

Thursday, December 6, 2018

ITEM 1: CALL TO ORDER: Mayor Flaute 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.

ITEM 2: ROLL CALL: Council attendance was as follows: Ms. Campbell, present; Mr. Curp, absent; Mr. Denning, absent; Ms. Fry, present; Mr. Fullenkamp, absent; Deputy Mayor Lommatzsch, present; and Mayor Flaute, present.

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Department; Major Matt Sturgeon, Police Department; Chief Dan Stitzel, Fire Department; Kathy Bartlett, Service Department; and Katie Lewallen, Clerk of Council.

ITEM 3: EXCUSE ABSENT MEMBERS: Deputy Mayor Lommatzsch motioned to excuse Mr. Curp, Mr. Denning, and Mr. Fullenkamp. Ms. Campbell seconded the motion. All were in favor; none opposed. **Motion carried.**

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: There were no additions or corrections to the agenda.

ITEM 5: APPROVAL OF AGENDA: A motion was made by Deputy Mayor Lommatzsch to approve the revised agenda. Ms. Campbell seconded the motion. All were in favor; none opposed. **Motion carried.**

ITEM 6: WORK SESSION ITEMS:

A. Fire Department Lieutenant Pinning – Josh Gwin

Mr. Carpenter: Tonight we start off with a promotional ceremony with Chief Stitzel.

Chief Stitzel: Good evening Mr. Mayor, Council, this evening we have the honor of promoting one of our firefighters to the position of fire lieutenant. This is Lt. Josh Gwin and he originally comes from the Troy area, moved to Miamisburg for a little while, and back into Troy later on. He went to Hocking College and got all his paramedic and firefighter certification. He started off as a volunteer up in Casstown Fire Department and shortly after that went to Butler Township as a part-time firefighter. He came to Riverside in 2009 as one of our part-time people so this is one of those success stories where we have a part-time person who sticks around long enough to get hired on full-time so we are really happy about that. He got full-time in 2011 and since then he has been serving as the union president for the last three years. He has been working as our health and wellness coordinator with his promotion that will elevate to the health and safety officer for the division. Whenever you get promoted the expectations will certainly increase and his are increasing exponentially; welcome to the club. It is a great honor to be able to come in tonight and present him. We do a little pinning ceremony with the family; they come up and pin the badge on. As part of his responsibilities and as the health and safety officer, I just wanted to mention also that one of his hobbies is physical fitness and he tries to become a role model for that in the fire service. One of the things in the fire service we are trying to do is increase that health and safety awareness level and ability. Josh has started off with a great start to that and he will be continuing to work with that. Without any further ado, I would like to bring up his sister Haley and his parents.

Lt. Gwin: I'm honored to be part of this organization. Deputy Mayor Lommatzsch: Do you offer physical fitness help to council members? Lt. Gwin: I'm more than willing to try. Chief Stitzel: As long as it is upper body, he still needs to work on his leg day; it's a little lacking for him.

Pictures were taken at this time.

Thursday, December 6, 2018

Mayor Flaute: Lieutenant, thank you for hanging with us; we sure do appreciate it. We wish you all the success in the world so thanks for all you do. All firefighters thank you for all you do; we do appreciate your work.

B. Budget

Mr. Carpenter: So I sent out the budget proposal along with the budget notes and also this green sheet that described a lot of the items the equipment and the projects that are included in the budget. I put together this PowerPoint that really addresses the items in green and also speaks of a few plans that we are going to work on as well that don't have a direct budget number associated. Feel free to ask questions as we go along. I worked down the different fund number from the lowest I had to start with is the Planning and Program management. I want to focus on the Stebbins Trades and Revitalization and the Star Program. Hazelton has taken a lot longer than expected. It is a new program. We recently met with the Assistant Principal, Mr. Maxfield, and Jerry McGhee, who oversees that specific program. We talked about some of the issues we are having. What we want to do is focus on getting that property done. The balance that we are asking for in 2019 is the dollars remaining from the original budget of \$55,000; we currently have \$33,200 remaining so we want to make sure we get Hazelton completed as soon as we can in 2019. We are asking to carry over the remaining \$33,200. One of the programs that isn't finished is developing a Sidewalk Assessment Program and that is something that the Planning Department is going to take care of in 2019. Deputy Mayor Lommatzsch: Take care of, what do you mean by take care of? Mr. Carpenter: We are going to produce the plan. Deputy Mayor Lommatzsch: Don't we already have a plan? Mr. Carpenter: I am not aware of any existing plan for sidewalk assessments. We could do code violations. Deputy Mayor Lommatzsch: No, we did have a sidewalk plan, but I guess we don't have one any more. Mayor Flaute: It has been years. You might be able to find one. Mr. Carpenter: We did some research and could not find an existing one. We have drafts of other cities and what they have done so we were just going to put one together and bring it to council and have some discussion to work out the issues. Deputy Mayor Lommatzsch: We had one where we had all the neighborhoods identified and we started and did three neighborhoods. Mayor Flaute: Then we ran into that year where we didn't have any money. It has been a long time ago, but there was one. Deputy Mayor Lommatzsch: We did Beverly Gardens, we did your neighborhood. Mayor Flaute: We only did my neighborhood because they redid the streets and for some reason they decided that was a good time to do the sidewalks. Mr. Carpenter: We haven't come across it. Any other questions on the planning or do you want to go through this and come back to that. Mayor Flaute: That is fine.

Mr. Carpenter: So in Economic Development what we have scheduled is the Reap and Demo of the Huberville Property. We currently have put in a tax foreclosure request on the property. We also have the 5100 lobby upgrade; this is a carryover from 2018. The Eintracht sewer line, we have not received an estimate when I talked to them recently they were going to switch companies but they are still waiting on an estimate to get that work done. We just carried over the \$18,000 budgeted in 2018 into 2019. We also wanted to level out the parking lot at the Eintracht; some of that gravel has been cutting grooves in it so we want to budget \$5,000 to level out that parking lot. Another item is the retention ponds at the Center of Flight; it is another carryover item. The Airway beautification RFP, we had a preliminary draft so we want to finish that, get it revised as needed, and get the RFP out so we can use the TIF dollars over there to get some work done. Mayor Flaute: So have we seen that plan? Mr. Carpenter: You saw a very preliminary draft of the RFP; it wasn't a plan, it was just the RFP of what we would advertise for bids to come up with a beautification plan. Mayor Flaute: Okay, I'd like to see that again; you could email that to me. A couple of plans include the Economic Development Plan; we didn't have an acceptable plan and that is something we will accomplish in 2019; also, in the first quarter we will determine the plan going forward with Wright Point. It is a big concern for me that affects our finances so we will come up with a plan on what we will do with the buildings.

Thursday, December 6, 2018

Mr. Carpenter: For the General Fund, we budgeted \$40,000 for the IT network and monitoring. It is a little bit above the bid; it is a new process and wanted to put a little bit extra in there just to see how much time and services we will need to MVECA. There was \$37,500 and \$65/hour for additional hours. We just put a bit extra in there just in case we need them here more frequently than we think we will need them. Also, we have the wiring and cabling at 1791 Harshman that is an upgrade we need to do to improve the network.

Deputy Mayor Lommatzsch: Is this a carryover from 2018? Mr. Carpenter: No.

Deputy Mayor Lommatzsch: This is additional from what we have already spent on getting all that done? Mr. Carpenter: We will have the new network, but the wiring and cabling is needed to improve downloads from the police cruisers and just the moving of data from the parking lot to the server; we are having a really tough time making that happen. It takes 4 – 6 hours to get a download so we need to improve the wiring over there. We have talked about doing this before; we just hadn't funded it. I think at one time we talked about using one of the police funds; I forget which one it was.

