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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; Tom Garrett, Finance Department; Bob Murray, Economic Development Department; Brock Taylor, Planning and Program Management Department, Mitch Miller, Service Department; 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 Board Interview for Parks and Recreation Commission was moved to the end of the work session.

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) Presentation – NIP Grant

Chief Carpenter turned the floor over to Mr. Taylor for a presentation on the NIP grant.

Mr. Taylor: Tonight we have Ms. Susie Crabill from the Land Bank. She will give an overview; a lot of this stuff will be a repeat of stuff I have given but she is the professional in the program and knows how it works. Then I will go over the target area maps that we are looking at and discuss why we picked those areas.

Ms. Crabill: We've talked with Riverside a couple of times now about becoming part of the NIP program and this is the last chance because the feds are giving us one more chance to invite people in. It looks like you will be able to benefit from the program. What the NIP program does is address the fact that there are Tipping Point Neighborhoods that have a few bad houses in them that cause the neighboring, great houses to reduce in value. It's gotten better over the last few years, but it is far from being good yet. The way we like to describe it is a couple bad apples ruin the barrel. If you pull those couple of bad apples out of the neighborhood, all the other houses in the neighborhood increase in value. That is what we want to do is save great neighborhoods with a couple of bad houses from becoming mediocre neighborhoods. There are a couple of criteria once you identify a target area. We have to identify vacant and abandoned houses; those are legal terms that I won't go into today, but he (Mr. Taylor) knows how to identify vacant and abandoned. Once he identifies those properties, he submits affidavits to us and we begin foreclosure on those properties because they are tax delinquent, vacant and abandoned. The Land Bank must own the house before we can do the demolition of the house. We do the necessary steps, he hands in the affidavit, we do what is required to take ownership which is about a 9-10 month process, and then we can put it in the NIP program. The approach is that we remove the blight, demo the house, level it, and grade the lot off. We remove things like fences and stone walls that are falling down. We take out dead trees and any ash trees, even if they are alive because we know they are going to be dead soon. We reseed the lot, leaving just a green lot for the neighbors to have instead of the lousy house that was there before.

One note that I want you to be aware of is the \$25,000.00 per unit cap; anything that is over that, is the responsibility of the community to pick up. I will go over what some of our averages have been and I think it will put some of your concerns at rest as to how that is going to affect you. Mayor Flaute: We have to tell the Land Bank this is their house and we give it to you guys? Ms. Crabill: You hand off an affidavit to us

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that saying this is the Parcel number and this is the address that Riverside wants the Land Bank to pursue ownership of. We take the ball from there and turn it over to the Prosecutor's Office. The Prosecutor's Office does the due diligence to determine who the owners of last record were; anybody that has a claim on it, they find all of that out and then they pursue an expedited foreclosure so the Land Bank has ownership of it. We own it during the time that it is demolished and then for a three year period after that unless one of the adjacent neighbors want to buy it. We will sell it to them for \$200.00. We want to encourage the neighbors to buy it because I'm pretty sure that you don't want to own a bunch of vacant lots. It's not horrible, but I think you would rather get rid of them to someone that is going to take care of them and get them off your mowing list and someone who will pay taxes on it, which hasn't been happening because it is a tax delinquent lot.

Mr. Fullenkamp: The homes must be demoed, they can't be refurbished? Ms. Crabill: Yes, these are vacant and abandoned. They have been tax delinquent for at least two years. I'm going to probably guarantee that these houses are beyond fixing. These are the houses that have trees growing out of the roof that is open and has been raining in for years. If Brock identifies one that we are trying to get into the NIP program and our inspectors find it isn't so bad, we can let Brock know this isn't a NIP house. If it's got life in it and a reasonable amount of money can be put into it and be saleable for the neighborhood, it's not 100% guarantee that we are going to tear it down. We would pull it out of the NIP program and turn it over to another program or it would go back to you if you have a buyer that wants to buy it. A lot of times that will happen. In Dayton, there will be a house that is maybe not completely dead yet and one of the neighbors will want to buy it and we will pass ownership on to them if they prove to be quality investors and people that have the capital to do it.

We will need the original NIP agreement at some point. The NIP program is for demolition. It identifies target areas that are in Tipping Point neighborhoods; a few bad apples that will take the rest of the street down if we don't do something, sometimes there are a few, and we turn them into green, vacant lots. Some of the qualifications are that they have to be a 1-4 family unit property; doubles, triples and quad unit houses or structures can become part of the NIP program. At one time they toyed with the idea of doing small commercials, but the feds wanted to concentrate on residential at this time. There is no community match by Riverside; you don't have to invest anything until that \$25,000.00 cap per property is reached. There are a couple of things that have a maximum line item cost, but they seldom are a problem. Mr. Denning: When you say \$25,000.00 per property, does that include the demolition cost? Ms. Crabill: Yes. Mr. Denning: So the cost of getting the property and the cost of demolition on top of that? Ms. Crabill: There are a lot of other steps in between; the acquisition, which is us getting with the Prosecutor's Office to do the due diligence that they do called the PJR, the Pre-Judicial Report, that identifies who is the involved with the property. We have to serve all of those people either with notification through newspaper ads or through the mail. We handle all of that and all those costs are eligible costs that add to the \$25,000.00 total. Any title searches or contract preps or reviews, anything that needs to be done to acquire that property are all eligible costs. Once we get ownership of it, the first thing we do is an environmental survey. We send in environmental companies that look for things like asbestos, sometimes there are other surprises like underground tanks, but most of the time it is asbestos that we are removing. Those costs for us to go in and survey it, find those items and then remediation where we go in and clear all of that out is covered.

After we clear everything out, we have to go back in with another survey to confirm that everything has been removed and then we get to demo it. The legal bidding for serving the owners to know that they have been part of a process that is being foreclosed on and then any other third party expenses as well. The demolition of the buildings and it could be not just the house, but there is a garage or a small shed, we would clear the whole lot. The removal of asbestos. The clearing of all structures, if there is a broken down old fence or a stone wall that is too far gone. We take out the service sidewalks so there is no indication that there was something here and now it's not; there is just a green lot when we are done. One community wishes to take the curb cuts out where the driveways were cut because they see having that curb cut

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there as an invitation for people with their truck full of trash to back in and dump it on that vacant lot so they decided to spend the extra \$12,000.00-15,000.00 per unit to take that curb cut out and just replace it with a normal curb. They have found it is worth that money versus not doing that and having to send Public Service every three months to clear out all of the trash. Those are decisions that you can make to what you want to spend the money on.

There is a removal of storage tanks and utility services. The electrical service is removed. The water line and gas lines are capped at the curb. Everything is removed; if they have a basement, the concrete is dug out. Our inspectors confirm that is dug out and then we bring in fill dirt to just have a clear lot. Down the road if someone wants to build on that lot, they are not going to dig down to put the footers in and find the foundation of an old house, it is a clear lot which is a good thing for when times change and someone wants to do in fill housing on these lots. The site restoration as I mentioned, they grade it and level it, put grass on it, and seed it. Other things that are allowed are the permits, inspection fees and all OHFA (Ohio Housing Funding Agency) expenses they require in an eligible cost as well. Deputy Mayor Smith: When you say eligible costs, does that mean it comes off the \$25,000.00 as well? Ms. Crabill: Correct, it is all part of the \$25,000.00 bucket that goes per unit.

The OHFA required mortgage, I don't want to bother you with that. This is something paperwork wise, we have to do. Again, that's why we are here and you have a small role and we have a big role. Other eligible costs if you choose, if you have a lot that is at the corner of two prominent streets, you clear it and you think it would be nice to put a Welcome to Riverside sign and some trees and shrubs, you have up to \$6,000.00 per lot to spend on things like that. You would need to keep it under the \$25,000.00. If you go over the \$25,000.00, that would be your expense. If you do a demolition and it is \$15,000.00 and you have one of those lots that you want to make special, we have money to do additional greening on it. Post demolition, there is \$400.00 per year that we spend on mowing for those three years that we own it. Our contractors and we have agreed on \$40.00 per mowing, so it gets mowed 10 times per year. Your lawn gets mowed 30 times per year, so it's not going to look like a golf course, not even the rough. It is going to be pretty basic mowing, but what it is doing is keeping the weeds down and keeping the trash off of it; that's what the \$400.00 per year of mowing does. There is \$1,000.00 allowed for administrative costs. Those are our expenses in our office such as report preparations and submissions. Each of our units when we submit it for reimbursement is a large stack of papers, receipts, and cancelled checks and there is a lot of stuff that has to go in. You don't have to do any of that, we take care of it so we are reimbursed \$1,000.00 per property for that work.

The Round Two funding which was just announced in July, which was the one that will allow new communities to join the NIP family, were awarded an additional \$1.8 million. We were \$5.9 million the first time, so \$8.1 million is nice. We are over \$14 million now to do work in Montgomery County, which we are doing a lot of good things and there is going to be another, smaller award coming up in October that includes all the new land banks in Ohio. The \$8.1 million included the 17 old land banks and the next award in October will include all the land banks in Ohio, which I believe is up to 43 land banks in the state. We don't know what the size of the pie is going to be, but our piece is going to be small because there are a lot of other people participating.

Here's what the allocations look like, you can see all of the communities that are involved with this group. Riverside is in the middle, you will be able to take down 20 houses and that's based on our current average of \$16,500.00 per unit demolition costs, the acquisition, the greening, the administrative cost and everything. For the program that we are running right now, we've got 300 houses down right now and the average cost is \$16,500.00. The City of Dayton's cost is over \$17,000.00 and we attribute that to bigger houses. The challenge to taking down a City of Dayton house is when you have neighboring houses not far apart that adds to the demolition cost and that's why theirs is higher. I would suspect Riverside will be more down in the averages of Harrison or Trotwood, not the \$16,500.00 that is the overall average. I

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believe Riverside has square footage wise houses that are smaller than the City of Dayton. We are figuring \$16,500.00 and you can take down 20 houses, but your overall pool of money is \$334,000.00. Let's say one of your houses goes over that \$25,000.00 cap by \$5,000.00, nobody likes that. I don't like making the phone call to Brock to say 123 Main Street is a \$30,000.00 demo and not \$25,000.00 and you will be getting a bill for \$5,000.00. I know that is hard for some communities to stomach, but I think what you have to look at big picture is you have \$339,000.00 worth of work done in the City of Riverside and \$5,000.00 has come out of your pocket. I think that's a pretty good trade off. There's no matching money and very little work that you have to do, but occasionally there will be properties where you will have to come up with a little bit of money over the \$25,000.00 cap.

