

Thursday, June 7, 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, present; Mr. Denning, present; Ms. Fry, present; Mr. Fullenkamp, present; 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; Bob Murray, Economic Development; Brock Taylor, Planning and Project Management; Jay Keaton, Service Department; Frank Robinson, Police Department; and Daniel Stitzel, Fire Department.

Mr. Fullenkamp was in attendance at the work session but not in attendance for the business meeting.

ITEM 3: EXCUSE ABSENT MEMBERS: There were no absent members.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: Mr. Curp made a motion to add an Executive Session to deal with a personnel item, that being the Clerk's attendance or non-attendance. Ms. Campbell seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 5: APPROVAL OF AGENDA: The agenda was approved with the addition of an Executive Session to discuss personnel as allowed by Section 103.01(d)(1): *Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.*

ITEM 6: WORK SESSION ITEMS:

A. 2019 Budget and Finances

Mr. Carpenter: We are here tonight to talk about the 2019 through 2022 Budget Projections and Revenue Projections. A PowerPoint Presentation was displayed.

It's a lot of different information and I was trying to put this in some kind of format so we could have a good conversation about where the budget is projected to be and what our revenues are looking like going forward. We are going to talk about an overview of our finances, expenditures vs. revenues, revenue options, and some actions I want to request from Council.

The first slide is our basic operations paying for our personnel, operations, and debt service. There is an average 2.5% growth on the revenue side and an average 2.5% increase on the expense side. That means we are not doing any streets; we are not going to complete Springfield Street, Airway Road, Valley Street – some of the things we said we are going to do, but this is if we do none of that. There will also be no capital equipment purchases – no additional or replacement police cruisers, fire apparatus, or service apparatus. If that is the case we are going to have a balance in our reserves, we are not going to deficient spend, and we will have more revenues than expenditures. But I think we all agree that is not really where we want to be.

The next slide is those basic operations, rate of revenue growth and rate of expenditures at 2.5% - everything from the first slide but then we are going to add in all the infrastructure commitments. We are going to complete Valley, Airway, and Springfield Streets. If we do all that by the year 2022, we are still going to have a positive reserve balance but there will be some deficient spending in 2020 and 2021. Again, that is no residential streets and no capital equipment.

The third slide shows us fulfilling our infrastructure commitments but we are also going to do \$1,000,000 (one million) worth of residential street work per year and no

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capital equipment. In this scenario, you can see continuous deficient spending and somewhere between 2021 and 2022 our reserves are depleted.

Mr. Fullenkamp: What are you calling reserves? Mr. Carpenter: The General Fund balance. Mr. Fullenkamp: That doesn't include the \$400,000 in the contingency fund. Mr. Carpenter: Right; it doesn't address the contingency fund or what is left over in permissive tax, the state highway fund, or the Wright Point fund.

Mr. Curp: Doesn't the Wright Point debt carry the Wright Point fund. Mr. Carpenter: Are you talking about the expenses or the revenue side. Mr. Curp: The amount of the note. Mr. Carpenter: That is in here. Mr. Curp: Plus the debt service. Mr. Carpenter: yes. Mr. Curp: Is the note in the reserves? Mr. Carpenter: The note is not reflected in the reserves; the reserve is just talking about the general fund.

Mr. Carpenter: This slide represents basic services, infrastructure commitments, \$1,000,000/year worth of work on residential streets, and about \$600,000/year on capital equipment. I went back and it fluctuates from year to year but it averaged about \$600,000 per year for all departments. If we take this path, our reserves will be depleted in 2021 because we will be continuously deficient spending.

Mr. Fullenkamp: Looking at the gain and the loss, why does the loss get smaller in 2022? Mr. Carpenter: It is because the major thoroughfare work will be done. We have a good grant to local match ratio currently.

Mr. Carpenter: This slide is reflecting all of our expenditures by group: debt, with Wright Point in the group; operating; capital equipment if \$600,000/year is spent; streets if \$1,000,000/year is spent; major projects, reflecting all our current local matches which can be reduced if awarded OPWC grant funding; and personnel, which is increased by 2.5% annually. The next slide shows the expenditures vs. the revenues based on current revenues and as you can see, it is a great deficient from year to year.

I included a slide that shows income growth if we opted for an increase in income tax which would be on top of our annual 2.5% growth from year to year. Those were the options laid out and I believe the numbers were good numbers and on the conservative side.

There is a slide with RITA Calculations which is derived from the slide that showed if we did major thoroughfare projects, capital equipment purchases, the residential street improvements and the basic services; if you take that deficient and average it over 4 years, it's a \$2,000,000 deficient. The next graph shows all the RITA projections with the different options and there are a few options that will cover the deficient that is projected.

Mr. Fullenkamp: On this graph, are these increments to our current income tax collections? Mr. Carpenter: These were RITA's projections for how much additional revenue would be generated. I was trying to show it different ways. Mr. Fullenkamp: And the next slide is all revenues? Mr. Carpenter: Yes. Mr. Fullenkamp: I would like to have a slide that just shows RITA's projections because it's been suggested those are higher than the other projections and I'm old school thinking that it's somewhere in the middle. Mr. Carpenter: I can send that out tomorrow. This is the overall amount of revenue we would collect from year to year and the red line that gets angled is our expenditures. At the highpoint in 2021, if we went with that option, every year we would cover our expenditures; that would be the 2.25% with 75% credit and it would cover all our expenditures from 2019 to 2022.

Mr. Denning: That doesn't move us forward on the residential streets too much. Mr. Carpenter: That's the issue it doesn't really address things beyond 2022. Mr. Denning: It only addresses what we've committed ourselves to as far as the main thoroughfares; it doesn't include any additional main thoroughfare stuff that we are going to have to do after 2022 like Airway east and streets we are going to have to do over again. Mr. Carpenter: Right, this is just a short term view. Mr. Denning: We wouldn't be doing enough but we would be doing a little. Mayor Flaute: It's more than

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we are doing now. Mr. Denning: that's about what we are doing right now. Mr. Fullenkamp: We are falling behind every year. Mr. Carpenter: This is just for that particular window, that rate would cover our expenses.

