my knowledge, were always a component of the plan. The hoops and the drinking fountains, no that is kind of added. I think we are going to see if we can get that included as well. Mr. Fullenkamp: So you anticipate spending the \$20,000.00 plus the \$15,000.00? Mr. Carpenter: No, our estimates are closer to around \$18,000.00-20,000.00. Mr. Fullenkamp: For the components you talked about. Okay, thank you.

Mrs. Lommatzsch: That's for taking out just the dead trees or all of the trees? Mr. Carpenter: You will want to ask Mr. Miller. He provided the estimate to me and I don't recall the number of trees. Mrs. Lommatzsch: Well there are some part dead trees and some all dead trees and some not dead trees. Mr. Carpenter: Right, exactly. We were also taking the appearance of the park into consideration, but there are some diseased trees and there are some other ones that have some limbs that need to be cut back. Mitch can probably explain better. Mr. Miller: Yes, all the dead pine trees will be taken out and stump ground out. In the area where the picnic area is and the shelter, all those trees will be limbed up so you will have a better looking canopy. That was tentatively the quote that we got for I believe \$3,140.00. Mr. Carpenter: I don't recall the number of trees. Do you recall that? Mrs. Lommatzsch: That's okay. I don't need the number. Mr. Taylor: 8-10. Mr. Denning: So just the dead or dying pine trees, not all the pine trees? Mr. Miller: Not all the pine trees.

Mrs. Reynolds: Sounds like a good plan, sir. How long will it take and who is going to work on the Master Plan? Mr. Carpenter: I don't have anyone identified at this point, but that is something we want to submit for the 2018 budget. Mrs. Reynolds: Okay and Parks & Rec will be working with it? Mr. Carpenter: Yes. Mrs. Reynolds: Thank you.

Mrs. Reynolds: Mr. City Manager, the report you gave us on the Code Enforcement. This is the first time we have seen this. May we read through it and get back with you? Mr. Carpenter: Absolutely. If you would like a presentation, we can schedule something. Just let me know.

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.**

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(2) Monthly Verbal Reports

a. Finance Department

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

Mr. Garrett: Very briefly, it is the beginning of September so I have completed the August finance reports. They have been posted to the website and things are progressing. We are scheduled today, so I haven't actually confirmed that we got it, but the County is making the distribution of the second half of real estate tax. Tomorrow I should get the details of that probably and then it will take a couple of days to analyze those and get it posted to where it goes in the funds.

Finally just to highlight, there was a comment in the Activity Report about RITA coming next week to conduct an administrative tax filing review here at the City. We anticipate quite a number of people that will be here Monday, Tuesday and Wednesday. A lot of people have been invited to bring by their tax records and talk with a RITA Auditor. Mrs. Lommatzsch: They invited them or we invited them? Mr. Garrett: RITA sent out the letters, yes. Mrs. Reynolds: I wish there was some way to make our residents more aware of the fact that the letters state if you will just send the information in and they don't have to take a day off work to come over to meet with Mr. Garrett and RITA. I just wish there was some way we could get that information out because I have had several people bring their letters. When I sit down and read it with them and say here's what you need to do, just do what they ask and send it to them. They don't have to come in to this office. They can do what RITA has asked of them. I wish we could get that information out, maybe next year. Mr. Smith: It's kind of short notice now.

There were no additional questions or comments.

b. Economic Development Department

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

Mr. Murray: I just want to make everyone aware of what we are working towards. We are working down the first sheet, nothing new on Linden Avenue. We are still working with some people about Smiley's. Going down to Harshman Station and Asian Café, I said last month that would be up and running by now. It is not, they are still making progress. They did get their refrigerator delivered today, so that café should be opening this month instead of next month. There's nothing new at Airway or Spin Kemp.

Wright Point tenant improvements have been completed for Space Dynamics. That is the suite right across the hall, Suite 111. They will be moving in there shortly. Stealth Entry, which is going into the other building, that lease is signed and I should be getting you a copy of that shortly. They are looking to get in that space by October 1st. Tenant improvements have been completed for SPGlobal. Menya has been completed as well and I'm still waiting on the lease from the tenant there, but I should have that shortly. It is with their attorney right now. Two that we have not talked about yet are CDO's expansion and Tenet3's expansion. I'm still getting estimates for the space that they want to occupy and I should have those by the end of the week. Those will be two new Letters of Intent for the next meeting.

Capital improvements, the parking lot as you saw is completed for Phase I. Next year we will do this parking lot and after that we have just basic carpet cleaning and some things there that the tenants are looking for. The two major ones will be updating the lobby in 5100 and I am still assembling some estimates on that.

The Eintracht project, I'm still waiting for the ODNR grant and that should be some time this month. They couldn't give me a definite time, but they are working through it. 1519 Phyllis, that property has been rented and we do have the deposit as well as

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the first month's rent. Finally, I received the deed for the REAP property across the street, which is that vacant lot that was next to the house that we tore down. That's immediately across the street and I will be getting estimates to clean that up and get rid of the brush over there to make it parklike.

Sparky's, I understand the clean-up will begin September 11th which will be a Monday. I do want to make it clear that the Ohio EPA was out there from the very beginning of that fire. They were onsite, they booted off all the storm water entries there, as well as replaced the soil. EPA was totally involved with that project from the very beginning and signed off on it once the fire trucks were gone and once they had the soil cleaned up. The next step now is getting Tetra Tech to do a Phase I, which they have started, and then they will follow that up with a Phase II. That was a \$25,000.00 grant from Ohio EPA. That grant starts at \$25,000.00 and can go up to \$85,000.00 if they find anything on the site that needs to be cleaned up during the Phase II. That will be a clean site, if it is not already.