So far, I think we've probably had maybe 10-15 properties that have gone over that \$25,000.00 cap and most of them have been \$1,000.00-3,000.00 over. We have had one, which was a double in Dayton that was a huge two and a half story that was \$60,000.00 and \$43,000.00 was asbestos remediation because somebody had the grand idea of mixing asbestos with the plaster to plaster the walls. That is one house out of over 300 that we have had. When we find that, we will come to Brock and say we've got one that you need to know is going to be over the \$25,000.00 cap. When we get the estimate for the asbestos remediation and it is over \$40,000.00, I would bring it to him to decide what to do. If you don't want to spend that, the reality is you have been made aware of this house that has \$40,000.00 of remediation that needs to be done; it is a vacant, abandoned and blighted house on your landscape. You can take ownership of it and deal with it yourself or you can take the first \$25,000.00 of that bill, of our money, and at least offset the expense with the first \$25,000.00. We leave it up to you how you want to do it when we find a property like that. If you want to say you are not spending any more than that, that's fine. I think most people would rather take the first \$25,000.00, free money from somebody, and offset the overall expense of tearing that house down.

Mrs. Reynolds: Looking at the timeframe, I think you said anywhere from 9-10 or 12 months for everything to be in place and ready to start the work. How long are these funds available for us to complete? Ms. Crabill: I think we have to have everything in by 2019. We have a small window of a few months to get the submissions of houses in because it takes 9 months to acquire them, about 12-13 months to do the demolition, and 3-4 months to get the paperwork and bills together. It ends up being a 2-3 year process from the time you identify it to the time we have submitted it and have been reimbursed so we can pass ownership on to someone else. Mrs. Reynolds: Looking at potential for 20 houses being in the process, I'm trying to look logistically how that's going to work and fall into that timeframe. Are there any extensions or is this a drop dead date? Ms. Crabill: Brock was given his marching orders in our meeting a week or two ago; he's got until September 15th to identify the target areas he wants to work on and until October 18th to get the actual submissions in, so it is pretty much a drop dead date. If we get a significant amount of more funding in October when it is announced, we may extend that probably a matter of weeks but by that time he is going to be an expert in identifying target areas and identifying houses to submit so he can move quickly on adding more in if that opportunity arises. We are under the gun with getting them submitted. The first round of money, there was an announcement that land banks could join the NIP program and they had a month to get everything done, identify target areas, submit over 300 houses and they got it done in a month the first time around when the Land Bank had one employee. I know this is doable, but there is no sitting on your hands waiting either.

Here are the community roles and what Riverside will be responsible for and Brock has been given some parameters on how to identify some target areas. He will submit an application for a target area to me, I submit it to OHFA and they approve it. In that target area, he will identify properties that are tax delinquent. We have some software that we have developed that makes it very easy to identify tax delinquent properties in a particular area. If you go to gogetproperties.com, it is an interactive map and you can zoom in on streets and neighborhoods to identify actual numbers of tax delinquent properties in your area or anywhere in the county. This makes it easy to identify tax delinquent properties that we can foreclose on. He will create an

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affidavit that he identifies it with the Parcel No., the address, verifies that it is vacant and abandoned, signs it, and has it notarized. He brings it to me and also takes a picture of it at the same time because that is part of the process of identifying the property and confirming that it is vacant and abandoned. That picture is also important because it goes with the property. When we get ownership of it, we take that color picture over to the City of Dayton where they manage the demolition. The idea is when the guy is in that backhoe ready to knock a house down; he's got the picture in front of him to make sure he doesn't knock the wrong one down. NIP has not done that yet and I hope to retire and say that at the end that we haven't taken the wrong house down. There are a lot of houses and a lot of them look the same, so we work very hard to make sure that doesn't happen.

He looks at the target area and you accept the responsibility of anything over the \$25,000.00 cap and you accept the long term ownership of the property. If in the three years that we own it, none of the neighbors come to us to buy it at the end of the three years we sign it back over to you and it will be your responsibility to determine how you want to utilize it or what you want to do with it. Mr. Denning: Does it have to be an adjacent property owner? Do they actually have to touch each other either front, rear or side? Ms. Crabill: 50% adjoining property. There are other people who can buy it; they can be commercial, if it is a site that is adjacent to a business. We've got this right now, he wants to expand his business and we are more than happy to allow that to happen but it's not the \$200.00 fee though. It's a commercial property. We have to have a broker's opinion of value. A vacant lot in Riverside, Ohio probably isn't going to be a terrible amount of money, \$5,000.00-10,000.00 perhaps. We have it appraised, then we have a contract with the commercial user and we can get rid of it that way. Also if you have non-profits, we are working with several community gardens that are non-profits. We love to see that because there are so many food deserts in Montgomery County that if we can get somebody that is interested in doing a community garden, we would love to transfer that property over to them and let them organize a neighborhood garden to help. In that case, it would only be \$200.00. So there are other users than adjacent, but if you are across an alley or across the street they don't like that because if you move and sell your house that vacant lot across the street is going to become an orphan again.

Mr. Denning: What if two neighbors touch it and they want to buy it and split it? Ms. Crabill: In that case, I would give it back to you and let you work with the neighbors because splitting it cost, the surveying fee and all of that is not an eligible cost. We keep a list of who calls us first and that is the first in line for it. It's not very scientific, but that's how we do it. Mr. Fullenkamp: If we specify 20 properties and you walk in and think this isn't a NIP property this is eligible for some other program. Do we get a backup or do we just do 19 properties? Ms. Crabill: We have about a 10-15% failure rate when we submit properties because there are things that can kick the property out of the process. If it has a federal lien on it; we have not figured out how to make federal tax liens go away yet on properties and we will not take a property and encumber a new owner with a tax lien on it. If we discover in that first month of due diligence that there is a federal tax lien, it gets kicked out. If it is in probate or bankruptcy, it also gets kicked out. We have encouraged him to maybe submit a few more knowing that some of them may get kicked out. Mr. Fullenkamp: So that is a process that you allow. Ms. Crabill: Yes, you aren't tied to the 20. Another factor to consider is that 20 are based on the \$16,500.00 and if you more at \$14,000.00 you are probably going to get a few more out of it. Mr. Fullenkamp: So it's the max amount of money, not the number of properties. Ms. Crabill: Unfortunately, you don't have a history to say this is what it's always been so it's a shot in the dark, but I would suggest a few more than the twenty some that we asked for.

Brock has seen this several times about the September 15th date that we need the target areas submitted. As I mentioned there is a form that he basically creates that identifies target areas and houses that are tax delinquent in that area. He creates a map and I submit that to OHFA and they approve the target area. It's not 100% approval. They could come back and say they need more information, but if it is a bad enough area and you can prove it with data they are going to likely agree to it. Mayor Flaute: So you said if it is in bankruptcy you can't do it, but foreclosure can you still do it if it or does that process have to be done? Ms. Crabill: If the bank is

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foreclosing on it. Mayor Flaute: You can't touch it? Ms. Crabill: No. Mayor Flaute: Can we tell the banks to hurry up? Ms. Crabill: A lot of times we work with the bank to say they aren't going to get any money out of this anyway, give it to us and a lot of the banks will give it to us. There have actually been some banks that have paid us to take them; it doesn't happen very often, but it has happened. They don't want these properties that have diminished beyond what they are ever going to recover anyhow. They are getting tax bills for mowing or tax delinquency notices that have the mowing and everything tacked on. They would rather get out of it. Mayor Flaute: I wish they would want harder.

Ms. Crabill: The affidavit that Brock will give me is a legal document and the Land Bank exists to address vacant and abandoned properties. It was 2006 when everything was going wrong and that's when the Land Bank started to pick up steam and they were given certain powers, for lack of a better word, that if we could prove that a property was vacant or abandoned and tax delinquent, we could acquire it through expedited foreclosure. There are very specific identifiers for what makes it vacant and abandoned, but probably the biggest one is that it is without utility hook-up. If it looks terrible and it's evident that nobody's living there, but it's still got water usage it's not vacant and abandoned as far as the law goes. It can't be actively marketed. If there is a sign in the window that says it is for sale by owner, I would suggest we call that number and see if it truly is being actively marketed because that will kick it out of the possibilities of being foreclosed on. If there is no indication of ownership interest, meaning if you have been driving by this house for 10 years and you've watched the decline happening and you go out to fill out the affidavit and notice a new front door, somebody has started an ownership interest in it again. That would disqualify it from being considered vacant and abandoned. There are very specific parameters that define it as being vacant and abandoned in Ohio Law and we went over that extensively in a meeting we had a few weeks ago. I think Brock will have no problem identifying what's available or what makes it vacant and abandoned.

Another avenue besides foreclosure is to be donated. If you have a family where mom and dad has passed away and they are all out of state and they have no interest in owning this house in Riverside, Ohio that has diminished value and maybe hasn't been cared for well, they can donate it to the Land Bank for the NIP program. We take it and do the demolition and we will give it back to you after three years, however it can't have any private liens, federal liens, it can no longer be in probate or in the estate process, you can't be renting it to somebody and there can be no bankruptcy. Fifty percent of our offered properties fail to meet these guidelines. You may think mom and dad had no liens on it, but there may have been a loan back in 2001, a home equity loan that believe it or not somebody at the bank failed to do something to cancel the loan. That is still showing up as a loan on this property. If they want to donate it to us, they have to get that cleared off as a lien on the property. There are a lot of obstacles to taking donated properties. We love it when it happens, but over 50% of the time when someone says there are no loans on it and it is free and clear, we find otherwise.

Mr. Denning: If they donate that, do they get a tax write off for that of a certain value or anything? Ms. Crabill: We are not set up to do that at this point. I wish we could. Mr. Denning: So they would be better off donating to their church and then their church donating it to you. That would be donating it to an organization that could take it as a \$5,000.00 or \$10,000.00 tax write off. Ms. Crabill: We wish we had the mechanisms in place to be able to allow them to write it off somehow, but right now we don't. The other responsibilities that we have are the post-demolition ownership, maintenance, expenses over \$25,000.00. If you own a property now that you bought a few years ago for whatever reason and you are donating it to us now and ineligible expense would be that purchase price that you bought it for. You can't go back and recoup that cost. That's an ineligible cost. Any delinquent real estate taxes and so forth, tax liens, delinquent utility bills that maybe you had to pay in order to acquire this house that you are now giving to us, none of those are allowed to be recouped in the donation to us. If you spent money marketing the property or had expenses in legal fees in acquiring the property that you end up donating to us, those are all ineligible costs according to our funding agent.

