

Pride ~ Progress ~ Possibilities

**Riverside Municipal Building
5200 Springfield Street, Suite 100
Riverside, Ohio 45431**

March 4, 2021

Council Meeting

6:00 P.M.

City Council

PETER J. WILLIAMS, MAYOR

BEVERLY CAMPBELL
MIKE DENNING
APRIL FRANKLIN
BRENDA FRY
SARA LOMMATZSCH
DAN TEAFORD

Mark Carpenter, City Manager

Katie Lewallen, Clerk of Council

Calendar for Year 2021 (United States)



January

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Please place all cell phones in silent mode before the meeting begins.

RIVERSIDE CITY COUNCIL

**Riverside Administrative Offices
5200 Springfield Street, Suite 100
Riverside, Ohio 45431**

**Thursday, March 4, 2021
Business Meeting 6:00 P.M.**

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) EXCUSE ABSENT MEMBERS
- 4) ADDITIONS OR CORRECTIONS TO AGENDA
- 5) APPROVAL OF AGENDA
- 6) PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
- 7) PRESENTATION – LANDBANK, MS. SUSAN CRABILL
- 8) MINUTES – Approval of minutes from the February 11, 2021 work session and February 18, 2021 council meeting.
- 9) ACCEPTANCE OF CITIZEN PETITIONS
- 10) DEPARTMENT UPDATES:
 - A) Police Department
 - B) Fire Department
 - C) Public Services Department
 - D) City Manager Report
- 11) PUBLIC COMMENT ON AGENDA ITEMS
- 12) OLD BUSINESS
 - I) Ordinance No. 21-O-757 – making permanent appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period beginning January 1 through December 31, 2021. (2nd reading, public hearing, adoption)
 - II) Ordinance No. 21-O-758 – declaring city property located at Bonnieview Avenue to no longer be needed for municipal purposes and to be surplus and authorizing the city manager to execute documents necessary to sell said property. (2nd reading, public hearing, adoption)

*If you need special accommodations to attend this meeting,
please notify the City of Riverside at least 72 hours in advance by calling 937.233.1801.*

III) Ordinance No. 21-O-759 – approving an amendment to the Code of Ordinances Section 1103.99 to enable and authorize the City to certify unpaid civil penalties for violations of the Unified Development Ordinance to the property owner’s tax duplicate for collection as a special assessment and other remedies. (2nd reading, public hearing, adoption)

13) NEW BUSINESS

A) RESOLUTIONS

I) Resolution No. 21-R-2664 – recognizing the Bob Chiles Classic as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.

II) Resolution No. 21-R-2665 – authorizing the city manager to submit A “Staffing for Adequate Fire & Emergency Response” grant (SAFER) application.

14) PUBLIC COMMENT ON NON-AGENDA ITEMS

15) COUNCIL MEMBER COMMENTS

16) ADJOURNMENT

**CITY OF RIVERSIDE, OHIO
CITY COUNCIL COMMUNICATIONS**

MEETING DATE: March 4, 2021

AGENDA ITEM CAPTION: Minutes

ADMINISTRATIVE COMMENTS: Consider the approval of the minutes of the February 11, 2021 work session and February 18, 2021 council meeting.

STAFF RECOMMENDATION: It is respectfully recommended that the Mayor and City Council approve the minutes of the referenced meetings.

EXHIBITS: Draft minutes.

SUBMITTED BY: Katie Lewallen, Clerk of Council

APPROVED FOR COUNCIL CONSIDERATION: Mark Carpenter, City Manager

ACTION TAKEN

MOTION:

MADE BY: _____ SECOND BY: _____

FOR: _____

AGAINST: _____

APPROVED () DENIED () TABLED ()

OTHER (EXPLAIN):

COMMENTS/STAFF FOLLOW UP:

Thursday, February 11, 2021

CALL TO ORDER: Mayor Williams called the Riverside, Ohio City Council Work Session to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

PLEDGE OF ALLEGIANCE: Mayor Williams led the pledge of allegiance.

ROLL CALL: Council attendance was as follows: Ms. Campbell, present; Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Deputy Mayor Lommatzsch, present; Mr. Teaford, present; and Mayor Williams, present.

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Director; Chief Dan Stitzel, Fire Department; Chief Frank Robinson, Police Department; Kathy Bartlett, Public Service Director; Gary Burkholder, Community Development Director; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: No council members were absent.

ADDITIONS OR CORRECTIONS TO AGENDA: There were no additions or corrections to the amended agenda.

APPROVAL OF AGENDA: Deputy Mayor Lommatzsch motioned to approve the agenda. Mr. Denning seconded the motion. All were in favor; none opposed. **Motion carried.**

WORK SESSION ITEMS:

Budget and Revenue/Levy Discussion – Mr. Carpenter reviewed the recommended 2021 budget. He listed the documents provided to council which included the spreadsheet to create the budget and the temporary appropriation that will accompany legislation. He stated that income tax revenues for 2020 were down by \$900,000, almost 8%. In the last four months, it seemed like revenues were coming back, but January was disappointing. The revenues were around \$627,000 where revenues had been closer to \$1,000,000 each month. The final budget recommendation will be closer to the 2019 received revenue, approximately \$67,000 more. The economists reports change daily as to when the economy will pick up. Some say end of the quarter, some say mid-year and some even say in the fall or by certainty in 2022.

He stated the CARES Act helped the city as they received nearly \$1.5 million; a little over \$1.0 million of that was applied to fire and police payroll, which as seen in the carryover balances helped with the fire and police departments. Those carryovers are typically not that large. The BWC gave the city rebates and a reduced amount of fees that had to be paid.

He reviewed the 2021 administration funding with revenues of \$8,554,297, which include the carryover balance to give an idea of how much would be on hand assuming the revenue numbers meet the expectations. Expenses totaled \$2,008,988. The transfer out amount of \$2,869,938 primarily goes to the following funds: 703 fund - capital equipment, Victim Advocate fund – VOCA, Eintracht fund, and cemetery fund. It also includes the money transferred to other major funds. He reviewed the administration IT projects: server replacement, computer upgrades, network switches, data backups, and wireless systems. The parks projects included: Shellabarger Park Fencing, sand volleyball installation, and the Drennan Park Playground replacement. He stated that there is a hiring freeze except for the fire department due to the SAFER grant. There is currently a wage increase freeze on admin, but the budget does include a 2.5% increase, which is about \$37,000. They also intend to do the Accessibility Plan and make sure they are in compliance as best they can this year.

Mayor Williams asked if the 2.5% was built in annually. Mr. Carpenter stated it was.

Mr. Carpenter stated that part of the admin budget pays for the community development department. There are a number of projects including the comprehensive plan and land use

Thursday, February 11, 2021

plan. The estimate is \$50,000. They want to couple that with an MVRPC grant, the TIF Center of Flight dollars, and the Airway Shopping Center TIF. Other projects include necessary UDO updates, the vacant property ordinance, and the Landbank Demo 2.0 – federal dollars that will assist with tearing down dilapidated properties at a 50/50 match of \$25,000. They will partner with Montgomery County Soil and Water to address some of the storm water issues and do other work for them. If the budget is approved, they will enter into an agreement with Montgomery County Soil and Water. Another item is the Glendean property and an appraisal has been received as there is more than one party interested in the property. They also sent out to bid for property management of Wright Point and Collier's was the sole bidder. They will address maintenance issues and stay on top of the rents.

Mr. Carpenter reviewed the fire department funding with revenues totaling \$3,167,983 and expenses totaling \$2,981,315. The carryover balance is \$696,468, which is not typical. No transfer will be made from the general fund to the fire department this year; typically, it is about \$700,000 or more. Projects for the fire department include: purchasing a new ambulance, replacing a 2003 command vehicle, purchasing some equipment for intubation of patients, purchasing some new fans, and replacing fire hoses and nozzles. Other things they need to review are the benefits that scheduled part-time personnel in fire are to receive, which may make their part-time positions more attractive; applying for the SAFER grant, which is now 100% funded for the first three years; and applying for the Assistance to Firefighter Grant to pay for a new ambulance. He stated it is hard to receive a grant for fire apparatus, but Chief Stitzel will do it should council agrees to the match then they would be willing to do it. There is no money in the budget to address the match, currently.

Mr. Carpenter reviewed the police department funding with revenues totaling \$3,191,427 including a carryover balance of \$597,709. The expenses for police total \$4,301,848 and do not include a vacant police officer position. The transfer from the general fund this year is \$1,110,421; typically, it is closer to \$2.0 million. Projects include replacing a 2015 cruiser, enter into an agreement with Lexipol – policies and procedures that are current and in line with best practices, and then work on investigating how to get all information migrated and minimize the number of places needed to find data.

Mr. Carpenter reviewed the service department funding with revenues, which include the gas tax that go into fund 202 service department fund, totaling \$615,756. The motor vehicle tax normally would go in the revenue, but with establishing the 702 account for infrastructure, all of the motor vehicle tax dollars go into the 702. Expenses total \$1,929,105. The transfer from the general fund is \$990,904. The two new funds they will start using is the 702 Infrastructure (gas tax and motor vehicle tax) has a balance of \$863,595, and the 703 Capital Equipment (transfer from general fund – tax credit estimate, and solid waste district grant) has a balance of \$741,396. Projects for the service department include replacing a dump truck, replacing the sign shop pole barn, replacing the fuel tanks, purchasing headsets, creating a park tech position and construction inspector. For the two created positions they will use the same number of personnel they have, but are looking to get current service workers certified to fill the roles. The table of organization would be updated at a later date. Infrastructure work for 2021 include paving of Community Drive, Needmore, and Valley-east; work on the Harshman Wall (\$150,000 budgeted); Burkhardt/Woodman right-of-way, spot mill and fill on Burkhardt and Linden; East Springfield Street construction project; and Spinning Road (Linden/Eastman). Future projects include Eastman engineering, Lynnhaven/Meyer engineering, Olentangy Bridge, and bus pad repair at Valley/Broadmead. He also discussed future projects where they are working with Montgomery County Environmental Services: Lynnhaven/Meyer, Bayside, and Spinning. There are also projects on West Springfield next year, the US 35/Woodman Bridge, and start the engineering for Phase 1 – Woodman to Eastman. There is a lot happening on infrastructure.

He quickly reviewed some of the funds such as State Highway Fund, which is targeted for work related to the highway, \$124,400. The Permissive Tax Fund is paying for Community Drive, Woodman Phase 1, and also paint striping. The Debt Fund is capital equipment; the

Thursday, February 11, 2021

last payment on most recent medic purchase, three police cruisers, Honeywell project, Harshman Road, and last payment for Burkhardt Road project. The Wright Point budget is from the rents and financing.

Ms. Fry indicated they need to talk about the sustainability and how this budget helps them be sustainable. She stated it looks as if they are overspending by a little over \$500,000 in the budget; and they are heavily relying on carryover balances to make ends meet in this budget. Mr. Carpenter replied that was true. She stated the residents have voted down the road levy three times. Part of the feedback is that they don't see evidence of sacrifice and the residents are being asked to foot the bill for everything. She added she understands the hardship as they try to make do with what they have and don't advertise that always. But, she feels that with the predicament they are in it is time to start making those sacrifices purely from the sustainability point of view. Even before COVID-19 they were projecting they weren't sustainable. She keeps hoping that there will be a balanced budget; but every year there is something that pushes them over the top that gives her concern. Ms. Campbell commented about 'no' votes on the road levy being from renters who only want to debate and complain; they don't care. Information has been provided to residents and meetings have been held and they don't show up. She feels they should put the levy out there.

Mr. Teaford stated he thinks they are going in the right direction by getting rid of the Glendean property. He thinks the Eintracht costs them money and they get nothing out of it; he would like numbers as to why they should keep that property. He added they are spending a lot of money on the two buildings and questions if they should be in the real estate business.

Mayor Williams stated that he does not know if citizens want to see sacrifice as much as they want to see some of the things Dan mentioned, running in the deficit or borrowing against reserves when there are assets under city control that aren't working for them or even working against them. He stated that it is a matter of efficiency and consistency. Moving on some of the properties not producing for the city or its residents is a right step, but alone will not solve the issue. Even if the levy would have passed there is still sustainability issues that have to be addressed. They need to figure out what they are going to do in the immediacy and what will they do in the next few years. Mr. Carpenter stated on the sustainability they need to see that to understand some of the proposal. Right now, it is presenting the budget and asking questions.

Ms. Campbell commented that many people were able to get their houses fixed up with assistance from County Corp.

Mr. Denning stated that from a residents point if they make only \$40,000/year that is all they can spend without going into debt more and then the following year they only have \$35,000 because they spend an extra \$5,000 the previous year. He thinks if they are only bringing in \$14 million, then they shouldn't be spending \$14.5 million. He stated they need to show residents the expenses; they need to know the income and the expenses. If they want a level of service more than what they are currently supplying, then this is why they are asking to give better service or maintain the service as the cost of goods and services increase every year. The biggest expense is insurance and they have no control over that at all. They need to show the people the money they entrust to the city is being spent in the best possible way. A lot of people will just talk because they don't have a clue and don't look at the real numbers, and just say the money is being spent improperly though they don't say how. The problem is that other people hear that so they have to put the truth out there and let people willing to educate themselves to voice the opposite opinion of the city doing all it can with that it has to work with. If we want our streets paved, we have to come up with an extra \$10/month out of pocket to get that done. They can't be spending more than what they are taking in just to keep everything going the way it is. It is a combination of pulling back some place for \$500,000 wherever that is; so that they aren't spending more than they are taking in. Mr. Carpenter stated that is the decision. Is it people or is it infrastructure and equipment that is what it boils down to. Mr. Denning stated it is a hard decision for them; maybe it is a

Thursday, February 11, 2021

little of both. Mr. Carpenter stated that they were tight on staff. They also have the commitment of tax credit money needing to be spent on capital and infrastructure. If he didn't spend any of that they would have a balanced budget, but he can't; it is over \$700,000 they spend on capital equipment that he has to do. They are like a resident living paycheck-to-paycheck.

Mrs. Franklin stated that the problem with the budget is that if she knew what the numbers were at the end of December 2021 they could like everything up perfectly. She suggests looking at the budget in terms of 12 months. At six months in, they reevaluate the budget. If they feel they are going over budget for that year, then they can pull back some of the spending they may have put out there. Mr. Denning agreed and said that is what they did last year. He used the analogy of his family making \$60,000/year, but something happens in April and his wife is laid off; now, they have to readjust their budget. Or, she could get a raise and they can save it or readjust based off that. Mrs. Franklin stated all they can go by is what they brought in for 2020 and that is hard because there was at least a 10% loss in revenue. It is hard to go by 2020. Mr. Denning stated the budget is something they work with; it is not the real numbers. It is something they are making an educated guess at and the revenue and expenses should come somewhat close. He stated they budgeted to spend \$14 million last year and \$14.5 million came in, which is good, so they were in the black even though they budgeted for the lower amount. Comments were made that they made significant adjustments to the budget which allowed them to be in the black. Mrs. Franklin stated it may help them reduce the need for the supplementals all the time because at six months they can determine what has come in or hasn't come in and make the balanced budget at the six-month period or not. Discussion was held on government spending and balancing the budget.

Mayor Williams stated if costs are tied to people it is not as simple as replacing a fence at Shellabarger Park. The real crux is going to be projects and infrastructure versus personnel. Deputy Mayor Lommatzsch stated the higher percent of the budget is people and not things. Mr. Carpenter stated personnel makes up about 80% of the budget. Mrs. Franklin stated when they are talking sustainability they have to divide those two things. Infrastructure comes from different pools of money that cannot be moved to operational costs. Mr. Denning stated the people don't understand that either stating that 'green' dollars can be used to pay for green things, 'blue' dollars pay for blue things, etc... There is general fund money that can be used to cover anything, but they are using it to turn into 'blue' money, and 'red' money in order to keep the services up that people need. Mr. Carpenter stated that is the problem; it has been growing from \$2.3 to \$2.7 million from general fund to police and fire every year. That is not sustainable. Deputy Mayor Lommatzsch stated it is not a new problem. She stated that people get what they pay for and used the snow removal as an example. People compare Riverside to other cities. She added that if residents want their snow plowed every time it snows, then they have to be willing to pay for it just like if they want heat for your house, they have to pay the gas bill. She does not know if in city government there is a way to play dollar for dollar. Things have been way out of whack and they can hope 2021 will be better, but realistically it will probably be 2022. She asked if they have even tried to see if someone wanted to develop the Glendean property. She understands they don't have the staff to track down the rabbit holes and that is why they are missing the boat; they don't have the staff that has the time. They have been through this with the Center of Flight, and the train station, which she hopes may be coming back as that would be a real positive. The budgets are fine and everybody tries to live within their budget, but everybody has things that come up that they don't plan for and 2020 was an example. None of us planned for a pandemic, and it has hit all of them. The city has not been able to do some of the things they would have liked to have done. People call her about the snow and when they will plow their street. The city manager is hired to make a decision and made a decision that there was more snow coming so it didn't make financial sense to plow one day to turn around and have to plow the next day when more snow was coming. They don't know what they will have at the end of the year; they can make their best guess. Staff needs to be frugal, stay on top of things, and keep council informed.