Mr. Denning: This doesn't include the 35 bridge or any of that stuff. Mr. Carpenter: Nothing beyond 2022 at this point.

Mr. Carpenter: So the options; we talked a lot about income tax because it was the focus with Mr. Schonardt. We could also consider levies and I did confirm 1 mil equals \$240,000. We could consider a bond; the City of Clayton recently did a \$6.0 M bond over 10 years which is about a \$700,000/year payment. Other options are inside millage and a storm water utility. The reason I didn't talk about a storm water utility is because most of that would be for the storm water work; some could be used for streets but the majority of the money would be for storm water projects.

To sum up we could continue current level service and we can complete the approved projects probably with some bond financing but we are really just status quo, keeping things just the way they are which we know is not good. We need to address things beyond 2022; our major thoroughfare project list has 28 different projects and we've been choosing one at a time to try to stay within our budget but you can see that's really not going to happen unless we take some action. We know we need residential street repairs; the estimate from Choice One is \$30 M (thirty million dollars) and this year we are spending \$340,000; the previous year it was nearly \$500,000. It's dwindling but it's going to be tough to get them all done. We have a lot of storm water problems that came to light with all the rainfall and there are 15 to 16 projects identified in the storm water master plan with an estimated cost of \$15 M and that was a few years ago. We are going to have to replace capital equipment, that's just a known fact, and the IT structure came to light recently and we might have to replace that sooner than later. And this doesn't really address staffing issues, we have a really tight budget this year and compared to other cities we are lightly staffed. In the Fire Department, we are having trouble keeping 9 per day with an average of 6.5. We have a lot of concerns going forward and if we want to take that next step, we are going to have to generate some more revenue.

The action I'm asking is that Council provide some direction for July 20th; if we are going to go to the ballot we have to have something before August 8th. If I can provide more information or a recommendation, I can do that. How would you like to see it?

Mr. Fullenkamp: Part of the process is we need to anticipate what our needs are. You threw out a couple numbers tonight and I want to confirm a couple of them. \$600,000 is what you are saying we need to spend on capital equipment per year. Mr. Carpenter: Yes; on average. Mr. Denning: That includes Fire, Service, Police, and Admin. Mr. Carpenter: Yes.

Mr. Fullenkamp: On thoroughfare improvements, we are looking at about \$800,000 to \$1M/year. We have 28 other major thoroughfare projects; how much should we be planning per year to accomplish those tasks and over what term. We have to at least estimate these things. Mr. Carpenter: We are working with Mr. Keaton and Mr. Taylor to determine the condition of those streets now. Mr. Fullenkamp: Same with the residential streets; what is a reasonable time frame to get every one of these streets up to snuff – 5 years, 10 years; and what kind of money is that going to take. That will help determine how much you want to bond instead of trying to do it at \$1 M per year over 30 years. Those have to be put on a schedule so we aren't in this same do-everything-at-once routine going forward. I'm assuming we have numbers and know in what order these streets should be done if we started today. We need to set a time frame and determine what revenue is needed to cover that.

Mr. Fullenkamp: We really do need to go out and resolve some of these issues. Let's establish a plan and how we can do this. We have to know what our real needs are for everything the city needs to be doing for the residents to make sure the infrastructure is maintained properly and make sure we are properly staffed. We need the resources to do these things and we can make the political decision on what is the proper mix of taxes and how that is raised be it through property taxes,

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assessments, or through income taxes. That's our job but we have to know what we need before we can make those long term decisions.

Mr. Carpenter: So you are looking for a recommendation on how much money towards major thoroughfares, residential streets, and capital equipment – a more firm number; and what are the needs if we want to address the parks and staffing. Mr. Fullenkamp: We have to think further out than four years or even five years. What's it going to take to put this city on firm fiscal footing for even the next decade or two? That makes it easier for the next council members coming in to do their job and for staff too.

Mr. Denning: A question for Mr. Keaton; how often should a street be redone? If we had all brand new streets tomorrow, in 15 years would we need to do them again? Mr. Keaton: That's correct; last time it took 18 years and that was working under a road levy. Mr. Denning: If we got them all done in the next five years, we would still have streets that needed done. Mr. Keaton: That would be a big task to get anything done like that; I think the 20 year plan we talked about before is a good plan where you do treatments to stave off the mill and fills from turning into the reconstructs. Mr. Denning: We need to work with the water department too. Mr. Keaton: I have a meeting with Montgomery County Friday.

Mr. Denning: I used the numbers you gave us from Clayton and if you run that up to \$30 M; it would cost us \$3.5 M/year for 10 years. The last time we talked to Choice One, our 30 year plan was \$2M/year. We have to come up with a better answer and I think Mr. Fullenkamp has given some good direction on what we need back.

Mr. Carpenter: Between now and the next work session, I'll have the information we talked about tonight. Then we can talk more in depth and come to some kind of commitment on how we want to proceed as far as if we want to put something on the ballot. Mayor Flaute: Do we need a special meeting for that? Mr. Carpenter: I want to schedule a retreat and I think that would be a great place where we could hammer this out. Mayor Flaute: Do you remember the dates you proposed for that? Mr. Carpenter: I was trying to do two days a week through June and July. I did get some response and there were two dates in July that that three people agreed upon.

