

Thursday, April 2, 2015

**ITEM 1: CALL TO ORDER:** Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:02 p.m. at the Riverside Municipal Center located at 1791 Harshman Road, Riverside, Ohio.

**ITEM 2: ROLL CALL:** Council attendance was as follows: Mr. Curp, absent; Mr. Denning, present; Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Deputy Mayor Reynolds, present; Mr. Smith, absent (Mr. Smith arrived at 7:49 p.m.); and Mayor Flaute, present.

Staff present was as follows: Bryan Chodkowski, City Manager; Emily Christian, Assistant City Manager; Mitch Miller, Service Department; Chief Robinson, Police Department; Tom Garrett, Finance Department, and Mark Carpenter, Fire Department.

**ITEM 3: EXCUSE ABSENT MEMBERS:** A motion was made by Mrs. Lommatzsch to excuse Mr. Curp and Mr. Smith. Mr. Fullenkamp second the motion. All were in favor; none were opposed.

**ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:** A motion was made by Deputy Mayor Reynolds to approve the revised agenda to include Resolution No. 15-R-2036 a resolution setting forth appointment of Stanley Leszczuk to the Board of Tax Appeals for a two year term beginning April 19, 2015 through April 18, 2017. Mrs. Lommatzsch second the motion. All were in favor; none were opposed. **Motion Passed.**

**ITEM 5: APPROVAL OF AGENDA:** The agenda was approved on Item 4.

**ITEM 6: WORK SESSION ITEMS:**

**a) Discussion: Boards and Commissions Expiring Terms and Interview**

Mr. Chodkowski: Thank you Mr. Mayor included in your packet you have a memorandum from the Clerk of Council regarding those members of boards and commissions whose terms are expiring and those seeking reappointment. I know at least one member is here. There are several pieces of legislation on the agenda that references this item. And I would be more than happy to answer any questions you might have regarding these individuals and their further appointments.

Mayor Flaute: Thank you Mr. Manager. Mme. Clerk is there any discussion you would like to talk about with the terms and folks applying?

Council Clerk: Mr. Childers is here tonight to speak with you all about his reappointment on the Board of Zoning Appeals. Everyone on this list has decided to continue with their seat on their board except Mr. Rhoades on the Personnel Appeals Board.

Mayor Flaute: Ok, very good. Well then at this time we will ask Mr. Childers if you would like to have any discussion about your re-assignment. Would you like to serve again?

Mr. Childers: I would like to be back. I thought I had to be here. I would like to volunteer.

Mayor Flaute: Welcome, welcome, I am glad you are here. Thanks for coming. Do you have any advice or any suggestions?

Mr. Childers: I think it is working great. I think the transition to our new Clerk is working out really well and everything is working good. We have five members now. That is great. I think everything is moving smoothly.

Thursday, April 2, 2015

Mayor Flaute: Very good. Do you know of anybody who would like to serve on another commissions, we would love to know about that. I know you are out there a lot.

Mr. Childers: Well my wife wanted to be on the board with me but I thought that that might not be too good. Mr. Chodkowski and I talked about that. On the BZA I said well, a husband and wife on the same board probably wouldn't work. Of course we never agree on anything, so.

Mayor Flaute: Yeah, there was a lot of discussion about that on Council also. Well, thank you; thank you for your service. Thank you for agreeing to do it again. And we are glad you are here and you are welcome to definitely stay for the rest of it. We appreciate it.

Mr. Childers: Well, I've got work to do; I just thought I needed to be here to answer any questions you guys might have.

Mayor Flaute: Does any Councilmember have any questions for Mr. Childers?

Mr. Childers: I am going to go back to work and make some more money.

Mr. Denning: There you go.

Mayor Flaute: We hope so, we hope so.

Mr. Denning: That way you can pay more taxes.

Mr. Childers: We pay our taxes.

Mayor Flaute: Thank you.

Mrs. Lommatzsch: No pay more taxes.

Mr. Childers: Pay more?

Mrs. Lommatzsch: He said; that's what he said. If you made money you'd pay more.

Mr. Childers: Send me more bodies and I will pay more taxes.

Mr. Denning: That's right. There is nothing wrong with paying taxes because if you are paying taxes, you are making money.

Mr. Childers: That is exactly how I feel. That and I like driving on smooth roads. I love what they did to Burkhardt.

Mayor Flaute: Oh no, it is going to be all redone.

Mr. Childers: I mean that was just fantastic because I was driving down the road going to my business and I thought, man, my clients have to do this. It was like driving on a dirt road, but now it is great.

Mayor Flaute: We feel your pain buddy. But it is going to get better.

Mr. Childers: Well it is great now so if it gets better, it is even better.

Mayor Flaute: Thank you. Thanks.

Deputy Mayor Reynolds: Madame Clerk, how many openings do we have currently?

Thursday, April 2, 2015

Council Clerk: You know, I knew you would ask me that and I don't have my sheet with me.

Deputy Mayor Reynolds: I am so sorry, that is alright. Could you just send it out to us?

Council Clerk: Yeah.

Mayor Flaute: I actually have that information. Let me see, we have three seats open on Health and Safety, actually I think it is four now. We have two seats open on the Multimodal. And we have one seat open on the Planning Commission.

Mr. Denning: There are only two open on Multimodal?

Mayor Flaute: That is what this paper said that I got it last week.

Mrs. Lommatzsch: Did you say two on Planning?

Mayor Flaute: Only one on Planning.

Mrs. Lommatzsch: That is Mr. Lynch.

Mr. Denning: But there are two expiring in April. Mr. Mayor, there are two expiring that have asked not to be renewed on Multimodal also, so there will be four. Those are due in April, so we will be down four out of seven.

Council Clerk: This hasn't come forward yet, but in the next Council pack, there will be another application for a seat on the Planning Commission or on the Health and Safety. So we do have a candidate for that.

Mr. Denning: That is good.

Mayor Flaute: Alright, so does anybody need a copy of this?

Deputy Mayor Reynolds: I have it down already.

Mayor Flaute: I'm trying to talk it up out there as much as I can. At least we'll get the people reassign tonight; or reappointed tonight. Keep talking about it folks. The next thing is Major Thoroughfare Improvement Plan, Mr. Manager.

**b) Discussion: Major Thoroughfare Improvement Plan – Phase III, Group IV**

Mr. Chodkowski: Thank you Mr. Mayor. Included in your packet is the memorandum regarding phase 3, group 4 which is the last group of streets that we had been reviewing. As you recall, the Major Thoroughfare has been divided into 4 separate groups. This is the 4<sup>th</sup> and final group. This includes the streets that have been repaved or redone in the last few years. This includes some work that was done to State Route 201 and 202 back in 2008 and 2009. So that's part of the reason why these streets are in this group. As we came into this group, you'll note that the engineer's estimate for everything and the kitchen sink was just under \$13.5 million. After we went through and reviewed all the information that was available, there wasn't much to cut back from these projects and the total wound up coming in at; after staff review and recommendation just shy of \$30 million. It should be noted that both Burkhardt, Harshman and Linden Avenues were broken out into multi-phased projects. And that was for a variety of reasons. Mostly because we are expanding the scope of those projects. So with Linden Avenue we've added in the issue of right-of-way and the intersection was Spinning so that increased the scope of the project. We broke that out

Thursday, April 2, 2015

for future financing purposes as well as Burkhardt Road. A lot of uniform right-of-way's to be established there for sidewalks so that project scope increased significantly from what we saw. And then the Harshman Road project; the reason that high number is split out is because that is to address those concrete plates that we've paved on and that's what when you drive over and you feel the thump, those are those concrete plates shifting beneath the asphalt. So that's the reason for that project being the way that it is. It is our intent as we complete this phase; I have to confess I do very much want and looking to take April off from the Major Thoroughfare Project just from the standpoint that what we're going to bring on all new planning and program management staff this month and then Mr. Weaver is going to talk here in a minute. We've got some exciting things with regards to the City Hall relocation project so we want to give those the full attention as well. So this will be something that I pick back up in May. But effectively what I will do is kind of put all of these streets together in order with the recommended; and when I say by order at this point I'm talking; we're going to put all the groups on one sheet on one list if you will. We will give you the total on that. Kind of give it a quick tie off if you will for this project we worked on for the last year and then we will pick that up as part of the 2015 goals and objectives. We will then work to fill that in and give it more detail and actually layout a grant schedule that will identify some grant sources. So that's where we are with this project; at least that's how staff and I talked about moving this forward. With regards to these phase 4 streets I would be more than happy to answer any questions that you might have about why we have apportioned these the way that we have; recommended them the way that we have.

Mayor Flaute: Okay thank you Mr. Manager. Mr. Fullenkamp.

Mr. Fullenkamp: I'm just assuming that the Woodman and 35 interchange section might be vastly changed with the reconfiguration of that interchange.

Mr. Chodkowski: Assuming that the spewie is constructed sometime between now and I think 2020 or 2019 is the last year that I've heard that it had been moved out to. The limit of the work may be moved a little bit north-south of that area but overall you're still talking having to pave approximately that area between Linden Avenue and 35 south to limit.

Mr. Fullenkamp: So we may have to do a little less paving?

Mr. Chodkowski: Correct.

Mrs. Lommatzsch: Are we ever going to get that intersection cleaned up?

Mr. Chodkowski: Down at?

Mrs. Lommatzsch: ODOT.

Mr. Chodkowski: Yes, we've actually had communication to the ODOT project manager twice trying to get a schedule from them on when they are going to get that cleaned up.

Mrs. Lommatzsch: It is a real eyesore.

Mr. Chodkowski: Correct. I don't know whether or not Mr. Miller has heard back but that is something I know he's been following up on. I've been copied in on some of that email traffic.

Mrs. Lommatzsch: I'd like to find out when it's going to happen.

Mr. Chodkowski: Sure.

Thursday, April 2, 2015

Mrs. Lommatzsch: People do mention that. And refresh my brain about what is happening on Springfield Street and especially the eastbound end of it, by the Museum and going out to 444.

Mayor Flaute: We're getting a lot of complaints about that.

Mr. Chodkowski: I know that there are the seam issues.

Mrs. Lommatzsch: I know there are holes.

Mr. Denning: They have been patched in the last 2 weeks.

Mrs. Lommatzsch: By our guys?

Mr. Denning: Yeah.

Mrs. Lommatzsch: Yeah I understand that but is that not something that because it's where it is in the heavy traffic we can get some kind of emergency to take care of that strip?

Mayor Flaute: It's a seam issue and there is a lot of them. Is there anything we can do about it?

Mrs. Lommatzsch: I mean because of the amount of traffic and it is a visual one people come to the Museum and it just look so bad.

Mr. Chodkowski: I believe that we have added some additional work which I believe is included in the supplemental appropriation tonight for some additional repairs, some spot mill and fills on Springfield to address those pothole areas similarly to what we did over on Valley. With regards to addressing the entire scope of that project or that entire section of road, we can look at alternative fundings. So we could look at OPWC funding in the short-term. There is an ODOT grant for federal land access projects, so we can look at that grant as well.

Mrs. Lommatzsch: Because that road won't take another winter. I mean it will be a gravel road.

Mr. Denning: Springfield Street is in our 1<sup>st</sup> group and Airway came out ahead; if I remember right Airway came out ahead and it is on and Springfield is next.

Mr. Chodkowski: Correct.

Mr. Denning: But I agree with Mrs. Lommatzsch. I understood the logic behind why we did it but it's like this winter the bottom fell out of that street.

Mrs. Lommatzsch: It can't do another winter.

Mr. Denning: Obviously if that has to it will but the question is, is there something; is there some reasonably cost band-aid that we can put on there because it is in pretty bad shape. Whether it is a micro-cover or whatever; something, we need to. It needs more than just the potholes filled. And I know you can appreciate that.

Mr. Chodkowski: We can have that discussion at the staff meeting tomorrow and see whether or not we can find any alternatives or any additional methods that come to mind.

Thursday, April 2, 2015

Mr. Denning: There is 2 things. There is a lot of traffic and I travel that road every day so I know where the potholes are. But it is also; there are a lot of people that travel that, that is the face of the city. So I think that is important.

Mrs. Lommatzsch: I just wondered if there was some emergency; because I know there are emergency pots of money, since it's next to the base and it provides transportation to the base.

Deputy Mayor Reynolds: When you do ramp back up to look at the major thoroughfares, and I know that you said you would be looking at the grants and you would list those grants, I would like for you to list any other options we may have also so that we can start accumulating this needed money to fix these major thoroughfares quicker. Because just as Mrs. Lommatzsch said and Mr. Denning said, some of our streets, another winter will be very hard on them and it will create situations that I think we don't want to see happen in our community. So if you could bring up some; look at some options for funding when you bring that back up.

Mr. Fullenkamp: I agree. There is always tar and gravel, you know.

Mrs. Lommatzsch: Well it is going to be a gravel road after one more winter. It's close to a gravel road now.

Mayor Flaute: Well I don't know about it being that bad. Okay, any more discussion, do you need anything from us?

Mrs. Lommatzsch: Sorry I brought it up.

Mayor Flaute: No don't be sorry you brought it up. Because actually, well I'll talk to you later. So is there anything you need from us Mr. Manager?

Mr. Chodkowski: No, that wraps up our summary of information to report to date and like I said, we will pick this backup here once we get through the month of April and kind of dust it up and clean it up a little bit. And then consider the phase 1 done and then we'll move to phase 2 of the Major Thoroughfare Project.

Mayor Flaute: Okay any other questions or discussion from members? Seeing none, will move to the City Hall Relocation Update. Mr. Manager.

**c) Discussion: City Hall Relocation Update, Presentation by ALT**

Mr. Chodkowski: Thank you Mr. Mayor. Tonight we have with us Mr. Weaver from ALT Architecture. I wanted to give Council a brief presentation and give you what is effectively the final concept floor plan of what the space looks like. And kind of talk with you about some of the things that are different, some of the things that changed, some of the new items. We want to talk to you about some budgetary issues; some of them good, some of them bad. And some concepts we have to move this project forward. So to the extent that everybody would like to see the space that we are moving into, I will let Mr. Weaver give his very lengthy four slide presentation here. He will walk you through the floor plan before we get to some other elements that we want to cover with Council tonight. So Mr. Weaver, the floor is yours.

Mr. Weaver: Good evening, thank you.

Mayor Flaute: We're glad you're here.