Thursday, February 11, 2021

Mayor Williams stated 2020 was a year no one could plan. They have some idea for 2021 and some optimism for 2021-2022, but they can only make the best decisions with the information in front of them. A trajectory discussion is where they need to go. Mr. Carpenter stated last year at this time started off much better than this year. He presented a graph of the 2021 budget showing a green line and last year's revised budget with a red line, 2019 was close to the green line. The average is slightly above the 2019 average. It is higher than the revised budget they were working from in June 2020. Just over \$1.0 million/month is the target. He reviewed possible guidelines for the 2021 budget:

- Maintain General Fund balance = 50% of general fund expenses
 - 2021: GF Expenses \$5,518,926 > \$3,675,371
 - Contingency Reserve = \$331,284
- 17% General Income Tax revenue (1%) = Committed to CIP funding
- 60% of CIP funding to pay debt service
- Revenues projected at conservative 1% growth
- Revenues above projections to fund CIP projects/debt obligations

He thinks a policy like this would be something they could use going forward as last year was not good for this. He stated it would put them all on the same page. Mrs. Franklin asked if the 60% of the CIP funding is of the 17% of the general income tax revenue. Mr. Carpenter stated that was correct. Of the 1% of the general income tax, 17% of that number represents the tax credit and is put into the 703 account. From the CIP fund, 60% of that will pay debt services. Mrs. Franklin asked if then 40% of that CIP fund would be used for new projects. Mr. Carpenter replied it would be 60% financing/40% cash.

Mr. Carpenter presented a chart of a Riverside resident compared to Dayton, Beavercreek, and Huber Heights and what they pay in income tax. A Riverside resident who works in Riverside pays 1.5% income tax; but a Riverside resident who works in Dayton pays 2.5% to Dayton and .75% to Riverside so a total of 3.25%. Beavercreek has no income tax, but introduced a 1% last November to add one. If Riverside would go to 2.5% and the resident worked in Dayton they would still pay 2.5% that would all go to Dayton. If a resident worked in Beavercreek, 2.5% would come to Riverside, and if they worked in Huber Heights, 2.25% would go to Huber and .25% would go to Riverside. His proposal would be to go to a 1% increase and give the credit back because of the amount of money they need. If they made all of this go to police and fire, then there would be no transfer for a few years out of the general fund to the police and fire departments. This is only to maintain. If they are talking about a full-time fire department, it will take them some time to get there. He shared a graph that showed operations and capital with a .5%/.75%/1% income tax increase giving back 100% credit with a 1% growth year-to-year through 2029. They were all estimates. Personnel growing at 2.5%/year and the capital representing 17% of income tax amount. The lines represented a 1% increase with a 1% growth, a .75% increase with a 1% growth, and a .5% increase with a 1% growth. He presented a slide showing a 3% growth pre-COVID-19, but was about where they were year over year on income tax growth. He used 1% growth to be conservative. He explained the 3% is the growth of the income tax they currently receive. He stated that expenses stayed the same.

He listed the options: pay freeze for admin staff, \$37,460; reduced health insurance costs, \$62,010; and matched gas tax ration to work performed, \$600,000. Gas tax is for street work and after asking the service department how much time they use with gas tax money, it is roughly 60%. The \$600,000 would go from infrastructure account into the 202 account. Mayor Williams asked if that was a matter of reporting or rearranging work flow and prioritizing where it is the employees are working. Mr. Carpenter stated that part of it is where they would want to assign people, but most of it is because of demand is why they are doing so much work on the roads. This information is not reported to someone, but there are guidelines as to what gas tax dollars can be used for. To be in compliance, it needs to be road related. Mayor Williams asked if there is \$600,000 more available or is it what is currently use gas tax to match up the work the service department is doing on roads. Mr. Carpenter

Thursday, February 11, 2021

stated the gas tax goes to the 202 account for the service department, the 702 account for infrastructure, and 7.5% goes into the state highway account. They put more money into the 702 account as the time of priority was to address infrastructure issues so, they want to continue to do that work. In 2021, they have \$480,000 into the 202 account. The overall budget for the 202 should be closer to \$1.0 million, adding the \$600,000 to the \$480,000. That means less money goes to the 702 account. Mayor Williams stated that more money could offset personnel costs of people doing that work. Mr. Carpenter stated that when you are talking personnel versus work, you are doing less infrastructure, but you are covering personnel costs.

Mr. Carpenter reviewed revenue generation based off of median census numbers which claims that the median income is \$48,600. The city receives 1.5% so roughly \$729. The current credit value if it was full credit is at .75% and generates \$364.50. The median household of \$90,000 equals \$250 in property tax to the city. That is divided between fire, police, and the general fund. The funds are skewed more towards police as the fire levies are really old as they were in existence prior to becoming a city.

Mr. Carpenter stated they have considered establishing a budget committee where they could have representatives of council and residents around the city. The size of the group would be 9 – 12 people. Staff can present how they operate and use their budgets. The committee can make recommendations. This would be something they would have going forward year-to-year. He added that at the next meeting they would discuss a possible ballot issue. He summarized that police and fire are heavily dependent on the general fund and it is not sustainable.

Ms. Fry stated that on the slide that shows an assumed 3% growth they still get into trouble. Mr. Carpenter stated that is if it is exactly those percentages year-to-year. He stated he could go back and plug in actual numbers from years past and give a better context. Mr. Denning is afraid that if they pass the 1%, then the 2029 budget goes down to 2026. He does not want to see the budget expand to meet the amount of funding they have coming in. If they keep the budget where it is and save that difference then that moves the line way out there because their funding is better and they more in the savings account. It also gives them the ability to pave more residential streets; it is just not sustainable for a long period of time without specific funding for a specific project. Mr. Carpenter stated that is why they need a policy to prevent that from happening. Mrs. Franklin stated that if the citizens want more or better-quality things they have to pay for them so if they pass the 1% to hold back the money they are not doing anything better for them. They aren't fixing the roads or shoveling more snow if they are saving the money. Discussion was had on how to set the policy once a carryover level gets to a certain level and how it can be spent only in the next year. Mrs. Franklin stated the graphs are out to 2029 and at that point they are spending what they are bringing in, that is never going to change. What you want to do at that point if the citizens agree to it, as you move forward then you make small changes to increase the revenue. Right now, they will be asked for 1%, which is huge. Most cities if you look at the history every five years it was .25%, then five years later .25% until they got to 2.5%. Over the next 10 – 12 years they will have to ask the residents for more money. The idea that the green line never gets to the bar once this is done will never happen. Ms. Fry disagreed. Mrs. Franklin stated that the blue line and orange line they can't control so even if they take out the two gray boxes, eventually they will get to that line. Ms. Fry disagreed; she stated that Mrs. Franklin is stating it like it is a foregone conclusion and that is what happens. She added that in 1980 people paid a lot more for their groceries as a percentage of their income than they do today. Not everything goes up the same. Mrs. Franklin agreed it doesn't, but everything will go up in cost no matter what. Ms. Fry commented that the income tax is a percentage of income; people's income increases so it does rise. Mrs. Franklin stated that if they use that argument and in the first year they have a 1% growth and the following year they have a 3% growth, looking at the chart, blue will consistently increase 2.5% and orange will consistently increase by 5%. Those two ratios she can't win by a growth of 3%. Ms. Fry stated there is an upper limit, downward pressure. They can't expect that orange section to grow until it eats everything

Thursday, February 11, 2021

up. At some point, either they get health care costs under control or they pass single care health care. Mrs. Franklin said at this point she does not know that to be true. Discussion was held on the top line/last bar on the chart. Mr. Carpenter stated that there are always variables. Insurance increases don't always stay the same. The amount of personnel is if every position is filled every year, but they have turnover. There are also some year's capital estimates come in below. If they have more economic development, then there will be more income tax dollars that is going to grow. This is just a tool to bring awareness that they need to consider some action; they can't stay stagnant.

Ms. Fry stated when she pointed out they still run into trouble her point was that she agreed they need to have a budget committee because even if they rectify the short-term problems with an income tax adjustment; they still have long term challenges to rectify. Mr. Carpenter stated that revenue has been a challenge for Riverside and council and staff have done a great job to this point. Ms. Fry stated she is concerned that when they have these discussion she has heard things particularly when he says income tax credit can't be spent on personnel and he could solve the problems now if he could adjust that money. She is alarmed by that because personnel are big, long-term obligations. When a person lives paycheck-to-paycheck they pay the big obligations and procrastinate the home maintenance, car maintenance, and those things accumulate over time. The nice thing about having the stipulations on the credit was to force them to do some of that maintenance that they wouldn't have otherwise. They know they have a problem with roads and they still don't have that problem solved. Now, they are not going to have that limitation to force them to spend money on capital if they go the suggested route. She would like to see in the long-term planning to have policies in place to prevent them from bloating personnel and procrastinating capital expenses. Mr. Carpenter agreed. That is why the policy he presented states 17% goes towards capital improvements. That number was arrived at through the tax credit; they could change it if they wish. A lot of places have a range.

Ms. Campbell asked if they came out with a 1% would they come out better than with a higher percentage where they wouldn't have to pay anything to Dayton. Mr. Carpenter replied it depends on where a person works. He explained that a Riverside resident who works in the City of Dayton pays 2.5% income tax to Dayton and pay the City of Riverside .75%. If they increase to 1%, the Riverside resident would pay Dayton 2.5% and Riverside 0% so their tax would decrease from 3.25% to 2.5%.

Mayor Williams stated he recalls talking about budget at the end of last year and wasn't sure if because the numbers weren't in or all the offsets from CARES Act money weren't complete, but he wanted to get the pulse of the council members on the pay freeze and revisit it on June 1. He was expecting they would be in a position to implement a pay freeze in addition to some other spending freezes like a hiring freeze. He wonders if that is some of the sacrifice. He is concerned about the perception the voting public has about some of the actions they may take or have taken, years ago, and then talking about a 1% income tax that may or may not be on the ballot. He would like to see them do things to get their house in order more before they jump ahead to an extra 1% acting like millions are coming in. He wanted to see what the rest of council thought and other defensive maneuvers they could take to protect some of the budgetary items they have through half of the year and see if the rebound they are hoping for; a stimulus comes out the first week of March and it starts getting spent and the economy opens up more. He would like to take a cautious approach and feels they owe that to some of the residents. Ms. Fry stated she would support that in relation to the COVID-19 situation. In response to long-term fiscal health that doesn't seem to be an appropriate solution. Mrs. Franklin asked how many employees pay will have a pay freeze. Mr. Carpenter stated it is around 14. Mrs. Franklin asked for 14 people for six months, what will that save? Mr. Carpenter stated it is \$37,000 for the year. Half would be \$18,500. Mr. Denning stated that is .01% of their total budget. Mrs. Franklin stated if they were a company and put a pay freeze on their employees for six months that means it is affecting everybody. She understands being fiscally responsible, but to take 10 or 11 employees while every other person, out of our control, is able to get their cost of living increase. I don't know what that

Thursday, February 11, 2021

says for us as a council to the people who work for us. Mayor Williams stated he wanted to get the thoughts of the council members. He thought for the last three months that when they came to this point they would be saying there would not be any raises in 2021 because of our situation; there are going to be limited capital improvements, limited equipment replacement because they will be limping by. The CARES Act has helped them a lot and it is not forever. He asked if they need to trim back capital improvements. Mr. Denning stated it is education and letting the people know where they are spending their money. They are hearing we are misspending, but nobody is giving specifics. This brings them back to the budget group that tells them they can't see anywhere to cut the budget and still keep everything going as is. The only place they can cut the budget major and bring it way down, and he does not advocate this, is personnel. They will cut fire, police, and service people. If they want to save \$1.0 million, they will have to cut 10 employees. That means services will be cut by 15%. Instead of it taking seven minutes for an officer to get to your emergency or ambulance, now it will take 15 minutes because we don't have personnel to do that. He is not ready to do that. Mayor Williams stated he didn't think it was an education issue. Last March/April, they took a number of remediation steps. He asked if they froze increases for a six-month time? Mr. Carpenter stated in January three people got pay raises due to anniversary dates, and then they did a freeze and retro-pay those. Mayor Williams commented in theory this could all be retro as well. He is asking if some of the steps they took are still needed when COVID-19 hit because they aren't out of it, yet. The blue bars are collective bargaining units that through the right of their job get the increases they negotiate with the city. That is that and he isn't debating that. He repeated that Ms. Fry began with how do they display to the voting public they are doing everything they can do.

Ms. Fry asked for clarification if pay raises are done throughout the year. Mr. Carpenter replied that was correct it occurs on the anniversary date. Ms. Fry stated if they have a six-month policy...Mr. Denning stated it will only cover people who aren't under bargaining units, 14 people. Mr. Carpenter stated depending on when their anniversary fell some would be impacted more than others. Mayor Williams stated that is why some administrative staff received their cost of living increase because it was before the pandemic. Those were retroactively done around October. Ms. Fry stated she would like to consider a layoff; taking the poor performance reviews off first. If staff is reduced by two, as an example, if they are overspending by \$500,000, she just wants it to be considered. Deputy Mayor Lommatzsch asked what she is not wanting done. Mr. Carpenter replied if they do that, the problem is still not solved. The long-term problem does not fix itself. Ms. Fry stated it is a short-term solution. Mr. Carpenter asked how short-term; Ms. Fry stated while addressing the COVID-19 scenario as for the short-term they don't know when they will be out of the woods. They are relying heavily on CARES Act money that they got last year. They are talking about asking the citizens to give more of their budget because the city can't meet theirs. How do they show the sacrifice? The pay freeze is a drop in the bucket as it doesn't change their bottom line, but personnel makes a significant difference. Mr. Carpenter replied so does cutting back on infrastructure. Mrs. Franklin said they could take \$500,000 out of the infrastructure bill. To her, the biggest cost is the infrastructure because when you take personnel away is something doesn't get done, which will put them behind the curve again. If they don't want to get behind the curve, stop the infrastructure and let the money catch up. She sees it as taking away the infrastructure. Ms. Campbell stated someone was talking about cutting the police department and you cannot cut the police department. They are under contract and have to maintain the same amount of people they have no matter what. Mr. Denning stated he was making an example to show what would have to be cut to save that money to make an impact on the budget. She said putting the 1% out there should ease the situation, if they put it higher it will go to someone else.

Mrs. Franklin asked if because of COVID-19 and the uncertainty of where revenue will be, do they just continue to work on an operational three-month budget? Deputy Mayor Lommatzsch stated they cannot continue to do that by law; they will have to establish a budget by April 1, 2021. Mrs. Franklin stated that makes it harder because they don't know. So, they will propose a budget and reevaluate in June. By June, they should know if the

Thursday, February 11, 2021

numbers keep staying \$400,000 less than each month then they know, those second half of the year capital improvements or staffing has to get cut. Ms. Campbell asked what staffing would get cut? Mr. Carpenter replied that would be his call. Mrs. Franklin added that no one there wants to cut personnel. Ms. Fry earlier you mentioned there needed to be a ratio in the general fund. Mr. Carpenter replied that the budget meets that criteria. She asked if that applied to the budget or if the revenues are not what they expect; is there a chance they could see that ratio being a problem. Mr. Carpenter stated it will be a problem in 2023, but not in 2021, because this is based on a starting point of what is in the bank. The policy fallacy addresses the budget year-to-year and should keep them protected in that 10 years from now they should still be able to operate, but this year's budget meets that criteria except for financing as they have more debt than 60%.

Ms. Campbell stated she sees a lot of planning ahead and isn't sure how they can plan it when they don't have the money to do it, yet. Mr. Carpenter replied that is the thing about estimated revenues and COVID-19 throwing the estimate out the window. He stated there will be a budget ordinance for the next meeting which will need two hearings. This allows them three meetings between now and April 1. Mr. Carpenter stated his recommendation there in front of them and if there is consensus to make modifications then he would make the modifications. He just needs direction from council.

