

Thursday, February 19, 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, present; Mr. Denning, present; Mr. Fullenkamp, absent; Mrs. Lommatzsch, present; Deputy Mayor. Reynolds, present; Mr. Smith, present; 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; Bob Murray, Economic Development Director; and Mark Carpenter, Fire Department.

Mayor Flaute: The City Manager said he just got an email from Mr. Fullenkamp saying that he won't be able to make it to this evening because he is ill. So is there a motion to excuse?

ITEM 3: EXCUSE ABSENT MEMBERS: A motion was made by Mr. Denning to excuse Mr. Fullenkamp. Mr. Smith second the motion. All were in favor; none were opposed. **Motion passed.**

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

ITEM 5: APPROVAL OF AGENDA: A motion was made by Deputy Mayor Reynolds to approve the agenda. Mrs. Lommatzsch second the motion. All were in favor; none were opposed. **Motion passed.**

ITEM 6: WORK SESSION ITEMS:

a) Presentation – Montgomery County Solid Waste

Mr. Chodkowski: Thank you Mr. Mayor. Tonight we have with us Barb Asberry from the Solid Waste District. As you know the city is a member of the district and there have been several changes and a lot of activity going on in the district and Ms. Asberry wanted to come tonight on behalf of the district and give a brief presentation to Council about all the things going on in the district and address any questions or concerns that you might have. And with that I will give the floor to Ms. Asberry. Ms. Asberry please go ahead and enlighten Council with your presentation.

Mayor Flaute: Welcome, welcome Ms. Asberry. We're glad you're here.

Ms. Asberry: Thank you Mr. Mayor, members of Council.

Mayor Flaute: We are looking forward to what you have to say.

Ms. Asberry: I appreciate that I can finally come and talk to you. Again, just a brief update, my name is Barb Asberry and I am the Business Program Specialist for the Solid Waste District. One of the things that the county decided they wanted to do because there have been so many changes, not only in our area but in the leadership of our different district partners, was to go ahead and divide our jurisdictions up and assign our program specialists to individual districts. That way you have a point of contact and someone that you can talk to directly that can get the answers for you and get you to the person that you need to talk to so you're not going through bunch of different folks. So I'm going to be your representative. You're close to me, I live in Greene County right up the road there, so they tried to put us all geographically. I also grew up in Huber Heights and graduated from Wayne High School so I'm very familiar with the area. So I just wanted to give you just a few updates about the

Thursday, February 19, 2015

district. As I'm sure you're all aware, we currently operate one transfer station now which is in Moraine, which is our Encrete facility. That facility provides a variety of disposable, recycling and education programs for county residents and businesses. I deal specifically with the business sector and I also manage all the grant programs for the county. I work sometimes with your staff. If they apply for grants they would be talking to me regarding those things. I also manage all of the grant programs that come to the Solid Waste District. I write the grants and apply for the grants through the Ohio EPA and deal with any of the grants that we work on. As I'm sure you're aware, on December 27, 2014, we closed and consolidated all of our operations and we closed our transfer station in the north. We transferred all of those services to our south transfer station. Our campus there is fairly large. We have been undergoing construction there for about a year. We had the capacity to take all of the business that is done at the north transfer station and then still exceed that with additional capacity. So due to the amount of renovations that was required at the north in order to keep the facility open, it just made better business sense to go ahead and consolidate everything to the south where we have the ability to take care of everything there. We did move all of the services to the south transfer station, including, if you are familiar with the north site, we used to do the household hazardous waste collection on Tuesday at the north site and on Saturday we did that at the south site. Now we do it two days a week there, so those services stay there on Tuesday and on Saturday at the Moraine transfer station now. As I said we did quite a few capital upgrades to prepare for that transition. And then we still maintain all of the current types and frequencies of the service. If you've ever been to the south transfer station, it is a much more updated facility, a lot more room to move the traffic through. One of the things that we initiated last year which was new was we constructed an external yard waste drop-off site, which is a yard waste pad. And that service is now free for Montgomery County residents. We used to charge for yard waste, now it is a free service. You can bring any yard waste to that facility and drop it off. We've also begun the process of constructing a compressed natural gas fueling station. It is going to be located at the corner of Cardington Road and State Route 741. I anticipate that facility is going to open during the first quarter of 2016. Of course we will begin to transfer our vehicle fleet to C and G fleet; begin to transition that fleet over to that. This will be a facility that will be opened the public. It will be a facility that will operate seven days a week 24 hours a day. We had a lot of interest from businesses and some of the municipalities close to where we are and we are contracting for some service for that. And then one of our large projects last year was we actually constructed and opened our environmental learning center last year. I myself am one of about four other program specialists, so there are five of us and we all have different focuses. We are basically considered as education and outreach. Every sector we represent has an education specialist that works specifically with school districts and works on our curriculum for education. We have community program specialists that go out and work with the different organizations and groups in the community. We also have different things we focus on like illegal dumping and litter cleanup. So if you have not been to the facility, I would invite you to come out. We would love to have you come out and take a tour. It is a demonstration building and it is in the process of being LEED certified right now. So a large component of the building is constructed with recycled content materials. A lot of really hands-on cool things do in the building. We opened the building officially in August of last year and we have posted a little over 2500 visitors to the building so far. We do have the ability to do meeting and event space there for small groups of about 20 to 25 and we've had several professional groups that have come in and utilize the facility for meetings. The Engineer Association has come out and done their meeting out there. So as you can see some of the things we have; we have a water calculator, which is an interactive game to teach people about water consumption and how to reduce and what you see here on the far corner is our pride and joy of the center which is our electronic sorting table. Is basically a game that teaches kids about how to sort recycling into different bins. And so, personally that is one of the program specialists' favor games, we like to go there

Thursday, February 19, 2015

and play that quite a bit. All of the program specialists are based in this building. This is where our offices at. We also have a green roof on this building and a green parking lot which has permeable concrete and rain gardens and different features, native plants and a prairie out there. So we're really excited about it. Again like I said we opened it up in August of last year. We've had quite a bit of folks come through this year. We also have an environmental crimes task force. This is a multi-jurisdictional task force that was formed in 2012. It is basically education and enforcement action. We do have a full-time environmental crimes deputy that works for us. That would be Victoria Dinee. That number is a little outdated at this point, I think as of through February of this year we now have 85 criminal convictions and adjudicated 85 cases so she is very aggressive with illegal dumping. And I'm sure you're aware that we have done a couple different events on tire buybacks, which is to educate the public about appropriate tire disposal and keep those types of illegal dumping from occurring.

Mayor Flaute: Can we go back to the museum for a second?

Ms. Asberry: Sure.

Mayor Flaute: I've been threatening to get my grandkids there, but you just have to call or is it open Monday through Friday?

Ms. Asberry: You just have to give us a call; we are open Monday through Friday. We conduct tours from 8 AM to 4 PM.

Mayor Flaute: I just want to bring two little kids.

Ms. Asberry: Call ahead because we do have folks that come in and tour. We host several professional and school groups. The building does not lend itself to doing multiple tours at once. It is kind of set up in a flow where you start on the lower floor and it has a flow of the learning experience where you go up, so it is difficult to have two groups. But for the most part; I think I put my card in your packet, give me a call anytime.

Mayor Flaute: I'd like to see is the dump trucks and all of the work that goes on there. As for Council's sake, you can go up to the big windows and you can watch all of the dump trucks coming in and leave and the scattering of activities.

Ms. Asberry: You can actually watch the whole operation of the commercial trucks coming in and you can watch our heavy equipment operate loading the transfer trucks. We like to see you get the whole experience without the smell, the smell-a-vision, you don't have to smell it. That is a benefit.

Mayor Flaute: That is an amazing experience.

Ms. Asberry: We have some video of things we've done, some actual taping of the company that did our A/V for us. They did some taping of our operations at the landfill and also the recycling facility. So those are really good short videos, two and three minutes long; an opportunity to see how our operations work. It is one of the great things about the facility.

Mayor Flaute: Thanks.

Ms. Asberry: So absolutely call anytime, we will work you in. We love folks to come and enjoy the summer. And then finally, as I was talking about, the funding opportunities. We do offer jurisdiction incentive grants. If you are a district member you can participate in our grant program. We generally; every year we put out about \$200,000 and make that available. It is specifically geared towards increasing

Thursday, February 19, 2015

recycling in your community and those types of activities. But those grants are currently; have been released. Those applications are due on March 31. That application process does require that a member from your district or organization attend a mandatory meeting which took place on February 5. So there is a mandatory meeting. We also have business incentive grants. This is something new that we just initiated last year in an effort to try and help our businesses become more sustainable. We made \$200,000 available every year to businesses. \$125,000 of that funding is for capital equipment. Then for the business sector it is specifically geared towards recycling. So it has to initiate, expand or improve their recycling efforts. A couple of the notable programs and projects that we worked with last year, we work with the Food Bank and help them by a bailer. So now they are currently bailing all of their cardboard and selling that cardboard and using that revenue to help support their operations. We also worked with Habitat for Humanity last year and help them by a bailer as well. So those are the types of things we generally work with. We have some companies we work with that buy other equipment. Midwest Iron and Metal, we help them purchase a piece of equipment that help them expand their operations in what they can offer to their customers for recycling. So those are the types of things that the capital equipment grant which is very specific to what they can purchase. We also made available \$75,000 for businesses for a new service grant. So basically what that means is that any business organization in Montgomery County that is not currently recycling on-site can contract with a waste hauler for three years of service and the district will pay the first year of their contract for them to be able to do on-site recycling. And this could be as simple as single stream where they take all of; they get a container and they take all their recyclables, plastic aluminum, paper and cardboard in one container. We even cover document management for businesses that need secure document destruction as part of their operations. As long as that paper is being recycled as part of that, that would qualify for the new service grant as well. Composting on-site for folks, restaurants that have food waste; that helps manage that food waste. We also again participate with the state funding opportunities. We as the Solid Waste District, there are several grants that are offered through the Ohio EPA; community development grants, market development grants and scrap tire grants. The district is able to apply for that funding on behalf of the business. These are specifically targeted towards the recycling sector, the business sector. And usually on C & D recycling programs, mattress recycling and state glass initiative grant. We were just able to get awarded ourselves funding through the Ohio EPA state glass initiative grant. So one of the things we're going to be offering is for restaurants and bars; recycling for businesses that will utilize our new service grant and sign up for service. We will provide those businesses with the interior and the exterior containers that they need to start their recycling in the bar and restaurant sector. So we will be providing that service as part of the grant. If you are working or know of a business that is interested in any of these grants, they normally cycle around February is when those grants are due. The district does have to apply for the grant on behalf of the business. The district is actually the awardee of the grants. We will generally tell a business that if you are interested in something like that, these are businesses that are looking at large grant amounts. These range anywhere from \$150,000-\$250,000 that they can ask for from the Ohio EPA to help them get started in a recycling business. So we would tell them that they would need to have a proposal to us usually in the October time frame. That way we have a chance to review it and make sure that is going to be a responsible and a viable business. Obviously, as a sustainability and recycling organization, we want to support an application where these materials are going to be handled responsibly. We ourselves apply, we were successfully awarded last year, we applied for that grant last year on behalf of Goodwill Easter Seals of the Miami Valley and they are going to begin construction down here on Kuntz where they moved their administrative offices. They are going to add a new recycling line and they are going to begin doing CRT glass processing down at that facility. We were able to get them a grant from the Ohio EPA in the amount of about \$60,000 for them to start that operation. Prior to that, in 2012, we worked with University of Dayton in obtaining