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Now we get to what the Land Bank does; we communicate and coordinate with communities with the money that we have. If we are getting toward the end of the program and you've submitted 25 properties and all of them have gone through, instead of the 22. You might need a little more money to do all of them, if we can reallocate from someone else, we will try to make sure that they get their houses down. Obviously we have a limit, the \$8.1 million to spend. If it takes a little shifting around we are going to try to do that at the end of things, so nobody is hurt too bad by the program. There is a lot more good than bad, but that coordination now and all through the scope of the program there will be some give and take between the communities. We are the managers of the program, but the operations will be managed for Riverside through the City of Kettering. They are new partners for the NIP program and they are going to be the actual operations management for your community. What that means is they will be the ones coordinating with DP&L to make sure the electric is off. They will be getting permits for demolition. They will be onsite when they are digging out the basement to be sure that all of the basement gets dug out and the fill dirt that is one the truck that they are going to dump in there isn't the basement from the house down the road. That's what the operations management does is make sure that the rules of the program are adhered to. We will communicate with OHFA and do all the paperwork submissions that I mentioned that are a big stack. The implementation and administration, all of that is what the Land Bank will take care of.

The financial part of it, as I mentioned there is no match that you are required to do. The only thing you are required is over the \$25,000.00 cap. The bills that come in for the environmental survey, the remediation, the demolition, all of that, we pay them and foot the bill. It may be a year between when we pay them and we get reimbursed for it, so we will manage that cash flow issue in-house. It's not anything you guys have to worry about. We are not going to come to you and say your properties are a lot more than we expected and we need some money from you. We won't do that. We will manage all of the financial part of it in-house and make sure vendors get paid and contractors get paid. The payables and receivables will all be done under Land Bank's responsibilities. Mr. Fullenkamp: I want to request that Mr. Taylor send the PowerPoint presentation to everyone. Ms. Crabill: I want to say that we look forward to working with Riverside. I know before I got here, they spoke with you about becoming part of the program a couple years ago and for whatever reason it didn't come through. I think we can do a lot of good things in Riverside without costing you guys a lot of money or any money and I think that is a benefit to everybody.

Mr. Taylor: I want to go over the target area maps that we have and what we are looking at doing. We can talk a little bit about some of the strategies that we would like to use such as lot greening and splitting the lots. Our step is creating these maps and creating the affidavits. To put your mind at ease about creating the affidavits, we already have 24 of them filled out and ready to go. I think we are probably going to find a lot more. We will prioritize those and then submit those to the Land Bank. These maps are due on the 15th and what we have done is created four neighborhood target areas. These are the names I'm using right now and you will see these encompass more than just those neighborhoods: Avondale, Wright Point, of course is not a neighborhood but it is an area, Lynnhaven, which is a street over by Airway and Woodman, and Spinning Hills, which I don't think is the traditional Spinning Hills. Those are just temporary, but those are what we are working with right now. MVRPC provided us with the data we would need to get our maps. We took the data and created a NIP classification map. We are looking at Tipping Point neighborhoods to focus on. Some of the areas are highlighted in black, which contain revitalization and one neighborhood of Spinning Hills contains a group B, a healthy neighborhood group. We wanted to catch some of those homes.

When we had our meeting two weeks ago, that was how Dayton was doing theirs and other groups, so what we have done is copied what Dayton provided to get their target areas done. I was working very closely with Tony Kroger. The first page is a description of the area and on the backside is the map. Those maps aren't complete, but those are the areas and we will add more details to those as we go.

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The area contains five census tracts and the reason we picked those up is because those are all considered Tipping neighborhoods. The majority of our focus is going to be south of Beatrice. We have a lot of houses there and we have already identified 14 that meet all the criteria and I think we might be able to find more. It encompasses Schwinn and neighborhoods up north that even though they are in that target area, we are not going to find houses up there. What is great about this is moving forward, depending upon how long this program lasts if we get a house that's blighted in one of those really healthy neighborhoods we can attack it quickly and we don't have to reapply for a map. Hopefully as Susie said, we have enough data to support this area. As you can see some of the challenges in there are the medium values, if you add all five census groups is at \$84,000.00 which isn't that bad; it's actually really close to our city average which is \$89,000.00. When you add the census tracts just south of Beatrice and eliminate those other two census tracts, the home value is \$59,500.00. That's clearly almost half of what the city averages. That indicates that removing some of the houses in that area should stabilize that number and as you can see it's gone down. The goal is to stabilize and increase property values. We don't just want to stabilize them at \$59,000.00, we want to increase those.

I think going forward we will have more discussion about what our plans are and as we move forward and identify, Chris and I plan on making these maps more complete. Before the 15th we have to identify which of these houses we are going to tear down in there. It helps to have houses we have already demoed, so we will indicate those on there and from there we will be able to build a broader strategy. It's my goal for each house that we tear down in this program; we have at least one or two different strategies whether that's that we tear down a house and have a vacant lot. I don't want them to just sit there and they maintain it for three years, but we want something to happen to it. We want it to be acquired, land bank it if there are a lot next to each other and try to market those to a developer. As we get closer, I will have a better strategy on these. All the possibilities that we talked about earlier, splitting them, selling them to a neighbor, parks, we could even do the community garden. I think some of our areas could really benefit from that. Again, there's a ton of things we can do with these. That's why we picked this and it is all about stabilizing property values and increasing.

Another interesting thing we have here is the data shows the owner occupancy, in this area it is 48% which is pretty good; the city average is 52%. The reason I bring that up is you will see on the next map, what I am calling the Wright Point neighborhood. You can see the percent of owner occupied is 13%. Data shows a large amount of rentals, which typically lowers your property values. When you look on the table there, the census block group 906.2 you can see those values is at \$43,000.00 and that census block is the western edge of that map. That encompasses Yorktown Apartments, so you can really see how that drives your property values down. We really want to increase owner occupancy in this area. Currently we have five or six already identified in this area with affidavits already filled out and the picture already taken. We wanted to make sure we had everything before we sent it to Susie. That's the reason we picked this area. The fourth area is what I'm calling Lynnhaven only because that's the street right there next to Harshman. This is one of those census tracts where it is mixed. Lynnhaven on the left is a Tipping Point neighborhood and then on the right is a healthy Group B. That's the area behind Page Manor and Airway Shopping; a great neighborhood that has maybe one or two homes that needs to come down to stabilize that. You can see here the big difference is 71% is the owner occupancy and the average value of this area is \$76,000.00. That's why I think that number is important because they correlate to property value, so here we don't need to increase owner occupancy but we do want to stabilize that number.

The fourth area is south; I'm calling it Spinning Hills. I don't know if that is a good name for this one yet. This one is another one of those mixed groups. The Tipping classification is the northern block section and the southern is all healthy Group B. You are familiar with that area, that is where Carroll High School is and U-Haul. It is a really healthy neighborhood, but we were trying to catch some on Woodman because we have a couple over there and we want to tear those down. That's one full census track and that's why we picked that. This is one of our really great neighborhoods.

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The average is \$77,000.00, so it is still lower than the city average and I think there is potential there as these are Tipping neighborhoods. We can pull a couple of houses out of there and bring those values back up closer to the average point. As we get these maps more solidified with more property data, I think we will be able to show those and update you to see how many houses and where they are located.

Other than that, Susie talked about most of the stuff. We need to finish these maps by the 15th. We've got a really great start; I have three of them done. We need to identify these properties and Jeremy, Chris and I have been working really hard. Most of the houses that we already have affidavits for have already been boarded up. They are vacant, they are boarded and nobody has an interest because they have been that way for a while. We feel really confident those will go through. We are hoping to submit 40, even though our allotment is 20. Last year our average was about \$12,000.00 per demo, so I think we will be able to get some more that way. Last I heard the City of Dayton was doing 300 and something, but they still needed to do 100 affidavits so I'm hoping they don't get those all in. As we continue, we want to address and talk with Council about what our strategies are for these individual lots. In the past we have just torn stuff down and let it go, so I really want to make sure that we have a plan and I want to make sure that everyone is involved in it. Going forward, I think demolitions start in 2017 and then we can wash our hands by the 18th when Susie and her team take over. We will be working closely with Kettering. Denny Zimmerman was in Dayton Operations and I have worked with him at Dayton for several years. I know he will be helping the Kettering people, so I know we will be having a good working relationship as we move forward. We just hope this accomplishes the goals that we are setting forth.

Mr. Fullenkamp: I would like to see this presentation too via email. When are you going to talk to us about the strategy? Mr. Taylor: I think that will be ongoing. I have three or four ideas laid out. I think I had a memo that I sent out about a month and a half ago that talked about clustering and single-siding. The single-siding is where you've got the one property between two and one person wants it and we give it over. Another thing I want to do is when a homeowner takes that property, I want to combine those lots. I don't want them separated, especially because some of our lots are 50 feet or less and our Zoning Ordinance currently doesn't allow for building of a new house on it because it doesn't meet certain criteria. With lots like that we are going to try and find two houses next to each other, tear those down, combine the lots and then you have a viable building lot. There are a lot of different things we need to look at and think about. As we get those into the map and see where our houses are and where the other potentials are I think we will be able to build a better plan. Mr. Fullenkamp: I'm assuming there are some understanding of what some of the best approaches are to land banking and what works out best for communities. I think that's the kind of thing that I'm looking for is what is the best approach; clustering or individual properties. Mr. Taylor: It's a hard question and I have been trying to look for an answer. I think what is great about Riverside and being here is that we have some unique issues and problems that are going to require unique solutions. As a group as we come up with unique solutions that haven't been done, I think we are going to have to do things that haven't been done in other communities. In doing so, I think that puts us ahead of the pack as a forerunner.

Mr. Fullenkamp: Ms. Crabill, is there any information out there that is available regarding strategy. Ms. Crabill: Just what he is saying that as you have unique situations and what you hope to gain from it is probably different than what Kettering or Dayton will gain. Between Brock and Council, defining that is going to be the best approach. Mr. Taylor: I think when we talk about some of those goals on that presentation, one of the goals on the Wright Point neighborhood is to prep for economic development and growth. I don't think a lot of communities are looking at this program as a catalyst for economic growth and finding how to demo a property and then turn it around for economic growth is a challenge that I don't think a lot of cities have done before. If we can accomplish that, we are ahead of the pack.

