

Pride ~ Progress ~ Possibilities

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

February 16, 2023

Council Meeting

6:00 P.M.

City Council

PETER J. WILLIAMS, MAYOR

**MIKE DENNING
APRIL FRANKLIN
BRENDA FRY
ZACHARY JOSEPH
SARA LOMMATZSCH
JESSE MAXFIELD**

Josh Rauch, City Manager

Katie Lewallen, Clerk of Council

Calendar for year 2023 (United States)



January

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Council meetings in aubergine.

Work sessions in pale yellow.

Jan 1 • New Year's Day
Jan 2 • 'New Year's Day' day off
Jan 16 • Martin Luther King Jr. Day
Feb 20 • Presidents' Day
May 29 • Memorial Day

Jun 19 • Juneteenth
Jul 4 • Independence Day
Sep 4 • Labor Day
Oct 9 • Columbus Day
Nov 10 • 'Veterans Day' day off

Nov 11 • Veterans Day
Nov 23 • Thanksgiving Day
Dec 25 • Christmas Day

AGENDA

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, February 16, 2023
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) MINUTES – Approval of minutes from the February 2, 2023, council business meeting.
- 8) ACCEPTANCE OF CITIZEN PETITIONS
- 9) DEPARTMENT UPDATES:
 - A) Police Department
 - B) Fire Department
 - C) Public Service Department
 - D) City Manager Report
- 10) PUBLIC COMMENT ON AGENDA ITEMS
- 11) OLD BUSINESS
 - A) ORDINANCES

*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.*

- I) **Ordinance No. 23-O-818** – An ordinance by the City 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 for the property located at 7544 Union Schoolhouse Road, Parcel ID No. I39300201 0053, from R-3 Medium Density Residential District to PUD, Planned Unit Development District. (2nd reading, public hearing)
- II) **Ordinance No. 23-O-819** – An ordinance to approve employee position titles, number of positions and pay ranges and to repeal Ordinance No. 22-O-807 passed October 6, 2022, and declaring an emergency. (2nd reading, public hearing)

12) NEW BUSINESS

A) RESOLUTIONS

- I) **Resolution No. 23-R-2825** – A resolution recognizing the Bob Chiles Golf Classic as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.
- II) **Resolution No. 23-R-2826** – A resolution declaring miscellaneous equipment 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.
- III) **Resolution No. 23-R-2827** – A resolution authorizing the city manager to enter into an agreement with Crawford, Murphy, Tilley to provide general engineering services and serve as the engineer of record to the City of Riverside under certain terms and conditions.

13) PUBLIC COMMENT ON NON-AGENDA ITEMS

14) COUNCIL MEMBER COMMENTS

15) ADJOURNMENT

MINUTES

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

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

Staff present was as follows: Josh Rauch, City Manager; Chris Lohr, Assistant City Manager, Tom Garrett, Finance Director; Nia Holt, Zoning Administrator; Dalma Grandjean, Law Director; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: Deputy Mayor Lommatzsch moved, seconded by Mr. Maxfield, to excuse Mrs. Franklin from the meeting. All were in favor. **Motion carried.**

ADDITIONS OR CORRECTIONS TO AGENDA: No changes were made to the agenda.

APPROVAL OF AGENDA: Mr. Joseph moved, seconded by Mr. Maxfield, to approve the agenda. All were in favor. **Motion carried.**

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

PRESENTATIONS: Mrs. Julie Denning, CFO of the Riverside Jaycees, and Ms. Bethany Schaffer, President for 2023, came forward to make a \$750 contribution to the City of Riverside Fire Department. Mrs. Denning stated it is their 44th year in serving the community and having a strong relationship with the police and fire departments in Riverside. She stated that there is a national emphasis on educating children, families, and senior citizens about fire safety. There have been a few fires recently in the community, and she stated that maybe if one extra smoke detector, or additional education may could have saved a few more. They have even donated oxygen masks for pets. This is another opportunity to partner with the fire department. Chief Stitzel accepted the donation for the fire department.

Mr. Greg Thurman, VP of Acquisition for Redwood Development, stated that he would like to introduce Redwood for those who aren't familiar with them and that they are currently in eight communities throughout the Dayton region. He stated they are an Ohio based company and have been in the area for the past 10 years in business for the past 30 years. They own and operate 15,000 units. They have developments in 10 states. He stated they build single-story, two-bedroom, two-bathroom, two car garage attached townhomes built to luxury standards with granite and stainless steel appliances. They have roughly 1,500 residents in the Dayton market. He reviewed the types of residents they attract based on entry and exit interviews. The site is

approximately 18 acres and is presently an urban farm. If zoning is approved, then a preliminary development plan for a PUD will be submitted within the next few weeks. He provided a preview of the plan with the road layout. He presented the architecture of the development and explained they embellish the retention pond. He described the interior of the architecture.

MINUTES: Mr. Denning moved, seconded by Mr. Maxfield, to approve the minutes of the January 12, 2023, council work session, and the January 19, 2023, council business meeting. All were in favor. **Motion carried.**

WRITTEN CITIZEN PETITIONS: Mayor Williams stated some citizens have already turned in slips to speak. He added that anyone wishing to speak should fill out a petition form with their name and address and turn it in to the clerk. He asked that the box stating if it is an agenda or non-agenda item be checked as there are two different times when comments are heard.

DEPARTMENT UPDATES:

A) Finance Department – Mr. Tom Garrett stated it is busy finishing out one year of reporting and getting out W-2 forms to employees. They are also setting up for the new year and transitioning to the new finance software. The new software was used last week on payroll with a few discrepancies that they needed to adjust. They are running their first bill payment on the new software and that is in process. They had a week of pause while the transition happened, so everything is not in the January books, yet, but will be soon. Mr. Rauch gave credit to Tom and Crystal and the rest of staff for undertaking this financial software transition as it is not easy. They are further ahead than he expected them to be.

Mr. Joseph stated it is a testament to the staff having started in October and it is now February. He has had multi-year projects that have gone over budget, so the fact that they have mitigated risk and stayed on track speaks to the dedication and effort of the finance department and city staff. He is proud of the work they have done.

B) Administration Department – Mr. Chris Lohr stated they are making progress on the classification and compensation study. Staff are completing forms to communicate what it is they do in their position so the consultant can understand them and find comparable positions and wage ranges in similar jurisdictions. He stated they will be discussing electric and natural gas aggregation next week, and if council has any questions to please forward them to him.

C) Community Development Department – Ms. Nia Holt stated they have been working on a few text amendments and the Land Use Plan. They have already received a first draft on the Land Use Plan and have given comments back to the consultant, MKSK. They will have something to share with the planning commission soon. They have

been working on the property maintenance code and will have a final draft to review. She thanked Lori Minnich on her work with putting to city in line to receive some of the demolition and revitalization fund money awarded to Montgomery County. Mr. Rauch added that Ms. Minnich came to him right after he started working for the city stating they need to get in on these funds for some of the bigger nuisance buildings they have in town. He stated she took the lead on this and thanked her and the partners at the Land Bank. He added that the state process is lengthy, and they were hoping to have it wrapped up last year. They can now move forward on some of the blighted properties. Mayor Williams added that sometimes it does take patience on their part to get access to the funds.

D) City Manager Report – Mr. Rauch stated that in 2022 when Congress passed the Bipartisan Infrastructure Law, one of the programs included in that was Safe Streets For All program. Working with partners at the Transportation District and with engineering consultants at Woolpert, they identified the curves along Harshman wall and some of the phases on Woodman would be a prime candidate to go after some of those funds. They submitted the whole corridor from Springfield Street to 35. They received an award of \$700,000 to complete a safety study for the entire corridor. He stated it will be transformative for the community. They will receive a 30% design plan that includes the safety elements along the road, potentially realigning the curves, bicycle and pedestrian transit, and other things the community has expressed through the Land Use Plan. Then they will go for funding to help make those improvements. He thanked all of the partners that helped them adding there was a lot of regional backing for this. It is the highest award for planning in the State, the second highest award overall. It will position the city well as the Land Use Plan calls for the area to be a city-center area, and this is the plan that will allow them to start to build out that infrastructure to support that.

PUBLIC COMMENT ON AGENDA ITEMS: Mayor Williams stated that a number of forms have been turned in. He asked when a person is called up to state their name, address, and to keep comments to three minutes.

Mr. Robert Allen, 7544 Union Schoolhouse Road, Riverside, Ohio, stated that the highest and best use of the property is for residential development. It is an infill site, a donut hole. Riverside seems to agree as it is zoned R-3 medium residential, currently. He stated a lot of people may not understand that R-3 medium density allows multi-family, in particular, doubles, and units with a minimum square footage of 600 sq. ft. each. This means under the current zoning that it is possible to have a subdivision of doubles with very small units, which would be less attractive than the Redwood development. The Redwood plan has units with a minimum of 1,300 sq. ft. with attached garages would generate more income for the city more so than a series of doubles that are 600 sq. ft. The development of this property is not a question of “if”. It will be developed either as the proposal before them, or something that could be much worse. He respectfully requested the zoning to be approved.

Mr. John Calligan, 4126 Loyala Chase Lane, Dayton, Ohio, stated he reviewed the proposed PUD and several things in it bother him. He stated the proposed PUD circumvents several City of Riverside ordinances. The current R-3 district does not allow multi-family residences as a permitted nor as a conditional use. He stated that was contrary to what was just said. What he means by multi-family is more than two units. This district does allow single family and two family residences. The surrounding neighborhoods are either R-3 or R-2; there are no multi-family units in the area. He added the PUD circumvents the minimum requirements to the R-3 district including lot size, yard setback, and maximum lot coverage. Maximum lot coverage is currently 50 percent, and there are no limitations in the PUD. He stated it also circumvents a couple of subdivision requirements including right-of-way with private streets; there is nothing mentioned about the width of those streets. The fire department would need to know how wide they were to maneuver equipment. He stated the PUD does not mention sidewalks; and that is a requirement. The only mention of a sidewalk was along Union Schoolhouse Road, and it was only mentioned as "may be put in". For these reasons, he is asking council to vote against this PUD.

Mrs. Kelly Bush, 7240 Union Schoolhouse Road, Dayton, Ohio, stated the picture shown earlier showed them as adjoined directly to the Allen's property; they are not across the street, their farms connect. She stated that a PUD and an R-3 is really not much different. She contacted the state and received information indicating there is not a lot of difference. She is concerned about the development coming in and disrupting the land next to her. There is the possibility of disturbing her water or polluting it. She stated she needs to know from Redwood what they are going to do to prevent her water from being shut off, being contaminated, or disappearing altogether. They are on a well and have no option to connect to the city; they have tried. They are on electric heat and their own water from their own natural spring. She wants to know what will prevent that from happening to keep her water natural. She stated there are only 40 homes on Union Schoolhouse Road. From her property north, there are 12 properties that have two acres or more. She stated there are no apartments on Union Schoolhouse Road; it will not fit in and not look right. People move out there for the privacy, the openness, and the enjoyment of the animals. It is a little piece of heaven, not being in the city. She stated with apartments they won't know who is coming and going; they won't invest money in them. They won't devote money to plant flowers or trees. They will make sure the parking is clean, and then, in four years they will transfer out and be gone. She asked why it had to be townhomes and not houses. She stated there is no need for townhomes on that end of Union Schoolhouse Road.

Mr. William Bowers, 4201 Elmshaven Drive, Dayton, Ohio, stated that lot is the corner of Union Schoolhouse Road and Elmshaven Drive. He asked how many of them lived within 300 yards of the property. He asked how many of them have come up to the property to take a look. He thanked them for doing that. He stated based on the housing in the area, this development does not make sense for the area. He stated it is too congested;

the PUD does not fit there. They are single family homes. He does not want to look out his window and see it across the street. He asked them to vote it down.

Mr. Greg Bush, 7240 Union Schoolhouse Road, Dayton, Ohio, stated he did not wish to speak at this time.

Mr. Youssef Elzein, 4906 Amberwood Drive, Dayton, Ohio, stated he is not connected to the red barn and is not there to save it. He lived next to it for 22 years. He isn't there to convince the owner to demolish it or not. He stated he wished to express his frustration with the process that he experienced helping a friend of his. It was a business property on Valley Street with less than a tenth of an acre in Riverside where he appeared three times in front of the planning commission and got conditional approval only because the planning board was concerned about storm water going into the neighboring lots. He added that the code doesn't require actually doing that. He stated on the 18-acre lot it is being unconditionally approved without proper due diligence. It was unconditionally approved by the planning commission. Mayor Williams stated that there is no site plan that has yet been approved. Mr. Elzein stated if he reads the recommendations, it is all based on preliminary planning that they provided. Mayor Williams stated he was correct, but he wanted to make clear that no site plan has been submitted, and no site plan has been reviewed by staff or voted on by council. Mr. Elzein replied he was not there to judge the engineering part of it. Mayor Williams stated he wanted to make sure that it does not become part of the record that whatever Redwood might be working on now is automatically what the staff or city will ultimately approve at that site if they vote to rezone. Mr. Elzein stated he understood. He added that the recommendations from city staff was based on this preliminary plan. He stated the inconsistency he witnessed two weeks ago was the fact that the citizens were not allowed to speak about their concerns except if it is related to the rezoning request. He stated that if they listen to the citizens their concerns are valid. He stated that Mr. Calligan even spoke to them about the flooding at Wynwood. He stated that Riverside may not have the proper drainage in that area to take that 18-acre, which will be mostly hard surfaces. He told them to be concerned about the Dayton residents as much as they are concerned about the Riverside residents. He asked that they do their due diligence before they blindly approve 90-homes, and to listen to residents.

Mayor Williams stated there is public comment at every council business meeting, which are held twice a month. He added that none of the council guided anybody or anything in the last 20 minutes. This is the forum where concerns can be voiced. The planning commission was there to consider zoning, not some of the other things brought up as it is not in their purview.