Mr. Fullenkamp: About the test wells that the City of Dayton drilled, will we see any of those results or will those be internal? Mr. Murray: We can ask for them. They are public, so we can go after them and get them. I can't recall the three test wells. Were those actually onsite? Mr. Fullenkamp: I thought there was one on Lorella. Mr. Murray: Yeah, many years ago we put three test wells out there that are still monitoring on Lorella as well. I think they were doing some additional wells with the additional funding that they received last year from the city. Mr. Fullenkamp: I'm just curious if we are generating a problem for the Wellfield, we may not know for years. Mr. Murray: Right.

On the next sheet, and I have been giving you the first traditional sheet for a long time and it doesn't quite tell a picture of the department, so I wanted to come up with this second sheet which shows some major projects we are working on and some things we are doing with other aspects of the city. I did start with the Center of Flight and that would be creating the surveys and the deeds for saleable lots as well as putting forth a re-zoning proposal for every stick of ground over there. We will start with the hotel and go all the way to the bridge. Bike path issues, we have got to talk about that and see what we can do to improve that and the TIFF legislation will be coming as well.

The Wright Point Complex, I think I have talked about these at length, but you can see we have the BAN renewal on here. We didn't forget about that. We do want to do a tenant's reception. We are getting a lot of new clients in and hopefully with the new leasing agent, we would like to do some introductions there. That will take place in a month or so.

Wellfield legislation, I have got to get that in to you and it is scheduled for October 5th for the first reading. It will come to you first and then it has to go to Planning. That is the new legislation from the City of Dayton that we need to pass.

Development Modeling, this is something I have talked about in the last executive session we had. I'm going to bring in a consultant to talk about what it would take to put patio homes in Riverside. What is the cost? What can we do to address that? It will be a modeling situation not unlike the storm water modeling. Then townhouses as well, we will have absolute figures on what is possible in Riverside to accomplish both those things.

Next is a Volunteer Program and I think this is something we have needed for a while. We are going to copy Kettering's Volunteer Program. It is a nationally recognized program and is one of the leader's in the nation on that. We are going to pick it up and bring it here. On my to do list and the goals I was supposed to get accomplished this year was a farmer's market, the Eintracht events, as well as community farms/gardens. I just need more people to do that and that's the purpose for bringing forward the Volunteer organization at this time is to get those things up and off the ground. I'll need five people for each of those probably.

BusinessFirst!, this is something where we would again be joining the County. Montgomery County's BusinessFirst! gives structure to Lori when she goes out to and

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helps with attraction and retention. It is a real good program with great software and that's why I would like to become participants in that as well again.

Community Improvement Corporation, I think bringing that forward on October 19th. The funds were allocated last year for that and that will be an additional discussion with the Director of the Montgomery County Library, so we can revitalize that perhaps and see if there are any other opportunities around for doing that. We have some ideas since he is up against the wall kind of where we can approach this differently than what he has been doing.

Another thing that has been on my list for a long time is to get a list of churches and businesses. I am going to go in and that is going to be purchasing a mailing list, but I think it is a good thing to do. I'm using it to evaluate how much land use we actually have that is tax exempt. We need to evaluate that, it is significant and it is higher than every other community around. If there is a way to convert any of that to taxable by helping the pastors bring it to a taxable situation that is what I want to do. There is some kind of methodology involved in working with the developer and realtors to see what might be possible with the land that they have got. Some of these guys are sitting on huge estates and all they are doing is cutting the grass and I know they don't want to do that. We will work through and see if there is a way to do that. Please comment on any of these and let me know if I need to add or subtract and we will go forward with this. This is like the umbrella and the individuals are the individual stuff.

Mr. Fullenkamp: You brought the topic up, so it is fair game. BAN renewal, right now we do it during tax season and we had a discussion before that maybe that is not the ideal time to get the best interest rate. Mr. Carpenter: I have contacted Mr. Brossart and he is checking on another client in this area, so he is going trying to hit two for one. Not only the BAN renewal, but I want him to take a look at our debt and see what his proposals would be. Mr. Fullenkamp: He brought that topic up that April is not the best time to do it, so if we can shift the time so we get more favorable interest rates that's what I'm after. Mr. Murray: I think it is time to get a rating as well. Mr. Fullenkamp: Should the City have a bond rating for everything we do? Mr. Murray: That would be a good question for him.

Mayor Flaute: Sparky's, I'm so pleased we are finally getting that finished. The other thing is do you know the owner of the car wash on Linden? Do you know who he is? Mr. Murray: I met him once, but I did not get his name. He came in to pull a permit and walked out with it. I've been by, but I don't remember what his name is. Mayor Flaute: He was over there doing some work this week and I was tempted to stop in because the weeds are about 10 feet tall and they look really terrible. If there is some way we can get ahold of him and I know it is nothing like Sparky's, but they really look tacky and if we want to get some activity going on at Riverside Bar & Grill we need to spiff that up. If you could do that, it would be great.

There were no additional questions or comments.

c. Administration Department

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

Mr. Lohr: I have just a few updates this evening. We had our last park event towards the end of August. We showed the Trolls movie at Rohrer Park. It was a lot of fun. We had about 50 people there. Everybody loved the popcorn and the free drinks. I would like to thank the Jaycee's for letting us borrow the inflatable screen, which was more complicated than we expected, but thanks to Kyle Winning, who is on Parks and Rec, and Elayna's step dad, Rick, we figured it out. I would have been at a loss all by myself. I would also like to thank Kroger for donating the drinks and Mr. Fullenkamp for making those arrangements to have those there.

The website, we had an update meeting this morning. We are about 90% to a final draft. We are going to make some more updates to it this week and next week and

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then we will be able to show off the final draft, solicit those final comments, and then get ready for the launch.