Deputy Mayor Lommatzsch: I just didn't think this was a new item. Mr. Carpenter: It is something we talked about, we just hadn't funded it. We talked about getting a new phone system and installation. The estimate we just got is \$11,700 to get the new phone system installed and set up. The initial startup fee seems to be high, but when you take it out over three years, we realize a savings. It takes 22 months to recoup our costs, but I believe it is a savings of \$2,600.

Mr. Lohr: For the phone system alone? I don't have those numbers in front of me, but I thought it was closer to \$9,000 over the three year contract for the phone system alone.

Deputy Mayor Lommatzsch: How long have we been in this building? Mr. Carpenter: We moved in November 2015.

Deputy Mayor Lommatzsch: And so, what kind of phones did we put in then and why do we need to spend \$11,000 to change? Mr. Lohr: I'd be glad to address that. So when staff moved over to this building they entered into a three-year contract with CDO for AT&T phone service. Our three-year contract is up and we are actually on a month-to-month basis for that phone service. We took the opportunity to go out and see if there were cheaper alternatives, a better deal. We worked with a company called My Phone Guy, he has a business relationship with tech advisors who we are using for the network rebuild. He was able to get us a lower monthly rate from what we are paying. Right now we are paying \$1,600/month; he is able to get us around \$950/month. In order to get that rate, we have to pay to set up the new phone system. So, when you look at what we are paying right now and you look at the new lower rate and cost of installation, even with that \$11,700 we are going to save money over the three year term of the contract. It will get us a lower monthly rate, we have to pay a little up front, but we will save money in the long term. It is something we needed to do anyway; AT&T is in the process of severing their relationship with the Ring Central system. They told us in 2019 it would be gone; it looks like it may be there in 2019, but at some point we will have to switch over phone systems anyway. It was inevitable, but it is a good opportunity to reduce our recurring costs. Tom asked if we could use our existing hardware, which is a good question. Most of it, yes.

Deputy Mayor Lommatzsch: What are we going to get better? Mr. Lohr: There are a number of things. We know we have some issues with our system now as we have calls that cut out and part of that is due to our low band width for Internet service. We hope with the new phone system and higher band width the better Internet service will correct the issues. We will add some features like the ability to record phone calls with the detectives if needed for reference in a court case. It would be recorded as opposed to them just talking about what the conversation was with a suspect. We will also be able to record with the front desk over there. The two majors were in that as well so it adds service there. We had minimal training with our phone system when we moved over here and then you add the staff turnover we have had so any knowledge has been lost. With the \$11,700 we will get some extensive training, especially with employees at the front desk on how to best use the phone system. We will get a lot more out of the new phone system with the training.

Deputy Mayor Lommatzsch: This is a have to have? Mr. Lohr: Yes, at some point AT&T is going to stop having business with their Ring Central system at that point our phone system goes away. They renewed our contract for next year, but then we would have to enter another three-year contract to keep it long term and we don't know if Ring Central is going to be there. On top of that, we are paying \$1,600 a month and we can get a much

Thursday, December 6, 2018

lower monthly rate. It is a have to have; we have to have phone service. Mr. Carpenter: The next item is along with the phone and system installation, any additional phones or devices we will need for the new system. We are looking to replace five computers. We would like to have a fund for an intern or two. The number is just a place holder just to see what type of interns would be available. I know some internships are required to be paid internships and some there are no pay. That dollar amount is just a placeholder for interns. Deputy Mayor Lommatzsch: Interns to do what? Mr. Carpenter: One would be the Airway Beautification Project. Once we get the RFP, we would have to have someone assigned to get the project through. Another would be also for the Economic Development Plan to help us assist with that. Those are for starters. We have lots of other needs, but those are the ones at the top of the list. Once again is the car registration consultant. I guess we have done that historically. Mr. Garrett: That is the person to review the motor vehicle registrations to make sure when they are recorded they get in the right city so we get the license tax and the gas tax. Deputy Mayor Lommatzsch: Yes, we need that. Mr. Carpenter: A couple of the plans we are going to see through in the General Fund, since we do have the new IT tech service and monitoring, we will establish a process on how we will contact them and request services. Also, we have some personnel and policy plans that need to get updated and bring to council.

Mr. Carpenter: In parks, we plan to replace the Community Park Shelter roof. Also, the tennis court at Shellabarger Park is beyond repair so we need to remove that asphalt. Mayor Flaute: Did anyone look at that to have pickleball? Mr. Carpenter: We did, and right now that pavement is not usable. We can get rid of that pavement and then see how we want to proceed. Mayor Flaute: There is no way we can make it work? Mr. Carpenter: It sounded like it was beyond repair. Ms. Bartlett: The cracks have separated so much that you can't; it would be hazard to try to patch. We may have some ideas on where to get a little extra money for parks through a grant. Mayor Flaute: So you say you are looking for a grant to fix that? Mr. Carpenter: Right now we have budgeted for playground mulch that we have historically paid for each year, and we are going to pursue a grant to save those dollars. It is somewhere around \$13,000; that is what we have paid previously for that mulch. We will pursue a grant for the mulch and then have that money available to either use it or return it to the General Fund. Mayor Flaute: So, you are going to take the blacktop out and put in mulch? Mr. Carpenter: No. Mayor Flaute: Okay, tell me again what's going to happen. Mr. Carpenter: We plan on removing the asphalt and put grass in the short term. Within the parks budget we have budgeted for playground mulch, but we will apply for a grant to fund the mulch which would free up around \$13,000-\$15,000 and at that time we can decide how we want to pursue it. The timing of events, we could apply for the grant before we do the work at Shellabarger. We are also looking at seal coating the parking lot at Rohrer Park. Then we plan to explore fee a schedule for shelter rentals, and offer concession services at Rohrer Park. The last couple of years we haven't had anybody in the concession stand and we do have some people interested in operating the concession stand (Councilman Denning arrived at 6:37 pm). Mr. Denning: People or organizations? Mr. Carpenter: People; we would enter into a similar agreement like we had previously except the intent is to cover our costs. Before it has been that we pay all the utilities and people have ran the concession stand. This would be more of giving them a place to operate, but it will cover our costs and in exchange they would provide concession services. Mr. Denning: Have we approached any organizations in the community or at least advertised that it is open to organizations in the community to have that opportunity as a fundraiser for those organizations like Lions, VFW. Mr. Carpenter: No. What is council's preference? Mr. Denning: I think we should ask those organizations if somebody would like to do that because that was the reason that concession stand was built. It was originally built for the CDC to use as a fundraiser to keep funding the CDC; now the CDC disappeared for whatever reason and then to me, the City paid for all the equipment, all that; I think the community organizations should have the opportunity to use that as a fundraiser because most of those organizations give back to this community. I don't see a business giving anything back unless we write it into the contract that they have to pay X number of dollars per year or a percentage of their total gross, however you write it. If they all say no, they

Thursday, December 6, 2018

aren't interested or you don't get any input from them then by all means, if we have a way to keep that working and somebody can, just having it there is a service to soccer and stuff like that. I get that. I think that the city volunteer organizations should have the opportunity to at least be able to do it if they want to. Deputy Mayor Lommatzsch: I think that is ideally how you would like it to work. I know that we know that the high school can't even run their concessions now with volunteers and the athletic organization. They can't get people to volunteer; they had to contract it out. I don't think we need to get into running a business. I think if somebody else wants to do it and is paying the bills. Mr. Denning: I understand that, but I think we ought to at least ask if somebody else is interested. It should be put out there to the community as a whole and not just to someone. Deputy Mayor Lommatzsch: I think it needs to be advertised, legally, we can't just pick Susie Jones out of the sky. Whatever legal things we have to do that's for sure. We just have to get it off our back. Mr. Carpenter: What I am looking for is somebody to provide concession services that cover our costs. We pay the electric, water, and improvements. Mr. Denning: I get that; I understand that. You can make that same offer to an organization or a private individual. I just think the organization, everybody, should have a level playing field as there may be an organization interested in doing that.