Mr. Weaver: Glad to be here. We are going to walk through primarily the 5200 building. The only plans that are up on the slide are the 5200 building. We will address; I believe in the packet there was a mention of one item that we looked at

Thursday, April 2, 2015

additionally to this building for the Fire Department. Otherwise the plans for this building are basically where we've left them in previous iterations. This plan is the 5200 suite. This is actually the demolition plan so the dash lines are indicating what we're proposing to be removed. So again I know this is kind of a refresher but we're sticking with that idea of trying to maintain the offices around the perimeter with the exception of that reception lobby area and the open office space directly behind it. And then we're removing the middle portion. I don't know how many of you have been in the space over there but it basically has three corridors. This was the original tenant separation corridor. So it's basically a corridor down here, a main corridor down the middle and this one above. We are maintaining this one up here. And this is where our Council chambers are going to be. We can get back that slide whenever you're ready. In concepts, we are very much the way that we presented it last time. We've made some minor tweaks here and there. It's not going to look like much but we feel like it's added up to quite a bit. Effectively we still have Council chambers in the middle with some of the organizational; it's not shown on this; I'm just generically labeling these as offices now. We did have a previous version that staff; there is a series of staff meetings that allocated those offices. We are going to hold to that. Just for what I am going to be submitting for bidding and for permitting we're not going to show that. So one of the things; the change, the clerk's office is down here on this side now. So we essentially eliminated all of the door openings in the Council chambers along that side. So we still have the suite entry, the main entry in the Council chambers, one additional doorway for access to that break room area. It is currently an office and a storage room. So that corner; that break room is remaining where it was. And then effectively the emergency exit/Council entry/office entry into this back suite. So we'll have a secure entry into the suite. We'll have a secure entry into the office area here. A secured entry up here into the office suite and in the storage we'll have; it will be a little bit of a challenge from a security standpoint because what we will want to do is be able to have the public come into this suite and come into the Council chambers but if they go through that door, other than in the event of an emergency it triggers an audible alarm. But we want to be able to turn that off so there is flow between the secured office environment and the Council chambers. It is not unlike this door back here.

Deputy Mayor Reynolds: Mr. Weaver, because Mme. Clerk has a lot of load to carry into meetings, she will be able to use that emergency door at all times.

Mr. Weaver: It is only an emergency door for the public.

Deputy Mayor Reynolds: Okay, so she will have access.

Mr. Weaver: Absolutely. You always have access. We are discussing with CEO some options on whether it is a key fob or a key card or whatever it ends up being but this would be your door coming in; the clerk's door. The staff will be coming in this way. You will have free access but the public; the idea is you just need to be able to keep the public effectively out of the office environment and if they do have to go through it then there is an audible warning. So we're just trying to minimize the amount of doors that we have to do that with.

Mayor Flaute: Do the Council chambers have chairs like this or will it be stair stepped?

Mr. Weaver: No, it's all going to be flat.

Mayor Flaute: So we can use it for other things.

Mr. Weaver: Yes exactly. One of the challenges in that suite is that the ceiling heights are only at 8 feet. So it's a little bit shy of this bulkhead here. So that's the entire

Thursday, April 2, 2015

Council chambers. So effectively the whole floor is that low. And it's kind of odd but it is an oddity of this building. The floor to floor height typically on an office building you expect it to be 14 feet floor to floor. This is only twelve and half feet. It is weird because the upper floors are actually taller than the lower level which you wouldn't expect. It is really strange but we've looked into; that's why we want to make sure that everything is low. We had looked at potentially raising up the dais and doing some other things but you would be right tight to the ceiling so there's no point.

Mayor Flaute: So it is going to look like this basically.

Mr. Weaver: It'll look like this but bigger; a little bit bigger. A similar shape; it's kind of hard to see because it is ghosted in there. We tried to maintain the shape so that it facilitates conversation better and we have some spots for the clerk in the city manager.

Mayor Flaute: I would like to have the clerk next me.

Mr. Chodkowski: Well you can put the clerk wherever you want.

Mayor Flaute: Okay.

Mr. Weaver: And there's still time to tweak the design of that. What we wanted to make sure of was the one change from when we talked a little bit about budget; one of the things that changed was instead of leaving that as part of the furniture package we allocated some money for it to actually be a built and turned out dais. So we've got that as a fixed portion of the hard construction now. These will be seminar tables with loose chairs, and these are all loose chairs. We did include from a series of staff meetings; we did pick up some additional direction and we included basically a credenza along this back wall so you have a continuous counter along the back of Council, so you can use it that way. We don't want to call it a community room but the intent would be you could have some flexibility. So that's an add.

Mr. Denning: So if we wanted to have a reception?

Mr. Weaver: Correct. And that's what alleviates the need to have direct access between these two. You can use this for support but in reality this becomes something that can be used for staging and things like that.

Mr. Fullenkamp: Comment on the curvature of the dais. I'm thinking less radius. I'm thinking a tiny curve.

Mr. Weaver: Yeah, this one has the die wall, as I will call it, that is framed in front in is actually a little bit bigger so you actually have a little bit more room. It has the same number of seats but will have a little bit more room.

Mr. Fullenkamp: But I'm talking about the radius.

Mr. Weaver: Yeah and you can soften it.

Mr. Fullenkamp: I'm not thinking soften, I'm thinking to make the radius tighter.

Mr. Weaver: I think that's doable because we have plenty of space. It is a matter of trying to actually get more communication and visual connection between the sides. That's not a hard thing to do.

Mayor Flaute: One of the reasons I haven't asked for the clerk to be here is because I don't want to put a councilmember on the end and not be able to see anything and all of that.

Thursday, April 2, 2015

Mr. Weaver: We can certainly; we're getting to the point where we are going to need to start talking at that level of detail so this is sort of the beginning of that conversation. But this is not intended to be the full design. All we wanted to do; as we said we investigated looking at a raised dais and decided that really wasn't a good plan and then to tweak this thing to basically; that's about as big horizontally if you will; widthwise as we would want to go. We could certainly come out into the space more if we want to. We're talking about some options for presentations and things like that because we do have columns. So for people who are towards the back in the space, we had talked about augmenting some closed-circuit television monitors and some other things.

Mayor Flaute: Where would you have the public come?

Mr. Weaver: The public would be coming through the main entry.

Mayor Flaute: If they wanted to speak to Council they would come...?

Mr. Weaver: They would be coming up to either the front or wherever they wanted to be. It could be anywhere. The idea would be that we could still present; I think it's best that we would not be presenting over your heads but to be presenting from the side. And since we have some height challenges there; in terms of the flow we're going to have; one thing you see this little dash rectangle there, we decided to go ahead and add into the project cost estimates for saw cutting the concrete floor so we could run our power and data under the floor and up to the conference room location and at the dais. So we would essentially have power and data in the die wall, so that cost has been added because there were a few adds that were not in the original budget. That was one of them. So what we tried to do is because we had this closed session, large conference room back here as well that we are demoing. Let me go back just so you get a sense of what is there. This is two rooms currently, we are blowing that wall out in between and making that the conference room. So at that location what we're going to do is saw cut in two directions and drop our power, drop our data into that wall and come out and be able to connect to here. So again what we're going to have in this case, whether it is a projector or anything like that, you will be able to connect off of the front of the dais; the die wall for Council. And then in the back again when you are running projection or whatever you want to run, this location and the small conference room at the same time will be coming in the middle of the floor. So you won't have any cables; you wouldn't have any of this in the conference rooms. That would be the cleanest way to run it. So we will basically have a floor box that has power and data in the middle of the room.

Mr. Denning: And video connections too?

Mr. Weaver: Yes. We had talked about; we are discussing some options as far as projection versus having to connect to a monitor. One way or another you're going to have to have the ability to do presentations here and in the unsecured conference room and then also obviously in the Council chambers.

Mr. Denning: Okay.

Deputy Mayor Reynolds: Mr. Weaver, since we have started this process, every time I visit another city I kind of take a look around. And you are talking about flat seating in the audience area. As we can tell from what we have now, that's not always good seating. And it prevents people from being able to have a direct line of sight. So you know all of those. Is there anything that is practical that could be done to have?

Mr. Weaver: There are a couple things we could do. The plan is; it's kind of hard to see, essentially what you're talking about is; one thing you can do is stagger the

Thursday, April 2, 2015

seating. I know I'm showing it all soldiers in a row there but what you really can do is shift every other row so at least you are not directly behind somebody's head. That can help. The other thing we can do is where these columns are, sort of along this column line here, I think we really need to try and augment the view with at least for presentations with additional monitors on the wall. Now we had talked about potentially doing them off of these columns but with that kind of head clearance it becomes an issue. So we could still do them on wall mounts that could be tilted or moved around but that is something we are talking about right now; about some options for presentation that help with that. Because the idea I think is when you have a normal size group or a small group, that is all going to be more clustered towards the front. So I think you're going to have less of that issue. But there are times where you really are going to sort of be a packed house and we do need to plan for a way to augment that.

Deputy Mayor Reynolds: I think what we need to do now is to project for the future. I think we need to do something that will make it better.

Mayor Flaute: We want to use it as a community room which means sometimes we might want to put tables for a meal or use it for; I don't know maybe have; I want to see it more as a community room. If we stagger then it is always going to be just for Council.

Mr. Chodkowski: There are other options that we had looked at as part of the plan but we did not put into this concept because we are trying to be conscientious of the budget. You could effectively remove the ceiling and provide an exposed kind of modern industrial look and then you would be able to raise the dais. To do that though creates an expense that we didn't think was appropriate to request. So we had that option, we did explore that but that is not one that we thought was an investment at this time that was worth pursuing.

Mr. Weaver: CDO I think on the second floor did that in their space if you want an example of what can be done. But again when we weighed that versus the benefits it just didn't seem like it was really; because I think normal; it's kind of like planning; you don't plan a church for Easter service and Christmas service. You plan it for more of your normal business operations. Granted, we have more space then we kind of would typically need; we talked about this before, this floor plan; you are cramming a use that would kind of be atypical for a typical office floor plan but I think we're going to be set up pretty well. Because I think this area right here, this half of the room for normal Council meetings is where most of your action is going to be happening. This is almost more of an overflow and the way that we talked about doing that is augmenting that with some visual aids, with some A/V.

Mayor Flaute: And where is the screen going to be for presentations?

Mr. Weaver: For presentations we were kind of thinking either one or both of the walls, the side walls. So you are doing kind of what you are doing here. We are looking to the side as opposed to; now you can still.

Mr. Fullenkamp: Why don't you put them behind?

Mr. Weaver: Just because you could be looking at your screen but I am talking over your head so if I'm pointing at something specific.

Mr. Fullenkamp: But I'm thinking for the people in the crowd.

Mr. Weaver: Right well we could; you could do monitors in the back. And again that is one of the things we can investigate. But when we were thinking it through it was

Thursday, April 2, 2015

more of an issue in terms of a presentation, I wouldn't want to be doing that to you, the point over your head so you are always turning around to look at it.

Mr. Fullenkamp: We could have one back there.

Mr. Weaver: Right, but you are 50 feet away.

Mr. Denning: That is going to be a lot farther. You're not going to be able to see that wall.

Mr. Fullenkamp: One question, what was the incremental cost to do that?

Mr. Weaver: It was about \$50,000. It sounds great in theory but it affects; you're demolishing more the ceiling, you are redoing all of the lighting, you are redoing all of the mechanical because everything in there is flex now, you are redoing all the sprinklers because when you do expose structure you have a different type of sprinkler head and then you are painting all of it. So it could be done and it can look cool but; that's the other part of it, is it really the aesthetic that you want for city Council? Because what we have in the budget now is basically living with a low ceiling but we are doing a little bit nicer ceiling tile. We're proposing as part of landlord tenant improvement to redo the lighting. We want to augment some of the lighting up. Obviously not the same type of lighting you have here but the similar idea that the dais has a different level of lighting. So we do have some things in there to try and dress it up a bit and we figured doing some signage and a different color wall and that kind of thing on that back area. And we talked about trying to get storefront visibility through here and through the entry and through the Council chambers as well. So if you are in the lobby you're going to see that so it will look really nice. So that's kind of where were at. In terms of the typical meetings, you're going to have much more focus on that smaller rectangle then you are on the bigger one. That is 50 feet roughly.

Mr. Fullenkamp: Are these going to be permanent chairs or are they going to be loose?

Mr. Weaver: They are going to be loose to give you the flexibility to move them around.

Mr. Chodkowski: The only fixed structure in Council chambers will be the Council dais. Everything else; the side staff tables, the technical tables with the modesty panels.

Mr. Fullenkamp: We know and we have the perfect example that people will always sit in the back.

Mr. Weaver: There will be a happy medium because you will be so far away back here that it is almost pointless.

Mr. Denning: And we just don't put those chairs in.

Mr. Weaver: Exactly. You can stick them on the sides or whatever. There is room. I mean that's one of the things that; as long as we preserve some type of aisle way between these columns. The columns are just part of the layout. There is no way to; I think going back all the way to the original ideas of where we might place this thing you really just have to take that as a given.

Mayor Flaute: So now you said you are taking the cement floor and putting wires underneath it all the way to the unsecured conference room? Why do we need that in the unsecured conference room? There is quite an expense there.

Thursday, April 2, 2015

Mr. Weaver: Correct. It's really not that big of an expense once you've already got it in the project. It's if you are mobilizing for one little item. So in reality what we're trying to do is preserve the flexibility that you could have meetings of different scale with the public without having to bring them back into the secured areas. So this is a small conference room here. You also have the more individual meeting spaces, meeting desks kind of in; that is actually part of the lobby area. And then you've got obviously the Council chambers. Those are all unsecured. That is three different scales of unsecured meeting spaces that you could use before we have to get behind that.

Mayor Flaute: So it will have a computer in it so you could do some work.

Mr. Weaver: Right.. Then you come back in here and this is again; depending on how these open office spaces layout, the idea was that this is a secured; not only your secured conference room for typical city office functions but also if you are in closed session so that you wouldn't have to do it in here. You could actually go in there and use that, Council could use that. Where you have other meeting groups that could use that.

Deputy Mayor Reynolds: Mr. City Manager, Mr. Weaver excuse me for interrupting. Where do you plan on doing your copy room and your storage areas?

Mr. Chodkowski: It is reflected on the plan. Mr. Weaver if you could highlight that. It is plotted, you have to squint real hard it is right there. Effectively that room will be set up to run the large-scale printer/copier/fax machine and our plotter printer that does our large-scale mapping. It will also function as our IT input room so our digital server and communication links will all be mounted in that room.

Mr. Weaver: That is this room here.

Mr. Denning: Is that getting extra air-conditioning?

Mr. Weaver: It doesn't need it because we don't have; we are talking to CDO about it; we are actually, probably not going to house the server in that room.

Mr. Chodkowski: We are virtualizing the server.

Mr. Denning: Okay, okay. I just know what I deal with while I'm at work.

Mr. Weaver: I typically would and that is a question we asked them. The one thing we are going to need to be wary of is making sure that the blinds are effectively closed in that room because it does face south and there is some heat gain.

Mr. Denning: I wasn't as concerned about that as the computers.

Mr. Weaver: Yes we got that and storage; we're talking about basically taking one of these offices, the itinerant office that we don't really need at this point and converting that to that. In addition, immediately as you come past the reception and into this open office area, we talked about this sort of being the copier/printer and the mailboxes, sort of the workstation area immediately inside that open office area. So large-scale plotting, more of these small-scale stuff up here in support of the offices and then the storage back here. And then depending on what we decide to do with the scope of this area where we have the current break room. The current break room, we had talked about the potential en suite bathroom and we're calling this the housekeeping closet, that needs to remain because we have electrical in that area. That could either be potentially; if the bathroom is not part of the project then we could potentially use that as either a storage area or that could also become part of; we had talked about there needs to be a relay for the server and that could either go; if that is planned we could take that; this is that goofy stair that is between the two suites. We talked about trying

Thursday, April 2, 2015

to capture some of that space and make it useful to our suite. If we are able to do that, I am having sort of a code walk-through meeting with the County here next week and we will confirm a couple of these little items. But the nice thing is; it is a unique project because the city is the landlord obviously. The city is the tenant on the lower level and there is another tenant that is coming in that the city is helping to facilitate that move immediately above us. And at the same time you are doing building system improvements. So there is a lot that is happening in there and there are a lot of things that actually happened as recently as today in terms of coordinating those efforts and how we might best parcel out some of the total projects. We talk about some of the things; we talk about adds and deducts and some things that pertain to that and some things that pertain to what's happening in the total building that make it a little bit convoluted. But it is a good thing in totality, but when you're talking about the specifics; what is the new number for this, there are some things that are going to be affected by what is happening in the total building. So when we get to that point, I just wanted to prep you for that. So it is a good time to be doing this because we have all of these things happening; sort of a critical mass of things happening over there. So this right here, this bathroom area, that whole thing is another area that potentially may get tweaked a little bit depending on the final scope of the project and the final budget of the project. I'm going to throw out; did you want to talk about; is this the appropriate time to talk about?