Our GIS intern's last day was today. He has been with us I think 14 weeks and he worked on setting up a standard map, some layers with things that we didn't really have access to that we needed, for instance knowing where all the school district boundaries are and having easy access to that. Tax delinquent properties. He mapped out all the street ratings that we have that Choice One talked about. He color coded all the streets in the city so we have access to see where the worst roads are concentrated and that sort of thing. He worked on that and he also did a lot of mapping as was related to the medical marijuana facility. He helped us out a great deal with that. Those are the updates I have this evening.

There were no additional questions or comments.

d. Planning and Program Management Department

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

Mr. Taylor: What we've got going around there is we have been working with the City of Dayton and various other organizations like ODOT and MVRPC talking about our large, major thoroughfare projects. I will talk about both of those tonight. What you have there is what we are proposing to go forward with for our STP project through MVRPC for this year's application which is due October 11th. There will be a real presentation on the 21st and then legislation in front of you the first meeting of October.

Basically what we have there as you know, we've got Springfield East which is from the ramps all the way down to the railroad tracks in front of the Air Force Base. Then we have Springfield West and that is going to be done in the 2021-2022 program. Springfield West is from Northcliff all the way up to Old Harshman. Those streets incorporate bike lanes on each side, a single lane going in each direction, and a turn lane. That is the exact same layout and it also includes sidewalks on Springfield West, but not on the East portion because there is the bike path there. It is the same layout that Dayton has from Smithville on Springfield Street all the way down to First Street and then connects over to Third Street. You will have complete access on the same new paved road all the way from Webster Station, because they just did Third Street, all the way to the Air Force Base except for two sections which is right here between Harshman and the overpass, which we need to discuss here in the near future.

Then there is this small section between Smithville and Northcliff. If you look at that map, what you are looking at is the property boundary line. I apologize to those residents that don't have this, but if you picture in your mind there at Smithville when you come down the property between the City of Dayton and Riverside goes to the center of the street as it should. That only continues for about 869 feet; let's call it 900 feet, and then the rest of the way to Northcliff that City of Dayton/City of Riverside property boundary line is right up against the right of way of all the residents on Springfield Street, which are our residents. That total stretch is about a half mile long.

Speaking with Keith Steeber, who is their City Engineer, has had that program from Northcliff just to where we share half the road and it was about a \$2 million project. They thought it was a shame to leave that 900 foot section unaddressed. I'd spoken to him about it last year and about trying to do some sort of partnership and they approached us again. We met with their City Manager and we talked about what this might look like and the best option we have for the City is we do a joint application with the City of Dayton and us and then our portion is only that 900 foot section which is approximately \$450,000.00-500,000.00 total cost. The whole project is a \$2.5 million portion.

Mr. Fullenkamp: The section that goes to the middle of the road to the stop sign. Mr. Taylor: That is the only section we will be responsible for. Mr. Fullenkamp: We are just responsible for curbs and sidewalks there and the street? Mr. Taylor: Mr.

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Steeber mentioned something about talking about sidewalks on our side of the street for the whole thing, so there is still some negotiating there. I have a meeting Wednesday. I'll bring Choice One and Keith and we will hammer these details out which will then be part of the presentation that you will see on the 21st to see how that works out. Either way if we end up doing those sidewalks along there or something, we are looking at a \$500,000.00. I know I'm just throwing out a big number like it is nonchalant, but our typical STP projects are \$2.5-3 million projects. This is a good project for us to go through. We will have a lot of expensive projects and we will have a lower project. I'm also thinking about coupling that which we will talk about too with a couple of safety studies for some of our intersections and we can get safety money for that. That's a two year application period, so we may do an intersection with safety funds and those splits are usually 90/10 so our portion would only be 10%. You can also get 100% funding for safety projects, so we could have a little with that small STP project in 2023 for Springfield we could do another good sized project like an intersection. I'm thinking like right there at Old Troy and Needmore, that section we have a safety study done and already complete that we can apply for funds if we wanted to. That kind of puts us into a \$2-3 million project. You get the picture there. That's what we are going to be moving toward.

The other thing we have been working on is the TRAC project through ODOT. This is the US 35 add-a-lane which is from Smithville again all the way to 675. MVRPC and ODOT are very hot on this project and they want this done. TRAC has started this we are not funding projects that don't have local matches and so that is how they have been trying to approach us. In talking with them and talking with our engineer, the Woodman overpass is a critical project to us. The add-a-lane is not as important. Those people coming from Greene County are going to Dayton or elsewhere to work or vice versa, a lot of those are not our residents. Our residents use that overpass a lot, so that is more critical to us. What they have is a single point urban interchange or SPUI for short and what that looks like is a big intersection with lights right in the middle of the overpass and the lanes come up kind of like a big arc on both sides and that cluster of lights is more efficient and it moves the lights to the middle of the bridge over the overpass and gives us some room from Linden because that's really where the problem area is and then you eliminate another set of lights. Instead of having three lights in that short area, you have two and they are further apart. That will help traffic. Mrs. Reynolds: That's called what again, sir? Mr. Taylor: A SPUI or a single point interchange. Mr. Fullenkamp: They presented that about four years ago. Mr. Taylor: If you get on the website on MVRPC, you can tootle around on there and find it or I can send you a link, so you can see what that looks like.

In these negotiations, we talked about a tight diamond. A tight diamond is, if you have ever been to Miller Lane up there on Benchwood/Weiss where you come up off the interstate and you are really close to the interstate and then you make that interchange, they suggested doing that which is about \$5 million cheaper than doing a SPUI. What is really interesting is it is almost the exact same distance layout as what we have at Woodman. Where Linden is exactly where Benchwood is in relation to those other lights. You can go up there and see a relation. The problem there is the tight diamond does not increase capacity and talking with Choice One, ODOT did some assimilations and Choice One doesn't like their assimilations or their data that they have used. We need extra capacity there and we need extra lanes. We need additional turn lanes to really make that intersection work. A SPUI does that, a tight diamond does not. In addition, both SPUI and tight diamond don't address multi-modal transportation so there are no sidewalks, no bike path, and there is no way for pedestrians to safely get over that overpass with both designs. MVRPC doesn't like that either and they want to change that so the current designs don't have those.