Mr. John Ziegler, 4238 Blue Rock Road, Riverside, Ohio, stated he has lived in Riverside almost 30 years and is a taxpayer. He is proud of what they did in Riverside and getting taxes in order to where they have \$500,000 in the black. He thinks it will be more in the

future. He thinks they are not a community looking to add a bunch of bedrooms to raise taxes or more tax money. It is more important to keep Riverside beautiful. It is one of the most beautiful farms in Ohio right here. People need beautiful things to see to help their mental state of mind. He was concerned about the underground springs and the waterways on the property. They can't change the waterways without going through the county. He stated how he wrote the book the First Settlers of Mad River Township. He read every deed in the township and surrounding townships. He wrote books for townships around them. He believes he is the only one who has done this, but from what he has seen the county has a record for that farmhouse of 1830. The deed he has seen for that original property is the best one he has ever seen. He wants to keep Riverside beautiful; they have a lot of history. They should add to that and to adding plaques for the underground railroad.

NEW BUSINESS

A. ORDINANCES

- I) Ordinance No. 23-O-818 – An ordinance by the City 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 for the property located at 7544 Union Schoolhouse Road, Parcel ID No. 139300201 0053, from R-3 Medium Density Residential District to PUD, Planned Unit Development District. (1st reading)**

Mr. Denning moved, seconded by Mr. Joseph, to approve the first reading of Ordinance No. 23-O-818. The clerk read the ordinance by title only.

Mayor Williams pointed out that for an ordinance that the city considers and possibly passes has to have two readings. Tonight, there is not a public hearing component; that will happen at the second reading should council vote to approve. An affirmative vote tonight, simply means there will be a second reading with a public hearing in approximately two weeks.

Mr. Joseph stated if it passes tonight and at the February 16, 2023, meeting, bulldozers and construction is not automatically moving onto the property as it still has to go to the planning commission for a site plan review. During that site plan review, that meeting will be open to the public. Mr. Rauch stated that was correct. Mr. Joseph asked if during that is when issues of sidewalks and stormwater and fire department concerns are addressed. Ms. Holt replied they have already given some comments to the applicant already and continue to have conversations with them. Mr. Joseph stated the process of what would happen after the February 16, 2023, meeting should it pass. Mr. Joseph asked if under an R-3 zoning, could there be a development that wouldn't come in front of council that would have duplex. Ms. Holt replied that was correct. Mr. Joseph

then stated that someone could come to the planning commission right now with a plan. Mayor Williams stated that wouldn't go to planning, it would come straight to the city. They would submit for a zoning application and provided it met the codified ordinances outline for an R-3... Ms. Holt interjected stating if they subdivided into more than five lots it would go to planning commission as that would trigger a major subdivision review. Mayor Williams stated but it would not be to review the type of houses because that is already granted. The property is already allowed to have these houses on them. Ms. Holt stated that was correct. Mr. Joseph stated so they are talking about an R-3, which could already have multi-family units, to a PUD, which would benefit the developer. He asked if the city would stand to gain moving to a PUD with this particular. Mr. Rauch stated when he started one of the issues that was important to council was to have a PUD mechanism available to developers because it creates flexibility to use parcels that have difficult geometries and site constraints. It is to bring the highest and best use possible the market will bear and benefit the city. There are mutual benefits for the development community and the city, in terms of encouraging development, and redevelopment across the city. Ms. Holt added that their PUD is not an overlay; it completely changes the zoning, so it doesn't have to meet the R-3 district. It could be a commercial PUD or a mixed use PUD. It is something where the city and developers work together on.

Mayor Williams stated that a PUD does not absolve a builder or the city from very well established state law for water, emergency access, and things like that. Things don't get washed away because the city came up with a fancy acronym. These items still need to be done correctly, which is why staff are involved with that level of detail before it is presented to council. Ms. Holt stated the county is also involved with sites over an acre; they are out there inspecting disturbed earth making sure sediment isn't getting into storm water.

Roll call: Mr. Denning, yes; Mr. Joseph, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion passed.**

II) Ordinance No. 23-O-819 – An ordinance to approve employee position titles, number of positions and pay ranges and to repeal Ordinance No. 22-O-807 passed October 6, 2022, and declaring an emergency. (1st reading)

Mr. Denning moved, seconded by Mr. Maxfield, to approve the first reading of Ordinance No. 23-O-819. The clerk read the ordinance by title only.

Roll call: Mr. Denning, yes; Mr. Maxfield, yes; Ms. Fry, yes; Mr. Joseph, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion passed.**

B. RESOLUTIONS

- I) **Resolution No. 23-R-2823 - A resolution by the Riverside City Council authorizing a two percent increase in the City Manager's annual salary effective January 1, 2023.**

Mr. Joseph moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2823.

All were in favor. **Motion carried.**

Deputy Mayor Lommatzsch moved, seconded by Mr. Denning, to table Resolution No. 23-R-2824 until after executive session.

All were in favor. **Motion carried.**

PUBLIC COMMENT ON NON-AGENDA ITEMS: No one came forward to speak.

COUNCIL MEMBER COMMENTS: Ms. Fry stated she attended the First Suburbs meeting last night with a presentation from RTA. They are going to build a corridor that connects the east rather than funneling everything downtown, they will have a route on the east side that connects the north and the south. They also shared innovations regarding fares where families don't pay more than \$55. She stated that it is important while doing their land use plan they need to think how residents can have access to all of those routes. She stated the next blood drive is on February 27, 2023, from 3 – 7 pm.

Deputy Mayor Lommatzsch stated she attended the Miami Valley Regional Planning Commission meeting this morning. There are multiple issues and concerns about the quality of water in the area. The City of Dayton is asking for a lot of money for lab updates and ways to mediate the problem with water related to the base. It is not at a dangerous level, but it could get there. Many people don't understand the water field out here is not in Riverside, but they need to care. They need to support the City of Dayton's efforts to not have the water get any worse than it is. That will be in the newspaper. A lot will not be local funds, but it has to go through a mechanism, so MVRPC does a lot of things to make money available. They did support the request for money for Woodman Drive. The MVRPC is a great partner. She stated regarding Resolution No. 23-R-2823 that the city manager has done an amazing job and the resolution is for a cost of living raise, which has been well earned. He has been a very active city manager.

Mayor Williams stated he attended an event at the Air Force Museum where Col. Meeker hosted a get together for Governor DeWine and Lt. Governor Husted along with the director of Jobs Ohio and Director of Development, Lydia Mihalik. The governor was able to give a preview of the bi-annual state budget. He stated that everyone in

attendance was excited about Riverside's success in obtaining that federal grant. It was good to see people in the region support Riverside and happy that the Woodman/Harshman corridor is getting attention. It is good to see this is coming to fruition. Deputy Mayor Lommatzsch added that in regard to yesterday's event, she is happy to know they have gone back to having an SRO (school resource officer). They had them in the past, but due to budgetary reasons they had to do away with it. She credits the mayor and the school superintendent for pushing with a limited budget to have an SRO, and the governor to make a big deal over having them is important. Mayor Williams suggested the public to look at the budget stating there will be a lot of back and forth between now and June. He listed a number of things the governor will be supporting. He thanked everyone who attended the St. Helen's Fish Fry on Saturday.

Mr. Maxfield stated that there was an incident earlier this week at one of the private school's; he appreciates the police being there and handling the situation. He added that February is National Career Tech Education Month (CTE), which is important to him and the Riverside community as they have a CTE center in Stebbins High School. Skilled trades and many careers are struggling right now for jobs. This technical education is one way to support and grow that. There are opportunities here for students. It is important to build upon that; the governor's budget will provide an additional \$300 million to expand CTE. Stebbins is going to look and see how they can build on the programs they have. Mayor Williams added that the family summit is Saturday, February 4, 10 am – 2 pm, at Mad River Middle School. He stated it is a large resource fair. There will be over 40 community partners including the city and the police and fire departments. It is a tremendous informational event. There will be a lot of people that will be there from the region to provide information and resources to our families.

EXECUTIVE SESSION: Deputy Mayor Lommatzsch moved, seconded by Mr. Denning, to enter executive session for the following: 103.01(1) Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official; and 103.01(2) To consider the purchase of property for public purposes, or for the sale of public property, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal or private interest is adverse to the general public interest. Roll call: Mr. Denning, yes; Mr. Joseph, yes; Mrs. Franklin, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Maxfield, yes; and Mayor Williams, yes. Council entered executive session at 7:06 pm.

RECONVENE: Council reconvened at 8:02 pm.

- I) Resolution No. 23-R-2824 – A resolution by the Riverside City Council authorizing a two percent increase in the Clerk of Council's annual salary effective January 1, 2023.**

Thursday, February 2, 2023

Mr. Denning moved, seconded by Mr. Joseph, to take Resolution No. 23-R-2824 off the table.

All were in favor. **Motion carried.**

Mr. Denning moved, seconded by Deputy Mayor Lommatzsch, to approve Resolution No. 23-R-2824.

All were in favor. **Motion carried.**

ADJOURNMENT: Mr. Joseph moved, seconded by Mr. Maxfield, to adjourn. All were in favor. **Motion carried.** The meeting adjourned at 8:04 pm.

Peter J. Williams, Mayor

Clerk of Council

CITY COUNCIL CALENDAR

2023 COUNCIL CALENDAR

- Executive Session: Property, Personnel

February 9, 2023 – Work Session

- Ordinance: Parking in front of mailboxes (Frank)
- Strategic Plan
- Health and Safety – Code changes for Council ex-officio
- Land Use Plan preview/update
- Update on Engineering Services RFQ
- Aggregation Update

February 16, 2023

- Monthly Update: Police, Fire, Public Services, and CM Report
- Ordinance: 7544 Union Schoolhouse Rd. Rezoning (2nd Reading)
- Ordinance: TO Update – EMT Basic (2nd Reading)
- Resolution: Bob Chiles Golf Outing
- Resolution: Engineering Services
- Resolution: Surplus Items

March 2, 2023

- Monthly Update: Finance, Administration, Community Development, and CM Report
- Presentation: RTA
- Resolution: Fisher-Nightingale Houses All-American Evening
- Resolution: OBC Representatives
- Resolution: Downing Group/Jobs Ohio Agreement
- Resolution: Benefits Administration Broker

March 9, 2023 – Work Session

- Council Pay – Comparables and Discussion

March 16, 2023

- Monthly Update: Police, Fire, Public Services, and CM Report

April 6, 2023

- Monthly Update: Finance, Administration, Community Development, and CM Report

LEGISLATION

MEETING DATE: February 16, 2023

AGENDA ITEM: Old Business

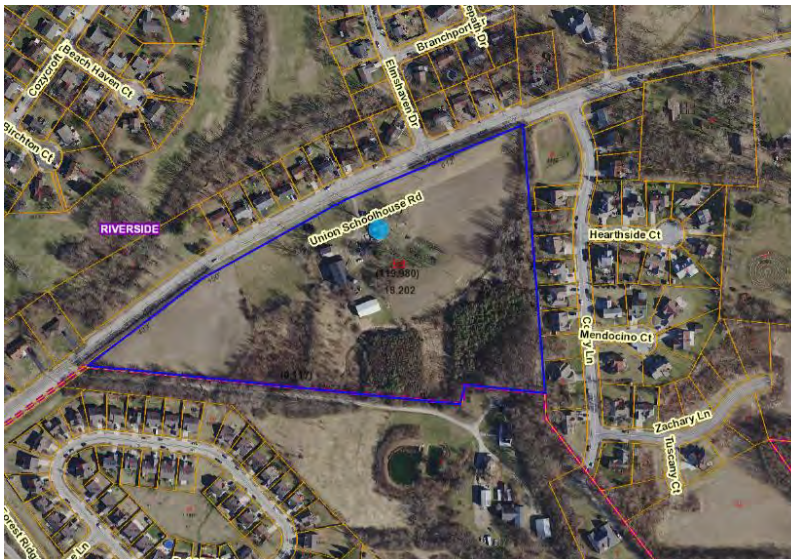
TO: Riverside City Council

FROM: Josh Rauch, City Manager
Nia Holt, Zoning Administrator

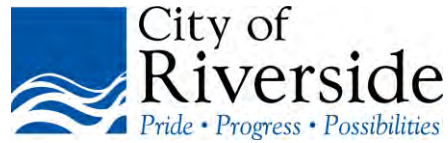
SUBJECT: Ordinance No. 23-O-818 – An ordinance by the City Council of the City of Riverside, Ohio approving a change in the district boundaries as shown on the zoning map of the City of Riverside, Ohio for the property located at 7544 Union Schoolhouse Road, Parcel ID No. I39300201 0053, from R-3 Medium Density Residential District to PUD, Planned Unit Development District.

EXPLANATION:

This ordinance is a request for approval of a rezoning to establish a PUD, Planned Unit Development District (Redwood Riverside) for the construction of a single-story townhouse apartment community. The applicant is applying for the first PUD district following the May 2022 legislation which created the PUD regulations. A PUD is a large-scale, integrated development involving a single lot or several lots only separated by streets. The PUD adheres to the community's comprehensive plan and allows for a degree of flexibility in land planning and site design in large developments. PUDs are advantageous for allowing mixed uses, housing type diversity, preserving open space and environmentally sensitive areas.



The subject site is located just north of the Dayton border and fronts Union Schoolhouse Road. The 18.02 acre residential property is outside of the Source Water Protection Area. The subject site is within Fairborn School District and Riverside Emergency Response



Area. The proposed development will be completed in one phase and the property will not be subdivide into smaller lots.

If Council votes **for** this ordinance:

- The zoning change will take effect in 30 days.
- The applicant will need to submit a final development plan application.
- Staff and the city's consultants will review the application to ensure it is compliant with the development text, Riverside development requirements, and other applicable regulations.

If Council votes **against** this ordinance (or if there is no motion to approve the ordinance):

- The zoning map amendment fails.
- The applicant will need to make significant revisions to their application if they wish to resubmit a new rezoning application
- Or the proposed development stalls.

RECOMMENDATION:

City Staff and Planning Commission both recommend **approval** of the rezoning request. The proposed rezoning aligns the policies of the Comprehensive Plan.