Thursday, February 19, 2015

them some EcoVim dehydrators units for their Kennedy Union Hall to do food composting. So they were ordered under that grant. A lot of really neat opportunities are out there. The beautification grants are out right now. The application is due on March 20. If you are familiar with our litter cleanup programs, that is handled through our Keep Montgomery County Beautiful, which is an affiliate of Keep Ohio Beautiful. We run that organization out of our Solid Waste District. Those grants are available to community groups that want to do a beautification project in a public space. It can be graffiti removal, it can be landscaping, flowers; it is focused on neighborhood entryways to help beautify those areas. And those, they can be paint, planting materials and those grants are available up to \$1000. That application is all online. All of our applications are currently online for all of our grant programs. So we have a lot going on at the district right now.

Mayor Flaute: So this incentive grant thing that I just got in the mail two days ago has a mandatory meeting of Wednesday, February 4?

Ms. Asberry: Those were actually mailed out in January.

Mayor Flaute: Okay, I think they had the wrong address on there or something.

Ms. Asberry: We do notify; they go out to generally the mayors and city manager's. And then we also notify; they go out to the actual media; they release that information for us.

Mayor Flaute: So it's due March 31 but that doesn't work because we already the missed the February 1 meeting.

Ms. Asberry: Unless somebody in your organization attended the mandatory meeting, which I'm not sure. We did like four meetings.

Mayor Flaute: I don't think anybody did. Like I said, we just got this thing.

Ms. Asberry: Those grants, again like I said, we offer this every year and we have a variety of folks that apply for a variety of things. Just to give you some ideas for the future, we have done a lot of park improvement type things with those grants. You know different folks will come in and want to do park shelters and things like that. As long as you are using a recycled content material, those are eligible for funding under those types of grants. So we worked with Huber Heights a couple years ago, they got some funding to redo some of the things in their park like signage and things like that. Generally we try to really tighten the requirements for that grant. We really want it to be really structured towards recycling activities and increasing your recycling rate. One of the other things I do, which you will be getting here very shortly, is we will be sending out the annual recycling survey that we give to all of our districts. I also survey all of the businesses in Montgomery County. We are required by the Ohio EPA to submit a report by June 1 that basically talks about what our recycling is in the county; what our rates are. So we're always trying to improve that number and do better. We are fairly fortunate that we have in the 28 district members that we have, we have 27 that are on a service where curbside recycling is available to them as part of their service and only one subscription community left. We have a lot of resources, a lot of educational programs that we do. So we're always interested though in doing better. So if you have some ideas and some things to better meet your needs as one of our district partners please don't hesitate let us know.

Mr. Smith: What about glass? Old windows, storm windows and when you replace the windows in your house, what about the glass there?

Thursday, February 19, 2015

Ms. Asberry: Generally what you're going to collect for recycling curbside; a way to look at that is drink containers. There are different kinds of glass; so any kind of food container is going to be recycled. You can recycle what we consider a commercial or industrial glass but you need a specialty company to do that. Because it is generally; it is processed in a different way.

Mr. Smith: Do we have any of those around here?

Ms. Asberry: There are companies, Veolia is a company that does that; would go under like a hazardous or a chemical type recycling Veolia I believe does glass recycling. Are you talking about from a business standpoint or from a homeowner standpoint?

Mr. Smith: Well like a homeowner.

Ms. Asberry: I don't know of any that will take it for free, I mean there will be a cost for that. But most of the; like the Rumpke buyback programs or the Rumpke public recycling, they are specifically targeting anything that is in a food container. Because what goes into car glass or home window type glass has a different chemical in that so it requires a different kind of processing.

Mr. Smith: Okay.

Deputy Mayor Reynolds: Ms. Asberry, thank you very much. I wondered if you could talk a little more about the park improvement grants and what you do look at in your application for funding.

Mr. Asbury: I will be honest with you, for those grants we have an independent board that reviews those grant applications. So it really depends, it is a very competitive grant, it is scored. When it is scored, obviously if we have a lot of grants where folks are introducing new recycling opportunities, they are wanting to buy containers and things like that; they are going to score a little higher. But what we've done in the past; a really great project that we did out in Union, they had a lot of really old park shelters and things that were open shelters that they were basically not able to rent. And what they did was they went in and got funding assistance from us to replace all of the roofing on the shelters and they used a recycled aluminum roof on the shelters. They turned out really nice and now they have been able to rent out all of their shelters every season. We've had some of those kinds of projects. We've had some folks, Vandalia and Huber Heights both got some funding to do signs. So generally if you are asking for park improvements, what we're going to ask you for is that whatever you're going to use; whenever you are using a material it has to be something made from recycled product. We have folks; the city of Moraine has gotten assistance from us to do park improvements. They have a recycling theme park actually in the city of Moraine called Kirby's Cardinal Nest. And it is focused after our mascot, our Kirby the Cardinal mascot, so it is an educational park. But the playground apparatus is made from recycled milk jugs. So I think it is 56,000 recycled milk jugs in the playground apparatus and they have signage in the park that gives recycling facts and talks about things. And also we see a lot of folks that come in and ask for playground mulch/tire mulch for groundcover. So we for with a variety of things, as long as the material is made from a recycled content. Vandalia did some park signs with theirs. We worked with Five Rivers Metro Parks, but what I see the most of is the signs, shelter roofing and then of course the playground cover material. The Randolph Historical District last year got funded to actually complete their whole roof on their center with the recycled roofing material including the gutters and downspouts. So that was really nice. What we also see, this year new, the Dayton Alliance for Companion Animals came in and asked for funding for three of their bark parks. One at SICSA and one out at the Humane Society and what they asked for was recycling containers

Thursday, February 19, 2015

and park tables and benches. So we see a lot of that kind of stuff too. So those are all geared toward recycle supporting the aftermarket and recycling products. I mean that's the types of things were looking at.

Deputy Mayor Reynolds: Thank you.

Mayor Flaute: Any other questions? Okay well thank you Ms. Asberry. We appreciate you coming out and you're welcome stay for the rest the meeting if you like but I understand it is pretty cold out.

Ms. Asberry: I'm going to skip out on you but thank you very much folks.

b) Presentation – Nauman and Zelinski, LLC on Heating, Ventilation and Air Conditioning.

c) Discussion – Heating, Ventilation and Air Conditioning

Mr. Chodkowski: Tonight we have a preliminary presentation, a debriefing if you will. The company Nauman and Zelinski who the city engaged in response to the Go Sustainable energy audit that Council saw, I guess it would be the middle of last year. If you recall, Go Sustainable came in and presented several findings with how to invest funds that the city had in the Wright Point buildings; to make them more energy efficient. And so prior to taking a lot of the recommendations from Go Sustainable, the property management of the building changed and the new property management company, Turner, as well as the new leasing agent, Colliers, made some suggestions that perhaps energy efficiency, while well intended and benefiting us is not necessarily something the tenants look at when they are looking at space. They said maybe there is a different way or a better way to invest your funds to not only improve the energy efficiency of these buildings but also make them more attractive to tenants. So in response to the information that we had from Colliers and that we received from Turner, we asked Nauman and Zelinski to be with us tonight. Mike Nauman, one of the principles from that company took a look at ways we might be able to integrate steady improvements to some of those elements in the building with the HVAC system. So with that, I would like to turn the floor over to Mr. Nauman to present his information to Council. Mr. Murray as well will have some comments too.

Mayor Flaute: Thank you Mr. Manager. Welcome Mr. Nauman, we're glad you're here. And we look forward to what you have to say.

Mr. Nauman: Thank you. Good evening, glad to be here. Mr. Chodkowski and Ms. Asberry were both so eloquent I feel hard-pressed to following that up. I don't do the public speaking very often and so I will just try to stumble through this. Interrupt me at any time. I like to keep it informal. A lot of HVAC; I know we tend to speak our own language and it can be confusing at times. And I'm going to try to keep it on that level but; just interrupt okay. So we are here to talk about potential upgrades to the 5100 and 5200 buildings. So as Mr. Chodkowski said, I was brought in by the city to be the third-party review of all of the monies for maintenance that a been going in there and try to establish some type of game plan. What are we going to do here? You have these buildings, you're having continuing problems with the HVAC. What do we do? So I've been working with Mr. Murray since December now to try and figure out that roof.

Mr. Murray: A long time now.

Mr. Nauman: I'm going to present my thoughts on that. It's nothing new to Mr. Murray; he's heard some of this already. Okay here's a picture of the two buildings and I brought this to point out one thing, the major component of the HVAC sits on your roof. The 5100 building has five boxes up there, that's HVAC in a box. So

Thursday, February 19, 2015

there's five on that building and there are three on the 5200. That's what these things are right here.

Mr. Murray: One per floor.