Mr. Denning: I believe that the two strategies that I have heard so far is clustering and single point. I think you are going to end up with both of those depending on the neighborhood. There may be some areas that need to be clustered and there may

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be places like Lynnhaven where you just need single point or even the Spinning Hills area. Taking one house out of seven will increase the value of those seven, but taking one out in other places won't do much. Mr. Taylor: For so long it has been let's tear down the houses, get these lots cleared and cleaned up to stabilize the property values. What's interesting about that is if you have a lot and you've torn down that house, even with that house that's causing a nuisance problem the county records have that at \$20,000.00-30,000.00 so when you tear that house down the property value drops down to \$1,500.00. You have stabilized property values by lowering them, so when you do seven or eight of them in a row you have to realize that we are going to be decreasing the property value over the short-term but here's our plan in the long term and hopefully a developer we have been talking to will move forward. That's why I think looking at other information and cities, what one city has done may not work for us. I think it is a good place to start.

Mr. Fullenkamp: The mechanism by which property values increase is by limiting the number of houses available or does this actually for the community increase the revenue for property tax by getting rid of these bad properties? Mr. Taylor: I will have to do some research on that and find a good answer. I think it can do both. When you tear that house down, the county assessed value is going to go down. If you do that in a healthy neighborhood, the strategy and the whole reason for the Tipping program is that single property isn't going to affect the whole. When we talk about clustering, when you do that it is going to affect it. Does limiting the housing stock then raise the value? I'm betting there is more than one scale and it is probably a balance of multiple things that come up with that. I think it will be interesting to see as we go forward to try and watch this and make sure that we monitor and continually update our strategy to see what's going on so we are not doing harm to our neighborhoods. Ms. Crabill: The NIP program has been around for three or four years now, so we have just a small window of having data to look back on. What the early data is finding is out of Cuyahoga County is that there is a double digit increase in value in the houses that remain once you take the bad ones out. It's almost immediate. It's very early data and we may find it is more than that, but to me it is amazing. You go out and watch the demolition one day, the next day you go out to see what it looks like the day after and the neighbors are painting their house, the neighbors are trimming the shrubs or sweeping their front walk off that looks like it's maybe not been done in years. The effect of getting that bad one out is psychologically good for the neighborhood and now we are finding out statistically that it does have a very positive affect on the remaining values of the neighborhood. It doesn't have to be the clean sweep; it is more of the isolated house here and there is great for property values. The recovering of the overall neighborhood and what it does for your taxes is a little slower, but it is at least stemming the tide of always going down. You will level off and start to recover.

Mrs. Reynolds: You've been involved in this, but it is a new endeavor for us. I'm looking at staff time. I understand we are going to be working under a project manager from Kettering, but I'm also looking at staff time and what all that involves over this next period of time. We have a leaner staff than most cities, so I'm trying to get some feel. I know the first little while there is just going to be that process you are going to be dealing with, but at some point in time we are going to have a group of things happening all at one time and I don't know how time consuming. Can you give me an idea? Ms. Crabill: I think they can be as involved as they want after they turn in the affidavits and the paperwork and turn it over to us so we start the foreclosure process. He can stand back and be as involved as he wants. As far as how much time he will be spending in the next three years, I don't think it is going to be a tremendous amount. After that when you start land banking and putting your strategy in place for what you are going to do with those vacant lots, and then it is going to increase his time. As far as the operational part of it, there is not a lot they have to do. Mr. Taylor: Our part is the target maps and the affidavits, so we can basically wash our hands of it by the 18th. Mrs. Reynolds: You will be kept in the loop at all times of what the process is and where the process is? Mr. Taylor: Absolutely. One of my fears is when you are talking about removing basements and capping sewers and water when that first starts; somebody will be making sure those are done as a second double check until we are really comfortable with our community partners. It's our community and I think we need to be involved to make sure that is done correctly.

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Mrs. Reynolds: Looking at this clustering that we are talking about and this being the third year, I believe, for the program. Moving forward if dollars become available are we going to look at maintaining that cluster area and trying there or is this isolated cluster area? Mr. Taylor: I don't know and I'm hoping as we create that map of each target area and add where we have already demoed and then the potential properties. I will send that to you and we will have another discussion on that we can decide. I think those are discussions down the road. We may not have any pockets like that. It may just be single sight. Mrs. Reynolds: We are going to keep that one the table to keep looking at being able to offer something as a redevelopment area. Mr. Taylor: I think that is key and something we need to be doing as a city for all of our properties throughout. Where can we redevelop whether that is residential or commercial? I think this builds that tool and gives us that kick in the pants to get that strategy thought process going. Mayor Flaute: You will let us know what houses have been identified and let the neighbors know? I think they might like to know. Mr. Taylor: We will have those maps done by the 15th. Mayor Flaute: If the next door house is coming down and a crane is coming in, it would be nice to know. Mr. Denning: We have two years. Mr. Taylor: As we move forward we can do the planning and thought process to make sure that people are kept up to speed on what's happening and I think that's a good point. I'm like you, I wouldn't want to come home one day and find a big dumpster and someone is tearing a house down.

Mrs. Lommatzsch: I would like to just thank both of you for a very comprehensive report and the hard work you are doing. Good job, sir. Ms. Crabill: As far as the knowing my neighbor's house is coming down, you guys can be as involved as you want. The City of Dayton puts door hangers on the neighbor's houses to say this house is coming down and by the way if you want to own it contact this person. That's a great marketing tool because as you know at the end of three years you are going to own it. If you can get rid of it before then, everybody wins. Mr. Taylor: On that \$400.00 for the mowing, can we ask for that upfront? If our contractor charges \$25.00 per mowing and we could get more mowing out of them we could use that. Ms. Crabill: It is \$400.00 per unit, per year. If you guys want to mow it, I will gladly get the check written to send that \$400.00 to you for the year and you guys take care of the mowing. Chief Carpenter: On the demos as far as notification, what kind of lead time do we have as far as lead time? Ms. Crabill: The demolition contracts, when they are awarded, there is usually 30-45 days from when they are awarded and when they have to be down. When that contract is awarded, that is when I will typically send an email to say that these houses are coming down and here's the completion date. I can't give a more precise date than that, but he can get with the City of Kettering and get a more pinpoint date.

B) Board Interview for Parks and Recreation Commission

Ms. Bidwell: I'm Pat Bidwell and I've lived in Riverside, well it wasn't Riverside when I moved it was Mad River Township, in 1955 except for nine months when we moved to Columbus because my husband was working on his PhD. Then we came back here again. We've lived here that long. I got interested in planting flowers in the parks. There was no sign and no garden down there; we just went down and started digging and planting. I don't know when we eventually got to the point where they built a nice bed for us there. I also am responsible for getting the flowers for that every year. I think I've been doing it for 15 years, I'm not sure. I'm interested in beautification of the parks and making good use of them. I've really been glad to see people walking around Shellabarger and really using the walk there. When we have been down there planting, people will stop at the fence and say it really looks good. They appreciate having the flowers and the walk.

Mayor Flaute: Thank you very, very much for your interest. We appreciate all of the support that you have given to Riverside and to the Saville Hilltoppers. Thank you so much for all of your work. Ms. Bidwell: It's not just me, they all volunteer and taking the water which I think we are going to be doing something about. They all help plant the plants. It's a club thing.

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A motion was made by Mrs. Lommatzsch to bring forth legislation to appoint Patricia Bidwell to the Parks and Recreation Commission. Mr. Denning seconded the motion. There was no discussion on the motion. All were in favor; none opposed. **Motion carried.**

ITEM 7: RECESS: The Council took a recess at 7:21 p.m.

ITEM 8: RECONVENE: The meeting was reconvened at 7:34 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Chief Carpenter led the pledge of allegiance.

ITEM 10: MINUTES: Consider approval of the minutes of the August 18, 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. All were in favor; none opposed. **Motion carried.**

ITEM 11: PROCLAMATION: Prostate Awareness Month

Mrs. Hoetger: On June 19, 2009 my husband was diagnosed with an aggressive form of prostate cancer and I had two choices, to either do something or do nothing. I chose to do something. Within the past two years, I have contacted anybody and everybody that will listen about prostate cancer. I have contacted Mayors, Council Members, Congress, and Senators. I've gotten a lot of support by just asking for proclamation or resolution from all of the cities. As of today, I have 215 which I am so thankful for. Riverside has been one of my supporters and I thank you and the citizens of Riverside for doing this. With my husband, we are also the parents of four boys and two grandsons. One in seven men will be diagnosed with prostate cancer and as you can see, I have all of those in my family. It's just something to try and make everybody aware that it's out there and it's not an old man's disease. My husband was 56 when he was diagnosed. We try and raise awareness.

Today I was at the VA for a Blue Day that my husband organized with the Columbus VA. I was there and they did a cake and pictures. They asked if I could be there and I will be there where prostate cancer is. I'm going to be there to do what I can. Raising awareness is the most important thing. All of your guys need to have your PSA whether you like it or not. Like I said, it's not an old man's disease. We know a boy that was 9 years old when he was first diagnosed with his first round of prostate cancer. At the age of almost 11 his cancer had come back and he had to have a prostatectomy. No child should ever have to go through that. Guys are saying this is an old man's disease, but this child was not an old man. We just need to keep raising awareness. Thank you and I appreciate everything that you have done for me and for the prostate cancer community that are still here and for those who have lost their battle. They are still in my heart.

Mr. Hoetger: It's not a sprint. I've been doing this 7 years now. I'm still undetectable, which means I have no sign of prostate cancer. It's a marathon. I work at the VA as well. Today we had a veteran come in and he had just had his prostate taken out two days ago. He was having some complications and I remember that. I think I'm in a better place. I am first generation prostate cancer in my family. When they told me I had it, I hate to say it but I just thought what do we do now? They stated explaining what my options were and the doctors told me it was my choice. They weren't going to make that choice for me. The year before I was diagnosed with cancer, my doctor skipped my blood test so I might have had another year to take a look at this a little more closely. When you turn 50 or possibly 40 if you have cancer in your family, get the blood test even a baseline. Thank you very much for turning Ohio blue.

Mr. Denning: A few years ago I had a scare and my PSA was high and I had to go through the process. Luckily there are no signs and no cells, but what I'm going to tell you gentlemen and I had my boys do it at 25 and 30 was get your baseline PSA so that they have some idea of where you're at. There are averages and they look at those numbers and can see if you are way above, but that may be your normal number. So get your baseline and keep an eye on it because it's one of those things

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as it goes higher and higher then they need to check again. It's very important. Prostate cancer is not if you are going to get it, it's when you're going to get it. If you are lucky, you will be 90 and it won't matter anymore. You can have very slow growing or you can have very fast growing, so you need to keep an eye on your PSA so that you can get it taken care of as quickly as possible. Mr. Hoetger: I once heard a joke that if you make it to 90 and don't have prostate cancer you might be a woman.