Mr. Denning stated he would like to pass the presented budget with the caveat in June they reevaluate the numbers and see where they are and whether or not they have to do something like last year and make an adjusted budget to stay in the black. From what he has heard, they are not moving the income tax due date so they should see by June all of people who have to pay by the end of April, where last year they had to wait until August or September before they saw it. If they see the income is \$40,000/month lower than expected they can adjust that at the same time. Deputy Mayor Lommatzsch commented she did not think they could pass a budget with a caveat. Mr. Denning stated it was just an understanding to reevaluate it in June. Ms. Fry stated there is a problem with that approach. Last year, they had great success adjusting the budget when the situation changed, but that is because they were in March and hadn't spent very much money. They are talking about now waiting until the middle of summer and they already know they don't think they will have a balanced budget and they are \$500,000 over. It would be easier to adjust closer to a balanced budget and pick things up later if they could. It is hard to do that with the schedule of a lot of the capital projects. Mr. Carpenter asked if Ms. Fry was referring to spending over projected revenues. She confirmed that was the number she is referring to. Mr. Carpenter stated the policy talks about the reserve balance so they are going to spend less, only spending the money coming in, so the money that is in the bank is doing what? Right now, they have about \$4.0 million in reserve, but they are only going to spend the new dollars coming in that is the budget. That \$4.0 million sits in the bank for what? Ms. Fry asked if they are only spending what is coming in then how are they overspending by \$500,000. Mr. Carpenter replied they are taking \$500,000 out of the bank and spending it; they are spending from the reserve. Mayor Williams stated he thinks he is asking what is the point of having cash in the bank if they aren't going to use it. Mr. Carpenter agrees with having money in the bank, but how much that is why the policy says not to exceed twice what is in the bank. Ms. Fry commented that for her time on council she has only seen budgets in the red. Mr. Carpenter disagreed, but some have been in the red. Discussion was held on previous budgets. Ms. Fry stated if she lived that way then she would be depleting her savings at some point. Mr. Carpenter stated to a point, but they don't go below 50% of the general fund expenditures. They could move that number to any number they want, but this was a proposal. There is a number they are not to go below, but they have had a lot of deferred maintenance or purchases or reduced staffing in exchange for money in the bank that will eventually not be enough. Ms. Campbell stated that the money is for emergencies. Mrs. Franklin asked what is the number; as in a household how much is enough in savings. If enough is this 'x' number, then we are losing services because they don't want to use any of it then they are losing the opportunity to do things for the city. She would like to know what that number is for them. They have to agree that there is a number.

Thursday, February 11, 2021

Mr. Carpenter stated the revenues were estimates. These are just some possible policies after doing some research. Ms. Fry asked if the policy would be in the form of legislation so that he would be constrained to make that happen every year. Mr. Carpenter replied that would make it a lot clearer for everybody and a lot less debate. They can't cut their way out of this; they need a second job if this is your household. Discussion was held about cutting/reduction and how that is not in the best interest of the community. Ms. Fry stated that if the residents do not want them to spend what their current means are then they need to cut as ultimately the voters decide. Mr. Carpenter asked her if the bank account had \$30 million in it, would that make any difference on what she is saying. Ms. Fry replied no. He asked what they would use the \$30 million on, then. Ms. Fry stated they have an obligation to spend what they bring in on services for the residents; they want to keep an equilibrium on what they bring in and spend. Mr. Carpenter stated they can't spend more than they have. Ms. Fry stated she is trying to maintain equilibrium. Deputy Mayor Lommatzsch stated that maybe they need to let the old fire and police levies go and ask the residents to vote for a real number to support fire and police. Rather than ask for income tax, she thinks police and fire levies will pass because that is what people want, along with snow plows. If they can relieve the general budget from the need to move money all the time to support police and fire, then give the public a real number to support that. This will allow them more money to operate. She added they will need to cut x, y, and z; and then talk about revenue. Agreeing to let old levies go will be part of the vote to replace with better and more feasible levies for fire and police. Everybody in this community leans on police and fire; the city has outstanding employees. They are living with 1980 amounts of money, and see if they can educate the public that they really aren't paying for the service they are getting. Mr. Denning stated the 1% will give them about \$3.0 million, which is about what is going into police and fire from the general fund. Discussion was held on income tax impacting only certain people versus levies that impact all the residents and everyone gets the same service. Mr. Denning stated that income tax increases as people's income increases. Levies only bring in a limited amount. Deputy Mayor Lommatzsch stated she understood that, but hopefully they would have a whole lot more houses and people.

Mrs. Franklin stated she thought the levy was a good way and get rid of the old ones and do something new. Right now, they have just under five mill levy for police, which brings in \$1.0 million. They know an eight mill will bring in \$1.9 million, so they would have to...discussion was held on how much eight mills would bring in. Mr. Carpenter stated the police levy is currently 4.95 mills and generates a little over a million dollars. Mr. Denning stated that is based on five years ago. The one they just had on the ballot was for five mill and would bring in roughly \$1.2 million. He stated last time he checked a mill was around \$340,000. Mrs. Franklin stated that if they got rid of the five mill, they will lose the \$1.0 million so they have to come up with that, they are looking at a 13 mill to get the extra \$1.9 million. This just puts the numbers in context. Mr. Denning stated it took three times just to pass the 4.95 mills for police. It was done in 2005 and replaced in 2009.

Mayor Williams stated that because of the timing and the hearings and April 1 deadline, the manager needs to have assurance that if he brings legislation forward next week that they can stick to that timeline. Ms. Fry asked if they will bring forward legislation for a policy to maintain the general fund balance. Mayor Williams stated they need to get clarity from the law director on the policy being a resolution to pass by vote. Mr. Carpenter stated he will do some research to make sure it is a policy they can live with. The policy will work this year, but will be difficult in 2023, and possibly 2022 assuming the economy comes back. Discussion was held on creating the policy and the need for it. He explained the policy is good this year, but won't be doable because there won't be a police and fire department; there won't be enough money to transfer. Ms. Fry stated she wants that to happen and put pressure on him to solve the long-term problems. The only way to do that is to put constraints in place. Otherwise they are just kicking the can down the road. Mr. Carpenter stated he can balance the budget by cutting projects and service this year; down the road it will not solve the problem because it cuts deeper and deeper. Ms. Fry stated that should be a warning sign. Mr. Carpenter replied the policy is good for this year, but it is a chronic problem in that there

Thursday, February 11, 2021

is not enough revenue for future years. Mrs. Franklin asked if he generated enough revenue could he follow this policy. He confirmed that he could. Ms. Fry stated she feels they went around in circles because he convinced her they didn't need to worry about balancing the budget because this policy would take care of that and then she could rely on that policy and won't need to check for them to always have a balanced budget. Mr. Carpenter restated he thinks they need a policy; this may not be the best policy, it was an example. If this policy was in place, this budget would be compliant. If it is just matching revenues, then they can do that, but it won't solve the long-term problem. You will sit with money in the bank and not fix things. He will work on a policy to present to council. Agreement was reached to move forward on the budget.

Mayor Williams stated they will need to be diligent on finding potential ways of limiting the amount of money they spend in a year whether through a pay freeze like last year and review it in June. Mr. Denning stated he would like to see a budget review commission put together by June so they can go over it as a group, but that is the time they will get ready to start next year's budget. They need to have that committee together and functioning by that time so they can move forward with the whole idea for next year.

COUNCIL MEMBER COMMENTS: Mr. Teaford stated at this time he would go with Mark's budget and work from there. He added he hopes to be back to council meetings in person in March.

Mayor Williams wished Councilwoman Franklin a happy birthday. He thanked the employees in service who have been working around the clock.

Ms. Fry stated there were 16 spots left on the blood drive sign-up. They are nine away from reaching their goal, but they want to fill all 40 spots. The shares on social media have helped a lot. Mr. Denning stated Chad Wyen would be willing to put that up on the school's Facebook page. Ms. Campbell asked if they were taking blood from people who have had COVID-19 and/or who have had the vaccine. Ms. Fry confirmed that was accurate; the guidelines for people who have already had COVID-19 is that they need to be well and beyond the 14 days of being sick. She cannot quote it directly. Those who have the vaccine can donate the very same day.

Mr. Denning stated that MVH is doing a fantastic job as he took his mother to get her second vaccination shot and it was well organized.

ADJOURNMENT: Mr. Denning motioned to adjourn. Mrs. Franklin seconded the motion. All were in favor; none were opposed. **Motion carried.** The meeting adjourned at 7:05 pm.

Peter J. Williams, Mayor

Clerk of Council

Thursday, February 18, 2021

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

ROLL CALL: Council attendance was as follows: Ms. Campbell, present; Mr. Denning, present; Mrs. Franklin, present; Ms. Fry, present; Ms. Lommatzsch, present; Mr. Teaford, present; and Mayor Williams, present.

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Director; Dan Stitzel, Fire Chief; Frank Robinson, Police Chief; Kathy Bartlett, Public Services Director; and Gary Burkholder, Community Development Director, Dalma Grandjean, Law Director; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: There were no absent council members.

ADDITIONS OR CORRECTIONS TO AGENDA: Mayor Williams amended the agenda to include special recognitions.

APPROVAL OF AGENDA: Mr. Denning motioned to approve the agenda with the change to first reading on the BAN legislation. Mrs. Franklin seconded the motion. All were in favor; none opposed. **Motion carried.**

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Mayor Williams led the pledge of allegiance.

SPECIAL RECOGNITION: Mayor Williams: The county environmental services department makes a calendar every year and they ask area students from all over Montgomery County to submit artwork that talks about the importance of environmentalism and taking care of the earth. One of the entries is from a Riverside school. On the screen is the artwork submitted by Aaliyah Harris, a 5th grader at St. Helen's, and we wanted to take a moment on her wonderful job of getting involved in this art contest. Everyone will be able to see her artwork for the month of August. Congratulations to you Aaliyah. I know that I saw the calendar that went out from the prosecutor's office and there are a number of students from our city that have art featured there. We will congratulate them as well as soon as possible. Congratulations Aaliyah and job well done. I will make sure we get a note to her at St. Helen's, also.

The next thing we want to do tonight is to not miss the opportunity during black history month to honor and bring some renown to some folks who have come from Riverside, who call Riverside home, who have businesses in Riverside that are African-American, and who have made a tremendous impact on our community whether through schools, neighborhoods, and in some cases through athletics on a global stage. There are so many folks we need to honor for being part of our community and the impacts they made in the world around us. We are going to talk about four people tonight, and I think it is a very nice cross-section: somebody who has had a global impact athletically, somebody who has a tremendous impact on their neighborhood, somebody who has a great impact on our business community in Riverside, and a coach that has a tremendous impact on students in our local school district.

The first picture I have up on the screen tonight is one I remember well from being a high school kid watching the Atlanta games and thinking the guy who is in the long jump competition was somebody who grew up from around the corner from my grandparents. Mr. Joe Greene, Stebbins class of 1985, after graduating from high school, he became an All-American at Ohio State where he was a two-time NCAA national champion at long jump along with an eight-time Big Ten Champion in track and field at the collegiate level. After college, he went on to the Olympics where he medaled in the 1992 Barcelona games in the

Thursday, February 18, 2021

long jump, but again in the 1996 Atlanta games. Both times, he finished behind a guy by the name of Carl Lewis, you might have heard of, the greatest track and field athlete in history, not bad company. Many of us also know that Spinning Road is also named for Joe Greene, which is near his childhood home behind Saville Elementary. So, Joe Greene Way is adorned with the Olympic rings and something that brings a lot of pride to us and we want to give this as an example of people we want to honor tonight in black history month.

Moving on to a gentleman making a tremendous impact in his neighborhood, Mr. Garvis Leak is the president of the Valley View Neighborhood Home Owners Association. Mr. Leak was born and raised in Winston-Salem North Carolina as the only son in a family of eight children. Mr. Carpenter knows that is a tough hustle. Mr. Leak enlisted in the USAF after graduating from college. He retired 26 year later as a decorated member of our military and a decorated combat veteran in the United States Air Force with awards including: Global War on Terrorism Expeditionary Medal, Kosovo Campaign Medal, Afghanistan Campaign Medal, Armed Forces Service Medal, Humanitarian Service Medal, Military Outstanding Volunteer Service Medal. He said, "It was an honor and privilege to serve my country, with my comrades and friends. A great way of life and truly a blessing." Since retiring from the Air Force, Mr. Leak has become president of his neighborhood home owners association in Riverside. He has also been involved in an incredible way in coaching and mentoring the youth of our community: basketball, soccer, baseball, and golf; tutoring kids in middle school in Dayton, helping kids on the golf team at Ponitz Career Technical Center; after school tutoring at the Rosa Parks Elementary or at the Wright-Patt Community Center. He has made volunteering a forefront to his retired life where he and his wife, Danette, have four children and one granddaughter and one grandson. We thank him for his exemplary service to his neighborhood and community here in Riverside.

The next gentleman we want to honor tonight is someone near and dear to our hearts because he is our neighbor upstairs, Mr. Al Wofford, founder and president of CDO Technologies. Al has dedicated his life to bringing groundbreaking technology and innovation to address everyday business challenges. Mr. Wofford has grown the company from two people to employing over 300 folks at eight different locations throughout the United States. Under his leadership, revenue at CDO has increased every year since the company's inception in 1995. Also, an Air Force Vet, Mr. Wofford holds an MBA from the Golden Gate University and a BA from the University of South Carolina. His involvement in economic development organizations, such as the Dayton Development Coalition and the Ohio Minority Supplier Development Council, gives him a strong sense of the industry issues businesses face today. Al is very active in his community and believe that collaboration leads to break throughs in technology and social change. He has served the community through the Wright Brothers Institute, Air Force Communications Electronics Association, Wright State Applied Research Corporation, and Omega Community Development Corporation in Dayton, among many others. Mr. Wofford's dedication to business growth and practical technology application improves communities and businesses. We thank Al for everything he does here in our business community.

The final person we wanted to honor tonight, and again there are so many folks we could be honoring, but we certainly wanted to name out a few is Coach Ron Coleman. I thank Superintendent Chad Wyen for being here tonight briefly just to offer his support for all the things Coach Coleman does for our community. Ron Coleman is a teacher, coach, and motivational speaker born the youngest of fourteen in Greenfield, Ohio. Now, Mr. Manager, you weren't the youngest of 14, were you? Mr. Carpenter: I was not. Mayor Williams: In 1973, Ron graduated from Wilmington College where he played basketball, baseball, and football and obtained a bachelor's degree in physical education, health, and psychology. He served as the head basketball coach at Central State University from 1980-1985. He also served as the Wright State Raiders basketball color analyst from 1986 to 1994. In 2006, Ron was named the Basketball Coach of the Year by the Mid-Miami League here at Stebbins. That same year, he was also named the "Coach of the Year" by the Dayton Daily News. In 2014, he obtained a Masters of Education Administration from Antioch University in Yellow

Thursday, February 18, 2021

Springs, OH. Ron, in addition to being a coach and a teacher, is a two-time cancer survivor. He is a breast cancer survivor of 14 years and a prostate cancer survivor of 5 ½ years. In 2012, Ron was the Honorary Chairperson of the Susan G. Komen National Breast Cancer walk in Columbus, Ohio. Ron uses his experiences to bring about a greater awareness of these diseases for men, speaking at various venues across the country. He has been employed at the Mad River Local School District for the last 19 years. He previously served as the Assistant Principal at Stebbins High School for eight years and currently teaches junior high health and is the Stebbins High School Men's basketball coach. Ron enjoys being the father of six children and 13 grandchildren. He is also the proud father of Kurt Coleman, pictured here, who played in the NFL for 10 years for the Carolina Panthers in Super Bowl 50. I've had a chance to meet Coach Coleman; he is a wonderful individual and a true survivor. We are so proud to honor him tonight as we honor black history month in Riverside along with the other folks we mentioned. I will also say there are so many folks in our community that contribute in a positive way that we like to tip our cap to tonight and say 'thank you' from the city council of Riverside for all they do for our community.

I would also like to thank Councilmember Brenda Fry for giving us the idea to not miss the opportunity in black history month and honor some of our wonderful citizens and residents and business people in our community that make it a great place to be. Thank you, Chris, our assistant city manager for helping put this together and thank you, Madam Clerk, for helping him coordinate this presentation and recognition as we added it to the agenda.

MINUTES: Mr. Denning motioned to approve the minutes from the February 4, 2021 council meeting. Mr. Teaford seconded the motion. All were in favor; none opposed. **Motion carried.**

ACCEPTANCE OF PRIOR MONTH'S CITY FINANCIAL REPORT: Mr. Denning motioned to approve the monthly financial report from January 2021. Deputy Mayor Lommatzsch seconded the motion. All were in favor; none opposed. **Motion carried.**

WRITTEN CITIZEN PETITIONS: Mayor Williams advised citizens present to fill out a paper to speak and those on Zoom to notify the host if they wished to speak about agenda or non-agenda items.