Mr. Keaton: Before we start actually building our plan, we need to get all the players involved because what streets we choose to pave and what type of fix we do really needs to be coordinated with the underground infrastructure folks. We need to be prepared for that and if we align with them, they will help pay for restoration. When they tear our street up to get to their stuff, they help restore that. It's a win, win because we aren't going to have the water main breaks and they will help with the monetary costs. Mr. Fullenkamp: How quickly can you get that accomplished? Mr. Keaton: They had a five year plan just recently. Mr. Carpenter: They wanted a three year lead time.

Mr. Fullenkamp: That will help reduce our costs but between now and when we decide to put something on the ballot we've got to have something to talk to the residents about. Mr. Carpenter: Do you want specific streets or just dollar amounts? Mr. Fullenkamp: Personally, I want to know what we need over the next 20 years. We probably have that number but flush it out a little bit more. I mean, we can explain that specific streets will depend on county schedules and the condition of the streets but we got to have a plan. Mr. Carpenter: That was my thought – dollar amounts, because conditions change.

Mr. Denning: I think the big thing we need to be telling people is when we put this on the ballot, whatever we put on there, this is what it is going to be for and it is earmarked for that and nothing else. I think that's important for the residents to know that if we say we are going to do the streets and that is the only thing it can be used for.

Mr. Fullenkamp: We have to coordinate this with our Fire and Police levies as well. Mr. Carpenter: The Police/Fire/EMS levy has to be renewed before the end of 2019.

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Mr. Fullenkamp: Please feel free to call any of us; I'm more than willing to talk and you can bounce ideas off me.

Ms. Fry: Can you clarify for me the 20 year plan; my understanding is we address all the streets in 20 years and then we start over again. Mr. Keaton: It is a perpetual plan that takes 20 years to accomplish and it's the kind of thing council has to push over the hill and let it roll. The process will take care of itself as we go along, some slight tweaks due to weather where some other streets might need to be bumped up but it also helps the outside agencies. I am going to ask the county for their 20 year plan tomorrow that will help us with our 20 year plan. Ms. Fry: Does the 20 year plan already exist. Mr. Keaton: Yes. Ms. Fry: Does it have a bottom line number that answers these questions. Mr. Keaton: Yes.

Mr. Taylor: One thing the 20 year plan doesn't do is if you do a group of streets in 2019, then in two years you have to do crack sealing, and in five years you need to do another process. We are missing the key number to maintain what we've done. Mr. Keaton: Correct. Mr. Taylor: I think that's what we need to add to the costs. Mr. Fullenkamp: That's an important aspect; it's not just paving, you have to maintain it.

Mr. Denning: So do we need \$2.7 M/year or do we need \$8.7 M/year to do this continuously? Or do we need \$5.0 M/year for the next five years and then \$1.2 M/year after that to keep it going because there are ways for us to do either one. Maybe we put something on the ballot with a sunset in five years that people would be willing to pay extra for and then it's going to go down and we be able to keep things going in a positive direction. We need to know what that number is. Mr. Fullenkamp: I'm reluctant to make everything look really nice and then think they will support a tax levy to maintain that.

Mayor Flaute: So the days for a retreat, I think there are some working folks here. Mr. Denning: Saturday would work best for me. Mr. Carpenter: I'll get the dates during the break.

Mr. Fullenkamp: I have a request; since Ms. Fry doesn't have it, send us out the 20 year plan again or a link to it. Mr. Keaton: We need to make adjustments to reflect the streets we just crack sealed. Deputy Mayor Lommatzsch: So it will be an updated list? Mr. Keaton: Yes.

Mr. Curp: Will that include the change in ratings for streets that suffered a very hard winter? Mr. Keaton: Correct; it's almost across the board from what I've seen. We didn't see anything go from a mill and fill to a complete reconstruction that wasn't already a reconstruction. Mr. Curp: I think some streets went from a micro resurfacing to a mill and fill. Mr. Keaton: Yes. Mr. Carpenter: We drove all the streets for micro surfacing and some of them did progress to mill and fill. Mr. Curp: It would be helpful if Montgomery County could provide us a list of the streets and the years because we need to look at if we can keep up with them. Mr. Keaton: That's exactly what I'm doing tomorrow. We're going to talk about their restoration process, their issues with their sanitary sewer restoration, and their plan for Riverside for five years, ten years, and as far into the future as I can get from them.

ITEM 7: RECESS: The Council took a recess at 7:48 p.m.

ITEM 8: RECONVENE: The meeting was reconvened at 7:00 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE: City Manager Mr. Carpenter led all those in attendance in the pledge of allegiance.

ITEM 10: MINUTES: Consider approval of the minutes of the May 3, 2018 and the May 17, 2018 regular council meetings. A motion was made by Mr. Denning to approve the minutes of the May 3, 2018 meeting as written. Ms. Fry seconded the motion. All were in favor; none were opposed. **Motion carried.**

The minutes of the May 17, 2018 meeting have not been completed.

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ITEM 11: COMMUNICATIONS:

A) Board Interviews

- I) Wesley Livesay for reappointment to the Health & Safety Commission

Mr. Livesay: I am seeking reappointment to the Health & Safety Commission; I have been a member of the commission since 2015. We have the bike rodeos twice a year usually one in May at Rohrer Park and one in June at Beverly Gardens. We also are involved making kids identification cards for kids in the community; we do that volunteering at things like Breakfast with Santa, the pre-school central office, the Stebbins Crosstown Showdown, and other events. The ID cards are something the parents can give to the authorities if a child is missing and hopefully it will speed up the search with a positive impact at the end. I really enjoy being involved in the community and helping to make a positive difference.

Mr. Lommatzsch: I'm glad you can find time; on Facebook you are really busy. Mayor Flaute: You do a great job.

A motion was made by Mr. Denning to bring forward legislation to reappoint Mr. Livesay. Deputy Mayor Lommatzsch seconded the motion. All were in favor; none were opposed. **Motion carried.**

- II) Mary Kay Walters for reappointment to the Health & Safety Commission

Mayor Flaute: I don't see Mary Kay here but she does attend a lot of meetings and she is very active on the commission.