EXHIBITS:

Legislation, Exhibit A, Exhibit B

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 FOR THE PROPERTY LOCATED AT 7544 UNION SCHOOLHOUSE ROAD, Parcel ID No. I39300201 0053, FROM R-3, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO PUD, PLANNED UNIT DEVELOPMENT DISTRICT, REDWOOD RIVERSIDE.

WHEREAS, the City of Riverside Planning Commission has recommended approval of P.C. Case #22-0023 on January 18, 2023, pursuant to Section 1119.11(A) PUD Preliminary Development Plan Criteria initiating changes in the Zoning District Map to include a change for one (1) parcel from R-3 Medium-Density Residential District to PUD, Planned Unit Development and establishing the Redwood Riverside PUD; and

WHEREAS, the Planning Commission 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, whereby testimony and evidence was submitted, including the applicant's testimony and the recommendation and report of City staff; and

WHEREAS, the Council of the City of Riverside, Ohio has held a 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, OHIO:

Section 1: That the **Planning Commission** having **recommended approval of the rezoning** of the within described property; it is the legislative determination and decision of this Council that the recommendation of the Planning Commission be and of the same is hereby approved and the rezoning initiated by P.C. Case #22-0023 is hereby approved and adopted into the district boundaries of the Zoning Map of the City of Riverside, Ohio; and said map is hereby amended and changed to incorporate such change thereon, so that the property located at 7544 Union Schoolhouse Road, and **being further identified as County Auditor's Parcel ID No. I39300201 0053**, is rezoned from **R-3, MEDIUM-DENSITY RESIDENTIAL DISTRICT** to **PUD, PLANNED UNIT DEVELOPMENT DISTRICT, REDWOOD RIVERSIDE**, which maps, deed, and development text incorporated herein and made a part hereof by reference thereto and as set forth in "Exhibit A" of this Ordinance.

Section 2: That the Clerk of Council is directed to forward a certified copy of this Ordinance to the Zoning Administrator of the City of Riverside, Ohio, and said official is directed to amend the Official Zoning Map of the City of Riverside, Ohio, to reflect the changes enacted by this Ordinance.

23-O-818

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

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. 23-O-818 passed by the Riverside City Council on _____.

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

CLERK

**REDWOOD RIVERSIDE UNION SCHOOLHOUSE RD.
PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT**

**January 9, 2023
Rezoning and Introductory Statement**

I. INTRODUCTION AND SUMMARY:

A. Introduction: Redwood Riverside Union Schoolhouse Rd. is being created to provide an important housing option to the community of Riverside. This neighborhood will provide for the development of attached one story apartment dwellings as provided in more detail below.

II. Site: The project site includes 18.2+/- acres. It will provide for the development of attached one story apartment dwellings as provided below.

A. Permitted Uses: Permitted uses shall be as follows:

1. Attached one story apartment dwellings with attached two car garages.
2. Publicly or privately owned parks and open spaces.
3. Model homes and sales offices, in accordance with City of Riverside Code.
4. Home occupation uses in association with a permitted dwelling, in accordance with City of Riverside Code.
5. Mailbox gazebo

B. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 90 residential units in this PUD District, consisting of all attached one story apartment dwellings in building configurations ranging from 3 dwellings to a maximum of 8 dwellings per building.

2. Setbacks:

(a) Union Schoolhouse Road: There shall be a minimum pavement and building setback of 35 feet as measured from the edge of the right-of-way of Union Schoolhouse Road after the required dedication of right-of-way is completed. Public streets, leisure paths, and sidewalks may be located within this setback.

(b) Rear Yard Setback: There shall be a minimum pavement and building setback of
Redwood Riverside Union Schoolhouse Rd PUD

shall be 25 feet as measured from the rear property line of the lot. Patios shall be permitted to encroach up to 8 feet and eaves shall be permitted to encroach up to 2 feet into the required minimum rear yard setback.

(c) Side Yard Setbacks: There shall be a minimum pavement and building setback of shall be 25 feet as measured from the rear property line of the lot. Patios shall be permitted to encroach up to 8 feet and eaves shall be permitted to encroach up to 2 feet into the required minimum rear yard setback.

C. Access, Parking, Pedestrian, and Traffic-Related Commitments:

1. All internal streets shall be private. The maintenance of private streets shall be the sole responsibility of the owner.

2. Off-Street Parking: Each single-family home shall have a minimum two-car garage. An additional 2 off-street parking spaces in their driveways is also provided for each dwelling in addition to the enclosed garage spaces.

3. On-Street Parking: On-street parking is not permitted on any internal private streets. Designated guest parking spaces are provided throughout the development as noted on the preliminary development plan.

4. Parking Dimension: Parking spaces are to be 9' x 18' dimension.

5. Access Points: Primary vehicular access to and from this site shall be provided from Union Schoolhouse Road in the general location shown on the approved preliminary development plan.

6. Public Street Improvements and Construction: The applicant has submitted a traffic study for review of the City in conjunction with the filing of the preliminary development plan. Public street improvements that are required with respect to the development of this PUD District shall be determined in the approved traffic study. The respective obligations of the developer of the site and the City with respect to the construction of these public street improvements and the payment of related costs shall be detailed in a separate written infrastructure agreement between them which shall be based upon the traffic study.

D. Buffering, Landscaping, Open Space and Screening Commitments:

1. Union Schoolhouse Rd frontage landscaping:

(a) A landscape plan for the frontage along Union Schoolhouse Rd shall be provided as part of the final development plan. A conceptual landscape plan has been provided for the preliminary development plan which demonstrates a conceptual design which is comprised of planting beds with shade trees, evergreen

trees, shrubs, ornamental grasses and perennials. Encourage

2. Storm Water Basins: Storm water basins may be located within the required setbacks and shall have a minimum of 1 fountain or aerator provided in each.

3. Street Trees: Street trees shall be provided on both sides of the street as shown on the preliminary development plan and in locations that are approved as part of a final development plan. Street trees shall be a minimum of 2 inches in caliper at installation.

4. Preservation of Existing Vegetation: The developer shall make reasonable attempts to preserve existing trees along the perimeter property lines where practical and feasible. This shall not preclude the developer from removing trees necessary for grading of infrastructure, utilities and providing adequate site drainage.

5. Fences: Fences may be permitted but not required in this PUD District. Any fences may be a maximum of 6 feet in height and may be submitted for approval with the final development plan. Both solid fences and fences with openings shall be permitted, with designs that are approved in the final development plan for this PUD District.

E. Signage Commitments:

1. Signage within this site may be generally provided as provided below. A signage package shall be submitted for review and approval by the Planning Commission as part of a final development plan for this site.

(a) One sign may be permitted at the entrance from Union Schoolhouse Road, as indicated on the preliminary development plan. The sign within the median shall be installed and maintained by the owner. Sign area shall not exceed 32 square feet and shall not exceed 6 feet in height. The sign shall meet all applicable setbacks for site distance.

2. Additional signage shall be in accordance with the code standards with specifications provided with the final development plan.

F. Architectural Standards: All attached apartment dwellings in this site shall be approved as part of the Final Development Plan.

1. Maximum building height: Dwellings may be 1 story and may have a maximum height of 35 feet as measured in accordance with City of Riverside Code.

2. Exterior Materials: Permitted primary and secondary materials for buildings in this PUD District are as follows:

(a) Primary Materials: Permitted Cladding Materials include brick, stone/synthetic stone, and vinyl siding.

- (b) Secondary Materials: Vinyl trim, vinyl shake accent siding, prefinished aluminum gutters and downspouts, vinyl decorative louvers.
 - (c) Roofing Materials: Minimum 30 year dimensional asphalt shingles
 - (d) Windows and sliding patio doors may be vinyl.
- 3. Garages: Front-loaded and attached garages shall be permitted on each home.
- 4. Lighting:
 - (a) Primary lighting shall be provided with building mounted coach lights at each dwelling garage. Coach lights shall be controlled by dusk/dawn sensors.
 - (b) Secondary lighting shall be provided at each dwelling private patio mounted to building
 - (c) Street lighting is permitted but not required. Specific fixture, color, locations, and spacing to be approved at time of final development plan. Street light height shall not exceed 18 feet in height. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the site if used by owner.
 - (d) Lighting of entry features and any additional proposed lighting shall be provided and approved at time of final development plan. Ground mounted lighting shall be shielded and landscaped.
 - (e) Fully shielded, cut-off type lighting fixtures shall be required. Exterior lighting fixtures shall be similar in appearance throughout this PUD District.
- 5. Storage Buildings:
 - (a) Storage Sheds: Storage sheds shall be prohibited.
- G. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan for this PUD District.
- H. Miscellaneous:
 - 1. Refuse – Refuse for the site will be provided by an independent third party hauler. Residents shall be provided an individual tote which will be stored within garage.

Redwood Riverside Union Schoolhouse Rd

Riverside, Ohio

DATE: January 09, 2023

Preliminary Planned Unit Development (PUD) Submittal

PROJECT NO. 22061

SHEET INDEX

L1.0	Illustrative Site Plan
L1.1	Preliminary Development Plan
L2.0	Open Space Plan
L3.0	Overall Landscape Plan
L3.1	Entry Area Landscape Plan
L3.2	Street Frontage Landscape Plan
L3.3	Street Frontage Landscape Plan
L3.4	Typical Building Foundation Planting
C1.0	Preliminary Site & Utility Plan
C2.0	Preliminary Grading & Drainage Plan
A1.0	Architectural Character & Lighting

PREPARED FOR



Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131

PREPARED BY



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100 Northwoods Blvd
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Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
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p 614.360.3066

PODdesign.net

PROJECT TEAM



175 Montrose West Avenue, Suite 400
Akron, Ohio 44321
p 234.219.7508

VICINITY MAP



NOT TO SCALE





Illustrative Site Plan
SCALE: 1" = 50'



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Project Name

Redwood Riverside Union Schoolhouse Rd

7544 Union Schoolhouse Rd
Riverside, Ohio

Prepared For

Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project #	22061
Date	01/09/2023
By	SO, TF
Scale	As Noted

Revisions

Sheet Title

ILLUSTRATIVE SITE PLAN

Sheet #

L1.0

SITE DATA

PARCEL ID:	I39300201 0053
CURRENT ZONING:	R3
PROPOSED ZONING:	PUD
SITE AREA:	±18.2 AC
TOTAL UNITS:	90
TOTAL PARKING:	389
DRIVEWAY SPACES:	180
GARAGE SPACES:	180
GUEST PARKING:	29
DENSITY:	±5.0 DU/AC
TOTAL STORM WATER MANAGEMENT AREA:	±0.93 AC



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Sheet Title

**PRELIMINARY
DEVELOPMENT
PLAN**

Sheet #

L1.1

SITE DATA

SITE AREA: ±17.9 AC
TOTAL OPEN SPACE: ±6.9 AC (39%)

LEGEND

OPEN SPACE AREA



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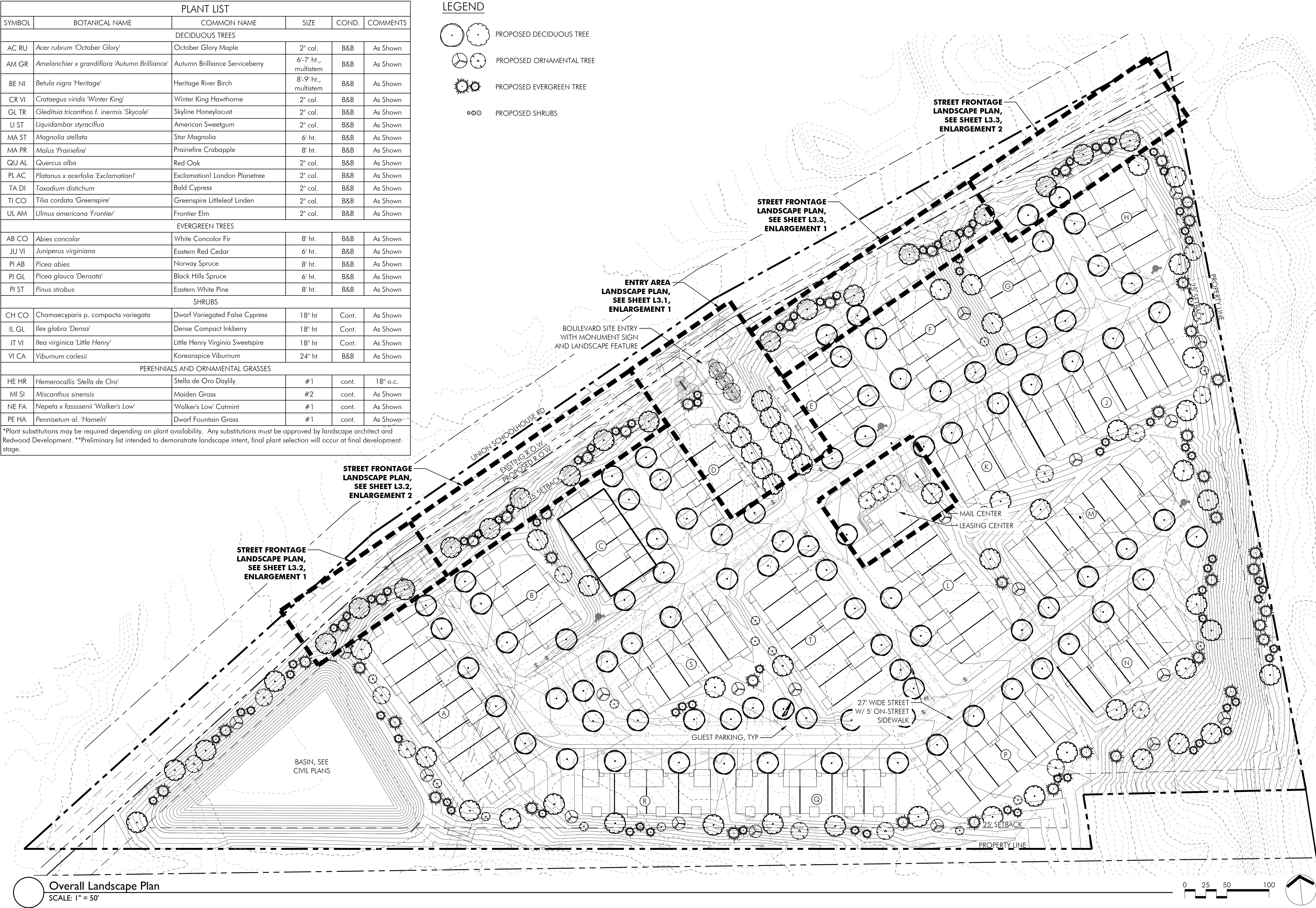
Sheet Title

