

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, December 7, 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; Nia Holt, Community Development Director; Kim Baker, Finance Director; and Dalma Grandjean, Law Director.

EXCUSE ABSENT MEMBERS: Mr. Denning 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. Denning 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. He asked for a brief moment of silence for a few young people in the community who have had tragedies; a young lady struck by a vehicle and a young man who passed away in a house fire.

PROCLAMATION: Mayor Williams presented a proclamation honoring the life and work of former Councilwoman Shirley Reynolds declaring December 7, 2023, as Shirley Reynolds Day in Riverside, Ohio. Mr. Denning stated he was on council with Shirley for two of her three terms. They did not see eye-to-eye but he knew she had the best interest of the community at heart. She wanted to do what she thought was best for the community, not necessarily for the government, but for the community. He stated she was very astute and took a close look at the funding and how money was spent. She was fiscally responsible. She also took the time and explain it to him when he was new to the situation. Deputy Mayor Lommatzsch stated she was blessed to have Shirley as a friend and a fellow council person. They didn't always agree, but she was lucky to get to serve with Shirley in the community. Shirley loved and cared about her community. She stated she admired how Shirley understood the money; she always did her homework and knew what she was talking about. She loved her family, and she loved Riverside because she left and came back. She was a hard worker for her neighbors, her family, and her city. Ms. Fry stated she did not serve with Shirley on council but when she decided to run for council and started attending council meetings, she took her under her wing. She was a generous mentor; encouraging her and helping her navigate the process of running for office. That year there was a large number of people running, and though Shirley wasn't, she made sure there was a meet the candidates night giving them

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a chance to meet the community. This showed how much she cared about leaving the city in good hands. She appreciated her wisdom and guidance.

Jasmine, Shirley's granddaughter, thanked everyone who had a part in putting this together. She stated it was an honor to be there but even more of an honor to be Shirley Reynold's granddaughter. She was a hard-working person. She recalled as a little girl during election time spending hours helping her edit her City Council Flyers on the computer. She stated one of her favorite memories was when she and her siblings went door to door passing out flyers and brochures; she recalled saying, "Vote for my grandma." Her grandma wanted to make a difference and she did. She loved the city of Riverside, the place she called home. She added that those blessed enough to know her grandma knew how humble and gracious she was, so they all know she's looking down right now saying you all shouldn't have done this for me. She stated that no matter how bashful Shirley was she deserves every second of this. She thanked the council on behalf of her family and her mom, Deborah Walker, who wanted to be there.

Ms. Lori Luckner stated that they bought Shirley's house 20+ years ago, and she came back to the same house and bought it. She was able to speak with her before she moved and knew she was looking forward to being with the family, she was even talking about possibly getting involved in government down there, but she never got that opportunity. Shirley was dedicated to Riverside. She stated that her family loved her to no end; she was a fantastic friend and a fantastic person to this whole city. She thanked council for taking the time to honor her tonight. Mayor Williams thanked Ms. Luckner for everything she does. Deputy Mayor Lommatzsch stated it was good to see her.

Mayor Williams thanked the guests, city staff, Debbie Walker, and Lori Luckner for helping them properly honor someone who did so much for the city.

MINUTES: Deputy Mayor Lommatzsch moved, seconded by Mr. Denning, to approve the November 9, 2023, council work session minutes, and the November 16, 2023, council business meeting minutes. All were in favor. **Motion carried.**

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

Finance Department – Ms. Baker stated 2022 audited financials came back this week and will be posted on the website. They are beginning to start year-end wrapping up reconciliations and trying to pull things together. They just finished the initial 2024 budget, which was a big project. The whole city came together to give input on that. She reported they are also working on some records retention to clean up stuff before

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the year's end and get rid of what they can. They will meet with CCA on Monday for a conversation on the next tax season.