Mr. Chodkowski: Do you want me to segue into it? About the fund talk, about the money?

Mr. Weaver: About the money.

Mr. Chodkowski: Alright let's talk about money. So as you can see the project has some changes from what we originally looked at. Some of them as a result of Council requests, some of them as a result of the staff review and input and some of them just as a result of the space. When we originally put the project together, excluding demolition, the budget for this section was I believe \$245,000. With demolition we would've been right around \$270,000. Based on what you see here, our number is \$330,000, all in. Okay.

Mr. Weaver: That included; the \$245,000 though when we were talking about that did not included the restroom either. So in both cases, when you are saying \$330,000 you're talking about with the restroom.

Mr. Chodkowski: With the restroom. That is correct.

Mr. Weaver: We estimate this thing depending on some variables could be between \$30,000 and \$40,000 for this. And again it's not just pulling that and saying what is the dollar because it affects the overhead and profit for the entire project. It affects a few other variables but all in all.

Mrs. Lommatzsch: What are we going to have, gold fixtures?

Mr. Weaver: It's not just that, we're talking about this part right here. Effectively we're guessing if you did not do this right here, the plumbing cost for; effectively without touching any of the sprinkler system we've only got \$2000-\$3000 at the most in flipping this break room plumbing from one side to the other. This we're saw cutting and having to connect into the sanitary line that is running across from this, all the way through this. So there is that, there is demolition. The space, there is demolition. We have to flip doors, we have to put in an exhaust fan in this bathroom. It is not currently in the suite. So again it is sort of like talking about raising the ceiling. It's not just toilet fixtures, it is a series of things that have to happen to add up

Thursday, April 2, 2015

to this change. The demolition of this little door in there, if we didn't do that we wouldn't have to do any of that demolition.

Mayor Flaute: Where is the sewage line coming from?

Mr. Weaver: There is a cleanout that comes down this column right here. That's why there is this little bump out and we're just going to have to keep that because there is just no point in moving this. This is the sanitary line that comes down from the other floors and then it comes diagonally across this room and catches these bathrooms on the way out of the building. So we can connect; the good news is we can connect within this suite. But this would require saw cutting this floor and putting a new connection to that. And then again any restroom requires an exhaust fan so we have to put that in and route that either up or across and out. It is going to affect either the façade work for roof work depending on how that is routed. Because it is kind of in a bad; well it's in a great spot for plumbing; that is a terrible spot for exhaust. But the good thing is the exhaust can be handled it's just like we talked about, there are a bunch of dominoes that fall when you put something like that into the suite.

Deputy Mayor Reynolds: So the exhaust either goes out of the building or up to the roof and out. So it all depends.

Mr. Weaver: There is nothing close that we can get to. With all of this stuff to connect to we were going to try and connect to the exhaust from the other bathrooms. We would be coming across from the lobby but for now the best bet would be just to try and get it out the side of the building. And again, you have to take it somewhere. So there is no chase in here. The main mechanical for the chase is over here.

Mayor Flaute: I hate to ask the question but how much more is the bathroom going to cost?

Mrs. Lommatzsch: \$30,000.

Mr. Chodkowski: \$30,000-\$40,000.

Mr. Weaver: Yeah \$30,000-\$40,000 is what we are estimating.

Mr. Denning: Versus having them walk across the hallway.

Mr. Chodkowski: Correct.

Mr. Weaver: Yeah or come through; and again what we're going to; just for convenience and because there really is just no reason to get rid of it. The existing suite entry door over here, we're just going to keep that. So you could come out that without having to go through the main lobby space. And that's; the lobby restrooms are right there. We wanted to make sure that we investigated it. We heard you loud and clear about making sure that we looked at it. So that's kind of where we are at with that particular item.

Deputy Mayor Reynolds: So we are at \$330,000 now?

Mr. Chodkowski: We are at \$330,000 with the bathroom. And without we're at about \$300,000 and that includes everything here but I want to clarify, with the exception of two items that were not looked at as the scope of this project. When we originally began this discussion with the relocation package, at that time we were further discussing extensive energy improvements within Wright Point 1 and Wright Point 2 relating to HVAC and lighting. So those were items that we did not ask Mr. Weaver to consider when he assembled the project simply from the standpoint that they were assigned to a landlord expense; comprehensive expense for both buildings. Okay so

Thursday, April 2, 2015

going through and looking at these; now these are optional items so they are not required to be done. To do a T12/T8 transition for the lighting, the number is \$40,000. The other number is for the HVAC system. Currently the VAV boxes, there are 10 of them in the suite. They are functioning, they continue to function, they would need to be; some of them would need to be relocated. But to replace them would be another \$35,000. So those are our two numbers that we had previously intended to expense from general building improvement dollars outside of this project.

Mr. Weaver: And if I may, on the original number that we talked about, he is talking about the all in number minus the bathrooms. That includes demolition. So the original \$245,000 number did not include the demolition. What we talked about was that it fits into the total project but for all intents and purposes the demolition for all of the facilities can be pulled out as a separate number. So what we've done is originally; we estimated in the original plan around \$40,000 for demolition, I think we are down to something more like \$25,000. So when we went back through this and we looked at opportunities to save a wall or not move the door just to be moving the door, that's what we talked about is; and not doing some of these things. Embedded in that number is some of the demolition cost. So again there are economies of scale by not doing certain things that are in that. So when you say; we didn't jump from \$245,000 to \$300,000. It was \$245,000 plus the demo and \$300,000. So just to be clear about that. The things that are happening with the building; right now you have contracted with a mechanical engineer to guide you on the replacement of the rooftop units. The technology in that building is very old so all of the controls and all of the distribution are a very old system. What they are recommending is that as these tenant suites are remodeled, that those distribution devices and their controls will be replaced to interface with the new equipment. So that's what we were; we didn't have a full grasp on that when we started but we have an opportunity to do that now. And with the lighting it's a similar issue where guess they may be optional items but they will be an issue for you in the future. So it's; can we dovetail any of that into this now if it make sense to. And if we decide not to then it will be a maintenance issue down the line. So that's kind of where we are at. They are older buildings.

Deputy Mayor Reynolds: So the \$300,000 is without the bathroom, add on the \$75,000 for the lighting and the VAV's.

Mr. Chodkowski: Yes Ma'am.

Deputy Mayor Reynolds: That brings us to \$375,000 total.

Mr. Chodkowski: Yes Ma'am.

Deputy Mayor Reynolds: That is total, nothing else. That is all.

Mayor Flaute: We still have all of the wiring.

Mr. Weaver: It doesn't include; there are things that aren't part of it. But again to go back to what we're talking about; this goes back to the unique nature of the city's involvement with the building. So you are; in terms of the building systems, it is the city as the landlord. It is almost like you have to treat this project as the tenant improvement project. And so what you would typically find is if you're going into a building that was owned by someone else, those type of items would be part of the tenant improvement package that you would negotiate that with the landlord. So those dollars are not necessarily part of the same funding and Mr. Chodkowski can speak to that much better than I can. But it is not necessarily the same funding that we were talking about, we're talking about the initial tenant improvement build out dollars. I know you're trying to get a grasp on all of it but there are sort of some semantics in there about where things are actually allocated from.

Thursday, April 2, 2015

Deputy Mayor Reynolds: And I realize that there are other; but what we're talking about tonight, we're talking \$375,000.

Mr. Chodkowski: If you want to include the lighting and the HVAC, yeah.

Mr. Fullenkamp: I have some questions about those two improvements. We have an expert on mechanical systems back here and we have a question about what is the pay back. I know part of this is T12's are going away and yada, yada, yada. But \$40,000, does that include our rebates? And do we have a payback schedule on energy efficiency?

Mr. Chodkowski: I do know that that information; the general payback plan was incorporated as part of the study we got from go sustainable.

Mr. Fullenkamp: I mean in terms of energy efficiency.

Mr. Chodkowski: What that is off the top my head, I don't have that. I don't have that number off the top my head but I do know that we had a general schedule that was included on that measure.

Mr. Fullenkamp: I believe that is an important piece of information for Council to have. And then the paybacks as far as the upgrades for the air-conditioning on that; because I think we need to understand too if there are \$30,000 worth of VAV's. I don't remember what the number was. What would be the advantage to us doing that other than maintenance. I mean is there a considerable cost savings we can accrue? And I know you are not part of this discussion, I'm looking at you.

Mr. Chodkowski: And let me get to that. So and why we say they are optional; the lighting system that is there, it works. It's not efficient, but it works. Or as efficient I should say. In the VAV's that are there, they do work. So this is an issue of you're going to be working there and your are going to have your contractor there. You are going to be in. So it is a simple work of convenience.

Mayor Flaute: If the rest of the building is going to be done why wouldn't this be done too.

Mr. Fullenkamp: At least the occupied units.

Mr. Chodkowski: But the other components of the building that are going to be done are on an as needed basis. If you remember the RFP is going to be, here is what it costs to purchase and install a VAV box. So when a tenant calls and says, hey I can't get my suite to stay warm and we send our technician out and our technician says, hey the VAV box is broken. They pick up the phone and call some other vendor who bid to provide the VAV boxes installed at such a price within such a time.

Mr. Weaver: And part of the issue is; it is a sequencing and redundancy issue. So what we don't want to do is; you know, the ceiling plan is not on here. We are calling out for the relocation of a good number of fixtures when you look at the demolition plan. The existing lighting in the space is not going to fit. What we want to do; now our original idea was just to move and relocate fixtures. Well you are basically going to be paying to do that and then paying to replace them in the future. The same thing with the controls, even if the VAV boxes work currently and the distribution is okay currently, which there are some questions about, but if you are saying generally speaking you don't have to do this right now. There are controls that need to be replaced because there is a T-stat on this wall. And with that system, they would have to be done a different way than if they were done with electric controls. So that is the question, because right now really what we'd like to do is be able to make sure we have all of those ducks in a row and cover the things that we should be planning for

Thursday, April 2, 2015

now as part of this improvement that weren't necessarily part of the original thought process. Now if that means taking a quick step back so we can all get together and make sure that we have that clear in our minds what that means, we had discussed that there is some wisdom to doing so. Does the things that are all coming together right now because the equipment; the main equipment is being replaced and the front and controls are being replaced. And then the other tenant suite is being done at the same time.

Mr. Fullenkamp: I want to go back to what the city manager said. But yet the RFP called out for maintenance. But if we are going to bring in a brand-new tenant it is very likely that we will have to reconfigure a floor to put in tenants. And at that point we don't go with the onesies, twosies for that cost. We go through an entire process and the cost is going to be much lower to do that operation. That is the situation we have here. It is a much lower cost do 10 or 12 and configure it specifically for our needs.

Mr. Chodkowski: Right so let me kind of segue into, we are tight on the budget and some ways that we think that we might be able to adjust that budget. I recognize the fact that you are entertaining legislation later tonight about the Wright Point fund which includes some funds for here. So I'm going to tell you that we don't believe that we need to increase that budget. If you would like to increase that budget, feel free to do so and let me explain to you exactly how I think we can get around having to increase the budget. We have the additional contingency funds that we allotted for these types of instances. So there is that; those funds are available. And there is about \$35,000 there. Additionally we have \$10,000 of miscellaneous expenditures earmarked in the budget.

Deputy Mayor Reynolds: How much Sir?

Mr. Chodkowski: \$10,000 for miscellaneous items. Additionally we put together a sign package for a variety of internal and external signs to the tune of \$65,000. We think that we can limit outdoor signs to parking directional and we think that we can limit internal signs to our suite and therefore that budget has some significant money which we can also reallocate to offset some of these budgetary items. Last but not least, and we think it is important, is that later tonight after the executive session, Council will be asked to enact legislation to enter a contract with Radiance Technology to assume the suite above us. It so conveniently happens that their schedule is approximately the same schedule as ours. They will be looking for a T12/T8 transfer, they will be looking at a VAV boxes retrofit, they too need carpet, they too need paint. So we would advise to back away from our current schedule on this project. It will not be a significant delay, but effectively take our team and meet with the Radiance team. So LJB is the one that has been working with that and see what we to break out and bid AVA the package, collectively bid a T8/T12, and bid paint and bid carpet. So now you're looking at 20,000 ft.<sup>2</sup> of carpet, you looking at 20,000 ft.<sup>2</sup> of paint so we are thinking we can improve some economies of scale there and make some of that back. So we also think that there is I believe it is \$87,000 or \$85,000 that we have budgeted for furnishings. We think we can trim some of that back so we have some; if you recall earlier some of the office configurations, we had some of the larger offices with internal conference tables so we cut some of that out. We have conference tables here that we can reuse in some of the other areas. We have some bookshelves and things. I mean we still do need desks and by and large we still do need chairs by and large. But we think we can trim that budget back about another \$10,000 or \$15,000 or so. So that's how we plan to make up that budgetary difference. But we wanted you to know how we were planning to make up that budgetary difference because A it affects timelines, and B it relies on funds elsewhere in the project budget and reducing the scope of those items. So if there were things that Council felt it was important such as, I know Mrs. Lommatzsch is a big champion of

Thursday, April 2, 2015

the bathroom. If the bathroom is important to Council, we are not asking you to add the money to keep it but if you would like to add the money to keep it, we are not going to say no. The signage, if Council does want a robust sign package both internal and external, then we are not asking you to add to the budget for that but if that is something that is important to you, that is something you should consider when you enact the BAN legislation later this evening.

Mrs. Lommatzsch: So what kind of signs are you talking about? Are people going to have trouble finding the place?

Mr. Chodkowski: When they had originally proposed the budget package we had talked about a sign, extra on the building similar to the CDO Technology. Not their logo, but our logo and some signage and our name spelled out. And then as we received information in from some of the folks that we asked original quotes from for these concepts, there really seems to be no way to professionally configure that signage and make it look appropriate and make it look like it was intend with the existing signage that is on the building or could be on the building.

Mr. Denning: Within your budget.

