
Minutes of the Riverside City Council Meeting**Held on: December 21, 2023**

CALL TO ORDER: Mayor Williams called the Riverside, Ohio, City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices, 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 were as follows: Josh Rauch, City Manager; Frank Robinson, Police Chief; Mark Miller, Fire Chief; Kim Baker, Finance Director; Dalma Grandjean, Law Director; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: Mr. Joseph moved, seconded by Mr. Maxfield, to excuse Mrs. Franklin. All were in favor. **Motion carried.**

ADDITIONS OR CORRECTIONS TO THE AGENDA: There were no changes 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.

MINUTES: Mr. Joseph moved, seconded by Mr. Maxfield, to approve the December 7, 2023, council business meeting minutes. All were in favor. **Motion carried.**

LIQUOR LICENSE TRANSFER: Mr. Rauch stated there was no reason staff objected to the liquor license transfer from Punjab Ventures Inc. DBA Brandt Pike Marathon, 2100 Brandt Pike, Riverside, OH, 45404 to Gill Food Mart Inc., 2100 Brandt Pike, Riverside, OH, 45404. Council did not request a motion for a hearing.

WRITTEN CITIZEN PETITIONS: Mayor Williams stated that anyone wishing to speak should fill out a form located in the back of the room, and hand it to the clerk.

DEPARTMENT UPDATES

Police Department – Chief Robinson stated an offer was made to a young man for a police officer position. A conditional offer had also been made to a young lady who went to Stebbins then on to Sinclair for her degree and lives in Riverside. He stated the vehicles have arrived and are at either Danco or PNR getting upfitted and striped; they should have them by the end of January. He thanked council for all they do for the police department.

Fire Department – Chief Miller stated that thanks to the council they can hire three new additional full-time employees. They will begin work on Christmas Eve. This will help with their minimum daily staffing. He added that they have attended several job fairs over the last month and found two Riverside residents that were in Sinclair’s program. They are going to bring them on a little sooner

than they would others. They took delivery of their 2023 1500 Chevy vehicles and will see that in the next couple of weeks. He thanked Councilman Denning for the Christmas Santa ride; it was a new experience for him and he was appreciative of that.

Public Services Department/City Manager Report – Mr. Rauch stated that public service is almost back to full staffing. He stated city offices will be closed Friday, December 22, and Monday, December 25, for the Christmas holiday. The offices will also be closed on Monday, January 1, 2024, for New Year’s Day. He thanked everyone on staff as this has been a busy and productive year. He especially thanked those in public safety who are working the holidays and thanked them for their efforts. He recognized the department heads, stating that at the beginning of the year he mentioned that things could look a lot different by the time they reach the end of the year, and it does in a good way. He is excited for what next year can bring to the city. He added that department heads are a big reason why they can do the work that they do. He stated that he needs a motion from council for the planning commission to review the area-wide rezonings. Mr. Denning moved, seconded by Deputy Mayor Lommatzsch, to have the planning commission consider area-wide rezonings as recommended by staff. All were in favor. **Motion carried.**

Deputy Mayor Lommatzsch stated she wanted to acknowledge the service of Bob Turner who retired today. He retired once then came back to be the fire inspector. He has been an asset to the community for a lot of years and will be missed.

PUBLIC COMMENT ON AGENDA ITEMS: No one wished to speak on an agenda item.

UNFINISHED BUSINESS

A. ORDINANCES

- I) Ordinance No. 23-O-841 – An ordinance to amend the Code of Ordinances, City of Riverside, Ohio, to provide amendments to the City Code, General Offenses Code, and Traffic Code, and approve current replacement pages to the Codified Ordinances of Riverside, Ohio, and declaring an emergency. (2nd reading, public hearing, adoption)**

Mr. Rausch stated this is for the annual codification for the City Codified Ordinances.

Mr. Denning moved, seconded by Deputy Mayor Lommatzsch, to approve the second reading of Ordinance No. 23-O-841. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing at 6:11 pm. No one came forward to speak on the ordinance. Mayor Williams closed the public hearing at 6:11 pm.