**OPEN SPACE
PLAN**

Sheet #

L2.0

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES					
AC RU	<i>Acer rubrum</i> 'October Glory'	October Glory Maple	2" cal.	B&B	As Shown
AM GR	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'-7' ht., multistem	B&B	As Shown
BE NI	<i>Betula nigra</i> 'Heritage'	Heritage River Birch	8'-9' ht., multistem	B&B	As Shown
CR VI	<i>Crataegus viridis</i> 'Winter King'	Winter King Hawthorne	2" cal.	B&B	As Shown
GL TR	<i>Gleditsia tricanthos</i> f. <i>inermis</i> 'Skycole'	Skyline Honeylocust	2" cal.	B&B	As Shown
LI ST	<i>Liquidambar styraciflua</i>	American Sweetgum	2" cal.	B&B	As Shown
MA ST	<i>Magnolia stellata</i>	Star Magnolia	6' ht.	B&B	As Shown
MA PR	<i>Malus 'Prairefire'</i>	Prairefire Crabapple	8' ht.	B&B	As Shown
QU AL	<i>Quercus alba</i>	Red Oak	2" cal.	B&B	As Shown
PL AC	<i>Platanus x acerfolia</i> 'Exclamation!'	Exclamation! London Planetree	2" cal.	B&B	As Shown
TA DI	<i>Taxodium distichum</i>	Bald Cypress	2" cal.	B&B	As Shown
TI CO	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	2" cal.	B&B	As Shown
UL AM	<i>Ulmus americana</i> 'Frontier'	Frontier Elm	2" cal.	B&B	As Shown
EVERGREEN TREES					
AB CO	<i>Abies concolor</i>	White Concolor Fir	8' ht.	B&B	As Shown
JU VI	<i>Juniperus virginiana</i>	Eastern Red Cedar	6' ht.	B&B	As Shown
PI AB	<i>Picea abies</i>	Norway Spruce	8' ht.	B&B	As Shown
PI GL	<i>Picea glauca</i> 'Densata'	Black Hills Spruce	6' ht.	B&B	As Shown
PI ST	<i>Pinus strobus</i>	Eastern White Pine	8' ht.	B&B	As Shown
SHRUBS					
CH CO	<i>Chamaecyparis p. compacta</i> variegata	Dwarf Variegated False Cypress	18" ht	Cont.	As Shown
IL GL	<i>Ilex glabra</i> 'Densa'	Dense Compact Inkberry	18" ht	Cont.	As Shown
IT VI	<i>Itea virginica</i> 'Little Henry'	Little Henry Virginia Sweetspire	18" ht	Cont.	As Shown
VI CA	<i>Viburnum carlesii</i>	Koreanspice Viburnum	24" ht	B&B	As Shown
PERENNIALS AND ORNAMENTAL GRASSES					
HE HR	<i>Hemerocallis</i> 'Stella de Oro'	Stella de Oro Daylily	#1	cont.	18" o.c.
MI SI	<i>Miscanthus sinensis</i>	Maiden Grass	#2	cont.	As Shown
NE FA	<i>Nepeta x fasssenii</i> 'Walker's Low'	'Walker's Low' Catmint	#1	cont.	As Shown
PE HA	<i>Pennisetum al.</i> 'Hameln'	Dwarf Fountain Grass	#1	cont.	As Shown
*Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect and Redwood Development. **Preliminary list intended to demonstrate landscape intent, final plant selection will occur at final development stage.					



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Project Name

**Redwood
Riverside Union
Schoolhouse Rd**

7544 Union Schoolhouse Rd
Riverside, Ohio

Prepared For

Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 22061
Date 01/09/2023
By SO, TF
Scale As Noted

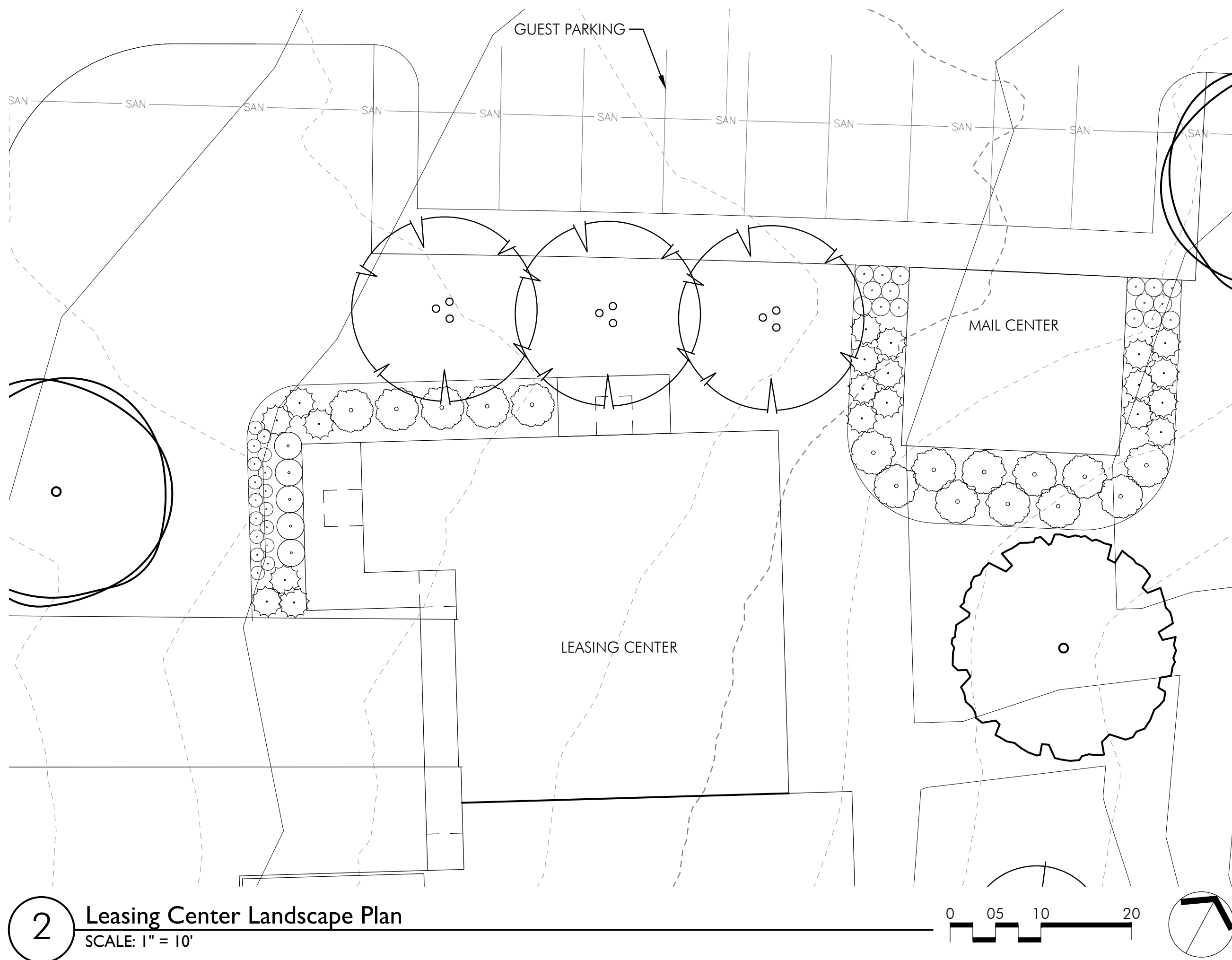
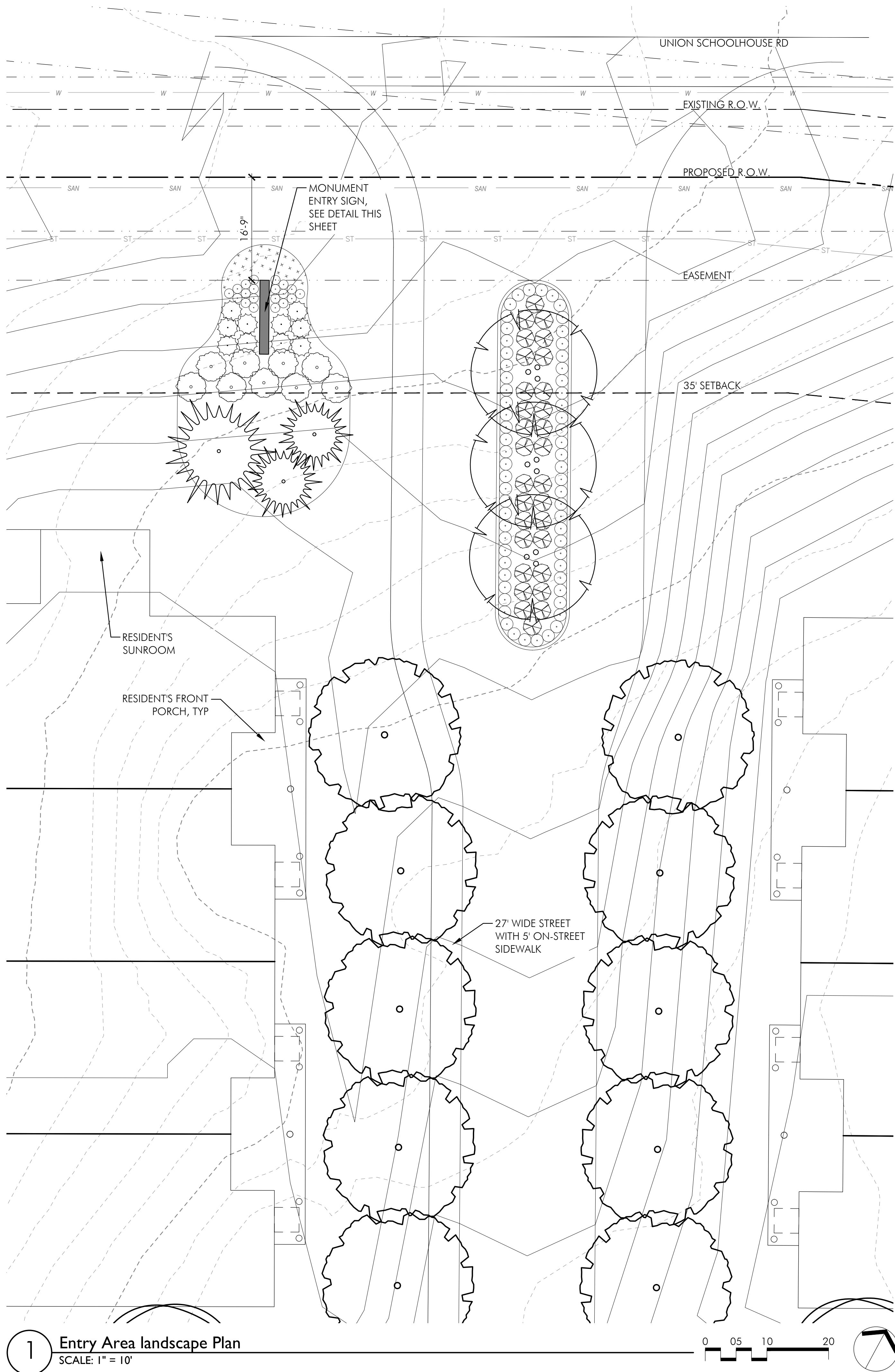
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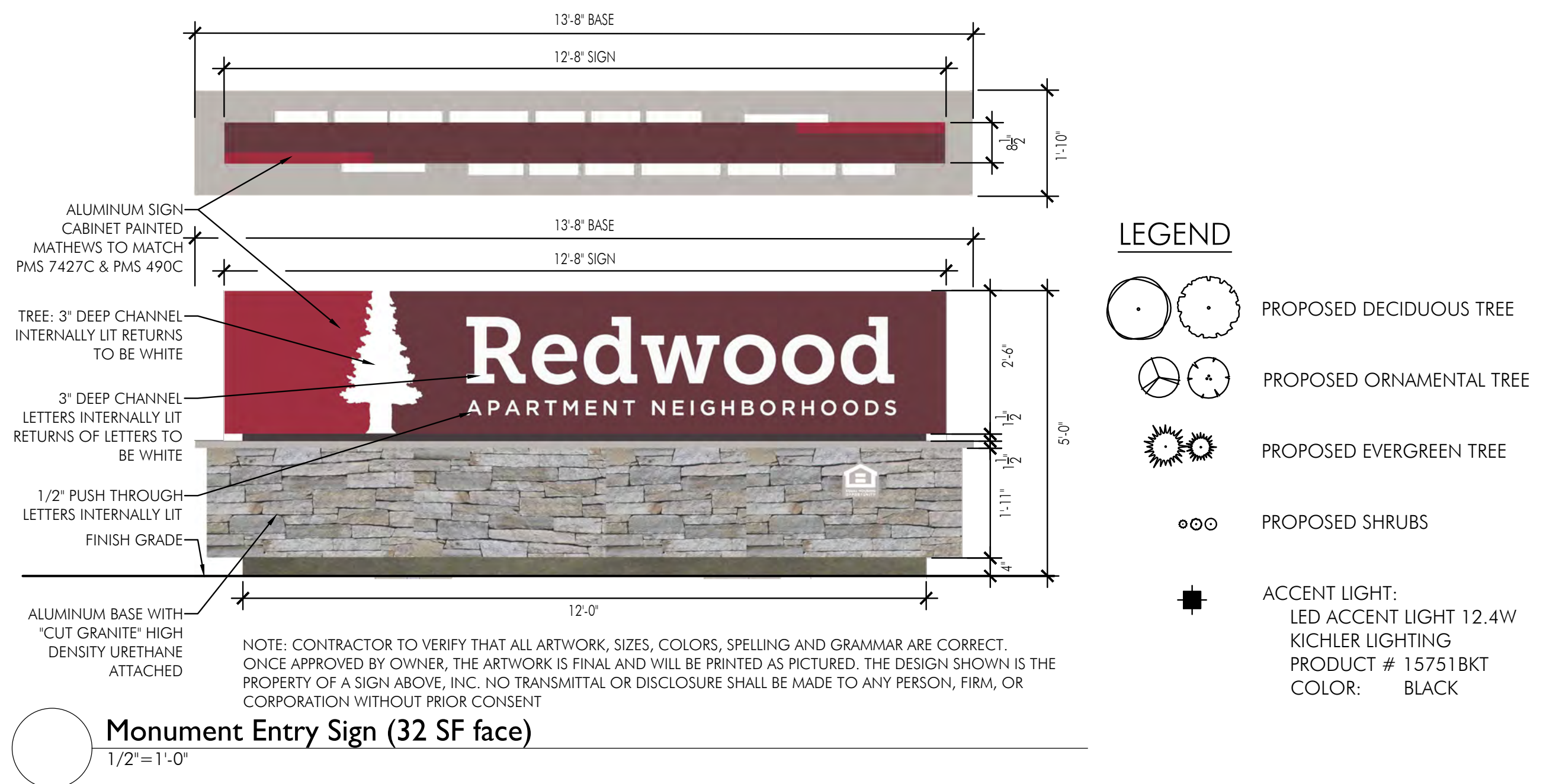
**OVERALL
LANDSCAPE
PLAN**