Mr. Chodkowski: Correct. And then we talked about things like, you know, where would you put the sign. Because if you put the sign on the Woodman side, if you are approaching the building from the backside, now I saw it from the front but now I can't see it from the back. If I put on the back I can't see from the front. But more importantly you get people where they need to go and do so in a constructive way and a professional way. Because once we billboard the building for identification purposes for us, what are we doing; what situations are we creating in which tenants may ask. And do we want to have a building that its' appeal is highly valued because of its billboard affect to our tenants as opposed to its place on the market. Its location to Wright Patt and some of those other things. So it was our intent at least to begin this project to scale back that signage aspect. Everyone needs help on those grounds directionally. Even Wright Point 3 visitors and tenants. Within the suite; or within the buildings themselves I think we can all say that the signage is out of date. Everybody would benefit from those things. In the event later on down the line we make the relocation and citizens and visitors and vendors say, you know I have a really hard time finding your building. We can always add a sign at that point in time. Once we have a better understanding who our tenants are and maybe we need to put together a complete sign package so that you are a tenant and you are leasing so much space and you are paying so much and you do get a sign in the sum is going to be this big and the site is going to go here on the building and that's not up for negotiation, that's the rule. So there were some other things we had considered about, sure we would like to have signage but how you do so in a tasteful and professional way and the fact that we still need to appeal to professional tenets that have a purpose, that have a business need that we have to consider while being there and they have to consider our presence while being there too. That's why we identified signage as one area where we thought we could pull some of the money from to cover some of these additional expenses.

Mr. Fullenkamp: I'm trying to read your mind. So you are suggesting that we are going to use directional signs on the roads and within the parking lot and then maybe within the lawn area of Wright Point 2 to accomplish our tasks.

Mr. Chodkowski: Yes.

Mrs. Lommatzsch: A monument sign or what were you talking about? I think the entryway to that whole thing needs to speak to the new City Hall.

Thursday, April 2, 2015

Mr. Fullenkamp: I understand but I was just thinking how we get them there right now.

Mrs. Lommatzsch: A monument sign.

Mr. Chodkowski: Well at some point in time we have discussed replacing the existing monument sign that is there but in order to replace it and to be effective we would also have to do some other landscaping things and kind of clear that area up. So we are still walking through that and getting through that. But specific to once we make the relocation over there, the kind of larger directional signs that we had put out throughout the city kind of scaling those down and putting them; I guess if you would see in a large-scale office complex, may be in a large-scale, I don't want to use a shopping mall as an example but everybody has seen them at the shopping mall. You go in and they set about yeah high off of the ground at the end of the peninsula and it tells you these stores are that way or those stores are that way. With the smaller decorative monument signs at Fairfield.

Mrs. Lommatzsch: My head hurts, Mr. Chodkowski stop it.

Mr. Fullenkamp: A fact of the matter is the contractors, a lot of them don't want the public to know they are in the building. So that is an option for them. But I just want to know at this point; and it may be a temporary solution, how are we going to get people to know where city Council and where the city building is? The rest of the employees and in the companies, they know what they are going.

Mr. Chodkowski: Correct and the signage by large is going to be for those that are coming to City Hall to get them where they need to go.

Mr. Fullenkamp: I think that should be; and then we can consider these other options.

Mr. Chodkowski: Right, so to say that the sign is going to say Wright Point 1 this way or 5100 or whatever the address is, there will be a notation on that sign City Hall. So all you got to do is get to the Wright Point complex and that signage will get you where you need go within the complex.

Mr. Fullenkamp: Okay that's fine. Meaning like the signs that come off of Woodman.

Mrs. Lommatzsch: May be.

Mr. Fullenkamp: Like the school board.

Mr. Chodkowski: And we do plan to add some of those and swap some of those, move those around to help folks get to where they need to be. Well that one right here on the road that says the City Hall straight ahead. That would be a panel that we would take off and relocate somewhere else. So there is going to be signage elsewhere but it is scaled both size and expense to a lower level than putting up a big neon backlit building mounted sign.

Mr. Fullenkamp: Okay.

Mrs. Lommatzsch: You're making my head hurt.

Mayor Flaute: So the Wright Point 3 building where it says SRA, now that signage is pretty good. You know right where SRA is. Is that whole building SRA?

Mr. Chodkowski: No. No.

Mayor Flaute: Where are the signs for all of the other ones that are in there?

Thursday, April 2, 2015

Mr. Chodkowski: There aren't any. SRA happens to have the corner on the market of signage because as a condition of their initial lease with Wright Point 3 when they took up that amount of space.

Mayor Flaute: We wouldn't want to have that on the corner of 5200.

Mr. Fullenkamp: Just put a big flag up.

Mr. Chodkowski: There happens to be one out front.

Mr. Denning: This is kind of because I work in the technical field, a technical question. What is the process of changing from T12 to T8? Is it changing the ballast and everything or is it just changing the bulbs?

Mr. Weaver: The best way to do it is to change the fixture because the ballasts in this case; well we're thinking the best thing to do is going to be because there are again, when you get to the point where you are so close to a fixture replacement cost anyways; that with as many as we potentially have in the suite that we could get away from the lensed kind of a look because those aren't the greatest.

Mr. Denning: And the reason for my question is LED lighting is at its; and the prices have come way, way down so my question is which makes more sense in the long run.

Mr. Weaver: In the linears as far as I know at this point, the linears are still better off with fluorescent but the; and we are going to look. Essentially we're talking about when we're talking about a little bit of a pause in terms of the original schedule is that's what we want to look at. We want to look at the most cost effective way, if we are doing this and we are treating it as if; let's put our landlord hat on and you are doing tenant improvement and part of the tenant improvement package is that. And we obviously want to give you what is going to be the most cost effective in the short term, what looks good and what gives us the best long-term payback. So we're going to look at those options. What we were talking about as part of the hard construction project, doing some downed lighting and some accent lighting at the Council table; the Council desk. That was going to be; I think that make sense to be LED. So any time where we would be in a situation where we would be looking at any kind of a recessed or anything like that we would deftly be looking at LED. But the predominant lighting in that suite currently is 2 x 4 lamp T12. You're just not going to benefit in our opinion from doing a lamp ballasts replacement. You might as well replace it.

Mr. Denning: And that's why because I know if you're going to replace the lamps and the ballasts, from my standpoint and what I have been reading and what I have been working with at work, you are better off putting linear LEDs in and just pulling the ballasts out and moving forward. But if you're replacing the whole unit than that puts it in a whole different.

Mr. Weaver: We are relocating enough fixtures in there that it really does become an issue that we want to make sure we look at. Because there is just no point in doing it and doing it again later..

Mr. Denning: And to me there is a big difference in maintenance cost and the cost of bulbs over the LEDs which last 10 years versus 3.

Mr. Weaver: Long-term maintenance and little things like I always notice going into a space that's got; you know when people don't pay attention to lamp temperature so a lot of times you set it in at 3500 Kelvin and the maintenance folks are just buying whatever it is that Lowe's or whatever and you've got purple here and a green hue over here and you see that all the time. It's little things like that you can just aesthetically deal with. The nice thing about that suite other than the chambers

Thursday, April 2, 2015

because of your internal floor plan, everything else has really nice natural light. Even the north facing stuff. The office area in the lobby area is going to have great natural light. So during the daytime it's going to be one of those things where I don't know that you are even going to need; I just need to make sure it is zoned properly to have those off. Because I don't think you're going to need to use that many lights.

Mr. Denning: As long as we consider it because I see that as the up-and-coming. We may not do it this year but; at this point but I would say within 10 years we're going to be doing it. So if we do it ahead, maybe we will be a head.

Mr. Weaver: Like we were talking about, it really is a unique time in terms of where you are with the building and where you are already going with some of the building improvements and where we are with the tenant build out in addition to the one right above us. So there is a great opportunity to achieve some economies of scale there.

Mr. Smith: Now the new light fixture, will that be the same size as the old one that you are taking out?

Mr. Weaver: More than likely because I think we're going to be better off even if we end up; or he could padding a good portion; the majority of the floor plan; it doesn't really show it very well. Right now the entire floor plan is all 2 x 4 lan tile except for this corridor right down the middle. Because it is right down through where we're going to do Council chambers. We were just going to remove that center corridor including the lid and tie into the grid system and then for budgetary purposes we are trying to reuse as much as we can in these back-office areas; reuse as much of the existing ceilings as we can and then re-pad in Council chambers so it has a little bit nicer and higher end look. Not only that but they are also; this has a Plenum return system, so the return is not conducted it is actually just pulled up into the ceiling and then the ceiling cavity is sort of used as the duct. So those fixtures are Plenum they are actually slotted. So there are only a couple places in that suite where you can actually go in and see a return grill. Everything is done through the fixtures. So whenever; if there is a replacement or whatever the strategy would be, we would need to maintain the Plenum return throughout it. We will make sure that we work with both our mechanical engineering and the engineers you are working with on the building to make sure that we're running parallel with all that. That has been helpful so far to coordinate with them with what the intent is with regard to the units and the front and controls and then sort of where we're going with the onesies and the twosies and then also with the tenant suite improvements.

Mr. Smith: Okay so the new fixtures will fit the old spot. We won't have to put in a new ceiling then.

Mr. Weaver: 2 x 4's are standard. No, we're really going to try and limit; in terms of the overall scope of the hard construction, there is really not a whole lot that is that tricky. And that would be one of those things that we do all the time where you go into an older space where the grid is fine or something like that and you would just sort of put; the 2 x 4's are easy to replace in basically the same configuration.

Mr. Smith: Okay.

Mayor Flaute: Any other questions from members of Council? So we are going to discuss; some of the continued discussion will be when the legislation comes up. So we got a little time to think about it.

Mr. Chodkowski: So from the financial perspective, in relation to the budget of this project, yes that would be the next opportunity to talk about this but let me give you just an update on the timetable, we are going to walk away from our current timetable

Thursday, April 2, 2015

to meet with the LJB team that has been working on the space above us to see what we can pull out and coordinate together to try and; I don't want to call them one offs but do these independent projects we are paying for carpet and electrical and HVAC. So as soon as we can make that happen and we can get a new schedule together we will do that. And like I said we are hoping to see some economies of scale with this.

Mayor Flaute: Alright, good enough. Well thank you Sir. Thank you for your information and all your hard work. And we will move forward on that. Before we go into recess, our DP&L representative is here and if anyone has any questions, I know normally he leaves because he has lots of good stuff to do. So if you guys have any questions make sure you see him before he leaves.

**ITEM 6: RECESS:** The Council took a recess at 7:20 p.m.

**ITEM 7: RECONVENE:** The meeting reconvened at 7:32 p.m.

**ITEM 8: PLEDGE OF ALLEGIANCE:**

Frank Robinson, Police Chief led all those in attendance in the pledge of allegiance.

**ITEM 9: MINUTES: Consider approval of the minutes of the March 19, 2015 regular Council Meeting.**

A motion was made by Deputy Mayor Reynolds to approve the minutes as written. Mr. Fullenkamp second the motion. Mayor Flaute made a correction to the minutes on page 48, Item 17 to replace waiting with wedding. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

**ITEM 10: PRESENTATION: Proclamation for Motorcycle Awareness Month**

Mayor Flaute: We have a visitor here tonight who is from ABATE (American Bikers Aimed Towards Education). Okay so I would like to invite Mr. Griffin to come forward and have a discussion and then we're going to have a Proclamation.

Mr. Griffin: I appreciate you letting me coming up here to speak to you tonight and thank you. ABATE, American Bikers Aimed Towards Education is just what it says. We try to educate people and help the legislators with our laws and so forth. ABATE is known for the helmet law taken away and it is actually our right and freedoms. I have handed out to everybody an OutSpokin' and in that OutSpokin' on the very front page is what we are all here about tonight. We are out here trying to get proclamations from cities and villages and so forth. I sent out 63 Mayor's letters or letters to the cities to try and get these proclamations. I received approximately 17 or 18 of them back so far. I am probably going to get one here tonight. This, on the front page is what the governor has proclaimed. He handed out a Proclamation, letter-size pages. But this is exactly what his says, is on the front page. I thought this was great. I just got this OutSpokin' last week and it is great that all this information is in there. This awareness; on May 2 is the motorcycle awareness rally. May 2, 2015. Again that is on one of the pages in there. What we do is meet at AD Apparels up in Sunbury, Ohio. I've been at 4 or 5 years now. We meet and we have approximately 700 motorcycles that start out. We have a state escorted; motorcycle escort that actually; one year they had to break away from us or didn't come to us because the president came to town and had to do his so it was a little scary that year. They actually closed the interstate off from Sunbury clear into the Statehouse and we don't have any cars with us or anything. It is all motorcycles. So it is a pretty neat thing to go to. And when it gets to

Thursday, April 2, 2015

the Statehouse all of our region; we are region 6 in the state of Ohio. And we will get to declare our proclamations. I will have to stand up on the podium. I'm usually over hiding on a chair somewhere and waiting for the thing to get over with but this year I'm going to stand up and tell them who we got proclamations from. So we will be saying the city of Riverside Ohio. So that is one important thing. In this is my first year doing this Proclamation thing so I feel like I'm going to have to do a better job or I've seen things that I can improve on. We just had a state rally and some of the people were telling me some of the things that they have done for the proclamations and so forth. Region 6 is Montgomery County, Greene County, Champaign County, Clark County, Miami County, Darke County and Preble County. We have 7 counties in our region. ABATE is a statewide. For ABATE Ohio Incorporated it is statewide and we are a nonprofit organization. We are out here trying to preserve our freedom of choice basically and the thing about it is there are ABATE and all of the states. An ABATE in Indiana, they have Illinois, all the states in our continental United States has an ABATE in it. And they can; they do the same thing we do. We try to fight for the freedom and rights of things that they are trying to pass down to us. I have to do my cheat sheet here a little bit. Right now, in our meeting last week I found out or Road Guard Bill is going to come back up. The Road Guard Bill is being used in other states. It has been passed. When we have a large event you have a few hundred motorcycles riding in a ride somewhere, it is illegal for us to stop traffic when you come into an intersection. We are supposed to stop and wait for the traffic to go through. This Road Guarding Bill would train and certify people that would be interested in road guarding and help with the fact that we can keep traffic flowing. So they just had in Minnesota, I just saw that they had an accident with some road guarding. The police were doing it and somebody got hurt, actually killed but. The Road Guarding Bill is going to come back up to the state this year. I heard somebody talking about left turn on reds. We are talking about left turn on reds, as a matter of fact it is on the governor's desk right now for intersections. And the biggest reason for that is as a motorcycle or a lot of times when you come up to the light it will change because of traffic waiting to go. A motorcycles sometimes can't be seen. We have a phone number we can call and report that. We talked to the ODOT people just last weekend and they said they wanted it reported so they can get to the jurisdictions or if it is part of them and get that done. There is a bill on the desk for the governor to sign for the left turn on reds right now. They were talking about lane splitting. We don't perceive at ABATE that lane splitting is good for us in the state of Ohio. In California they have a lot of traffic and they have legally allowed to lane split. Traffic got piled up and motorcycles go up in the center. I would just be afraid that someone was going to open up the door on me or something of sorts. I look out for number one myself. I don't worry about; I look out for what they are going to do that could hurt me. Those are just some of the things we're doing right now. Another thing the Ohio Department of Safety is working on; they have found a lot of these motorcycle riders out here are riding; every year they just get a temporary permit and ride for the year and now they are talking about making it two temporary permits in 10 years. That kind of stops the people going out there and getting a temporary permit every year or something and getting that practice to quit. So we support that. Let's see what else have we got here. We do have the Blessing of the Bikes coming up down at UD Stadium on May 17. There are about 8000 bikes that come in there. And it is A Special Wish Foundation and AMBUCKS. There are donations for that. ABATE just got into that 3 years ago. We have a gentleman in our group that was part of that as part of the Dayton Moose Riders and the Fairborn AMVETS and they've asked him to step up and be the chairman. He included ABATE so we could help them out with that. And we bring a trailer and so forth like that. You will also find a package in here. I did a little thing on; this just came out for the preservation of motorcycles. That is what ABATE is all about. There is another piece of paper in there about what ABATE is about. I give you these pamphlets so you can sit and read that and if you have any questions, on page 28 of your OutSpokin' that I passed out is my name and phone numbers. I would be more

Thursday, April 2, 2015

than willing to answer any questions that you have in regards to what we do and anything that might be coming up. Again I just wanted to pass those out so you got some more information on what ABATE is about. But we are trying to do a freedom of choice. As a matter fact members do not have to have a motorcycle. It is a supportive thing with our group and we are trying to; when you go talk to lawyers and the lawmakers and so forth, well if you're talking to somebody with 3000 or 4000 people; if you have 7000 or 8000 people they might listen a little but more. So membership is a big thing and it just so happens on the back of your ABATE book there is a membership application. And I have more. Also in there we give away; we do a Harley giveaway every year so it is \$10 a chance. And that is available through any member or myself so anybody that is willing to do things like that. Any questions?