A motion was made by Deputy Mayor Lommatzsch to bring forward legislation to reappoint Ms. Walters. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.**

B) Council Clerk Annual Review Discussion

Mr. Denning: Let's just wait until the Executive Session to discuss this. Mayor Flaute: Mr. Curp have you been working on that? Ms. Fry: It is Mr. Fullenkamp and I. We have something but we want to review it one more time and we should have it within the next week. Mayor Flaute: Thank you for your work.

ITEM 12: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS: Mayor Flaute advised citizens to fill out a form if they wished to speak about agenda or non-agenda items.

ITEM 13: PRESENTATION: Mayor Flaute: We have the President of the Jaycees here this evening for a special presentation.

Mrs. Julie Denning: It's actually the Board of Directors here tonight and I am the Chief Financial Officer of the Riverside Jaycees this year. With me is John Evans, our Chapter President, and Brennan Caudill, our Community Development Vice President. We also have in the room with us, our past President, Mike Denning.

The Riverside Jaycees were established in 1979 originally as the Overlook Mad River Township Jaycees. Over the years we became the Mad River Township Jaycees, the Mad River-Riverside Jaycees, and as we became a city, the Riverside Jaycees. We take great pride in the fact we have stayed strong in our city and changing as our city has changed. We've changed our names but we have kept the same strong traditions for 39 years and we will celebrate 40 years in 2019.

Some of our projects over the past 39 years have been: 38 years of Easter Egg Hunts for about 600 kids each year; we've taken approximately 1,000 kids shopping at Christmas; we donated the first thermal imaging camera to the Riverside Fire

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Department; we donated the bite-suit that is currently being used for our K-9 Officer; we've had numerous sponsorships for sports and youth teams throughout the city; we've provided over 800 Thanksgiving food baskets; adopted more than 1,000 families for Christmas; donated the first animal oxygen mask for the Fire Department; donated and dedicated the Police and Fire Fighter Memorial that sits across the street; donated the flagpole and the memorial stone in honor of our service members – past, present, and future; we organized the first City Flags for Center of Flight; we co-hosted in conjunction with the Riverside Police Department the first National Night Out Against Crime for the City of Riverside back in the 1990s; along with the Lions Club, we held the first Founder's Day Festival; we have provided thousands of dollars in scholarships for our seniors at Stebbins High School; we have provided many dinners at Mad River Manor, as well as Christmas and Easter gifts for each resident; and of course, we run our Haunted House and this year we will celebrate our 33rd year of scaring the yell out of you. This is our fundraiser that allows us to do so many things as well as the support of our community, the support of the city when we have events going on, the support of our businesses and the support of our residents sometimes when we are in need of donations. This is just a few of the highlights of our past 39 years of service to the Riverside Community. We've always focused on the betterment of our community and our creed says "We believe that service to humanity is the best work of life".

With that in mind, we are here today to continue our service to our community and our residents in need. We understand there is a new program our Fire Department would like to get started called Para-transit. We felt this could help so many in our community in so many ways and make sure that our emergency vehicles and our emergency personnel are available for true emergencies. We are here to show that support for this program and to continue dedication to our community. We ask the Fire Chief to please come forward.

On behalf of the Riverside Jaycees, we would like to help get this program going for our Fire Department and for our community with a donation of \$350 for the new Para-transit program.

Chief Stitzel: At the last meeting or two we talked about a new element of the para-medicine program where we are going to be trying to provide alternate transportation to people who don't need to go to an emergency room but may benefit from going to an urgent care or a different facility that ambulances are not permitted to transport to. That's what this will go towards. We are working with RTA and the air transit program they have in conjunction with our community para-medicine program. We are really thankful to the Jaycees and what they have done and we are looking at some other options to continue to fund that. We are half way through the EPA grant we got last year and we are hoping that continues because that has been of big benefit in keeping this program running. Thanks to the Jaycees; it means a lot to have something like this and knowing we are going to be successful in making that difference in our community.

ITEM 14: CITY MANAGER'S REPORT:

- A) Monthly Update - Finance Department
- B) Monthly Update - Economic Development Department
- C) Monthly Update - Administration Department
- D) Monthly Update - Planning & Program Management Department

Mr. Carpenter: If there is anything in the report for which you need further information, I will be glad to provide that as best I can.

Mayor Flaute: Under the Fire Department, policy on offsite Planet Fitness workouts and list of members to Planet Fitness; could you explain what that is all about? Mr. Carpenter: We were trying to find some alternatives for the fitness and workout

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opportunities for the Fire Department and we are looking at this as a better option than the space at 1791 Harshman but also an opportunity for Fire Department members to stay fit for their job.

Deputy Mayor Lommatzsch: Also it's an opportunity for them to mingle with the people of the community.

Mr. Denning: Planet Fitness is open 24 – 7 except for Friday and Saturday I think and they could go there any time they want.

Chief Stitzel: I stopped over to visit and they gave us a nice discount on the startup fee. So we are trying to work in cooperation with our local business and they are helping us out. At Station 6 we have one treadmill and if four or five fire fighters want to work out, they have to take turns and it takes half the day. This way we can send the whole crew and they can get it done in a lot less time. They stay in service the whole time and if there is a call they continue to cover those just as if they were working out at the firehouse. It's centrally located and the response times shouldn't be affected. We are trying to improve the overall health and wellness program of the Fire Department. Our current equipment is starting to age and break down so this will be a lot less costly for us with a lot more benefits such as reduction in injury claims, worker's comp, and other things in the long term big picture. We are hoping to incentivize it in the future.

