

Thursday, August 4, 2016

**ITEM 1: CALL TO ORDER:** Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:02 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: Mr. Curp, present; Mr. Denning, present; Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Mrs. Reynolds, present; Deputy Mayor Smith, present; and Mayor Flaute, present.

Staff present was as follows: Mark Carpenter, Interim City Manager and Fire Chief; Chris Lohr; Interim Assistant City Manager and Zoning Administrator; Tom Garrett, Finance Department; Bob Murray, Economic Development Department; Brock Taylor, Planning and Program Management Department, Mitch Miller, Service Department; Frank Robinson and Rhett Close, Police Department; and Brenna Arnold, Clerk of Council.

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

**ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:** The agenda was revised prior to the start of the meeting.

**ITEM 5: APPROVAL OF AGENDA:** A motion was made by Mr. Denning to accept the agenda as revised. Mrs. Reynolds seconded the motion. There was no discussion on the motion. All were in favor; none were opposed. **Motion carried.**

**ITEM 6: WORK SESSION ITEMS:**

A) Public Records Requests

Mayor Flaute: I am going to ask the Clerk to explain the procedure that she has to go through for public records requests and I would like to have a little discussion about that. Ms. Arnold: Typically most of the requests come from the Police Department. That's were a lot of those stem from, so before they even get to me Renee has to then scan everything and send it to me to make sure that I have a copy. If she is able to just email it to me, she does, however there are quite a few that are paper documents so that takes time for her to do that as well. Also, we've had about 70 requests since July 12<sup>th</sup> and that would be 18 business days, so we have approximately 8 or 9 on average per day. It was asked that I redact any contact information, which I do, but some of the documents that come through are 70 pages long and there are phone numbers and sometimes other information within there that I have to go through to make sure that everything is out, as it was requested. Depending on the size of the document, it might take a couple of minutes or it might take 15 minutes just depending on what it is.

Mayor Flaute: And you have 72 of them. Ms. Arnold: 70 so far. Deputy Mayor Smith: Is that an increase as opposed to before? Where would we get that information? Mayor Flaute: We have never done it before. Deputy Mayor Smith: I know, but Renee or somebody has been over that in the past getting those copies out. Mayor Flaute: But they didn't have to do everything she just said because they weren't sending them to us. Ms. Arnold: Unless it was requested. Deputy Mayor Smith: I'm just wondering if there has been an increase in requests for those documents or is that normal? Mayor Flaute: We won't know because we have never really had to deal with that before. Chief Robinson: If I may, I wouldn't say that's an increase or decrease because we really have never actually sat down and wrote them down. We just take them as they come in, so that's something we haven't done. I can't tell you if it is an increase, but I can tell you this, there are times when that would be a low number and then there's time that could be a high number. It just kind of fluctuates. I don't think you are going to get a true gauge; we just haven't done that before until now.

Deputy Mayor Smith: My question is, and I guess Renee would know, but are the requests being made from individuals or insurance companies or other police agencies? Who is making those requests? Ms. Arnold: All of the above. If a citizen requests a call log for a custody exchange, you are getting that. If an insurance

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company is requesting it, you are getting that. If Lexis Nexis is requesting it. If an attorney's office or another police department requests it, you are getting that; every single records request that comes in through Fire, Police, Service and then just general requests. Mayor Flaute: So have you read them all, Mr. Smith? Deputy Mayor Smith: I have read them and to be honest with you they are better than some crime novels. Mayor Flaute: True, but with all the time that is being spent, is it your opinion it is something for the Clerk to spend her time on? Deputy Mayor Smith: I don't think it is something that I need to know about. As far as the Clerk doing it because we asked to see all those requests because of an isolated incident. Mayor Flaute: That's why I'm having this discussion. Do we really need to have all of this information? That's pretty much the question that I am asking; think about it.

Mr. Fullenkamp: Brenna, why are you doing the redactions? Ms. Arnold: The Police Department is not required to redact. When Council made the request to have all of them sent to you, it was requested that the contact information be removed. Phone numbers. Mr. Fullenkamp: Who made that request? Ms. Arnold: Shirley did. Mr. Fullenkamp: So this information goes to the people that request un-redacted, including all social security numbers and everything else? Ms. Arnold: Social security numbers are already redacted by Renee when they come to me. Mr. Fullenkamp: So what information are you redacting? Ms. Arnold: Phone numbers. Mr. Fullenkamp: Phone numbers. Ms. Arnold: Which on some of the documents...There was one for a murder charge from 5 years ago and there were phone numbers all through the document and it was 70 pages, so I had to go through and double check to make sure that they weren't there.

Mayor Flaute: Any other questions. Mr. Fullenkamp: I want you to ask the same question you asked Mike Smith. Mayor Flaute: Ok, what do you feel? Mr. Fullenkamp: I like seeing this information. Mayor Flaute: Why is it useful to you? Mr. Fullenkamp: I've learned a lot about our Police Department; a lot that is going on throughout the City, where the problem areas are. Mayor Flaute: You think it is worth all the time and energy? Mr. Fullenkamp: I don't know how much time she is actually spending on it. Ms. Arnold: It just depends on the day. Mayor Flaute: We've made her a full-time employee. Mr. Fullenkamp: I don't know how much time she is actually spending on it. Deputy Mayor Smith: Did anyone keep a record of that? How much time roughly? Ms. Arnold: I can start logging it; I just take them as they come in. Every time I try to work on something, they come in so instead of letting them be behind. Mr. Fullenkamp: There's no high priority on getting these to us. Couldn't you do these in batches? Ms. Arnold: Sure, but I do know that some of them, like I know with your email (Mayor Flaute), some of them are bouncing back if they were too large. I've had that happen with a couple actually, so I have had to split them out.

Chief Carpenter: It's not only Brenna's time as well. It's Renee's time. We have a Battalion Chief that forwards the information to me and Anne, which then sends to Brenna. It's more than just Brenna's time; it is an extra step and extra details. We certainly don't want to miss any, so we are trying to slow down and make sure we get everything. Mr. Denning: The public records stuff, I mean the ones that go out to the public, have the information in it that you are taking out. Why are we taking that out? That's part of the public record, there's no reason to take that out since it is already public information. That's kind of a waste of time to take that information out. Then it's just a matter of forwarding what you get to us and that will take a lot less of your time to make sure that we get it whenever we get it. Mr. Fullenkamp: There's no rush. Mr. Denning: My original request was to make sure that all of us get the information that any of us request for public record because I don't want to come into a meeting surprised by information. I think that was the main purpose of the request in the first place. Mayor Flaute: You think it is valuable information? Mr. Denning: To be honest, if I see that it is an accident or I look at the subject, I stick it in my City file because I have to keep everything in my file, but other than that do I read them? Probably not. Once in a while I will browse it, but the only thing I want is if one of us is requesting something specific, I want that information so that I'm not surprised by anything. That's the only thing I was requesting.

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Mr. Curp: My first question is, when a request comes in from a citizen or business or whatever, does that go to the Clerk or does that go to the specific department, such as the Fire Department, the Police Department? What's the contact point now when it comes in? Chief Carpenter: For the Fire side it comes usually via mail, so Anne or myself would pick it up and then we would forward it to our Privacy Officer, if it's a EMS report. He searches the report and the only thing he sends to you all is basically that a request was made because of HIPAA violations. We can't send you a copy of the EMS report. On a fire report, I could pull that or one of the Battalion Chiefs could pull it or even Anne could pull it. That's usually how our requests are channeled. Mr. Curp: How about the Police Department? Chief Robinson: We usually get them by fax or by mail or citizens just come inside the building itself to make the request. Mr. Curp: So you handle the request and when that stuff comes back from Huber or wherever, then you give it to the Council Clerk? Chief Robinson: At this point, yes.

Mr. Curp: Two things: First of all, we need to take a look at records that we are required to provide and those that aren't necessarily our province. For example, I've seen some requests that came to us or the reports that came to us where a request was made of us to provide the citizen with court records. We have a Montgomery County Clerk of Courts, who is paid very well by the taxpayers of the County and this community to provide that information and I'm not sure that we should be the go between the citizen and the Clerk of Courts. They can contact the Clerk of Courts and request that information, so if that's happening, and I've only seen it maybe once or twice, but if that's happening we need to take a look at whether there is somebody else who is the holder of those records who should be providing that information instead of us.