Sheet #

L3.0



2 Leasing Center Landscape Plan
SCALE: 1" = 10'



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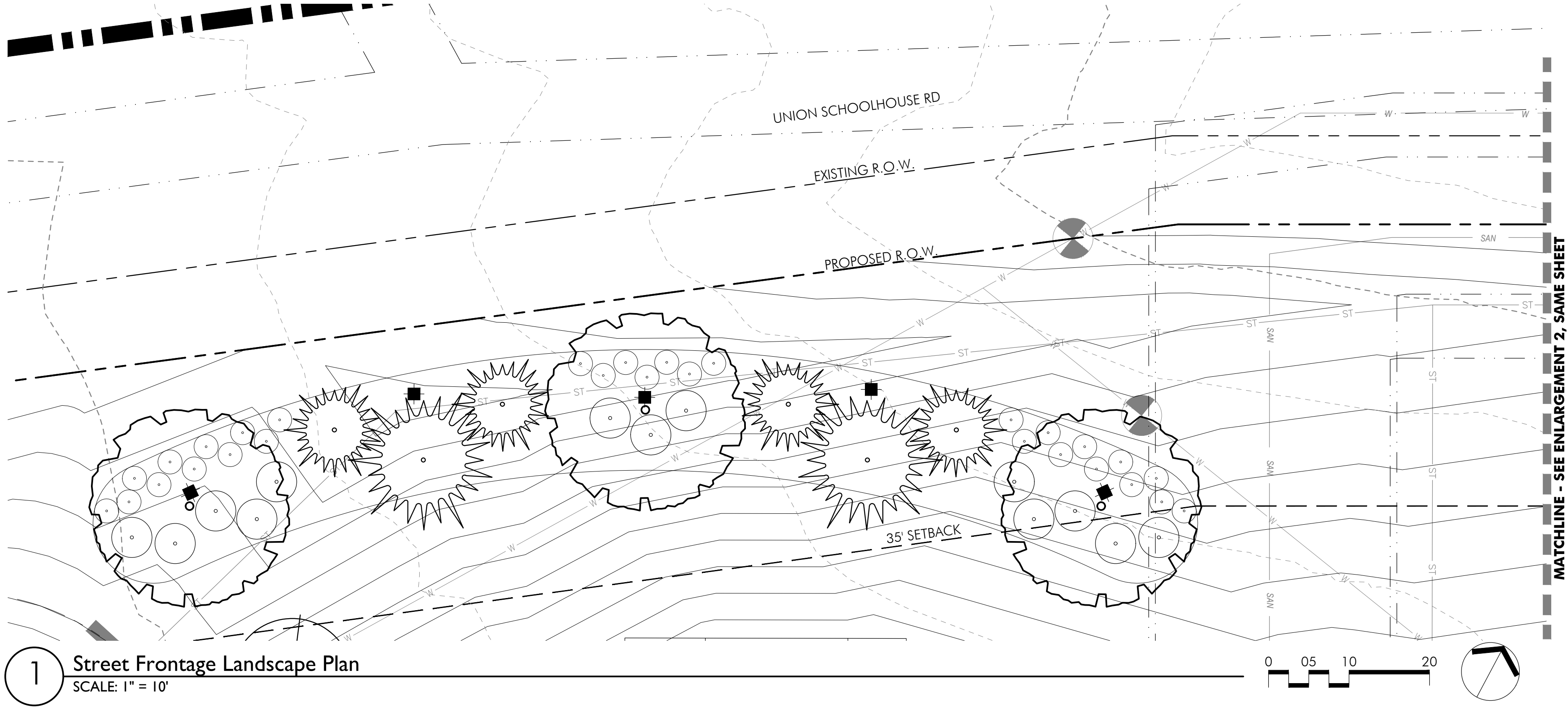
Revisions

Sheet Title

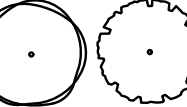
**ENTRY AREA
LANDSCAPE
PLAN**

Sheet #

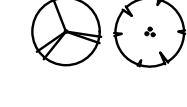
L3.1



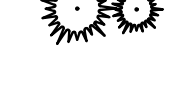
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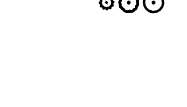
PROPOSED DECIDUOUS TREE




PROPOSED ORNAMENTAL TREE




PROPOSED EVERGREEN TREE

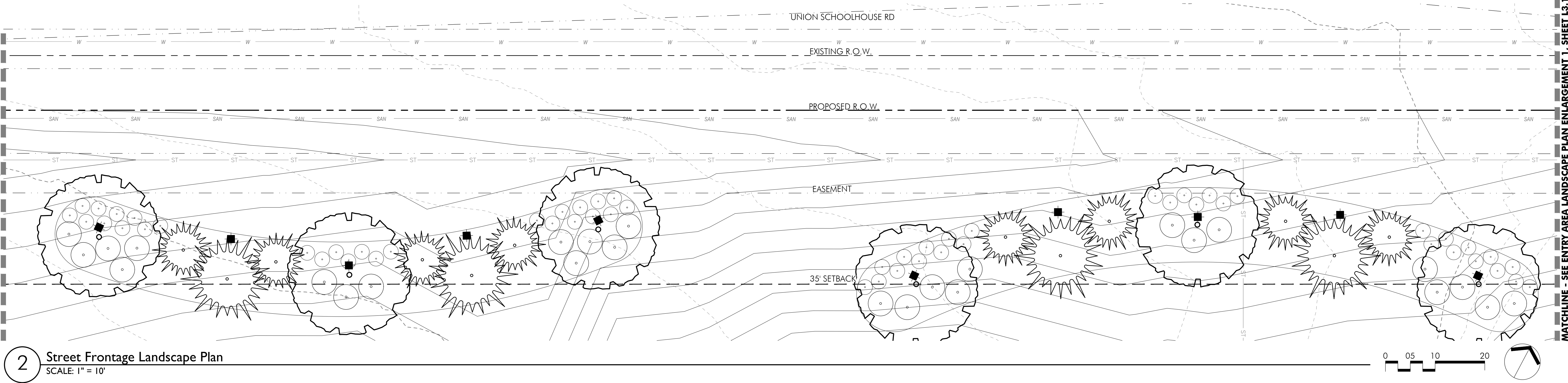


PROPOSED SHRUBS



ACCENT LIGHT:
LED ACCENT LIGHT 12.4W
KICHLER LIGHTING
PRODUCT # 15751BKT
COLOR:BLACK







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Project Name

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22061

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01/09/2023

By

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Scale

As Noted

Revisions

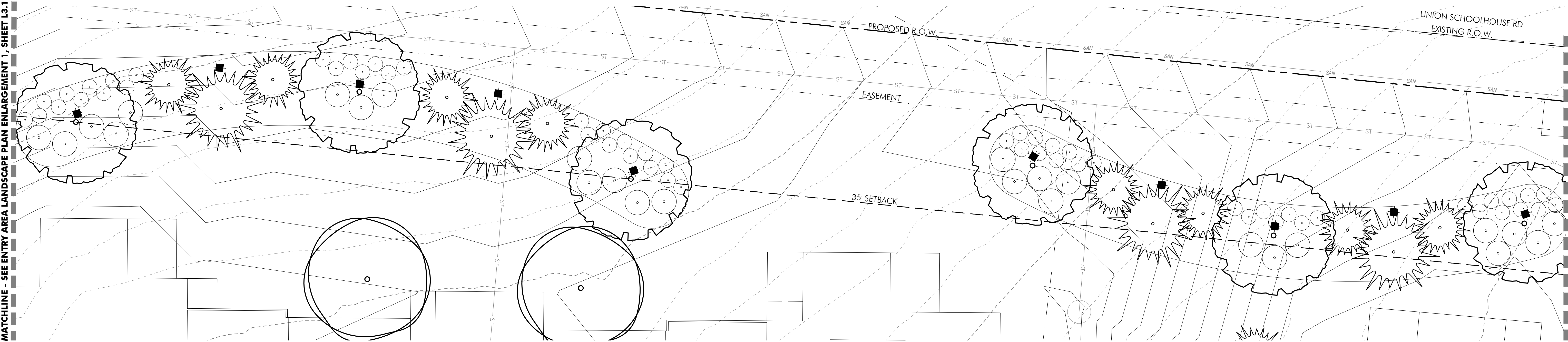
Sheet Title

STREET
FRONTAGE
LANDSCAPE
PLAN

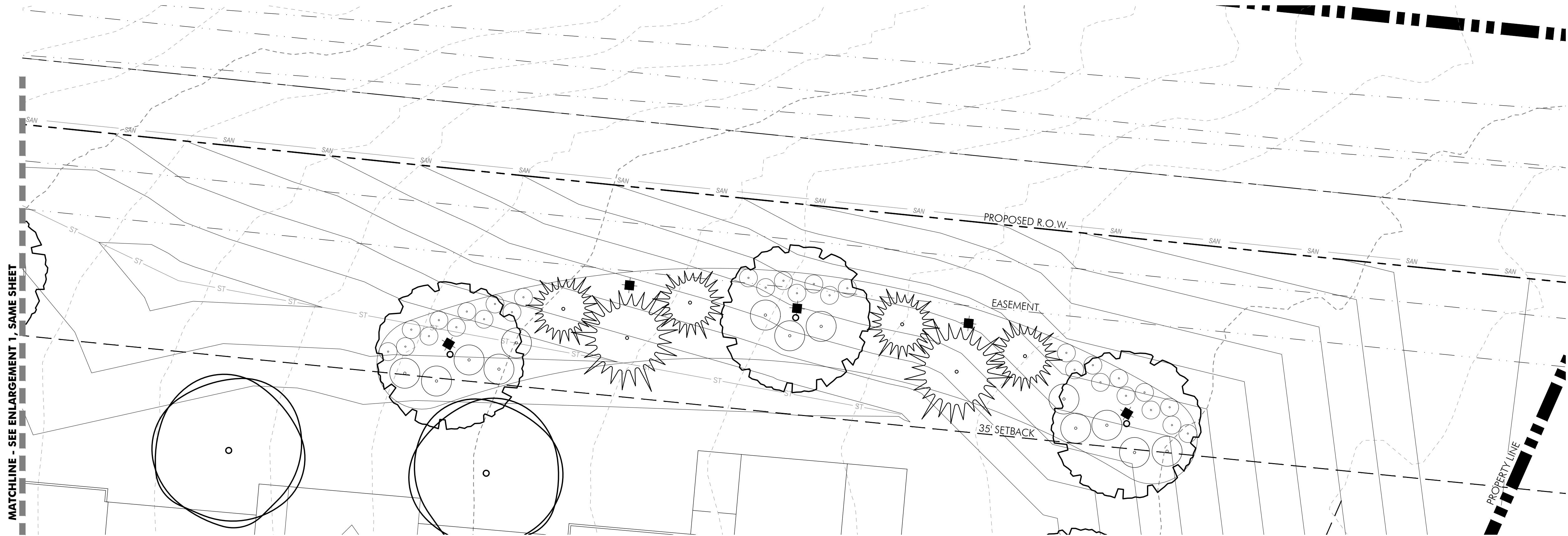
Sheet #

L3.2

MATCHLINE - SEE ENTRY AREA LANDSCAPE PLAN ENLARGEMENT 1, SHEET L3.1

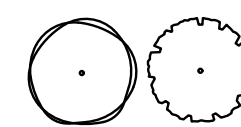
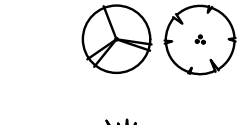
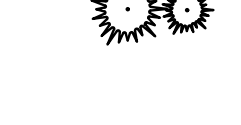




1 Street Frontage Landscape Plan
SCALE: 1" = 10'



2 Street Frontage Landscape Plan
SCALE: 1" = 10'

LEGEND

-  PROPOSED DECIDUOUS TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED SHRUBS
-  ACCENT LIGHT:
LED ACCENT LIGHT 12.4W
KICHLER LIGHTING
PRODUCT # 15751BKT
COLOR: BLACK