Mr. Denning: A lot of insurance companies pay for memberships like this; we should check with our insurance. Chief Stitzel: The only ones I've seen covered is if it's a medical necessity and the doctor signs that they need to do it. Our insurance does not provide for preventative.

Mayor Flaute: Does Worker's Comp help. Chief Stitzel: no. Mr. Denning: We do get money back from Worker's Comp for other things we do so maybe some of that should go towards an incentive program.

Deputy Mayor Lommatzsch: I hope we don't run into trouble about just this one segment of our employee population getting this benefit. That would be my concern. Chief Stitzel: Planet Fitness says this is open to any of our employees that want to come out and do that. I just trying to get it started and hopefully it grows. Mayor Flaute: Is it just for fire fighters or police and everybody. Chief Stitzel: Right now what I'm doing is just for the fire department; the police department is working with Wright State in an athletic trainer program they have. We are doing different things right now but they are all open to each other. Right now I'm just trying to push that because our guys are there for 24 hours a day and in the evenings they have the time where they can do some workouts and work toward physical fitness and I want to give them that option. We don't have any equipment at 1791 and the equipment at Station 6 is starting to deteriorate.

Finance Department – Mr. Garrett: We finished May and hopefully the reports have been posted on the website. As we expected, we had a nice bump up in the income tax collections after the April filing season. In the month of May, we actually came in \$230,000 higher than what we had forecasted which put us \$121,000 ahead of what we planned. The end of April, beginning of May was the filing for the main city financial reports; we had the Julian Grube Accounting Firm helping us get our finance statements together and those were filed by the due date. Also the auditing team was in and did some final tune up and they are closing in on our audit. I think council got their questionnaires from them to tidy up the last few things for the annual audit. Finally our city's property and liability insurance renewal came due on May 25th; we got that in and have paid the premium for the coming year. The premium was slightly less than it was last year.

Mr. Denning: When was the questionnaire sent out to us? Deputy Mayor Lommatzsch: Last week; it came in the mail.

Economic Development Department – Mr. Murray: Starting with Linden Avenue; I'm continually trying at the empty MTC building and at Smiley's; we've run through

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several versions, some fairly unique and we'll keep that up. Right now we don't have anything financially vital that works there but we'll keep trying different scenarios to make something work. At Page Manor, Schottenstein's has secured a dispensary license and will be going in to 4751. No progress on K-Mart. Skipping down to Airway Shopping Center, Lynn Domescik asked us to accompany her to interview the stores over there so we did site visits and results are attached to the back of the sheet so you can get an idea of what's going on. The best comments were towards the police department; they received kudos from every store there. That was a big plus but something we knew already. We got some facts now instead of just hearing it from the Chief. I spent some time at Spin Kemp Shopping Center talking to Mr. Rodrigues who is the owner of the La Guadalupana Grocery Store and he is expecting his final inspection tomorrow. It will take him about a month to get stocked and we'll have a grand opening sometime in July. It looks fabulous and he's going to start on the outside shortly.

For Wright Point; I've been working for a while with Tenet3 and I've brought you several letters of intent from the company. They have kind of blown through all those letters of intent and they've now hired more people than I've brought space for you to look at, so they have signed a new letter of intent for 6,778 sq. ft. They have gotten several contracts and they've hired more people than we ever thought was possible. They will be rivaling CDO as one of our major tenants. This was a company we brought out of downtown Dayton, we gave them startup space, they came highly recommended from AFRL and sure enough they are a success. So we look for them to continue to grow; they absolutely love the space and will be a long time tenant I'm sure. CDO is still hiring and we see new faces all the time around here from CDO. SPGlobal continues to grow and they are waiting now to hear about a major contract from AFRL which will again add people to their space. UTC, United Technologies which is a huge company, are expanding as well and they look to be doubling their space in September. We have two proposals out; one for 2,000 sq. ft. and one for 10,000 sq. ft. to a company you all know and we are just waiting to hear from them. The buildings are doing really well and the income should pick up.

Wright Point capital improvements – we start tearing up the driveway on Monday. The front entrance will be closed and everyone will enter through the back. All the tenants have been informed. Booher is the subcontractor involved, a local company we all know and love and they will be handling the project. The 3rd floor lobby for CDO and SPGlobal, we are still waiting on the specs for that and Pinnacle Architects is involved with that. I am waiting on the other two major improvements due to budget constraints. I want to make sure I have enough to do the other two before I go to those. I was also stuck with a \$20,000 elevator repair so I may have to cut back on some of the capital improvements we scheduled for this year and put those off until next year. We'll see.

Mayor Flaute: I have four weddings tomorrow, are they going to be able to get into the building. Mr. Murray: Tomorrow is fine; Monday everybody will have to park behind the building. Mayor Flaute: How long will this take. Mr. Murray: They will be well directed with signs pointing to where they should park. It is supposed to take until the 18th or about 7 days.

Deputy Mayor Lommatzsch: For Smiley's; I hope you stay on those people. They went in and cleaned it up a little bit but it still looks so shabby as well as the house next door. Please don't let it get as bad as it was; it was a mess. Mr. Murray: I agree.

Administration Department – Mr. Lohr: We are doing a lot of work to hire personnel; we have the service director position; we are wrapping up accepting applications for fire fighter/paramedics and we have a fair amount of applications at around 18; Mr. Keaton and I finished up interviews today for a maintenance worker due to the retirement of Mr. Joyce at the end of April – we have some good candidates and we are going to put them through a practical skills assessment; we also have the code enforcement officer and the zoning administrator processes going on – we've gotten some good candidates for those, one for code enforcement we are hoping will come work for us and three candidates for the zoning administrator. We are interviewing

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those zoning administrator candidates and hope to have second interviews next week or the week after.