Mr. Nauman: Yeah there is one per floor, that's exactly right. One of those serves one floor. That's how the design was set up. The buildings were constructed in 1984 putting it just a little over 30 years old for the building. And that's a concept I will come back to. Here's a sketch trying to describe to you how the system works. This box up on top here is the rooftop unit. That's what brings in the ventilation air that you do for breathing and to ventilate the space. It filters and cleans the air, it heats that air. It uses natural gas for heating and it cools that air. It has self-contained compressors in it and it generates a refrigerant that cools the air as it goes across it. And it has a supply fan. There is; let me stay on the supply side for a minute. There is a duct that comes down and goes to the floor level that serves and distributes air in big ductwork above the ceilings. They have what's called the return air plumb. Okay, the air comes out in a diffuser like over here; I don't see it here but somewhere there is a return air. Okay that's perfect, a floor return air is the best way to go. Anyways there's another grill, what goes in from an air supply has got to go out. It is a balance. So the air returns up to above the ceiling; freely floats above the ceiling, back across the building to a chase that is opened up through the structure and then right at the top level it is ducted back to the unit. The units typically recirculate 80% to 85% of the air and bring in 15% of outside air. That is your ventilation fresh air. When it gets down to the floor level, this air is a single temperature and if you think about it, if you are facing the sun on the south person's office and on the north, you've got lots of computers, that guy over there doesn't have any. He likes it warmer, you'd like a colder. How is that handled? There are boxes above the ceiling and the thermostat that controls that box. So what the thermostat does, the box has a damper that modulates, it changes the amount of air flow based on what it is seeing in the room, whether it is hot or cold. And what they do, they also have an electric reheat coil in there. So that heating coil, when there is a sense that there is additional heat needed, it circulates air out of the return air plenum through a filter, a local filter above the ceiling and a local fan heats it up and blows it out. So that is the heating side of that in addition to the gas heat that is up in the unit. There is a little bit of complexity in the rooftop units. There is something called an economizer cycle. You don't want to run your compressors which use large amounts of electricity in the winter. So there are controls that open up the damper and say, you know I need more cooling so rather than running a compressor, it actually opens up it introduces more outside air when it is cold outside. To a point, when it is -5 outside you don't want that kind of outside air. So in a nutshell that is kind of what you have. And on every floor there are about 25 of these boxes and these are on the outside where you need heat. When you are in the middle of the building and there is no heat loss because there are no windows or exterior walls. The original design has what's just called VAV, variable air volume boxes. It's the same thing, it's got a damper in it but there's no heating coil. You're always going to want to be cooling when you are on the inside of the building, even in the dead of winter because of lights, computers and people. So all it does is varies the amount of airflow going in and out. Another point to make on your existing system, they used pneumatic controls, uses compressed air, it runs a thermostat which sends a mode of force to the dampers, switches that operate on this. And the same thing for the units upstairs. It is a great system, it has worked well for many years but what's happening here and here, they don't communicate anymore with each other. This is working totally independent of these. It is very localized controls. And that is a big difference in what we do now a days with the air handling equipment.

Mrs. Lommatzsch: Why is it not talking? Is it worn out?

Thursday, February 19, 2015

Mr. Nauman: No it never did. That was the technology in that day and age 30 years ago.

Mr. Murray: That's the way it was done back then. If you think about it, the cheapest energy you have is on the roof, the gas. So what we're trying to do is change that.

Mrs. Lommatzsch: I just thought I'd ask.

Mr. Murray: Yeah good question.

Mr. Nauman: Yeah you've got to think back to when 1985 was.

Mrs. Lommatzsch: I was here when they built the buildings. I remember them building the buildings. That was yesterday wasn't it?

Mr. Nauman: That's kind of what I think. I started doing this engineering work back in those time frames and it's vastly different today from what we did back then. Okay, so looking through my assessment and looking at what are your issues. Looking at your rooftop equipment, the age of the equipment, it is 30 plus years old. It is expected to fail. It is really only designed for a 25 to 30 year life. 30 really only if it is well-maintained and previous to your ownership there was a transition period where I think you had some pretty poor maintenance happening on those units. Whoever was in there took some of those pneumatic controls that were in that unit and dovetailed it with their own controls in there. So that's kind of what you're seeing up there now. But despite all that, even if it was perfectly maintained, the expectation is that the casing, the ceramic seal that holds the air in, the coils, the heating and cooling coils and all of the components wear and tear. They are not meant to fail but just like your car, even a well-maintained car, if you drive a lot of miles it is eventually going to need to be replaced. So you are starting to see the right now. You're getting into some real high maintenance in operating costs. Maintenance, I think you've been replacing compressors, dampers, the actuators don't work and linkage and things of that nature. The economizer is disabled, that's what I was talking about before; that precooling. That has been totally disabled. Your outside dampers are closed which is forcing your compressors to run in cold weather. The units are not meant to do that. Because of that, you've actually lost a couple of compressors, at least two.

Mr. Murray: Two. They have been replaced. And we've replaced some economizers too.

Mr. Nauman: The other thing, at least on the 5100 building, I'm going to go back to my picture for a minute. This fan here, I was telling you this damper here modulates as it needs to based on what the thermostat is calling for. Well if you picture all of these boxes modulating back and forth, this air wants to vary. Sometimes there's lots of air flow and sometimes there is a lot less. At least in the 5100 building, the supply fan is a constant volume fan so what happens, that's part of your control problem is say 75% of these are modulated back in these don't want full flow so they are cracked open, while this fan is pushing, pushing, pushing. That is closed, where does it go? It flows through this box 2 to 3 times that amount that you really want or need. So it's a control problem and you've had that from day one. Okay then on the variable air volume boxes downstairs, the same kind of thing. Expect a failure, the HVAC equipment is just designed to only last 30 years. I say only last but that's a long time. The maintenance of those local control boxes above the ceiling that have a fan and a filtering them, this filter should be replaced twice a year. That fan generally doesn't need much maintenance but we've had several failures even in the past couple months.

Mr. Murray: Yes we have.

Thursday, February 19, 2015

Mr. Nauman: So these fans of had to be replaced.

Mr. Murray: We've replaced a few of those boxes to the tune of about \$3500 a piece.

Mr. Nauman: That in-line damper that gets leaky after a while, the seals break out, the pneumatic controls that I talked about. The other thing that I find and I didn't do the design of your original buildings and I didn't really study it in a lot of detail but I can look at your electric heating coils there and there's not as much pop and heat in this heating coils that I would put in if I was the designer of record. I think they're a little undersized. And I think we've seen that in really cold weather that they struggle to keep up.

Mr. Murray: We did see it very early on because when we are doing the setbacks for the rooftop units, we had to start at 7 o'clock in the morning. It's kind of the way we inherited the buildings. So the rooftop units are feeding hot air down starting at 7 o'clock and people are starting at eight and the VAV units couldn't heat it up quickly enough. So now we've actually started the rooftop units, which are gas and very cheap, at 5 o'clock in the morning. And now the VAV's are keeping up better but it still; you know what we're looking at, the building has probably been underserved since its inception. There's not been enough heat in this building since the very beginning to keep them as warm as what people are used to today. And then we're getting these weather shifts as well, which are more severe than they were back in the 80s.

Mr. Nauman: And the very last thing is it requires smoke detectors, they want something up here. When you recirculate air out of a plenum and you have multiple boxes filled up in that same common return air plenum and you have up to 25 on a floor, present code when we go in and replace that in-kind would force me to put a smoke detector in every one of those boxes. That's an anomaly of the present code or whatever you want to call it because they treat that as a separate ventilation system. The fire code wants to watch that air because smoke kills. I'm not knocking the requirement, it's there. You don't have smoke detectors in there now but if we went in there and replace them exactly as they are now, by code I would be required to put in smoke detectors or tell you, you need smoke detectors there. So I'll get back to that in a minute. Okay so solutions. I've looked at it. I think when you Go Sustainable talked to you, they talked about some total revamp of the systems at least as a possibility. My view is your basic system is there, your ductwork is there. It is well constructed, there is no reason not to reuse that again. But your mode of forced air is worn out, they need to be replaced. You can keep putting money in them but you are starting to beat a dead horse. You've got to do something about that. So I think we need to address the rooftop units and the VAV boxes and then just a way for Mr. Murray to help dealing with the ongoing maintenance items that you've got. And you always have some of that. So starting with the first one, the easiest one is the maintenance. What I've recommended to Mr. Murray is that you ought to put an RFP out to ask for maintenance services. And what that would include is what are your hourly rates, overtime, responsiveness, location and experience. Entertain that; put that out for public bid. Entertain a proposal back from contractors. You can evaluate and you can make a decision then. And then think about a one year term, two year, three year whatever you would want to do but then that takes care of the competitive bidding aspect because you can get into some pretty heavy dollars like Mr. Murray is getting into now.

Mr. Murray: That's what we're afraid of is that the work with anyone HVAC contractor is going to exceed the \$25,000. So we have to; I want to protect myself and put out an RFP to bring in one firm to do it. I want an expert in there; I don't want to have Turner doing HVAC. I'm afraid I would get into the same situation that we did with the other group that was in there. So I want a specialist to work on that. I want to

Thursday, February 19, 2015

be able to point to one guy and say fix it. And not have two competing companies, then you don't know who created the problem. And so this would be the first step. This would be a pay-as-you-go. Of course we're not going to give anybody money for this. I'm getting a firm to call in case a VAV boxes isn't working.

Mrs. Lommatzsch: I thought you had somebody.

Mr. Murray: We do, but I think now is the time to do an RFP because of the amount of money we may be spending with them. So that needs to be addressed because I think I am crashing up against that \$25,000 limit the public bid.

Mr. Denning: So what we have right now was a short-term fix. What you are looking at is long-term. Long-term this is what we need to do.

Mr. Murray: Yes Sir. A single source supplier of maintenance so I have one person to point a finger at and say fix it and not two competing firms.

Mayor Flaute: So the person that's doing it now would also be.

Mr. Murray: Invited to apply.

Mayor Flaute: Who's doing it now?

Mr. Murray: MSD, which is right down the street.

Mr. Chodkowski: But that wouldn't preclude anybody. So Turner could pick up the phone and say; I mean MSD is doing work because they were referred to fix a problem because they could be there right away. But Reick can get the phone call tomorrow but McAfee to get the phone call next week. So you could have a guy from five different firms working on the same unit in three months and they would all do something different in an attempt to fix it for a variety of reasons. Maybe they were in a hurry to try and solve the problem, may be they are trying to do it as quickly as they can to maximize profitability; there is a whole variety of reasons why these folks might do it that particular way. This effectively allows everyone to collectively bid, propose information; billing information on the same criteria and we are allowed to select one qualified vendor from the information that they provided based on the evaluation.

Mr. Denning: And then we will say Turner, you always call this one.

Mr. Chodkowski: Right you always call Reick for the next 24 months whenever you have an issue and then we will follow with another RFP in 2017 and then in 2017 to 2019 we're calling MSD.

Mr. Denning: Or whoever wins the bid.

Mr. Chodkowski: Right.