They were hoping we would put in some skin in the game this application period and that's what we are working towards. Internally we've decided that's a bad idea and to push that off on you guys, we don't want to do that, plus if that was to be awarded those projects aren't going to meet our needs. What we want to do is work with ODOT in the next three months and put together a better project about how we get a SPUI that works for our community and then combine those two projects with the add-a-lane. Choice One and some conversations I have had with ODOT, they are pretty certain that if that add-a-lane got funded and not the interchange it would be very hard for us to get that interchange funded through TRAC. It is going a TRAC

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project because it is going to be over \$12 million, so we need to make sure we couple those together or we are going to be stuck with an add-a-lane and no interchange and a \$12 million tab for us to fix. We want to make sure we play our cards so we get that.

What we will be doing is putting together a statement out here to ODOT in the next day or two telling them that and I think we should have a resolution. I kind of sprung this, it's the first time the City Manager is hearing this and I apologize, but we should probably put a resolution together for this year's TRAC that we don't support an add-a-lane without an interchange and then express very adamantly with MVRPC and ODOT that if we move forward with add-a-lane, an interchange is going to be part of it and then we will talk about what skin in the game we are going to put into it. We shouldn't be talking about any skin in the game unless we are getting an interchange. Now you are up to date on where we are at on that. It's very complex because you are dealing with a lot of different organizations. Hopefully we can get something together and I will try to keep you up to date as best as we can, but it is a very fluid and very interesting. When we last met with ODOT, they put together some numbers and coupling it with all the applications and grants that we could apply for we would still be on a maximum for our portion of \$2 million. That's after the grants. That's after coupling it with everything. We can't do that. We will have to look at what we can do. We are not doing it without an interchange. If that's not good enough, the majority of this add-a-lane is in the City of Dayton so they just won't even give them the time of day. That's where we are at on that. Any questions before I move on?

Mrs. Lommatzsch: I was at MVRPC this morning. The second tier application is going to the State and involves us. Brian asked me when we were going to have. What is he asking us to answer by tomorrow? Mr. Taylor: We talked about doing that \$2 million project and if we are going to do that. Our answer to them tomorrow is going to be no, but what we want to do is play with you and move forward and talk about a project that fits our needs better because they are not going to get funded at TRAC without some sort of local skin in the game. They've put that application to TRAC already for the add-a-lane which does not include the interchange at this point. Mr. Carpenter: I think and Brock said it, we want to ensure that Woodman Bridge and the intersection get addressed if we are going to put money towards this add-a-lane. Mrs. Lommatzsch: I talked to Matt Joseph this morning and he knew nothing. I spoke about how we had not received any support from the City in these efforts and he was not even aware of the issue. Mr. Taylor: I know Mayor Whaley is very aware. Mrs. Lommatzsch: I understand that. I was not using names because it received a lot of support at the meeting this morning because we all know Greene County pushes back.

Mr. Taylor: We got hosed on that Greene County project. I'm not going to beat around the bush on that. That got pushed, the add-a-lane is more important. They talk about that Greene County is more important and now what they are finding out is we have a big push on this add-a-lane because what they are finding out is they are adding capacity out in Greene County and it is going to hit that two lane and it is already backed up for a mile and a half already and you are going to add capacity. Mrs. Lommatzsch: That was the discussion at MVRPC in the Board meeting. Mr. Taylor: If I had the money I would build the bridge and I would put a sign up that says, "Hope you enjoy your commute." Mr. Fullenkamp: Don't these people model the entire system? Mrs. Lommatzsch: This project though is going forward. Mr. Taylor: Greene County was based on no modeling. Mr. Fullenkamp: Just notes. Mr. Taylor: Yeah. Mrs. Lommatzsch: As I understand it is going forward because he asked for support October 12th in Columbus. Mr. Taylor: For the add-a-lane? Mrs. Lommatzsch: For the second project that's on MVRPC and he asked us to show up in Columbus. Mr. Taylor: Of course he did. We should not show up in support of the add-a-lane without an interchange and that should be our statement whenever anyone talks to us about the add-a-lane.

Mrs. Lommatzsch: But we as a Council see none of that. Mr. Taylor: The add-a-lane with the interchange? Mrs. Lommatzsch: No, the proposal. I wasn't here in July. Mr. Taylor: It's the same project they keep putting forward. Mrs. Lommatzsch: Was I not to understand that some of the deadlines? I know it was a shovel ready project that got pushed back because of Greene County. I understand all of that. Then I

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understood the environmental and some of the dates. That's the last I heard about that, some of the dates for the validity of those studies was nil and no longer valid. Mr. Taylor: I think that is true. In talking to ODOT District 7, that is a small issue. Mrs. Lommatzsch: I understand. I'm sure the dollar amounts are skewed because it is a project that went back to the 90's. Mr. Taylor: It's completely ready as you said. I've give you more information than you probably need, but it used to be a \$30 million project for the add-a-lane and what they have done is value engineered this and have brought it down to about \$12-15 million which means they were going to do a lot of full-depth reconstruction. As you saw a full-depth reconstruction is a lot more expensive than a mill and fill, so they are going to do a lot of this mill and fill stuff instead of full-depth reconstruction which brought that cost down roughly 50%. We also tried to value engineer the SPU which resulted in the tight diamond, so really if we combine the two projects we are back up to that \$30 million project cost. If we have some skin in the game, we are at a better chance to get them both funded and it shouldn't be two projects, it should be one and we shouldn't support it as two projects.