The following Proclamation declaring September 2016 Prostate Awareness Month for the City of Riverside, Ohio was read by Mayor Flaute.

WHEREAS, 1 in 7 men will get prostate cancer sometime in his lifetime; and,

WHEREAS, Veterans are 1.5 times more likely to get prostate cancer; and,

WHEREAS, prostate cancer is the most commonly diagnosed form of cancer and the second leading cause of cancer related deaths among men; and,

WHEREAS, this year approximately 180,890 men will be diagnosed with prostate cancer in the United States alone every year – that's one man every 2.8 minutes and roughly 26,120 will die this year from the disease – which is one man every 20 minutes; and,

WHEREAS, African American men are at the highest risk for the disease with a rate of 1 in 4 men. African American men are 2.5 times more likely to die from the disease; and,

WHEREAS, education regarding prostate cancer and early detection strategies are critical to saving lives and preserving a protecting our families; and,

WHEREAS, all men are at risk for prostate cancer and we encourage the citizens of the City of Riverside to increase the importance of prostate screenings.

THEREFORE, the Council of the City of Riverside does designate and hereby proclaims September 2016 as: Prostate Cancer Awareness Month.

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: PUBLIC HEARING: 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.

Mayor Flaute opened the public hearing at 7:44 p.m. and asked for the staff report on this issue.

Mr. Taylor: We've got about nine parcels and I've provided two maps in your packet. The larger map is the zoning map and the area that we are talking about is the red section. It's kind of a peninsula by itself there just south of Needmore Road. Historically before 2014 half of them were some sort of mixed residential and commercial use and the four on the side there were always residential prior to 2014. This started because one of the residents was trying to sell his home and he couldn't due to the way our Zoning Ordinance is written is if you are in a business district or you are a residential, you are a non-conforming use. If the house burns down or there is damage to it, up to 50% of the county assessed value you can't rebuild it according to our Ordinance. That was stopping them from getting insurance or closing the deal. I'm not sure of the logistics on that, but I know it was stopping a couple of the deals. They requested that we do this. We got an application from

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seven of the residents there and we informed the other three or four residents in the area that this will affect to let them know this was going to take place. We had a public hearing with the Planning Commission and we had a couple of residents come in and speak, all favorably for it. Then the Planning Commission passed that recommendation to Council for this to change to an O/R. An O/R district is an Office/Residential. It allows for single family and duplex homes and in addition it allows some minor commercial use like a dental office, chiropractor or a law office or something of that sort you could repurpose a house perhaps and use it for commercial purpose. There are a few more uses in there such a daycare and things like that. This is really a good transitional. When you have an area on a major thoroughfare like this and those homes start turning into commercial uses, then you would look at your land use map and turn it into a commercial district and hope to encourage some development that way. I think we got ahead of ourselves in 2014 when we did this, so we are turning the page back to where it should be.

Mayor Flaute: Thank you Mr. Taylor. So for the audience if anyone would like to testify it is sworn testimony. Anyone speaking this evening please come to the podium when they are called upon and sign in and take the oath that is at the podium. So at this time I would like the applicant to present their case and give Council members the opportunity to ask questions. Is the applicant here? So then hearing none is there anyone who would like to speak in favor of this proposal? Seeing none is there anyone who would like to speak in opposition to the proposal?

Seeing none this is your last opportunity to speak about the proposal before closing the public hearing.

The public hearing was closed at 7:48 p.m.

Mayor Flaute: I'll open the floor for Council discussion and any action they might want to take. We also can reserve that for once a motion is made on the Ordinance, which is probably the best time to do that.

ITEM 14: CITY MANAGER'S REPORT:

Chief Carpenter: Before we get into the reports, I just wanted to say a few things. There are lots of tasks going on with staff and at our meetings this week we noted about 75 things that are happening. I want to keep Council abreast to what is going and it is tough because most of the time we try to share that in detail during our work session, but those are filled up with other things that are very important that we need to discuss. I just wanted to throw out some food for thought. After talking with a couple of other jurisdictions, how they manage their meetings is by doing two a month with one being a work session which could have many items on it. For example, Huber Heights has 30 items on their work session and then the next meeting would be a business meeting where we could have all of your questions answered prior to all of the legislation during the business meeting. Then we could approve the resolutions and ordinances. I just want to throw that out there as food for thought. I'm not saying we have to do this next month, but we do have some important things going forward. We have the budget to discuss, lots of roads that need addressed and lots of road projects on the books right now and we have some things that need to be addressed going forward. Those types of projects contain a lot of information and we need your time to discuss those things. If it is something you would like me to draw up and recommend, I would be happy to do so.

Mrs. Reynolds: Let me see if I am looking at this correctly. You are looking at the first meeting of the month being a total work session and you would bring forth what for the month? Chief Carpenter: We would bring all of the things we would need for legislation in addition to ongoing projects where we could provide updates and seek your input. For example, the NIP funds we just talked about. Once we get going we have a lot of houses that are going to be identified and we want your input on which would be the best plan. Would it be the clustering or the single houses? I think that would be a better format that we could address your questions. At the conclusion, if you have any further questions over the next week or so you could forward them to me and we could respond to those prior to introducing the legislation. I know a couple of other meetings, we had some things fall through the cracks and I felt like I

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was springing legislation upon you. I don't think that's good practice, so I would like to change that. Mrs. Reynolds: So we would have opportunity to have a full report at the work session and the opportunity to ask questions. How would questions that come up be answered at that work session? Chief Carpenter: We would give you all the information that we had and if we didn't, it would give us time to go back and do further research and address your questions. Mrs. Reynolds: Then the second meeting of the month would be the business meeting just to approve all legislation. Mayor Flaute: We could have the monthly reports all at the work session. That would be something we wouldn't do at the business meeting. I could see it working good for us once we start on the budget. Normally we didn't need a lot more time for it, but at least when it got to about the third time we did.

Mrs. Lommatzsch: I think that's not a bad idea, but wouldn't that be appropriate to handle in January with reorganization? If we need to have extra meetings with budget or whatever, I think most of us keep Thursday nights open in case we need to have special meetings. I think that would be appropriately handled at reorganization in January. It's not a bad idea and I'm not opposed to it, but it gives us time to think about it. Chief Carpenter: It wasn't my intention to try and do this next month, but I just wanted to get it out there because maybe there is a better solution than that. In January we can figure out what we want to do. Mrs. Lommatzsch: Meanwhile if you feel you need time then all you need to do is ask for it and we can have an extra meeting on a Thursday night.

Mr. Denning: I'm concerned about the two readings of the Ordinances. Now it would take us two months to get a new Ordinance passed instead of doing it in a month. Tonight we are going to read an Ordinance for these properties and by the 15th we will be able to have that. There's still the 30 days, but we are going to be lengthening that out. I think there is a lot of stuff that we need just general conversation about and I would think that I would be more prone to having a work session meeting the second Thursday and having our two meetings a month be business and one meeting a month being a work session. I know way back, work sessions were on Monday nights and then the Council meetings were on Thursday nights. Nobody felt rushed and the business meeting didn't start until 7:00 or 7:30 p.m. so we weren't here from 6:00-10:00 p.m. In the work session, we didn't feel rushed to keep it to an hour and a half. If we needed more time, we could have those discussions. Like tonight, we could have moved to the UDO if we were ready to move on with that and not been too concerned about the business meeting. I agree with Mrs. Lommatzsch, this is something we need to discuss and make a decision next year.

Deputy Mayor Smith: I think it's something worth looking into. There are areas that we need to dig a little deeper into; different topics at different times. It just seems like we don't have enough time to do that. It seems like we get rushed. I would be in favor of looking into something a little different; a different format.

- (1) FYI Items
 - a. Council Request Sheets.
 - b. Council Agenda Calendar.
 - c. City Manager's Project and Activities Report.
 - d. BZA Minutes from July 26, 2016
- (2) Monthly Verbal Reports
 - a. Finance Department

Chief Carpenter turned the floor to Mr. Garrett for the update from the Finance Department.

Mr. Garrett: As the City Manager pointed out in Finance we are more of a service organization and everybody else who is trying to implement a program ends up

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coordinating with us, so we spend a lot of time helping them out with the financing of the project or resolving difficulties that might arise. We have just finished August, but today I was collecting some of the last of the information so I've still got entries to post for August before we can close out the month. Income tax did settle back down a little bit from where it had been, but we are still ahead of our plan for the year. We've received through the August receipts \$3.95 million and that puts us about \$436,000.00 ahead. The income tax credit is a little bit higher than that on the Income Tax Scorecard by about \$695,000.00 for the extra half percent of income tax that we have come up with. As the City Manager pointed out we are getting started for our budget process. We have prepared worksheets, primarily. Mr. Lohr went through and got us some personnel numbers for next year, so we've got that plugged into our worksheet. We are just about to distribute those worksheets to the other departments to get inputs for the operating part of the budget and we will compile all of that so we will be ready next month to show you our first try at that. We are also anticipating getting our real estate tax distribution. I'm surprised that it didn't come out last week, but we didn't get it yet. We should get that real soon. As a final note, I did mention that in the future that we will be contracted out for an independent auditing firm instead of having actual state auditors here. They ran a little selection, as I mentioned, and now they have notified us that the contract is going to be awarded to the Julian & Grube CPA firm. I don't know a whole lot about them, but on their website it is listed that they have 24 auditors and a couple more assistant accountants to help them out. We probably will get a team of about four people. They are the selected firm.