Mayor Flaute: Alright, are there any questions for Mr. Griffin? All right I just want to say that we thank you for coming and normally I don't give out proclamations unless somebody's here to receive them and Mr. Shock worked hard on that. He is a big biker advocate and so is Mr. Denning and I know there are some folks that do biking. So I thought it was appropriate to have this proclamation and so I will read it and it is from the Council and it says:

City of Riverside, Ohio

A Proclamation

Declaring May 2015 as

**MOTORCYCLE AWARENESS MONTH**

WHEREAS, safety is the highest priority for the highways and streets of our City; and WHEREAS, motorcycle riding is a popular form of transportation and recreation for over two hundred thousand people across the State and millions across the Nation; and WHEREAS, in an effort to make motorcycling in Ohio a safer and more enjoyable sport, motorcycling organizations from around the State are now planning a collective venture to promote MOTORCYCLE AWARENESS; and

WHEREAS, all motorcycle organizations, clubs, dealerships, groups and highway safety officials in our state, should joint ABATE of OHIO, INC. and the Motorcycle Ohio program, in actively promoting safe operation, increased rider training, improved licensing efforts, and motorist awareness; and

WHEREAS, during the month of May, all roadway users should unite in the safe sharing of the roadways throughout the State of Ohio; and

NOW, THEREFORE, BE IT PROCLAIMED, by the Mayor and the Council of the City of Riverside, Ohio, that May 2015 is declared Motorcycle Awareness Month and do hereby urge all citizens to join in recognition of this significant occasion and the achievements above mentioned.

Signed under my hand and seal this second day of April 2015 in the City of Riverside, Ohio.

Mayor Flaute: Thank you Sir for coming and thank you for all the hard work you are doing.

Mr. Griffin: I appreciate it. I appreciate it and thank you for asking me to come up. And I got the sign out front as soon as I pulled on the street here, look out for motorcycles. That's what we're all about. We have to look out for everybody. We are just like a chain of people you've got your pedestrians and then you got your bicyclers and so forth and then you have your motorcycles, you have cars and you have semis. So you have always somebody out there.

Mayor Flaute: Thank you very, very much.

Mr. Griffin: Alright thank you.

Thursday, April 2, 2015

**ITEM 11: 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 12: CITY MANAGER'S REPORT:**

Mr. Chodkowski: Thank you Mr. Mayor. Included in your packet is the project and activities report with some supplemental pieces of information. Staff and I would be more than happy to answer any questions you might have regarding this information prior to direct staff reports and the annual report actually from the finance, administration and economic development.

Mayor Flaute: Okay thank you Mr. Manager. Are there any questions or discussion to be had before the city manager's report? Seeing none, I thought I had something but I'm not finding it here. Seeing none then we'll move into the monthly updates. Mr. Manager.

**a) FYI Items**

**i) Council Request Sheets**

**ii) Council Agenda Calendar**

**iii) City Manager's Project and Activities Report**

**b) Monthly Verbal Updates**

Mr. Chodkowski: Thank you Sir. I would give the floor now to Mr. Garrett for the monthly finance report as well as Mr. Garrett's annual report for 2014.

**i) Finance Department**

Mr. Garrett: Good evening members of Council. Our focus tonight is to hit some of the highlights of the finance activities during the year. Throughout the year we are busy doing the recording and processing of all of our finance transactions. I would highlight that I guess to bigger occasions that we had where we renewed the March note that we had on the Wright Point acquisition during the year and also in June we took out another note for the Honeywell energy savings project. But tonight we will focus on just some of the finance results. Looking 1<sup>st</sup> at the revenues, in the general fund you will notice that we brought in more money than we thought we are going to and the beginning of the year. Of course hemmed in that as a note down at the bottom shows you, the Honeywell loan brought in \$830,000 of that so it was recorded as revenue. We also of course as we mentioned several times during the course of the year, we received more income tax and we even got some estate tax that was not budgeted in because the states eliminated state taxes. And there are a couple of estates that haven't paid us yet. In the fire fund, they also came in slightly ahead of what we forecasted at the beginning of the year. And again that is due largely because of income tax. We did get a significant amount of workers comp refunds during the course of the year. So the fire fund got a large share of that. The service fund also came out a little bit ahead in terms of the revenue department. The estimated motor vehicle taxes were higher and that workers comp rebate was the main thing. In the police fund they fell little short of our estimate. But that is kind of a combination of things because they did have increased income tax, some fees for service for transporting Huber Heights police prisoners, they got a large workers comp rebate but our property tax levy was down about \$10,000 because of the lower property tax values around the county. The big one though was less general funds. They had a pretty healthy balance at the end of 2013 so we just didn't bump them up as much

Thursday, April 2, 2015

transferring money out of the general fund into the police fund. On the expense side of things, the general fund spent a little more than we forecasted but we entered the Honeywell project in the middle of the year so that accounted for a good bit of a chunk of it. We have not completely paid for all the Honeywell project. Other items the general fund, we had a variety of things. We saved a little bit on personnel because we had some vacancies like the zoning administrator position but our IT expenses were higher and our newsletter was higher than we thought it was going to be. So you know the offsetting combination showed that we spent about \$400,000 more and out of the general fund. The fire fund, they came in under budget mainly because they started using more part-time firemen and had less overtime so their operating expense and the variety of operating expenses; a little bit here, a little bit there it all added up to save some money. The service fund spent over budget but a large part of that was because of the overtime and the extra road salt because of the severe winter at the beginning of 2014. In the police fund, they came in considerably under budget. And again that was largely because of overtime and also they had less vehicle expense; vehicle maintenance expense problems that we thought they might have. And of course fuel prices drop down a lot. So all said that shows then that the major funds, meaning the general fund, fire, street, police actually gained about \$500,000 during the course of the year. All funds taken together all stayed pretty close but about \$750,000 for a variety of reasons like we appropriated in the middle of the year for the law enforcement trust fund so we spent some of that. That wasn't planned at the beginning of the year. So I hope that sets the stage for some of the other discussion we are going to have tonight.

Mayor Flaute: Thank you Mr. Garrett. Are there any questions? No? Okay, thank you very much, thank you for your service. We will move into the next monthly update. Mr. Manager.

Mr. Chodkowski: Always yield the floor to Ms. Christian who I believe has the next presentation.

## **ii) Administration**

Ms. Christian: I think going to stand over here so I can see our vast audience. Good evening Mayor and Council. Thank you for allowing me to talk about some of the 2014 projects and activities of the Administration and HR Departments. As you are aware customer service is the priority for our staff. What you might not be aware of is the fact that our front office staff handles over 3000 calls, walk-ins and other inquiries on an annual basis, so that is at least 10 a day. Last year in the attempts to provide more information via the web, we did put the project and activities calendar and GANT chart online using Google Docs so that's available 24/7 to anyone who wants to access it. Additionally, we are very honored to participate in community-based and chamber event's. We welcome quite a few number of new faces last year, actually a new face in every department. That included the clerk of council, our police chief, a police officer, a maintenance worker, a new office assistant and several part-time firefighters. We also had the retirement of Battalion Chiefs Stitzel and that required a promotional process for the battalion chief, lieutenant and a full-time firefighter. As the finance director alluded to, we are very diligent in working with the Bureau of Workers Comp for rebates and other incentives. Last year due to our participation in some of the incentive programs, transitional work, drug-free safety, industry-specific safety and some other things. Additionally PWC was doing there Billion Back Campaign so everyone got some money back due to their good investments. We actually received a total of nearly \$100,000 last year. So that was pretty great. We do keep track of our injuries. From last year we were slightly higher than 2013. We had 16 injuries, we had only 10 in 2013. Unfortunately the snow and ice of the 1<sup>st</sup> quarter of 2014 really did a number on some of our folks so a number of the injuries actually occurred in that time period. Fortunately we do the transitional work program so our

Thursday, April 2, 2015

employees a lot of times our injured employees are recovering at work doing light duty tasks under the supervision of their doctor as opposed to being at home and basically just sitting. And I do feel that our increased safety focus has started to help. We only have one claim during the 4<sup>th</sup> quarter of 2014 and so far no claims this year. I guess I shouldn't knock wood because that's because of our safety of course. We are continuing to work on training with our employees to fully explain the benefits; their health insurance benefits that they have available to them. Additionally we did some other training; drug-free training, safety training and a customer service training last year for all the departments. That was held by Sinclair Community College Workforce Development. During the 3<sup>rd</sup> and 4<sup>th</sup> quarters, the city manager, myself and the relevant department head were kept pretty busy doing the negotiations for the collective bargaining agreements for the Fraternal Order of Police and the Communications Workers of America which is the service department. And finally Wright State University performed the task analysis which was an analysis of our administrative departments and mostly focused on the planning and zoning tasks of the city. They did make some recommendations that we are employing today by creating the planning and program management director and department. All right, so following the departure of the planning and zoning administrator in the 2<sup>nd</sup> half of 2014, and while the task analysis was being performed, the administration and police and service and economic development departments all played a role in doing the planning and zoning activities for the city because as you know those things don't stop. So as part of that, we staffed the Planning Commission and the Board of Zoning Appeals. The Planning Commission only had 3 cases last year, so we didn't keep them too terribly busy. However the Board of Zoning Appeals was pretty busy as you can see from the chart here. They had 30 cases last year. They only had 10 in 2013. The chart shows that the most frequent cases were associated with variances for setbacks, fence material and lot coverage. Those are all things that did change in the Unified Development Ordinance that went to affect in January 2014. So now that we've had a year under our belts with that code as well as a new director starting for soon, we would have that person in our group analyzing the variances and look at the code and possibly make some updates or suggestions for updates. And then everyone's favorite topic is code enforcement. We had a slight uptick in violations last year and no surprise that most of them are associated with the overgrowth of grass and weeds and outside storage and inoperable vehicles. The budget for abatement, securing properties, cutting grass; the city share of the grants that we use for demolition was \$41,000 last year. Which brings me to the next slide, talking about some of the programs and grants that we did have last year. That included the Neighborhood Stabilization Program. We are in the 5<sup>th</sup> year of that. We use funding from Community Development Block Grant, Moving Ohio Forward and the Ohio Public Works Commission last year to demolish 11 structures. That brings the total up to about 45 over the five-year span. Additionally we worked with federal funding to put the bus shelters at Harshman and Beatrice and we continue to work on our Safe Routes to School projects. Administration staffs the Health and Safety and Parks and Recreation Commissions as well. Their projects last year were the Bike Rodeo, the Ident-A-Kid Program, park scheduling and working with Mr. Murray in the city manager on the Eintracht boat launch. 2015, as you all know the big focus will be the City Hall relocation but there are some other projects we're working on this year including records management, improving access to information, hopefully zoning information and that a stuff on our website. In the HR realm, we are going to work on the orientation process and employee evaluations. And to that end, I have some things from my monthly report before; if anyone has any questions. Previously I had told you that Parks And Recreation Commission was doing there cleanup I think on May 16 but they've change that to May 30 which is a Saturday. It will be at Community Park. They haven't established a time but I have been telling everybody about 10 AM. If that changes I will let everybody know. They will meet again this month and do that.

Thursday, April 2, 2015

And then I do have the list of employees that are celebrating their anniversaries this month in April. That includes:

Sgt. Jeff Trego	Police	29
Crystal Hitchens	Finance Asst	16
Jerry Evans	Maintenance Worker	11
Sgt. Harold Jones	Police	10
Ed Joyce	Maintenance Worker	8
Julia Crawford	Vol FF	7
Ed Harper	PT FF	6
Emily Christian	Asst City Mgr	3
Henry Cordova	Maintenance Worker	3
Chad Aydelott	Maintenance Worker	3
Christopher Kline	PT FF	1
Kailey Delaberta	Vol FF	1

That's all I have. Does anybody have any questions?

Mayor Flaute: Does anybody have any questions for Ms. Christian?

Deputy Mayor Reynolds: Assistant City Manager would you please send us an email on the exact time and date of the cleanup of the park so we will all be on the same page.

Ms. Christian: Sure.

Debbie Mayor Reynolds: Thank you very much.

Mayor Flaute: I was wondering are there any other demolition scheduled or do we feel the need for more?

Ms. Christian: This year fortunately or unfortunately CDBG(Community Development Block Grant) is kind of stepped away from that realm of projects and we are actually using our allocation for some engineering for sidewalks on Valley Street. So that is not to say that we might not have demolitions but they would have to be some other funding source. Maybe our abatement fund. We have been kind of putting that on hold until we have our new director and zoning administrator. We definitely have some in mind.

Mayor Flaute: She do have a couple in mind?

Ms. Christian: Yeah.

Mayor Flaute: Okay thank you Ms. Christian. Thank you for your service.

Deputy Mayor Reynolds: If I can add onto that. I think that is something, an assessment that the new department should be looking at because there are several structures; I received calls about structures that people are afraid to walk around because they were in such bad shape. So hopefully we will have an opportunity with a new department head to get a list of those properties and see what we can do.

Mayor Flaute: Thank you Ms. Christian. And we will move on to planning and economic development.

Mr. Chodkowski: Last but certainly not least is Mr. Murray and his report for the planning and economic development.

Thursday, April 2, 2015

### **iii) Planning and Economic Development**

Mr. Murray: Thanks Council, thanks for the opportunity. I will try to breeze through this fairly quickly. The first and I would like to talk about is the REAP Program. Of course this continues on as we have for a number of years now. In 2014 we received nine applications so altogether the REAP has gained us 47 properties. We did transfer eight this year, so a properties have gone from delinquencies to 16 productive and taxpaying individuals. We did have 16 drop out of the program and all that means is they found another way to resolve the situation. So it doesn't mean they are sitting there languishing. Somebody else has picked them up through different means and we stop the process for REAP. Since again this year we started a new process where we take \$2000 for each application. What was happening before is we were taking maybe \$600 and then once the property was actually able to be transferred to that individual they didn't want it. So this keeps money in our pocket. The \$2000 is substantial and makes them want to do it. If it doesn't go through we give them back only \$1000 and we are not out of anything out of pocket on these properties. So this seems to be working fairly well.

Mr. Fullenkamp: You say if it doesn't go through meaning they don't want the property or?