DEPARTMENT UPDATES:

A) Finance Department – Mr. Garrett: You got the January financial reports in your packet that you have had time to look at. I would just highlight in January we received \$241,000 of income tax, which is a little bit shy of our target. I would point out that just in the last two weeks, CCA made advance distributions of another \$200,000 the first of February, and just last Friday, we go the final calculation for January at another \$238,000. We are on our way; maybe we will get a little bit more in the next week or so. In addition, the Montgomery County Auditor determined they had some excess funds left. They were accumulating funds to pay for the property reappraisals that they did; they determined they had some money left so they gave us a \$13,000 refund of those fees. Those fees will be appropriately posted and allocated back to where we paid them in the first place so in the fire, police, and the general fund. We started to receive some inquiries about income tax reporting from our residents. CCA has come up with this process where they can't do onsite tax assistance, but they have developed a process whereby people can fill out the first part of the income tax form, name and address, and mail in all of their W-2s to CCA, and CCA will do the work to complete the tax return. We have been working on the Wright Point note renewal. We had applied to the State of Ohio treasurer for their OMAP credit guarantee to backstop our own credit rating for the city. We had to answer some questions, but that has been resolved, and they have granted that credit approval. Standard & Poor's is off on the process of giving us their summary credit rating for us. On February 25, they will price the note and then the actual note closes on March 11. I've been working on all of the year end reporting we have to do. Issued W-2s to employees; and have those mailed off to the IRS.

Thursday, February 18, 2021

Also, I have to do our end-of-year payroll report to the BWC so they can charge us the appropriate premium, and that is being completed. There are a few more reports we have to get done and I would note for the next week or so it will be a one-man finance department as Crystal is on vacation.

Mr. Denning: We still have to mail the information to the IRS? We don't just download it electronically in this day and age? Is that because the IRS is so far behind? Mr. Carpenter: Are you referring to the CCA filing? Mr. Denning: No, he just said the W-2s for the city he had to mail that information to the IRS. Mr. Garrett: There is an electronic process; the IRS would accept it. We would have to enroll and get our system set up to prepare those electronically.

B) Administration Department – Mr. Lohr: Montgomery County Environmental Services did an inspection last year of all of our municipal facilities and identified some backflow prevention issues that we needed to address. One of those is connected to the 5100 building, the other Wright Point Building. They have asked us to install a backflow preventer on the fire suppression system over there. Gary and I have been working to get that process rolling. It looks like it will be over the \$25,000 threshold that causes us to go out for public bids so we have contracted with an engineering firm to give us a set of specifications for the backflow preventer we will be asking companies to install for us. We are hoping to have that completed by the deadline that the county has set for us to get in compliance, which is April 30. Hopefully, as soon as the weather warms up we will have a contractor out there installing it and wrapped up by the end of April. We have job postings out for engineering technician, which is to replace Jay Keaton, who is retiring in May sometime. We are also putting together an eligibility list for firefighter/paramedic. We are expecting to do some interviews next month for both of those positions. Elayna and I have been working on updating our operations manual. It is something that has been underutilized by staff over the last few years so we are updating some of the policies and improve some of the processes outlined in those policies. That is going to be a big undertaking, but I think will be well worth it. We are trying to have that done in April as well. Earlier in the month, I took the test for the senior professional in human resources certification from the Human Resources Certification Institute and passed. I can add that to my credentials that hopefully demonstrate that I perform good services here for the city.

Mayor Williams: Congratulations, Mr. Lohr, my spouse is in human resources and I know that is a very coveted credential.

Deputy Mayor Lommatzsch: The policies and procedures, what are you rewriting for office procedures? How in depth are those policies you and Elayna are working on? Mr. Lohr: It covers a number of different items; office procedures are one thing. It also covers our financial processes for things like department heads submitting paperwork for purchase orders and the way we do that, the way we do payroll, code enforcement procedures, planning and zoning procedures, and any operational procedure where we see the need or the benefit of outlining a set of procedures that staff should follow so we have a standardized process for things. The depth or detail on these policies is something we are looking at. We want it to be at a depth useful for staff, but not layout every detail of how to do a certain job for them. We are working to improve that in these procedures.

C) Community Development Department – Mr. Burkholder: We've had some updates with the help of Elayna and Chris on the website to make it easier for businesses and residents to contact our various departments directly so they will go to our phones. It is easier than trying to route everyone through the front desk. We have legislation to contract with the Montgomery County Soil and Water Conservation District for services. We have a resolution that will deal with abatement services. We have the second reading and the hearing on the rezoning on the Valley Street proposed development. Today, we had a site review of the 2121 Harshman Road development, the storage going into the old Morris Furniture building, and that went well and the project is moving along quite nicely. We had

Thursday, February 18, 2021

one proposal for the management services for the Wright Point buildings and will be bringing forward a resolution at the next meeting for approval so we can begin to have the professional management contract in place. Ms. Minnich has been working with Golden Shovel and our website has gone live. The next phase is a meeting in March and discuss the marketing plan. Next week, we have the BZA meeting and there are still two variances associated with the Valley Street proposal, which will be heard.

Mr. Denning: I noticed that the sign on the Paradox came down even though the sign on the street is still up, and a banner that says Mad River that is hard to read and a red ace of spades card is part of that banner. Do we know what is going in there? Mr. Burkholder: Yes, it is like a private club. We had zoning inquiries on that. I don't have a current update on what step of the process they are in, but there is no prohibition and it is an allowed use there. Apparently, cards will be played there and we looked to see if that is allowed in the code and there is no prohibition for that. Mayor Williams: Have they pulled an occupancy permit? Mr. Burkholder: I don't know if that has been done yet or not. Was it open, councilman? Mr. Denning: I didn't...I just noticed the signs had changed because I drive by there every day. I don't know if it is open or not. It didn't look like it, but specifically on weekends it looked like there were a lot of cars parked there. Mr. Burkholder: They have been in touch with the zoning department and code enforcement officer. We have discussed that proposal. I will be happy to give an update on that and the code enforcement officer drive by tomorrow to make sure everything is in compliance. Mr. Denning: I want to make sure they weren't doing their own thing and not paying attention or try to fly in under the radar. Mr. Burkholder: We appreciate that. Any time you see something out there that doesn't look quite right let us know so we can check it out. Mr. Denning: Have you had any more discussion with Handyman Hardware? Mr. Burkholder: We have not. Mr. Denning: He seemed to be very ready to do something so we need to put our hand out there and help him do whatever it takes to find a place in Riverside. Mr. Burkholder: We had some initial discussions and the main thing was trying to find the right sized building for him. I appreciate that reminder and can reach out to him again. Mr. Denning: The storage place said he would be willing to put in a 10,000 sq. ft. area for that type of business, possibly. That might be a spot for it. Mr. Burkholder: I know we had a similar discussion when U-Haul was considering coming in and I think one of the problems was within that zoning, but let me check that since it is B-2, we can follow up on that. That was rezoned to industrial and that was the problem with U-Haul was having the retail in that industrial use. Mr. Denning: Okay, well if it is not possible, I'm okay with that. I know the owner he mentioned when he was here that he would be willing to put some retail space in there if it helped things. Mr. Burkholder: You are correct, he did say that. I did want to add as well on the plan it showed a sidewalk and that is going to be part of their plan in front.

Ms. Campbell: Him and Mike mentioned the hardware store, Morris's would have been a perfect place for a large hardware store.

Deputy Mayor Lommatzsch: Looking forward into spring since we have had a lot of attention in recent months about vacant properties, I see in April we have Zombie property organization coming back? What is the update there, please? Mr. Carpenter: We started this project in late 2019/beginning 2020. We thought it would be a pretty simple process to establish a vacant property ordinance. As we got into it, that ordinance touches a lot of other parts of the code so we wanted to make sure we have updated all parts of code that would be associated with the new vacant property ordinance. We do intend to bring that before council, actually before the end of March. Deputy Mayor Lommatzsch: I just want people to be aware we are addressing those issues.

Ms. Campbell: I thought the city decided to do it own their own instead of hiring somebody else to do it. Mr. Carpenter: No, we are looking to update the code and hire Pro-Champs to have them administer. Deputy Mayor Lommatzsch: Correct me if I am wrong, sir, but I don't believe it costs us anything to hire them, correct? Mr. Carpenter: Correct, we contract with them; they would be paid from the fees collected. Ms. Campbell: Wasn't there a question

Thursday, February 18, 2021

on, was that the one where we get \$100 and they get \$100, but if they can't find somebody to pay the cost for court, who pays for that, the city? Mr. Carpenter: Their payment would be from the fees collected so if no fees collected they don't get paid. Ms. Campbell: I'm talking about if they have to go through court to take over the building, who pays for all that? Mr. Carpenter: I'm trying to picture what that might look like. Mayor Williams: I think we are talking about two different things, Bev. Ms. Campbell: No, no we're not. I remember this. They were supposed to get \$100, but not counting that, if they couldn't find whoever has the property and they are trying to take it over and it has to go to court, who pays for that? They do or we do? Mr. Carpenter: We will get you an update; we will make that a part of the March work session.

Mr. Teaford: I have something I would like to speak to Gary about. This is for council, also. Before I came down ill, I had been back at the Old Dayton Pizza Place on Old Troy Pike, and Sherry and Steve approached me and they are interested in either taking over the property right across the street from them or if the city would have another location. They are looking to put in a fish and chips type business. I was supposed to get back with Gary on that and since my illness I forget to do that. They would really like to talk to Gary about what it would take to change the zoning on that vacant property across the street from them and put in a restaurant there. Mr. Burkholder: Fantastic, I will get that over to Lori and we will follow up on that. Mr. Teaford: They are very interested and had even been to the Eintracht and wanted to know how that was set up. I don't know if there is any interest there to get rid of that and sell it to them or whatever. They are gung-ho about starting another business.

D) City Manager Report – Mr. Carpenter: I want to make council aware on March 4, 2020 regular meeting we will have a brief presentation by Ms. Crabill from the Landbank. She will give an update on what is going on with the Landbank in addition to Riverside's involvement. At the next work session, March 11, we will do the update on the vacant property ordinance in addition to talking about sustainability with the city operations. I want to give a shout out to the snow removal crews. They have been very busy and have done a really good job. I appreciate all the time and effort they have put in.

Deputy Mayor Lommatzsch: I would like to say that the city certainly offers their condolences to you Mark in the loss of your mother last Saturday. Please let us know if there is anything any of us can do for you. Mr. Carpenter: I appreciate that.

PUBLIC COMMENT ON AGENDA ITEMS: Mayor Williams asked if anyone in chambers wished to speak on agenda items to let the city manager know, or on Zoom to let the host, Mr. Lohr, know. He stated there is a public hearing scheduled for the first item of old business. asked that the speaker state their name and address for the record and to keep their comments to three minutes. No one came forward to speak. Mr. Lohr stated that no one has messaged him to speak.

OLD BUSINESS

A. ORDINANCES

- I) Ordinance No. 21-O-756 – an ordinance by the council of the City of Riverside, Ohio approving a change in the district boundaries as shown on the zoning map of the City of Riverside, Ohio as initiated by a resolution of council for the properties located at 2249 Valley Street, Parcel ID Nos. I39 00710 0058, I39 00710 0059, I39 00710 0060 and I39 00710 0061 from B-2, General Business District to R-3 Medium-Density Residential District. (2nd reading, public hearing, adoption)**

Thursday, February 18, 2021

Mr. Carpenter reviewed this was a rezoning of land on Valley Street at Prince Albert from a B-2 to an R-3.

Mr. Denning motioned to approve the second reading of Ordinance No. 20-O-756. Deputy Mayor Lommatzsch seconded the motion. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing reminding those wishing to speak to keep comments to three minutes.

Mr. Todd Pultz: Todd Pultz, 4977 Northcutt Place, Dayton, OH, so, I will try to be speedy to Ms. Franklin first, I don't know if you found the information that you asked for at the last meeting, but for a duplex in an R-3, you only need a 60-foot wide lot and you can put up to a 2,700 sq. ft. structure on that. What we are requesting is 1,178 sq. ft. just wanted to give you that information. To Ms. Fry, I heard you loud and clear several months ago when you told the city staff that you wanted to be presented accurate information so you can make informed decisions. I think tonight it is my responsibility to clear up a couple of misleading things. For Mr. Burkholder and his team, and not to create an argument, but I want it to be a fair conversation with here and the BZA. Number one, in our August meeting when we first met with the city, we initially told them we thought this fit into a PUD. They told us that the zoning didn't exist, which we already knew that, and that we had to make it fit into the R-3. This is why they are in the conundrum they are in now; they knew this was a PUD and would be in other cities. Number two, in the reports that are given to you guys and specifically BZA, the staff says we have repeatedly ignored their request to give them additional plans. That is not true. Even as of last week talking with the city manager, we told him that we don't want to put additional dollars into engineering and surveying and environmental for storm water plans, but we are happy to do that during the development and site planning phase, which is the right place to do that. We are already \$20,000 over in engineering fees and based on what we have seen with the full court pressure from city staff to make sure this doesn't go forward, it would be silly on our part, as investors, to dump more dollars into this project. Number three, in the BZA packet, you guys might not have seen that yet, it is not in yours, but the BZA packet it specifically states if we are granted the variances that will eliminate the city to put in sidewalks in the future. They can correct me, if I am wrong, but sidewalks are installed on right-of-ways and not private property unless you have a court order or a voluntary easement. Our variances don't encroach on the right-of-way, so we don't believe that statement is accurate or true in any way. Then, one of the other points is lacks adequate parking and says we haven't addressed the adequate parking. From day one, we have given you guys a site plan that has two car garages and driveways that fit at least two cars and we feel we have addressed that the whole way through there. Really, the last one, is the lot size reduction. I think some of the language and the terminology that is used in the reports is misleading to all the bodies. Specifically, in the BZA packet it says that we are asking for a lot size reduction to the minimum lot size. That is not accurate. It says we are asking for a 35% reduction in the minimum lot size and to reduce the minimum width. Our lot size, currently, as it is planned, is 5,460 sq. ft. The code for R-3 only requires 5,400. So, we aren't asking to reduce lot sizes, we are asking for a different shape that is it. Just finishing up here, Gary sites the Brantwood subdivision and questions why we are not applying the same standards and I think that is pretty simple. We don't aske Taco Bell to mimic what McDonald's does. This is a different concept. The Brantwood was brand new development; this is redevelopment of a neighborhood. There is a big difference; it has to be seen as such. You can't do the same thing that you do in new development all the time. I ask for two things tonight. Number one, I ask for your approval to rezone this, but I ask you to do it a little bit differently. I don't know if you have to do it as an amendment; I would ask you to approve the zoning of R-3 without the conditions that the city staff has asked for, specifically, this property should be rezoned to R-3 no matter what if this project goes forward or not; and would we try to find something to do with it within the R-3 zoning. If you approve it with the conditions like sidewalks and a fire hydrant at an entrance of an alley, and this project doesn't go forward, then we are back to square one trying to work through zoning again because we wouldn't meet the conditional improvements to get the R-

Thursday, February 18, 2021

3 zoning. That is my understanding. Number two, as a council, I would ask that you have a conversation, publicly tonight, with the city staff, Mr. Burkholder's team, and ask him to remove the misleading information that is being put in the BZA packet. Some of the things I just mentioned and even things that include where they tell in the technical review packet of the BZA that was just presented it says city staff is asking us to extend the sidewalk from Valley Street down to Floral Home not Prince Albert. All of the things in the BZA packet for the technical review show as unresolved and we have resolved many of those as we could at this point like the fire services and things like that. I think for us to have a fair hearing at the BZA that language about minimum lots and other things I have talked to you tonight about, those should be removed from that presentation to the BZA because it is giving us an unfair shot and it feels as if the city staff is sabotaging our chances to have a fair hearing before the BZA. Thank you for your time tonight; I appreciate it. I appreciate everything you guys do; I know you don't hear that enough.

Mr. Zachary Joseph: Zachary Joseph, 4300 Arrowrock Avenue, can everybody hear me? I will be really short. I know later on in this council meeting we will be talking about a city budget and the city's current economic status, and what I would not want to see as a body is to project development going on into our city and then turn around in the next breath and ask us or debate putting an income tax raise on the next election or another levy on the ballot. Mr. Pultz, obviously, has a vested interest into bettering the community of Riverside, and it would make a lot of sense for me that the city would want to work with somebody willing to invest money into our city. That is all I have to say.