Second, under the Public Records Law we are only required to provide records in the order in which we maintain it. We are not required to do some data mining for people and provide them with customized reports. For example, if the Police Department maintains records in chronological order, date, time, that sort of thing, and somebody asks for records based on everything that happened at this particular address or this particular intersection, such as Airway and Woodman, and we don't keep the records in that format, under the law no public jurisdiction is required to go data mining and provide information in that format for the requestor. As much as I want us to be a service oriented, citizen focused organization, if we are doing things that keep us from doing other things that should have a higher priority simply because we want to be good stewards, we need to reassess that and see if we should be doing that at all.

Third, over the years, one of the things that I have suggested is we look at getting a kiosk and sticking that in the lobby for people to come in and get public records, then it takes a lot of burden off of the staff because you load it once into the system. People want to get a report they can go to the kiosk. Just like you go to a wedding register at Macy's or Elder Beerman or you go to a birth register at Toys R Us or Baby's R Us and you can get that list of stuff based on people's names. You can set up a kiosk over at 1791 and we could set up one here and then people can come into the lobby and get the information and they don't have to go through us. That technology has been available for years and is used in some jurisdictions. I've quite often suggested that we look into that and perhaps doing that here. That would also take the burden off of the staff from councilmembers asking for all of this stuff. They can come in and they can go to the kiosk and get it instead of tying up people's time having to chase down all this stuff. I suggest that we look at that kind of technology and see if there is an opportunity for us in that regard.

Chief Robinson: I agree with you 100%. I would love to be able to get that technology going. I would have to look into that and see if we can do that with OHLEG. Our reporting system is the one from the State and I'm not sure if we can actually do that with OHLEG, but I sure would like to take a look at that for sure. Mayor Flaute: If there is a way to do that, hopefully without a whole lot of expense, I think that would be a wise decision. Chief Robinson: Absolutely, I'm just worried about OHLEG not being able to do that.

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Mrs. Lommatzsch: I've always supported that. I don't see it's necessary. I think it's a total information overload. I think people who are professionals here have a job to do and if it doesn't get done correctly, we will know about it. I have 18 of them on my phone at the moment that I have not had time to read and I've been trying to do the UDO since I got home and I haven't had time to read all of those police reports. Truly, a lot of it is not my business. Mayor Flaute: That's true.

Mr. Fullenkamp: To Mr. Curp's point, the kiosk today is the World Wide Web and there's no reason for people to show up at a location. They should be able to access those records online. Mr. Curp: That's fine with me too. I'm just saying that there has to be some other more efficient way than what we have been doing. Mr. Fullenkamp: Well sure there is. Mrs. Lommatzsch: I will speak up for a lot of people who don't have the technology to use the World Wide Web who could use that kind of technology. Mr. Curp: Yeah because one of thing, this goes back to shortly after the Meijer store opened up over on Harshman Road. One of the things I suggested was since the Meijer store was open 24 hours a day, that we could partner with some other jurisdictions, such as Huber Heights, and we could put a kiosk in the Meijer lobby. That way people would have 24 hour access to the kiosk because they wouldn't have 24 hour access to it if it was in our building, so that's how far back I've been expounding this opportunity to deliver a higher level of service to our citizens.

Chief Robinson: One more thing about OHLEG is that it's only set up for law enforcement, so it's not set up for the public to get onto it at all because you can get into so many things with OHLEG. The State of Ohio is not going to let us attach that to a kiosk. I think if we had better technology like a reporting system, which I would love to have any day of the week, we would be able to do that, but at this point I really don't think OHLEG will let us do that. Mrs. Lommatzsch: It's worth looking into. Chief Robinson: I will look into it, but it's a free service and what we understand is we have to be logged in as police officers. They just don't give those out to everybody. Even for your laptop, you would not be able to get into OHLEG. Mr. Curp: No. I'm not saying give people access to OHLEG or DIBERS or that sort of thing. I'm saying that there may be some way to extract just the Riverside stuff. Chief Robinson: We will definitely take a look at that, sir. Deputy Mayor Smith: I would be in favor of that myself. I don't think I need that information unless it is something that Council has requested and we need to know about to keep abreast as to what's going on. It is an interesting read, but I really don't need to read it.

Mayor Flaute: I think that would be an excellent idea and I would like to entertain a motion to look into that. Mrs. Lommatzsch: I don't think we need a motion for us to do the background unless you want to push the project. Mr. Denning: That would be a very good first project for our IT guy, if and when we actually get one hired and if we don't then I'm not against someone else looking into it and if we ever hire one getting him a head start at what we are looking for. The other part is if other jurisdictions have done this, then I don't think there is any reason for us to reinvent the wheel other than go check with other places and see how they do it and what their process is because we are talking about public records, not necessarily everything in OHLEG. We are just talking about accident reports and stuff that the public would be able to get to anyway, so there should be a way for us to get to keep that information and make it available a lot easier than manually going through everything. Mr. Curp: Maybe an alternative is to talk to the Clerk of Courts office and see if they would advance that technology as opposed to us having to do it. Mr. Denning: They may or they may partner with us to make it happen. Mayor Flaute: I don't want to wait on the IT guy. We are taking a lot of time from our Clerk and our staff to do this and to me it is not something we need to do, in my opinion. Mrs. Lommatzsch: I think anything that a council member wants to know about, that's fine, but I think just routine traffic reports; it's just a lot of stuff and a lot of it, I don't think is my business.

A motion was made by Mrs. Lommatzsch to rescind the request to send all public records requests to all council members and to only receive those that are requested by council members. Deputy Mayor Smith seconded the motion. Six were in favor; Mr. Fullenkamp was opposed. **Motion carried.**

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Mrs. Lommatzsch: I do want to compliment her (Brenna Arnold). Having been out of town, I want to thank everybody for excusing my absence. The Clerk kept me well-informed while I was gone and I do appreciate that.

#### B) Vehicle Lease Program

Major Close: Mayor and Council, I appreciate the opportunity to speak with you in reference to the lease program. Chief Robinson, about a month ago gave me the opportunity to start working on this program to look how we can make sure we are equipping our officers with vehicles moving forward and also saving the City money at the same time. That's what we are looking at and before we get into this, I know it was in all of your packets and you may have had a chance to look it over prior to the meeting, I was skeptical at first when I looked into the lease program because I was thinking it was like a traditional, private party lease. If any of us went out to lease a vehicle, you are only leasing a portion of the vehicle and that's what I was thinking. Just to set the stage, this is not a private party lease; those type of terms are not involved. You don't have the depreciation on that. This is for government entities only that Ford does this program. I wanted to get that out of the way. I don't want to have to go through and read everything. I'm sure you have had a chance to do that, but I can hit the highlights and then answer questions as you go and then go to the chart and show why I think this is going to be a good fit not only for the Police Department, but somewhat of a pilot program potentially for the City. I know other departments within the City have expressed interest in doing that if it does, in fact, turn out the way that we would like it to. Just as a caveat to that, a couple of other jurisdictions in this area that are using this program, some as large as Butler County as an entire entity with over 200 cruisers, as well as their Service Department have moved to this program. Another is Wilmington Police Department, Hamilton Township, where Major Hughes is now the Chief, just went to this program. Norwood, which is in Cincinnati and is very equal in size, demographics, and financial capabilities also has been in this program and has reached the maximum capacity of their lease and has been in it for a while and they are all very happy with that.

