

RECORD OF PROCEEDINGS

Minutes of the Riverside City Council Meeting

Held on Thursday, June 9, 2022

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

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

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

Staff present was as follows: Josh Rauch, City Manager; Kathy Bartlett, Public Service Director; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: Deputy Mayor Denning moved, seconded by Mr. Maxfield, to excuse Ms. Fry and Mr. Joseph. All were in favor. **Motion carried.**

ADDITIONS OR CORRECTIONS TO AGENDA: No changes were made.

APPROVAL OF AGENDA: Ms. Lommatzsch moved, seconded by Deputy Mayor Denning, to approve the agenda as presented. All were in favor. **Motion carried.**

WORK SESSION ITEMS:

I. WBI Introductions – Mr. Rauch stated that representatives from the Wright Brothers Institute located next to city offices at 5000 Springfield Street has a brief presentation. Mr. Scott Springer, Director of Collaboration and Development, thanked council for inviting them to introduce themselves and provide them with a corporate briefing. He introduced Dr. Bart Barthelemy, founding director of WBI, and Mr. Wendell Banks, executive director of WBI. He stated they are a 501(c)(3) non-profit in their 20th year. Their organization is chartered in part to advance research and development activities at WPAFB and the surrounding community that supports the air force and DOD at large. Dr. Bart Barthelemy stated when WBI was formed it was just him and he decided that WBI needed to be located close to the air force base and they found a place in Riverside right next to the base. He stated the purpose was two-fold: to help the base, and to help the surrounding communities with economic development. All the things they have done try to bring customers, try to bring people to the community to serve Wright-Patt. This is their mission and they have done that. They have been very successful in strategic planning for organizations to help them focus on where they need to go; and, also, to help them connect to sources of revenue and sources of power. Mr. Banks stated they have grown, almost doubling in personnel in the last three years. In 2018, they had an \$8.0 million revenue, and this year, they will have close to \$20 million. They have between 70-90 projects at any given time. Mr. Springer stated they primarily support the Air Force Research Laboratory, and the broader US Air Force and DOD, but they do reach out to supporting commercial enterprises and other government agencies on all levels. He reviewed their core competencies focus on technology and development and advancing those sciences. They help organizations in their system and organizational processes to help them understand and deconstruct the

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organization design challenges they have. They facilitate workshop initiatives and benchmark against external best practices and other things that help amplify final outcomes. In strategic solutions, they are involved in event coordination, focused in K-12 STEM program development, and general workforce upskill and uptraining. He added that they have an embedded organization that does insights and intelligence analysis to do technology horizon landscaping, economic evaluations globally and locally to give an assessment of what is going on in and around other communities. Also, they advise on the availability and process of procuring funds and other resources for small business innovation research and other government funded grants that are offered.

Mr. Rauch stated that WBI has offered to facilitate a strategic planning process for the city for the organization. They have been working on a draft timeline, most likely doing a two-part facilitated session; one in mid-August and another in late September or early October. The idea is to pull together a strategic plan for the city organization out of those meetings and have it delivered sometime in late October to early November. This is a great way to demonstrate a partnership with them and grow together in that process.

Mr. Maxfield stated when he was career tech director at Stebbins High School he worked with WBI. They have a commitment to students and moving STEM education forward as there were some really cool activities students got to do through their program. Mr. Banks stated that part of their charter is to be a partnership intermediary for the Air Force. The entry criterion to be a partnership intermediary is the development, establishment, maintenance, of nexus relationships with state and local governments. They have a shared set of objectives for economic development and K-12 STEM. They are looking to partner with the city and how to advance the city objectives while satisfying their needs for a nexus relationship with a local government as they support their primary Air Force customer. Deputy Mayor Denning stated with their help it will be positive for both organizations. Mayor Williams stated they should have the next meeting at WBI should any council members wish to see what is going on there. Dr. Barthelemy invited council to come for a tour when they wanted.