The next park event we have is music in the park at Shellenbarger Park on June 23rd from 12 to 2. We are going to have Papa Dogs food truck and Kona Ice. We've got the band Five coming; they played last year and we liked them enough to ask them back this year. Music Boosters are going to be accepting donations for parking across the street and I think it's going to be a good time. We had a lot of fun last year and I'm keeping my fingers crossed on the weather. If you can make it, come on out for that.

Our first event was Maytoberfest; I think we had a very successful event for our first go at it. We fought with the weather but we still had a fair crowd come out. Schmidt's Sausage Truck was awesome and we had a lot of people show up just for that. The Eintracht folks were great hosts; they had good food and beer themselves, we had the Sauerkraut Band there, and it was a blast. I think everyone on the Parks and Recreation Commission is hoping that will become an annual thing and grow into something we can build on. I think everyone we had at the event this year shows we can do that. I was encouraged by the turn out we had despite the bad weather and we'll make that bigger and better next year.

We have council videos up now on our You Tube channel. It is a learning process for us; we are going to get the order of the videos corrected. If you go to our website and hit the council tab, then council videos, it will take you straight to the You Tube channel where we have all of this year plus 2017. We will get 2016 videos loaded and that will pretty much complete all the videos we have. We will continue to do that as we move forward.

The street lighting assessment is coming up at the next meeting so I've worked at putting those numbers together, updating all those and finishing up with the LED replacement of the mercury vapor lights.

Mr. Curp: How many applicants do we have for zoning administrator and code enforcement officer? Mr. Lohr: I don't have an exact number; the last time I checked our Indeed account we had well over 100 for code enforcement and well over 50 for zoning administrator. I haven't checked since we started conducting interviews. Mr. Curp: Of the candidates that have reached the finals, are any of those from a distance such that we might have to pay relocation expenses? Mr. Lohr: No.

Mr. Curp: Mr. Manager; when we created the code enforcement officer position years ago, one of the requirements was that the position called for the individual working at least one weekend per month and at least one evening per week. A lot of the code violations take place on the weekends and the evenings; people call and there's nobody to go out and take care of the issue. They call me, they call other council members, they send emails, but there is no access for anyone to go out and take care of it, then come Monday morning we can't get in touch with those people or the issue is abated on a temporary basis until the next weekend. I'd like to see us go back to those conditions of employment. I don't know how we got away from it; I think it happened some time under the previous city manager because we had those conditions when that person came on board here. So if we are serious about addressing code violations in this city, it can't be an 8 to 5 job, 5 days a week. It just doesn't work and we see enforcement in the evenings and on the weekends.

Deputy Mayor Lommatzsch: I would like to confirm that is the same understanding we had previously and I get really upset on the weekends when I see all the signs going up and garage sales. I know we are not policing garage sales.

Mr. Curp: There's a furniture store from the Dayton Mall area that comes up here and puts four signs on the eastbound ramp at Woodman and four signs on the other side of the street. Those are there all weekend and I don't know how many people from this area are going to drive to the Dayton mall. We have a requirement that there are no signs in the right of way. I don't know if those people pick them up on Sunday night or what happens to the signs but it doesn't bode well for the image of the community. We have other things where people park their vehicles in their front yard

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or their side yard and there's other stuff that goes on. So the only way to address improving the appearance of the community as far as code violations is to have weekend and evening enforcement to go along with the 8 to 5.

Deputy Mayor Lommatzsch: We have people selling houses over in east Dayton and they nail signs to utility poles and they stick out. Not just one but there will be a whole trail of them if you follow them west. I have seriously thought about getting out of my truck and pulling them down myself but I don't know if I'm willing to risk it.

Mayor Flaute: I don't know if we ever got an answer if the person in the zoning position will be doing the work of the code enforcement officer when the officer is on vacation. Mr. Lohr: Yes; that is typically how it's been done. When I was the zoning administrator, I did enforcement when the officer was on vacation.

Planning and Program Management Department – Mr. Taylor: As we've discussed, Jeremy took a code enforcement position Springfield and Emily took a zoning position in Reynoldsburg. Their last day was May 25th and I've been trying to keep my head above water; I'm keeping up with the permits but not a lot of code enforcement. I was out with the police today to remove some dogs from a house; there was no running water or sewer. Sgt. Jackson and her crew were fantastic; they were able to make contact with the homeowner and had warrants. Hopefully that will be resolved but it was a day in the life of code enforcement that was interesting. I'm looking forward to filling those positions soon.

Planning Commission is going to be working on some interesting legislation that will hopefully be coming your way soon: a great Live/Work conditional use situation so we can be more flexible in our code; small cell tower; and massage parlors that we put the moratorium on. We'll be reviewing those and council should see those in July or August.

B & M Towing – June 14th is the deadline, we asked for an extension to gather all our paperwork from the two BZA meetings and there's a couple pieces we still hope to get by Friday but that is behind locked doors. After June 14th the courts will look at that and hopefully we will get a resolution.

Mr. Keaton and I had a preconstruction meeting with L. J. Deweese for the curb ramps; they will start August 1st with completion by August 31st which is the deadline for the grant. Mr. Smith from the county was there and he was good with the timeline. We are doing 34 curb ramps and we'll put that on Facebook.

This Saturday is Community Clean-up Day from 10 to 2. Bring your junk and drop it off.

Mr. Curp: Will we have document shredding? Mr. Taylor: No. Mr. Curp: Are we accepting refrigerator or freezers? Mr. Taylor: No, this is going to be pretty bare bones; Jeremy applied for a grant that we did not receive which is why we moved this back from May and it will be tough to cover the costs. Republic is giving us a good deal on the dumping and tipping fees as well as the dumpsters. Last year in May we did 20 dumpsters; if we do 20 dumpsters again, the \$2,000 budget will not be enough. We're doing tires again; last year we collected 350 to 400 tires but hopefully we won't have that many again.