That being said, I'll give you a little bit of background. What our proposal would be is to start the lease cycle now and the importance of starting the lease cycle now rather than waiting for next year is when you refer to the charts, and I will bounce back and forth, you don't want to pile all your leases up at once. Kind of like if you have buying 9 or 10 vehicles all at once, it is a massive capital expenditure. The same goes with a lease and you can refer to the line graph here. We want to be able to maximize it and kind of rise and fall with it. The importance of starting it this year with money that is already appropriated, so there will be no further request for monies to do that this year. We already have it budgeted. We would start a 4 year lease cycle. The lease for the vehicles will go every 4 years and at the end of that 4 year cycle, we are able to purchase the vehicle including all the equipment with it for \$1.00. If the vehicle is still serviceable, if the miles are low, which we are forecasting for the unmarked detective vehicles for that to happen, then we will keep that vehicle 5 or 6 years until it is time to start that cycle. The great thing with this is those 4 years is completely covered and we have zero maintenance charges, whereas traditionally purchasing a vehicle in 3 years our warranty is over and that 4th year is where we start accruing that maintenance. Chief Robinson can speak to that, but when we used to buy 9 or 10 vehicles at once in 2008/2009, that 4<sup>th</sup> year on those Chargers the maintenance was incredibly high, somewhere between \$70 and \$100,00.00 almost for a couple of those years because it is out of warranty. With the lease program, we're covered for that 4 year period.

With that being said, that offsets the little bit of interest that is and I put it all on here for you to see on page 2 with what the interest will be, and actually depending on the number of vehicles, every year that goes and the more vehicles we have leased, they lower the interest rate. So if the Service Department, they had showed interest, if this would work that becomes part of a fleet for the City of Riverside and that interest rate continues to drop, and then they are covered under that maintenance as well. The more departments and the more vehicles, the lower the interest rate and then we will see the savings with maintenance and being able to keep our rotation going where we can project this out. If you look on the last page, I'm projecting out to 2021

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obviously based on today's numbers and not looking at inflation in 2021. These are worst case scenarios; this doesn't include our trade-ins of other vehicles, so we are going to have cruisers we are going to be able to trade in that will allow us to offset some of that cost. So these are worst case numbers. I didn't fluff the numbers. I didn't make these look good, this is without trade-ins. This is without us having lower interest rates, those types of things. Just from numbers, it shows where we would be at. Our target is to have 15 marked vehicles; that keeps from a 24 hour cycle of running the cruisers and then be able to have 6 unmarked vehicles which covers the Detective Section, the Chief and my vehicle. That way we keep the cycle. Right now, Detective Sturgeon is driving a vehicle that is 8 years old with over 80,000 miles on it. I know that doesn't sound like a lot for a personal vehicle, but in our personal vehicles we are not responding to robberies and shootings. We are not out running lights and sirens in our personal vehicles. The transmission is going out on that and we don't want to see something happen to one of our officers obviously in an unsafe vehicle, so we want to be able to keep that rotation cycle going.

If you look at it 2016, we would get those 2 unmarked vehicles. In 2017, we would be able to get 2 additional unmarked vehicles and then the 3 marked cruisers that is going to keep our cycle. So basically every year as you can see, we would keep rotating 3 marked cruisers and keep getting those until we reach our maximum point which is where we overlap what it would be versus buying those 3, but then it declines. Without buying, we don't have new vehicles covered under warranty. We are having vehicles that are falling out of warranty, so that's why it makes sense in 2020-2021 to do that and just kind of bear that little bit more expense for a lot more in the long term. Also next year as you can see, 2017, we would be at \$63,324.00 for the lease program. That gives us 4 unmarked vehicles, 3 marked vehicles, gets our Detective Section back where they need to be, not driving vehicles that are potentially dangerous and keeps us at half of what we requested this year. This year we requested \$120,000.00 for that line item and we have 3 marked vehicles. This will allow us next year to appropriate those funds somewhere else that the City needs it more and then know that in 2018 we are going to need this much. 2019-2021 we will start to decline again, so we can forecast that out and we don't have unexpected maintenance problems or a vehicle that is breaking and cost \$5 or \$6,000.00 to repair or whatever that may be. We can look at the hard numbers and look at exactly what we are going to have.

The other good thing about the lease program is there is a clause in it for public entities, so if in 2020 half the population of Riverside moved out and we didn't have the financial ability to pay that lease there is a clause that allows us to exit it with no penalty. They take their vehicle back and we don't owe any penalty, so that's a non-appropriation clause that Ford puts in there for public entities. From year to year, it is basically like a new lease. That allows it to do that. That being said, I won't stand up here and talk and not answer the questions you might have. I'll take questions and go down the line.

Mr. Denning: Do the leases include the equipment or is this strictly a vehicle? Major Close: These are upfitted. Mr. Denning: This includes lights and sirens; well unmarked it wouldn't. Do you have lights on the grill? Major Close: Unmarked actually, that's another thing with it; they are going to be built in. Previously our practice was we were going to Ford, whoever had the state bid and buying a car that anyone of us would go by. That didn't have lights in it. It didn't have the upgraded suspension for the types of things are doing in those cars and is also not safe for our detectives to be out. If they have to respond to a call, they have no lights on their car. If they have to respond to a robbery, they have no lights. Going forward what we will be doing is these are already built in. It's either going to be the Explorers or what we call the Police Interceptor Explorers, the SUVs that we have, just unmarked or the Taurus is they are cheaper, depending on that bid year. Ford right now can get us the Explorer Interceptors cheaper than we can get the Taurus for this year because they want to go rid of them. For this year, those 2 vehicles would be Explorers because they are cheaper. They have the lights built into the front and the back. If we raise the tailgate, there are lights there, so they have the same protections that the officer does in the marked car while they are out alongside of the road; something that would cost us more money to go upfit, if we were to just go buy one off the shelf.

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Chief Robinson: The only thing it does not cover is the striping. We would use Danco because we are already locked in with them. Mr. Denning: I'm ok with that. Major Close: And we will have a trade-in value that I didn't figure into this because it depends on how many miles are on our car. We are going to be trading in 3 Chargers next year and that could be somewhere between \$9-11,000.00 we will get on trad-in. That will cover the striping of those 3 cars, so it will really offset itself plus some. Mr. Denning: When I look at this number, \$17,800.00, that's for 2 vehicles. That's like \$9,000.00 per vehicle, per year. Major Close: It's a little bit under that. Next year, those are actual figures that I got from Ford and Lebanon Ford, who has the state bid this year. We have to go with whoever has the state bid. That's the state bid price for next year that he quoted us for next year, so that's a hard number. I used that number continuing out until 2021.

Deputy Mayor Smith: On the lease program, are we responsible for tires, brakes, windshield wipers, anything like that? Major Close: We do the tires. The brakes, if the rotor becomes defective then they replace those. The actual brake pads, that type of wear and maintenance, oil changes, which I think is at 9,000 miles now so it is really reduced the amount even for those. The actual warranty, we say if we were to go buy a new vehicle, the warranty that covers bumper to bumper we still do the maintenance, like an oil change and the tires. Those tires are special Z rated tires anyway, so we figure that in. Chief, unless I'm wrong, we will go 2-3 years on tires. We may change out the tires on one of our cruisers now 1 time in that whole time we own them. Looking at that cost, it really offsets. We might have under \$2,000.00 per year right now, for oil changes and tires and brakes. What gets us is transmissions, electrical problems we had with the Chargers, where it will be thousands of dollars in year 4 or 5, if we had to keep one that long. That's where it starts adding up. The actual day to day maintenance isn't too bad cost wise because we know we can forecast that. We know we are going to do X number of oil changes and figure in that unless we blow a tire and those type of things, because that wouldn't be covered under any type of warranty anyway if there is a nail in the road, that's not covered.