Mrs. Reynolds: On the budget projection sheets that you are working on, can we have the projected FTEs and actual FTEs that we are funding this year? I had made a request for some information on some invoices and I think it was turned over to Mrs. Grandjean. I have never received those. My question is if they itemize their invoices to us or are they just dollar amounts and includes services for such, such and such? Mr. Garrett: The law firm gives us a general description in a paragraph that says for a block of time they sent an email, reviewed this document, made a phone call to somebody and then they gave us the amount of hours that they applied for it. It might be three or four tasks. They don't really itemize it by task. Mrs. Reynolds: You do know what you are paying for when you pay that bill? If it's for Prosecutor's services or whatever. Could you just share one of those with me so I can get an idea because I think something that we had last year showed a dollar amount of the contract broken down into 12 monthly payments and I don't know exactly what that was paying for. If there is something different; that's all I'm asking for. Chief Carpenter: I will speak with Mrs. Grandjean.

b. Economic Development Department

Chief Carpenter: Before I go on, I forgot my Project and Activity Report. Mr. Fullenkamp: Actually it's not on the report, but it has to do with the sign that got knocked down on Harshman. What's our intention there? Are we going to replace this and put another concrete structure in the road? Chief Carpenter: We have gotten an estimate and that was from the company who installed it. It was around \$35,000.00, but it is insured. We also considered that Choice One is looking into a new placement of the sign on Woodman. This is another item that I would like to bring to Council once we get there. Would Council prefer to back in the median or have it match what's going on Woodman? Mr. Fullenkamp: I am very concerned about putting reinforced concrete structures in 45-55 mph zones. You might as well put "hit me" on there and send the bill. Chief Carpenter: That's why we considered having Choice One look at what the cost would be and the location for Woodman and also do the same on Harshman. Then we could present that and see which direction we want to go. Mr. Fullenkamp: I think it should be considered to get it out of the median. It looks good, but they get hit. Mrs. Reynolds: It would seem that there's Harshman Road and there's two on Valley, one at each end, and if we are looking something different for the replacement ones. Chief Carpenter: The one on Woodman is not going to be in the center. Mayor Flaute: It's the same sign, but a different location. Mr. Miller: The design should be identical. Mrs. Reynolds: Identical to what we have no. Mr. Miller: Correct. I'm reusing the plans that we originally had for the project. Mrs. Lommatzsch: While we are on that subject, can I

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mention to you that I was coming west on Valley into the City and that sign needs some repair. I was by there today. The lettering needs some repair.

Mayor Flaute: I keep seeing the Council Request Report. It seems like we have a lot of empty spaces, Mr. Manager. It seems like they are the same empty spaces time after time. I just hope that people are looking at this and it's one of the 75 things that you do this month. It looks like it hasn't changed much in the past couple of months. Mrs. Lommatzsch: There's a good reason for that. There's been a lot going on in the last two months. Give the man a chance, please. Chief Carpenter: It was brought up at staff and it was counted into those 75 items. I could tell you some are from a long time ago. We do have Choice One looking into a speed study from Route 4 to Route 35. That one is being addressed.

Deputy Mayor Smith: Are we looking at putting at a sign on the building that says City of Riverside? Is that on one of your lists? Chief Carpenter: We talked about signs for Wright Point itself. We've got one estimate and we have another one coming and also some designs. As far as on the building itself, that was not a strong consideration for us to put our name on there. I will let Mr. Murray talk to you about. Deputy Mayor Smith: It should be.

Chief Carpenter turned the floor to Mr. Murray for the update from the Economic Development Department.

Mr. Murray: What we were first looking at is actually redoing the branding of the whole facility here. A new marquee sign out front, the one that is out there now is extremely dated and still has the fact that Beerman built the place. What we have kind of decided after meeting with some of the sign companies is not so much to brand it on the building. The reason is because it is a commercial enterprise and we are still trying to get tenants here. What we are trying to use the building for is to attract more tenants and put their name on the sign, their name on the building and use it as an amenity or an attraction for the commercial aspects of these buildings. I don't want to overly weight the complex as being a city facility. I want us to be an understated tenant in a commercial environment and enterprise here. What we had given as a task to some of these sign companies is first to do the sign out front, some directional signs inside because everybody comes in here and gets lost, they don't know where 5000 is and can't find us. The idea would be to put directional signs on the driveway. The other thing we came up with is a very independent sign right out the front door here which would actually be a Riverside only sign, so as you walked out the front door and got close to the ramp there would be a City of Riverside Administrative Offices, Suite 100, 5200 Springfield Street. It would be a completely differently branded sign, so where we might have a bronze colored or something sign down on Springfield Street this one would be our traditional blue and white, our traditional letterhead and our traditional logos. It would stand out from the complex itself. Right now we've got CDO, who would like to redo the sign that they have out on the building, and then we have SPGlobal, who would also like to name the building.

If you look around at our competition in Beavercreek, they are all doing that. Every corner of a building in Beavercreek has a company name on it and I think it would be a negative if we didn't offer that same thing. We are definitely looking to brand a portion of the site as Riverside, but not that complex as a whole. We are trying to downplay the fact that these are city owned office buildings for the idea that it puts us at unfavorable competition and puts us at an unfavorable negotiating point with the tenants. That's where we are going. As the City Manager said, we will have a couple of designs for you to consider. We are going to bring those in and show you what's here. You will get an opportunity to raise your hand and see which ones you like the most. We were able to brand the inside of the buildings here, so we did get Suite 100 on the door and we got it on the directory. That's the way we think we will be headed and I think it would be the best to attract people to the buildings anyway. That's the idea. We are really close. We are waiting for one now. Over the span of doing this facility we have had three or four different versions and you will see all of those as well. I won't bring up a cost right now. Chief Carpenter: The marketing firm also

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agreed with the concept that we do ours separate and let the tenants be on the buildings.

Deputy Mayor Smith: The telephone system, when you call in to City Hall. You've got the recorded, automated answering part and then you are put on hold. The other day I was on hold for two minutes and thirty two seconds before somebody came and answered the phone. That's a long time to be on hold. Chief Carpenter: I agree with you and that's something that is on the list to address. I don't like it either. You call and I believe it is 32 seconds before you get an option. It's not good. I like to have people answer that phone. Mrs. Lommatzsch: The music is like from a haunted house. Chief Carpenter: That is something we are going to address.

Mayor Flaute: Where are those five RTA shelters going to be placed? Mr. Taylor: We are going to talk about that on September 15th. We have two on Airway. It was bid out, so we did one as an alternate. The one on Airway, which would be the northeast corner, was an alternate because that's actually on Wright-Patterson. It's not in the right of way. It's actually on private property. Several of them are that way and we have been working on agreements with everyone. Those did come in. We did a bid opening on Tuesday. We had two bids, so we will talk about those on the 15th. The other one would be on 2801 Old Troy, which is up there by Eintracht, and on Burkhardt just west of Woodman. The fifth one, I can't remember. Mr. Denning: Are they being lighted inside? Mr. Taylor: They aren't the way they were light is just with the sign, just as the other ones are. I think we talked about this before. We got the information out; it was on the Council Request sheet about lighting those through DP&L and what the extra cost is on that. I think we should do that as one project to update them all to do interior lighting like that. These were not designed that way.

Mr. Murray: You should have the list in front of you now. I continue to have good meetings with the potential developer at the Smiley's site. He's on about his fourth alliteration of what might be going on there and he is going forward with that. His financing isn't in place yet, so it is a little early to bring anything forward. One of our concerns is the Riverside Bar & Grill. We are looking into that. On the internet it says that their opening will be September 6th, but they have filed for no permits. We will be cracking down on that pretty soon to get to the bottom of what's going on there. On Flight Line Coffee Shop on Airway, I went by today and it's nowhere near being opened by September 1st or even September 30th I don't think. There is work going on in there, but it looks like it is a little ways off yet and he's still at it. I had good news from Mid-America. They are very close to signing a new tenant in the Aldi's space. They have also separated an out lot there, so we might see something going in on one of their out lots as well which would be a huge benefit to that center. That is in the TIFF area there, so any building built contributes to the TIFF for upgrading that whole intersection in the future. Wright Point, we will talk about later. New letters of interest and letters of intent have been signed. We are still working on two new renewals and two new prospects that we are trying to get to occupy space here.

Wright Point maintenance is an ongoing thing, but I did move signage to the top. That's one of the things that were brought up a couple of weeks ago and we are most concerned about that and we will have something here for you shortly. The other thing that was brought up is the ADA door opener. I've got two estimates on that right now and I'm waiting for one more. Then we will be signing off on a PO to get the ADA openers for the doors, both the front door and the door to our offices here. The rest of those you have seen before, but I did reclassify things a little bit. We are continually doing the LED updates and upgrades there based on the energy audit that we did several years ago. I'm working through those gradually. LEDs have come a long way in the two and a half years that we have owned these buildings and they are proving their worth, not only in reduced electricity costs, but also in reduced maintenance. I don't have people changing light bulbs all the time anymore. I should have added cameras to this. We are looking at that. We do have cameras in the lobby and that is recorded 24/7 on a three month cycle. They are always available for the entrances here. Right now I'm looking for exterior cameras to make sure we've got the parking lots covered. Another item there is redoing the timers. We have old mechanical timers that turn the exterior lights on and those will be photosensitive switches from now on with manual on and off, if need be. The title searches are

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going forward for the three property purchases that you did last time and we should be having those closings here in the next couple of weeks.

Mr. Fullenkamp: On the ADA door opener, are we not looking for any grant money? I thought the possibility was CDBG or others. Mr. Murray: We could hold off for a CDBG. It is eligible for that. That would be next year's CDBG and we could look at that. I will look for other opportunities in there. Right now the costs are coming in around \$5,000.00. Mr. Fullenkamp: Is this for both buildings or just this building? Mr. Murray: Just this building. Mr. Fullenkamp: Why just this building? Mr. Murray: I think the concern was more or less for our citizens getting in and out of here. That's why I examined this building first, but I could do both. I haven't done that yet. Mr. Fullenkamp: I think it would be reasonable to look for some grant money, if it is available. The selection of 5100, if you are going to do one you might as well do both. If it is really an ADA compliance issue. Mr. Murray: We don't have to, but what we found is that the doors were too hard for some of our citizens to open. With an aging population, you need that assistance and that is the first reason why we are doing it is for our people to get in here. Next is that the military gives credit to defense contractors that are located in ADA buildings. That's another good reason to do them. Mr. Fullenkamp: If there are grant opportunities, I think we should take advantage of them. Mr. Murray: I will look those up and see what we can do.

c. Administration Department

Mr. Lohr was absent and therefore no update was given.

d. Planning and Program Management Department

Mr. Taylor: We talked about RTA already, so I've crossed that off of my list. A few reminders, we are going to have another Community Clean-up on September 24th. This is similar to what we did in the spring. It will again be over in the parking lot across from the Air Force Museum and the Center of Flight in that same vacant lot. That will be 10:00a.m.-2:00p.m. We took tires last time and we had to do something special with those. We would prefer not to have tires, but if we get them we are not going to turn them away. We are looking for volunteers on that. In addition and kind of going with that, sometimes we recognize some of our employees. We all know Jeremy does a great job and he works with a lot of different organizations. He has also been working with some of our citizens. We had a house where the paint was peeling really bad and it looked really ugly. It was an older lady's house and she couldn't paint it. She didn't have the funds and it was a blight. Jeremy worked with several different groups and Dan Ryan was able to get a group of people together and got the house painted. He got people from the Fairhaven Centerville Church to come up and paint. I think Mr. Denning was there. There's pictures on Facebook of the before and after. What 8-10 citizens can do in an afternoon is really quite amazing to see. What was done at this house wasn't just an improvement for this citizen, but it was also an improvement for the entire city. I think Dan Ryan should get some recognition for that, so I wanted to bring that up. It wasn't just him, it was a team effort. I talked to him earlier this week and he didn't get names from everyone. There were people that he didn't even know show up. Some people brought drinks and another lady brought lunch and again, these are people he had never met before. I think that's a really good story that everyone needs to hear that's happened in Riverside.