Mr. Carpenter: The fire department Life Pak 15 modems so the life vest can communicate with the hospitals. Also upgrading the mobile computers for the fire equipment, and we have budgeted the match for the Assistance to Firefighter Grant for the power cots. We do plan on continuing the Community Paramedic program; however, we did lose the grant funding, but I know the chief is going to work really hard to coordinate our efforts with the community paramedic as working for Riverside.

Mr. Carpenter: The service department, some of infrastructure projects we have planned is the Valley Street sidewalk, the total amount is \$547,606; our share is \$122,000. The ADA ramps to finish the ones in the Tall Oaks neighborhood; our share is \$50,296. There is \$350,000 for the mill and fill of residential streets. Springfield Street is at \$382,000; we were recently notified they want to start the right-of-way work on Springfield West so that was a recent development. We have engineering and right-of-way costs budgeted in there for the work. Also, Airway West is approximately a \$2.2 million project and right now to construct it is \$370,000. This is something we didn't plan for in 2019; thought was it would be 2020 work. We did ask to have the bids go out at the last quarter, we were given that option. We originally said it was scheduled after July 1, now it will be somewhere after October 1 with completion of the work in 2020. Some recent conversations with Kathy who spoke with the county and other communities and would like a PCI Analysis, this is something new that you haven't seen before. It is a third party evaluator of all our streets and main thoroughfares. It is something we haven't done recently so we do need to get our main thoroughfares looked at especially going forward if we are going to submit applications for any federal funding. Deputy Mayor Lommatzsch: So this is a company with an outside contract that would come in and analyze how many, what? For just the thoroughfares? Mr. Carpenter: No. It would be all of our streets. Deputy Mayor Lommatzsch: What will that tell us that we don't already know? Ms. Bartlett: It will basically rank our streets into which ones need immediate attention and which ones we should concentrate our mill and fills. Previously, we did this by staff doing a visual inspection. They have equipment that runs over the streets and digitizes everything, takes it back into the office and does a much more thorough analysis. I use the example of we have a lot of leaky roofs with our pavements. When do you replace your roof? You want to get as much life out of it as possible. This will allow us to get a more accurate assessment and if there is 2 – 3 more years left on a pavement, we won't be mill and filling those or putting those at the top of the list. Deputy Mayor Lommatzsch: And, so, how long does this take. Ms. Bartlett: It will take two months; the actual driving of the streets won't take two months, but analyzing all the data; it is a two month process. It wouldn't begin until say March; they like to wait until after the freeze/thaw cycle. Deputy Mayor Lommatzsch: That's my question; because then by the time we get their report and by the time we have their analysis and by the time we work through contract bids, we get nothing done next

Thursday, December 6, 2018

year. Ms. Bartlett: Well, we have to rely on our old data this coming year and this will be done anytime in basically the 2020 constructions season, or for our thoroughfares, we don't have the streets rated at all right now. I am going to be concentrating on the capital planning for the thoroughfares and it would help rate those streets, Lockwood, Jones and Beals (LJB) they did a thoroughfare plan, but they went back to ordinances to see when the last construction on streets was done and ranked them according to that. This would actually take into account the condition of the road not necessarily when it was constructed or overlaid last. It is a current condition. Deputy Mayor Lommatzsch: How long does that analysis last to be considered viable. Ms. Bartlett: We could stretch it as long as five years. They recommend every 2 – 3 years. We have been doing it in-house ourselves every three years. This was an army core of engineer's method; all the airports use this particular type of method. Deputy Mayor Lommatzsch: Kathy, you are fine; I just don't think it takes Einstein and \$20,000 to know what has to be done. Mr. Denning: What did it cost us to have the initial analysis done by Choice One? Mr. Carpenter: Most of that cost was plugging in the numbers and what the repairs would be in building that spreadsheet and what that would cost. As I understand we had them rated in 2015 and we invited them to come and check some of those streets. Deputy Mayor Lommatzsch: That young lady stood right up there and said she and Jay went over every street. Mr. Carpenter: Yeah, I think they went back and looked at those streets. Deputy Mayor Lommatzsch: She stood right there and said she and Jay personally drove every street. Mr. Denning: Right, so my question is, what did that cost us? Mr. Carpenter: That was \$60,000. Mr. Denning: Okay, so \$20,000 to do this drive over analysis is less expensive than what we had done before and more accurate as there is more analysis software-wise to say what it is. Are they just taking pictures of it and doing it that way or do they x-ray the asphalt? Ms. Bartlett: They use a laser over the surface and collect the pictures and then they do a visual. Mr. Denning: So it is a laser, it is not penetrating; it just says it is smooth or you have a hole here or there. The point is that one-third of the cost than it was before. Deputy Mayor Lommatzsch: The point is how much do we have to keep talking about it? I would rather take that \$20,000 and do something to a street. All we do is keep talking about it and getting more information. I think we already know. How many more experts have to tell us how bad our roads are is my point. Mr. Carpenter: We are looking at it knowing we don't have a lot of money to put down on the streets and we want to make sure we do the right streets; that is what we are looking to improve. And, we haven't done the major thoroughfares. Deputy Mayor Lommatzsch: We keep spending money to get information and not doing any action. Mr. Denning: The \$20,000 will do all of our streets or just the thoroughfares? Ms. Bartlett: All of them. Mr. Carpenter: We are asking to put this in the budget, but we can bring those folks in here for a work session and listen to them and you can say yea or nay to go forward. Mr. Denning: Will this come out of the \$350,000 you are already using for streets? Mr. Carpenter: No. Deputy Mayor Lommatzsch: No, that number is in there. Mayor Flaute: Ms. Campbell, do you have a question? Ms. Campbell: Yes on Springfield Street and Airway, around the Base, did you get an answer back to see if they would pitch in and help on the streets? Mayor Flaute: Madam Clerk, have you heard? We keep asking about it, we are trying to get that meeting set up and haven't been able to thus far. Ms. Campbell: They have big trucks going down the road and bringing stuff into the Base. Mayor Flaute: We talked to them again last Tuesday, and they said we would get this meeting going. Ms. Lewallen: We spoke directly with Col. Sherman about what we wanted to do and gave him our information and he said someone from his office would contact us and that has not happened yet. Mr. Denning: Then you need to call them every day. Deputy Mayor Lommatzsch: Yeah, because he approached me, I didn't approach him. He said when are we going to have that meeting and I said, sir, we are ready to meet. I did not approach him, he approached me. We need to get moving on that. Mr. Denning: I would do two things, I would call whoever you have to call, but I would also be banging his email a lot. Mr. Carpenter: The next item up there is a radio for one of the newer trucks, the newest truck in the service department. Replace the vibrating tamper we currently have; I'm not sure of the age, but it is not functioning as it is supposed to. Deputy Mayor Lommatzsch: It pats down the asphalt when they lay it. Mr. Carpenter: The load bucket for the tractor, we currently use the back hoe to get the salt out of the bin and put it into the

Thursday, December 6, 2018

trucks and is resulting in repairs for the back hoe so it gets put out of service. We are looking to request a bucket to be used on the tractor. The back hoe will still get the salt out of the bin and the tractor will scoop it up and put it into the truck. The thought it would be less maintenance on the back hoe and also a safer operation. The jetting of the Harshman Wall basins. The tree trimming; the \$25,000 is in the residential area, the \$10,000 is from the State Highway Fund, along the highways of Route 4 and SR 35. Crack sealing, the \$25,000 comes from the permissive tax; the \$85,000 would be on the state highways from the State Highway Fund. The paint striping \$135,000 is out of the permissive tax and then the \$25,000 that is the state highway, as well. The guardrail repair money would come from the State Highway Fund. Plans for the service department would be the Capital Planning, a ten-year plan with the focus being on the next five years and then going forward would update that plan every year. This ties into the PCI analysis especially for the major thoroughfares and when we apply for grant funding we would know which streets if we are approved how we are going to get that match and not looking year to year trying to find that money. Then using that PCI would also update our street plan even further.