Deputy Mayor Smith: The \$2-3,000.00 for maintenance now, is that for the whole fleet or just per car? Major Close: Looking at this year, just for the oil changes and the tires and we have only had to put 2 brakes on this year. Chief Robinson: I would say that because of the vehicles that we have, is it has held our cost down on vehicle maintenance. Probably the lowest I have seen it out of any place I have ever worked at, maybe \$10,000.00 for the whole year and the whole department. Major Close: That includes other things besides brakes and tires. That includes some of the things we have had to do for the Chargers, which were more than brakes and tires because they are out of warranty. This would keep us in the warranty and if we chose a good example we would have 3 unmarked cars and we only put 45,000 miles or 50,000 miles on them in 4 years, we buy it for \$1.00 and yes it is out of warrant, but that's ok because we don't have to do the lease that next year and we have that savings there. That's the plan with the unmarked vehicles, you can see when I'm looking at the lease we are not getting unmarked vehicles every year by any means. We are looking at a 5-6 year cycle of those depending on how much mileage detectives have to put on them. That's how I'm looking at it. We can adjust it and Chief can look at it and say, we can keep this vehicle and control it a little bit more. That's what we do with the purchase vehicles right now. At the end of the day, this is not like a lease where we are paying for the vehicle. It really does save money and allows us to project out what we are going to be spending and get more for that. We are getting 3 times more vehicles than what we could if we were just purchasing because if you look at the first page, to get 7 vehicles between now and the end of 2017 that's \$234,500.00. That would bring us current with detective vehicles. We don't have the capitals or the money to spend to do that. Whereas, \$63,324.00 in a lease, we can do that and start putting it away and know what we are going to need in the years to come.

Mr. Fullenkamp: We are just going to talk about unmarked cars. Unmarked cars are commonly used for commuting. What percentage of our mileage is for commuting on our unmarked cars? Major Close: Right now the only unmarked car that is driven home is the detective on duty, so if a call comes in and that's a pretty low number. Mr. Fullenkamp: The Chief doesn't drive an unmarked car? Major Close: Chief

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drives an unmarked car. I drive an unmarked car, per our contract if we have to respond. It depends on what you are talking about, sir. The detectives would be different than the command staff. Mr. Fullenkamp: I'm looking at it overall and by individual, so these cars need to be Interceptors for you and for the Chief and for the detectives? Major Close: Any one of us, the Chief included, could respond to a murder scene, a riot, any of that and it is common practice among all law enforcement agencies that their detectives and administrators drive cars that are outfitted the same as their cruisers so they can respond in an effective and safe manner. Mr. Fullenkamp: How often does the police staff have to respond to emergencies from their home? Major Close: It all depends on the time. The holiday seasons you will see a spike in it or sometimes in the summer you will see a spike. It just depends on the call volumes.

Mr. Fullenkamp: What percentage of miles would you say? Major Close: I'm not just going to come up with an off the cuff number. I can't without looking at hard figures, but as you can see I spent a week on these figures. I really like graphs and figures, so I try to get actual numbers and not just come off the cuff with numbers. Mr. Fullenkamp: My question is the necessity of them being Interceptor vehicles and if there are other options in the used car market to provide for staff vehicles. Chief Robinson: I think you are missing the point. The 2 vehicles that we are requesting to purchase are already equipped and available on the lot. Mr. Fullenkamp: I understand, so you are saying the requirement is an Interceptor vehicle? Chief Robinson: I don't think it is a requirement, but if you want to buy another vehicle or even lease one we are still going to have to outfit that vehicle with some kind of lighting package. Mr. Fullenkamp: Because part of the argument was we don't have vehicles for training purposes and I'm wondering about the need to have an Interceptor vehicle or even for your commute. Chief Robinson: Actually, I won't have one of those, sir. I will still be driving the same one I have now.

Mr. Fullenkamp: I went out to Enterprise to the used car stuff and I'm seeing vehicles 2015 Ford Fusion with 35,000 miles for \$15,000.00; less than half of what you are paying. Major Close: I understand that completely, sir. With this plan the Chief is looking at 2019 before he were to replace that vehicle and get to the miles that he is currently driving. If I were to be driving one of the Interceptors or another command staff member, then it would cycle down because it would have maybe lower miles than the detectives, so then maybe the detective would drive it. I absolutely don't feel comfortable going to a used car lot and buying a car that could potentially use to pursue a suspect that we don't know about. Equipping officers that would in any way be responding to any type of calls with a used car is not common practice. Mr. Fullenkamp: But it is common practice for these unmarked cars to be used for going after the bad guys? Major Close: Absolutely, sir, if we or the detectives have to respond. If there is a robbery in progress with shots fired on Linden Avenue and the detective is the closest one there, I don't think our citizens want him stopping at every stop light. We have to be equipped with lights and sirens.

Mr. Fullenkamp: So the argument about not having vehicles for training purposes. How does that fit into this equation? It says in your read here that you don't have enough cars to allow people to go get training. Major Close: That also allows for rather than driving a marked cruiser and taking that out of rotation if we have to go to training in Columbus or wherever we have training, you can't sit 4 people in a marked car because there are cages and it's not equipped to go long distances like that. This would allow a detective vehicle or these unmarked cruisers for them to be able to go to training instead of them driving 2 cars and putting twice the miles on 2 of our cars. Mr. Fullenkamp: There's no benefit to looking at an alternative approach? Major Close: I'm open to whatever Council decides to do, but going and buying a used car in the long run will cost more money because we will not be covered under any type of warranty. Mr. Fullenkamp: I'm not sure that could be a true statement, when you look at the relative prices to used cars with low mileage on them. I understand what you are saying. The cost benefit analysis, I don't believe our support your argument.

Deputy Mayor Smith: I don't think we are looking to buy a used car because what we are looking for is maintenance. Mr. Fullenkamp: Mike let me finish. Deputy Mayor Smith: Go ahead. Mr. Fullenkamp: These other options really haven't been looked

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at very closely. Major Close: What other options exactly? Buying a used vehicle? Mr. Fullenkamp: Yeah, buying a used vehicle staff could use for travel or even renting a car during those periods when you might need them. Major Close: The Police Department, in order to operate effectively, renting a car is more costly because we did that and I know the cost to rent it for X amount of time. That would be more expensive to do it over the long term and to have it ready. Then you have to get somebody down there. Mr. Fullenkamp: Thanks.

Deputy Mayor Smith: I think the argument of the used car idea is out of the question because the whole idea of going with new cars is to cut down on maintenance costs. You are going to pay \$15,000.00 for a used car, when you can get a new car for \$17,000.00. Mr. Fullenkamp: No, you can't. You can get it for \$33,000.00. Deputy Mayor Smith: If you get it for \$17,000.00, you are getting outfitted with your light package and suspension. It's a heavy duty car. Major Close: Those cars are rated for police use. We don't have to decide which vehicle and Councilman Fullenkamp, I was just trying to say it would be nice to keep everything in the police realm. Yes, what you are saying with cost analysis benefit would be a little bit better, but in the long term we might be better to spend a little bit more money in order to have that package. This isn't going off just my numbers. This is going off research done by Butler County, who spent a lot of time, money and effort with their trustees looking into this. I took a lot of different departments and looked at the pros and cons. Like I said I was skeptical in the beginning about it until I started looking at those numbers.

Chief Carpenter: I would just like to say one thing to your point, sir. I believe that's what has been going on previously with the Police Department, as far as buying cars that aren't made for police operations for training purposes, etc. Mayor Flaute: If the car isn't being used for police purposes, just for your folks riding back and forth from home or going to a thing. They can last 100 or 150,000 because they aren't being used like the police cruisers are. I don't see why you wouldn't go out and buy a used car; you are just using the cars for a lot longer time than the police cars. Wouldn't there be a benefit to that? Major Close: At a minimum with the unmarked cars, 5-6 years because after the 4<sup>th</sup> year, we buy them for \$1.00. If we want to put one away to use to drive to training, we can do that or even one of the marked cars. We have some options, but they are still police vehicles. To your point, we could keep them longer depending upon what the cost analysis is on potential maintenance or that with them. After that 4<sup>th</sup> year, we own those cars and everything on those cars. Then we can utilize them in the best way, but they are still police vehicles if they need to be used in that instance. Mayor Flaute: With this program we will still own the cars? Major Close: At the end of year 4, we can buy that car for \$1.00.