Also the Dayton Art Institute is having their Oktoberfest, which is the same weekend as our clean-up. I'm on the Board there at the Art Institute, so if anyone would like to join us after the clean-up you can see me for tickets. Mrs. Lommatzsch: When did this house event happen? Mr. Denning: Saturday. Mr. Taylor: It was an impromptu thing. Jeremy and Dan have been talking and had been talking to different organizations. I've encouraged Jeremy to work and to put those out there on citizens because the City doesn't want to get in the habit of painting people's homes. That's not something we want to do, but at the same time it's a hard enough job telling people to do stuff to their homes when they can't afford it and that's our job. It's nice to try and get organizations to help folks who can do it. Mrs. Lommatzsch: I just didn't know anything about it. Mr. Denning: Dan Ryan put it up on a Facebook page

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called Riverside Growing Community. He explained what he was doing and asked for volunteers on that page. Linda Johnson and her husband, Chris, came to help with that. I told Dan that he wasn't going to be by himself to do that, so I made sure that I was there. It was one of those things that he had talked about 2-3 weeks ago and I told him that when he got ready to put it out there to let me know. That's how it happened. He worked with his church and they decided that they were doing it. It happened fairly quickly. They talked to the lady and she bought the paint. She bought five gallons of paint and that wasn't enough, so Dan went out of his own pocket and bought the other five gallons of paint so that we could finish it. We started at 8:00 a.m. Saturday morning and we were done by 12:00 p.m. Nina Thompson brought sloppy joes and stuff like that. Mrs. Lommatzsch: I don't need all of the details, but I would appreciate that stuff being shared. Mr. Denning: It was a citizen handling it. Mrs. Lommatzsch: I'm not a big internet person, so I don't go out looking for stuff. Mr. Denning: I give Jeremy big kudos for working with Dan and getting him onboard to do that. Dan really wants to focus more in the Avondale plat and he wants to do the same thing, but that was a house in our community. Our community is all of Riverside and he took the ball and ran with it, so big kudos for Dan Ryan. Mr. Taylor: I don't think Jeremy knew it was happening that Saturday either. I think the key is that it was amazing to see how many different people showed up. I think that's a big win for our community and it's too bad the newspapers didn't pick that up since that was a really great story for us.

Deputy Mayor Smith: On the City Clean-up, that's coming up. The County has got a clean-up going on as well and it's \$2.00 per tire. I think it's around that same weekend or is possibly that same day. Mr. Taylor: If we can coordinate that, it would be great. The County has another program that we will be looking at too where they pay for the dumpsters and the pick-ups too, so there's some other great opportunities to do more community clean-ups. I'd like to see how we could participate in more things.

Chief Carpenter: Mr. Lohr wasn't here to provide the Administrative update, so I have a couple of Fire Department updates. The fire engine should be back to us sometime at the beginning of next week. It is scheduled to get striped September 12th. We definitely expect to have it in service before the middle of October, but we are shooting for the end of September. Also, as far as hiring goes we do have one full-time vacancy in the Fire Department. We expect to have that filled by the middle of October as well.

Mayor Flaute: We are thinking of hiring another administrative assistant for the front. Is that true? Chief Carpenter: Yes, we have a part-time position that is open right now. Mayor Flaute: That is a necessary thing with the automated phone system? Chief Carpenter: Due to leave schedules, a lot of times Elayna and Anne, who are providing support, are filling in at the front desk. If Pam is off or if either Anne or Elayna are off, we only have one administrative person back here as well.

There were no further comments.

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

ITEM 16: UNFINISHED 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.

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Chief Carpenter introduced Ordinance No. 16-O-604 approving the rezoning of specific Parcels on Old Troy Pike.

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

The Clerk read Ordinance No. 16-O-604 for the first time in its entirety.

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

Mr. Denning: Is there a hurry to get this passed through? Is there somebody that has property that is waiting for us to get this done? Mr. Taylor: I'm not sure on that. I don't know if it's possible to do a second reading, then that would be great. Mr. Denning: We could not make it an emergency and have the second reading. Mr. Taylor: Then it gives them 30 days. Mr. Denning: They would still have the 30 days if we don't. Chief Carpenter: We haven't heard any recent update, but that would be helpful just in case.

A motion was made by Mrs. Lommatzsch to suspend the rule that dictates the number of days between consecutive readings of ordinances. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.**

A motion was made by Mr. Denning to read Ordinance No. 16-O-604 for the second time by title only and approve its final adoption. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 16-O-604 for the second time by title only.

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

II) Ordinance No. 16-O-605 amending Chapter 153, City Vehicles, Section 153.02 and repealing the existing Chapter 153, Section 153.02 of the Administrative Code of the City of Riverside, Ohio.

A motion was made by Mr. Denning to read Ordinance No. 16-O-605 for the second time by title only and approve its final adoption. Deputy Mayor Smith seconded the motion.

The Clerk read Ordinance No. 16-O-605 for the second time by title only.

Mayor Flaute: I saw the report that came out from Mr. Miller and the times that the Service Department needs this third car. I don't want to tell anyone what to do or how to do their job, but I'm just thinking about that third vehicle. Mr. Manager, have you looked at it and evaluated it? Chief Carpenter: The initial motivation for putting in the Operations Manager was because Mr. Keaton was the Working Foreman. When he got promoted to Operations Manager, he was continuing to take the vehicle home. The motivation was to add the Operations Manager, so we are not adding an extra vehicle. Sometimes Mr. Miller, the Working Foreman, does take a vehicle home if Mitch or Jay is out of town or for severe weather. He doesn't take it home regularly. Mr. Fullenkamp: You always have the right to give permission. Chief Carpenter: That is correct. Mr. Fullenkamp: The City Manager always has the right to give a City employee permission to use a City vehicle, so to create another position. Chief Carpenter: It really wasn't to create another position. It was just to clarify. Mr. Fullenkamp: Again, you have the power to give any employee the right to use a car. Mayor Flaute: So we are not buying an additional vehicle, we are just giving permission of another person. Mr. Fullenkamp: Even without this legislation, the City Manager can give permission. Chief Carpenter: The initial motivation was because the Police Major was being added, it is a totally new position, and then I noticed that Operations Manager wasn't on there. That's something we were already doing, so I decided to add the language to Operations Manager.

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Mr. Fullenkamp: On a related subject, I have another question. When the presentation was made about buying two unmarked police vehicles, a comment was made that the Chief and the Major have contract language that requires that they have usage. Is that true? Chief Carpenter: I would have to get back with you on that. Mr. Fullenkamp: Please get back with me on that because I didn't know we had contracts with our exempt employees. Chief Carpenter: I'll check into that. Mrs. Lommatzsch: That would be a personal contract, not a union contract. Mr. Fullenkamp: I understand that.

A roll call vote was as follows: Mr. Denning, yes; Deputy Mayor Smith, yes; Mr. Curp, yes; Mr. Fullenkamp, no; Mrs. Lommatzsch, yes; Mrs. Reynolds, no; and Mayor Flaute, yes. **Motion carried.**

ITEM 17: NEW BUSINESS

A. ORDINANCE

I) Ordinance No. 16-O-606 making appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2016.

Chief Carpenter introduced Ordinance No. 16-O-606 to make supplemental appropriations.

A motion was made by Mr. Denning to read Ordinance No. 16-O-606 for the first time in its entirety and approve its first reading. Deputy Mayor Smith seconded the motion. The Clerk read Ordinance No. 16-O-606 for the first time in its entirety.

Mr. Fullenkamp: I heard Mr. Garrett say that we are up about \$430,000.00 during his presentation. Did I mishear on income tax? Mr. Garrett: Yes, \$436,000.00. Mr. Fullenkamp: So I'm seeing \$625,000.00 in the memo. Is that projected? Mr. Garrett: At this current point we are at \$436,000.00, but projected through the end of the year I am guessing we are somewhere around \$695,000.00. Mayor Flaute: For the operating expense, why do we need that? Mrs. Lommatzsch: That's for the canine. Mayor Flaute: I know for the canine, but that's \$9,150.00. Chief Carpenter: The other part that I failed to mention is this is just due to the additional funds; they have to be appropriated into the budget. Mr. Garrett: It is just that we are receiving more income tax, particularly in the special income tax dedicated to the Police and Fire. It's received into the fund for that and then redistributed into the Police fund and the Fire fund. At the beginning of the year, we had an estimate for the income tax, calculated the amount and built that into the original appropriation. Now we've got more income tax. I can receive it and get it into the special income tax fund, but in order to move it on to the Police and Fire I need to up the transfer out of the special income tax fund. Also at the same time, whenever we receive income tax we get an administrative handling charge from RITA. We are going to get more income tax, so the handling charge is going to go up. That's what the two operating expense things are for in the special income tax fund and the general fund.

Mrs. Reynolds: Mr. City Manager, Mr. Garrett says income tax receipts are running approximately \$625,000.00 above projection. When did we notice that trend? Mr. Garrett: I've been saying it for several months. We've got the chart that I put in the book every time and we had our planned line and we've been consistently above it all year. Mrs. Reynolds: Do you think it's leveling out now? Mr. Garrett: It did drop back a little bit this past month. It's hard to say. You would think it would drop back a little bit. Chief Carpenter: Mr. Garrett is very conservative and not trying to be too optimistic. I guess I'm the one that is being more optimistic. Mrs. Reynolds: I understand being conservative, but I also understand that realistic projections sometimes gives us a better feel for what's going on.

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

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A motion was made by Mrs. Reynolds to suspend the rule that dictates the number of days between consecutive readings of ordinances. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.**

A motion was made by Mrs. Reynolds to read Ordinance No. 16-O-606 for the second time by title only and approve its final adoption. Mr. Denning seconded the motion.

The Clerk read Ordinance No. 16-O-606 for the second time by title only.