Mrs. Lommatzsch: How about Smithville? Is that in the project? The Smithville interchange, is that in the project that he's taking? Mr. Taylor: No, Smithville has been torn out. They've got \$3.2 million in safety funds and they got 100% safety funds. Dayton gets everything. There is no skin in the game for them, so they got a \$3.2 million safety grant to fix that interchange. If you drive under there you can see a beam missing and so that was ready to close down. I was really hoping we could just get that closed down and then maybe Kroger would have to move over to our interchange which would be easier access, but that didn't happen. That's not part of it anymore. Mrs. Lommatzsch: You are talking about just to repair Smithville or a redesign? Mr. Taylor: They are just repairing Smithville. A redesign is not an option. Mrs. Lommatzsch: So what you are telling me is if we tell him no tomorrow, which I don't believe this Council has discussed this issue, and tell him we are not in the game then this isn't going to happen in Columbus on the 12th. Am I understanding this right, Mitch? Mr. Taylor: Yes. This was yes to putting in some form of money whether that was \$2 million, \$20,000.00, \$5,000.00. Their original application was with no local match, so this was an afterthought and I've been trying to get a meeting with them and it took almost two months to get a meeting with ODOT where they could meet with us, which is another reason this was kind of as you heard about it. ODOT's schedule wouldn't allow us to get into that meeting and then they said they already applied, but we can add to the project and we could do this. If you are going to give us \$1.8 million for the add-a-lane, we will add the interchange and you can pay us \$200,000.00 for the interchange and we will redo our application before we get to that meeting. We thought that sounded really good, but that was before they gave us the numbers. When they gave us the numbers it was \$2 million and we thought whoa. That's where we are on that. We can support the add-a-lane verbally as we did last year and the year before where we showed our cheering support, we could still do that.

Mayor Flaute: If we say no tomorrow, you said there is still something we can do to encourage ODOT. Are you saying just verbally we can do something? Mr. Taylor: Just like we have done in the past. We went up there last year in front of the TRAC Committee and talked about it. We can still do that. I suggest we don't unless the interchange is part of that add-a-lane because if that add-a-lane gets put in without the interchange, there is no regional support for our interchange other than us. That interchange will never get funded through State funds. We will have to come up with \$12 million of our own to do that or we will just have to keep repaving over it and leave the intersection the way it is and improve it as best we can. We will never improve that to its maximum capacity. We need to be strategic in making sure that the interchange is part of the add-a-lane so when the add-a-lane gets put in we get our interchange. Mayor Flaute: I got that, but what if we say no tomorrow? Mr. Taylor: That's what we are talking about. Mr. Carpenter: We can go back next year. Brock said in a few months we start talking about the future and making sure that intersection gets tied into the add-a-lane. Mr. Taylor: This was their last ditch effort to us to support monetarily the add-a-lane project. Mayor Flaute: Originally it was \$550,000.00 or something like that. Mr. Taylor: Yeah and then when we had that second meeting where they actually got their numbers and it was \$750,000.00. The

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first meeting was \$750,000.00 and the next meeting is was \$2 million. We thought wait a second, this isn't adding up.

Mrs. Lommatzsch: It kind of took me by surprise and it did get an amazing amount of support in the Board meeting this morning. Mr. Taylor: A lot of those people live in Beaver Creek and they are tired of sitting in that traffic. Mrs. Lommatzsch: That's where it came from. I wanted to say in the meeting that it was about time those guys belly up, but I didn't. Mr. Taylor: That was another thing I have mentioned to Brian and mentioned to Randy at ODOT is that at the last meeting we were at with ODOT and MVRPC, Phil Parker was absent. He was here talking to us about the brewing Greene County project, but he is absent here talking about this project. That's why we want to say no tomorrow. We are not supporting you today, but in the future we want to support you and we want to support you with an interchange and we want to support you with Phil Parker from the Dayton Chamber and we want to support you with Greene County and we want them to support us like we supported them on their project. That's what we need to get to them.

Mr. Miller: There was a newspaper article several years ago and they highlighted seven critical points where traffic congestion was the worst. This is one of those at the top of the list and they are talking about not going through with this. Mr. Taylor: Just to make you more mad, the Greene County project is putting in a \$4 million interchange that has 1,200 daily traffic count. We have 70,000 on Woodman, so as you were saying it wasn't based on analysis. This was political money that drove that project and now they are looking for some more money, but they don't have the political clout. Mrs. Reynolds: We can't afford to support this.

Mr. Taylor: The last thing, T J's Property Management started Tuesday. Jeremy was really diligent and we put a list together for them. The first round we are trying to keep them north/south each week. As you know, we have a huge backlog. I think we gave them about 15 properties. Mr. Leist: 46. Mr. Taylor: Okay, so we gave them 46 properties to mow this week. Typically they have seven days to do that. Jeremy has been working with them extensively. Some of these properties are taking 2-3 hours because they have been there for a long time. With that said, TJ's is doing an excellent job. Jeremy is doing a great job training them on the way we want to do it. We are going to end up with a better product, hopefully for less money. Not at first, but in the future.

There were no additional questions or comments.

ITEM 15: PUBLIC COMMENT ON AGENDA ITEMS

Ms. Renee Murnahan-Turner of Woodthrush Road requested to speak before Council regarding Ordinance 17-O-634.

Ms. Murnahan-Turner: I am the CEO of Cannabis for Cures. I wanted to come and give you a little information about the cannabis industry. Mayor Flaute: Is this the one who spoke to us earlier? Ms. Murnahan-Turner: No. I'm all about research and development in the industry. I can leave my card so if you guys have any questions after the meeting you are more than welcome to call me and I will answer any questions you may have. I actually helped write the Bill and get it passed through the Statehouse, so I'm very on top of the current regulations. We are still currently getting some things put into place and possibly if there is anything you guys would like to add or see happen, I can present that too when I go to the Statehouse again for the next hearings. I'm all about the research and development and educating people. I would like to integrate it into the STEM academies or create like the library is doing an hour a week to educate younger people or any age to answer any questions anyone might have.