Mr. Nauman: You are meeting the legal requirements for public bidding by doing this.

Mr. Murray: That's the idea.

Mr. Denning: I understand.

Mr. Murray: I want Mr. Nauman to write that so we've got engineer speak.

Thursday, February 19, 2015

Mr. Nauman: Yeah when the RFP comes in what I propose to Mr. Murray is we help evaluate that. I will help write the technical part and help evaluate and then that gives you a basis. The other thing is if you get a real emergency, let's say it cost \$30,000 to fix something and you're up against the wall and you have to publicly bid that, wow. How do you deal with that if it is a true emergency?

Mr. Denning: And then our customers that are living there are upset with us for six months or for how long it takes us to get through the process.

Mr. Nauman: Okay so that's recommendation number one. Number two is the variable air volume boxes. As you recall, I was saying there are quite a few of these on a floor. Well what I'm suggesting here is we get an RFP from each HVAC contractor to replace these on a unit price basis. Not every VAV box costs the same. They are different sizes, some have that reheat coil that we talked about and some do not. But you can take those into logical chunks. Rather than having 20 we can say okay give me a unit price to do a box without heat from the size to that size. And give me a price to do one from that size to that size. So you get a price that you can go with. The contractor knows what he's going to do. He's going to remove that ceiling, he's going to put a new box in and is going to take the old one away, hook it up, start it up and go. So then you have the unit price so when you get a failure of one of these units you can go right to that contractor that has already done it and you know what that price will be to replace that box. So that's what I would propose. You go about upgrading the variable air volume boxes because they are failing.

Mr. Denning: So what you're really telling us is we are getting a pre-bid based on the fact that we know they are going to fail and we are going to replace them as they fail.

Mr. Nauman: Yes Sir, on an as needed basis.

Mr. Denning: On an as needed basis or if somebody new is renting the space and we are updating. We are going to say okay this boxes; 10 of those boxes, we're going to go ahead and get that piece done because we are already in there doing construction.

Mr. Nauman: You should have written the report.

Mr. Denning: I'm an engineer.

Mayor Flaute: We could conceivably have two different companies though. One doing HVAC and the other one doing maintenance. Is that a good idea?

Mr. Nauman: I think it's okay, yeah.

Mayor Flaute: Okay.

Mr. Denning: If you got an installer company and you got a maintenance company, yeah. And it could end up being the same company.

Mr. Nauman: Here's the other thing. My talk about getting that price that would be for me; you are trying to do it on a scheduled basis. Okay every year let's try and do 10 of these boxes and let's count on three on an emergency basis, we know that at least three are going to fail so you can budget for that. But in addition to that, when you renovated space for tenant, that is the time to also come in as part of that renovation and put boxes and then. When you do those boxes, you would not use this unit pricing. That would be part of your renovation work. You would have a contractor, a general trades contractor who would come in with the mechanical and electrical contractor. They may put that box in separate from your unit price quote. I know this is confusing.

Thursday, February 19, 2015

I am talking about a renovation. For example you're talking about, is at the second floor at 5200?

Mr. Murray: Together we met with Radiance today. So go ahead.

Mr. Nauman: So Radiance is talking about renovating the second floor for their use. Well, there is no emergency. All those boxes are kind of working, but because you're going to go in and you are probably going to put walls in and in two different locations in the ceiling there are boxes in that area now. You are there. What you don't want to do is put in a new ceilings and a year later come in and be taking that ceiling out and put a box up.

Mr. Denning: And that cost gets passed on as part of the renovation cost rather than as a maintenance cost to the building. So it is a different color of money.

Mr. Nauman: Yes. There is a slight difference but.

Mr. Denning: Is still comes out of our pocket but we can back charge it. We can back charge the customer indirectly.

Mr. Nauman: So eventually, five or eight years downstream from now you theoretically have all new boxes. Okay so you get new boxes, what does that do for you? These would include is a computer-based controller, they call it direct digital control. DDC is the buzzword; is the acronym out there. It means direct digital controls. It is a controller that sits on the box, a little minicomputer if you will and it's got communication wires that hook up with the next box, and the next box, and the next one and then goes up to the air handling unit, which we will talk about in a minute. And then it goes to a server that takes all of that information and puts it out on the web so a maintenance company that you hired, anybody on your staff who has access and password can get on their computer and see what's going on in the building remotely. Sitting in your office in California if you wanted to. So it would be a web-based controls. The other thing that we would do is, we would make sure any involvement that we would have, we would make sure you had what's called an open protocol/open license control system. One of the biggest problems in the HVAC industry is people will come in and they will put their controls on it and then voilà boy it was so cheap, we had to take that guy's control system. Well he's got you then because he will come in a year from now when you want to upgrade or extended or do it, you are locked into using that guy. If you call for an open protocol/open license you don't need to go back to the same contractor. You have the ability to shop that around because other people can do that work. So that's a very critical thing that you should always call for an open license/open protocol system. The last part.

Deputy Mayor Reynolds: Mr. Nauman, could you just stop there. You talked about the integrated controls to the rooftop units; controls for the web access. I can understand being able to have your repair people being able to have access to that at all times. But you mentioned staff could be sitting at their desk somewhere. What would be; what is the purpose of that. Explain to me what you mean by that?

Mr. Nauman: The purpose of that, a tenant is unhappy because he is cold in office 20. Rather than immediately calling your contractor to see what it is, with a little bit of training; Mr. Murray doesn't need any more duty, it seems like he's overwhelmed to me, but pretend it's Mr. Murray for a moment. If the call came to Mr. Murray, Mr. Murray rather than calling MSD and I'll send them over to see what's going on, Mr. Murray could call it up on the web and a picture would come up, it is a graphic picture of that box and he could see that there is a temperature sensor in it that says it is only 60° and he could say, oh, there truly is something wrong with that. That it should be 80°. And he would see an alarm even that would tell him that and then indeed he could

Thursday, February 19, 2015

call your contractor. Or he could find out that the thermostat is just set at the wrong setting and he could tell your tenant, you just need to go to your thermostat and turn that up.

Mr. Murray: And that happened. We are dealing with Radiance who has PhD's on staff. You know they have three offices and they are freezing to death. While the thermostat was around the corner behind the door in an office away from those three guys so I had to call MSD, Turner didn't want to respond real quickly to Radiance so we call those guys and sent two people out there and paid for it and they went around the corner and upped the thermostat and it was fine. So this prevents that from happening. And he said staff but the fact is that anybody can do this with a password. Anyone of you could dial into the system if you had the password. Not that you would want to, but it is he available. It just saves time and money.

Deputy Mayor Reynolds: I guess I'm just looking at the fact that that should be our maintenance group doing that rather than someone charged with; a Mr. Murray being charged with having to do that. Because I don't know that that is something we would want.

Mr. Murray: That is usually the way; that is, 99% of the time the way it works. This guy had called like three times and again it is broke. He is going to add my name to it because he knows who I am. The other guys aren't getting there. My name gets on it regardless because I am the face of the city there.

Deputy Mayor Reynolds: I think you understand why am saying what I'm saying because we are hiring professionals to do a job, I expect professionals to do the job and this is not anything that any of these people sitting here have the need to handle. We are paying for a service.

Mr. Nauman: That is your choice.

Mr. Denning: To me, it is a way for some of us to double check the people that we've hired. We'll be able to go into that; Mr. Murray sees the email and he's not necessarily going to do anything about it but he can go in and check and see what's going on the building. And I think that's what that web based program would do.

Mr. Smith: I think you are overstepping the purpose of this. Look at as an owner's perspective. If you own that building personally, you may want to oversee or review what's going on with your HVAC system. As far as Counsel needing that, no, but as an owner you would want that. We being the owners, the city, you would direct that possibly to the service director or someone that would be knowledgeable of how that works. This Council is not knowledgeable about that.

Mr. Murray: Yeah that was just an example.

Mr. Smith: I know.

Mr. Nauman: The other thing I should say is what I'm describing here is what everybody's doing. Everyone in the world is going this way. It isn't a custom thing so I'm not suggesting you do anything beyond what is happening in every building out there. We have some clients who have these and are so hands-on and all the sudden they get; Miami Valley CTC, the director of operations there every morning goes and looks at his screen. Why? Because he likes it. He likes to see what's going on and say wow. He likes it. So what I'm suggesting on the boxes is we go ahead and prepare an RFP and you get a quote on the various sized boxes so you can get a unit price. So when you have to replace a box in an emergency situation there even may be a plan where you have costs that are established, then you don't have to negotiate it every

Thursday, February 19, 2015

time. That is the thinking. Where you do it as part of the renovation work, that is part of the renovation job and the contractor bids those particular boxes in as part of his renovation. There is a little distinction there.

Mr. Denning: And by us having; already having the bid for it, we know that it should not exceed what our unit price is and if the guy who's doing the renovation wants to charge us more than that we can say hold on.

Mr. Nauman: There is one other little nuance. When you do renovation work, and you move walls around, the boxes may be not serving the same things so instead you may want to modify that to change the number of thermostats.

Mr. Murray: And that's our problem today. Walls have been added haphazardly without any regard for the unit, the thermostat, the VAV and the diffusers.

Mr. Nauman: So while you're upgrading these boxes, the old pneumatic boxes that are still in place can still continue on just as they are. They can live together.

Mr. Curp: And DDC will handle all of that? In a hybrid manner?

Mr. Nauman: It will never go back and control the old pneumatic boxes. It could but it is very expensive, you wouldn't do that.

Mr. Curp: But the controls in the system that exists now would still run, in loose terms, parallel with the DDC.

Mr. Nauman: Right now the box for lack of a better word is dumb. The thermostat on the wall says I'm cold and open something and it doesn't tell anybody about it, it just does it. So the new one would be different; a little different. You could see it on your screen and it would communicate all that.

Deputy Mayor Reynolds: Well you gentlemen just made a good point. That concerns me in thinking about; we do a lot of renovations for the clients in those buildings so if; you just talked about the boxes being in the wrong places so is this something that will be moved with every bit of renovation? Will there be a cost associated with moving that box if we add a wall here or take a wall away?

Mr. Murray: Sometimes yes, sometimes not. We are trying to keep to the way they are designed now which is unit by unit. It is like a building block. We are trying to accommodate that the way we're putting people into the buildings. Can we always do it, no. But going forward, like with Radiance, that is a whole floor. They are constantly complain about the HVAC so I want to do that for Radiance, switch out the whole thing.