Mr. Murray: For the 16 here, you know for REAP there are two sheriff sales. And so the individual applicants start the process for the sheriff sale. Once it gets to the sheriff sale somebody could buy out from under them.

Mr. Fullenkamp: So then they lose their thousand dollars. So there is a risk.

Mr. Murray: That they are taking on. That is exactly right. And we wanted to go to sheriff sale because then we get our tax dollars back. So it is a way of encouraging people; encouraging the prosecutor's office to bring these properties forward and get them resolved.

Mr. Fullenkamp: But it discourages people from REAPing a property.

Mr. Murray: To a degree. Yes, yes. But as you can see we are up even though we have taken the \$2000 so we are nodding to the good this time. And again I think it is a great program. It seems to be working. They seem to be working the problems out at the County so the turnaround time is not nearly as long as it has been in the past. Some of these avoided for years and now it seems to be much shorter. So again it is a good use of our time to keep doing this. Okay? One of the things that I think was a great accomplishment this year with the help of Councilman Denning was getting the Comprehensive Alternative Transportation Plan approved. Again this was approved April 3. This was a year-long effort for Multimodal to get this in place. It does depict the residence of the city; what they would like to see in the right-of-way and it increases the efficiency of our construction. So if we're going to do a road and it does look like it needs a bus stop there or a turnoff we can plan for that. The other thing this program does; did is it gives us points on transportation projects. Now we can demonstrate to the world that we have a Complete Streets Program. We get extra points anytime we go to the state or to MVRPC for a grant. So again you guys pass this back in April, I know that you can't see here but again I think it is a good accomplishment with what the department has done and thanks to Mr. Denning. One of the biggest things going on of course was the Eintracht Club, acquiring that. And this is the same map that I had down at the Mayors and Managers; or the First Suburbs. This is the same presentation Mayor so you have seen this before and Mr. Smith I think you saw it at that time as well. We did acquire all of the land that you see here. As you can see we did through the REAP process acquire the cemetery and through the REAP process we got this property. Okay so both of those came in very

Thursday, April 2, 2015

well. This property we purchased, of course we did tear down and we did tear down Zinnell's. So we do own everything in white right now and we do on the cemetery. So all this was accumulated this year. Phase 1, we got the conservancy grant. Our in-kind in cash was about \$50,000. We received assistance from Miami Valley Conservancy, Vectren, Montgomery County put in-kind, LJB contributed, the Montgomery County REAP process as I said we've gotten to properties through that, so our total acquisition cost was somewhere; total project fund \$323,432. And again the Eintracht leases back the facility to us for only a dollar keeping our costs down. Phase 2 of the project was going and getting the boat facilities grant. We received that earlier in the year \$194,750. The Benevolent and Protective Order of Elks is contributing \$700 to clean up the Cook Cemetery and I think that is happening in May. So this is a grant that they received from the national board that will have volunteers go out and help clean away the honeysuckle that is there. So the second phase hundred \$192,000. The total project cost for this whole thing put together is about a half million dollars. I think we put in about \$7000. Mr. Garrett and I are talking back and forth as to what that dollar amount actually is but that was a figure we came up with. On an earlier slide you saw in kind of \$53,000 and a lot of that was in-kind. So actual cash we're still trying to reach a conclusion on that. I think it is seven. Wright Point summary. I'm sorry?

Mrs. Lommatzsch: Obviously Mr. Garrett doesn't think it is seven.

Mr. Murray: He is closer to 35 but we will get there. We've only been arguing for about eight months. Another eight months and we should have it.

Mr. Denning: Oh \$35 not \$35,000, oh all right.

Mr. Murray: We did get the website up. There are still some changes we are working through and Ms. Bochenek is really helping me out on that. We got the energy audit completed as you know. We had Go Sustainable come through. We've hired Mr. Nauman who is right behind me here who is the HVAC engineer. The appraiser was hired to do the tax appeal and that is coming up again. We will be renewing it this year and again fighting the County's evaluation. We have renewed the BANS, that is in progress right now. We've hired Colliers and we hired Turner. The most important thing that we achieved is the attitude of the tenants. As you know from the beginning we lost two tenants and since that time we have retained everybody. So again the tenants attitude has changed. They know we want to fix this. Turner's turn around time but getting back to the problems is fantastic and Colliers seems to be establishing a great relationship with the people that we do have there. Walking through; you don't realize that we stuck to this all year but we have negotiated nine of the 18 leases. This is a phenomenal amount of work for one year. We went through 50% of these leases and now we have them long-term. That is almost 1 a month. And there is a lot a work that goes into negotiating the lease, putting the forms in place in getting the documents there. So all of these are done. So again we have some longer-term prospects there. Again that was 50% of the leases were redone. We see the new ones there, UTC Aerospace, a huge company of course and Simply Management. Far Hills has turned in; we put them in and then they did it again and they had almost doubled their space. Again this to a lot of time on everybody's part and cost of course, that is reflected there. So at the end of this year we have made for 2014 \$300,000. Cumulative is \$355,000. Our cash position; so we borrowed \$4.6 million, we had to spend 2 million of that and adding the profits we got as of February a cash position of \$2.5 million. Our occupancy rate right now as of February was 55%. And again the most important accomplishment was the professional image displayed in the marketplace and visibility and there are few other words that I will read from here. No I can't do that either, they are off the screen. So again, changing the way the marketplace perceives these.

Mrs. Lommatzsch: Improved tenant satisfaction.

Thursday, April 2, 2015

Mr. Murray: Thank you, thank you very much. A little help from your friends always helps.

Deputy Mayor Reynolds: That probably should've been your first statement Sir.

Mr. Murray: I think that is the greatest accomplishment to tell you the truth. It was tough.

Mr. Denning: It was probably the hardest accomplishment.

Mr. Murray: Yes Sir, that is exactly right. Switching gears a little bit, this is what's in the works now and again I think this is a direct reflection of the economy more so than anything else. So right now we have the site plan for 3600 Valley St. That was the Williams Brothers property. They sold that to this young man down there, he is made some changes. We have the site plan and that will go to Planning as soon as LJB gets done looking at it. 4817 and 4832 Airway, that site plan has also been submitted, that is the Flavors of India. It is the little white building there. They are going to tear that down and put in a 10,000 ft.<sup>2</sup> strip center. The cost just the shell is \$1.2 million. And each individual stall will have additional fees because all he is doing is putting in a shell. The anchor tenant there seems to be a Hothead Burritos. And then the others are spec. So it should be a good project and again the site plan has been submitted and it is with LJB. That is with inside the TIF so this will contribute to the Airway TIF that we established to improve that. 4215 Linden Ave. is the car wash the very top of the hill. This thing has gone through four or five different owners the last three years. Finally the bank took a back and they foreclosed upon it. Some guys from Columbus came in they have a contract right now. We've got a problem in that it is right underneath the power lines. So there is a big pole in the middle of this property and all the power lines run right over it and you can't build underneath power lines. So I just met with DP&L tonight, they are trying to help us move this power lines. These guys are on a short lease with the bank. They only have about 120 days to submit a plan and DPL right now is saying they need twice that amount of time to move those power lines. So we are trying to work with Brian who is here and see if we can't speed that up and move that along. Their intention is to tear it down and start over. They are looking for a two unit building there. One of them would be a Chipotle and they are going to try and get Starbucks. So those are tenants. Before you tonight you have 4412 Linden Ave. This is a gentleman that is buying a small drive-through convenience, it has always been a gas station and he is going to bring in Sunoco. He is trying to make it a carryout and he is asking for economic development reasons to bring a license out of Columbus to Riverside because there are not any available. Again he has asked; I am bringing it to you, what if you think.

Mrs. Lommatzsch: Is that the corner one?

Mr. Murray: Yeah it's that small little corner.

Mr. Smith: It is there on Quinby and Linden Avenue.

Mrs. Lommatzsch: I was wondering what was going on with that place.

Mr. Murray: Yeah well he is trying to get his license. He did build on a small addition but it is still a wreck. He does talk about taking the canopy, that will go away and that will be Sunoco gas station with a Sunoco canopy. But again it looks tough right now, it still looks tough.

Mrs. Lommatzsch: What are all of those trucks parked in there? I don't understand why the box trucks are parked in there.

Thursday, April 2, 2015

Mr. Murray: They are doing work on the inside but I don't know if that has to do with that.

Mrs. Lommatzsch: Where the gas pump she's to be there are always box trucks parking there.

Mr. Murray: I just got a call yesterday from the architect for U-Haul. They are going to go through the purchase of the Linden Plaza. This is Opperman's building across from Carroll high school. That site plan will get here in a couple weeks. They reviewed the whole thing and they are done with their review process and they are going to go ahead with the purchase.

Mrs. Lommatzsch: They are going to tear it down I hope.

Mr. Murray: No, we don't know that yet. I don't think they are, I think they're going to redo it. Of course they are going to put a site plan into us and we are going to demand certain things. Is going to look; well U-Haul is going to demand certain things as well. If we can just get those trucks off the corner and get them back in the lot a little bit we win. So we will bring this forward as it comes up. I'm getting the plans for Youthland, this was the day care center that we talked about in InfoCision. We were originally dealing with someone out of Cleveland, Deputy Mayor Reynolds brought up, is there somebody local that might be able to do this and low and behold about a month after that I got a call from Dave Ryan who owns Youthland Academy's and he was looking at buying a lot on Linden Avenue and I introduced him to InfoCision. You know this say lot smaller startup cost. You can go in here in redo this for he is going to spend \$300,000 to redo that nursery in there and he has a built-in customer base with the InfoCision people. So this is a local guy and he's got to others in the area. He is spending \$300,000 in InfoCision's building. So those are active right now.

Mr. Denning: And the InfoCision building is in the TIF too right?

Mr. Murray: Yes Sir. That is exactly right. So there is a possibility there that they could; it is rougher because there are walls and stuff. It has to hit the appraisal and stuff.

Mr. Denning: Right. Okay.

Mr. Murray: You have any questions? That's all I have here.

Deputy Mayor Reynolds: Mr. Murray, could we go back to the REAP Program? I want to make sure that I understand. In 2014 you increase the application fee to \$2000. They get \$1000 back; they are refunded \$1000 if the property is not transferred.

Mr. Murray: Yes.

Deputy Mayor Reynolds: And I understand your reasoning behind that because people will walk away and a lot of paperwork goes into this.

Mr. Murray: Yes, the bill that is incurred usually by us is \$1000. So that's why we kind of hang on to 1000. Montgomery County charges us for their attorneys, for their title, for the publications and so there is a long list of these that get assessed and we get the bill for them. So that's what we want to change.

Deputy Mayor Reynolds: Since we have changed the dollar amount how many applications have we had?

Mr. Murray: I want to check, I have nine up here for 2014 but I don't think we did that until later in the year. I think that was maybe halfway through. I think Mr. Homsy was

Thursday, April 2, 2015

still here when we did that. That is something we could evaluate. If it is keeping applications out maybe there is another way to approach that program

Deputy Mayor Reynolds: And I don't know; I thought or purpose was to bring these properties back into the fold.

Mr. Murray: That is exactly right.

Deputy Mayor Reynolds: And I don't know that \$2000 in knowing that you stand to lose 1000 of that and walk with nothing. And I understand that there are services that we just can't give away but I don't know that; I would like for us to look at some other way that might.

Mayor Flaute: Why don't we just charge thousand dollars?

Mr. Smith: Basically you are.

Mr. Chodkowski: There are additional costs so when the process clears there is about another thousand dollars worth of expenses that the city incurs. So if a property starts the process and completes the process we are looking at a bill somewhere between \$1600-\$2000. If well whatever reason the process starts and the property sells at Sheriff's sale, we will get a bill of anywhere from \$740-\$1100. We receive some kind of expense close to what it is we are withholding. Mrs. Reynolds we can get you the information that you are asking for but another piece of information you need to know is why are those people quarrying those properties. I would say the vast majority of the applications that I have seen; not all but the majority are typically investment properties. These are not folks that are; hey you know I grew up here, I was one to be here, I'm down to my luck, it would be nice to get a three-bedroom one bathroom ranch on Avondale or in Beverly gardens for \$2000. It is, you know so-and-so properties LLC. It is an individual we know that purchases investment properties in a variety of ways so I recognize the point you are making that this might be a hurdle but I don't know if this is a hurdle to folks who are wantingly trying to become homeowners and finding this a hurdle.

Deputy Mayor Reynolds: Could we just look at those numbers and see if there are investors.

Mayor Flaute: Is still better, it's better to have investors.

Deputy Mayor Reynolds: Well if you are bringing a property back to life, I think that is the intent of what we were doing this REAP Program. So I would like if it is our residents, I would like them to reap the benefit of doing this and figure out some way of doing this. It is important to bring those properties back to life.

Mr. Murray: Maybe there is a two-tiered pricing structure.

Mr. Fullenkamp: And I think that was what I was going to address. If it truly is somebody that is walking away; after we made that decision we're just going to walk away. I understand encumbering them the full thousand dollars but if it's somebody that went to this with an open mind and really wanted to get that property but it sold out from underneath them. There are two situations here. I feel a little bit different about that case. There is an honorable reason and may be a reason to tie something up. But anyway, I don't want to incur a bunch of expenses for the city.

Mr. Smith: So basically you are saying the taxpayers should foot the bill to buy the property through other means.

Thursday, April 2, 2015

Mr. Fullenkamp: I'm not saying that Mr. Smith. I am saying if you purposely walk away from the deal, yeah I would like to hammer them.

Mr. Smith: Yeah.

Mr. Fullenkamp: But if the County sells the property through the Sheriff's auction then I feel differently.

Mr. Smith: Yeah but why should our taxpayers have to pick up that fee?

Mr. Fullenkamp: I agree but you know there seems to be a different motive here.

Mrs. Lommatzsch: You got a be careful to not open the door to lawsuit either. By not being fair to everybody, the same way.

Mr. Fullenkamp: And again, maybe it is an unavoidable situation.

Mr. Smith: People will get upset.

Mayor Flaute: To answer your question is it better to have a REAP property that is now; even if it is an LLC that is take care of it. It is better to have that done to have a rundown property. So maybe the taxpayer does benefit from that.

Mr. Smith: I don't know why a taxpayer should incur the cost for an investor to increase his portfolio.

Mayor Flaute: Because you don't live right next to it where it is falling down like Mrs. Reynolds said. Some people don't even want to walk around them.

Mr. Chodkowski: There are a couple of different arguments to make. If you don't make the REAP application and it is not compelled sale and if it is not compelled to sale then someone doesn't buy it to pay off the liens in the taxes and all of the other items. So that tax payer who the city might be covering in this event actually returns significantly more money to the city than it might otherwise have seen as opposed to the \$700 refund that he might be given. Then there is also the fact that these are vacant, abandoned properties so we have the ongoing maintenance costs associated with abatement and whatnot. So it's not as simple as the city is helping somebody get wealthy or helping someone to acquire some property and writing often expense for no reason. I'm not saying that it it's possible but you can make several arguments that if you don't start the REAP process, they city never benefits and the city traditionally has benefited at a higher rate at a successful Sheriff sale and what it refunded in the application for the REAP. We could look at that. Once we pull the REAP stats if that's an issue that Council wants to consider with relation to policy we will be more than happy to do that.