If you think about where we were five years ago and we are right now, we definitely don't want to be as bad as we are right now, but we can at least do our best to do better in five years. You will see the progression as things come into play. Thank you. I'll leave my cards. Mrs. Reynolds: You did say we can call you, ma'am? Ms. Murnahan-Turner: Absolutely. I would be more than willing to come back here or do one on ones to help answer any questions. Mrs. Reynolds: Thank you.

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Ms. Murnahan-Turner: Robert isn't actually going to be able to speak. I'm going to go check on him. He just left. I don't know if he went, but he was having a little issue because he wasn't feeling very well. He was one of the representatives and he's a veteran. He is about ending the stigma and he actually helped write the Bill and get it passed as well at the Statehouse. You will be able to get his information through me as well if you have any questions. He will attend meetings as well. Thank you.

There were no additional requests to comment on agenda items.

ITEM 16: EXECUTIVE SESSION

- A) Discussion with Legal Counsel – Section 103.01(d)(3): *Conferences with any attorney representing the City as counsel, concerning disputes involving the City, its Council, boards, commissions, official, and employees that are subject of pending or imminent court action or discussion of any matters where are properly covered under the attorney-client privilege as recognized by the law of Ohio.*

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; Mr. Fullenkamp, yes; Mrs. Lommatzsch, yes; Mr. Smith, yes; and Mayor Flaute, yes.

Council entered into executive session at 8:27 p.m. and came out of executive session at 9:19 p.m.

ITEM 17: NEW 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.**

Mr. Carpenter introduced Ordinance No. 17-O-634 authorizing the City Manager to enter into an Option Agreement for the sale of real estate.

A motion was made by Mrs. Reynolds to table consideration of Ordinance No. 17-O-634 until a later date. Mr. Denning seconded the motion.

Mayor Flaute: There are some legal issues we just found out about.

There was no further discussion on the motion.

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

Mayor Flaute: Sorry, folks. We want to make sure we are doing it right.

- II) Ordinance No. 17-O-635 making supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2017.**

Mr. Carpenter introduced Ordinance No. 17-O-635 making supplemental appropriations.

A motion was made by Mrs. Lommatzsch to approve the reading Ordinance No. 17-O-635 for the first time in its entirety. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 17-O-635 for the first time in its entirety.

There was no discussion on the motion.

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

A motion was made by Mrs. Reynolds to approve the reading Ordinance No. 17-O-635 to suspend the rule that dictates the number of days between consecutive readings of ordinances. Mr. Smith seconded the motion.

There was no discussion on the motion.

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

A motion was made by Mrs. Reynolds to read Ordinance No. 17-O-635 for the second time by title only and approve its final adoption. Mr. Smith seconded the motion.

The Clerk read Ordinance No. 17-O-635 for the second time by title only.

There was no further discussion on the motion.

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

III) Ordinance No. 17-O-636 amending Chapter 103 of the Administrative Code of the Codified Ordinances of the City of Riverside.

Mr. Carpenter introduced Ordinance No. 17-O-636 amending Chapter 103 of the Administrative Code.

A motion was made by Mrs. Reynolds to approve the reading Ordinance No. 17-O-636 for the first time in its entirety. Mr. Denning seconded the motion.

The Clerk read Ordinance No. 17-O-636 for the first time in its entirety.

There was no discussion on the motion.

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

B) RESOLUTIONS

I) Resolution No. 17-R-2303 authorizing the City Manager to enter into a contract with Wagner Paving, Inc., the lowest responsive, best bidder, for the 2017 Residential Paving Project, Part II.

Mr. Carpenter introduced Resolution No. 17-R-2303 authorizing the City Manager to enter into a contract with Wagner Paving, Inc.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2303. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

II) Resolution No. 17-R-2304 authorizing the City Manager to enter into a contract with Oberer Realty Services, LTD, as the exclusive listing agent for the real property located at 5100 and 5200 Springfield Street for the City of Riverside, Ohio.

Mr. Carpenter introduced Resolution No. 17-R-2304 authorizing the City Manager to enter into a contract with Oberer Realty Services, LTD.

A motion was made by Mr. Denning to approve Resolution No. 17-R-2304. Mrs. Reynolds seconded the motion.

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There was no discussion on the motion.

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

III) Resolution No. 17-R-2305 accepting the lowest responsive and best qualified bid for the parking lot improvements to Wright Point Office Park at 5100 and 5200 Springfield Street, Riverside, Ohio.

Mr. Carpenter introduced Resolution No. 17-R-2305 authorizing the City Manager to enter accept a bid for parking lot improvements at Wright Point Office Park.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 17-R-2305. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

ITEM 18: PUBLIC COMMENT ON NON-AGENDA ITEMS

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

Mr. Coterel: I'm glad to hear you guys are doing something about the zoning and the problems on Byesville with Mike Stumpf and Jerry Salmons. The lots that are fenced in that Mike Stumpf has a 100 year lease on and everything is not I-1 like Jerry Salmon's lots on 1005. There is no address on Byesville Boulevard period that is a business listed, it is all residential. I got copies of what Mike Stumpf's got now and she will give some to you guys and I want to give one to Mark Carpenter and Brock Taylor. The property there, the last four lots, is actually the residential property and the property with all the cars and trucks and everything in there, that's in the big, metal fence. The second property from the left is Mike Stumpf's, okay? That's what he's got in his section of property and that's residential too. Fairfax, you can just barely see the street that comes down through there. I appreciate you guys talking about getting something done down there, but this has been an ongoing problem for many years and you have got a lot of people that live on Byesville that give up. They quit trying to complain about it and everything.