Mr. Denning: So this is a long term Purchase Agreement, but we can get out in 2-3 years if we find we only need 7 cars now instead of 12? Major Close: We could if we had any type of fiscal issue. This allows us to spread out buying these vehicles so we can allocate other places, but still gives us the vehicles to get back into proper rotation. I did a lot of research on this and talked with not only Ford representatives, but captains, majors at other police departments to understand this program that allows us to get into a proper cycle. What they found out is when you fall out of that and you say I will wait this year or maybe next year, then it costs a lot of money to get back into that program and before you know it you have a very broken, aged fleet. That ultimately costs more money in the long run. I don't think anyone would disagree that we need our officers to respond safely to these calls and we want to make sure the equipment is good. This is a plan that I think would be a good financial choice for the City to look at since you have the numbers now.

Mrs. Reynolds: Mr. City Manager, who currently has a City provided car that they drive home? Chief Carpenter: Off the top of my head: Fire Chief, Operations Manager, I believe the Service Director, Police Chief, Police Major and the detectives. Major Close: The detectives only drive the vehicle home if they are on call, so during that week they have to do it. Mrs. Reynolds: I'm sure Mr. City Manager, you are familiar with the Administrative Code 153.01. I need to know how we are charging off those commuting miles, so that we meet the tax requirements. The IRS standards, we have several different provisions we have to meet in 153 and I don't know what we are doing to meet 153. Can you provide that to me and Council because there's

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some serious things here that I don't know how we do them? Chief Carpenter: I will get that information to you. Mrs. Reynolds: I'm not going to vote on this. My vote will be no until I have that information because that is a concern I have. I'm looking at the budget process. I'm looking at where we are at. I don't know how many dollars we have left for this year. I wish that had been brought to us on the capital side. Also, I need to know; it says in this paperwork we received that, "Additionally, during this lease period the City will incur no maintenance costs as with traditional purchases." I am hearing that we are going to have maintenance costs. Can you walk me through again what we would be responsible for under the lease? That would be ongoing for each car we have in this cycle, right?

Major Close: Correct and just in reference to the budget and money. The Chief is not asking for any additional monies. We already have in our line item budget to be able to do it for this year. Mrs. Reynolds: You know the balance in that line item; I don't know the balance in that line item. Major Close: We have just around \$20,000.00, which with \$17,821.00 that covers what the 1<sup>st</sup> year's lease would be. We are not coming to Council to ask for additional monies to start this program. We were able to fit it into the monies we were already given to purchase vehicles this year. Chief was able to get some really good deals and left us with that ability to do that and I explained the importance to getting that cycle started early instead of waiting. In reference to the lease and what we would be provided with maintenance, I think I was talking with Councilman Smith or Denning about oil changes. We have about 2 oil changes a year, roughly. Those oil changes cost us around \$20-25.00, so we have for this purpose \$60.00 per vehicle that we are doing either way if we are buying a vehicle or not for oil changes. Mrs. Reynolds: I understand the 1<sup>st</sup> year would be that \$60.00, but you were talking about tires, brakes and generally rotors don't fail; it's the brakes that fail.

Major Close: The difference too between a vehicle that we would go to buy off the lot as private citizens and what these Interceptors are, they are much bigger. The rotors are double the size. Their pads are much bigger. They are beefier cars because they are made to handle what the police service does to cars. They are harder on cars; there is no question about it. Really the maintenance isn't that bad, most people don't change out their brakes every year, nor do we on police cars. We average changing brakes every several years. Mrs. Reynolds: It's not an annual thing? Major Close: No ma'am. Tires are the same way, those are Z rated tires, and pursuit rated tires. They are a little bit more expensive, but we are able to purchase them to a decent price right now at Firestone, so we are not spending a lot of money on those and we already have a rotation of tires we can change out if we get a flat. It's not that we will ever go and replace 4 tires at once because they don't wear down like a cheap tire would. Those are what are already included and the Interceptor has those tires on them when they are delivered. Mayor Flaute: I know you can't guarantee it, but probably 3 years and we have the car, unless it's really unusual situation you wouldn't be changing the tires or brake pads. Major Close: Unless for some reason there was heavy, heavy use. Maybe a pursuit that lasted a long time and was hard on them or we hit a nail. We've already planned for them and have been doing so for years.

Mrs. Reynolds: You did mention that there was a clause in the contract that should we decide we didn't want to do this we could just return the cars. I don't think that's the case. Major Close: It would have to show it is a fiscal need and when I talked to Ford about it, there's different things that could be done if there was truly a fiscal need and didn't have funds available Ford's not going to make us show them everything and why. It's a non-appropriation clause that they added to that. Mrs. Reynolds: Have you run the lease agreement by the attorney, sir? Chief Carpenter: We have spoken on the phone about it. I know Major Close has spoken with her as well. Major Close: The Council Clerk was on the phone, it was a conference call, so she can speak to it as well. She's completely comfortable with the terms of this as well. Ms. Arnold: She did find it to be legally sufficient. She reviewed the contract along with the Resolution.

Mr. Fullenkamp: This non-appropriation clause, what does it say? You are talking about it, but I don't have a copy of it in front of me. I want the contract language.

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Major Close: They haven't provided the contract language to me with exactly the legal portion of it. His statement to me and when I spoke to a Major at Butler County, who is charge of their vehicle program, stated that if there was a fiscal need and they were unable to appropriate funds for in order to maintain these vehicles Ford would take the vehicles at no penalty to us. Mr. Fullenkamp: So we don't have the contract and our attorney said ok? Ms. Arnold: She did review the information that provided to her. She did say that she would review the contract to be signed, as well. She said that she review these before and found it to be legally sufficient. Mrs. Reynolds: All contracts are different. Major Close: This is a national Ford lease program. It's not something created just for us. This is used for police departments in cities across the country. It is not unique to Riverside.

Deputy Mayor Smith: You said you can get an oil change for \$26.00. Is that reconditioned oil or is that new oil? Major Close: It's new oil. The reason we get it for that price is because we get a fleet price for the Police Department. Mr. Denning: Is that a business here in Riverside? Major Close: We do our oil changes at the corner of Brandt and Harshman. That's the most consistent service in a timely manner. Officers can pull through and do it while they are still in service. Mayor Flaute: We tried leasing once before. Major Close: In 2006. The leasing programs have significantly changed since that time period. Ford has revamped their leasing program and they have done a lot of publicity for Police Departments to bring on large and small departments. It's not going to be anything like it was years ago.

**ITEM 7: RECESS:** The Council took a recess at 7:05 p.m.

**ITEM 8: RECONVENE:** The meeting was reconvened at 7:16 p.m.

**ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:** Mayor Flaute led the pledge of allegiance and there was a moment of silence for David Browne, who recently passed.

**ITEM 10: MINUTES: Consider approval of the minutes of the July 21, 2016 regular council meeting.** A motion was made by Mrs. Reynolds to approve the minutes as written. Mr. Denning seconded the motion. There was no discussion on the motion. Six were in favor; one abstained – Mrs. Lommatzsch, who was absent from the July 21, 2016 meeting. **Motion carried.**

**ITEM 11: PRESENTATIONS**

A) Swearing in of Police Officers

Chief Robinson: It's been a long time for this to happen. We've been trying to get all of these folks in place who we are very happy to have here tonight. We appreciate everybody for coming in and the families.

Major Close: Officer Brent Waler grew up near Huber Heights and attended Bethel Local Schools. Upon graduation, Officer Waler attended Sinclair Community College and received certificates in Level I and Level II Firefighting. He then spent 5 years with the US Forest Service fighting fires in Arizona. Officer Waler is a graduate of Clark State Police Academy. He has 3 years of law enforcement experience with the Kettering Health Network and Columbus State Community College. Officer Waler and his wife, Emily, have two young boys, Benjamin and Samuel. Additionally, Officer Waler's father is a retired Huber Heights Lieutenant. His brother is a Huber Heights Officer and his mother is a Huber Heights Dispatcher.

Officer Adam Todd is from Brookville and attended Brookville High School. He is a graduate from Sinclair Police Academy and has spent the last 11 years in law enforcement. Ten of those years have been with the Butler Township Police Department. Officer Todd has been awarded numerous honors during his career in law enforcement to include Officer of the Year in Butler Township. Officer Todd has been married to his wife, Amy, for 3 years and has 3 step sons, Colt, Dusty and Mason.