Mr. Carpenter: The police department needs four radar units for the cruisers; mobile computers in the cruisers, and then we have the match fund in the JAG Fund for updating all the cruiser and body cameras. Mayor Flaute: We have mobile computers in the cars now, right? Mr. Carpenter: We have computers in there now, but they are reaching the end of their life. They are getting outdated. Plans for the police department would be the administrative fees for towing services and then reevaluate the prisoner transport we do with Huber Heights and the cost benefit of us continuing that service. Do you have any questions on the budget?

Mayor Flaute: Let's see what you got on the budget. Mr. Carpenter: Where would you like to start? Mayor Flaute: I think we have seen it several times, are there any big changes we need to know about? Mr. Carpenter: I just went through the biggest parts of it. Looking at that balance sheet, we are still trying to work on that formula. I think we must have a minus or a plus somewhere out of whack because now it is showing a plus of \$1.4 million; I don't think either number was correct. The overall balance sheet shows a deficit of \$344,044.

Ms. Fry: So the latest iteration we are still in the red by \$344,000 in the General Fund. Mr. Carpenter: Right. Ms. Fry: A total of being in the red of \$843,000. So what is your justification for funding the projects you have selected and maintaining a \$344,000 deficit? Mr. Carpenter: Well, the Airway West project, the project won't be done until 2020, but we have to give them the money in 2019 so that is why it is in the budget and that is \$370,000. Deputy Mayor Lommatzsch: We can give it to them in October? Mr. Carpenter: They will ask for it before that. Originally, it was going to go to bid July 1, 2019; they were going to ask for the money in April/May. I don't know if we have confirmed when they will ask for it. Ms. Bartlett: They will ask for the money five weeks in advance of the sale. Mr. Carpenter: So it would be August. Deputy Mayor Lommatzsch: You said earlier that it moved to like the fourth quarter. Mr. Carpenter: It did, we were projecting the ask was going to be later, I wasn't sure and Kathy just said five weeks prior so I guess it would be somewhere around August. Deputy Mayor Lommatzsch: So the third quarter, next year. Mr. Carpenter: Yes; and then the right-of-way work on Springfield East and West has started. They expect it to be 1 – 2 years for accomplishment. I have those purchase orders created; I'm not sure how much of that money will actually be spent. Ms. Fry: The numbers at the bottom of the sheet? Mr. Carpenter: We are working on that formula; there is something wrong with it. I think last time it was way too much in the red and this time it is too much in the black. We are obviously doing something wrong there. I will try to have that before the next meeting. Deputy Mayor Lommatzsch: So the \$300,000 we have to front is listed in 229? Mr. Carpenter: Yeah, that is where we transfer it from. You can see in the 110 expenses what all is transferred. It is probably easier to find it in the budget notes, so if you go to the budget notes on pages 6 – 7. In the 100.110.5911 that is where all

Thursday, December 6, 2018

the money is being transferred out of the General Fund into other funds. Deputy Mayor Lommatzsch: So this will be ready to approve by the next meeting. Mr. Carpenter: Yes, unless we have specific changes that you need me to make. Mayor Flaute: So we will have a first reading then, then the second reading on the 27th at the special meeting? Or are you going to try to do it all at once? Mr. Carpenter: I would like to try to do it all at once because Mr. Garrett is going to be out on the 21st. Mayor Flaute: Well, we have a special meeting on the 27th. Mr. Garrett: We are working to try to do our end of year supplemental at the next meeting. Mayor Flaute: Oh, so we won't have a special meeting. Mr. Denning: So we would pass the budget for next year and do the end of the year supplemental and then we don't have to have our special meeting. That would be awesome. Mr. Carpenter: I just want to mention a few things on the end of the budget notes; I don't know if you had a chance to review that, but just the health insurance did come back; it was originally 8.9% and it was reduced to 7.9%. Mr. Denning: How much did that save us in the budget compared to what we thought? Mr. Carpenter: Roughly, about \$80,000. Mr. Denning: We were originally at 15% and it is just a little less than half of that. Good, thank you. Mr. Carpenter: We do have the records clerk position unfunded and we are expecting a retirement from a service worker on December 31, and that position is unfunded for 2019 as well. Mayor Flaute: So we aren't going to create a position that combines our economic and planning together into one; we're not going to do that. Mr. Carpenter: Right, it is not budgeted. Mr. Denning: You are going to keep going the way you are? Mr. Carpenter: Yes.

ITEM 7: RECESS: The Council recessed at 7:00 pm.

ITEM 8: RECONVENE: The meeting reconvened at 7:10 pm.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: (Audio off) Mayor Flaute had Councilwoman Fry lead the Pledge of Allegiance.

ITEM 10: MINUTES: Consider approval of the minutes of the November 8, 2018 special meeting and the November 15, 2018 regular Council meeting. Mr. Denning motioned to approve the minutes as written. Deputy Mayor Lommatzsch seconded the motion. All were in favor. **Motion carried.**

ITEM 11: ACCEPTANCE OF WRITTEN CITIZEN PETITIONS: Mayor Flaute advised citizens to fill out a form if they wished to speak about agenda or non-agenda items.

ITEM 12: CITY MANAGER'S REPORT:

Mr. Carpenter: The report is in your packet; if you have any questions, I will be glad to give you some answers. Mayor Flaute: The only thing I was going to say that it is interesting we have had zero overdoses. It is moving in the right direction. Mr. Denning: I don't know how you get lower than that. Mayor Flaute: The only thing is there is another drug of choice out there that is starting to increase, but it doesn't cause death so that is a good thing. Deputy Mayor Lommatzsch: I believe at some point it would behoove you to make the audience aware that we were Facebook Live. I didn't know we were doing this and I don't care, but I think we should have discussed it publicly before we went Facebook Live and I think the audience has a right to know. Mayor Flaute: Okay, you just let them know. We are trying it out. If it doesn't look good or work well, we won't continue to do it and that is why we kept it low key to make sure that it looks good. At this point we are just trying it out; it is something everyone across the country does and has proven to be an effective tool to engage citizens in council meetings. We are just giving it a try. Deputy Mayor Lommatzsch: I was just not aware we even discussed doing that. I know I have missed a couple of meetings with my family and stuff, but I don't remember any discussion that the council decided to do that. Mayor Flaute: I talked about it last time that I would like to give it a try and that is what we are doing. We are giving it a shot. Ms. Fry: I had a question on the Springfield East project; it says that the project is moving forward

Thursday, December 6, 2018

even though Montgomery County has not completed their review, can you elaborate on that? Mr. Carpenter: They have had that information for several months now and I guess it is just due to their schedule they haven't had a chance to review all the comments. Choice One thought it wouldn't be any issue; they don't expect any negative comments from the county or anything. If they did receive comments, they would be too late to address those. In order to keep the project on schedule they are going to continue to move forward. Ms. Fry: Do we have a plan if we still don't get a response where it will impact? Mr. Carpenter: I have not asked that specific questions, but I could find out what would be the ramifications if Montgomery County doesn't make comment. Maybe make a phone call to push that along. I don't know what the deadline is for their response, their review.