II. OPWC Curb Assessments – Ms. Bartlett stated there are three OPWC applications they are proposing: Spinning Phase 1 (Linden to Eastman) Summer 2023, Spinning Phase 2 (Eastman to Burkhardt) Summer 2024, and the Urban Paving Program (SR 835, 201 and 202) Summer 2024. She stated all three grants they are submitting for are in addition to the grants already awarded for the projects. The two Spinning Road grants and loans equal about \$1.0 million, while the Urban Paving Program grant covers the increase in cost with a 0% loan with the balance coming out of the State Highway account covering the rest of the city's share. She stated that OPWC penalizes for assessing property owners and they are very tight on scoring this year. Assessing property owners for curb costs one point on each of the Spinning Road applications. The only way to be competitive is to either not assess or ask for less grant/loan as the ask amount generates points as well. She presented Resolution No. 13-R-1819 that created a policy for assessing sidewalks, curbs, and associated items to property owners. She compared what it would look like if the curb cost was assessed verses if the city absorbed the curb costs with a total of 41 OPWC points for both cases. If they absorb the curb cost, then they can ask for more grant/loan money, and they would gain \$50,000 more than if they assess the curb costs. She added that the estimated

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threshold for funding is 40 points but is unsure if that would be funded. OPWC changed the criteria last year and changed it again this year. She stated a score of 41 is almost guaranteed to be funded. She recommends they absorb the curb costs for the OPWC projects as the grants would cover the curb costs and provide for \$50,000 more than assessing. They would need to adjust the policy to avoid curb assessments if additional grant funds can be obtained.

Mayor Williams asked if there is a concern that this would create some confusion in the community as to when and who and why curb assessments happen. Mr. Rauch stated that was correct. The dilemma is that they have a policy that says they are to assess, but the state penalizes them if they assess. Discussion was held on the resolution and the understanding on when property owners would be assessed. Ms. Bartlett stated some grants allow when it is 80/20 that only a percentage of an assessment needs paid. Mrs. Franklin stated it makes it confusing for residents who get assessed versus those who don't. Discussion was held on how much the assessment would cover versus how much the grant would cover. Ms. Bartlett added that residential streets will never get grants. Mayor Williams stated that is the way the funding is allocated. These funds are for a major thru-way or thoroughfare. Deputy Mayor Denning stated they need to look at the big picture of what it is costing the city overall. They need to have all the facts to give the citizens. This will overall save the city giving them an additional \$50,000, and it saves the citizens \$200,000 in total estimated curb assessments. It is only the folks on Spinning, but it still saves them. Mr. Maxfield asked if this projects all the increases of the cost of asphalt and materials. Ms. Bartlett stated this is the best they can estimate at this point in time and with a contingency.

Mr. Rauch stated the first thing they need to do is determine moving forward if they can present a resolution absorbing the curb costs, and they will have those numbers for next week. After that, they will bring some suggested language later on to update the resolution that provides more clarity on when they will and won't assess. Reading the resolution, one of the challenges is that it isn't very clear and with grant requirements changing, it doesn't specifically address the issue. They would come up with some language indicating if it's to the city's advantage to get more grant money by not assessing, then as a practice they will plug in the numbers assuming no assessment and make the policy adjustment moving forward. Discussion was held on what curb is getting done on Spinning Road and improving the roadway and not just putting back the same. Ms. Bartlett stated there are tough decisions they have to make at times.

Ms. Lommatzsch complimented the service department on the mowing as it has exceeded her expectations thus far. Mr. Maxfield asked when the paving will be finished on Needmore and Valley. Ms. Bartlett stated the rejuvenator will go down next week; hopefully, the bulk of the work that affects the most traffic will be done by the end of next week.

III. Stormwater Utility Fee Update – Mr. Rauch stated he tasked Choice One with preparing a base layer map that shows all the impervious service area in the city, which they can use to build out the budget and billing for a storm water utility fee going forward. They need to take the time to build the right tool that can be easily updated in future years. He asked to have that wrapped up by July. Their major challenge is collections. The county auditor's office can't do this as a front-line service or be a primary biller. Montgomery

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County Environmental Services also is not in a position to bill either. They could use a third-party service, but he does not recommend this. They would have to do a ton of education not only about the fee, but that they will get a letter with a city logo and another logo. The other option is to do it themselves. They are not in a place to do that as they are in the middle of a software system conversion. They can't do credit card right now and asking people to come in or mail in a check is not optimal. He proposes an ordinance that establishes a stormwater utility fee, set up the appeals processes and other aspects they have discussed to get the fee in place and have the ordinance adopted, but set the effective date to 2024. This will give them 18-months to finish the software conversion, get a utility billing module, be able to do billing in-house and facilitate online credit card payments. They could iron out all the education and insourcing pieces they need to do. This will buy them some time. He could get council an ordinance by the end of third quarter. Mayor Williams stated it is a long time, but they need to do it correctly. Discussion was held on needing credit card payments online to occur. Mr. Rauch stated they will set up an implementation timeline.