A person on Zoom spoke up during the meeting unrelated to the meeting or any matter that was being discussed. Content is not included.

Mayor Williams: Ms. Grandjean, procedurally, should we close the public hearing before we discuss and talk to members of staff? Ms. Grandjean: Yes. Mayor Williams: I will close the public hearing at 6:53 pm. Members of council, do you have any questions for any members of staff? Mrs. Franklin: Tonight, our decision is based on whether we are going to change this to residential, and, for me I have absolutely no problem changing this to residential. What I would like to see going forward though is that our planning commission comes together and looks at how we can build off of this in that area. How we can begin to rebuild that neighborhood whether with small businesses, walkability, but I think it needs to be a discussion in the planning commission and economic development team of how do we get there. Doing the one project is a great start, but I would love to see where we create that layover in those neighborhoods and begin to really see some growth come out of there.

Mayor Williams: Mr. Manager, just for my clarification, we are being requested to consider a rezoning for these parcels. We are not asked to put any conditions on this rezoning other than what already exists in our current zoning code. Mr. Carpenter: I think the memo in the packet did ask for some conditions on the rezoning. Mayor Williams: Do those amendments have to be made or those conditions a part of both hearings? Or only final passage? Mr. Carpenter: This is the final passage. Staff was asking if passage, then passage with conditions. Ms. Fry: So, that is an official amendment to the legislation, then? Mr. Denning: No where in this ordinance does it say anything about Exhibit B. Ms. Fry: What is a yes vote? Mr. Carpenter: A yes vote is for rezoning. Deputy Mayor Lommatzsch: With conditions. Ms. Fry: Is a yes vote mandating these conditions? Mr. Carpenter: I don't believe it automatically... Deputy Mayor Lommatzsch: I'm a little confused; I don't understand if we vote tonight then why is the BZA addressing this again? Mr. Carpenter: The BZA tabled... Deputy Mayor Lommatzsch: I understand that, without their approval we've moved forward. Mayor Williams: It is two different things. Mr. Carpenter: Council is just considering the zoning. Deputy Mayor Lommatzsch: They are going to consider the variances so that is what I am trying to clarify what we are voting on. Mrs. Franklin: Just a zoning change. Ms. Fry: I feel like the planning department muddied the waters by amending these conditions of approval in our packet, when it is not really pertinent to our decision. Mr. Carpenter: I guess that is up to council to decide, whether they just want to rezone and then

Thursday, February 18, 2021

leave it upon the BZA...Ms. Fry: Are they recommending that we make the amendment?
Mr. Carpenter: We are recommended a passage with conditions, a lot more recommendations.

Mr. Denning: Section 1, the planning commission having recommended approval of the rezoning of the within described property it is the legislative determination of the decision of the council that the recommendation of the planning commission be the same and is hereby approved with conditions set forth in Exhibit B. Okay, which are all of these conditions and what Mr. Pultz is asking us to do is strike with conditions set forth in Exhibit B. Because that gives him the capability that if they can't get the BZA variance, they can still do something in R-3 and not be held to those conditions later. I understand that and to me, if they need these conditions that would be something the planning commission would put on it when and if the plans go forward to the planning commission and the whole plot layout goes forward. I don't think that should necessarily be part of rezoning a piece of land. I don't think that rezoning it from B-2 to R-3, we should necessarily put conditions in the ordinance. We just need to make it R-3 and let the process move forward the way it normally does. To me this is kind of, let's say for whatever reason they decide the project doesn't fit and we are doing a little more and we decided we want to change it. Now, all of a sudden, we want to put six houses on that area, but they are held to these conditions, and I don't think that is fair.

Ms. Grandjean: Essentially, if this ordinance is adopted, it will amend the zoning ordinance. These conditions would then be part of the zoning ordinance. These conditions do not apply to other R-3 properties so we would be creating a new category of R-3 without calling it a new category of R-3. I think we have an apple and an orange. Mr. Denning: If we strike that one sentence that says with conditions set forth in Exhibit B, then we are good to go. Ms. Grandjean: Let me read it again. I thought I saw two references...yeah, then, Exhibit A would still apply, that would be the amendment to remove 'with conditions set forth in Exhibit B'. Deputy Mayor Lommatzsch: Can we amend it at this point? Ms. Grandjean: If somebody moves and it is seconded.

Mr. Denning motioned to strike 'with conditions set forth in Exhibit B'. Deputy Mayor Lommatzsch seconded the motion. Roll call went as follows: Mr. Denning, yes; Ms. Lommatzsch, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Mr. Teaford, yes; and Mayor Williams, yes. **Motion carried.**

Mr. Burkholder: I want to clarify the record. We share the same enthusiasm in our staff and Mr. Pultz is misspoken again as in other meetings. We want to see that area redeveloped as well. We want to see new housing come to the city, but it is our job to make sure the infrastructure is done correctly. I was at the initial meeting with Mr. Oakes and Mr. Pultz. I never told them they had to go to the R-3; they did want to go to the PUD and we advised them that we don't currently have that in our zoning text. I don't believe it is in the city's best interest to rezone and then compromise the rezoning with variances. The reason we brought these forward is that we did not bring them forward at the planning commission, I understand the logic to not have those in this legislation. Our ultimate goal was to make sure the infrastructure was done correctly. Mr. Pultz is incorrect. We brought up the fact of the fire protection that issue has been addressed, and it was during the technical review. We also brought up the lot width issue, not lot size, not coverage area, going from 60' to 39'. We also had concerns on the alley, which is going to be owned by 12 different homeowners. That will be the only access so there were questions on the easements there as well. Storm water is a concern no matter where the development is, and we wanted those issues addressed ahead of time as well. We requested those from the applicants and had a deadline of last week. We did not receive anything. We feel that these standards for approval that these details are vital and should be discussed ahead of time. In addition, as far as the comparison to Brantwood, there is a comparison whether it is new development or redevelopment, we feel it is important to have these kind of issues: storm water, curb and gutter, and sidewalk addressed. My question is why does this area of the city not deserve sidewalks like they have

Thursday, February 18, 2021

in Brantwood. We just want to make sure this is a viable, sustainable neighborhood when it is totally completed. The last point I want to make is that Mr. Oakes, specifically said at the BZA meeting last month that they would agree to conditions. Mr. Pultz is misleading council when he says that all of these issues have been addressed because they have not. Our goal is to make certain we have quality developments within the city and the infrastructure is properly addressed. I do have to exceptions to the latitude and misrepresentations that Mr. Pultz has made here tonight. We are not against development, but it is our responsibility to make sure the details are adhered to and in the end, it is going to be a quality development. There will be a site plan review on this as well. I guess the question I have, will the planning commission during the site review and I guess this is for our legal counsel, will they have the ability to impose some of these conditions at that point. Ms. Grandjean: I'd have to take a look at the UDO to see exactly what they could impose, but certainly they would be in a position to impose conditions that are allowed by the UDO. Mr. Burkholder: Great, I appreciate that. Some of the things listed as conditions are part of the UDO so they will be able to address those when we get to the site plan. With the rezoning and if the variances are granted then you will have non-conforming lots. Also, the developer, Mr. Oakes, has said he is not interested in reducing the number of units in there under any circumstance. It is either 12 units or there won't be any building at all.

Ms. Fry: Mr. Burkholder, both times we have discussed this, there has been a lot of front loading of issues, things that don't have to do with the rezoning. What is the concern that you are trying to address by bringing those issues to the front? I'm concerned that our processes are not sufficient to address the concerns at the proper time. Mr. Burkholder: Well, first of all, the standards for approval, which the planning commission has not been following since I have been here, and that's when we felt they should have followed. It was also brought up at the planning commission and last city council meeting that the rezoning and the standards of approval don't apply, and they do apply according to the UDO. When you are looking at a map or text amendment there are certain standards that you have to meet, and that is what we based our recommendation of denial on. Most of the planning commission, which they never addressed, they did not go through those standards and also to the council at the first meeting. One of them is the delivery of government services. The issue of how we are going to plow snow and empty garbage, and take care of those items in this development have never been addressed. They are appropriate to address at this time rather than having it be a problem after the development is built. Ms. Fry: That is immaterial to the zoning, though. Mr. Burkholder: Not according to the UDO, it is not immaterial and that is what I would ask council to do is to review those sections of the code that deal with the standards for approval. That is where the disagreement has been both with the planning commission and the council. These standards have not been applied in the past and that is where we can see there has been confusion because of that. These standards are in the code and that is why we followed them and that is why we made the recommendations that we made. They do apply to rezoning, text, and map amendments. These should be considered by council. I don't know if council had a chance to look at those, but we forwarded those as well as that is part of the safeguard when we review any development that comes to the city. That is why we came in at the first meeting and made a presentation there because we wanted you to take a look at those standards. If you disagree with the standards of approval or our recommendation that we understand, but to discount those and say they don't apply, we disagree with that conclusion.

Roll call went as follows: Mr. Denning, yes; Ms. Lommatzsch, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Mr. Teaford, yes; and Mayor Williams, yes. **Motion carried.**

NEW BUSINESS

A. ORDINANCES

- I) Ordinance No. 21-O-757 making permanent appropriations for current expenses and other**

Thursday, February 18, 2021

expenditures of the City of Riverside, State of Ohio, for the period beginning January 1 through December 31, 2021.
(1st reading)

Mr. Carpenter stated the ordinance is for appropriations for 2021. After listening to the work session, he is working to identify \$500,000 worth of equipment and expenditures that can be delayed until June/July period where they will have a chance to review and look at revenues then.

Mr. Denning motioned to approve 21-O-757 for the first reading. Mrs. Franklin seconded the motion. The clerk read the ordinance by title only.

Ms. Fry asked Mr. Carpenter to repeat what he said about the \$500,000; he reviewed that he would be identifying expenses that can be delayed until June/July. She asked if it was already prepared or if they will see it before the next vote. He replied he will provide it before the next vote.

Roll call went as follows: Mr. Denning, yes; Mrs. Franklin, yes; Ms. Campbell, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Teaford, yes; and Mayor Williams, yes. **Motion carried.**

II) Ordinance No. 21-O-758 declaring city property located at Bonnieview Avenue to no longer be needed for municipal purposes and to be surplus and authorizing the city manager to execute documents necessary to sell said property. (1st reading)

Mr. Carpenter stated it is the selling of a city parcel that sits behind 2313 Bonnieview. There is a valid offer that he recommends they accept.

Deputy Mayor Lommatzsch motioned to approve 21-O-758 for the first reading. Mr. Denning seconded the motion. The clerk read the ordinance by title only.

Roll call went as follows: Ms. Lommatzsch, yes; Mr. Denning, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Fry, yes; Mr. Teaford, yes; and Mayor Williams, yes. **Motion carried.**

III) Ordinance No. 21-O-759 approving an amendment to the Code of Ordinances Section 1103.99 to enable and authorize the City to certify unpaid civil penalties for violations of the Unified Development Ordinance to the property owner's tax duplicate for collection as a special assessment and other remedies. (1st reading)

Mr. Carpenter stated this amends Section 1103.99 of the Riverside Codified Ordinances to allow the city to certify unpaid civil penalties to the property owner's tax duplicate.

Mr. Denning motioned to approve 21-O-759 for the first reading. Ms. Fry seconded the motion. The clerk read the ordinance by title only.

Roll call went as follows: Mr. Denning, yes; Ms. Fry, yes; Ms. Campbell, yes; Mrs. Franklin, yes; Ms. Lommatzsch, yes; Mr. Teaford, yes; and Mayor Williams, yes. **Motion carried.**

B. RESOLUTIONS

I) Resolution No. 21-R-2656 – authorizing the city manager to enter into an agreement regarding public safety dispatching with the City of Huber Heights.

Thursday, February 18, 2021

Mr. Carpenter stated this resolution renews their agreement with Huber Heights dispatch for the next five years.

Mr. Denning motioned to approve Resolution No. 21-R-2656. Mrs. Franklin seconded the motion.

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

- II) Resolution No. 21-R-2657 – authorizing the city manager to submit an application to the Montgomery County Waste Management District 2021 Incentive Grant in the amount of \$20,962.90 for the Drennen Park Play Structure Replacement Project.**

Mr. Denning motioned to approve Resolution No. 21-R-2657. Ms. Fry seconded the motion.

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

- III) Resolution No. 21-R-2658 – authorizing the city manager to submit an application to the Montgomery County Waste Management District 2021 Incentive Grant in the amount of \$6,835.22 for the School Zone Sign Replacement Project.**

Deputy Mayor Lommatzsch motioned to approve Resolution No. 21-R-2658. Mr. Denning seconded the motion.

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

- IV) Resolution No. 21-R-2659 – declaring a 2001 Ford F-350 Pickup Truck to be surplus and no longer needed for city purposes and authorizing its sale by sealed bid, a broker, direct sale to a public entity, or auction.**

Mr. Denning motioned to approve Resolution No. 21-R-2659. Ms. Fry seconded the motion.

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

- V) Resolution No. 21-R-2660 – revising the assessment of delinquent charges for the cutting and removal of weeds, vegetation and/or grass to be placed on the Montgomery County Property Tax Duplicate.**

Mr. Carpenter stated this was to revise the assessment of delinquent charges for the property at 2559 Rondowa. Somebody acquired the property and a typical procedure is the city will waive some assessment fees. They sent the assessments to the county while the transaction was occurring.

Mr. Denning motioned to approve Resolution No. 21-R-2660. Mr. Teaford seconded the motion.

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

- VI) Resolution No. 21-R-2661 – authorizing the city manager to enter into a professional service agreement with Azavar**

Thursday, February 18, 2021

Government Solutions to perform auditing of hotel and motel tax revenues for the City of Riverside.

Mr. Carpenter stated that Azavar will perform hotel/motel tax revenue audit going back four years. This agreement lasts three years unless either party requests to dissolve the agreement. As a point, the fees for Azavar will be collected from any new certified audit findings. Mr. Denning asked if they have already been paid for 500 room nights and they get 600, then Azavar will get 33% of the extra hundred not of the full 600. Mr. Carpenter confirmed that was correct.

Mr. Denning motioned to approve Resolution No. 21-R-2661. Ms. Fry seconded the motion.

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

VII) Resolution No. 21-R-2662 – authorizing the city manager to enter into a memorandum of understanding with the Montgomery County Soil and Water Conservation District for professional services for the City of Riverside.

Mr. Carpenter stated some examples of the services would be of competing and submitting the storm water system general permit, some elicit discharge protection elimination, and post construction storm water management.

Deputy Mayor Lommatzsch motioned to approve Resolution No. 21-R-2662. Mr. Denning seconded the motion.

Mr. Denning asked if there was a fee. Mr. Carpenter replied it does cost to belong, \$25,000. Mayor Williams added it was in the budget.

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

VIII) Resolution No. 21-R-2663 – authorizing the city manager to enter into a contract with the lowest, responsive and best qualified bidder, Elite Security & Maintenance Services, for the abatement services contract.

Mr. Denning motioned to approve Resolution No. 21-R-2653. Mrs. Franklin seconded the motion.

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

PUBLIC COMMENT ON NON-AGENDA ITEMS: Mr. Todd Pultz (565 Recess Drive): First, I really like Mark and I talk to him and think he has the best interest of the city at heart, but I am not going to let Gary's comments go unnoticed as a citizen. I ask everyone on the council to do, tonight, tomorrow, whenever you want to, I want you to go and check the facts I gave you tonight and determine for yourself who is giving you correct information and who is not. Number one, will the city really be prevented from putting sidewalks in the future if we get our variances; that is not true. You can find that in the BZA packet on page number three. Number two, page number one and two of the BZA packet states that we are requesting to reduce the minimum lot size requirement by 35%, which is inaccurate information. Go to the packet and find it yourself. Number three, pull out the technical review packet of the BZA and you can see that right here there is nothing listed in the resolved column, yes or no, that says we haven't done anything, including the sidewalk extending to Floral Home. I will end with one simple comment. I have a beautiful wife, she is a wonderful lady, and she tells my son all the time when she thinks he is fibbing, that only you and Jesus know the truth. Thanks for your time tonight.