Deputy Mayor Reynolds: But will the tenants at any given time; just mention that walls have been put up, will tenants be able to do that now that will cause these problems?

Mr. Murray: No. No actually not. The tenants are not able to access these boxes. We won't permit that. That is outside their realm.

Mr. Nauman: Okay the one thing I'm trying to show here just in terms of the box, what we talked about before if you remember, the VAV boxes had a fan, and an electric heating coil kind of hanging out the side. The new boxes that I'm proposing what you do is you get rid of that fan, you get rid of that damper and you just put an electric heating coil in the box here so no longer is the fan above the ceiling of the mode of force in lieu of that to use the fan up here to do that. This is part of the new

Thursday, February 19, 2015

technology because this and this are communicating with each other. When you get cold at night, see this unit shuts down at night and that space gets down below its temperature, it can communicate through its system and says you know what, you need to turn on for little bit and warm me up. I am cold. And it will turn the system on. The beauty of it is, and again you couldn't do that before because the two didn't know what was happening back and forth. It will know that now. And what I'm saying is a computer does all of this, you don't do it. Nobody sits there and does it, the computer just does that on its own. So this box becomes simpler, your maintenance goes down. There is no longer a fan and filter above the ceiling in here. I don't have to put that smoke detector in that we had before. And one of the big beauties is that in the middle of the night, when this turns on you can use the gas heat to warm it up. Now what happens this unit just stays off and you're using electric heat. And electric heat, at least in the present utility pricing structure costs more money. The gas is cheaper.

Mr. Murray: So we're switching the burden to gas heat instead of electric. Right now it is exactly the opposite. You know we will get gas bills of \$200. The whole bill. Now wait a second, this isn't doing what it is supposed to.

Mr. Denning: But your electric bill is \$1200.

Mr. Murray: Yeah exactly. We need to switch it.

Mr. Nauman: And I should tell you we even considered putting what's called a hot water coil here and putting a boiler in and try to use gas. Because you'll still need some heat out here just for temperature control. And we thought about that but the expense of it doesn't allow for it. So we'll keep the electric heat, we'll just do it in a little different manner. But the bulk of the heat, when nobody's in the building will come from up here and the gas. I know that's fairly complicated. In the other thing that we're doing is we will make this fan variable volume to make the whole thing work better.

Mr. Denning: If you've only got one box calling for it, it only runs at this speed. But if you've got 10 boxes it runs at this speed.

Mr. Nauman: That is exactly right. Okay, we saved the best for last. The rooftop units. What Mr. Murray and I had talked about was, okay, we are starting to put a fair amount of money in these rooftops, you ought to start thinking about replacing them. And maybe we could do this, and a number of my clients have recommended too where you just have a schedule, over X amount of time, over a five-year period, you do one a year, or two a year, to get to that goal. But you're having enough complaints with your clients and you're putting enough money into those rooftops, the conclusion we drew is that to replace the units in just one big shot and get it over with. So that's a big capital expenditure that you got but that's the recommendation that we have. You are struggling enough now and I've been over there enough and I've heard some of the heat that Mr. Murray takes from your tenants that my recommendation is that we can do a fast track to get the units installed in 2015. And you don't want to be doing this work in the dog days of summer when it's real hot and humid. You really would like to do this in the shoulder seasons. But we are to the point now where we are going to be at least in the May/June time frame but I think we can make that time frame if Council thinks this is the way to go. But it would be what's called a fast track to hurry it up. To do that, the recommendation is that you would purchase the rooftop units directly. You can buy that off the state term contract or somebody else. The vendors have already negotiated with the state for a fixed price. You buy this piece of equipment; you probably buy other things that way. You could do this with air handling equipment. So we could get that done. The other beauty of that is right now that equipment up there is manufactured by Trane Air-Conditioning. If you go back and Trane is on the state term contract buy a unit from Trane. You take the one unit

Thursday, February 19, 2015

off and from everything I'm told the new unit goes right on. It minimizes any structural rework; roofing work. The electric hopefully is right there and you just reconnect it and reconnect the gas and it makes it a much more simplistic change out to do that. And Trane is one of the top three anyway and it is all good equipment but if theirs changes out directly why not. So that would be the direct replacement for and we could do that variable volume like we talked about for the fan for the energy efficiency. The compressors and things they use these days are variable speed drive so they are much higher efficiency and it gets another controller built right into the unit. It comes right with the unit and you wire into your DDC controls and voilà you can get pictures of that unit and all of the data of what's going on again via your computer. So your vendor or to somebody on your staff. While this is going on, what I propose is rather than doing an RFP to do a design build for contractors, I am promoting that you hire me to come up with competitive bid drawings. So while this going on, I will prepare a complete set of documents that contractors give you bid pricing on. The advantage of that is at the same time I get those done and they are hired, I can have already submitted the documents so you can get your permit. Otherwise if you put an RFP together and somehow we still have to define all the effort that they need to do, you go through a time, you get their bid pack, analyze them, you hire them and then they have to prepare the permit documents. The other thing, if you hire me I'm your agent now, I'm responsible for those drawings from a professional standpoint. I also think you'll get a much better; I can define it better and you won't get that, well I didn't include that in my bid I didn't know I had to redo that little part, I didn't include that after the fact. So that's the advantage of doing a competitive bid. So it's faster and I think you'd get better bids by making me responsible.

Mr. Denning: And so we hold your feet to the fire for if the drawings are wrong or if they don't have the right information to do the job right.

Mr. Nauman: Yes Sir.

Mr. Denning: Then I hold you responsible and not the contractor.

Mr. Nauman: Right. You know who the engineer is. If you hire; MSD is a wonderful outfit, I'm using MSD as an example and they probably have an engineer on staff but you don't know you're going to get them when you bidding. Who's going to do that job. So there is a little comfort level there. Then what you do when you buy that unit, we actually; I suggest that you actually assign the unit to the contractor. The contractor is going to take that property and become the owner of it because you want him to provide the warranty and insurance while he is lifting it into place. You don't want an argument and say well it's not working; you bought it so it's not mine. So he will mark that up a little bit but I think that is well done. You need to do that. The alternative is you buy and say it's always mine and every time there is a warranty issue you are taking care of it not the contractor. Again the DDC and the open license/open protocol and I'm suggesting with a schedule that Mr. Murray and I came in, I'm not going to go through the details, we think you can get it done by July 1. If you remember, one unit serves a floor. We think if you get set up and rolling you have an outage of two days to get it done per floor. The fifth floor would be out for two days, then the fourth floor two days, then the third floor, then the second floor, etc. And we are allocating three days because there is always something; glitches. In that time frame it's about 22 working days to do both buildings.

Mr. Denning: Okay I'm going to ask this question because I have to do this sometimes at work. Is there a way so that for instance we don't have any tenants on the fifth floor, okay so we do that one first and once it is up and running then we could; is there a way to use that to cool the next floor or is that ductwork directly.

Mr. Nauman: It's not worth doing that.

Thursday, February 19, 2015

Mr. Denning: Okay.

Mr. Nauman: But the beauty of it is, if you think about it when you're doing the fourth floor, the fifth floor above you and the third floor below you are both operating. So you're going to get contributions so it won't be so bad.

Mr. Denning: Okay, I didn't know if there is a way to do that to keep our residents happy; our folks happy or not.

Mr. Nauman: I think if you get it done by July 1 and with this goofy weather we have, it's hard to predict, but the real hot humid weather is late July/August and September. If you miss the humidity you will probably be okay.

Mayor Flaute: Do these contractors work on weekends?

Mr. Denning: If you pay them extra.

Mayor Flaute: If you have two days, can the work be done on Saturday and Sunday? It may be a better day to do it.

Mr. Nauman: I think your tenant, if it was explained to them, and I would be glad to be part of that explanation, I think that would be an acceptable outage for a couple days.

Mrs. Lommatzsch: They would just close up and go home.

Mayor Flaute: Yes but that's loss of time.

Mrs. Lommatzsch: They can work from home.

Mayor Flaute: Yeah that's true.

Mr. Murray: We've had air conditioning go out on one floor before and it does like you are saying, the fourth and fifth floor were still operating and the third was fine. Even though we had the air on it flowed down and it seemed to work. How it worked I don't know.

Mr. Nauman: You could even be real fancy and rather than 22 working days, you could say okay we're going to schedule 26 and let's watch the weather. If it's real hot and humid we're going to tell you to stop. You're not working Tuesday because it is too hot. So you can do that kind of thing.

Mr. Denning: Okay.

Mr. Murray: This gives us more control of the building; it is a shift to gas. As you can see we have a lot more control over what we are doing. Those buildings have a tremendous heat gain in the way we're designing. The glass faces south; all the small windows are facing north. We can use that better if we are able to control the individual units through this system then we can today. So this works a lot of different ways. He hasn't talked about the savings but the savings are what Go Sustainable said. Okay we're going to get more of those in the way that he has designed this here because we are doing away with the fan. They didn't think about that and some other things that he is talking about. We're still going to get the rebates, we are still going to get the savings. We are going to pump this up a little bit because of the extremes in the weather, we think they are going to continue and so this will be a little more robust to be able to keep our tenants satisfied. This is something the tenants are looking for as

Thursday, February 19, 2015

you all know. The complaints are immense with this kind of stuff. And tonight I'm going to talk to you about a tenant that had problems in the past; this is kind of a rush getting this to you because we presented this to one of the tenants. This is what we're trying to do to keep people.

Mr. Nauman: Ultimately you're going to have to replace these units. Keep that in mind. They are not going to work indefinitely anyway but we can certainly modify that schedule if Council decides.

Mr. Murray: What would you estimate the cost of the rooftop unit replacement to be?

Mr. Nauman: Including the purchase and the installation, we got some rough numbers. The purchase of the eight units was; the budget number that was thrown at me was \$600,000. Buying with state terms I am hoping you could get that a little bit less. And install is probably \$200,000-\$225,000.

Mr. Murray: That is less than all of the estimates in total.

Mr. Denning: That includes your cost?

Mr. Nauman: No but my cost would be less than 1 million.

Mrs. Lommatzsch: It is \$1 million.

Mr. Denning: So were looking at \$800,000. Okay.

Mayor Flaute: Okay any other questions, any questions from members of Council?

Mr. Nauman: And I can tell and understand you're going to think about this in a couple of weeks but in the interim, I would be glad to answer any questions you might have. If you want to work them through Mr. Murray, I would be glad to come meet with a couple of you again if it might help to describe it too a little better. I know this was a lot to throw at you at one time.