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Officer Evan Stafford is from Ashland, Kentucky and a graduate of Boyd County High School. He enlisted in the Army in 2009 and is now a Sergeant in the Army National Guard. Officer Stafford served through Operation Enduring Freedom in Afghanistan, among other deployments. He has 2 years of law enforcement experience working for both Germantown Police Department and Grandview Hospital Police Department. Officer Stafford and his wife, Brianna, have one son, Bryce, and are expecting their second child in early 2017.

Mayor Flaute swore in Officers Waler, Todd and Stafford.

Mrs. Lommatzsch: I had the privilege of being here to see these wonderful folks in action Tuesday night. I want to thank you for doing an awesome job. It was obviously well-planned, well-executed and well-received by the community. You made me very proud to be on Riverside Council and I look forward to seeing you other places and thanks again. It was awesome.

**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: CITY MANAGER'S REPORT:**

- (1) FYI Items
  - a. Council Request Sheets.
  - b. Council Agenda Calendar.
  - c. City Manager's Project and Activities Report.
  - d. UDO Updates
- (2) Monthly Verbal Reports
  - a. Finance Department
  - b. Economic Development Department
  - c. Administration Department
  - d. Planning and Program Management Department

Mr. Denning: I wasn't at National Night Out for very long, but it was very nice and I think it is something we need to continue and build on. I think the community really liked it and I wanted the chance to dunk a cop, but I couldn't stay; I had a retirement dinner for some employees that I had to go to. I think we need to do more things like that. It was awesome. Thank everybody that made that happen and Chief, I know you didn't do it alone, so make sure your guys know that we really do appreciate that. The other thing is I really like the swearing ins. I think it is awesome for the community in general and I mean the community, not just the City to see everybody doing things together and that we all support each other whether it is firemen getting sworn in or police officers getting sworn in or Service Department guys coming in to that they know who we are and we know who they are and the community knows who they are and that they are giving their time and their career to this community and this City. I think it's important. I know it takes 10-15 minutes, but I would rather take that 10-15 minutes and do it to show people that we support our employees and they support us.

Mrs. Lommatzsch: It really was just an awesome, good time. Everybody was really receptive to it and we need to do more positive things. Mayor Flaute: It was a great evening. I was able to go around and thank just about everybody who had a booth and was working. I met so many residents. It was really well attended. It was a special night for Riverside. If you need any money, the Mayor's Fund is for that

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purpose to give away some of that money. I know most all of it was donated because Major Close, the Chief and whoever else went out and got the donations from the community. It was a great evening. Mrs. Lommatzsch: Many people had dinner on Riverside. It was great. Mayor Flaute: We even had a father-in-law of one of our policeman cooking the hamburgers and hotdogs. It was a great effort. Chief Carpenter: We definitely plan to continue this and build upon it. It was a great first year turnout and the Chief and his staff, just tremendous. Mrs. Lommatzsch: I had called the City Manager while I was out of town and suggested that we needed to do something positive with our Police and Fire. I had come up with a couple of ideas and he said, "As a matter of fact, let me tell you what we are doing." I think the location is perfect and very visible. I know some people I talked to didn't even know what was going on, they just drove by and saw all the activity and just walked in. I don't know if they lived in Riverside, I don't care. It was just a really fun night for adults and children. I think the adults were having a good time too with the SWAT vehicle there. Just lots of things they see on TV, so it was awesome.

Chief Carpenter turned the floor over to Mr. Garrett for the monthly Finance Department Report.

Mr. Garrett: I've just got a few things for you. Of course it being the first week of the month, we are closing out the month of July. I have been able to get most of the reports printed. Very shortly we will be getting July closed out. I think we have hinted at it before, of course, income tax is still running fairly robust this year. We have now got \$3.5 million received in income tax so far this year. That puts us at about \$482,000.00 ahead of where we thought we were going to be for the year. The state auditors have been continuing their work. I think they pretty well looked at everything they intend to look at and now they are reviewing their notes and going through the management reviews. They haven't really shared their comments with us yet. I did tell you that we are going to be contracted out instead of having actual state auditors next year. They are going with independent auditing firms under contract to the state auditors. They did send out their ROPs and we had a little voice conference to clarify a couple things. They got 6 bidders for the independent audit firm. The State Auditor is going to make the final selection and make the contract, but we do at least get to comment on the mid replies from those 6 audit firms. We will be contracted out to the independent auditors for the next 5 years, the years 2016-2020. Finally, now it's getting time to actually buy that fire truck. I sent off the disbursement request to the bank that has been holding the funds, so that hopefully we can actually pay for that first fire truck next week.

Mrs. Reynolds: Can I request that we have the Auditor's bulletins for the last 18 months? I happened to find one that I sent to Council so they could look at. I think Mr. Garrett probably already has it, 2015 005. It was an interesting bulletin and I think knowing that the audit is on-going and we are going to a private firm next year, they will probably be looking at those things a little more closely. It's actual discussing of appropriateness of purchases, so it's one thing the auditors will be looking at. If I could look at all of those; I thought I had them all, but I don't.

Chief Carpenter turned the floor over to Mr. Murray for the monthly Economic Development Department Report.

Mr. Murray: Taking it from the top is the car wash on Linden. I did meet with a potential owner there, someone that made a lot of sense to me. I think it's going to go this time. It is a car service company, so it fits very well into the building. Very little changes have to be made, some demolition. He has already had a contractor through it, so they know exactly what the price will be to bring it up to code and are proceeding. I did have them meet with County Corp to help with the financing on that and again, they were enthused about the individuals so I think that is going to change hands here real quickly and be improved. Mayor Flaute: Will Dayton Power and Light have to move? Mr. Murray: No. Mayor Flaute: Can we ask them to anyway? Mr. Murray: I've got the information here. I just got it tonight and we will be asking them. Mayor Flaute: It's on private property. Mr. Murray: It is on private property and they will not pay for it. I've got a good price on it and I would like to continue those discussions because it really holds back the property and again, this guy isn't

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through the process. It makes it really hard to develop anything there. I'll make that call; that's who I was talking to tonight was DP&L on that very subject. We will look at that.

I had some great meetings on Smiley's. These guys are still going through their due diligence, but to date they are very enthusiastic about developing that property. That is moving forward and I will have some further updates when the time comes. Mayor Flaute: That's upscale apartments and some commercial. Mr. Murray: Yes, sir. It's a living center. Mayor Flaute: It's going to be like a mini Greene. Mr. Murray: Yes. Mayor Flaute: If it's that, that's pretty nice. Mr. Murray: We will keep our fingers crossed. Next, the MTC Building is still being shown. I talked to a company that did see it; it didn't quite fit their needs, but they did say there is potential there so I think something can happen there in the future. It just wasn't for the company that I was talking to. Riverside Bar & Grill, this is the thing that I get the most questions about, when it is going to open. According to Dr. Gupta, it will open next week. They do all their work at night. We haven't seen anybody over there, but that should be open next week. That's what I got today at about 3:00 p.m. Next, Flightline was supposed to be open in August, I think you have seen that on my reports before. He is opening in September. He is looking at hiring 15 people and are interviewing for that now. That is his phone number there, so that is the owner's phone number. If you know anyone interested in that line of work, please give him a call and he would be glad to bring some people in. SPGLOBAL is 99% completed. Yes, that is the same I had last month. There are a few items there that we ordered that are not in, but will be in shortly and we will finish that up. Work began and is almost completed on CDO Technologies taking the other wing there. It is expected to be completed by August 27<sup>th</sup>. I do have a letter of intent signed by Array and a letter of intent signed by Price. That will be brought to council at the next meeting.