Mr. Carpenter: We do have the Police Levy that is going to be expiring and we need to get it renewed in 2019 so I would like to begin that process maybe as early as the next meeting and bring that legislation that we can get the valuation done to be timely and get it on the ballot in May if that is council's wish. Mr. Denning: We need to get it on as soon as we possibly can. I think May is early enough. Mayor Flaute: I think May will be the time to do that. Ms. Lewallen: I need to get it very early February to them. Mayor Flaute: That would be a good move.

A) Monthly Update Finance Department – Tom Garrett: I have managed to get the month of November closed and posted the finance reports to the city website. The city manager included the November numbers in the budget that we talked about tonight from the year-to-date numbers. Our income tax settled back some, receipts settled back some; we are still above our projected trend line for the year, but only a little bit now around \$46,000 ahead of plan instead of being up a couple hundred thousand now. I think that was largely due to timing. We had a pretty good month in October so people must have paid their taxes in October. September was the end of a quarter so a lot of money came in then. I think it is just a timing thing. We will keep our fingers crossed. One thing to start thinking about is our Wright Point loan actually is due for renewal by the middle of March. In fact, if you read this year we used the Ohio Municipal Access Credit Guarantee; they want to see everything tied up a few weeks ahead of the actual renewal date so in January we hope to be getting the ordinance authorizing to renew the debt issuance brought to council so we can get that done. We did have a meeting last week with our finance advisor, Mr. Brossart, and he is out getting some feelers for interest rates that we can expect. It is starting to become a busy time for us with the end of December and new year clean up and next year's budget going then January with the Wright Point note.

B) Monthly Update Administration Department – Chris Lohr: On the IT side of things, we are continuing to work on the network rebuild. Chief Stitzel and I have spent quite a lot of time assisting the contractors to set things up in 1791. We hope to have that done in the next couple weeks. We are still waiting on the new upgraded AT&T Internet service to this building and Station No. 6. I've also been working with the Wright Point website; we needed to move that to a new hosting site and get a new contractor. We are going to consolidate all of our domain hosting to the same provider, Go Daddy, so we have them all in the same place and make things easier to keep track of and maintained. Minor IT projects to make city operations run more smoothly include getting the zoning officer set up with a field lap top with equipment we already had and using his phone as a hot spot. He is able to work straight from his vehicle and laptop, which saves him from writing down all the notes and entering them again back in the building. We also recently set up a laptop we had in the conference room. We had a tablet for that to use the AV equipment in there since we moved over, but it has never really worked very well and has been difficult for staff to use. We took the existing laptop and put it over and set it up to be used there; it's a Chromebook and is more functional and will make it easier for presentations in the conference room and be able to look at maps and hold meetings. The City Manager mentioned the health insurance. We looked at different options, we looked at pools and when we got to the end of it the best option was to stay with Medical Mutual and we got not a spectacular rate, but reasonable around eight percent, especially compared to what we

Thursday, December 6, 2018

had over the past couple of years. We will continue as a staff to look at getting into a pool, which would help us keep rates down long term. For the near term we have Medical Mutual and I think that is a good choice for us for next year. We had a good prospect for the Victim Advocate position; we made a job offer, but since the offer she is no longer interested in the position. We are going to post that position to the public in the near future, get some more applications and see what comes out of that. We will do interviews and select another candidate. One last update, I met with the Parks & Rec Commission last week, and I mentioned in previous meetings they would like to move from doing multiple small park events to doing one larger festival next year. So they came up with a really good idea; I think it is a good idea, they are going to look at doing a wings festival, 'Wings of Flight and Wings to Bite'. It will be focused on airplanes but also Buffalo wings that is the concept right now. I know there are a lot of other partners in the community who would be involved in that outside of the Parks Commission and city staff that we would need to consult, talk to, and work with on a project like that. I think they came up with a really interesting idea and I think it has legs. It sounds like fun, you got to have food; every good festival has food, but at the same time it incorporates something very important to our community and the history of the Base and history of flight. It also picks up drones as they are huge right now and you can incorporate that kind of thing. That was Ron Brohm who came up with that idea; everybody instantly liked it and we are looking to move in that direction. I wanted to get that to Council, and that's all I have.

C) Monthly Update Economic Development Department – Mark Carpenter: If you have driven down Airway you can see the build out for the addition being built on where the former Flight Line Coffee was located. That is where the medical marijuana dispensary will be located. Staff has met with the realtor for the owner of the Claypool building and talking about somehow improving that left hand turn into that building. Staff has looked at it and will come back with some proposals and see how we can improve that situation they requested. Talking with Mr. Ivory at the Eintracht Club about the sewer line, we are waiting as they switched to a different contractor and waiting for an estimate before we can determine whether it is viable and what the cost would be. Part of that project needed to have a couple of City of Dayton lots on Carlotta vacated; we have submitted all the paperwork. We have contacted the neighbors and we are waiting to get that final paperwork and it will make a clear path for the sewer line. We have been contacted by someone else who may have an idea for the K-Mart property. Ms. Minnich and I will meet with that person next Tuesday. The U-Haul does want to go before the Planning Commission. They have submitted paperwork; they are going to take that forward. In the short term, we are going to meet with this person who has interest in the K-Mart property. Some of our Wright Point tenants, LDSS is looking to do some expansion. We are discussing the terms with those folks, and then SPGlobal is looking to move over to 5100 on the fifth floor. We have contacted a contractor to get an idea of what those costs might be. We do expect them to exceed \$25,000 so we will have to an RFP and get that out to bid. Then CDO Technologies is looking to use SCIF space that is currently in SPGlobal. They have had conversations with me and CDO and they are fine with allowing CDO to expand into that space because they anticipate moving over to the fifth floor in the 5100 building. That's all I have. Deputy Mayor Lommatzsch: Is anything going on with Smiley's? Mr. Carpenter: I did have a conversation with Mr. Oakes on the Brantwood Projects, I met with him today, and he said he was going to take a look at that and see what he may be able to do over that. He should be getting back with me soon if it is even viable. Mr. Denning: Have we heard anything going on with the Green Lantern; is it open, is it closed? Has anybody visited to see? Every time, for a long time, you would see one or two cars there now every time I drive by there is nothing. I don't know. There had been rumors they were selling the property; I'm just curious. Mr. Carpenter: I've not heard; we'll follow up on that. Mayor Flaute: Have you heard anything on the Hookah, I'm not saying that right, on Linden, the oil place? Mr. Carpenter: No, they went before the Planning Commission and it was approved.

Thursday, December 6, 2018

ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS: There were no public comments on agenda items.

ITEM 14: OLD BUSINESS

A. ORDINANCES

- I) Ordinance No. 18-O-677 authorizing the City Manager to execute documents necessary to sell city property located at 526 Torlage Drive no longer needed for municipal purposes. (2nd reading, public hearing, consideration of adoption)**

Mr. Carpenter: This is authorizing the City Manager to execute the documents to sell 526 Torlage Drive.

A motion was made by Mr. Denning to read Ordinance No. 18-O-677 for the second time by title only with the amendment to say facilities instead of dispensary. Ms. Fry seconded. All were in favor, none opposed. Motion carried.

The Clerk read Ordinance No. 18-O-677 for the second time by title only.

Mayor Flaute opened the public hearing for Ordinance No. 18-O-677. Seeing no one, Mayor Flaute closed the public hearing. Mayor Flaute asked if there were any comments of council.