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Project Info

Project #	22061
Date	01/09/2023
By	SO, TF
Scale	As Noted

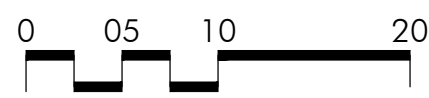
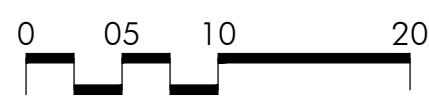
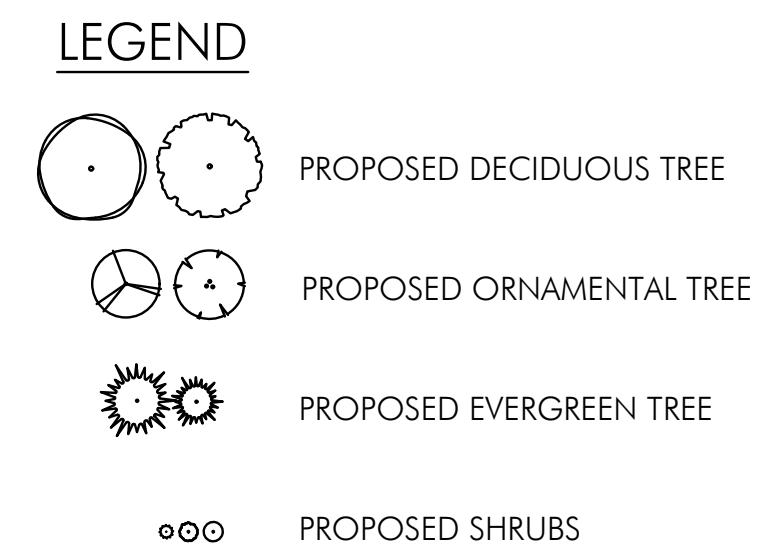
Revisions

Sheet Title

**STREET
FRONTAGE
LANDSCAPE
PLAN**

Sheet #

L3.3



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
614.255.3399

Cincinnati
10 Village Square, Floor 3
Cincinnati, Ohio 45246
614.360.3066

MODdesign.net

Project Name

**Redwood
Riverside Union
Schoolhouse Rd**

7544 Union Schoolhouse Rd
Riverside, Ohio

Prepared For

Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 22061
Date 01/09/2023
By SO, TF
Scale As Noted

Revisions

Sheet Title

TYPICAL BUILDING FOUNDATION PLANTING

Sheet #

L3.4



Haydenwood
1,317 sqft

Redwood
APARTMENT NEIGHBORHOODS



Willowood
1,381 sqft

Redwood
APARTMENT NEIGHBORHOODS



Meadowood
1,327 sqft

Redwood
APARTMENT NEIGHBORHOODS

Forestwood
1,294 sqft

Redwood
APARTMENT NEIGHBORHOODS

Capewood
1,620 sqft

Redwood
APARTMENT NEIGHBORHOODS

*NOTE: FINAL DESIGN AND ASSOCIATED DETAILS SHALL BE PROVIDED TO THE CITY IN THE FINAL DEVELOPMENT PLAN PROCESS

utility

12" coach light



wet location



5 year limited warranty

Finish	Dimensions	Watts	Delivered Lumens	Energy Star	Model No.	Product ID No.
Black (BK) with Textured Glass	6" x 12.5" x 7"	12w	600	-	B33CL12W30BK	.3429920

Features

- Light Appearance: 3000K
- CRI 80+
- 120V AC Input
- Frequency: 50/60hz
- 50,000 Hour Life
- Mounting Accessories Included

Available Finishes

- Black (BK) with Textured Glass



Products

You are here: Home / Products / LED Wall Pack / WP7-A WP8-A WP9-A (LED)



WP7-A WP8-A WP9-A (LED)

WP7-A WP8-A WP9-A

- Housing: Die-Formed Cold-rolled Steel with Epoxy Powder Coat Finish

- Shade: High Transmission Acrylic Create Excellent Light Distribution and Uniformity

- LED: High Efficiency, High CRI, Binned and Mixed to Reach Uniform Light

- Certification: ETL/cETL, Suitable for Wet Locations



Jelly Jar 1-Light 7.5" Black Outdoor Wall Light

Product Specifications:
Variation: Painted Black
Dimensions: 4.5" L x 5.25" W x 7.5" H
Model Number: 8054B9
Manufacturer SKU: 3505009
Shipping Dimensions: 8.0 x 6.0 x 6.0
Shipping Weight: 1.5 lbs
Product Height: 7.5"
Product Width: 4.5"
Product Depth: 5.25"
Product Weight: 0.88 LBS
Hardware or Plug-in: Hardwire
Product Material: Metal
Shade/Diffuser Material: Glass
Shade/Diffuser Finish: Clear
Dusk to Dawn: No
Motion Activated: No

Product Description

Jelly Jar 1-Light 7.5" Black Outdoor Wall Light

- Color Finish: Black
- Shade Description: Clear Glass
- Included Accessories: Mounting Hardware
- Number of Bulbs Required: (1) 60 Watt Medium (E27) Base Bulb(s)
- Bulbs Included: No

Brand Name: Patriot Lighting

Rear Patio Light

1:1



Columbus

100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati

20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

Redwood Riverside Union Schoolhouse Rd

7544 Union Schoolhouse Rd
Riverside, Ohio

Prepared For

Redwood Living
7007 East Pleasant Valley Rd.
Independence, OH 44131



Project Info

Project # 22061
Date 01/09/2023
By SO, TF
Scale As Noted

Revisions

Sheet Title

ARCHITECTURAL CHARACTER & LIGHTING

Sheet

A1.0

1

Garage Coach Light

1:1

2

Front Door Entry Light

1:1

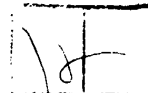
3

69285
0021010
VICKI D. PEGU
RECORDER

94 OCT -4 PM 12:40

MONTGOMERY CO. OHIO
RECORDED

GENERAL WARRANTY DEED
(ORC 5302.05.06)



MAD RIVER INVESTORS, an Ohio General Partnership, with

its principal offices at 3646 Meadow Court Drive, Beavercreek, Ohio 45431, with Partnership Certificate filed with the Deed Records of Montgomery County, Ohio at Deed Microfiche #91-0635D02 on November 18, 1991, Grantor herein, for valuable consideration paid, grants, with general warranty covenants, to ROBERT J. ALLEN, Grantee herein, whose tax-mailing address is 5630 Gander Road, East Dayton, Ohio 45424, the following REAL PROPERTY:

*Village

A.7019 #02 316.00

Situate in Section 14, Town 2, Range 8 M.Rs., in the ~~DEED~~* of Riverside, Montgomery County, Ohio, being the same premises conveyed to Peter D. Stephan, Trustee by deed recorded in Microfiche Number 89-333E02 of the deed records of Montgomery County, Ohio and being a tract of land more particularly described as follows:

Beginning at a railroad spike found in the centerline of Union School House Road at the northwest corner of Cherry Creek, Phase One, recorded in Plat Book 141, Page 31 of the plat records of said County;

thence from said point of beginning S 05° 27' 18" E with the west line of said Plat and the west line of Cherry Creek, Section Two, recorded in P.B. _____ Pg. _____ a distance of 890.91 feet to an iron pin found in the west line of Lot 22 of said Cherry Creek, Section Two at the northeast corner of Lot #79981 of the Consecutive Numbers of Lots of the Plat of the City of Dayton, Ohio;

thence N 86° 06' 06" W with the north line of said Lot #79981 and the Corporation Line of the City of Dayton as shown on Sur 93-35 of the survey records of said County a distance of 264.00 feet to a stone found;

thence S 034° 41' 15" E with said Corporation Line a distance of 65.14 feet to an iron pin set;

TRANSFERRED

94 OCT -4 AM 11:54

A.J. WAGNER
AUDITOR

A. J. WAGNER

COUNTY AUDITOR

RECEIVED
MONTGOMERY COUNTY, OHIO
DEED RECORDS
AND APPROVED FOR FURTHER TENDERS
CLOSING NOT CHARGE

BY DC DATE 10-4-94
NOT RECORDED

Leads & Pencil Co., L.P.A.
Attorneys at Law
Suite 1812, Kettering Tower
Dayton, Ohio 45423
Telephone (513) 236-1776

CLPMAD-RIV.DED
7/8/94

DRED

94-0617

A12

thence N 84° 48' 17" W continuing with said Corporation Line and the north line of Lot #79981 a distance of 1266.40 feet to a spike found in the centerline of Union School House Road at the northwest corner of said Lot #79981;

thence N 53° 03' 20" E with said centerline a distance of 557.94 feet to a spike found;

thence N 60° 42' 00" E continuing with said centerline a distance of 491.17 feet to an iron pin found;

thence N 66° 33' 00" E continuing with said centerline a distance of 612.00 feet to the point of beginning, containing 17.923 acres of land, subject to all legal conditions, easements and rights-of-way of record. This description prepared by McDougall Associates based on a survey made by same in April 1994. Bearings are based on the west line of Cherry Creek, Phase One, P.B. 141, Pg. 31. All iron pins set are 30" X 5/8" Capped "McDougall Assoc."

This description prepared by Kirk P. Dishl, P.S. #7032, McDougall Associates, 956 Senate Drive, Dayton, Ohio 45459.

The premises are listed for taxation as parcel number I42-19-3-17

Prior instrument reference: Microfiche # _____ of the Deed Records of Montgomery County, Ohio.

Excepting the next installment of taxes, and all taxes and assessments thereafter, which the Grantee herein assumes and agrees to pay as part of the consideration hereof.

IN WITNESS WHEREOF, witness Mad Rivers Investors, by all of its partners hereto execute this conveyance on behalf of the partnership this 7th day of JULY, 1994.

Signed and acknowledged
in the presence of:

MAD RIVER INVESTORS, OHIO
GENERAL PARTNERSHIP, GRANTOR

Levin & Freedrich Co., L.P.A.
Attorneys at Law
Box 1811, Kenting Tower
Dayton, Ohio 45421
Telephone (513) 236-1776

DEED

94-0617

B01

Jisha M. West
Signature
JISHA M WEST
Print Name

By: Steven J. Moxen
Steven J. Moxen

Stephanie A. Wilson
Signature
Stephanie A. Wilson
Print Name

Jisha M. West
Signature
JISHA M WEST
Print Name
Stephanie A. Wilson
Signature
Stephanie A. Wilson
Print Name

By: Mark R. Dale
Mark R. Dale

Richard B. Ferguson
Signature
Richard B. Ferguson
Print Name

By: Paul D. Nelson
Paul D. Nelson

Stanley R. Smith
Signature
STANLEY R SMITH
Print Name

State of Arizona }
County of Pima } s. s.

This instrument was acknowledged before me this 03 day of
August, 1994 by PAUL D. Nelson
in presence of But C. Stule my hand and official seal.

Notary Public

My Commission Expires Aug. 29, 1997

12/1/94
Date

I hereby certify that said
partnership was registered in
the Recorders Office on
11/2/94 Vicki D. Peltz, Recorder

Date
By: [Signature]
Deputy

Lois & Proffitt Co., L.P.A.
Attorneys at Law
Suite 1812, Kettering Tower
Dayton, Ohio 45421
Telephone (513) 236-1776

Tisha M. West

Signature

Tisha M. West

Print Name

[Signature]

Signature

Stephanie T. Wilson

Print Name

By: [Signature]
Robert J. Allen

STATE OF Ohio, COUNTY OF Greene, SS:

The foregoing instrument was acknowledged before me this
7 day of July, 1994 by Robert J. Allen
individually and on behalf of Mad River Investors, Ohio General
Partnership.

PAMELA J. OHRMAN, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 5, 1996

[Signature]
NOTARY PUBLIC

STATE OF Ohio, COUNTY OF Greene, SS:

The foregoing instrument was acknowledged before me this
7 day of July, 1994 by Steven J. Myers
individually and on behalf of Mad River Investors, Ohio General
Partnership.

PAMELA J. OHRMAN, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 5, 1996

[Signature]
NOTARY PUBLIC

STATE OF Ohio, COUNTY OF Greene, SS:

The foregoing instrument was acknowledged before me this
7 day of July, 1994 by MARK R. DALL
individually and on behalf of Mad River Investors, Ohio General
Partnership.

PAMELA J. OHRMAN, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 5, 1996

[Signature]
NOTARY PUBLIC

STATE OF Pima, COUNTY OF ARIZONA, SS:

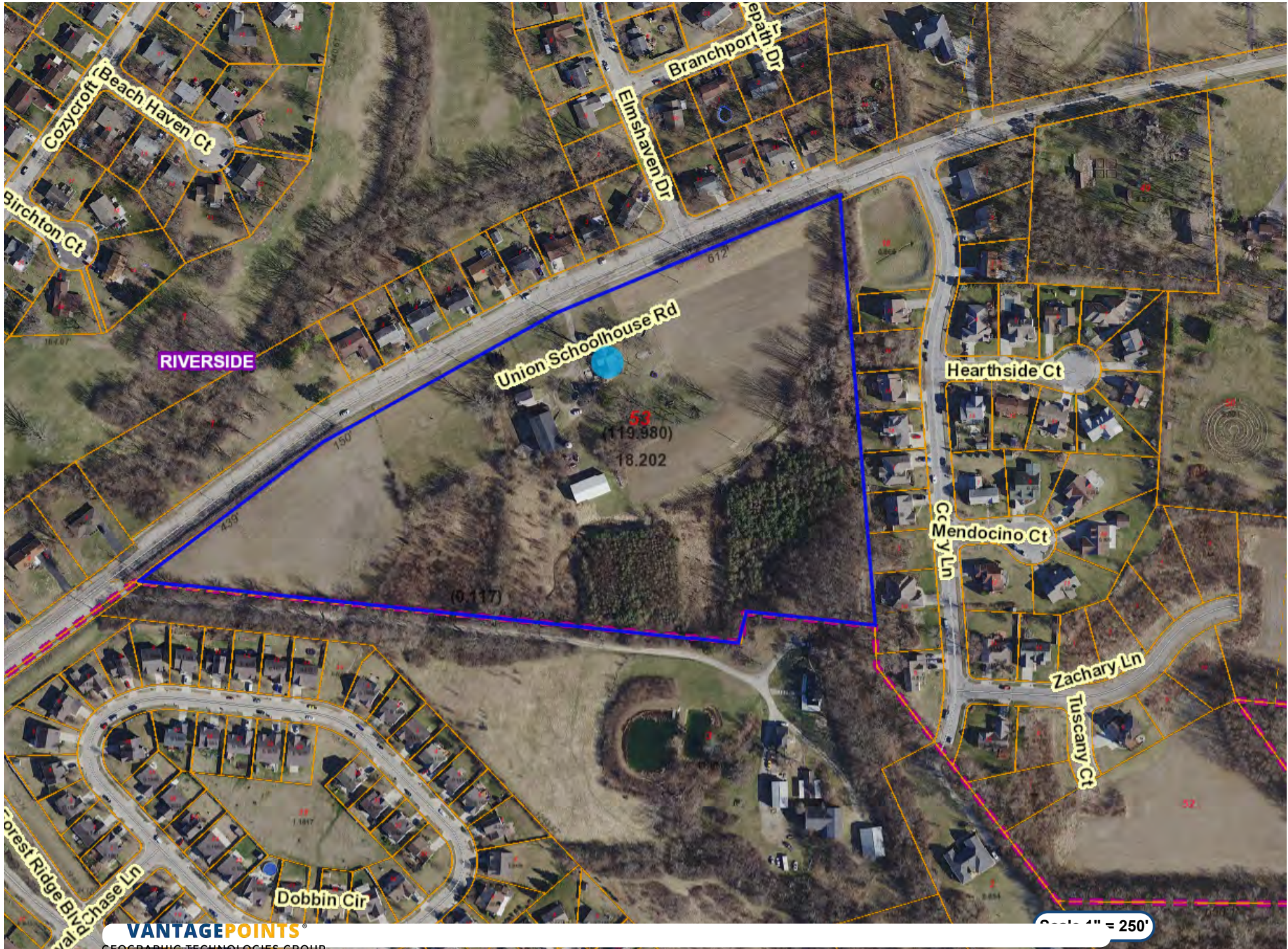
The foregoing instrument was acknowledged before me this
3 day of August, 1994 by PAUL D. NELSON
individually and on behalf of Mad River Investors, Ohio General
Partnership.