Mr. Murray: What I'd like to do is bring back three pieces of legislation two weeks from today; the RFP to do the maintenance, to do the boxes and do the rooftop units.

Mr. Denning: You need direction that that is what we want?

Mr. Murray: Yeah, yeah please.

Mr. Denning made a motion with the three pieces of legislation that Mr. Murray suggested. Mr. Smith second the motion.

Deputy Mayor Reynolds: Don't you think we need to talk about this a little bit more? I mean we're talking.

Mrs. Lommatzsch: We're talking \$1 million.

Mr. Denning: It's coming from.

Mrs. Lommatzsch: I know where it's coming from.

Mr. Denning: It's coming out of the buildings cost and it is paying for itself.

Deputy Mayor Reynolds: And I understand that but excuse me; and Mr. Nauman this is nothing personal please. We've had several things presented to us; that you have

Thursday, February 19, 2015

brought people to us several times Mr. Murray. I am hearing a different story each time that we have someone come in; a little just here, a little just there. We knew that they need to be redone, we know that. We know that we are serving a clientele that demand service and they are entitled to service. I don't know that this is the best way to go. What do I have to gauge it against? I just don't know.

Mr. Nauman: Those are fair questions.

Mr. Murray: Those are very fair questions. The first people I brought in was for an energy conservation project, Go Sustainable. And at that time you said the same thing. You said exactly the same thing. What did you want me to do? Hire an engineer.

Deputy Mayor Reynolds: Well I understand that.

Mr. Murray: And this is the engineer.

Deputy Mayor Reynolds: And here again Mr. Murray, you're working with a gentleman that has brought a package to us and Councilman Denning is saying to go forward with this. I don't know what the difference is with what we did with Go Sustainable, what we looked at and what we talked about. What's different?

Mr. Murray: The main difference is Go Sustainable didn't give us a package to look at; a way to do it. And that's when you asked how do we get this done. And so I went out and did an RFP for engineers to say what is the best way to get this done. Do we have to do this all at once? Do we need an engineer, do we need something? And so the people that answered, I hired Mr. Nauman. I hired Mr. Nauman because of the references that I received from the people that have dealt with him in the past and to answer the very question that you had with Go Sustainable. So now I've got the engineer in front of you who has laid out a path for us. After two months of studying this, after talking to MSD and going through the Go Sustainable report, after talking to tenants, you know he says this is the best way for Council to proceed with this project is to do this. Now we can go out and hire another engineer to get another opinion and we may get a very different opinion.

Deputy Mayor Reynolds: Why would we get a very different opinion?

Mr. Murray: We may, I don't know what it would be. I doubt it. In the time that I've been dealing with this, he has given me the best explanation of why to move forward. And talking to other people about the situation along with dealing with Mr. Nauman, this looks like the best way to proceed with what we're doing. Talking to DPL, this seems to be the best way to proceed with what we're doing, to bring these buildings back to their original form. So I think we have the answer. I think this guy gives us the answer. This is a three month process. I think this is it, that is why am bringing it forward to you. If you remember, I didn't think Go Sustainable had the answer. I said wait a second, at that time I'm thinking we've got to walk through this. I need somebody of this caliber to tell us the way to go. I need a professional engineer, not a guy that is doing energy studies to tell us which way is the way to go. So he has incorporated the Go Sustainable ideas, he has given us the latest and greatest info. So for me, this is the answer. After dealing with this thing for 18 months, I've dealt with the problems over there, with the tenants, with MSD, talking to Turner and talking to everybody else. I think we've got the answer right here. I don't know what else to do, I don't know where else to go to make you more comfortable.

Deputy Mayor Reynolds: It is not making me comfortable Mr. Murray. It is making me be able to address any resident that comes up to me and says why? What was the best about this? I know very little about air conditioning Mr. Nauman.

Thursday, February 19, 2015

Mr. Nauman: And I would not expect you to. I appreciate that.

Deputy Mayor Reynolds: And when I look at this, I am looking at the numbers that we're talking about. We had a long time to go over and look and talk about what Go Sustainable couldn't do, could do, what they recommended, where they said to go forward. And then tonight this is the first time we've heard about this.

Mr. Murray: Yes.

Deputy Mayor Reynolds: I don't know what I'm looking at.

Mr. Chodkowski: Would it be beneficial if; Mr. Nauman is going to need time to prepare RFPs which we are going to need to see regardless of whether or not they are attached with legislation or not. So I think it would be safe, whether or not we used Nauman and Zelinski or whether or not we talked to another firm. At some point in time we're going to need a proposal from Mr. Nauman and his firm. So I think we're safe in saying, could we see some proposals for these three scopes of work. Just rough it out, what would it cost. What is your estimate on providing this?

Mr. Murray: We have three drafts available now that we could make available to Council tomorrow. And again we only have this as a discussion item.

Deputy Mayor Reynolds: And Mr. Murray and Mr. City Manager, here again you all sit and talk with these gentlemen; you all are involved every day with them. And then you bring something in here and expect me to be as comfortable as you all are. I can't be that way. I have to be able to, to be able to say; you are in here tonight Mr. Nauman hoping to be hired to do this project.

Mr. Nauman: There is some self-serving in here. I understand.

Deputy Mayor Reynolds: And that always concerns me. That always concerns me.

Mr. Nauman: Sure, it should concern you. I appreciate you being concerned.

Deputy Mayor Reynolds: You know, and I have to be very honest with anyone that stands before this Council. That is a concern to me. I don't know how much fluff I've got tonight. I know we need to move forward. I want that building taken care of. I want those tenants to be the happiest people in the world because they are our tenants and I want to make sure that the service they are receiving is what it should be. You all know my reservations. That is just my concern.

Mr. Murray: Just one more point. We brought this together for discussion. We have labeled it that. The idea was to discuss it and then to discuss it again in another two weeks and discuss it with Mr. Nauman all through this.

Mr. Denning: All I was really saying is, we know we are going to need the RFPs so all we are asking him to do is put the RFPs together. I mean that's all we're asking for legislation. And we won't even get the legislation for two weeks and then that has to be passed before he is allowed to write the RFPs. So all we are trying to do is get the ball moving and say we know we are going to need RFPs because it is above the \$25,000 mark so we need to get that part done. So that is all we're asking for is to bring the RFPs forward so that we can go out and get; find out what the real price is going to be. We aren't even saying spend any money yet. All we're asking for is RFPs.

Deputy Mayor Reynolds: And Councilman Denning, and that's fine. I just have to always; I have to voice my concerns. That is something I have to do.

Thursday, February 19, 2015

Mr. Denning: I understand.

Deputy Mayor Reynolds: That is my responsibility.

Mrs. Lommatzsch: I am more interested in how we're going to pay for this. I am not in the next two weeks planning on going to HVAC school. I don't have the time nor am I interested. This is like Greek to me. And it should be, I don't presume to know this. I am more interested in how we're going to pay for this. We keep spending this money out of these buildings. I understand it needs to be done, I'm not opposed to that. But we keep spending this money that we say we have. Now I know from past experience that anything that tells me it is going to be \$825,000, when it's all said and done it is 1 million bucks.

Mr. Denning: And we were told it was going to be \$1,500,000 six months ago.

Mrs. Lommatzsch: All I'm asking is, to support it I want to know how we're going to pay for it because we are going to spend \$1 million on moving the city over there and now we're going to spend \$1 million on upgrading the heating and air-conditioning. How many more do we have?

Mayor Flaute: So it is my understanding that we knew this when we bought the building and so we borrowed an extra 1.5 million-\$2 million so that we could do these. We have making payments on this as if it's been done.

Mrs. Lommatzsch: Have we seen a budget of how the money is being used?

Mayor Flaute: I think that is what part of what tonight is about.

Mr. Chodkowski: Well if I may, I apologize for the expediency that this presentation came forth. It wasn't our initial intent. And Mr. Murray can touch on that later tonight in executive session. But in light of the comments and concerns which are obviously very valid, again to the point regardless of whether or not there is legislation in the next meeting, the proposals will be necessary for Mr. Nauman to be able to work out that cost measure to be able to talk about what it is we are looking at as far as implementing this work and what it is going to look like. So I think between now and the next meeting what we could do is take the time to address some of these questions and concerns and kind of go back and summarize if you will why we borrowed some money and what our expectations were and who we talked to and at the same time go through and address the concerns that Mrs. Lommatzsch has, which are very valid concerns about, well we borrowed this \$2 million and we did it to make certain tenant improvements; certain facility maintenance improvements and what that would look like and how much money that is going to be behind; I shouldn't say leave behind but how much money that will leave still on hand and how that all correlates to our project as well. So we could put all of that together. We could reschedule the items that are on the work session for the next meeting. We could clear that up for additional discussion and if Council was comfortable at that point we will move forward from the next meeting based on that discussion in that information. I know there is a reason for the recommendation, several reasons for the recommendation but you know what, if it happens to take two weeks longer, it will take two weeks longer. If it is six months longer, well they are 30 years old so then what is 30 years and six months.

Mrs. Lommatzsch: I can support going ahead with Mr. Denning's motion. And I'd like to call for the question.

Mayor Flaute: Okay thank you. You still need the motion?

Thursday, February 19, 2015

Mrs. Lommatzsch: Yes.

Mr. Denning: You have a motion and a second.

Mr. Smith: You need to call the vote.

Mayor Flaute: Okay Mr. Curp.

Mr. Curp: I have a question for Mr. Nauman. It seems to me that the key component of this series of recommendations is to install the VAVs followed by number one the maintenance contract and then to replace the rooftop units because if we don't address the VAVs and the replacement of stuff throughout the building with all of the movement of the walls and that sort of stuff in trying to get the customers satisfied; the client satisfied, it seems to me the key component is number two the VAVs. It seems to me followed by the maintenance contracts. So the question is can these RFPs be structured in a modular sense so that if this Council chooses to move in a modular fashion, perhaps moving only with the VAVs first and a combination of the VAV's and the maintenance contracts and repurposing the rooftop units. Can these RFPs be structured in such a modular manner and still go out have reasonably sound bids from anybody who is interested in doing this work?