Being none, all were in favor; none opposed. **Motion carried.**

- II) Ordinance No. 18-O-679 repealing and replacing Section 505.14, "Dangerous and Vicious Dogs" of the Codified Ordinances of the City of Riverside, Ohio. (2nd reading, public hearing, consideration of adoption)**

Mr. Carpenter: This ordinance is repealing and replacing our vicious dogs ordinance.

A motion was made by Mr. Denning to read Ordinance No. 18-O-679 for the second time by title only with the amendment to say facilities instead of dispensary. Ms. Fry seconded. All were in favor, none opposed. Motion carried.

The Clerk read Ordinance No. 18-O-679 for the second time by title only.

Mayor Flaute opened the public hearing for Ordinance No. 18-O-679. Seeing no one, Mayor Flaute closed the public hearing. Mayor Flaute asked if there were any comments of council.

Being none, all were in favor; none opposed. **Motion carried.**

ITEM 15: NEW BUSINESS

A. ORDINANCES

- I) Ordinance No. 18-O-680 amending the Personnel Policies Manual of the City of Riverside, Ohio and declaring and emergency. (1st & 2nd reading, public hearing, and consideration of adoption)**

Thursday, December 6, 2018

Mr. Carpenter: This ordinance is to amend the personnel policies to be in line with the contractual agreements for the HRA contributions by staff.

Mr. Denning motioned to read Ordinance No. 18-O-680 for the first time in its entirety. Ms. Fry seconded the motion.

The Clerk read Ordinance No. 18-O-680 for the first time in its entirety. Mayor Flaute asked if there were any questions or comments from members of council.

Being none, all were in favor; none opposed. **Motion carried.**

Mr. Denning motioned to suspend the rules on Ordinance No. 18-O-680. Ms. Fry seconded the motion. All were in favor; none opposed. **Motion carried.**

Mr. Denning motioned to read Ordinance No. 18-O-680 for the second time by title only. Deputy Mayor Lommatzsch seconded the motion.

The Clerk read Ordinance No. 18-O-680 for the second time by title only. Mayor Flaute asked if there were any comments of council.

Mayor Flaute opened the public hearing for Ordinance No. 18-O-680. Seeing no one, Mayor Flaute closed the public hearing.

Being none, all were in favor; none opposed. **Motion carried.**

B. RESOLUTIONS

I) Resolution No. 18-R-2425 appointing Todd Pultz to the Personnel Appeals Board to fill an unexpired term ending April 6, 2020.

Mr. Carpenter: This resolution is to appoint Todd Pultz to the Personnel Appeals Board for the unexpired term ending April 6, 2020.

Mr. Denning motioned to approve Resolution No. 18-R-2425. Deputy Mayor Lommatzsch seconded the motion.

Mayor Flaute asked if there were any other questions or comments by members of Council.

Being none, all were in favor; none opposed. **Motion carried.**

II) Resolution No. 18-R-2426 recognizing the Mad River Lions Club's "Project Share" as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.

Mr. Carpenter: This resolution recognizing the Mad River Lions Club's Project Share and making a donation for the general welfare and contentment of its citizens.

Mr. Denning motioned to approve Resolution No. 18-R-2426. Ms. Fry seconded the motion.

Mayor Flaute asked if there were any other questions or comments by members of Council.

Being none, all were in favor; none opposed. **Motion carried.**

Thursday, December 6, 2018

III) Resolution No. 18-R-2427 authorizing the City Manager to enter into an agreement with Medical Mutual of Ohio to provide health insurance to eligible officers and employees of the City for the period January 1, 2019 to December 31, 2019.

Mr. Carpenter: This resolution is authorizing the City Manager to enter into an agreement with Medical Mutual of Ohio to provide health insurance from January 1, 2019 to December 31, 2019.

Mr. Denning motioned to approve Resolution No. 18-R-2427. Ms. Campbell seconded the motion.

Mayor Flaute asked if there were any other questions or comments by members of Council.

Being none, all were in favor; none opposed. **Motion carried.**

IV) Resolution No. 18-R-2428 authorizing the City Manager to enter into a service agreement with the law offices of the Montgomery County Public Defender to provide legal counsel to indigent persons charged with violations of municipal ordinances for the year 2019, under certain terms and conditions.

Mr. Carpenter: This resolution is authorizing the City Manager to enter into a service agreement for the Montgomery County Public Defender's office to provide legal counsel for indigent persons.

Mr. Denning motioned to approve Resolution No. 18-R-2428. Ms. Fry seconded the motion.

Mayor Flaute asked if there were any other questions or comments by members of Council.

Being none, all were in favor; none opposed. **Motion carried.**

ITEM 16: PUBLIC COMMENT ON NON-AGENDA ITEMS: Mayor Flaute invited Mr. Schneiders to come forward with his comments.

Mr. Schneiders: Mr. Mayor, Councilmembers, I want to thank you very much for allowing me to come up. The one thing I want to talk about I have been running ads, not ads, but comments on my Facebook page mainly to the levy we are having problems with. The feedback I've been getting from them is that they didn't know about it soon enough. One is that they believe council has got all the money they need; I think what is happening they aren't not understand; granted now it doesn't happen maybe three or four years, maybe five years down the road. What I am driving at they are saying that council needs to be replaced. I say well there are two ways you can do that; one, you go in there and vote the way that you should or better yet, you try to get elected; the second thing is go to the council meetings, you will learn more than I can ever tell you and they will advise you in some way and get back to you on it. But the main thing is, I think we need to let the public know more and a lot of them don't know about the website that you got. I'm getting a lot of them people coming back to me. I think you guys are doing a great job and I'll vote for all of you. Mayor Flaute: Thank you Mr. Schneiders, I hope you have a great holiday.

Mayor Flaute invited Mr. Coterel to come forward with his comments.

Thursday, December 6, 2018

Mr. Coterel: I'd like to make a comment. The citizens of Riverside elects the council people and they expect the council people to do their job. They do not elect the administration people and council people should make sure the administration people are doing their job and upholding the rules and laws of Riverside, and even the zoning laws and rules of Riverside and quit paying impartiality to certain people. It is getting out of hand; I think the council people better start doing what they are supposed to be doing that is the reason you don't have many Riverside residents in here because it doesn't do them any good. Now, my opinion, your zoning and your rules and regulations of your zoning are not being carried out like they should be. You hear all kinds of excuses, well, this was year's ago; you got complaints years ago, you got complaints this year ago and you are still not doing anything about it. You got people, in my opinion, taking care of their buddies and not doing what they should be doing. Now I am going to give you another example that might happen on Planters Boulevard; Jody Bruno's property and the last property next to Jerry Sammons is being said that it is going to be graveled. That is all grass; it's not graveled to put diesel trucks on it and everything, which is coming up. I'll guarantee you that it is going to come up. Somebody needs to talk to Jody, perhaps he made that statement and also that property is listed under a different name, I can't think of the name right now, but it is related to Jody. For it to be graveled right next to Steve Sammons' place, it doesn't take a brain surgeon to figure out what is going to happen. Thank you.

Mayor Flaute invited Ms. Pitzer to come forward with her comments.