What I gave you guys the last time where I had the papers and everything where Greg Salmons at 4505 was all in violation and everything too. I've also got papers if you guys want where Jerry Salmons has been in violation over a lot of stuff over the years too and he's been shut down three times. Why he got by with not having to pay for the clean-up for the parts cleaners and stuff that was dumped on his property there because he, Charlie Sturgill, and Joe Seepak was hauling parts cleaners from General Motors products and that's where it came from. It was dumped on his lot. Charlie Sturgill went to jail down in Kentucky because they caught him dumping parts cleaners down in Kentucky. That's the kind of stuff that has been going on for a long time and Salmons has been getting by with it and now Mike Stumpf is getting by with his crap too. He's lost a couple of lots off Springfield Street where he had junk cars over there too, I think it was Andy's. They shut him down over there so he has been bringing up all of these cars on those lots. You guys need to take care of it. Come on. It's been that way for years now and nobody seems to really care. I'm glad to see you guys are going to try to do something, but I really would like to know what you are doing, if you can get back with me.

Mr. Smith: Is this all of Stumpf's property with the cars? Mr. Coterel: That's all trees right there, but all of the cars that are right in there is the one that has the metal fence up that belongs to Jerry Salmons and he is with a 100 lease. The other up here in the front is where Mike Stumpf's property is and the building goes back like an L and goes right into Fairfax. You see that little white strip right there, that's Fairfax. All of that in there is what he's got in there too. He's loading it all up.

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Mrs. Lommatzsch: What did you say they were dumping there some kind of cleaner?
Mr. Cotere: Parts cleaner. Mrs. Lommatzsch: And they are dumping? That's in the Wellfield. Mayor Flaute: Is that something in the past or are they doing that today?
Mr. Cotere: That was when the EPA came in there when they drilled the wells for the Wellfield. Mrs. Lommatzsch: It is not going on now? Mr. Cotere: No, but this was done in there years ago. You guys get ahold of the people on Valley Street and he's paying for ventilation systems in housing and electric because they said chemicals and stuff from him at the rubber company. I have a ventilation system in my house. I had two houses torn down on Kimbolton. I had four lots with a house and everything on Springfield Street and then on Kimbolton, I had that torn down. They had ventilation systems in it. People on Planters have ventilation systems in it. Parts of Byesville has ventilation systems. Mayor Flaute: We are aware of that. Mr. Cotere: That was all dumped on Jerry Salmon's property because of him. Come on. Let's get something done anyway. Mayor Flaute: Thank you.

Mr. Fullenkamp: I just want to make sure that we are taking care of this Stumpf automotive junkyard routine and we are also dealing with the illegal storage and trailers at Mr. Salmon's property. Is that what you told us before? Mr. Carpenter: Yeah, Mr. Taylor talked about it that the violation for S&S Trucking should be on my desk Monday and then we are working with Mr. Bacon with Altick & Corwin about Mike Stumpf and how to proceed with what appears to be a junkyard. Mr. Fullenkamp: Please keep us informed about what is happening when it happens. Mrs. Lommatzsch: Let's call the tow truck company that we have a contract with and let them start hauling them off and taking them somewhere and we will give them the bill. Mr. Fullenkamp: We got sued for that once before. Mayor Flaute: They did that on Linden Avenue and it looks a lot better, so it will be done.

Mr. Fullenkamp: The abatement issue is an issue if Mr. Salmons and Mr. Stumpf doesn't follow through, I don't see how it differs any. If the argument is you can't go on his property and do something, we go on people's properties all the time and do stuff. Mr. Carpenter: We recognize it is a problem. Mr. Fullenkamp: So whether it goes to court or whether we abate them, I think that's an argument we need to have.

Mr. Cotere: Another statement I want to make is the section in there that's supposedly an I-1 is the old CC Railroad and Canal Zone and goes back so far, it ends right into this printout right here. If you go in there on the weekends and around the holidays, you count 15 semis and tractors parked in there. Mr. Fullenkamp: That's to the left, to the west, here? Mr. Cotere: That's to the west of this picture. Yeah. If you go down Planters like you are going to go into Salmons' there and all down the side there. Mr. Fullenkamp: You are talking about the Salmons lot. Mr. Cotere: How can you have 15 and it can be legal to have 15 semis tractors parked in there? Mr. Fullenkamp: It's a rent a lot. Mayor Flaute: Thank you, sir.

Mrs. Reynolds: Mr. City Manager, I refer you and staff back to August 3rd's agenda. I think it is pages 17, 18, and 19 and it talks about how this Council asked if we could ask if we could have weekly updates on what is going on. Could we start getting those so we could share those with the community so they will know the activity? That's important. Mr. Carpenter: Yeah. Mrs. Reynolds: Thank you very much.

Mayor Flaute: The next person who requested to speak was Mr. Steve Massa. Mr. Massa, would you please come forward and talk about your issue? Mr. Massa: I don't need to speak now. Mr. Carpenter answered the question. Mayor Flaute: Thank you very much. I appreciate that.

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

ITEM 19: COUNCILMEMBER COMMENTS

Mrs. Reynolds: I just have two things. I attended the CAG meeting this morning with the Valleycrest site, the Baer site, and Valley Street site. They are trying to form the CAG and to get more interaction with the community. You all know that after tonight I have seven more meetings. I hope one of you all will pick up that slack and start attending those meetings once a month. It is important. Ms. Arnold: Council received those cards today by the way. They were in the mailboxes today and I

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looked at it and it was already after 9:30, so I didn't see the point in sending the email. Hopefully they come earlier next time. Mayor Flaute: That's what happens with bulk mail. Mrs. Reynolds: That's right. Also, just wanted to mention to you all that we will be having Candidate's Night October 23rd. All of the candidates sitting up here please get that on your calendar so you will remember that night. It will be from 7:00 until whenever you get ready to leave this room and finish asking questions. It will be here. Please plan on attending and tell your friends there will be some flyers coming out and some information. Mayor Flaute: You are going to get in touch with the candidates? Mrs. Reynolds: Yes. Mr. Denning: She's going to put it on Facebook and the city website and if they don't see it and don't show up, it's their own fault. Mrs. Reynolds: We will contact them. That's all, thank you.