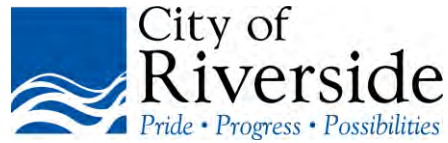
My Commission Expires Aug. 29, 1997

[Signature]
NOTARY PUBLIC

Louis & Fredrich Co., L.P.A.
Attorneys at Law
Suite 1812, Kettering Tower
Dayton, Ohio 45423
Telephone (513) 236-1776

This instrument prepared by Gary L. Froelich, Attorney at Law,
1812 Kettering Tower, Dayton, Ohio 45423.





MEETING DATE: February 16, 2023

AGENDA ITEM: Old Business

TO: Riverside City Council

FROM: Josh Rauch, City Manager

SUBJECT: 23-O-819 AN ORDINANCE TO APPROVE EMPLOYEE POSITION TITLES,
NUMBER OF POSITIONS AND PAY RANGES

EXPLANATION

The attached ordinance provides a housekeeping update to the Table of Organization (TO) which:

- Enables firefighter EMTs to be hired full-time.
- Increases the appropriated number of FT firefighter positions to 19 as reflected in the FY2023 Budget
- Provides one additional authorized position to help the Department streamline hiring processes in the event of staff departures.

The ordinance will be read as an emergency so that it becomes immediately effective upon second reading. This is because the Department has identified qualified candidate(s) who could not otherwise be hired unless the TO is updated.

RECOMMENDATION

It is respectfully recommended that the Mayor and City Council approve the attached legislation

FISCAL IMPACT

N/A

SOURCE OF FUNDS

N/A

EXHIBITS

Exhibit A – Table of Organization

23-O-819

AN ORDINANCE TO APPROVE EMPLOYEE POSITION TITLES, NUMBER OF POSITIONS AND PAY RANGES AND TO REPEAL ORDINANCE NO. 22-O-807, PASSED OCTOBER 6, 2022, AND DECLARING AN EMERGENCY.

WHEREAS, the City Manager has undertaken a review of the present organizational structure of the City of Riverside, including position titles, number of positions and pay ranges; and

WHEREAS, the City Manager has made recommendations for the adopting of changes thereto.

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

Section 1: That the compensation and number of officials and employees of the City of Riverside be fixed as per the attached Exhibit A, and the positions listed in Exhibit A are hereby established in respect to position, title, authorized number and pay range.

Section 2: That Ordinance No. 22-O-807, passed October 6, 2022, and all other Ordinances in conflict with the provisions of this Ordinance be and the same are hereby repealed.

Section 3: That this Ordinance, being an emergency ordinance, shall take effect and be in full force immediately after 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. 23-O-819 passed by the Riverside City Council on _____.

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

CLERK

ORDINANCE NO. 23-O-819
EXHIBIT "A"

Position Title	Type of Position	Authorized Strength	Appropriated Strength	Pay Range	
				Minimum	Maximum
COUNCIL					
Clerk of Council	FT	1	1	\$45,000	\$56,000
CITY MANAGER’S OFFICE					
City Manager/Director of Personnel	FT	1	1	Contract	Contract
Assistant City Manager	FT	1	1	\$76,000	\$102,000
Administrative Assistant	FT	2	2	\$31,200	\$53,200
Administrative Assistant	PT	1	1	\$15.00hr	\$24.61hr
Intern	PT	1	1	\$15.00hr	\$16.00hr
FINANCE DEPARTMENT					
Director	FT	1	1	\$76,000	\$102,000
Finance Administrator	FT	1	1	\$55,600	\$93,000
Finance Assistant	FT	1	1	\$36,400	\$55,600
LAW DEPARTMENT					
Law Director	FT	1	1	Contract	Contract
Prosecutor	FT	1	1	Contract	Contract
COMMUNITY DEVELOPMENT					
Director	FT	1	0	\$76,000	\$102,000
Economic Development Specialist	FT	1	1	\$47,000	\$72,700
Zoning Administrator	FT	1	1	\$47,000	\$72,700
Community Development Technician	FT	1	1	\$36,400	\$55,600
Code Enforcement Officer	FT	1	1	\$36,400	\$55,600
FIRE DEPARTMENT					
Chief	FT	1	1	\$76,000	\$102,000
Battalion Chief	FT	3	3	\$72,800	\$95,000
Fire Lieutenant/Firefighter-EMT*	FT	20	19	Contract	Contract
Firefighter-EMT	PT	42,000 Hrs	33,000 Hrs	\$10.00hr	\$20.00hr
Administrative Assistant	PT	1	1	\$15.00hr	\$24.61hr
POLICE DEPARTMENT					
Chief	FT	1	1	\$76,000	\$102,000
Major	FT	2	2	\$72,800	\$95,000
Sergeants	FT	4	4	Contract	Contract
Officer	FT	23	23	Contract	Contract
Advocate	FT	1	1	\$36,400	\$55,600
Records Clerk	FT	1	1	\$36,400	\$55,600
Property Room Custodian	FT	1	1	\$36,400	\$55,600
PUBLIC SERVICES DEPARTMENT**					
Director	FT	1	1	\$76,000	\$102,000
Administrative Assistant	PT	1	1	\$15.00hr	\$24.61hr
Operations Manager	FT	1	1	\$66,300	\$80,500
Working Foreman	FT	1	1	Contract	Contract
Equipment Operator	FT	2	2	Contract	Contract
Park Technician	FT	2	2	Contract	Contract
Construction Inspector	FT	2	2	Contract	Contract
Maintenance Worker	FT	3	3	Contract	Contract

*No more than three (3) Lieutenants at one time

**No more than nine (9) total contract personnel, and two (2) bargaining unit members in the same position classification in the Public Services Department

FT=Regular full-time working more than 30 hours per week and no less than 1,560 hours per year

PT=Regular part-time working 28.5 hours per week or less on an annualized average basis

T=Temporary Working up 40 hours a week for a definite duration



MEETING DATE: February 16, 2023

AGENDA ITEM: New Business

TO: Riverside City Council

FROM: Katie Lewallen, Clerk of Council

SUBJECT: Resolution No. 23-R-2825 – 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.

EXPLANATION

Annual request to support the Bob Chiles Golf Classic, which benefits the WPAFB Fisher Houses and the USO.

RECOMMENDATION

It is respectfully recommended that the Mayor and City Council approve the attached legislation

FISCAL IMPACT

\$100.00

SOURCE OF FUNDS

1100-210-100-524160

EXHIBITS

N/A

23-R-2825

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 \$100.00 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 No. 1100-210-100-524160.

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

PASSED THIS DAY OF _____.

APPROVED:

MAYOR

ATTEST:

CLERK

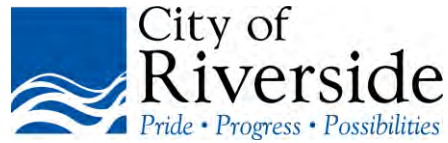
23-R-2825

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. 23-R-2825 passed by the Riverside City Council on _____.

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

CLERK



MEETING DATE: February 16, 2023

AGENDA ITEM: New Business

TO: Riverside City Council

FROM: Josh Rauch, City Manager

SUBJECT: Resolution No. 23-R-2826 – A resolution declaring miscellaneous equipment 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.

EXPLANATION

This Resolution is to allow for the disposal of equipment no longer needed. Equipment includes:

- 2006 19 ft Orsi reach arm mower. Ser# 037869/ Model# Riv-651xl
- 2013 TD-1500 Batwing finish mower. Ser# 12-00832
- 2015 Puma Air-Compressor
- Miscellaneous Filters and parts for old Mowing Equipment.
- 2008 Chevy Malibu 1G1ZT58N78F138180
- Dell Optiplex 3020 HF3XCZ1
- Dell Optiplex 3020 HK7NQD2
- Dell Optiplex 3040 647CGB2
- Windows 8 Surface 006439651853
- HP Pavilion CNU0451S60
- Lenovo ThinkPad PF-1NYHQ3

RECOMMENDATION

It is respectfully recommended that the Mayor and City Council approve the attached legislation.

FISCAL IMPACT

N/A

SOURCE OF FUNDS

N/A

EXHIBITS

See attached.

A RESOLUTION DECLARING MISCELLANEOUS EQUIPMENT 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.

WHEREAS, the City Manager reports that Miscellaneous Equipment as listed in Exhibit A, is no longer needed for use by the City and should be declared surplus; and

WHEREAS, the City Manager recommends that said equipment be sold by sealed bid, a broker, direct sale to a public entity, or auction.

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

- Section 1: That this Council hereby finds and determines that Miscellaneous Equipment as listed in Exhibit A, belonging to the City and assigned to various departments is no longer needed for municipal purposes and is declared as surplus.
- Section 2: Accordingly, the City Manager is hereby authorized to sell the above described surplus by sealed bid, a broker, direct sale to a public entity, or auction at the best obtainable price or at fair market value if a direct sale.
- Section 3: That the Clerk be and is hereby authorized and directed to forward a certified copy of the Resolution to the City Manager and Finance Director.
- Section 4: That this Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS DAY OF _____.

APPROVED:

MAYOR

ATTEST:

CLERK

23-R-2826

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. 23-R-2826 passed by the Riverside City Council on _____.

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

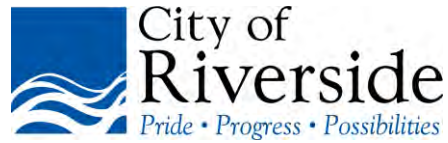
CLERK

EXHIBIT A

23-R-2826

- 2006 19 ft Orsi reach arm mower. Ser# 037869/ Model# Riv-651xl
- 2013 TD-1500 Batwing finish mower. Ser# 12-00832
- 2015 Puma Air-Compressor
- Miscellaneous Filters and parts for old Mowing Equipment.

- 2006 19 ft Orsi reach arm mower. Ser# 037869/ Model# Riv-651xl
- 2013 TD-1500 Batwing finish mower. Ser# 12-00832
- 2015 Puma Air-Compressor
- Miscellaneous Filters and parts for old Mowing Equipment.
- 2008 Chevy Malibu 1G1ZT58N78F138180
- Dell Optiplex 3020 HF3XCZ1
- Dell Optiplex 3020 HK7NQD2
- Dell Optiplex 3040 647CGB2
- Windows 8 Surface 006439651853
- HP Pavilion CNU0451S60
- Lenovo ThinkPad PF-1NYHQ3



MEETING DATE: FEBRUARY 16, 2023

AGENDA ITEM: New Business

TO: Riverside City Council

FROM: Kathy Bartlett, Public Service Director

SUBJECT: 23-R-2827 - A resolution authorizing the city manager to enter into an agreement with Crawford, Murphy & Tilley to provide general engineering services and serve as the engineer of record to the City of Riverside under certain terms and conditions.

EXPLANATION

This Resolution allows the City to enter a 5-year agreement with the firm of Crawford, Murphy & Tilley (CMT) to serve as our Engineer of Record. CMT will be providing engineering services associated with our storm water user fee and projects, roadway/intersection projects, contracts such as traffic signal & lighting maintenance and guardrail maintenance, etc..

RECOMMENDATION

It is respectfully recommended that the Mayor and City Council approve the attached legislation

FISCAL IMPACT

The 2023 budget for internal engineering services is \$50,000.

SOURCE OF FUNDS

4702-240-350-553001 Engineering-General-Internal

EXHIBITS

Please see attached legislation

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CRAWFORD, MURPHY, TILLEY TO PROVIDE GENERAL ENGINEERING SERVICES AND SERVE AS THE ENGINEER OF RECORD TO THE CITY OF RIVERSIDE UNDER CERTAIN TERMS AND CONDITIONS.

WHEREAS, the City desires to enter into an agreement and has advertised for proposals for general engineering purposes; and

WHEREAS, the City Manager recommends that the City enter into such agreement with Crawford, Murphy, Tilley.

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

Section 1: That upon review and consideration of the proposals that have been submitted, this Council does herewith determine that Crawford, Murphy, Tilley is the lowest, responsive and best qualified bidder for the General Engineering Services Contract. Accordingly, the City Manager is authorized and directed to enter into a contract and said contract, together with all bid documents and specifications shall constitute the entire agreement between the parties. The aforementioned contract shall be in the form and under terms acceptable to and approved by the Law Director.