Mr. Nauman: The way I structured that; those three things are independent. You can do the RFP for maintenance without the other two. You can do the VAV boxes without the other two or the rooftop without the other two. They are three independent proposals and RFPs. So, and the maintenance is just really to address and get comfortable; you're going to have ongoing maintenance. To me that is a no-brainer. You have got to do something because now you are hiring; Mr. Murray is in an uncomfortable position going to a continuing firm that he trusts. You are starting to exceed your legal authority with regards to the amount of money spent. You need to do something about that. That is a simplistic thing to do, the maintenance RFP. The boxes, that is more complex. But personally I would say the rooftop units are where your big money is and where you all to be addressing; if it were my buildings and if I had to prioritize, that is where I would go first. Now do you need to buy all eight this coming summer? No. You could do them one at a time. One this year, to next year, won the following year. You could structure it that way if you would like. So in that way you could make it modular but when you do a unit, that is a modular. I mean you can't do less than one unit, you can't do half the unit. Does that make sense?

Mr. Curp: Yeah that wasn't my intent.

Mr. Murray: That is where our greatest vulnerability is.

Mr. Curp: Yeah I understand that, but if you've got VAV's that are in the wrong places or controlling areas where you got dead space or something, it doesn't matter if you've got a new rooftop unit, they are still going to blow air in the wrong places.

Mr. Murray: And we are handling that on a complaint by complaint basis now. We only know that is true for us if a tenant complains. And then we send somebody up there to address that and then we find out that a wall was built right beside it and it is blowing into a blank wall or you know it is not connected to anything. We have been working through those and I think if you talk to all of our tenants, I think they would be pleased in the way we are addressing these problems. We've had to do that to maintain these people. So this is just the cheapest way to do this, all at once.

Mr. Nauman: The advantage of doing the eight rooftops together as one package is that's quite a crane that they have to go out there to lift it, to get it in place. And then the second thing is the contractor learns. They understand that there is a learning curve

Thursday, February 19, 2015

with everything they do and so he does that first unit and says aha I know exactly what to do for the second so he can price the installation of number two, number three, number four, number five, etc. accordingly. So just from a pure; the most bang for your buck, the best way to do it is all at once. But you have to consider cash flow I totally understand that. Can you do them one at a the time? Yes you certainly can.

Mayor Flaute: Okay the question has been called.

Mrs. Lommatzsch: That's fine; we've already been on this so long. So go ahead.

Mayor Flaute: I know. Mrs. Reynolds.

Mrs. Lommatzsch: I withdraw my request.

Mayor Flaute: Thank you. Mrs. Reynolds.

Deputy Mayor Reynolds: Thank you Councilman Lommatzsch I appreciate that. Just let me try and get something in. With the recommendation to buy all of the eight new unit;, and we are looking at the recommendation of your maintenance cost; the maintenance of. With new units, what to you perceive this cost than being?

Mr. Nauman: That is strictly hourly rates for ongoing maintenance.

Deputy Mayor Reynolds: So ongoing maintenance would include what?

Mr. Nauman: VAV boxes that haven't been functioning yet, your air compressor that drives the pneumatic boxes, ductwork that splits open above the ceiling. Your maintenance costs go way down, way, way down if you fix all the rooftop units but you are still going to have some ongoing maintenance.

Deputy Mayor Reynolds: So the VAV boxes, you are requesting replacement of all of those.

Mr. Nauman: No.

Deputy Mayor Reynolds: How many?

Mr. Nauman: I am suggesting you get a unit price.

Deputy Mayor Reynolds: The 10 per year I heard that number. That is what I don't know.

Mr. Nauman: You may not need 10.

Deputy Mayor Reynolds: I realize that.

Mr. Denning: What we're asking him to write; an RFP that asks the contractors how much is it going to cost me per unit.

Deputy Mayor Reynolds: A unit price.

Mr. Denning: That's it, that's all were asking for. And then we decide when and how many.

Mr. Nauman: You decide.

Thursday, February 19, 2015

Deputy Mayor Reynolds: But then again, what I'm trying to find out and trying to figure out in my head, how many of these are you going to do; do you anticipate doing a year?

Mr. Murray: Well I don't know that we've gotten that far but the one thing that he did bring up is that as we move to do renovation space, we would put those in there. So we are doing the city this year and I've got a possible tenant taking 12,000 sq ft so we would want to do those. Individually I think we've replaced five year to date. So five a year.

Deputy Mayor Reynolds: Okay. But Mr. Murray, when Mr. Nauman just talked about these new VAV boxes, they will be different, this group. They are going to be totally different. So is that going to create a situation in that building with the old boxes if we are waiting to have those until they just break? What problems does that cause us?

Mr. Nauman: You would have no difference from what you are experiencing right now. Those boxes that are there now that are kind of functioning. They will continue to kind of function just as they do now.

Deputy Mayor Reynolds: Is that what we want to have happen? Just kind of functioning?

Mayor Flaute: would have to decide that.

Mr. Nauman: You need to decide that. You could decide to go in and replace all of the boxes. I am thinking that is way too much capital all at one time. That is not the way to go. My recommendation to you is to do those as they fail or as you remodel.

Deputy Mayor Reynolds: So you're telling me that is not going to create an additional maintenance issue.

Mr. Nauman: While those boxes are in place they will still be a maintenance issue. Here is my expectation, let me go back to the picture for a moment. You've had a number of maintenance calls I noticed in the past couple months on these fans right here. And they have gone and replaced those fans or replace those units. My thought would be you want to get as much life out of these as you can because they're just so expensive to replace all of those all at one time.

Deputy Mayor Reynolds: Does anybody know the cost?

Mr. Nauman: I'm estimating for one of these, a new one that looks like my other one without the fan would be about \$3000-\$4000 per box to install.

Deputy Mayor Reynolds: And we have 25 per floor?

Mr. Nauman: Correct. When one of these fails over here, one of the old style boxes, it is a whole lot less money because there is no electric heat in there.

Deputy Mayor Reynolds: So what is the cost for the new type?

Mr. Nauman: The new type; the ones on the exterior that have a heating coil in them will be about \$3000-\$4000. That is what I am swaging it right now. If you do one of these interior ones, it is probably on the order of \$1500-\$2000.

Deputy Mayor Reynolds: And you'll only need 15 per floor?

Thursday, February 19, 2015

Mr. Nauman: This is; and I use an approximation, I took one floor and counted them. The next floor down can be a little different.

Deputy Mayor Reynolds: Okay.

Mr. Nauman: And I'm suggesting you leave all these in place for now and as you remodel you upgraded as part of the remodeling project. But in addition you're going to come out and find one or two because of their age. So what I'm suggesting is that you have a unit price already in hand. If that one failed, Mr. Contractor I need you to go do that and here's the price we already agreed on six months ago. Do it. That's how I think you ought to go at that.

Deputy Mayor Reynolds: So any failures of those VAV boxes will not cause system damage to any of the rooftop units? It will not cause damage to any other part of the system?

Mr. Nauman: No, that is correct. Right. It is self-contained.

Mr. Smith: The rooftop unit, it's the compressor that's the heart of the unit up there. What does it cost to replace a compressor? And how many have we already replaced?

Mr. Murray: I think we've replaced two to date. I think one was done before we did it and I think it was like \$3500.

Mr. Smith: \$3500 to replace the compressor itself?

Mr. Murray: I can't remember exactly but it's close.

Mr. Nauman: That seems low to me. That seems real low to me.

Mr. Smith: \$3500?

Mr. Denning: \$3500? I think it's more like \$35,000.

Mr. Nauman: I think that's closer to it.

Mr. Murray: Not only that, they have to come from Texas somewhere. And so we are experiencing that as well. And that is what I was talking about, the third floor was without air-conditioning for a while and they were actually cooling it with the other floors. So that is a concern too. The age of this equipment is such that there is a long wait time to get the replacement parts in. Some of these fans that are in here; because some of these VAV boxes are size per unit and as I said based on the number of floors they carry, they don't make them anymore. So they are coming out of Amarillo, Texas. Yet it is expensive. And again we've kind of reached a point where this is our biggest risk. And like you said we borrowed the money already with the intent of doing this. So this money is still sitting there and it has been waiting for us to say this we think is the proper way to go. So that money is sitting there waiting for us. We've been paying interest on it for over 15 months.

Mayor Flaute: Any other questions or comments on the motion?

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

Mayor Flaute: Okay thank you Sir very, very much. We appreciate your time and we look forward to getting these taken care of.

Thursday, February 19, 2015

Mr. Nauman: Thank you.

Mr. Murray: Thanks Council, thank you very much. This was supposed to be 15 minutes.

d) Discussion – Major Thoroughfare Improvement Plan – Phase III, Group II

Mr. Chodkowski: Thank you Mr. Mayor. Included in your packet is the phase 3 memorandum on the group two's streets. I will just run through this in an expedited way. Feel free to ask any questions that you may have along the way. Effectively what we did, very similar to the last time we went through this exercise, what we did was we took the group of streets that was provided; or the group of streets that was provided in this group, specifically the Spinning, Airway East, Valley, both East and West on Union Schoolhouse and what we did was we took the detailed contractors estimates from rebuilding the streets and including everything and the kitchen sink and we went through and we said do we really need the kitchen sink. And so what we did is we went through and we analyzed what we thought should stay in and what we thought should come out and some other things that could be separate projects; stand-alone projects or as we call it in these memos projects of opportunities. And we went through and we took those estimates based on our project evaluation and modified those engineer estimates and calculated new expenses for these projects. And as you notice on page 8 towards the bottom is when we start talking about the totals of those projects. So we originally put forward this group of streets and six total packages; six total projects out of phase 2 and the total estimate of those streets was \$17.6 million. So after going through and saying well maybe we don't need a light along every house along the way. Maybe we do light intersections or maybe this bridge replacement is more of a want than a need and we made some adjustments. We actually wound up creating additional projects if you will; we multi-phased Spinning, we multi-phased Valley. And that accounted for some sidewalk work. It accounted for some other things and we wound up breaking down what we think the scope of work to be included in the Major Thoroughfare Plan from \$17.6 million down to just over \$10 million. Okay so we cut off about \$7 million in expenditures for what we think should be required work when we get to the streets. As I referenced, the projects of opportunities, we took a look at those and we had to break this out and they are on the very top of page 9 in the packet memo that we provided and that winds up being just over \$2 million. So we started this exercise, this group of streets, everything and the kitchen sink was \$17.6 million. If you look at what we think should be the core function or core projects as well as the projects of opportunity we are at less than \$12.1 million. So we think this does a good job of adequately addressing what Council has expressed as being our need or our focus area yet at the same time looking at opportunities to address ancillary issues; non-motorized transportation mobility as some of these projects of opportunity; addressing safety concerns. The intersection at Union Schoolhouse in Forest Ridge for instance is one of these projects of opportunity. So again what we envision is bringing these core projects, these thoroughfare improvement projects back in the formal final plan to recommend a program and a timetable and then additionally will also list these projects of opportunity and again as want projects not need projects. Also with the last group when we prepared the final document, we will also note some items where we can also lower the city's financial requirements with a lot of the sidewalk work, with the lot of the curb and gutter work, ditch maintenance and all of those are accessible expenses underneath the city's policy. So we will note of that as well when we finalize the document; when we get through all four groups. So that being said, an expedited summary of the information included in the packet, I would be more than happy to answer any questions that Council may have.