I was successful and I'm thankful that I hired Jo Lease. Jo Lease is the new Property Manager and Leasing Agent for these buildings. He has a long history in property management. A long career in this environment and to date, I'm so thankful to tell you the truth. He has brought a lot of good ideas to bear and we are going to start executing those ASAP. The maintenance list is about where it is. We are still waiting on one quote to get the driveway and parking lot refurbished. Eintracht, we are going to work towards a detailed proposal. Again, we presented this last time and we've just got to round that out and move forward on that. Montgomery County Environmental Services, this is the sewer people, tentatively they are scheduled for August 14<sup>th</sup> to come in and talk about the possible sewer going up Old Troy Pike. For your information, Bob Allen's farm is for sale. That's an 18 acre property on Union Schoolhouse Road, so we are looking for people to develop that. Bob Allen also developed all of that on Coury Lane and up through there. He's sitting on about 10 lots now, so that's for sale. Another big sale is 42 acres between Old Troy Pike and Brandt. Again, it's on Old Troy so there are no city utilities to this property. It's huge and right in the middle of those 2 streets. It is a game changer, I think, for that area of the City and we are going to be looking to provide it with city utilities to make anything meaningful there.

Mayor Flaute: I wanted to mention the entry doors. I see you are going to be weather-stripping them. Are we doing anything to make them handicap accessible? Mr. Murray: It is on my list, I can promise you that. It didn't make my list here this time, but it will be on my list next time for sure. It is something we want to do and it only makes sense.

Chief Carpenter turned the floor over to Mr. Lohr for the monthly Administrative Department Report.

Mr. Lohr: I just have a few updates to give Council this evening. We did close the firefighters posting at the end of July; we had 10 applicants. We are going to be reviewing the test results for that and hopefully setting up interviews in August/September timeframe; probably as soon as we can. We have one position open in the Fire Department right now that we are looking to fill, but we are hoping to have some good candidates come out of that group of 10 that we can fill as openings pop open there in the Fire Department. We also have an opening for a part-time

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Administrative Assistant, 25 hours/week. Previously, that position was filled by Renee Stacy, who has moved over to the Police Department as a Records Clerk. Renee is an excellent employee and we miss her as a part-time Administrative Assistant over here working with us, but I know she is doing good work over in the Police Department. Sometime in the near future we will be putting out a posting looking for applicants to fill that part-time position here at City Hall.

I would like to take the opportunity to thank Ms. Judy Horn from the Historical Society for getting me some very good pictures that I am going to be able to use for our Throwback Thursday; just some neat pictures, the old airport that used to be in Riverside. We did get an old picture of City Council which includes most everybody here, not too old.

Chief Carpenter turned the floor over to Mr. Taylor for the monthly Planning and Program Management Department Report.

Mr. Taylor: As you know I spoke just at that last meeting, so this will be short. The Great Miami River Access Project, we did have the final inspection by ODNR both our representative, Mr. Leads, and his supervisor came out. He was new to ODNR and looking at all the projects. They were most pleased with the way ours had turned out, so we should be getting our funding here shortly and reimbursed. Again, that was a fully, 100%, reimbursable grant. I think it was \$194,000.00. We will be rounding that project out and closing it soon.

Last, it is probably large and glaring in your packet, we have UDO updates that Planning Commission worked on and had recommended for consideration. I'm really open to however Council would like to proceed with these. It's a lot, as you know, but I think we might want to have a work session to talk about some of the issues in there. The way to make that the best and that I can answer questions the easiest is as you read through it, write those questions down and then you can put them in an email and send them to the City Manager. Then we can put them together and I can put together a presentation off of those questions and answer additional questions during the work session. I think that might be best, but I am open to suggestions on however you would like to proceed.

Mayor Flaute: I think we ought to schedule a work session, if that's okay with Council. I'm seeing a yes, so Mr. Lohr please go ahead and schedule that work session with the Clerk. Ms. Arnold: How much time do you think you will need to review? I know it's a lot. Mr. Denning: We are going to need at least one full session and once we get to the end of that, depending how far we get, we may want to go ahead and schedule another work session for that or maybe even a special night. Mayor Flaute: We will do the first week in October. Mr. Taylor: I will point out real quick is the highlighted is the changes that we went through with Council and then there's some comments by either myself, Mr. Lohr or Dalma that were not highlighted. We left those unchanged and we didn't do anything. We just addressed what was highlighted, just for your information. Mayor Flaute: There's no time limit that we need to watch out for from the time Planning Commission suggests we do it to when we actually have a motion. Mr. Taylor: I don't believe so, but I will check on that. Some of these changes we really need, but we have been operating with them for a little over a year now and they were instituted in 2014.

There were no further comments.

**ITEM 14: PUBLIC COMMENT ON AGENDA ITEMS:** There were no public comments on agenda items.

**ITEM 15: UNFINISHED BUSINESS**

**A. ORDINANCE**

**l) Ordinance No. 16-O-601 determining to proceed with the improvement of certain streets between certain termini in the City of Riverside, Ohio, by lighting the same with electricity.**

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Chief Carpenter introduced Ordinance No. 16-O-601 determining to proceed with street lighting.

A motion was made by Mr. Denning to read Ordinance No. 16-O-601 for the second time by title only and approve its final adoption. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 16-O-601 for the second time by title only.

All were in favor; none were opposed. **Motion carried.**

**ITEM 16: NEW BUSINESS**

**A. ORDINANCE**

- I) Ordinance No. 16-O-604 approving a change in the district boundaries as shown on the zoning map of the City of Riverside, Ohio initiated by an Ordinance of Council for the properties located on Old Troy Pike, Parcel ID Nos. I39 00802 0012, I39 00802 0013, I39 00802 0052, I39 00802 0010, I39 00802 0014, I39 00802 0015, I39 00802 0016, I39 00802 0017, I39 00802 0018, and I39 00802 0019, from B-2, General Business, to O-R, Office/Residential, zoning district.**

Chief Carpenter introduced Ordinance No. 16-O-604 approving a zoning change.

A motion was made by Mr. Denning to read Ordinance No. 16-O-604 for the first time in its entirety and approve its first reading. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 16-O-603 for the first time in its entirety.

Mr. Denning: When did we have our hearing? When did we have our City Council hearing and are we supposed to have a City Council hearing? We can't even pass this until we have our hearing. Mayor Flaute: Do we need that also for the UDO? We don't need one. Mr. Denning: We can discuss the UDO all we want, but we will have to have a hearing before we pass it. We need to have a hearing on this and my understanding is there is a property owner that needs this passed so they can sell their property. Is that true? Mr. Taylor: I know it was initiated for those reasons, the sale hadn't gone through 2 or 3 times and I don't know if there is a current sale pending and waiting on this, I'm not sure if that's the case. Mr. Denning: The soonest we can have the hearing because we have to do that would be at the next council meeting. We have to send notice. Mayor Flaute: Could you we do it sooner than that? Mrs. Lommatzsch: You have to notify the neighbors within 300 feet. Mr. Denning: I think it's 10 days, so I think that is reasonable to do it at the next council meeting and then I have no problem passing it as an emergency and getting the second reading at the same time. I cannot without the hearing. Mayor Flaute: At this time we will withdraw the motion to stay legal.

Mr. Denning withdrew his motion for the first reading of Ordinance No. 16-O-604. Mrs. Reynolds withdrew her second.

**B. RESOLUTION**

- I) Resolution No. 16-R-2187 authorizing the City Manager to enter into a Lease Agreement for 2 Ford Explorers for use by the Police Department under the State of Ohio Cooperative Bid Program.**

Chief Carpenter introduced Resolution No. 16-R-2187 authorizing the City Manager to enter into a lease program for vehicles to be used by the Riverside Police Department.

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A motion was made by Mr. Denning to approve Resolution No. 16-R-2187. Mrs. Lommatzsch seconded the motion. There was no discussion on the motion. Five were in favor; Mr. Fullenkamp and Mrs. Reynolds were opposed. **Motion carried.**

**ITEM 17: PUBLIC COMMENT ON NON-AGENDA ITEMS:**

Jim Wray of Mayapple Avenue requested to speak before Council regarding a drug house problem in his neighborhood.