Thursday, February 18, 2021

Mr. Zachary Joseph (4300 Arrowrock Avenue): So, here is my big thing, over the last couple of meetings and work sessions we are talking about our city being in a financial hardship, right? And, what my perception as a citizen of Riverside, when we have a citizen here and a business owner or real estate agent or investor, he wants to build houses here in Riverside. I understand that there is a part of why we have different positions here within the city. There is a level of accountability that needs to happen and that is all well and good, but the perception of bringing these types of concerns and the way they were brought and calling a citizen, a business owner, and developer a liar in front of open council just seems like this isn't the right forum to do that. I feel there is a lot of discussion that could happen in private with a business that wants to operate or develop here in Riverside. This isn't the first time as a citizen that I've seen members of the city fight with an interested investor into our town. I definitely think my perception is that if I was to want to invest a couple of million dollars into the city the perception is that Riverside is difficult to work with and this is on Zoom, on YouTube, on Facebook, and I don't want the City of Riverside being marked as a city super difficult to work with.

COUNCIL MEMBER COMMENTS: Mr. Teaford: I want to thank Chris Lohr for cleaning up our Zoom meeting. Everything went really well tonight; there were no interruptions and the pictures all stayed good. I don't know what he did, but our Zoom meeting was much cleaner.

Mayor Williams: We all share that appreciation of Chris. Chris, you did give an update over the chat that our friends over at Shellabarger park have gotten their tow truck, correct: Mr. Lohr: That is correct.

Ms. Campbell: I was listening to Gary talking and listening to Mr. Pultz talking and I am still confused about some of it, but just like Gary said some changes in where they are going to pick the trash up, just little mediocre things counts as big things. Now, I think Dalma, Gary, and Mr. Pultz should sit down and get their heads together and look at what they need to really do.

Mrs. Franklin: I want to make a comment about the snow. I love it. Love it. Love it. I know most of you hate it, but I just want to give a shout out to our service people for taking care of the roads and taking care of us during all the snow.

Deputy Mayor Lommatzsch: We do need to address the vehicles that are left out on the street when they can't plow the street. Is there any way we can put some kind of notice on those vehicles to move them? Mr. Carpenter: That was something I was going to talk to the police chief about. Including like a reminder prior to a major snow event where that may be implemented. Deputy Mayor Lommatzsch: It does create a real problem for the plowing. Along with the condolences, congratulations, grandpa. That happened on Sunday so God is good. Mr. Carpenter: Yeah, we were very blessed, first grandchild. Deputy Mayor Lommatzsch: This morning I did have Montgomery County Fair Housing board meeting on Zoom. It is getting to be a habit; some people are getting to like these. Some issues have come up on how they score housing for development and some real serious issues about how school districts are considered in the scoring for who is eligible to get funding. It has gotten serious about where they can develop housing and what is fair. It is my intent with permission of the council, when I was on school board 16 years, I did feel there was a whole lot of discrepancies because of the school districts and the haves and have-nots. The housing issue has now come to the forefront of how the state and feds will fund housing developments. I would like to see if we can't start an initiative again to try and get the state Board of Education, I understand it is not a civic issue, but it is affecting the cities how school districts are funded in the state. There are lots of examples out there in the country of where states have been very progressive in making children get fairer educations. I am talking about in public schools. I don't think we can sit back long and ignore the fact there is a serious discrepancy among school districts and what children are offered. There are ways to fix it. I know it is a political animal, but the State of Ohio needs to address it and it needs

Thursday, February 18, 2021

to be fixed where children are not punished because of where they live. It was a very interesting conversation even on Zoom because it is hard to stay real interested on Zoom, but I will continue to serve on that board at the pleasure of the county commissioners, but I do hope to get more involved now that we have a president of the State Board of Education in our district. I am going to talk with him; I would hope we would get a move started to start addressing it. It is going to take years to fix. It has been broken for a long time. It will take a while to fix. Children are the ones who are losing out, and it is the next generation, next couple of generations that are going to suffer.

Ms. Fry: I would like to address the disparagement that Mr. Burkholder levied against Mr. Pultz. As a council member, I try to conduct myself dispassionately. April and I may have some robust conversations, but they are very respectful. I was quite alarmed at the tenor of Mr. Burkholder's comments, and I would ask that staff maintain the same composure and dispassionate composure that councilmembers are expected to adhere to. Secondly, I would like to give my final update on the blood drive. Again, March 1, from 3 pm to 7 pm in council chambers. We have 12 openings left so we are almost to our goal. There is a press release going out today so hopefully more members of the community will get the message and want to participate, but overall, I think it is going to be quite successful evening. Mayor Williams: Thank you, Brenda, for setting that up.

Mr. Denning: Thank you for setting up the blood drive; that is greatly appreciated. I want to say thank you to the street department for clearing the roads. There is nothing, and I saw it this morning, nothing more awesome than being southbound on Woodman and seeing three trucks northbound on Woodman clearing the road in one fell swoop. I know today, we were kind of done, but they were cleaning off what slush was left in the middle. They were cleaning off the two edges of the road all at the same time. It was very efficient in my view of a way to do it. It made sure all the traffic behind them had a nice clean road so thank you, thank you road department for doing what you do and doing a great job. I know it has been rough especially the last couple of days, but it looks like spring is coming. We have 40-degree weather all next week and the week after so all we are going to have is slush and water running off, which brings us to the whole runoff problem. Something Mr. Pultz brought up, we brought up at the work session and I think we need to just push staff to move forward with it. If we need a PUD in our code, then put it in there so that we can take of these situations and we can move forward. If the problem is we need to send it to planning commission first, fine. I looked online and Mrs. Franklin has looked online and there are plenty of PUD examples out there for us to choose from. It would not take, should not take more than a couple of weeks to at least get it into our code. Maybe it will take us a month due to multiple readings and all that, but as quickly as we were able to get the B-3 and all that put together that ended up going down the tube; we should be able to put this together and put it into our UDO so that in the future we have an extra tool in our tool box for us to be able to help make some housing happen in Riverside. I think it will go a long way in showing other people that want to invest in our community that we are willing to work towards a positive outcome. If you need a motion, I will make a motion to get PUD information to the planning commission so that we can move forward on that.

Mr. Carpenter: I think there is consensus among council. Mr. Denning: So, you don't need a motion? I would like to see it quicker than what it has taken us to do the zombie property stuff. Please. I would like to see that by April so we can move forward. Deputy Mayor Lommatzsch: Doing this is not new to the council. We made efforts to do this in the past and it has not been received pleasantly. Mayor Williams: Received by who? I have been saying for 12 months we need to update the zoning code and people are finally starting to hear what I say. Mr. Denning: There is more in the UDO needs changed; the whole UDO needs gone over. There is no doubt about that, but let's get this piece in there. There are a lot of things in there that need fixed, but this is a start. Mayor Williams: And, the UDO does not pit one side versus the other. Mr. Denning: Thank everybody for their thoughts and prayers for my wife; she is doing well. Hopefully, we will get the doctor to make a decision and get the paperwork in so we can get the surgery scheduled and mover forward. Mayor Williams: She

Thursday, February 18, 2021

was back at planning commission this work; we just didn't have a quorum. Mr. Denning: Yeah, she is there; it is driving her crazy to be sitting at home all the time.

Mayor Williams: I wanted again to thank Brenda for spearheading the black history month appreciation that we did. We certainly salute those folks that we honored tonight and so many other people in our community whether they are educators, business members, service members, or residents that make this a great place to live. I feel like we have talked about that a lot since the first of the year the things that make this a great place to live. I thank the people that want to invest in our community and continue to make it a great place to live. I also share my condolences to Mr. Carpenter on the loss of his mother, but congratulations on the birth of his granddaughter in a very short turn around. I pray for your son and daughter-in-law, and I am sure you and your wife are very happy right now. I am very glad to hear that. Chad Wyen, the superintendent, was here earlier as we were honoring one of the teachers in the district here in the Mad River Local Schools district, and I just wanted to say the Hope 4 Riverside partnership of churches along with an effort and Mr. Wyen and the Miami Valley Leadership Foundation, the Dayton Metro Library, and Dayton Children's; the Community Connectedness Committee has been working every afternoon this week to stuff 4,000 bags with things for school children that will be handed out next week to help students in the Mad River Local district deal with some of the things that are affecting them during the pandemic. We are stuffing 4,000 earbuds in these bags for kids who have to be on the computer all day and maybe they don't have those. Hand sanitizer, lip balm, pads of paper and stationery from the library, some resources from Dayton Children's, Chad and Pastor Dan and Shannon Todd have done a phenomenal job of pulling these resources together. I know they were doing it long before I came onto the scene, but it has been great to be a part of that. Chad invited me yesterday to come help stuff bags with the national honor society students at Stebbins and it took us about two hours to get through 1,500 bags, but it was a lot of fun. It was great to see the students; wonderful young men and women taking time out of their afternoon to help our other people. Many thanks for the school district pulling together that partnership. I come from a different part of town; I didn't go to Stebbins High School, but Chad has made me feel right at home every time I am in the building and every time I am working with something he is doing with the district. It means a lot to me that he goes out of his way to make sure I am involved. I love it when we can get city council involved in things the schools are doing. I certainly echo Sara's sentiments that there could be more resources brought, but seeing the grass roots things happen give me a lot of faith in what our community can do for our children.

ADJOURNMENT: Deputy Mayor Lommatzsch motioned to adjourn. Mr. Campbell seconded. All were in favor; none were opposed. The meeting adjourned at 7:45 pm.

Peter J. Williams, Mayor

Clerk of Council

MEMORANDUM

Date: March 4, 2021
To: Mayor, City Council & Department Heads
From: Mark Carpenter, City Manager
Re: City Manager's Report

The City Manager's report includes the following items:

- (1) FYI
 - a. Council Request Sheet
 - b. Council Agenda Calendar
 - c. City Manager's Project and Activities Report

- (2) Monthly Verbal Updates
 - a. Police Department
 - b. Fire Department
 - c. Public Services Department
 - d. City Manager Report

If you have any questions regarding the items listed above, please advise. Thank you for your time and attention to this matter.

COUNCIL REQUEST SHEET

REQUESTED ITEM	DATE OF REQUEST	STAFF ASSIGNED	NOTES	ESTIMATED COMPLETION	REQUESTED BY:
1 Follow Up on Leaves Issue with an ordinance	12/20/2018		Evaluating ordinances used by other municipalities	3/18/2021	Denning
2 Landbank update - work session	7/11/2019	M. Carpenter	Landbank will present before Council in March 2021 via Zoom. Update will include programs offered by the Landbank involving the City of Riverside.	3/4/2021	Denning
3 Zombie Properties ordinance and contract with ProChamps	11/21/2019	G. Burkholder	Ordinance being created and contract to follow; mid-fall	work session 3/11/2021 business session 3/18/2021	Flaute/Fry
4 Development on 4700 Linden Avenue	12/3/2020	M. Carpenter/ G. Burkholder	Update given at January 21, 2021 Council meeting	2/21/2021	Williams
5 Auction/results on 4032 Linden Avenue	12/3/2020	G. Burkholder	Will provide more details after discussion with property owner.	2/4/2021	Williams

FEBRUARY 18, 2021 – Business Meeting

- Monthly Update: Finance, Administration, Community Development, and CM Report
- Financial Report
- Ordinance: Rezoning 2249 Valley Street (2nd reading, public hearing, adoption)
- Ordinance: 2021 Budget (1st reading)
- Ordinance: Bonnieview Property
- Ordinance: Code Amendment for civil penalties of UDO violations
- Resolution: Dispatch Contract with Huber Heights
- Resolution: Mont. Cty. Waste Management District grant – Drennen Park Play Structure
- Resolution: Mont. Cty. Waste Management District grant – School Zone Sign Replacement
- Resolution: Public Works Surplus
- Resolution: Azavar Hotel/Motel Tax
- Resolution: correcting a grass assessment
- Resolution: MOU soil and water
- Resolution: Abatement services

MARCH 4, 2021 – Business Meeting

- Monthly Update: Police, Fire, Service, and CM Report
- Presentation: Landbank update
- Ordinance: Budget (2nd reading, public hearing, adoption)
- Ordinance: Bonnieview Property (2nd reading, public hearing, adoption)
- Ordinance: Code Amendment for civil penalties of UDO violations (2nd reading, public hearing, adoption)
- Resolution: Bob Chiles Classic
- Resolution: SAFER Grant

MARCH 11, 2021 – Work Session

- Pro-Champs/Vacant Properties
- Sustainability/Future Revenue

MARCH 18, 2021 – Business Meeting

- Monthly Update: Finance, Administration, Community Development, and CM Report
- Financial Report
- Ordinance: Vacant Properties (1st reading)
- Ordinance: Curb and Sidewalk Assessments (1st reading)
- Ordinance: Personnel Polices (1st reading)
- Resolution: Colliers Management of property

APRIL 1, 2021 – Business Meeting

- Monthly Update: Police, Fire, Service, and CM Report
- Board and Commission Appointments
- Ordinance: Curb and Sidewalk Assessments (2nd reading, public hearing, adoption)

2021 Riverside City Council Calendar

- Ordinance: Vacant Properties (2nd reading, public hearing, adoption)
- Resolution: Contract with Pro-Champs for vacant property registration
- Resolution: Abatement Fees

APRIL 8, 2021 – Work Session

APRIL 15, 2021 – Business Meeting

- Monthly Update: Finance, Administrations, Community Development, and CM Report
- Financial Report

MAY 6, 2021 – Business Meeting

- Monthly Update: Police, Fire, Service, and CM Report
- Ordinance: Codification of Ordinances (1st reading)
- Resolution: Grass Assessments

May 13, 2021 – Work Session

MAY 20, 2021 – Business Meeting

- Monthly Update: Finance, Administrations, Community Development, and CM Report
- Financial Report
- Ordinance: Codification of Ordinances (2nd reading, public hearing, adoption)

MEMORANDUM

TO: Riverside City Council
FROM: Mark Carpenter, City Manager
DATE: February, 26 2021
SUBJECT: Bi-Monthly Projects & Activities Report
CC: City Department Heads

HUMAN RESOURCES

- Staff is working to address multiple unemployment claims that have been fraudulently filed on behalf of existing employees.
- Staff is continuing to receive applications for Firefighter/Paramedic and Engineering Technician.

PUBLIC SERVICES AND GENERAL CONSTRUCTION:

Major Projects:

Airway West Reconstruction:

- The only remaining item on the punch list to be accomplished is the pavement repairs (small depressions) on the south side of the intersection.
- ODOT is scheduling a final inspection for the project
- Pavement repair on the south side of the intersection will not happen until the asphalt plants reopen in the spring
- Choice One will be looking at the island on the southbound lane and signal timing due to multiple citizen complaints. Our crews will be adding delineators to the island in front to the Dairy Queen.

East Springfield Reconstruction:

- The contractor has begun mobilizing using the city lots adjacent to the hotel
- Actual construction will not begin until April
- Strand pole foundations were inspected for any possible conflicts in which none were found

West Springfield Reconstruction: No change since last update.

Woodman Drive and US 35 Interchange: Project is scheduled to sale 10/01/2022.

- Choice One working on 2021 OPWC application.

Woodman Drive (Springfield to Airway) Feasibility Study: No change since last update.

Needmore/Old Troy Intersection Improvement: Sale date is scheduled 12/2/2021.

- ODOT is managing the design/construction and it continues

Needmore Mill & Fill: Summer 2021

- Awaiting final approval from Columbus to post on FB and website.
- Jay is remarking full depth replacement areas in the field.

Valley Street Mill & Fill: Summer 2021

- Awaiting final approval from Columbus to post on FB and website.

Olentangy Drive Bridge: Project sale date has been moved to January 2023.

- Design work continues

Spinning Road (Linden to Eastman) Resurfacing: No change since last update.

Eastman Ave: Construction will begin Spring 2022.

- Awaiting final budget to begin roadway design.

ODOT Urban Paving Program: No change since last update.

Woodman/Burkhardt Intersection Improvement: The new sale date is October 2021.

- Design continues including right of way design and acquisition in the northeast corner

2021 Paving Program: No change since last update.

Lynnhaven Plat: No change since last update.

Funding Applications:

Surface Transportation Program (STP) Application: No change since last update.

Ohio Public Works Commission (OPWC) Applications: OPWC Scoring may change for next round of applications.

Route 4 Southbound from Harshman Road Safety Grant: No change since last update.

Valley Street/Harshman Intersection Improvement and Harshman/Beatrice: No change since last update.

Springfield St./Harshman Ramp Signals Improvement: ODOT is not accepting HSIP grant applications until summer 2021; however, may include this signal with Woodman Drive Phase 4B.

Minor Projects:

Harshman/Woodman Wall: Inspection work to be performed by CTL Engineering is scheduled for March. Reflectors and adhesive have been purchased. Awaiting temperatures to increase and stay at 50 degrees to meet adhesive requirements to apply reflectors.

Montgomery County Solid Waste District Incentive Grant: Grants for Drennen Park Play Structure and School zone signage were submitted. Announcement of awards is April 30, 2021.