IV. Health and Safety Commission – Mr. Rauch reviewed the current status and role of the Health & Safety commission. Code language is fairly broad in terms of what this commission can do and consider. Historically, they are involved in two annual bike rodeos and in National Night Out. They have run into a few challenges: recent turnover, upcoming appointment expirations, difficulty scheduling meetings, lack of quorum, and uncertainty about role. He asked council what they expect from this commission and what role do they want them to play. Overall, interest in serving on city boards and commissions has been light for many boards and commissions. Mr. Rauch stated he wants to engage the commission and staff liaison in discussion on their role, activity, and structure. The format may need to change where they meet for a period of time just to do the events, so their scope or vision narrows a bit. They will then come up with a plan of action and recommendations on how to re-envision what they should do. He wants to invite the members of the commission to the work session in August to present their findings and discuss it with council. Should this process work, he would apply this approach to other boards and commissions as well.

Ms. Lommatzsch stated there is nothing wrong with reevaluating. Some boards and commissions may no longer be necessary, but evaluating which ones are viable and reorganizing what people are doing is fine. Discussion was held on the boards and commissions and activities. Mayor Williams stated that they often ask for volunteers, but they ask them to meet where they are. He knows there are people with passion for a lot of things going on in their own neighborhoods and community, but if they have a strict meeting date and time a lot of people may check out. He thinks if it is more mission or objective driven rather than being so formal it may help to get more people involved. Mr. Denning stated that they are to give recommendations to the city manager, but nowhere in the language does it say it is a working committee to do something. He was on parks and rec and was told they weren't allowed to do anything, only make recommendations. They may need to change the language, but they need to find ways to get them involved. They also need to find volunteer groups like the girl scouts and boy scouts and school volunteer groups. They are a community and may want to be involved that way. This is his concern about committees just doing things without getting other organizations involved. Ms. Lommatzsch stated the trouble in the past came down to who has the authority to spend city money.

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Discussion was held on processes and abilities of boards and commissions. Fundraising was discussed and the legality of how donations can be solicited, if they can do such. Mr. Rauch stated he would look into the legality fundraising and sponsorships so there is a clear understanding. He will discuss it with the commissions as well.


CITY MANAGER UPDATES: Mr. Rauch stated staff spoke with SOPEC about aggregation this week. He will put together a memo and have legal review that has answers to many of the questions council had, and he will send it out next week. Mr. Luke Sulfridge, SOPEC Executive Director, will be at the June 16, 2022 council meeting to give a presentation. He stated that aggregation is a process that won't take effect immediately. It could take 6, 12, or 18 months to get implemented. It is a question of what the city council's policy preference is on how customers can buy electric and gas in the community. That is how they need to frame and discuss it. Then, after the meeting, he will need some feedback if council would like this to go to the voters as they will need to get the language prepped so they can make the deadline in time.

Mr. Rauch stated they had an engineering estimate to repair Harshman Wall and do it in a three-phase process over the next three years. The initial estimate was around \$250,000; the bids came in closer to \$424,000. On top of that, the wall was recently hit causing more damage and exacerbated some of the damage that had been there from last year. That damage occurred where they were already going to replace it. They will pursue the insurance from that. There will be a resolution for the \$424,000 amount at the next council meeting. They have funds in the 702 account to cover the price difference this year. He stated they need to do this for the basic safety given the damage.

Deputy Mayor Denning asked how many years out the actual construction for the new change between Springfield Street and Airway Road is. Ms. Bartlett stated it was 2026. Mr. Maxfield asked when the process to start applying for federal funds begins. Ms. Bartlett replied they are currently in the study phase. Montgomery County TID is working on the funding piece. There are STP funds up to \$3.0 million available for application in October. They will decide in the next few months if that would be the route to go; there may be some other alternatives. Mr. Maxfield asked what the total cost of the upgrade would be. Ms. Bartlett stated that Woolpert is doing an independent study now and they don't have an estimate from them, yet. The number from Choice One is around \$18.0 million. This will be to realign and reconfigure the roadway. Mr. Rauch stated they have limited wiggle room on changing some of the curves in the roadway based on what is under the ground, what is on the base property, and where the property lines are. Woolpert is working with the TID and that will provide them with a better estimate. They have regional support and are looking to plan for the future 40 – 50 years.

ADJOURNMENT: Mr. Maxfield moved, seconded by Deputy Mayor Denning, to adjourn. All were in favor. The meeting adjourned at 7:04 pm.


Peter J. Williams, Mayor


Clerk of Council

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