Mayor Flaute: I saw that the county is taking refrigerators. Mr. Curp: Montgomery County, starting today at the south incinerator or transfer station in conjunction with DP&L is accepting refrigerators, freezers, dehumidifiers, and you do not have to have the coolant removed from them. They will remove the coolant. If it's a working product they will give you \$50 for a refrigerator and \$20 for a dehumidifier. So if people show up at Center of Flight and they have a refrigerator, tell them it is a short drive down to the transfer station and they can even get paid. Mr. Taylor: Maybe we'll take them, then take them down ourselves and fix the budget.

Deputy Mayor Lommatzsch: I want to suggest if you get a real firm cost on the shredder program you discussed before, present it to the Chamber for them to

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underwrite it. Mayor Flaute: That's good information. Deputy Mayor Lommatzsch: I truly meant to bring that up and do it for Saturday but for the fall it would be a good thing. Mr. Taylor: We are only having one this year. Deputy Mayor Lommatzsch: We can still have a shredder day.

Mr. Denning: We need to make sure the information that this is the only one for the year gets on our website. Folks are used to us having two and if we can only have one, make sure people know that. Cintas does document shredding and they may be willing to work some sort of deal and if the Chamber wants to underwrite it then they may discount it or something. Deputy Mayor Lommatzsch: We can just have a shredder day here at City Hall or Center of Flight.

ITEM 15: PUBLIC COMMENT ON AGENDA ITEMS: There were no public comments on agenda items.

ITEM 16: NEW BUSINESS

A. ORDINANCES

- l) Ordinance No. 18-O-659 making supplemental appropriations of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2018. (First and second readings and consideration of adoption)**

Mr. Carpenter: You should have an updated supplemental at your seat which Mr. Garrett will explain.

Mr. Garrett: Yesterday we were informed we got a court order amending a property seizure that happened a couple years ago. The owner of the property appealed and we now have an order to return \$2,000 to that person. It is money we previously received and deposited and I've added it into the supplemental at the last second.

A motion was made by Deputy Mayor Lommatzsch to read Ordinance No. 18-O-659 for the first time in its entirety and approve its first reading. Mr. Denning seconded the motion.

Mr. Lohr read Ordinance No. 18-O-659 for the first time in its entirety and Mayor Flaute asked if there were any questions or discussion from members of council.

Mr. Curp: All these are increasing the expenses in these particular accounts; is this money being transferred from other accounts within the respective fund or is this money coming from the unappropriated balance? Mr. Garrett: It is coming out of the remaining fund balance. The largest is coming out of the Brantwood TIF fund and that's just tax money coming in and going out again. Mr. Curp: I understand that one and the Wright Point Fund but the other ones will come out of the General Fund, the unappropriated funds. Mr. Garrett: That's right.

Mr. Denning: So that basically increases our overall deficient by this amount. Mr. Curp: By this amount plus the amount we approved on a previous supplemental ordinances and the supplemental ordinances that will come forward. Mr. Denning: We started out with a \$200,000 deficient at the beginning of the year and we've added \$800,000, so we'll end up with a \$1.0 M deficient.

With no further discussion, a roll call vote was as follows: Deputy Mayor Lommatzsch, yes; Mr. Denning, yes; Ms. Campbell, yes; Mr. Curp, no; Ms. Fry, yes; Mayor Flaute, yes. **Motion carried.**

A motion was made by Mr. Denning to suspend the rule requiring ordinances be read on two separate occasions. Ms. Campbell seconded the motion. A roll call vote was as follows: Mr. Denning, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Fry, yes; Deputy Mayor Lommatzsch, yes; and Mayor Flaute, yes. **Motion carried.**

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A motion was made by Mr. Denning to read Ordinance No. 18-O-659 for the second time by title only and approve its final adoption. Ms. Campbell seconded the motion.

Mr. Lohr read Ordinance No. 18-O-659 for the second time by title only and Mayor Flaute asked if there were any questions or comments.

Being none, a roll call vote was as follows: Mr. Denning, yes; Ms. Campbell, yes; Mr. Curp, no; Ms. Fry, yes; Deputy Mayor Lommatzsch, yes; and Mayor Flaute, yes.
Motion carried.

B. RESOLUTIONS

- I) Resolution No. 18-R-2372 setting forth reappointment of Kyle Winning to the Appeals for a two year term beginning April 19, Parks and Recreation Commission for a three year term beginning August 3, 2018 through August 2, 2021.**

Mr. Carpenter introduced Resolution No. 18-R-2372 appointing Kyle Winning to the Parks and Recreation Commission.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2372. Deputy Mayor Lommatzsch seconded the motion. All were in favor; none were opposed.
Motion carried.

- II) Resolution No. 18-R-2373 authorizing the City Manager to submit an “Edward Byrne Memorial Justice Assistance Grant” (JAG) application for the purchase of body cameras and cruiser cameras for use by the Police Department.**

Mr. Carpenter introduced Resolution No. 18-R-2373 authorizing submittal of a JAG grant application by the Police Department to upgrade the Watch Guard body cameras and cruiser cameras. Due to timing we have submitted the grant as it was due May 31st but we can withdraw. Our obligation would be a 25% local match of whatever is granted with the most being \$27,843. If we are awarded the grant, the local match would be appropriated in 2019.

Mr. Denning: Would that be part of the \$600,000 capital improvement budget? Mr. Carpenter: Yes.

A motion was made by Mr. Denning to approve Resolution No. 18-R-2373. Ms. Fry seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 17: PUBLIC COMMENT ON NON-AGENDA ITEMS: Mr. John Schnieders of Wynora Ave. stated council did a great job on appointing Mr. Winning to the Parks and Recreation Commission. I hope you folks can look at commercial vehicles with heavy equipment such as backhoes being parked in the neighborhoods at night. The second thing; as you know I volunteer at the animal resource center and there are some dogs out in our area and I tried like crazy yesterday to catch a little one. He looked like he had some beagle in him and he had tags on but my wheelchair scared him. I tried to get in touch with the animal resource center until almost dark. So he's running loose and it didn't look like anyone wanted to claim him. I'm fostering some dogs now; I keep them for a couple days and they get adopted out. For those who attended the bike rodeo at the school, it was a great success and I loved it. The police and some council members showed up and we had a great time.