Guardrail Replacement Contract: 3-year contract is currently in place with Lake Erie.

- Community Park Fence – Scheduled to be repaired – Ongoing. Spoke to Lake Erie, weather has delayed the repair.
- Multiple damaged city property reports have come in since the snow storms. Jay continues working on getting those repaired and reimbursements to the city

Traffic Signal Maintenance Contract: 3-year contract is currently in place with Security Fence.

- Traffic control box located at Hayden and Airway road was struck and destroyed. The system is set on recall as Security lighting is generating a quote for parts needed
- Traffic Control box, strand pole and signals were destroyed at Pleasant Valley and Valley Pike as a result of a fatal crash. The system is set on recall. A meeting is scheduled for next week to look at the intersection and determine right of way, possible conflicts with other infrastructure, and materials needed to fix the traffic control box and the strand poles.

Bridge Consultant Task Order: no work at this time.

Sign Replacement Program: Still a few signs needing replaced in Forest Ridge. Starting on thoroughfare program on Needmore, Valley and Community, the 2021 Paving Program area.

Miscellaneous:

- Currently updating thoroughfares in the CIP with new information about grants and better prioritizing the work needed on them in future years.
- Attended annual planning meeting with the Montgomery County Engineers Office. They are going to be replacing the bridge on Airway just east of Woodman in the next couple of years. Also looking at the huge culvert that runs under Woodman just north of Burkhardt.
- Attended the following meetings:
 - Montgomery County Environmental Services (MCES) Prebid meeting Spinning Eastman.
 - Olentangy Bridge meeting with MCES and Fishbeck to coordinate sewer that needs replaced under the culvert/bridge.
 - Monthly Update meeting with Choice One on ongoing and future projects.
 - site plan review meeting with developer of the 2121 Harshman project.
 - Webinar on ODOTs TIMMs program.

Operations:

- Road crews applied 150 tons (15-18 truckloads) of salt to roadways.
- Snow removal/De-Icing operations were performed on February 11th, 15th, 16th, 17th, 18th.
- 500 tons of road salt has been ordered and awaiting delivery. We ran out of salt and had to borrow from Dayton.
- Crews are working on patching pot holes on main thoroughfares.
- Two crews are in training for Pesticide application test.
- 2001 pick-up truck has been listed on Gov Deals.
- Received small utility trailer from Police Impound for Service Department use.

Building Maintenance:

- Overhead garage door at service department was repaired by Dayton Door Sales.

Parks:

- Shellabarger park play set has been sold on Gov Deals. Disassembly should start this week.

PUBLIC SAFETY:

POLICE DEPARTMENT

Training

- Daily roll call training-Proper use of citation codes
- Refresher on Arizona Vs. Miranda.
- Officer Krueger attended Read, React, Recognize training course
- Officer Brookshire attended 3-day crime prevention certification course. Now a certified crime prevention officer in State of Ohio.

Significant Events

- Road Patrol conducted 63 traffic stops, issued 58 citations/offenses, issued 11 traffic warnings; road patrol also responded to 38 alarms.
- Officers investigated 33 traffic crashes. 6 were injury crashes.
- Officers investigated 10 domestic violence calls.
- Officers responded to 0 overdoses, 1 narcotics call, and 1 sexual assault offense.
- Officers attended 22 court hearings.
- Officers responded to 650 total incidents.
- Officers booked 14 arrests into the county jail, summons not included.
- Highest volume calls for the period was suspicious activity (38)
- RMS update completed on all computers and MDTs.
- Curfew has been lifted, bars have had increased activity.
- Fatal single car accident on 2/27/21. Traffic Accident team investigating, city traffic control box damaged.
- Increased patrols in reference to catalytic converter thefts have continued. This is a regional issue.
- Recovered two stolen vehicles at an address on Old Troy Pike. May be related to catalytic converter thefts.
- Faith and Friends radio presented the Department with a certificate of appreciation "High Five for Heroes."
- Prepared over sixty boxes of records for destruction.
- Records commission meeting held and records approved for destruction.
- Sergeant Safriet will begin Police Executive Leadership College in March.

Community Interaction

- We are up to 6,613 followers. Post on stolen street sign (recovered), snow plow information, asking citizens for information on wanted DV subject

FIRE DEPARTMENT

- Submitted for Ohio Priority One EMS Grant application
- Crews continuing with EMS Protocol training and recertification
- Participated in 2021 Medic spec meeting. Expected delivery date is June or July.
- FF Balcom attended Handle With Care program meeting/training with MRLS and RPD to begin implementation of the program.
- M-5 was involved in accident in front of station 5. No injuries and damage is being assessed by the Dealer and manufacturer of the unit.
- Crews are participating in a research project with the US Air Force Research Lab regarding EMS treatment procedures.
- Maximum Restoration company has donated wood and material to build miniature houses or “Doll Houses” to conduct fire science and behaviors studies in. The crews will assemble the houses and burn during trainings.
- Conducted three part time interviews and physical agility test. All three candidate withdrew from the process to accept employment at other departments.
- Full time process is ongoing and closes March 5th to fill one current fulltime opening
- Crews are assisting with EMS Standbys at area COVID-19 Vaccination centers.
- Received a \$1000 donation from GBU Financial life to help support the fire departments daily mission
- BC Wenzler is researching and applying for fully funded grants need to support a drone program, to include purchasing of drones, training, and certification for operators from both the fire and police departments.
- Began working on FEMA FY 2020 SAFER Grant application

ECONOMIC DEVELOPMENT

- **Tax Incentive Review Committee (TIRC)** Preparing the 2020 TIRC report for the Brantwood Development and Airway TIFs.
- **RFQ- Land Use Plan/Comprehensive Plan:** Completed the RFQ and is posted.
- **215 Woodman Drive:** Pettibone Coffee Shop will open Saturday, February 27, 7:00 a.m. They have opted not to have a ribbon cutting at this time (Covid- 19 related).
- **151 Woodman Drive:** Property was sold. We understand this location will be a garage for high-end foreign car repairs.
- **601 Woodman:** Pending

Department Projects

- Completing research and assist with ongoing department projects.
- Source Water Protection Area
- Business Registration and Withholding; working on form to use with existing and new business in Riverside.

Business Expansion and Retention

- **Mullins Rubber:** Meeting scheduled per their request.
- **BR&E Meeting** with the DDC and Montgomery County Economic Development; February 24.

Marketing

- **Golden Shovel:** Website: <https://www.riversideconnects.org/>.
 - The Marketing Plan and Strategic meeting: Early March
 - Prepared content for the Press Release for the new website.

Meetings

- LEDO Meeting with the DDC; February 24.

Wright Point Office Park: No change since last update.

Building Maintenance

- Capital Expense Improvements
 - Roof Evaluation scheduled.

COMMUNITY DEVELOPMENT

- Source Water Protection Program (SWPP): Held a meeting with Public Health to work on a draft Source Water Protection ordinance for City Council. Sent the digital SWPP brochure to Riverside businesses via Constant Contact.
- Code Enforcement: No change since last update.
- City Council approved the resolution authorizing the City Manager to sign the Montgomery County Soil and Water Memorandum of Understanding (MOU). Soil and Water will assist in preparation of our EPA storm water report due in April and provide services listed in the MOU.
- Planning Commission: The Planning Commission meeting was held Wednesday, February 17, 2021, via Zoom. The only case for consideration is Case PC-21-001 was an application for a Live/Work conditional use at 2040 Brandt Pike. The meeting is rescheduled for Wednesday, March 3, due to a lack of quorum.
- The BZA resumed the hearing on the variances requested for the proposed residential housing development at 2249 Valley Street on Tuesday, February 23rd meeting. The BZA approved both variances after a 3-1 vote. BZA approved the fence height variance in the front yard at 1045 Charlwood Avenue.
- Staff advertised for RFQs for professional planning services to work on corridor plans and an update of our land use/comprehensive plan.
- Our Zoning Administrator continues working on updating our zoning fees. Staff is working on a final draft of the Vacant Property Ordinance.
- Wright Point: Staff is bringing forward a resolution to authorize the City Manager to enter into contract with Colliers International for Professional Management Services beginning in March. This is the second phase of professional services for the buildings. The Records Commission met and voted to approve destruction so authorized according to the retention schedules.

ZONING

Planning and Zoning

- **APPLICATION UPDATE** – Staff is plans to publish the revised applications by the end of the month.
- **602 WOODMAN** – The tenant (Conditional Use applicant) and property owner have failed to submit an appeal application within the appeal period. Staff will work with Legal Counsel to move forward with enforcement action.

- **PUD** – Staff has begun researching this topic and reached out to local municipalities.

PLANNING COMMISSION ITEM – MARCH MEETING

- **2040 Brandt Teleco Proposal** – The applicant has requested a Conditional Use for a Live/Work Use in the B-1 Zoning District. This has been moved to a Special Meeting held on March 3, 2021.
- **2121 HARSHMAN RD** – A site plan application to redevelop the property from the furniture store to a self-storage facility on 4.6 acres.
- **Circle K Airway/Woodman** – A site plan application to construct a gas station and convenience store on 1.7 acres.

BOARD OF ZONING APPEALS – FEBRUARY MEETING

- **PRINCE ALBERT/VALLEY HOUSING DEVELOPMENT** – The variances were approved.
- **1045 CHARLWOOD AVE** – The variances were approved.
- **NO CASES FOR MARCH**

ZONING PERMIT APPLICATIONS - SINCE 1/28/2021

- Sixteen (16) zoning permit applications.
 - Accessory Structures – 4
 - Fence – 2
 - Accessory Structure – 1
 - Deck – 1
 - Signs – 8
 - Driveways – 2
 - Certificate of Zoning Occupancy – 2

IT

- A Public Records Commission meeting has been scheduled for Feb. 24th at 9:30 AM.
- ACM Lohr is working on developing a request for proposals for a backflow preventer for the fire service at the 5100 Springfield building.

MISCELLANEOUS

- Public Records Commission meeting was held on February 24, 2021. Approximately seventy-five (75) boxes of records were approved for destruction.
- ACM Lohr is continuing to work with IBI Engineering on putting together specs for bidding out installation of a backflow preventer on the 5100 Springfield.

**CITY OF RIVERSIDE, OHIO
CITY COUNCIL COMMUNICATIONS**

MEETING DATE: March 4, 2021

AGENDA ITEM CAPTION: Ordinance No. 21-O-757 – an ordinance making permanent appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period beginning January 1 through December 31, 2021.

ADMINISTRATIVE COMMENTS: 2nd reading, public hearing, adoption

STAFF RECOMMENDATION: It is respectfully recommended that the Mayor and City Council approve the attached ordinance.

FISCAL IMPACT:

SOURCE OF FUNDS:

EXHIBITS: Legislation and Exhibit

SUBMITTED BY: Mark Carpenter, City Manager

APPROVED FOR COUNCIL CONSIDERATION: Mark Carpenter, City Manager

ACTION TAKEN

MOTION:

MADE BY: _____ SECOND BY: _____

FOR: _____

AGAINST: _____

APPROVED ()

DENIED ()

TABLED ()

OTHER (EXPLAIN):

COMMENTS/STAFF FOLLOW UP:

21-O-757

AN ORDINANCE TO MAKE PERMANENT APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF RIVERSIDE, STATE OF OHIO, FOR THE PERIOD BEGINNING JANUARY 1 THROUGH DECEMBER 31, 2021.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That to provide for the current expenses and other expenditures of the said City of Riverside, State of Ohio for the period January 1 through December 31, 2021, the sums and amounts as listed in Exhibit "A" attached hereto and incorporated herein by reference thereto under appropriations; be and the same are hereby set aside and appropriated from the General Fund and various Departments and other Funds.

Section 2: That the Finance Director is hereby authorized to draw his warrants for payments from any of the foregoing appropriations upon receiving proper certificates and vouchers therefore, approved by the board of officers authorized by law to approve the same, or an ordinance or resolution of council to make the expenditures, provided that no warrants shall be drawn or paid for salaries or wages except to persons employed by authority of and in accordance with law or ordinance.

Section 3: That the City Manager be and is hereby authorized and directed to implement the appropriations as detailed above.

Section 4: That this Ordinance being an appropriation ordinance, shall go into immediate effect as provided by the Charter and Ordinance.

PASSED THIS DAY _____.

APPROVED:

MAYOR

ATTEST:

CLERK

CERTIFICATE OF THE CLERK

I, _____, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. 21-O-757 passed by the Riverside City Council on _____.

IN TESTIMONY WHEREOF, witness my hand and official seal this day

CLERK

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

General Fund

100.101 Legislative Department		
Personnel Services	\$	122,552
Operating Expenses	\$	13,205
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	135,757
100.102 City Manager		
Personnel Services	\$	466,335
Operating Expenses	\$	3,226
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	469,561
100.103 Finance Department		
Personnel Services	\$	167,700
Operating Expenses	\$	39,940
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	207,640
100.105 Law Department		
Personnel Services	\$	-
Operating Expenses	\$	126,500
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	126,500
100.107 Planning & Program Management		
Personnel Services	\$	154,395
Operating Expenses	\$	147,550
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	301,945
100.108 Economic Development		
Personnel Services	\$	196,900
Operating Expenses	\$	29,785
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	226,685

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

100.110 General Government

Personnel Services	\$	-
Operating Expenses	\$	494,055
Capital Outlay	\$	-
Transfers & Advances	\$	3,509,938
Total for Department	\$	4,003,993

100.120 Boards and Commission

Personnel Services	\$	-
Operating Expenses	\$	8,245
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	8,245

100.140 Parks

Personnel Services	\$	-
Operating Expenses	\$	38,600
Capital Outlay	\$	-
Transfers	\$	-
Total for Department	\$	38,600

Total General Fund

Personnel Services	\$	1,107,882
Operating Expenses	\$	901,106
Capital Outlay	\$	-
Transfers	\$	2,869,938
Total for All Departments	\$	4,878,926

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

Operating Funds

201.201 Fire Fund

Personnel Services	\$	2,599,543
Operating Expenses	\$	381,772
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total for Department	\$	2,981,315

202.202 Service Fund

Personnel Services	\$	1,159,460
Operating Expenses	\$	599,300
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total for Department	\$	1,758,760

203.203 Police Fund

Personnel Services	\$	3,652,970
Operating Expenses	\$	648,878
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total for Department	\$	4,301,848

Total Operating Funds

Personnel Services	\$	7,411,973
Operating Expenses	\$	1,629,950
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total for All Departments	\$	9,041,923

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

All Other Funds

205.205 State Highway Fund

Personnel Services	\$	-
Operating Expenses	\$	124,400
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	124,400

209.209 Permissive Tax Fund

Personnel Services	\$	-
Operating Expenses	\$	390,000
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	390,000

210.210 Ohio Public Works/Issue II Fund A

Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	2,985
Transfers	\$	-
Total Fund	\$	2,985

212.212 General Assessment Fund

Personnel Services	\$	-
Operating Expenses	\$	197,900
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	197,900

213.213 Ohio Public Works/Issue II Fund B

Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-

215.215 ED/GE County Fund

Personnel Services	\$	-
Operating Expenses	\$	50,000
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	50,000

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

216.216 Brantwood II Subdivision Fund

Personnel Services	\$	-
Operating Expenses	\$	450
Capital Outlay	\$	-
Debt Service	\$	44,080
Transfers	\$	-
Total Fund	\$	44,530

218.218 Brantwood Subdivision Fund

Personnel Services	\$	-
Operating Expenses	\$	1,230
Capital Outlay	\$	-
Debt Service	\$	122,570
Transfers	\$	-
Total Fund	\$	123,800

219.219 Drug Law Fund

Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-

220.220 DUI Enforcement Fund

Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-

223.223 CDBG Fund

Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-

228.228 VOCA/SVAA Fund

Personnel Services	\$	56,245
Operating Expenses	\$	5,439
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	61,684

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

229.229 Transportation Grant Fund		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-
<hr/>		
231.231 State Law Enforcement Trust Fund		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-
<hr/>		
232.232 Federal Equity Sharing Fund		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-
<hr/>		
233.233 Criminal Gang Law Enforcement Fund		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-
<hr/>		
300.300 General Obligation Debt Retirement Fund		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	273,100
Transfers	\$	-
Total Fund	\$	273,100

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

402.402 Wright Point Fund		
Personnel Services	\$	-
Operating Expenses	\$	685,070
Capital Outlay	\$	619,000
Debt Service	\$	4,862,300
Transfers	\$	-
Total Fund	\$	6,166,370
404.404 Eintracht Fund		
Personnel Services	\$	-
Operating Expenses	\$	3,700
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	3,700
405.405 Danis Land Acquisition Fund		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	-
406.406 Center of Flight Fund		
Personnel Services	\$	-
Operating Expenses	\$	63,005
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	63,005
407.407 Airway/Woodman Improvement Fund		
Personnel Services	\$	-
Operating Expenses	\$	51,500
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	51,500
410.410 Fire, EMS & Police Income Tax Fund		
Personnel Services	\$	-
Operating Expenses	\$	63,583
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	2,055,874
Total Fund	\$	2,119,457

EXHIBIT A
Ord 21-O-757

2021 ANNUAL APPROPRIATION ORDINANCE

600.600 Cemetery Fund		
Personnel Services	\$	-
Operating Expenses	\$	8,500
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	8,500

702.702 Capital Infrastructure		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	856,145
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	856,145

703.703 Capital Equipment		
Personnel Services	\$	-
Operating Expenses	\$	-
Capital Outlay	\$	731,625
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	731,625

804.804 Insurance Deposit Escrow Fund		
Personnel Services	\$	-
Operating Expenses	\$	25,000
Capital Outlay	\$	-
Debt Service	\$	-
Transfers	\$	-
Total Fund	\$	25,000

Total Other Funds		
Personnel Services	\$	56,245
Operating Expenses	\$	1,644,777
Capital Outlay	\$	1,350,625
Debt Service	\$	5,305,035
Transfers	\$	2,055,874
Total Other Funds	\$	10,412,556

Total All Funds		
Personnel Services	\$	8,576,100
Operating Expenses	\$	4,175,833
Capital Outlay	\$	1,350,625
Debt Service	\$	5,305,035
Transfers	\$	4,925,812
GRAND TOTAL ALL FUNDS	\$	24,333,405

**CITY OF RIVERSIDE, OHIO
CITY COUNCIL COMMUNICATIONS**

MEETING DATE: March 4, 2021

AGENDA ITEM CAPTION: Ordinance No. 21-O-758 – an ordinance declaring city property located at 2313 Bonnieview Avenue to no longer be needed for municipal purposes and to be surplus and authorizing the city manager to execute documents necessary to sell said property.