Roll call went as follows: Mr. Denning, yes; Ms. Lommatzsch, yes; Ms. Fry, yes; Mr. Joseph, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion carried.**

II) Ordinance No. 23-O-842 – An ordinance providing for the issuance of not to exceed \$4,565,000 Building Acquisition and Improvements Special Obligation Bond Anticipation Notes, 2024 renewal, by the City of Riverside, Ohio, in anticipation of the issuance of bonds, providing for the pledge of revenues for the payment of such notes, and declaring an emergency. (2nd reading, public hearing, adoption)

Mr. Rauch stated this is the annual note issuance for Wright Point. There is one minor change from the first reading. They have updated the exhibit at the recommendation of counsel so that when they issue notes, they will include a callable provision which means they can repay the bonds early should they be successful in positioning the buildings.

Mr. Denning moved, seconded by Mr. Maxfield, to approve the second reading of Ordinance No. 23-O-842. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing at 6:12 pm. No one came forward to speak on the ordinance. Mayor Williams closed the public hearing at 6:13 pm.

Roll call went as follows: Mr. Denning, yes; Mr. Maxfield, yes; Ms. Fry, yes; Mr. Joseph, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes.

III) Ordinance No. 23-O-843 – An ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2023. (2nd reading, public hearing, adoption)

Mr. Rauch stated that this is supplemental appropriation for the remainder of the year.

Mr. Maxfield moved, seconded by Deputy Mayor Lommatzsch, to approve the second reading of Ordinance No. 23-O-843. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing at 6:14 pm. No one came forward to speak on the ordinance. Mayor Williams closed the public hearing at 6:14 pm.

Roll call went as follows: Mr. Maxfield, yes; Ms. Lommatzsch, yes; Mr. Denning, yes; Ms. Fry, yes; Mr. Joseph, yes; and Mayor Williams, yes.

IV) Ordinance No. 23-O-844 – An ordinance to make permanent appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for

the period January 1 through December 31, 2024. (2nd reading, public hearing, adoption)

Mr. Rauch stated this is the budget for 2024.

Mr. Maxfield moved, seconded by Mr. Joseph, to approve the second reading of Ordinance No. 23-O-844. The clerk read the ordinance by title only.

Mayor Williams opened the public hearing at 6:15 pm. No one came forward to speak on the ordinance. Mayor Williams closed the public hearing at 6:15 pm.

Mr. Denning thanked the manager and finance department for making the budget easily understandable. The additional software is money well spent. Mr. Rauch stated they will continue to develop the platform.

Roll call went as follows: Mr. Maxfield, yes; Mr. Joseph, yes; Mr. Denning, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; and Mayor Williams, yes. **Motion carried.**

NEW BUSINESS

A. ORDINANCES

I) Ordinance No. 23-O-845 – An ordinance to amend Chapter 720 of the City of Riverside Administrative Code (1st reading)

Mr. Rauch stated this is what Ms. Holt briefed council at during a work session regarding proposed changes to the rental registration program. The ordinance would have the city require certificates and self-inspections for rental properties so they will know what is available for rent and to try and get better compliance on building and property maintenance codes.

Deputy Mayor Lommatzsch moved, seconded by Mr. Joseph, to approve the first reading of Ordinance No. 23-O-845. The clerk read the ordinance by title only.

Mr. Denning thanked Ms. Holt for all her hard work.

Roll call went as follows: Ms. Lommatzsch, yes; Mr. Joseph, yes; Mr. Denning, yes; Ms. Fry, yes; Mr. Maxfield, yes; and Mayor Williams, yes. **Motion carried.**

B. RESOLUTIONS

I) Resolution No. 23-R-2899 – A resolution by the Council of the City of Riverside, Ohio, recognizing the Riverside Senior Citizens, Inc.

Mr. Rauch stated this clarifies the relationship between the city and the senior's organization updating a prior resolution passed in 2009.

Mr. Denning moved, seconded by Mr. Joseph, to approve Resolution No. 23-R-2899.

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

- I) **Resolution No. 23-R-2900 – A resolution authorizing the city manager to enter into a professional service agreement with Colliers International as the property management agent for the Wright Point Office Park, 5100 and 5200 Springfield Street, Riverside, Ohio.**

Mr. Rauch stated this continues the relationship with Collier's for property management services that is to take care of maintenance issues at the building which follows a bid process conducted a couple of weeks ago.