ITEM 18: COUNCILMEMBER COMMENTS: Mr. Curp: I want to thank the Riverside Jaycees for coming in and giving us money. I've had the occasion to address the State Jaycees a couple times when it was hosted by the Riverside Chapter and in my comments to the State Jaycees I talked about how successful our Chapter is because of all the great things they do. One of the things I pointed out is we have a number of organizations in the community that do good work and the

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difference between those organizations and the Riverside Jaycees is that typically when it comes to money the other organizations ask us for money and the Riverside Jaycees give us money. While we are certainly happy to provide some financial assistance to the other organizations for the programs they do to benefit the community; it is always a pleasure to think about the assistance we get from the Jaycees. They don't ask for anything other than finding them something else to do; find them another project. Thank you very much.

Deputy Mayor Lommatzsch: I was at the MVRPC Board meeting and general meeting this morning and they evaluated the Executive Director and his raise. For those of you in the audience that use your computers, on the Miami Valley Regional Planning Commission website there are two new programs you might find interesting. Through GPS they have been able to come up with some footage where you can compare aerial sites of the county and downtown from 1949 to today. Also there is a new program that is State mandated and highly supported to try to coordinate getting people, disabled and elderly, where they need to go without duplicating services. The example given today was if you go to the dialysis center sometimes you will see four or five vans because of issues crossing county lines and one van can't stop to pick up someone because they live in a different county, so they are trying to coordinate that. The program is on the website; RTA and Greene Cats have some coordination already and that's kind of a pilot program they are looking at.

Maytoberfest I thought was a good start on what could be a really nice event. I was a little disappointed on the turn out from some of the people who work here; I didn't see any police or any fire folks and there was no visibility except for the few people who were putting the event on and I was a little disappointed in that.

As far as these events at the parks, when we had the bike rodeo in Rohrer Park it was very disconcerting to see the length of the grass and the trash that was there on Saturday morning. I know the shelter in Shellenbarger Park needs repairs and it could be to the point where it can't be repaired, but I hope when we do this music in the park, we will pay attention to have the park and that shelter cleaned up. The last time I was in the shelter it was pretty dirty, not trash, but maybe we can power wash it. When our volunteers are doing these events in the parks, they need to know they have our support.

Mr. Denning: I want to thank the Jaycees too. I took this project to them and it was their decision to come up with the money. This is an organization I grew up in and people need to understand the reason I'm up here is because of that organization. The purpose of the organization is leadership training through community service and they train young people to become leaders in their community by doing community service projects, learning how budgets work, and learning how to make things happen. I want to thank the organization as a whole for helping our community but also me, personally, to grow as a person.

Mayor Flaute: I want to add to that; it's the reason I'm sitting up here because I was an Oakwood Jaycee and President of the Oakwood Jaycees. The Jaycees taught me so much; I was a farm boy coming to the big city and they taught me a lot. They are a good, good organization and if you know any young people that want to learn some skills or just have fun please go to the Jaycees.

I did eight weddings in the last couple weeks; I attended the Memorial Roll Call at the Air Force Museum; I attended the bike rodeo – thank you Mr. Schnieders and everyone else who worked on that; and thanks to everyone who worked on the Eintracht event. I did talk to General Hudson at the Memorial Roll Call and he informed me that we have 42,000 people coming to our city in five days for the Memphis Belle.

The Mayor was offered an office in the city offices and almost every mayor I talk to has an office in their city. I put it out there and two things came to light so I decided to turn it down: one, it could have invited interference from the council and mayor and disrupted staff; and secondly, it was suggested council and the mayor could bring residents back for conversations but we shouldn't be bringing people back past the

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locked doors unless we have a really good reason to do it. That's why we have the front offices and it's really the way we should do it. St. Helen's Festival is this weekend; stay safe and enjoy this big event that happens in Riverside once a year.

Mr. Curp: While we are on St. Helen's Festival, are we addressing the noise issue with the bands? Mr. Carpenter: I have not made contact with them but I will reach out tomorrow.

Deputy Mayor Lommatzsch: I did speak with Mr. Hilgefurd, who is the Chair this year, just prior to this meeting and asked him if he had any interface with the residents that had approached the city and he has.

Mayor Flaute: We told them to turn the microphones off at 11 p.m. and no more paging is allowed. Why the bands would play after that, I don't know. Mr. Curp: It's the loudness; we had to address it with the bar on Spinning Road that burned down when they started having bands on their patio and we started getting complaints from the neighbors about the loudness and the noise. Mayor Flaute: I will do what I can do to make sure that doesn't happen.

ITEM 19: EXECUTIVE SESSION: A motion was made by Deputy Mayor Lommatzsch to enter in to executive session discuss personnel as allowed by Section 103.01 (d) (1): *Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.* Mr. Denning seconded the motion. On call of the roll: Deputy Mayor Lommatzsch, yes; Mr. Denning, yes; Ms. Campbell, yes; Mr. Curp, yes; Ms. Fry, yes; and Mayor Flaute, yes. The council entered into executive session at 8:17 p.m.

ITEM 20: ADJOURNMENT: The council came out of executive session at 8:50 p.m. and with no further business, a motion was made by Deputy Mayor Lommatzsch to adjourn. Mr. Denning seconded the motion. All were in favor; none were opposed. The meeting was adjourned at 8:50 p.m.

William R. Flaute, Mayor

Clerk of Council