Mr. Wray: This is right across the street from me on Mayapple. I have lived there for 11 years and I've kind of been neighborly with this person. Should I say his name? Mayor Flaute: That's up to you, sir. You don't have to. Mr. Wray: Art Hadley, he's the son of the Mayor of Beaver Creek. We've called. Other neighbors have called about the drug activity going on over there. Recently his wife divorced him and since then, it has really stepped up; the drug activity over there. He's selling drugs and using drugs. I've known he's been using it, but when he was with his wife she helped control it. Now it's totally out of hand. Things have come up stolen around the neighborhood. He stole our cat and he tried to sell it back to us because he needed drug money. He's on disability too, some kind of mental disability, but he's a menace to the neighborhood. I'm obviously handicapped, my wife is really not in good health and we live in fear of what might happen. There are people that come over there that have pit bulls that aren't on a leash. There's a lot of traffic now.

Mayor Flaute: We appreciate you coming forward and telling us about it. Either the Police Chief will get with you tomorrow or if he wants to tonight, that will be up to him. We do have your name and number here, so the Police Chief will contact you or Major Close. Mr. Wray: We have been calling the Police and so have other neighbors. Mayor Flaute: Thank you for bringing that forward. We will move as fast as we can on that.

Frank Smith of Byesville Boulevard requested to speak before Council regarding a citation he received.

Mr. Smith: Good evening, Mr. Mayor and Council. This is some of the same old, same old. I got ticketed or whatever you want to call it. I took care of mine, now I want to see some action. I'm tired of me being the subject of the abuse. I tried to do what they've asked me to do and I've taken care of my problems. I've moved my Jeep. I moved my trailer. Now I want to see Salmons take care of his problems because they told me I couldn't have my trailer on gravel or on wood. He's got 2 box trailers sitting over there on gravel. He's got 3 trailers sitting over there on the ground without running gears and without tags. He's got 2 vehicles sitting over there, inoperable. They tagged my Jeep and said it's inoperable. I drove it down here and I couldn't get Mr. Brock Taylor to come out and see it, but yet they tagged it inoperable. If you are going to tag them inoperable, then there's 2 semis sitting over at Jerry's, and I don't care who knows it, with fuel tanks out from under them so I know they can't drive them. The trailers have been tagged for 5 or 6 months and they ain't done nothing to put them back up on the running gears and tag them. If I have to move my trailer because it's not setting on concrete, then his box trailers need to be moved too. I just don't think this is right.

Mayor Flaute: If you want someone to contact you, we can have someone contact you in the morning to talk about it. Thank you for taking care of business on your end. Mr. Smith: I don't think it is going to do much good unless they make some moves because I seen orange tags on my vehicles and I ain't seen orange tags on his. In fact, they thought it was so funny, they come out there and took pictures of mine. Mayor Flaute: Who did? Mr. Smith: Salmons did. I seen them over there in the parking lot taking pictures of my orange tags. This one I got off really easy, but the one on my box trailer, it could have taken the paint off of it because they put it right on the paint. I wasn't real happy about it. Mayor Flaute: I don't blame you. Someone from our department will be contacting you in the morning. Mr. Smith: They still haven't done nothing about the dust issue. I mean this is getting to be really old. This is really getting old. If they are going to come pick on me and make me do what I'm supposed to do, then the City needs to step up and carry through and get

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Salmons to take care of his problems. Mayor Flaute: Ok, Mr. Smith. We will have someone contact you.

There were no additional requests to speak.

**ITEM 18: COUNCILMEMBER COMMENTS**

Mrs. Lommatzsch: I have Executive Director reports for anyone that is interested from Miami Valley Regional Planning Commission and I guess you all will not want to hear this, but the 35 project might start in 2019; our part from Smithville to the county line. Mr. Denning: That was supposed to start in 2016 though. Mrs. Lommatzsch: It was supposed to have been done already. The ODOT folks were there today and we approved some funding from TRAC, but there is still other pots of money that have to be put in place. The ODOT gentleman said that it would start in 2019 and hopefully be done by 2020. Mayor Flaute: That's ok. That's better than what we heard when we went up to Columbus and lobbied for it. Mrs. Lommatzsch: This is all a new round. Do I have that right, Mitch? Mr. Miller: You do.

Mrs. Reynolds: Mr. City Manager, can you share with Mr. Smith what's going to be happening at S&S Trucking? What time frame they have to work. Chief Carpenter: I would be glad to talk to you after the meeting, if you wish.

Mr. Denning: I really like the information we are getting weekly, just that quick bit. I would also like, I don't know if we are putting it up on our website or not, but the information about the bridge. I think it is going to be very important that we get that out to the community that's when that's going to happen. Since it is going to happen on Monday, we need to get that out quick. I think the sooner people know about it, the better. We can all kind of see it coming, but if they have it. The other thing would be some sort of rumor control section on the website so that when people question what's going on with the Bob Evans or what's happening with the Pizza Hut or whatever, and they are getting bad information, we can put out the correct information on our website or on our Facebook page or both. We need to have that communication with people so they are not getting bad information. We know they are going to get the bad information, but we can counter it with the truth. Mrs. Lommatzsch: In cooperation with Dayton, I think there should be a news release put out. I think it should be in the newspaper about the change of traffic. Mr. Denning: If we could hit up Channel 7 to let people know that bridge traffic change over. I do have to say that those guys are doing an awesome job. I know they are like 6 months ahead. Is that right, Mitch? The weather has been great and I think it's looking great. I was tempted to drive over it earlier, but I didn't. Mr. Miller: I will contact Dan Maderas, who is the project manager, and make sure that happens. Mr. Denning: Yeah, make sure there is a news release and make sure we get that information because I think it is going to be important for people to know that information. Monday people are automatically in that mode of going the way they always go and you are half asleep and haven't had your full thing of coffee yet. We are going to have accidents.

Mayor Flaute: I have a couple of things. First of all, we got a thank you note from Doug Anderson's family for the flowers that were sent. If anyone wants to see that, I have that. I also received an email for the Ohio Ethics Law seminar that will happen on September 14<sup>th</sup> for anyone who would like to go to that, please consider attending. Also our Law Director has asked that we have a discussion in open session on a couple of things that are going on and we talked about it, but we found out that our City Manager will not be here for the August 18<sup>th</sup> meeting when we were planning it. We would like to still get that finished as soon as possible, so I'd like to have that special meeting on August 11<sup>th</sup>. Is that alright? Mr. Denning: Yeah. Mrs. Lommatzsch: Fine with me. Mayor Flaute: Steve? Mr. Fullenkamp: I'm not sure I can be here. I'm not sure. I've got estate things going on up north. Mayor Flaute: We will plan for it, unless I hear from you. Wait, I can't do that. Mr. Denning: We are going to do it on August 11<sup>th</sup>. Mayor Flaute: At 6:00 p.m. Mrs. Lommatzsch: Bill, remind them about IN Crowd. Mayor Flaute: IN Crowd is coming up on the 15<sup>th</sup>. It has been changed from the 8<sup>th</sup> to the 15<sup>th</sup>. It's at the Dairy Queen, so \$15 gets you all the Dairy Queen ice cream you can eat. Mr. Denning: And hot dogs.

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Mayor Flaute: I attend Math Alive at the Air Force Museum last Friday. It's here until October 3<sup>rd</sup> and it's a really cool thing that you can bring your children or grandchildren to. It's all free and it's great for your 3<sup>rd</sup> graders to 8<sup>th</sup> graders, especially, but I brought a 4 year old there and he had a great time too. I hope that you take advantage of it. We talked about Night Out. We have the Great Miami Valley Riverway Program are working on how our brand is going to look. We are getting a brand for Great Miami Riverway and that's important to our city because we have Eintracht Club sitting right on the river. I have been attending those meetings and we've finally settled on a brand and we are moving forward with getting that recognition. I also attended a Business Stakeholder forum today from the Dayton Defense to help entrepreneurs going into Department of Defense type of work and we are trying to encourage entrepreneurs to do that. We have 2 more meetings in which we will be working hard on that project. I did 5 weddings in the last 2 weeks.

**ITEM 19: ADJOURNMENT:** A motion was made by Mrs. Lommatzsch to adjourn. Mrs. Reynolds seconded the motion. All were in favor; none were opposed. The meeting was adjourned at 8:20 p.m.

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William R. Flaute, Mayor

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Clerk of Council