ADMINISTRATIVE COMMENTS: 2nd reading, public hearing, adoption

STAFF RECOMMENDATION: It is respectfully recommended that the Mayor and City Council approve the attached ordinance.

FISCAL IMPACT:

SOURCE OF FUNDS:

EXHIBITS: Legislation

SUBMITTED BY: Mark Carpenter, City Manager

APPROVED FOR COUNCIL CONSIDERATION: Mark Carpenter, City Manager

ACTION TAKEN

MOTION:

MADE BY: _____ SECOND BY: _____

FOR: _____

AGAINST: _____

APPROVED ()

DENIED ()

TABLED ()

OTHER (EXPLAIN):

COMMENTS/STAFF FOLLOW UP:

21-O-758

AN ORDINANCE DECLARING CITY PROPERTY LOCATED AT BONNIEVIEW AVENUE TO NO LONGER BE NEEDED FOR MUNICIPAL PURPOSES AND TO BE SURPLUS AND AUTHORIZING THE CITY MANAGER TO EXECUTE DOCUMENTS NECESSARY TO SELL SAID PROPERTY.

WHEREAS, the City owns a parcel of land located at Bonnieview Avenue (Parcel ID# I39 01011 0016); and

WHEREAS, the City Manager reports that the land located at Bonnieview Avenue is no longer needed for municipal purposes, and the City Manager therefore recommends that it be declared surplus and sold; and

WHEREAS, the purchase of Bonnieview Avenue by Jared McCoppin will own this property;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That it is the legislative determination of this Council that the municipal real property located at Bonnieview Value Parcel ID# I39-01011-0016 is no longer needed for municipal purposes and that said property is hereby declared to be surplus.

Section 2: That the City Manager is authorized to dispose of said property and is further authorized to execute a sale agreement, proper deed and other documents necessary to affect the sale of said property. Proceeds from the sale of said property are to be deposited in the General Fund 100.000.4113.

Section 3: That this Ordinance shall take effect and be in force from and after the date of its passage.

PASSED THIS DAY OF _____.

APPROVED:

MAYOR

ATTEST:

CLERK

CERTIFICATE OF THE CLERK

I, _____, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. 21-O-758 passed by the Council of the City of Riverside on _____.

IN TESTIMONY WHEREOF, witness my hand and official seal this day _____.

CLERK

**CITY OF RIVERSIDE, OHIO
CITY COUNCIL COMMUNICATIONS**

MEETING DATE: March 4 2021

AGENDA ITEM CAPTION: Ordinance No. 21-O-759 – an ordinance approving an amendment to the Code of Ordinances Section 1103.99 to enable and authorize the City to certify unpaid civil penalties for violations of the Unified Development Ordinance to the property owner’s tax duplicate for collection as a special assessment and other remedies.

ADMINISTRATIVE COMMENTS: 2nd reading, public hearing, adoption

STAFF RECOMMENDATION: It is respectfully recommended that the Mayor and City Council approve the attached ordinance.

FISCAL IMPACT:

SOURCE OF FUNDS:

EXHIBITS: Legislation

SUBMITTED BY: Dalma Grandjean, Law Director

APPROVED FOR COUNCIL CONSIDERATION: Mark Carpenter, City Manager

ACTION TAKEN

MOTION:

MADE BY: _____ SECOND BY: _____

FOR: _____

AGAINST: _____

APPROVED () DENIED () TABLED ()

OTHER (EXPLAIN):

COMMENTS/STAFF FOLLOW UP:

AN ORDINANCE BY THE COUNCIL OF THE CITY OF RIVERSIDE, OHIO APPROVING AN AMENDMENT TO THE CODE OF ORDINANCES SECTION 1103.99 TO ENABLE AND AUTHORIZE THE CITY TO CERTIFY UNPAID CIVIL PENALTIES FOR VIOLATIONS OF THE UNIFIED DEVELOPMENT ORDINANCE TO THE PROPERTY OWNER'S TAX DUPLICATE FOR COLLECTION AS A SPECIAL ASSESSMENT AND OTHER REMEDIES.

WHEREAS, the Council of the City of Riverside, Ohio conducts an ongoing review of its Unified Development Ordinance related to zoning regulations to maximize efficiency and public safety with respect to its regulation of buildings and property maintenance within the boundaries of the City; and

WHEREAS, the Council of the City of Riverside, Ohio has conducted such review and has determined that it would serve the citizenry of the City's best interests and public safety to amend the City's Unified Development Ordinance to enable and authorize the City to certify unpaid civil penalties for violations of the Unified Development Ordinance to the property owner's tax duplicate for collection as a special assessment, as well as authorizing the City Law Director to bring suit and take other necessary legal action to collect such expenses, in order to effectively and efficiently administer the Unified Development Ordinance for the health and safety of all citizens of the City; and

WHEREAS, Section 1103.99(B) of the City's Unified Development Ordinance sets forth the penalties for violations of the Unified Development Ordinance, including issuing civil monetary penalties for non-compliance; and

WHEREAS, Section 1103.99(B) of the City's Unified Development Ordinance would create a better administration of the Ordinance by enabling the City to engage in specific enforcement efforts to collect such issued civil penalties; and

WHEREAS, the Council of the City of Riverside, Ohio has determined, upon analysis and review, that amending Section 1103.99(B) of the City's Unified Development Ordinance to enable and authorize the City to certify unpaid civil penalties for violations of the Unified Development Ordinance to the property owner's tax duplicate for collection as a special assessment, as well as authorizing the City Law Director to bring suit and take other necessary legal action to collect such expenses will serve the best interest of public health and safety within the City in a more efficient, practical, and manageable fashion, thus improving the quality of life for the City's residents.

WHEREAS, the Council of the City of Riverside, Ohio has held at least one public hearing thereon, after notice of the time and place thereof had been given as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That the **Penalty** as set forth in Section 1103.99(B) of the City's Unified Development Ordinance shall be amended to include the following language:

(B)(1) In the event the person fails to pay a civil penalty, as issued under this Code, or pay costs incurred by City for clean-up, repair and/or abatement of the premises within thirty (30) days after being notified in writing, by regular U.S. mail, or posting on premises, of the amount thereof by the City Zoning Inspector or other authorized City designee; said penalty and/or costs may be collected using one or more of the following methods:

21-O-759

- (i) Such expenses may be certified by Council to the County Auditor and placed upon the tax duplicate for collection as a special assessment and thereupon shall be collected as other taxes and assessments; or,
- (ii) The City Law Director is authorized to bring suit and take other necessary legal action to collect such expenses.

Section 2: That the Clerk of Council is directed to certify a copy of this Ordinance in order to make such amendments as necessary to the City of Riverside, Ohio's Codified Ordinances to reflect the changes enacted by this Ordinance.

Section 3: That this Ordinance shall take effect and be in force from and after the earliest date allowed by law.

PASSED THIS DAY _____.

APPROVED:

MAYOR

ATTEST:

CLERK

CERTIFICATE OF THE CLERK

I, _____ Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. 21-O-759 passed by the Riverside City Council on _____.

IN TESTIMONY WHEREOF, witness my hand and official seal this day

CLERK

**CITY OF RIVERSIDE, OHIO
CITY COUNCIL COMMUNICATIONS**

MEETING DATE: March 4, 2021

AGENDA ITEM CAPTION: Resolution No. 21-R-2664 – recognizing the Bob Chiles Classic as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.

ADMINISTRATIVE COMMENT:

STAFF RECOMMENDATION: It is respectfully recommended that the Mayor and City Council approve the attached Resolution.

FISCAL IMPACT:

SOURCE OF FUNDS:

EXHIBITS: legislation

SUBMITTED BY: Katie Lewallen, Clerk of Council

APPROVED FOR COUNCIL CONSIDERATION: Mark Carpenter, City Manager

ACTION TAKEN

MOTION:

MADE BY: _____ SECOND BY: _____

FOR: _____

AGAINST: _____

APPROVED ()

DENIED ()

TABLED ()

OTHER (EXPLAIN):

COMMENTS/STAFF FOLLOW UP:

21-R-2664

A RESOLUTION RECOGNIZING THE BOB CHILES CLASSIC AS A FUNCTION THAT PROMOTES THE PUBLIC HEALTH, GENERAL WELFARE, AND CONTENTMENT OF THE CITIZENS OF THE CITY OF RIVERSIDE.

WHEREAS, the City of Riverside desires to promote the public health, general welfare, and contentment of its citizens; and

WHEREAS, The Bob Chiles Classic is held annually to benefit the WPAFB Fisher House and USO; and

WHEREAS, Council has determined that the purpose of The Bob Chiles Classic is a charitable event is consistent with the objectives of the City’s desire to promote the public health, general welfare, and contentment of its citizens;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That the City of Riverside shall obligate funds in an amount not to exceed \$_____ in support of The Bob Chile Classic as a means to promote the public health, general welfare, and contentment of its citizens.

Section 2: That the funds aforementioned in this resolution shall be drawn upon Account Number 100.101.5310.

Section 3: That this Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS DAY _____.

APPROVED:

MAYOR

ATTEST:

CLERK

CERTIFICATE OF THE CLERK

I, _____, Clerk of the City of Riverside, Ohio do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. 21-R-2664 passed by the Council of the City of Riverside on _____.

IN TESTIMONY WHEREOF, witness my hand and official seal this day _____.

CLERK

**CITY OF RIVERSIDE, OHIO
CITY COUNCIL COMMUNICATIONS**

MEETING DATE: March 4, 2021

AGENDA ITEM CAPTION: Resolution No. 21-R-2665 – authorizing the city manager to submit a “Staffing for Adequate Fire & Emergency Response” grant (SAFER) application.

ADMINISTRATIVE COMMENT:

STAFF RECOMMENDATION: It is respectfully recommended that the Mayor and City Council approve the attached Resolution.

FISCAL IMPACT:

SOURCE OF FUNDS:

EXHIBITS: memo & legislation

SUBMITTED BY: Dan Stitzel, Fire Chief

APPROVED FOR COUNCIL CONSIDERATION: Mark Carpenter, City Manager

ACTION TAKEN

MOTION:

MADE BY: _____ SECOND BY: _____

FOR: _____

AGAINST: _____

APPROVED ()

DENIED ()

TABLED ()

OTHER (EXPLAIN):

COMMENTS/STAFF FOLLOW UP:

MEMORANDUM

TO: Mark Carpenter
FROM: Daniel Stitzel
DATE: February 24, 2021
SUBJECT: FY2020 FEMA SAFER Grant

The FY 2020 FEMA SAFER grant application period is open. I am currently working on the application and the deadline for submittal is March 12th. This year's SAFER grant is somewhat different than previous years. FEMA has removed the cost share clause, permitting a 100% funded grant with no city share. There is no salary limit, so the grant can cover step and cost of living raises over the life of the grant. In the past, only new fulltime firefighters can be hired and had to be in addition to pre grant FTE levels. This grant has removed that limitation and can now be used for transitioning part time positions to fulltime positions.

With the changes in the grant, I have devised a plan that works with the previously discussed intent to transition the Riverside Fire Department to a full-time department. I propose, using this grant, to transition 9 of the 18 current shifted part time firefighter positions to 9 new fulltime positions. We would keep the remaining 9 shifted part time and the few fill in positions. This would mean that we would receive approximately 3 million dollars over 3 years to completely fund these positions through the end of 2025. The grant covers all wages and benefits. If we are successful in obtaining this grant, we would need to accommodate the hiring of firefighter EMT-basics from our current part time ranks and outside applicants, if needed to fill the positions. This would require a change or MOU with union CBA and a change in the City Org Chart to permit full time EMT-basics. We currently only designate paramedics.

Some additional benefits to this plan would include:

- reducing our need for part time salaries and benefits, approximately 60% of current funds. \$135,000 savings.
- This would reduce our overtime needs greatly. We would only need overtime for sending people to trainings or off duty details. Approx. \$54,000 savings through OT wage and benefits cost.
 - These savings could help cover the cost of the additional uniforms, gear, training, and support fulltime salaries of the current SAFER funded positions for 2022 when the FMEA amount drops in the first SAFER grant and then when it ends in early 2023.

Additionally, if a tax measure that is currently being discussed, is passed to help support the fulltime transition of personnel, the fire department would not need the additional funding immediately and opens the possibility of saving the tax money to fund a new building to replace 1791 Harshman. This obviously would be dependent on several issues relating the tax time frames involved, and dollar amounts received/needed.



With this above plan, I respectfully request permission to apply for the FY2020 FEMA SAFER Grant with the understanding that council still can decide whether to accept the grant in late summer or early fall if it is awarded. The attached resolution has been written to accommodate this approval process. Additional presentation will occur prior to council being asked to accept the award.

If you have any questions, please let me know.

21-R-2665

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A
“STAFFING FOR ADEQUATE FIRE & EMERGENCY RESPONSE GRANT”
(SAFER) APPLICATION**

WHEREAS, the Fire Chief does recommend adding nine full-time Firefighter/EMT positions to improve the ability to provide an approved amount of daily firefighting staffing; and

WHEREAS, the City Manager and Fire Chief recommend the submittal of a “Staffing for Adequate Fire & Emergency Response Grant” application for nine full-time Firefighter/EMT positions; and

WHEREAS, the FY 2020 FEMA SAFER grant permits supplanting and transitioning part-time firefighters to full-time firefighters and the City Manager and Fire Chief intend to convert nine shifted part-time to nine full-time; and

WHEREAS, the FY 2020 FEMA SAFER grant is a 100% award with no City match required for all three years,

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That the City Manager, Fire Chief, and/or Director of Finance are hereby authorized and directed to submit a “Staffing for Adequate Fire & Emergency Response Grant” for the purpose of adding nine full-time Firefighter/EMT positions to the Fire Department to improve staffing levels, and that should said grant be awarded, the City Manager, Fire Chief, and/or Director of Finance are hereby authorized to enter into such contracts and agreements as may be necessary to fill the aforesaid positions.

Section 2: The City Manager is hereby authorized to update the Table of Organization to accurately reflect the authorized number of Firefighter/EMT positions.

Section 3: That the Clerk be and is hereby authorized and directed to forward a certified copy of this Resolution to the City Manager, Director of Finance and Fire Chief.

Section 4: That this Resolution shall take effect and be in full force from and after the date of its passage.

PASSED THIS DAY _____.

APPROVED:

MAYOR

ATTEST:

CLERK

21-R-2665

CERTIFICATE OF THE CLERK

I, _____, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. 21-R-2665, passed by the Council of the City of Riverside on _____.

IN TESTIMONY WHEREOF, witness my hand and official seal this day
_____.

CLERK