Mr. Smith: But the properties that aren't bought by investors, aren't they usually bought by the next door neighbors?

Mr. Chodkowski: I don't know the answer to that question and I'm not saying that investor driven purchases are bad purchases. I am simply saying that as an investor you are making certain operational this as a business and there are certain risks associated with business venture that one doesn't typically see or is associated with homeownership purchases. That's the only point I'm trying to make. I'm not trying to differentiate from the fact that investment properties or landlord's in every instance are bad individuals. By and large you can't make that assumption about every purchaser especially through the REAP process. I mean we typically vet those individuals. All I'm saying is that what one considers in a business transaction to buy for portfolio versus homeownership are different elements to consider.

Thursday, April 2, 2015

Mayor Flaute: And you can't have a sheriff sale unless you have the REAP process started?

Mr. Chodkowski: Unless the Sheriff one day decides; you know you're talking how many hundreds; I don't know if it's hundreds but I mean there are tens of thousands of vacant and abandoned properties in Montgomery County so the Sheriff just can't flood the market with all those properties. So they selectively pick and choose what they send in what they don't. In the REAP is the way to compel a property to Sheriff sale.

Deputy Mayor Reynolds: Mr. City Manager, have we ever worked with the County to come up; and I'm just off the top my head. Every city has this problem. Every city has abandoned foreclosed properties. We all have to get together somehow and say pick your 10 houses. We are going to put them up on the Sheriff sale. We have to have some kind of program. Who can we; how can we start this conversation with the County because they are in charge; large and in charge on this kind of stuff. And if we are looking at; I'm sure every other city has program similar to this or they are working some way to do with the same problems. It's not going to get any better. It's just not going to get any better for a while. I mean I am looking at; I only have to look at my final notice on the value of my home to see I've lost \$32,000. And I'm in a community that all of those homes have lost \$20,000-\$30,000 in value. So there is the potential Mayor for that to be even greater because when you have something that is of no value it is easy to walk away from it. It is easy. So we can't let that happen. We need to do something and I don't know where to start the conversation. But I will be glad to start the conversation anywhere you all can suggest. \$2000 is a lot for some people and there are some people that I believe and then they are the investors the city manager talked about but there are people out there that given opportunities; you know we don't market this program very well. We don't market this program and all. So when you talk to residents about, well here's a program we have in place right now. I mean 47 applications, that's not a lot over a five-year period time.

Mr. Murray: Out of that nine, a big chunk of that was Springfield and Smithville where all of those around the video club.

Mayor Flaute: Okay.

Mr. Murray: Thank you.

Mr. Denning: Okay so it's costing us about \$2000. Can we force them into REAP ourselves and then sell them for \$5000?

Mayor Flaute: I kind of had the same question.

Mr. Denning: I miss something here.

Mr. Chodkowski: You could try to do different things with them. In the past when we started this program, we reached out to the school and asked them, look we will REAP the property, we will give it to you. You sure construction and trades program to rehab this house. You sell the house and keep the money to fund your program, to fund football, we don't care. That wasn't an option. That wasn't something they wanted to do. Carolyn Rice and Company started; I shouldn't say they started but they brought together the County land bank as another alternative so they were working on that. We were part of that as well. One of the things that we had asked Mr. Honsi to do well he was here was look at a way we could go out and identify will even if it was with a real estate sized sign those properties that we knew to be delinquent that could be REAPed. But that was unfortunately as a result of his departure we were not able to get that off the ground.

Thursday, April 2, 2015

Mr. Denning: So this is something we are ready are thinking about and maybe with our new departments we will be able to move forward with some of these ideas. Okay I'm good with that.

Mr. Chodkowski: Correct. Because there are some of these that the best thing to do would literally be for us to be bit and then abandon it thereby compelling it to be equally split and then distributed to the adjoining property owners. But these of the things that we think about that you don't ever have the time to go down the rabbit hole to explore. So these are some of the things that we are looking for to having the opportunity to do once we stand up the planning and program management department.

Mayor Flaute: Okay. Maybe we will get some good information from the new person. Okay thank you Mr. Murray.

**ITEM 14: PUBLIC COMMENT ON AGENDA ITEMS:** No one requested to speak.

**ITEM 15: NEW BUSINESS:**

**a) ORDINANCES:**

- i) Ordinance No. 15-O-573 an ordinance providing for the issuance of not to exceed \$6,100,000 building acquisition and improvements special obligation bond anticipation notes, series 2013, by the City of Riverside, Ohio in anticipation of the issuance of bonds, providing for the pledge of revenues for the payment of such notes, and declaring an emergency. (First Reading, Second Reading, Declaring and Emergency and Consideration of Approval)**

Mr. Chodkowski: Thank you Mr. Mayor. This ordinance is brought forth to provide for the issuance of not to exceed \$6.1 million on building acquisition and improvements special obligation bond anticipation notes. It should be noted that while the page does note \$6.1 million, that is a cut and paste error. The actual value is specifically noted in the legislation itself. So I did want to make you aware of that. The leader title is incorrect with its value. That is the reason for this measure. It is brought forth for first, second reading and as an emergency measure due to the nature of interest rates and negotiating conditions with the financier.

Mayor Flaute: So the real number is \$5.385 million.

Mr. Chodkowski: At this point in time yes Sir.

Mayor Flaute: At this time I entertain a motion for the first reading.

Deputy Mayor Reynolds made a motion to approve the first reading of ordinance no. 15-O-573. Mr. Denning second the motion. The clerk, Mayor Flaute and Councilman Smith read the ordinance in its entirety.

Mayor Flaute: Any discussion?

Mr. Fullenkamp: Yeah, I would like to thank the residents for turning down or charter amendment that would have allowed us to read a summary of the ordinance.

Mayor Flaute: Any other discussion on the ordinance?

Deputy Mayor Reynolds: Mr. City Manager to we need to increase this bond amount by the \$75,000?

Thursday, April 2, 2015

Mr. Chodkowski: I'm not.

Deputy Mayor Reynolds: I am going to make that suggestion, that we increase this by \$75,000 to cover the costs that we talked about earlier with Mr. Weaver. Mr. Fullenkamp second the motion. With no further discussion a vote was taken on the amended ordinance to increase the bond amount by \$75,000. All were in favor; none were opposed. **Motion passed.**

With no further discussion, a vote was taken to approve the first reading of ordinance no. 15-O-573 as amended. All were in favor; none were opposed. **Motion passed.**

A motion was made by Deputy Mayor Reynolds to suspend the rule allowing the first and second reading to occur at the same meeting. Mr. Denning second the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

A motion was made by Deputy Mayor Reynolds to approve the second reading of ordinance no. 15-O-573 as amended. Mr. Denning second the motion. The clerk read the ordinance by title only. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

**ii) Ordinance No. 15-O-574 and ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2015, and declaring an emergency. (First Reading, Second Reading, Declaring and Emergency and Consideration of Approval)**

Mr. Chodkowski: Thank you Mr. Mayor. This ordinance was brought forth to provide for a supplemental appropriation to the 2015 permanent appropriation. As a note I would like to have Council pass this measure is not an emergency measure, A because it is an appropriation so it would go into effect immediately and B we did not have; it was intended to be a first and second reading and the option because we were hoping to have the final estimate for the air conditioning and the legislation prepared. As it is not, you can pass this as a regular measure and then we will just slide in a resolution authorizing the purchase of the air conditioners at the next meeting.

Deputy Mayor Reynolds: So we are not declaring an emergency.

Mayor Flaute: We are not declaring an emergency.

Mr. Chodkowski: That is correct. This is the first reading only.

A motion was made by Deputy Mayor Reynolds to approve the first reading of ordinance no. 15-O-575 as amended. Mr. Denning second the motion. The clerk read the ordinance in its entirety.

Mr. Fullenkamp: Just so I understand. We don't have the RFPs for installation so \$700,000 is the ballpark?

Mr. Chodkowski: That is for the actual acquisition of the units themselves. Once we have the proposal for installation that will be an additional measure.

Mr. Fullenkamp: So we know the cost of the units is \$700,000?

Mr. Chodkowski: It will be less than that.

Mr. Murray: We just received this tonight. We have actual figure now.

Thursday, April 2, 2015

Mr. Fullenkamp: So what is the actual figure for the units?

Mr. Nauman: I think it is \$655,000.

Mr. Murray: \$655,000.

Mr. Fullenkamp: And this is through the Cooperative?

Mr. Nauman: Correct, the Cooperative.

Mr. Murray: For the final I will have this for you next time.

Mr. Fullenkamp: Thank you.

With no further discussion a vote was taken. All were in favor; none were opposed.  
**Motion passed.**

**b) RESOLUTIONS:**

- i) Resolution No. 15-R-2029 a resolution setting forth appointment of Anthony Rodgers to the Planning Commission for a four year term beginning April 7, 2015 through April 6, 2019.**
- ii) Resolution No. 15-R-2030 a resolution setting forth appointment of David Owens to the Planning Commission for a four year term beginning April 7, 2015 through April 6, 2019.**
- iii) Resolution No. 15-R-2031 a resolution setting forth appointment of Jerry Richardson to the Board of Zoning Appeals for a four year term beginning April 7, 2015 through April 6, 2019.**
- iv) Resolution No. 15-R-2032 a resolution setting forth appointment of Chuck Childers to the Board of Zoning Appeals for a four year term beginning April 7, 2015 through April 6, 2019.**

A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2029, Resolution No. 15-R-2030, Resolution No. 15-R-2031, Resolution No. 15-R-2032 and Resolution No. 15-R-2036. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

- v) Resolution No. 15-R-2033 a resolution authorizing the City Manager to enter into a contract for the purchase of one fire vehicle for use at the Division of Fire under the State of Ohio Cooperative Bid Program.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to authorize the purchase of an ambulance to replace an existing apparatus.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2033. Deputy Mayor Reynolds second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

- vi) Resolution No. 15-R-2034 a resolution authorizing the City Manager to approve the economic development transfer (TRES) of a liquor permit to 4412 Linden Avenue.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution is brought forth to authorize the issuance of a liquor permit under certain terms and conditions to the address 4412 Linden Ave.

A motion was made by Mr. Fullenkamp to approve Resolution No. 15-R-2034. Mr. Denning second the motion.

Mr. Denning: So will he not open this business at all if he doesn't have it?

Thursday, April 2, 2015

Mr. Murray: I don't know, I dealt straight through his attorney and I did not pose that question. So I'm not sure. He has on the property since April of last year. So if that tells you anything and it looks the way it looks. And again I was just there today and it looks pretty rough. We did approve a building permit. They did add in addition on the back for coolers and things; a beer den something. But I haven't talked to the owner directly.

Mr. Smith: What he's trying to do with a liquor license, is that common. Is that something that the state does.

Mr. Murray: Yeah it's a form the state fills out and several years ago the past is law that says for economic development reasons. Now usually think of the or gone district using something like this where they have a bar every few feet. This is a one off location. It will be a carry out, they are probably three or four of them on Linden Avenue right through there. There will be a Sunoco station. He is looking at spending \$300,000 to revitalize that property and employ seven people. I guess I do support it with the idea that it will get that property fixed up. Economic development is kind of a stretch for what he is trying to do. But I think you would need that income to make a go of it to tell you the truth. There's not much money in gas. It's not on a well-traveled corner. He's kind of rolling the dice. I don't have strong feelings either way to tell you the truth. But if he is willing to give it a shot and it is just to carry out not a bar.

Mayor Flaute: It has always been a carry out.

Mr. Murray: It has always been a carry out. The guy didn't transfer the license.

Mr. Denning: Okay so it's been a carry out before. So it was Lawson's and it was a Dairy Mart or whatever.

Mr. Smith: It was a Lawson's.

Mr. Fullenkamp: So this increases; the state has given us an allocation of 26, C1 and C2s. And we currently have two people with applications C1 and C2s. The K and K doing business as Double Doors Drive-Through on Linden Avenue, 4601 and CVS on Brandt Pike. They both have applications in for C1 and C2s. So it got a couple questions. I know you don't have the answers but I have to ask them anyway. Does this permanently increase the number of C1 and C2 licenses that we have within the city?

Mr. Murray: And again, I don't know the answer to that question. My guess is that it does not because it is a special permit and I think they are still going to be guided by the ratios.

Mr. Fullenkamp: So the second question becomes let say a license is free to that is not a TREX license does this done roll into that 38 and 26<sup>th</sup> position?

Mr. Murray: No he owns the TREX license.

Mr. Fullenkamp: So a TREX license does not count against the allocation of 26.

Mr. Murray: Because it is for economic development reasons it does not.

Mr. Denning: He gets a bye.

Mr. Fullenkamp: My purpose for asking this; we are not impacting these other two businesses that are already in line to get a license.

Mr. Murray: Yeah.

Mr. Fullenkamp: You're saying that.

Mr. Murray: With a little hesitation.

Mr. Fullenkamp: I think that is something we should consider.

Mr. Murray: I Can get those answers for you if you want to table it.

Thursday, April 2, 2015

Mr. Fullenkamp: And the other thing is how many of these TREX licenses as counsel are we willing to throw out there? I mean how many carriers does a city of 25,000 people need. And there's a reason the state puts an allocation of one per 1000 people. And something else we talked about is this is kind of a zero-sum gain when it comes to alcohol licenses. Now they are not going to buy it at Kroger's or wherever. Speedway. Well maybe, maybe not. I'm assuming it's kind of a zero-sum gain. They are not going to sell anything that is special. They are going to sell beer and wine or whatever C1 and C2 allows.

Mr. Murray: It gives them a product and again the location is tough and you have to drive past a lot of other locations to get to his.

Mayor Flaute: But there is only one other drive-through and that is down by the; by Spinning on the corner.

Mr. Fullenkamp: Yum Yum's.

Mayor Flaute: No no,

Mr. Smith: Yum Yum's is on Burkhardt.

Mayor Flaute: That used to be the old oil place. It's not called Yum Yum's is it?

Mr. Chodkowski: No that is the Double Door.

Mr. Smith: Yum Yum's is across from Kroger's.

Mayor Flaute: There is one on the corner that used to be an oil change place.

Mr. Murray: Monkeys place and that's the Double Door.

Mayor Flaute: We would probably take from them as much.

Mrs. Lommatzsch: The point is a lot of the places won't get the business.

Mr. Fullenkamp: Well that's my view is that this really is a zero-sum gain. We're not going to start serving more alcohol in Riverside because there is another place.

Mr. Murray: They are just putting the pie.

Mr. Fullenkamp: They are just playing the pie.

Mayor Flaute: But you do have a place that will be in business, doing business. Otherwise it would be an empty lot.

Mrs. Lommatzsch: But it is taking from somebody is Mr. Fullenkamp's point.

Mr. Fullenkamp: But I understand the value of improving that property.

Mr. Denning: And with us getting the U-Haul thing to hopefully improve that property that will help that whole section.

Mr. Murray: And across street is the car wash that they want to tear down that has a utility problem.

Mr. Fullenkamp: I would be; well honestly I would like to know if this impacts these other two companies in line.

Mr. Murray: I can find out. We can table this.

Mr. Fullenkamp: If we can table it and consider it at the next meeting, I would be more comfortable. If it really does impact them and push them back down further.

Mr. Smith: Well I don't think it's going to impact the sales of the Double Doors Drive-Through down the street.