Community Development Department – Ms. Holt stated there will not be a BZA or Planning Commission meeting this month. She stated that the city manager emailed them some updates to city codes that they are looking at to align with the new comprehensive plan. They are considering some land uses that don't particularly fit into the city that they just need to hit pause on. They will do this through a moratorium, which will come to council. In alignment with the comprehensive plan, they are looking at some areas in the community that ahead of a total zoning rewrite rezone those areas through an area-wide zoning that would be initiated through this council and get ahead of activities that are just hard for staff to handle. Mayor Williams asked if the moratorium and the rezoning would be one action or separate. Mr. Rauch stated they would be separate. Mayor Williams asked if the rezonings would be separate from each other. Ms. Holt stated it would be a resolution asking for planning commission to act on the rezoning. Mr. Rauch stated that the city has a land use plan that reflects the community's vision for what should be built. The city receives a number development requests they receive and when they look at the land use plan and the kinds of zoning code rewrites that they will need to undertake next year, it is best for them to have a pause and place a moratorium on some developments until they can figure out how to integrate them into the land use plan. The rezonings are to make sure that a development doesn't occur in a place where it would immediately become non-conforming. They want to be ahead of the curve when it comes to the development processes. Discussion was held on the moratorium and the length of term.

Administration/City Manager Report – Mr. Rauch thanked Ms. Holt and all the boards and commission members that attended the Planning and Zoning workshop held at Sinclair on Friday, December 1. He stated that there is a Chamber dinner on December 14, that city staff and council have been invited to. He asked for a motion to cancel the work session on December 14. Mr. Denning moved, seconded by Deputy Mayor Lommatzsch, to cancel the work session. All were in favor. **Motion carried.**

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

NEW 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. (1st reading)**

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

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

Roll call went as follows: Ms. Lommatzsch, yes; Mr. Denning, 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. (1st reading)

Mr. Rauch stated this permits them to go to market to reissue the Bond Anticipation Notes that fund Wright Point.

Mr. Denning moved, seconded by Mr. Joseph, to approve the first reading of Ordinance No. 23-O-842. The city manager read the ordinance by title only.

Roll call went as follows: Mr. Denning, yes; Mr. Joseph, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Maxfield, 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. (1st reading)

Mr. Rauch stated that this is the end of year supplemental. There are only two substantial changes from what was distributed in the packet. One being the Bureau of Workers' Compensation Fees they must pay in a year, all at once in advance, which gives them a \$2,500 credit saving them a bit of money. The other is added legal expenses to labor negotiations and legal bills this year.

Mr. Denning moved, seconded by Mr. Maxfield, to approve the first reading of Ordinance No. 23-O-843. The city manager read the ordinance by title only.

Mr. Joseph asked how much is paid to the OBWC. Ms. Baker stated it is \$119,185.

Roll call went as follows: Mr. Denning, yes; Mr. Maxfield, yes; Ms. Fry, yes; Mr. Joseph, yes; Ms. Lommatzsch, 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. (1st reading)

Mr. Rauch stated this is the budget for 2024.

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Deputy Mayor Lommatzsch moved, seconded by Mr. Denning, to approve the first reading of Ordinance No. 23-O-844. The city manager read the ordinance by title only.

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

B. RESOLUTIONS

- I) **Resolution No. 23-R-2896 – A resolution by the Council of the City of Riverside, Ohio, declaring it necessary to levy a tax in excess of the Ten Mill limitation.**

Mr. Rauch stated this will put the police replacement levy on the ballot.

Mr. Joseph moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2896.

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

- I) **Resolution No. 23-R-2897 – A resolution authorizing the city manager to enter into an interlocal mutual aid agreement for public works services.**

Mr. Rauch stated local city managers negotiated a public service mutual aid agreement. This would allow him to borrow or loan tools, equipment, and those sorts of things as being a party to it as needed in the region.

Deputy Mayor Lommatzsch moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2897.

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

- II) **Resolution No. 23-R-2898 – A resolution authorizing the city manager to enter into a sixth amendment to the generation supply agreement for electricity supply with Interstate Gas Supply (IGS) LLC.**

Mr. Rauch stated this is for electricity for municipally owned buildings and facilities.

Mr. Joseph moved, seconded by Mr. Maxfield, to approve Resolution No. 23-R-2898.

Deputy Mayor Lommatzsch stated that Drive Electric became a part of MVRPC this morning. She stated the two electric vehicle charging stations in the lot were put out there to service workers. She does not believe they are being used by workers now, but they can be revamped and a meter put on them. She would like to know what it costs the city so they can evaluate if they want to allow it to be free or metered.

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

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PUBLIC COMMENT ON NON-AGENDA ITEMS: Mayor Williams stated one form was received. He invited Mr. Flaute forward to the podium and asked him to state his name and address for the record and keep comments to three minutes.