Section 2: Upon the effective date of the General Engineering Services Contract, pursuant to the terms of the contract, the City Council hereby recognizes the firm of Crawford, Murphy, Tilley as the City of Riverside's Engineer of Record.

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 Public Services and Zoning Administrator.

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

PASSED THIS DAY OF _____.

APPROVED:

MAYOR

23-R-2827

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. 23-R-2827 passed by the Riverside City Council on _____.

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

CLERK

CITY MANAGER

PREVIOUS

UPDATES

MEMORANDUM

TO: Honorable Mayor and Councilmembers
FROM: Josh Rauch, City Manager
DATE: January 27, 2023
SUBJECT: Weekend Update
CC: Department Directors, City Clerk, Law Director

City Manager's Office

- Our rollout of the SSI VIP software continues. We have the usual swathe of implementation bugs and fixes to address over the next few weeks, but our first payroll with the new system hit bank accounts as expected. We have a few issues to sort out with employee accruals (this is in process) but generally things are progressing well. Now that the system is live, we are making “quality of life” tweaks and adjustments to the system to maximize utility and flexibility for users. Training will be ongoing on an as-needed basis over the next several months.
 - **Many thanks to Tom, Crystal, and Chris for their help and hard work this week, and to our partners at SSI for spending hours/days on the phone and in person with us to help make the transition happen.**
- Next week we'll continue to focus on software implementation, bug fixes, and running our first batch of accounts payable checks in the new system.
- **We received word today that the State of Ohio will provide funding to proceed with nuisance demolitions at 4032 Linden and 4740 Linden as part of the state's Building Demolition and Site Revitalization Program:**
https://content.govdelivery.com/attachments/OHIOGOVERNOR/2023/01/27/file_attachments/2392982/01272023-Demo-Approved-Projects.pdf
 - We do have a local match to capitalize on these grants. Those expenses were contemplated in last year's budget but went unspent – we may require a budget supplemental to free up additional funding, but we'll finalize the numbers as we learn more.
- Concrete repairs at Wright Point have been put on hold due to an unexpected electrical line discovered under the old walkway. The line will be repositioned to enable the concrete work to move forward.

Administration

- **SSI VIP** – Much of Administration's focus this week involved the transition to SSI VIP
- **Information Technology** – Staff had a productive call with TechAdvisors, the City's IT contractor, regarding current needs and priorities for the coming year. We intend to focus on deeper cloud integration and improving our account management practices.



Community Development Department

- **Planning and Zoning** – The proposed rezoning for 7544 Union Schoolhouse Rd. is on the February 2nd Regular City Council meeting. A representative from Redwood will present at the meeting.
- **Economic Development** – Staff will send preliminary comments to MKSK regarding the draft land use plan next week. After comments are incorporated, a revised version will be circulated to stakeholders.

Finance Department

- SSI implementation continues...

Fire Department

- There was a structure fire on Travelo this week involving the loss of a mobile home. No one was injured. The fire is under investigation.
- Fire staff have begun utilizing the new SSI system

Police Department

- Select officers are completing the PAQ's for the City's class/comp study
- Press conference Friday with the media reference extreme child neglect case
- Several repairs on the 2015 cruisers (this winter has been rough on the 2015 and 2016)
- Met with the new command staff for the Air Force OSI agents
- Detectives and Patrol are actively working two potential drug houses
- Inventory review of vehicles being held a Sandy's per PD request/investigation
- Continued work by command staff for an enhanced officer wellness program

Public Service Department

- Engineering/Administration:
 - Worked with ODOT to complete the Woodman Phase 1 environmental document.
 - Reviewed site plan for 2518 Valley.
 - Met with Choice One for our monthly progress meeting
 - Finalized Department 2023 Work Plan
 - Attended Montgomery County Soil and Water Zoning Seminar
 - Began utilizing new SSI VIP software
- Projects:
 - We are doing a joint purchasing of de-icing liquid with the City of Vandalia.
 - Our new employee has completed his snow removal/De-icing training hours. Ready to drive alone.
 - We are working with Enterprise Rental to spec. out a new work truck.
 - Still working on property damage reports for reimbursement to the City.
 - We sent 2 guys to pesticide training, they needed the CEU to keep their license up to date.
 - We have had 2 snow events this week, with crews being called in after hours.
 - Attended Parks and Recs committee meeting.



- Crews:
 - Replaced the compressor at the main shop
 - Made several vehicle and equipment repairs after snow events
 - Performed lots of snow equipment prep and cleanup from two winter events
 - Took scrap metal to the recycle center
 - Repaired signs
 - Building Maintenance Committee met on 1/27/2023
 - Ordered 150 tons of salt, scheduled for delivery 1/30
 - Applied 2 tons of asphalt to main thoroughfares
 - Cleaned parks for the weekend
 - Lowered flags per POTUS from 1/23 to 1/26



MEMORANDUM

TO: Honorable Mayor and Councilmembers
FROM: Josh Rauch, City Manager
DATE: February 3, 2023
SUBJECT: Weekend Update
CC: Department Directors, City Clerk, Law Director

City Manager's Office

- We successfully processed and posted our first batch of accounts payable checks this week. My thanks to all the Department Heads and staff who worked together to put our new system to the test. As usual there are a few bugs to tackle next week, but we had no major interruptions to the workflow.
- We received word that the USDOT has awarded Riverside \$700,000 in SS4A monies for a safety design study of the Woodman corridor. We issued a press release and posted on social media. We'll continue to wait for word from USDOT on next steps and move forward with all of our regional partners on this important project.
- The Mad River Local Schools Family and Community Celebration is tomorrow, Saturday February 4, from 10:00 to 2:00 at Mad River Middle (1801 Harshman). Several staff will be in attendance and I should be available for most of the event. Hope to see you there!

Administration

- **Discrimination and Harassment Training-** Sessions are tentatively scheduled for Feb. 21st and 23rd for Clemans Nelson consulting to provide discrimination and harassment training to staff.
- **Class and Comp Study-** The first completed questionnaires have been sent over to our contractor for review. Staff names, titles, pay rates and length of service have been forwarded to Clemans Nelson for incorporation into the study.

Community Development Department

- Planning Commission Packet will be posted on website on Monday.
- Nia Holt and Lane Frost have started to revise the zoning applications following Council approval of Accessory Structure/Use Text Amendment.
- Lori Minnich and Nia Holt attended the Source Water Protection Fund Board meeting. Lori give Riverside's annual report and Nia updated the Board on the status of the Water Protection Overlay Text Amendment.
- Rob Lunsford and Nia Holt attended training on Stormwater Regulations hosted by the Montgomery County Soil & Water.
- Nine nuisance cases were opened this week – we're at 66 opened so far this year.



Finance Department

- A staff workshop to troubleshoot and refine SSI processes is scheduled for next week.
- All information pertinent for Wright Point bond renewal has been provided to our bond counsel and consultants.

Fire Department

- Crews have been conducting annual air consumption drills this week and better understanding physical limitations using air packs.
- Lisa and I have been learning and getting acclimated to the new finance software.
- Working through the hiring of the three new fulltime. One has begun. Another starts on February 14th and the Third is still working through the pre hire process.
- We have had several significant fire incidents the past few weeks and we continue to finish up the investigations and reports.

Police Department

- Major Sturgeon is still working with Enterprise regarding the new cruisers and the upfit companies.
- Video meeting with Flock camera regarding planning for our project and receiving of funds.
- Video meeting with Lexipol regarding Officer Wellness plan options that they offer.
- Several new releases and video releases regarding the child endangering case and the Manor Wine break in.
- Telephone meeting with state of Ohio grant rep. to discuss the issuing of \$80,000 plus in funds for the Flock project.
- Anne is using the new SSI software to pay bills etc.
- Began replacing faulty cruiser keyboards.
- Multiple repairs on older cruisers

Public Service Department

- Engineering/Administration:
 - Continued learning new Financial Software
 - Notified schools of cancelled Harshman Wall work this year
 - Completed Job Questionnaires provided by consultant
 - Attended internal Technical Review committee meeting
 - Met with Montgomery County TID and Woolpert on Woodman Corridor study and discussed financing options for construction
- Projects:
 - Answered contractors questions on West Springfield curb ramps
 - Continue to work with AES at the Woodman/Eastman intersection for backup electric service
 - Meet with AT&T and discussed their Directional Boring Project in the Valley View plat.
 - Followed up with the parks committee about placement of Information Boards.
 - Helped Tom with damaged car report (due to pot holes).
 - Working on updating paint striping bid sheet.



- Finalizing truck specification, for new truck with Enterprise.
 - Waiting on Kroger to respond to new location of light poles.
- Crews:
 - Worked another overnight snow event on Monday 1/30
 - Ordered and received 150 tons of road salt
 - Received 2250 gallons of Majic deicer road salt additive
 - On the job training continues with our new employee.
 - Began repairs to bathrooms at 1791 Service, repair leaking plumbing, floor repairs and repainting
 - Made multiple repairs to summer equipment in preparation for landscaping maintenance
 - Fabricated revisions on the backhoe to be able to use multiple sets of forklift forks
 - Final ODOT annual inspections on CDL vehicles were completed
 - Cleaned parks at beginning and end of the week
 - Repaired mounted trash can damaged at RTA bus stop
 - Picked up multiple dead animals from roadways
 - Made sign repairs
 - Applied 2 tons of asphalt to main thoroughfares

MEMORANDUM

TO: Honorable Mayor and Councilmembers

FROM: Josh Rauch, City Manager

DATE: February 10, 2023

SUBJECT: Weekend Update

CC: Department Directors, City Clerk, Law Director

City Manager's Office

- I attended the DDC's annual meeting this week. Turnout was great and I received a number of comments from regional partners who have noticed our recent successes with grants (SS4A, State Brownfield). Many thanks to Kathy, Lori, and all our outside partners for their assistance with those wins. We have a lot of good work to do ahead.
- I had a great meeting with Hope 4 Riverside, Mad River Local, and Premier Health regarding increasing the presence and availability of Premier's mobile clinics. We hope to build more connections with Premier and increase access to these clinics at local events.
- The new concrete at 5200 Springfield St. will be fully cured next week, and the main entrance will be open for our meeting on the 16th.
- SSI Implementation continues – we're in good position for next week's AP run, installation of the advanced Analytics program is underway, and the Employee Portal will be rolled out in the coming weeks.

Administration

- **Network Upgrades-** Server orders and scope of labor quotes have been authorized for TechAdvisors to conduct network upgrades and improvements. This work will focus on replacing equipment with an eye to right sizing the network for City cloud-based operations.
- **Class and Compensation Study-** Employee questionnaires are nearly completion which will allow for the update of all job descriptions. The list of jurisdictions with comparable demographics is being finalized for compiling comparable pay rates.

Community Development Department

- MKSK will deliver a version of the Land Use Plan by next Wednesday.
- Department is on course to move to Testing Phase II for the Permit Portal.
- Updated Zoning Permit Application go live February 17th, 2023.
- Staff are reviewing and commenting on the proposed Property Maintenance Code changes provided by Raftelis.



Finance Department

- We had a productive staff work session for SSI users this week.
- Configuration is complete for our check signing program and we successfully signed checks with digital signatures this week.
- Payroll went very smoothly and accrual errors from our first pay run appear to be resolved.

Fire Department

- Conducted an account review with Verizon and making some minor adjustment to cut overage costs.
- Sending three paramedics to CPR and ACLS class to begin conducting community CPR classes expected to begin offering this summer. We'll keep you posted.
- Submitted Assistance to firefighters grant for health and wellness program and bay exhaust extraction system
- Crews conducted walk throughs of the new Kroger to become familiar with the layout and building constructions.
- Crews attended the parent Family and Community Celebration event at Mad River Middle School this past Saturday
- Continuing to learn the new finance system.

Police Department

- Zoom meeting with Flock reference camera placement.
- Telephone conference with P&R regarding 2023 cruiser upfit pricing.
- Zoom conference with Lexipol regarding the Officer Wellness 360 app.
- Implementation of ballistic shields for patrol use.
- Contacted all applicants for this next hiring process.
- Officer began the 2023 CPT training sessions.
- Changed the patrol response to missing/runaways (filling out the dental record form at first report).
- Completed all requested PAQ's for class/comp survey.
- Acquired further software and hardware for the cyber investigations regarding I watches.
- Search warrant served Friday regarding dissemination of child porn.
- Completion of the monthly stats for the detectives, property room and records.

Public Service Department

- Engineering/Administration:
 - Attended webinar- Value Capture Strategies as Economic Development Tools: Tapping Value Capture Strategies to Improve Aging infrastructure and Spur Economic Development
 - Began putting letters together as required informing residents of the Spinning Phase 2 project (Eastman to Burkhardt)
 - Met with Berquist Recovery Consulting to discuss possible grant opportunities for the Marianne flooding issue
- Projects:



- Worked on Position analysis questionnaire.
- Checked on right of way permits.
- Measured roads for paint striping quantities.
- Met with Strawser Paving to get quotes on crack sealing.
- Talked with National Gunitex to schedule Penn Ave. (culvert repair)
- Talked with Brad Walterbusch, Choice One about Eastman & Woodman electric service upgrade.
- We are waiting on Kroger to respond to new location of light poles.
- Crews:
 - Applied 8 tons of asphalt on main thoroughfares and citizen complaints
 - Attended a refresher course on the salt/liquids application systems on the dump trucks
 - Cleaned parks at beginning and end of the week
 - Picked up multiple dead animals
 - Cleared all City storm water collection locations of fallen debris
 - Performed maintenance and prep on chainsaws in anticipation of wind damage
 - Made soil repair to the median on Woodman in front of the new Kroger
 - Repaired plow damage to property at 320 Spinning where City plow went over the curb
 - Performed maintenance and repairs on multiple pieces of equipment
 - Completed main shop bathroom repairs
 - Replaced kitchenette faucet for PD
 - Picked up the new park mower deck from Apple Farm Service in Washington C H
 - Hauled away construction debris as part of cleanup of multiple city owned properties
 - Cleaned graffiti from RTA shelters