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

Mr. Curp: I have the need to report to the Council that Mr. Smith, Mr. Denning and I met with the City's special counsel regarding the complaints lodged against Mr. Fullenkamp for various violations of the Riverside Charter. We have established a date for a hearing and it is our recommendation that Council move forward with addressing those issues and any possible actions by the Council that might result. As part of the Council's process, it is our recommendation to Council to conduct that formal hearing and I would offer up a Resolution for a formal vote of the Council. I will pass that out to you now. I will give you an opportunity to read the Resolution that is being offered up.

A motion was made by Deputy Mayor Smith to approve the Resolution scheduling a hearing on allegations made concerning Council Member Steven Fullenkamp. Mr. Curp seconded the motion.

A roll call vote was as follows: Deputy Mayor Smith, yes; Mr. Curp, yes; Mr. Denning, yes; Mr. Fullenkamp, no; Mrs. Lommatzsch, yes; Mrs. Reynolds, no; and Mayor Flaute, yes. **Motion carried.**

Mr. Curp: Mr. Chairman, the Resolution itself sets the date of the hearing as being Thursday, September 15th at 7:00 p.m. The Resolution itself is sufficient to provide a formal notice to Mr. Fullenkamp, but in addition I do have here a formal notice for Mr. Fullenkamp and copies for Members of the Council.

ITEM 18: 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: I suppose you remember I was here a couple of weeks ago about the crack house across the street. Some things have occurred since then. I'm here basically seeking a forum to refute something that happened where my neighbor called in a false police report and got the police to come. He claimed in the report that my wife was intoxicated. She does not drink and she cannot because of her health. She is a brittle diabetic, so that was just bogus. The other thing he claimed is that she pointed a gun at his head. We don't own a gun. She was watering the lawn at the time and that was the only thing she had in her hand. I don't know what else needs to be said except that we don't like having that in the dispatch report. I was just looking for some way to refute that and make it publicly known. That's basically why we are here. I don't know how else we would refute something like that, but it was just not true and he just did that to get the police on us. That was a frivolous way of using the police to harass us. I don't know if you can educate me, is that illegal for him to have done that based on untruth? Mayor Flaute: Unfortunately our police person had to leave, but if it is okay he can call you tomorrow. I see you have your phone number here. We will make sure he discusses that with you. Mr. Wray: We had a meeting with Mr. Robinson after we can last time, but this is a situation that needs to be cleaned up. The whole neighborhood and we don't know what to do about it and we just don't know what to do. It seems like he knows how to play the game to get us in trouble for no reason. I don't get it. Mayor Flaute: Someone will contact you in the morning. Thank you for bringing that to our attention.

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Molly Nelson of Lane Garden Court requested to speak before Council regarding concerns about the “interruption of the process to declare a residence a nuisance.”

Ms. Nelson: I and pretty much here on behalf of my father. We were told by the Zoning Department recently that the Riverside City Council stopped the action and process that would have declared the residence at 541 Beatrice a nuisance. In light of all the drug and police activity that has occurred in the past and most recently, I basically want to know why this was stopped. Mayor Flaute: I didn't hear the question. Ms. Nelson: The house at 541 Beatrice was supposed to be declared a nuisance so that it wouldn't be able to be inhabited anymore and recently we have discovered that the action was stopped. My mother lives about half a block away from the house and she is very frightened, so we just want to get some answers on why this went on. Mayor Flaute: It is our understanding that they are moving forward with that, but if you would like to have someone call you, we will have someone call you tomorrow and tell you where we are at with that and where we are going with it. We are very much aware of it and we appreciate you coming forth and talking to us about it.

There were no additional requests to speak.

ITEM 19: COUNCILMEMBER COMMENTS

Mrs. Lommatzsch: I had two meetings today. At 9:00 a.m., I was at the MVRPC meeting. The only update I have on that and I will have to talk with Mr. Murray, but the Beavercreek Street Safe Project on 35 has been moved to the top of the pile in the State of Ohio because Greene County has pumped some money into it, so it has moved it up. That project is going forward. The 35 piece in Montgomery County, which we are involved with, has been moved down and they are going to be coming to us and the City of Dayton for some relief on the matching funds. I don't know the details, but obviously they are shaking their head and they know more than I do. I guess we will be hearing as soon as the MVRPC gets back to us, but that project is moved down. At 10:00 a.m., I was at the Affordable Housing Committee that the County Commissioners politely appointed me to. There is a little update there, but I will start with this invitation that I will pass around to all of you for the 15th anniversary of 9/11 is coming up and there will be an event at Wayne High School which you are all invited to attend and that's Sunday. There's an RSVP to our own Anthony Rodgers on that. I will share this upcoming event for all those bicyclists, if any of you are interested in that at Wright State in the spring. Here is annual report of Going Places from the MVRPC for any of you that would like to share that.

From the Affordable Housing, the Miller-Valentine/St. Mary's development of units up here on Harshman is going forward and 98% of the funding has been committed. Construction will be commencing the fourth quarter of 2016 into 2017 and will be completed by December 2018. It's been changed slightly from 62 units to 48 units. It is senior housing and there will be affordable units, there will be cottages and not a three story, but a two story development there with one and two bedrooms. Brantwood Meadows, which of course is Dayton but it affects us because it is right there on our property line, that construction is ready to pretty much get going and their funding is in place. It is 55 units and it should be in 2017 moving forward. I will be getting with Joe Tusk, who has asked me to be involved in a new concept which is going to be funded. I guess there is money coming from the federal government to look into sober housing. It's a new concept for people who have been in rehab and are looking for a fresh start. They don't want to move into an environment where there are the things that they are trying to avoid, so it's called sober housing. There is supposed to be new, federal money coming down so I will be getting involved with that program with the County.

Deputy Mayor Smith: With the State passing the sale of medical marijuana and that is going to be coming out soon. I would like to make a motion that we bring legislation forward for a 1 year referendum on the sale of medical marijuana here in the City of Riverside. This will give us an opportunity to review what the State has proposed for us and give us a chance to read it, digest it and look at our zoning and our shopping centers where this could possibly be distributed to see if there is

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anything we need to do. Mr. Curp: I will second it, but I think the terminology we are looking for here is a moratorium. Mr. Fullenkamp: You are talking about a moratorium on medical marijuana? That's a silly idea. Let these people find what they need. There's been plenty of research. We are going to pretend like we are experts in the area and we're not. The state legislators made it clear that this is okay and this is good. To make it harder for our residents to obtain a substance that will help them feel better, have less pain, retain their appetite. Quite a few years ago there was a pain clinic that went up on Woodman which administers lots of opiates to people, the current problem that we have. As of last count we have 3,500 Ohioans per year dying from opiate overdoses. I don't imagine that any of you questioned that pain management clinic going in and I'm not sure why you would suggest that allowing people that have cancer or other diseases that THC can help and to make it more difficult for our residents to access this sort of medicine pretty short sided. Not being educated about it makes it even more troublesome to me. It's just not necessary. There are plenty of controls in place at the state level. Deputy Mayor Smith: There are plenty of places outside the City of Riverside. Mr. Fullenkamp: We don't know that. Deputy Mayor Smith: I'm sure there will be. Mr. Fullenkamp: I know. So you are going to make it more difficult for the residents of Riverside. Deputy Mayor Smith: No, they can go to Dayton or wherever they need to go. I'm just saying for our city, we need to look at it and have time to digest. Mayor Flaute: Ohio doesn't really know what the rules are. They are trying to make the rules and somebody could come and set up shop and they don't even know what the rules are at this point, so I think a moratorium on it is not a bad idea. Would it be a length of time? I don't know what the legislation would say. Chief Carpenter: A lot of communities have selected various lengths of time. I've seen them from 3 months to 18 months. Ms. Arnold: I think some of them don't state a timeframe. Some of them are vague enough where it just says until rules are in place. They don't even put a timeframe on it. Did you all get the email regarding the webinar that Mark will be attending? I know Sara responded that she was going to come and it is on this topic. I think the dates are the 7th of October and 21st or 22nd maybe. I don't know if you all would be interested in attending that. Chief Carpenter: One is on the 7th and the other is on a Council meeting night. There is a website that discusses what is going on. There is a lot yet to be known, but everything that I have read so far is that things won't even be affected until 2018. Mr. Fullenkamp: That even stresses to me how unimportant this action would be. Nothing is going to happen until 2018, what's the purpose of a moratorium? Mrs. Reynolds: I'm just not sure if I understand. If there's no rules yet coming down from the state and I don't know what the projected date for releasing those rules will be, can we just do moratorium, after moratorium or is that a one-time thing? Because a moratorium is to give you time to investigate and to determine. I don't think that you want to do that right now until you know what you might need to investigate. You may burn up your time. Deputy Mayor Smith: You can take off the year and put it as indefinite. Chief Carpenter: I have contacted Congressman Henne's office and he sent some information. Also, there is a website. He is the State Rep, I'm sorry I misspoke. I have contacted his and his office sent me some literature. Also, the website and there's the webinar on October 7th. I would be glad to share that with Council.

A motion was made by Deputy Mayor Smith to pass an indefinite moratorium regarding the sale of medical marijuana in the City of Riverside. Mr. Curp seconded the motion. A roll call vote was as follows: Deputy Mayor Smith, yes; Mr. Curp, yes; Mr. Denning, no; Mr. Fullenkamp, no; Mrs. Lommatzsch, yes; Mrs. Reynolds, abstained; and Mayor Flaute, yes. **Motion carried.**

ITEM 20: EXECUTIVE SESSION:

- A) Discussion of Wright Point Leases - Section 103.01(d)(7) C: *To receive and consider from an applicant for a permit, license, variance, zoning change or other similar privilege granted by the City, the following information confidentially received from the applicant: C. Production techniques and trade secrets.*
- B) Clerk of Council Review and City Manager Contract Discussion – Section 103.01(d)(1): *Unless the City employee or official requests a public hearing;*

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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.

A motion was made by Mr. Denning to enter into executive session for the reasons stated on the agenda. Deputy Mayor Smith seconded the motion. A roll call vote was as follows: Mr. Denning, yes; Deputy Mayor Smith, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mrs. Lommatzsch, yes; Mrs. Reynolds, yes; and Mayor Flaute, yes.

Council entered into executive session at 9:13 p.m. Council came out of executive session at 10:03 p.m.

ITEM 21: ADJOURNMENT: A motion was made by Mr. Denning to adjourn. Mr. Curp seconded the motion. Six were in favor; Mrs. Reynolds was not present. The meeting was adjourned at 10:04 p.m.

William R. Flaute, Mayor

Clerk of Council