Mr. Denning: He is talking about we have two people in line with licenses.

Mr. Fullenkamp: There are two people in line for C1 and C2 licenses and if this impacts their ability to get a license I have a bit of a problem with it.

Thursday, April 2, 2015

Mr. Smith: But the prior carry out that was there that just close not too long ago sold liquor.

Mr. Fullenkamp: I understand that but we've used up all 26 of our licenses and if these other two concerns have applications in currently and if this ultimately their ability to stay in line to get their license, that is my concern.

Mr. Smith: But Double Doors isn't selling liquor.

Mayor Flaute: Well it doesn't matter. There are 26 licenses.

Mr. Fullenkamp: There are 26 licenses in there are two people in line for licenses in the city of Riverside. And they are in line.

Mrs. Lommatzsch: CVS and who did you say?

Mr. Fullenkamp: Double Doors.

Mr. Smith: Double Doors. But both of them are already selling alcohol.

Mr. Fullenkamp: They want a C1 and a C2 license.

Mr. Smith: So they just want to change it.

Mr. Fullenkamp: The state has an application in on it.

Mr. Smith: Is that for Sunday sales?

Mr. Fullenkamp: No that's for; it says population increase required. So we have met; we've got our 26 licenses filled up in there are two applications in for a C1 and a C2. And I got this from the liquor site.

Mr. Smith: I believe the CVS on Brandt already sells alcohol.

Mayor Flaute: Will they both do.

Mr. Fullenkamp: They have an application in for a license.

Mr. Chodkowski: They probably want to amend their license or add conditions to their license. So the bottom line is there are two people that are waiting in line because they follow the rules and Mr. Fullenkamp wants to make sure that effectively the guy at Lawson's isn't jumping these two guys in line. That's all he's asking. Not that they are already selling not that they can't sell.

Mrs. Lommatzsch: That they won't lose their opportunity.

Mr. Chodkowski: Right. The two people that followed the rules shouldn't be penalized because of the special license.

Mr. Denning: They shouldn't have to wait an extra six months or however long it takes to get an open spot.

Mr. Fullenkamp withdrew his motion to approve Resolution No. 15-R-2034 and made a motion to table it. Mr. Denning second the motion to table the resolution.

Mrs. Lommatzsch: Does this impact his ability to move forward with Sunoco.

Mr. Murray: Again I haven't spoken to him directly. I've only spoken to the attorney. It is two weeks and I will have an answer here. He has had it since April.

Mrs. Lommatzsch: This is April.

Mr. Murray: Since April of last year. He has owned it since April of last year. So he has been there a year.

Mayor Flaute: So if he can't do with the TREX, that's the other thing I need to know is can he get in line too?

Mr. Murray: I will find out but I'm sure can. He will just be third.

Thursday, April 2, 2015

With no further discussion a vote was taken to table Resolution No. 15-R-2034. All were in favor; none were opposed. **Motion passed.**

**vii) Resolution No. 15-R-2036 a resolution setting forth appointment of Stanley Leszczuk to the Board of Tax Appeals for a two year term beginning April 19, 2015 through April 18, 2017.**

**ITEM 16: PUBLIC COMMENT ON NON-AGENDA ITEMS**

**ITEM 17: COUNCILMEMBER COMMENTS**

Mrs. Lommatzsch: I was at the MVRPC this morning and several presentations were very interesting but this particular one that I want to share with you has to do with regional safety and there has been much discussion with Counsel about intersections. So you can take this with you and do with it as you like. But I would like to point out to you it lists the top 100 intersection accidents the last three years in a five county area that the MVRPC covers and in Riverside the interesting thing for me which you will find in this report is; I don't know this paper is all screwed up. In Riverside, number six out of the hundred is Harshman Road and Valley Pike.

Mayor Flaute: I wonder if that's because all the reconstruction and everything.

Mr. Denning: I would like to know when those numbers were taken.

Mrs. Lommatzsch: The last three years.

Mr. Denning: Okay.

Mrs. Lommatzsch: And there is one of these for each of you.

Mayor Flaute: Are there any others in Riverside?

Mr. Chodkowski: Oh yeah, our top three are in the top 25.

Mrs. Lommatzsch: But Riverside has two that are ranked in the teens. The one is number seven. The paper that I have is all screwed up. But there is a copy of it and we've been talking about traffic counts and all of that so I had Ms. Christian make you all a copy of that information. It is out on the web of course.

Mayor Flaute: We will have to see if that goes down on Harshman. But we won't know for three more years though.

Mrs. Lommatzsch: The study is done every three years. But I shared one with the Chief back there so he can update us on what's going on in a year from now.

Mayor Flaute: Very good, thank you Mrs. Lommatzsch. Anything else?

Mrs. Lommatzsch: Just the party, don't forget the 30<sup>th</sup> and I would be willing to accept any help that I can get in getting anyone who would solicit any door prizes for our events for our volunteers. Door prizes will be going to our volunteers. And you will need to be aware that we are sending out 164 invitations. That is a lot of volunteers that work for us in the city. I am budgeted for 100 people to attend this event that we pay for. So guests will be \$21 and invitations will go out this week. If they bring a guest they will pay at the door and I hope we don't get stung too bad on that. Please plan to attend and if you can solicit from any of your best buddies you are in business with, a door prize would be most appreciated. We've gotten a lot of community support already.

Mr. Smith: That information about \$21 for a guest.

Thursday, April 2, 2015

Mrs. Lommatzsch: It's on the invitation.

Mr. Smith: It will be on there?

Mrs. Lommatzsch: Right. But it does say payable the door but it gets real complicated for Mr. Garrett if they pay through the reservation process getting drips and drops. But we will deal with it. I just hope we don't get stung too bad by no-shows.

Mr. Smith: It would be nice to know how many people are coming so we have enough food.

Mrs. Lommatzsch: Well we have an RSVP. We will have that Mr. Smith. Don't worry about that. I'm just talking about people who make your reservation to bring a guest and then walk up to me at the table and say John was sick and couldn't come tonight. And the city is out that's \$21.

Mr. Smith: I see.

Mrs. Lommatzsch: And by paying at the door that is what would happen. But if we had them pay by their reservation they would be getting drips and drops. This way we can collect all and give it to the finance director. However if 164 volunteers decide to show up I will be asking you folks to add a little bit into the budget line. But we've had just donations for the gift and all of that.

Mr. Fullenkamp: We will just do a supplemental.

Mrs. Lommatzsch: Yeah will have to if we have 164 volunteers show up.

Mr. Chodkowski: An emergency supplemental.

Mrs. Lommatzsch: I am working with Mr. Garrett the best I can on how to handle this money for him.

Mayor Flaute: Thank you Mrs. Lommatzsch. Thank you for all of your work on the Miami Valley Regional Planning and on the volunteer dinner. Anyone else?

Mr. Denning: The Relay for Life is June 13 I believe. It is only a 12 hour relay this year. Is going to go from noon until midnight and so they won't be staying all night but some of us will be there late tearing down. But if you are interested in either donating or participating in the relay or you know anybody that is a survivor please let them know and let us know so that they can get invited to the survivor dinner and then the whole point of this is to raise some funds for the American Cancer Society which is very important to all of us because they do a lot of research so that we can do the testing and have the know-how that we do or don't have cancer. Or we can catch it earlier than they did in 10, 20, 50 years ago and we have more survivors. It is very important.

Mrs. Lommatzsch: Can we entertain a resolution may be next time for Riverside to have a team?

Mayor Flaute: Or just donate some money.

Mrs. Lommatzsch: If you donate money get you a team.

Mayor Flaute: Well it's \$250.

Mr. Denning: I'm already on a team so if you wanted to donate the money to my team that would be fine. However you want to do it. But I would like; more teams is better

Thursday, April 2, 2015

because it makes more people aware. But the idea is we're going to try and do some live bands. They're going to try and make it more festive. I think if the community is involved and get the community could to come in.

Mayor Flaute: The teams aren't survivors they're everybody.

Mr. Denning: The teams are everybody.

Mayor Flaute: What do you do as a team?

Mr. Smith: Walk.

Mayor Flaute: You just walk. You walk.

Mr. Denning: No you give us money.

Mayor Flaute: But if we give \$250 will that be; the money has to be on a team? How many?

Mr. Smith: One.

Mayor Flaute: Okay.

Mr. Denning: You have to sign up as a team.

Mayor Flaute: Okay. We can do that. Okay any other discussion?

Mrs. Lommatzsch: We should bring forward the motion for \$250 resolution or whatever and for us to have a team and encourage anyone of you to; of these wonderful folks to join us that night. He will bring that for next time.

Mayor Flaute: Okay very good. Any other discussion from members of Council.

Deputy Mayor Reynolds: Just one thing Mr. Mayor. Mr. Fullenkamp and I attended a meeting with our state rep. two weeks ago on a Friday afternoon. We had a nice meeting. We got a lot of information and he got a lot of lip so.

Mr. Fullenkamp: You didn't say that.

Mayor Flaute: Good, good. Thank you for going to that Deputy Mayor.

Deputy Mayor Reynolds: So things in the state are moving right along that we just keep trying. We just keep trying. I want you to know and we will report on any of the meetings that Representative Henney brings forth.

Mayor Flaute: Thank you, thank you both. Anything else?

Mr. Denning: The Riverside Jaycees is have their Easter hunt this weekend. Saturday, 10:00 AM at Beverly Gardens. This is the 35<sup>th</sup> year.

Mr. Smith: Come early.

Mr. Denning: Yeah. It starts at 10 o'clock and it's over by 10:00 and 15 seconds.

Mayor Flaute: Alright just a couple things here. I represented you on the River Summit workshop. The mayors were invited to speak on what is going on on the river so of course I talked about our great Eintracht Park and Eintracht project and it was very well received and everyone enjoyed that. So if anyone wants information on that. I did go to the Montgomery County Solid Waste District. They are doing a new

Thursday, April 2, 2015

system of charging haulers and cities and all of that. They just basically introduced it. I didn't understand a lot of it but they are having a more in-depth meeting on July 22, 2015. I would appreciate if someone from staff would attend with me so I can get a better understanding of what they're trying to do and how might it affect us. I attended that. I had lunch with the pastors of Riverside I'm guessing there was about 15?

Mr. Denning: 30.

Mayor Flaute: There was 30 there? Oh wow. Okay we had 30 pastors who are working together with is called Hope for Riverside and they have a lot of good ideas and we are moving forward with that. Ms. Christian came and gave a little talk. It was very good and Mr. Denning came and gave a talk. Mrs. Domesic was there and that was it. They all gave talks to the pastors and they got a lot of good ideas going on so anybody that wants know about that can get that. I went to Homeless Solution board meeting. We're still working on that. I went to a DPL breakfast telling us about the economic development grants. They had that last year. They are continuing it. And so remember Mr. Murray they still have money they want to give us so we want to apply for those grants if we can. Of course the Miami Valley Military Affairs was last night and a couple of us were there and the clerk came over to try and meet some of the folks; the leaders in the area and it was a very, very good time like usual. I talked to some third-graders at Brantwood school last week and gave them some pencils and they were extremely happy. So I had six weddings last two weeks and I have six of them tomorrow so I don't know what is going on with April 3 but a lot of people want to get married on April 3. So we're going to do that. Last thing is about a month ago I sent an email about our strategic plan possibility. We need to move forward on that if we're going to do a strategic plan. Whether or not we need to do that also. So I don't know if we want to put that on a work session agenda or how does Council want to handle that? If not I think we need to put that on somewhere to talk about it, if we are going to go ahead and move forward with it and then who we want to get. There was someone that was saying that we needed; if we do choose there are three people that were interested. They all have to do RFPs to come in and talk to us. But it's under \$25,000 I would think it wouldn't have to do that.

Mr. Chodkowski: Well it is a professional service so you could simply asked them for basically their qualifications, and RFQ. So who is your staff, what do you do, how do you do it.

Mayor Flaute: So can we have them come in at a work session?

Mr. Chodkowski: Yeah and interview them if you wanted to.

Mayor Flaute: Okay so I will get those three to come in whenever we do the work session and if anyone else knows of anyone besides those I put in the email please, please let me know so we can contact them and have them give us a short five minute presentation during a work session.

Mr. Fullenkamp: Why don't we just solicit a request for these people?

Mayor Flaute: One of them said he would do it for free.

Mr. Chodkowski: Recognizing that you get what you pay for.

Mr. Fullenkamp: I don't feel good about handpicking people. We are not experts but if we were to put out some requests.

Mayor Flaute: Well I could ask for resumes from each one so we know what to expect.

Thursday, April 2, 2015

Mr. Chodkowski: How about I ask the OCMA membership; other communities have done this, how they went about selecting their vendor and what their process was. Maybe they did interview and hand select, maybe they did put together a proposal. But I can at least put out to the membership how they had done it and then see what the feedback is.

Mayor Flaute: Is that agreeable to everyone?

Mr. Smith: Yeah that's a good idea.

Mr. Denning: It would be nice to have this figured out in less than a month so we can get this done before the end of the year.

Mayor Flaute: At our next meeting you'll come back with the best way to do it you're going to email us with that.

Mr. Chodkowski: Well that is a nice segue Sir. It won't be the next meeting because that is a special Council meeting where we will be meeting right here in this wonderful facility but two weeks from tonight I hope that I will have an answer. It all depends on how fast the membership fires back a response.

Deputy Mayor Reynolds: It looks like May 7 and May 21 are light work sessions so we can get something set up for that.

Mayor Flaute: Okay very good. Just so long as it happens before the end of the year. Okay two of the things. I have the community health assessment that has lots and lots of information about how unhealthy Montgomery County is. And we also have something from the Dayton Foundation if anybody is interested in those things. And that's all I have so we do need an executive session. Does the Council have any other things?

A motion was made by Mrs. Lommatzsch to go into executive session. Mr. Denning second the motion. With no further discussion a roll call vote was taken as follows: Mrs. Lommatzsch, yes; Mr. Denning, yes; Mr. Fullenkamp, yes; Deputy Mayor Reynolds, yes; Mr. Smith, yes; Mayor Flaute, yes. Motion passed.

Mayor Flaute: Okay will take a five-minute recess and then we will be back in and have our executive session material. We were probably be in it about 45 minutes. And we do have a resolution to pass after the meeting so if you want to hear how that resolution comes out you will need to wait outside for about 45 minutes.

Council went into executive session at 9:30 PM

#### **ITEM 18: EXECUTIVE SESSION**

- a) **Codified Ordinances Section 103.01 (d) (7) – 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) **Codified Ordinances Section 103.01 (d) (4) – Preparing for, conducting or reviewing negotiations or bargaining sessions with public employees and officials of the City concerning their compensation or other terms and conditions of their employment.**

Council came out of executive session at 10:21 PM

#### **ITEM 19: NEW BUSINESS (Continued)**

Thursday, April 2, 2015

**b) RESOLUTIONS: (Continued)**

**viii) Resolution No. 15-R-2035 a resolution authorizing the City Manager to submit an application for ED/GE Finding for Project Velocity tenant improvements.**

A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2035. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

**ITEM 20: ADJOURNMENT:**

A motion was made by Mr. Denning to adjourn. Deputy Mayor Reynolds second the motion. With not further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.** The meeting was adjourned at 10:22 p.m.

---

William R. Flaute, Mayor

---

Clerk of Council