Ms. Pitzer: I can't really say it is a good evening especially with the resignation of one of our council members. Are you planning on reading his termination, or not termination, resignation letter in the minutes, this evening? Mayor Flaute: No we're not planning on reading that. Ms. Pitzer: Then I will, because he addressed this to the residents. He truly knows what a public servant is. He duly was elected by the residents. So, I will read his letter. Stated to the residents of Riverside: On this day, December 6, 2018, I am submitting my resignation from the position of Riverside City Council, effective December 25, 2018, for personal reasons. I've worked hard to serve you well. You are the reason that I believe public service is important. Finding resolution to issues, especially those that negatively impacted you, was the best part of this job. Some of the issues I addressed include: 1. Ended illegal street lighting assessments that were improperly imposed which assessed home owners for street lighting that did not directly benefit their property as required by the Ohio Revised Code. If you are assessed for street lighting on your property tax bill prior to 2015, you were overcharged. This problem likely existed since the merger or even before, and ended only because I took the time to research the issue and got it changed. 2. Got a badly designed neighborhood bike path modified, eliminating access issues for the affected residents, Huberville. I was told by city staff and MetroParks that nothing could be done. I suspected that wasn't true. Once I contacted State representatives and ODOT, a resolution was magically discovered and implemented to fix the problem. 3. Initiated the removal of a hazardous city monument and signage from median on S. Woodman Dr. with the help of Councilwoman Reynolds. When contacted by the people in the neighborhood we engaged with them and insisted that the city make the necessary changes, which included removal of the median that inhibited ingress and egress from Tall Oaks Drive. Since that time, every monument placed in the median by the city has been destroyed by vehicle collisions. Turns out, improperly designed brick structures in the median are a bad idea. Who would have thought? 4. A decision made by the Police Chief that was based on false premises to not deploy Narcan, the drug that reverses the effect of opioid overdose, was reversed. This reversal was accomplished behind the scenes by showing the facts to the City Manager. Police officers on patrol now carry and use Narcan to revive opioid overdose victims. I'm particularly proud of getting this changed knowing that it saved lives. I've suffered repercussions because of this action, but the resulting benefit, saving lives, far outweighs any personal cost that has resulted. Those are just a few of the positive changes that have resulted because of my efforts. In the end, I got the job done by whatever means necessary, which displeased some within the organization. Making a positive difference for you provided me with great satisfaction. I have no regrets doing

Thursday, December 6, 2018

what it took to get the job done for you. That's enough about me and some of my accomplishments. Let's be clear. You, the residents, are not, I emphasize again for him, are not the reason I've decided to resign. Events of the past three years, including the actions of staff and council, have led me to decide that I can no longer be an effective councilman. My reputation and my family name have been sullied by the untrue statements made by staff and council's unwarranted and specious attempt to remove me from my duly elected position. While I eventually prevailed in the courts, these events have taken a toll on me and have had their intended effect. I believed that I could persevere through the remainder of my term and continue serving you, but have realized recently that I cannot. When being sworn in for this current term I spoke generally about shortcomings that existed within the organization. I believe the words I used were "The residents of Riverside deserve better". Those words were true then and they are true now. You deserve better leadership from council and staff. You deserve informed decisions from council, not mere rubber stamping or staff recommendations. You deserve city policies that hold all employees accountable for their performance and actions. You deserve an organization that values competency and has high ethical standards. You deserve superb transparency and communication. You deserve meaningful long term planning. Your council should demand performance metrics that evaluate individual and departmental productivity, ensure appropriate staffing levels, promote accountability, and provide efficient and effective service provision. You should expect capital investments that increase the efficiency of city employees. You should insist on excellence and reject mediocracy from every city employee, every department, and every service provided. But now, you deserve a better councilmember than I can be at this point in time. I'm sincerely sorry that I cannot fulfill the commitment I made to you. This is a difficult decision. I'm disappointed in myself but know that this is the right decision for me. I'm grateful for the opportunity to have served you over the last 8½ years. I've always striven to be the best public servant possible. I leave knowing that I did my very best to serve you and the entire community. To those that have helped while I've struggled to make this decision: I've asked too much from some of you and know that I've lost a measure of respect and trust from you in the process. I'm truly sorry. Trust and respect are difficult to garner and even more difficult to recover once lost, which makes this loss a hard pill for me to swallow. The kindness and understanding you've shown me is appreciated and will never be forgotten. Thank you. I wish the best to all of you. Happy Holidays. Sincerely, Steven C. Fullenkamp.

Mayor Flaute invited Mr. Massa to come forward with his comments.

Mr. Massa: I was going to read the letter, but Jan read it so I won't need to do that, but I will just say that whether you like Mr. Fullenkamp or you didn't like Mr. Fullenkamp, he was a great asset to this city and I think that should be appreciated and recognized. That is all I have.

ITEM 17: COUNCILMEMBER COMMENTS:

Deputy Mayor Lommatzsch: I attended the MVRPC meeting this morning, executive board meeting, and nothing new to announce there. I was at the fair housing board meeting following that and I would like someone to help me with Senate Bill no. 336, it is being pushed through the Senate and it does affect zoning for housing and trying to stop the ability to stop some of the fair housing projects to happen in metropolitan areas. The lights on the building outside are timed and the timer needs to be fixed. The building was really dark when we drove up and I am sure it is on a timer. We fly the flag and you can't fly the flag when it is dark. The Chamber Christmas dinner is on Thursday, December 11, at Walnut Grove; sorry, Thursday, the 13th, at 6:00 pm and everyone is invited and encouraged to come. Reservations with the Chamber through Lynn Domesick, and it is a fun evening, it is a good chance to interact with some citizens and let yourself be known.

Thursday, December 6, 2018

Mr. Denning: I want to apologize to everybody for being late; I had to work late, I had work tonight and obviously I didn't dress the way I normally do. I just came straight from work to here and I apologize.

Ms. Campbell: On the zoning, there are people out there are limited income, social security, that can't fix their house up. Is there some kind of way we can get a grant or some type of fund where the city can help them fix their house? Mr. Carpenter: We can try to help them find resources; we currently don't have any programs in place as a city, but we can certainly try to point them in a direction where they can find assistance. Ms. Campbell: There are a lot of them out there that just can't do it. It is just hard on them.

Mr. Curp: In response to Ms. Campbell's question about assistance. The City of Kettering has a program that provides assistance to property owners there so perhaps that is something that we can look into. The other thing I wanted to bring up was at the last meeting we talking about the Dayton Metro Library wanting to put in a traffic if it meets the warrants, and a crosswalk on Woodman Drive at the old K-Mart property; the location is the south egress point from the parking lot. If you take a look at the engineering for that median out in Woodman Drive, you will see that median is engineered for a right turn only coming out of that egress point of K-Mart. So I'm not sure that we need to reinvent the wheel because that was designed like that years ago for a purpose and that is the safety aspect of ingress and egress to K-Mart parking lot from that point. Secondly, keep in mind we did have a zoning case that came before us several months ago for the property over at Beatrice and Brandt Pike, and we turned that down for the safety aspect, primarily. We turned it down for other reason, but primarily was because of safety, it would be too much ingress and egress coming out of that property too close to the intersection of Beatrice and Brandt Pike. The point here being, I don't know that as much as we want to help out some developers that are developing in adjacent city and not in our city, I don't think we need to take a look at compromising our safety values in order to do that so I hope we take a close look at that situation.