Mr. William R. Flaute, 1407 Deerland Street, Riverside, OH, stated it was good to see them all. He stated he was out there to try and plug his electric car in and he couldn't and that did not make him happy. He appreciates them looking into that. He stated he is the president of the Mad River Senior Citizens and president of the Mad River Lions Club. In the past 25 years, when they have been a city and when senior citizens have been here, the city has generously helped them out with funds; the reason being because they are senior citizens. It is hard to do fundraisers. A lot of them are not walking well. They had a garage sale and raised \$1,000. In the beginning of the city, they received about \$3,000 from the city. In the past few years, it has been about \$2,000. If they look on their budget this year, it is not on it. He spoke to the city manager about this and discussed the reasons why it is not included. That is mostly due to legislation that has not made them a part of the city, but the historical society is, but they are not. He stated they do a lot for the seniors. Not all are from Riverside, there are a few from Dayton. They have over 70 members with 30-40 coming to meetings. They go out to dine a few times a month. They try to get the seniors going. If they don't do something for the seniors, then they go downhill quick. A lot of them need the involvement. People don't leave the seniors; they die or go to a nursing home. They try to partner with the Mad River Lions that is what the bench out front is from all the plastic bags they collected. They also collect pill bottles and send them over seas where medications can be put in pill bottles. He asked the council to consider donating them \$2,000. He knows it takes a particular request, but he wanted them to know this is something they have had and appreciates the consideration for them to have some funds.

COUNCILMEMBER COMMENTS: Mr. Maxfield thanked Santa Claus and the Riverside Fire Department for going around to the community. The kids really appreciated it. He stated that the holidays have people busy and advised people to keep their eyes open as not everyone is paying attention as he wants everyone to be safe.

Mayor Williams thanked city staff who took a lot of their extra time for people who were able to see the fire truck with Santa and make last Saturday a fun day for kids in the community celebrating holidays and those donating towards families to make sure they have a nice holiday whatever they may celebrate this December. It is affirming to see the type of community they live in that so many people are giving up time, money, and energy for people they may never meet, but know it needs to be done and they want to be the person to help do that. He thanked the many organizations involved.

Deputy Mayor Lommatzsch echoed the mayor's comments and stated there had to be about a thousand people at the breakfast with Santa event. She has participated in the past with the Santa ride through town and the faces on the children are really special.

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She stated that with Drive Electric becoming a member of MVRPC, they will work with organizations to accommodate electric vehicles and transportation. She stated that rails are now back on as a discussion item. There will be a meeting on January 11, at 1:00 pm at the downtown Dayton library. It will discuss the railway plans and the Riverside stop is still on the radar. Dayton is talking about a stop down by Sinclair as that is where there is property wide enough to accommodate a stop. The executive director was working with the company that did the research and study 10 years ago. That study is out there and they need to get a hold of it. She is excited about it. If they could get a rail station, it would bring other things like a shuttle service to the museum and to the base. It could be a spark to make that Center of Flight. She asked if they could find the study before the meeting. She stated when they are developing the calendar for 2024 that April 18, a Thursday, is the annual MVRPC dinner where she will become the chair. She would like for some of council to come to that. She would like them to consider not putting that on the calendar as a meeting night for next year.

Ms. Fry stated that Monday is the final blood drive of the year, and she considers it to be the most important. The winter driving season can be very dangerous with accidents, and family obligations, a lot of regular donors cannot make it. If they can find time to do it on Monday, bring ID, and register at www.donortime.com and look for Riverside.

Mr. Denning thanked the fire department for organizing the Santa ride through the city. He stated that he never gets to see Santa ride through for three years in a row now. This was the best year to see that happen. The weather was good. He discussed the route with the schools and trying to make it more friendly than zipping through. People could then follow Santa like in a parade. It showed a real sense of community overall; it was a lot of fun. He gave the fire department many thanks.

EXECUTIVE SESSION: Mr. Denning moved, seconded by Mr. Joseph, to go into Executive Session for the following reason: 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. Roll call went as follows: Mr. Denning, yes; Mr. Joseph, yes; Ms. Fry, yes; Ms. Lommatzsch, yes; Mr. Maxfield, yes; and Mayor Williams, yes. Council went into Executive Session at 6:46 pm.

RECONVENE: Council reconvened at 7:20 pm.

ADJOURNMENT: Mr. Denning moved, seconded by Mr. Maxfield, to adjourn; council adjourned at 7:21 p.m.



Pete Williams, Mayor



Clerk of Council

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