Mr. Maxfield moved, seconded by Mr. Denning, to approve Resolution No. 23-R-2900.

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

- II) **Resolution No. 23-R-2901 – A resolution imposing a twelve (12) month moratorium on specific zoning and land uses.**

Mr. Rauch stated this is coming forward as the city plans to take a comprehensive rewrite to the zoning code in 2024 to bring the Comprehensive Land Use Plan to life. The uses that are described in the moratorium tend to be the kinds of things that they want to look at closely to be sure they are putting the right uses in the right place. This gives them a bit of time to study that issue in detail while they undertake the rewrite.

Mr. Joseph moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2901.

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

- III) **Resolution No. 23-R-2902 – A resolution authorizing the city manager to enter into an agreement with the City of Dayton regarding the protection of the Source Water Protection Areas within the City of Riverside, Ohio.**

Mr. Rauch stated this is the agreement with the City of Dayton to provide some sort of front-line services to help ensure that the source water protection code requirements are met. That means they do a little bit of extra review when things come in. The value of this contract is around \$90,000 - \$100,000.

Mr. Joseph moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2902.

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

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

OATH OF OFFICE: Law Director Dalma Grandjean administered the oath of office to re-

elected Mayor Pete Williams. Mayor Pete Williams administered the oath of office to re-elected Councilman Jesse Maxfield. Mayor Pete Williams administered the oath of office to newly elected Councilman Andy Brown.

COUNCILMEMBER COMMENTS: Mr. Denning wished everyone a Merry Christmas and Happy New Year. He thanked the fire department for doing the Christmas Engine tour. This was the third year for it; it has been wonderful to participate in that. More people were out than any other year.

Ms. Fry welcomed Mr. Brown to council. She wished everyone a Happy Holidays for whatever holiday they celebrate along with safe travels.

Deputy Mayor Lommatzsch stated the fire truck route was advertised very well and that may be why so many were able to be out. She thanked all the staff and the police department. She stated it is unbelievable the number of wrecks they have and asked drivers to slow down and observe yellow lights. She stated driving is out of control and wants everyone to be safe. She wished everyone a Happy New Year.

Mayor Williams recalled saying 2022 would be a year of planning and 2023 would be a year of progress, and with the leadership of the city manager and the team he has built, he has been proven correct on that as things are happening in the city. He thanked Mr. Rauch for his leadership, friendship, guidance, and team he has built; he is excited for the future. He welcomed Mr. Brown to council and stated he is happy he ran and is going to be a doer for the city. He thanked him for taking the chance and wanting to get involved. He wished everyone a Merry Christmas, Happy Holidays, and Happy New Year.


Mr. Joseph thanked staff for their work this year. He is aware there is a culture of everyone putting in hard work and the progress they have made this year. He is aware of how time consuming the work is especially the financial work this year. He stated he is excited about serving the next two years and working with his council members. He wished everyone Happy Holidays and a Happy New Year.

Mr. Brown thanked the residents for voting for him. He didn't know what to expect, but he wanted to be involved in the city and be a part of the things happening. He thanked each member of council for being welcoming and answering questions. He thanked Mr. Rauch for meeting him for coffee and explaining things he needs to know. He is aware there is a lot to learn but welcomes the challenge and wants to see Riverside grow. He wished everyone a Merry Christmas and Happy Holidays.

Mr. Maxfield stated that this council is a great group. He thanked the staff for everything they have done. He thanked his family for allowing him to do this another four years. He wished everyone a Merry Christmas and Happy New Year.

Deputy Mayor Lommatzsch added that the service department is doing a heck of a job. She observed them training snowplow drivers in her neighborhood. She stated they have been keeping the city and the parks in good condition. She is aware the streets need attention, but the service department is doing a great job. She added that public safety gets a lot of attention as they are out in front, and people do not see how much the service department does to keep the city looking the way it looks. She is happy with their work.

ADJOURNMENT: Mr. Joseph moved, seconded by Mr. Maxfield, to adjourn; council adjourned at 6:40 p.m.



Pete Williams, Mayor



Katie Lewallen, Clerk of Council