Mayor Flaute: First of all, Senate Bill 336, what kind of help do you want? Deputy Mayor Lommatzsch: Well, we need to look at it because it is being pushed through by one senator to affect the zoning in metropolitan areas of fair housing. Mayor Flaute: If you need us to go up and discuss it, please let me know. Deputy Mayor Lommatzsch: We need to get more information and I am not that technologically efficient. Mr. Denning: Good answer. Deputy Mayor Lommatzsch: I'm truthful; it came up at the fair housing board this morning and I asked them for the number and I haven't had a chance because I have been in meeting and working all day to ask anybody, but it has an impact on how it is trying to stop zoning that will allow some housing developments in metropolitan areas. We are on the edge of a metropolitan area. Mayor Flaute: Okay, thank you. I had four weddings in the last couple of weeks and also I want to talk about the grand openings of the Riverside Senior Lofts. As you can see we got a commemorative plaque here for that. It was a nice ceremony we had; it was full, the room was full, the hallway was full. And everyone was grateful that we can have that in Riverside. Deputy Mayor Lommatzsch: In that vein, I did at the meeting today spoke with them when that subject was brought up; it made them aware because it wasn't mentioned that every organization in the city: the veterans, the seniors, the church groups, every organization within the City of Riverside was there and that is what filled that room. Unfortunately, none of those people were introduced, but they were there from the chamber, the veterans groups, the church groups, none of them were recognized and the folks running it had no idea who those people were. I think it bothered me for days that those folks, the school district wasn't recognized and they were there. So I made sure today that those people responsible knew. They commented and gave me the opening because they said they have never gone into a community and done a project like that and has seen the support that they have seen from Riverside. The opportunity was there; it was not my place to jump into the program and introduce all those people, but we had every segment of our city was there in attendance and filled that room and failed to get recognized, and I hated that. I tried to take care of it today in retrospect. Mayor Flaute: The

Thursday, December 6, 2018

only think I thought was that normally when we have a grand opening the chamber is doing that. Deputy Mayor Lommatzsch: The chamber wasn't running this. The chamber had nothing to do with that open house. They provided the scissors. Mayor Flaute: I was thinking the chamber would do their normal thing; I apologize if that didn't happen and I could have made it right; I really expected them to do that. Next thing we want to talk about is last meeting we talked about the Live/Work ordinance that came up. There were two parts to that ordinance; one of them was as Mr. Curp brought up to have a business inside of a residential area. The second part of it is to have living space in a business area. I thought that it was important we discuss the second part again. I want to take this back to the Planning Commission to look at just the second part. The day has come where people want to live near where they work or where they work. That is why folks are moving to downtowns; even small downtowns are having people live where they work. I agree with Mr. Curp that it shouldn't be in a residential area, but I think we need to look at having someone being able to live in a place where their business is. They could protect their business; they don't have to get in a car every day; why should we force our residents to get in a car to drive to their own business if they have the opportunity to live where they have their business. I think it is very important we give them that opportunity; it is more efficient for them. They don't have to get out on the roads and it saves our roads. It is something that is important that people should be allowed to live where they own their business. We have that at the Greene. That is the trend now for that. We are talking about developing the Center of Flight; we wanted to have mixed residential and mixed folks living and working there. I got some analysis from our zoning director and I would like to pass them out and I would like for you to all look at it and we can bring it up again. I am asking the Planning Commission to bring it up again. Mr. Curp: If I could respond, I think in my comments I pointed out the two components: living in a business and the residential component. The unfortunate thing is we were given a complete package, which included both of those elements, as opposed to being given a package that only recommended living in a business in a business zoned area. So when we are given a complete package like that with no separation of the two situations then that is what we have to vote on so that is why it didn't gather enough votes. The other thing I mentioned and I will remind everybody is that we do have a zoning category called 'Urban Core' that provides for that type of a situation and it is mirrored after the conditions that exist at the Greene. It is not that we are not accommodating, we do have a an accommodation it is just how much further do we want to go in the way of accommodating. Putting that aside, one of the other comments that was made at the time of the discussion was what is the impact of turning it down has on the Planning Commission. They do all this work they send something to us and then we reject it. Well, those things are going to happen if we don't have some involvement in providing some guidance's to what we would like to see in the community. There is another example of a piece they are working on and that is chickens in the residential neighborhoods. We have discussed that, there were four members of the city council that said they were not in favor of that and yet there was a person on the council in a minority position who said well send it to the Planning Commission anyway. They are sitting there working on this stuff and as best I can tell the votes are not there yet because those same four people who are members of the council not in favor of it are just going to sit here and say we tried to tell you and you bring this to us and we are sorry you did all this work, but we gave direction that this is not something we are in favor of. We have this situation that we need to address and that is sitting down, and we used to have joint sessions with the Planning Commission and talk about the direction for the city that we all would like to see.

Mr. Denning: Actually it was voted on by council and it was a four-to-three vote that we send it to the Planning Commission. Mr. Curp: We will research that. Mayor Flaute: Unless anyone has an issue with sending this back to the Planning Commission, I think it something we need to do. Almost every city has this; you will see some things that Middletown has, Xenia has, this is two examples of what they are doing. Unless you tell me no, we will be sending this back to the Planning Commission so we can bring it back to the vote in the near future. Ms. Fry: Who is we? Deputy Mayor Lommatzsch: Who is we? Mr. Denning: We should have a motion to do that, and then vote. Mayor Flaute: Well, but

Thursday, December 6, 2018

nobody has looked at this yet. Mr. Curp: Well, that is the point I just made. Mr. Denning: We shouldn't send this back until we vote on it. Mayor Flaute: Okay so let's vote on it next meeting. Mr. Curp: Do it tonight. Mayor Flaute: Nobody has read this; it's what you just said. Mr. Curp: What is the difference? Mayor Flaute: You just said we shouldn't do that. I agree with Mr. Denning; read it and think about it. Mr. Denning: I would like to read this over before I make the decision either way. If we can look at this at the next meeting and vote then, it may not change the vote, but I would like to read this information. Mayor Flaute: Urban Core is one way, but we don't have a place in our city that is Urban Core right now. This is an attempt to help our land owners and be more positive for our business owners to be more welcomed in our city. Mr. Carpenter: Excuse me, would you like to put that as part of the work session? We could have Jeff come in and talk about it from a zoning aspect and what he has heard from the Planning Commission. Mayor Flaute: Good idea. Mr. Denning: Yes, please. Mayor Flaute: We have had the letter read to us of the potential resignation of city council member. He did ask to not be resigned until December 25. Some of the discussion that I have had with council is that if we accept it now then we only have 30 days to go ahead and replace that council member and with all the holidays that would be very difficult for council and possibly word would not get out as well for the community to sign up to do that. I decided we aren't going to act on this resignation until the next meeting so then we will move forward from the resignation date that Councilman Fullenkamp has requested we accept. Again, Facebook Live tonight, we will see how it goes and see what happens, if it is something we think is a positive thing, I hope that we can continue to do that. It takes a minute to set it up and do it and a minute to turn it off. I think we are reaching a whole lot of people. Mr. Coterel said there aren't enough people coming to the meetings; at least this is another opportunity for them to see their government. Mr. Denning: Is there a way to tie in our existing camera and AV system rather than have the extra at a weird angle? Mr. Lohr: The reason why we did this is I spoke to CDO and had them look at our system. The way it is set up we can't do that so we would have to have it modified. We were trying to give this a try without additional cost. Mr. Denning: I appreciate that. It is video and audio, our system should be able to tie that into the Internet and spit it out. Not that we never gotten a wrong answer from CDO before. Mr. Lohr: That was the expertise I had on hand; at least immediately we weren't able to do it. Mr. Denning: I think maybe we should discuss it with our other IT people and even if there is a slight modification or adaptor that we need to get to do that; I think it would give the public a much better situation and especially with the audio.

Ms. Campbell: I hope you do go further with it that camera back there is fine at us this way, but we need one up here to see the people when they are up here talking because all you see is their back side.

ITEM 18: ADJOURNMENT

Deputy Mayor Lommatzsch motioned to adjourn. Ms. Campbell seconded the motion. All were in favor; none were opposed. The meeting was adjourned at 8:15 pm.

William R. Flaute, Mayor

Clerk of Council