Mr. Smith: Since Mrs. Reynolds brought it up; I too have seven more meetings before it's all over. I would just like to thank everybody for allowing me to serve 16 years. I really appreciate it. I hope I have made a difference. You can't be Superman all the time, but I think over the 16 years we have made some good headway. I just want to thank everybody for that and I'll be here seven more meetings at least.

Mayor Flaute: I just have a couple here. I performed six weddings, so I'm keeping them going. Thanks to everyone for the work they did at the Community meetings. Staff, thank you all for attending and for all your work on that. The next one is September 26th at the gazebo in Forest Ridge. Mrs. Lommatzsch: No, it's the 14th. It's 6:30 at the gazebo. Mrs. Reynolds: Why do I have the 26th? Mrs. Lommatzsch: It's the 14th. Mayor Flaute: Is the website right? Ms. Arnold: I'm looking it up now. Mr. Denning: Is there another one on the 26th? Ms. Arnold: There is one that conflicts with the BZA meeting, so I need to know which official meeting I need to go to. Mrs. Lommatzsch: There is one on the 26th, but this one is the 14th at the gazebo at the Forest Ridge. Mr. Fullenkamp: It can't be the 14th and the 26th, that's two weeks. Ms. Arnold: It is the 14th and the 26th. Mrs. Lommatzsch: We moved one to Tuesday night so that people who have Thursday obligations can come on Tuesday if they choose to. Ms. Arnold: Who volunteers to take minutes at that meeting because I have BZA? Mrs. Lommatzsch: Don't worry about it. We will cover for you, ma'am. Ms. Arnold: Would you like to cover the 14th for me too?

Mrs. Lommatzsch: I want to find out when the Chair event is going to happen. I have people who have asked me when you are doing the Chair event. Mr. Carpenter: I sent out September 30th, if there were any conflicts. I haven't received any conflicts. Ms. Sargent and I meet tomorrow to finalize the details. Mrs. Lommatzsch: What time of day on the 30th? Mayor Flaute: I've got 11:00 a.m. Mr. Carpenter: That is the time that her and I have talked about. We are talking to the American Legion, the VFW, and the Rolling Thunder. So far, I know at least two of those are good. We are reaching out to a couple of Mr. Ulmer's family and then Mr. Neff's family. Mrs. Lommatzsch: Where is that going to happen? Mr. Carpenter: We were planning on doing it here. I know the chair is being shipped, so we should have it here in house very soon. Mrs. Lommatzsch: See if we can get ROTC and a pep band. Mr. Carpenter: Alright. Mr. Denning: Is that a Saturday? They may have band. Mrs. Lommatzsch: They may have a competition, but we can try. It would be nice if we had someone to play the Star Spangled Banner. If not, maybe we can find a vocalist to sing it from the choir. Reach out to the Music Department and see what we can find. Mr. Carpenter: Okay.

Mrs. Lommatzsch: I wanted to see about the chair and I wanted to compliment you guys on the movie at Rohrer Park. I thought it was well attended for a first start. Everybody was mesmerized by that movie. I had to leave because I got cold. I couldn't believe on a summer night that it was a cold night. I already talked about MVRPC, so I think I'm done. You did the IN Crown, right? Mayor Flaute: I did not talk about that yet. Mrs. Reynolds: You do know that you are voting no tomorrow. Mrs. Lommatzsch: It's Monday night the 25th at the American Legion on Burkhardt.

Mayor Flaute: On your behalf I went to the Dayton Development Coalition's Focus Group. It was a very upbeat thing that we are trying to keep Dayton Development doing what they do best. I sent you all an email talking about the HUD zones and Mr. Murray was given accolades for our involvement in the HUD zone. There is more that

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we need to do and make sure we take advantage of that zone. I was a Judge for the Galilee Baptist Church on Beatrice for the Best Rib Contest. Boy, was that fun. I actually thought the pastor who was there was the best, but he only came in second. It was a fun thing.

The Clean-Up Day, when is that? Mr. Denning: The 23rd. Mrs. Lommatzsch: The same time we are having a meeting. What time? Mayor Flaute: That would be the next thing. On the 23rd, is it okay for everyone to meet here at 8:00 a.m. to do the evaluation? Mr. Manager, are you good with that day? Mr. Carpenter: I'm right here for Community Clean-Up. Mayor Flaute: Is everybody okay with that? Ms. Arnold: Do I need to be here for that? Mayor Flaute: No, you do not. Ms. Arnold: Thank you. Mrs. Reynolds: Clean-Up is 10:00-2:00? Yes.

Mr. Denning: One thing the Park Master Plan that you are doing, we own those properties and the reason I brought it up was because of the Smithville/Springfield Street plan. We own those properties right behind the Lido and all that area and when the Multi-Modal pushed to get those, the idea was to make some sort of mini place for people to park and be able to get to the bike path and stuff like that. Please make sure that is part of the Master Plan if it is possible. Otherwise those properties sit there and we end up having to mow them and all that. It would be nicer if it was usable space by the community. Mr. Carpenter: Mr. Murray is well aware and he has been working on some ideas for that area. It is on our radar for sure.

There were no additional 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. Fullenkamp seconded the motion.

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

Council entered into executive session at 9:46 p.m. and came out of executive session at 10:50 p.m.

ITEM 21: ADJOURNMENT

A motion was made by Mrs. Lommatzsch 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 10:50 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council