Mayor Flaute: Okay, thank you Mr. Manager are there any questions from members of Council? Okay so let me get this right. So you are going to take these on the bottom of

Thursday, February 19, 2015

page 8 and prioritize them as to which ones you think we should be attacking first and we can afford. But then you said at the top of page 9 you're going to do the same thing?

Mr. Chodkowski: Yes. What we will do is we will list these projects, we will attempt to group them together in manageable chunks against a timeline. So what we'll do is; so for instance last year we did Burkhardt and we did Harshman and then the Harshman/Valley intersection. All things being equal, if you looked at it just because the math is simple, if you look at 2015 as being the completion date for the Valley/Harshman intersection, the Valley/Harshman intersection will need to be redone in the year 2040. If you look at all things being equal, Burkhardt Road will need to be resurfaced in 2030. So we will build a schedule for some of those monsters. They will have to be spread out because you're talking; there are a lot of dollars here that we are trying to cram into a 40 year period or we are cramming into a 20 year. And when you look at the last time that Burkhardt had major work done to it, it was actually 1986, I believe. So 25 is a target number. Sometimes they last longer, sometimes a lot shorter but effectively what we'll do is try to build some semblance of a realistic timetable. And we will coordinate these projects with grant opportunities. We will try to spell those out. And so like Beaver Creek, like Springfield, like Kettering they also kind of have these infill projects if you will. And so Airway Road for instance, we were told we were a grant recipient for Airway Road West but we won't have that money until 2020. So those two communities that I mentioned earlier, they might take something like the Burkhardt/Springfield improvement project and they will slide that in lets say in 2018 because that is the year they don't have a lot of the projects that they are going after grant funding. So they might reach out and grab that for a quick project because there is money available to do it or capacity in their schedule to do that. So we are going to blend all of this together in a document so that you can look and say, well look we are going to do Valley Street phase 2 in approximately 2028 is the target. It may be a little earlier or it may be a little later but you could say, here according to our plan this is when we are looking to do this road. And that may slip because for good reasons we could bring grant money early, for bad reasons because another road is in worse condition and needs to be done today.

Mayor Flaute: Okay, any other questions from members of Council? Okay seeing none we'll then move into local street improvements.

Mr. Smith: What are we going to do with this information?

Mr. Denning: It is just for your information. We haven't gotten it all together yet.

Mr. Smith: Okay, all right.

e) Discussion – 2015 Local Street Improvements

Mr. Chodkowski: Thank you Mr. Mayor. In accordance to Council's wishes, we are continuing to invest in the local infrastructure; the local street infrastructure in the city. This year I believe we've made available 400 and some thousand dollars for local street resurfacing. Our attempt to distribute these resources as equitably as possible throughout the city, there is a memo included in your packet that outlines how we intend to spend these funds and where we intend to spend them. The goal this year as we approach this year will be similar to the way we approached it last year, which will be directed awarding any of the micro-surfacing treatments to prequalified vendors through ODOT. Any mill and fill work will be bid out in a more traditional package to vendors locally in the area for work to be done. The reason we are bringing this forward now is last year if you recall we got a late start and the work was done in the fall. We want to get the chance to bid this as quickly as possible with respect to the mill and fill work. But also to get the micro-surfacing work scheduled so that we can take as best advantage of the weather as possible, as early in the season as possible. So

Thursday, February 19, 2015

these are recommended streets that we prepared and how we plan to do them. We'll be more than happy to take any suggestions that Council may have. If there are any concerns with what it was that we provided. I would like to note that there is one quadrant that we intended to spend a little bit more on which is in the Northwest, and that's that northern circle area, to kind of knock that out. Next year we would probably see the Northeast quadrant, where trying to finish that off. We tried to balance the work as best we can but the geography sometimes dictates that it's better to just finish off what we start. So that's the reason for that kind of misappropriation this year. It was to complete that Gary Drive/Northern Circle area. Again I be more than happy to respond to any questions or concerns that Council has about the list.

Mayor Flaute: Okay thank you Mr. Manager. Any questions from members of Council?

Deputy Mayor Reynolds: Mr. City Manager, Pine Castle and Cozycroft, that's just the attachment to what was not completed last year?

Mr. Chodkowski: Yep. Yes Ma'am.

Deputy Mayor Reynolds: Thank you very much Sir.

Mr. Denning: Are there backup streets? Additional places that; let's say that we get to June and we've done really well and it looks like income tax is doing even better than it did last year and it looks like going to have; what did we have last year Mr. Curp? \$200,000 we were talking about? That we can put on the list and say okay this is where we're going to go.

Mr. Chodkowski: Well rest assured, with 144 lane miles of streets that need work, we definitely have backups.

Mr. Denning: Okay am just wondering if it has already been prioritized and we can say hey these are the next ones that need to go. And if the answer's yes that is close enough for me.

Mr. Chodkowski: Yes Sir.

Mr. Denning: Okay. I just want to make sure we can keep this rolling and if for some reason we finds more funding we are able to do more with less so to speak.

ITEM 7: RECESS: The Council took a recess at 8:00 p.m.

ITEM 8: RECONVENE: The meeting reconvened at 8:11 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE:

Councilmember Mike Smith led all those in attendance in the pledge of allegiance.

ITEM 10: MINUTES: Consider approval of the minutes of the January 8, 2015 special Council Meeting, February 4, 2015 special Council Meeting and February 5, 2015 regular Council Meeting.

A motion was made by Mrs. Lommatzsch to approve the minutes as written. Mr. Denning second the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 11: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:

Thursday, February 19, 2015

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. You have included in your packet my project and activities report as well as some additional information. I would be more than happy to answer any questions that Council may have as well as staff. We also have staff reports from public safety and public services.

Mayor Flaute: Thank you Mr. Manager. Are there any questions or comments for the manager at this time? Seeing none then we'll go into monthly updates.

a) FYI Items

i) Council Request Sheets

ii) Council Agenda Calendar

iii) City Manager's Project and Activities Report

iv) Quarterly Financial Information

b) Monthly Verbal Updates

Mr. Chodkowski: I will yield the floor to Chief Robinson for his monthly update from the Police Department.

i) Police Department

Chief Robinson: Well thank you Sir. Thanks for having me. I'm going to make it short and sweet today. I'm a little under the weather myself. So I'll mention a couple of things, a little update on the Narcan stuff, we're still working on that, putting it all together so probably at the next Council meeting will have something for you. Also bulletproof glass, we're still working on that as well. We've got some numbers, we need a couple more people to come in and take a look at it. We are going to need some more numbers to find out how much that is going to cost to have that done. I will get back with you as well probably at the next Council meeting. Last month we had a prostitution sting here in Riverside. Sgt. Rhett Close is our resident guru on this type of thing and he works with Safe Streets. We also had Dayton Police Department as well. So on January 21st and 22nd we set up this operation. It was supposed to go on the 23rd too but I'll get more into that in just a minute. We arrested actually three females and eight males and we were actually going for 16. That actually would've been the record for this type of thing; for this area. We probably would've reached that goal but on the 23rd we had a little glitch. And I'm going to fall back onto the CPR thing. That was the thing we talked about last year and all of our officers were going to get CPR training. We're still going through that now. I have actually scheduled to do it myself. So we just wanted to touch base with that again and let you know how effective it really has been. And on the 23rd during the sting operation, Detective Sgt. Chris Fisher went into cardiac arrest at the scene. I can't tell you where it was at and I can't really tell you about the website stuff. I can't say that because we're going to use it later on, so I can't go into all those good details. But Detective Sgt. Fisher went into cardiac arrest; Riverside Police Officer Jimmy Vance actually catches him in his arms and lays him down. And then he makes a phone call and then Officer Angela Jackson from the Riverside Police Department immediately starts doing CPR on him. He actually passed away on the scene and was revived by Officer Jackson and as well as the Riverside Fire Department. Once they arrived they were able to use AED to stabilize him and get him back and then transfer him to Miami Valley where he ended

Thursday, February 19, 2015

up having four stents put in. He had like 100% blockage in there is no doubt in anyone's mind from Miami Valley that if they hadn't acted as quickly as they did with the CPR Detective Sgt. Fisher would have past way that day; as well with the help of the Fire Department.

Mayor Flaute: How is he doing now?

Chief Robinson: He's doing fine. It's funny. I say it's funny now but, two days later he was out of the hospital and he is walking and talking as fine as anybody here. The man literally ran 4 miles that day. He is a very fit individual, he had no idea it was coming. He passed a test from the week before and you just never know. He ran 4 miles a day prior to this operation and he has cardiac arrest and goes in and actually passes away. He was actually lucky he was where he was to get assistance so quickly.

Mrs. Lommatzsch: Can I ask, do you have any plans to recognize these two officers?

Chief Robinson: Yes Ma'am I'm getting to that. Because that's not the only two; I think we actually sent something to the Fire Department as well in reference to this. On 30 January, you may have seen something in this regarding to the Rite Aid situation on Woodman where there was a young couple that had a baby that had some kind of very serious lung infection that was actually; had gone into cardiac arrest itself and there are trying to drive to the hospital instead of calling the ambulance. When they get down there they run into the Rite Aid with the baby in her arms screaming frantically because they don't know what to do. Well Officer Jessica Skinner from our department shows up and runs in there, grabs the baby because she too had just recently had the CPR training. And she commences to do CPR on the baby. The Fire Department shows up again, they take over from that point and get the baby down to Miami Valley and it too survives, has no brain damage, no future problems at all from this problem. The baby had actually stopped breathing and for how long we are not exactly sure but she was able to sustain it with the CPR that she just recently learned. The doctors once again advise that; because in a situation like that you don't know what is going on exactly so I sent a Detective out to make sure that it was on the up and up and it wasn't just something else that just happened to the baby. And he was in the hospital; and when he got to the hospital the doctors talk to him and basically said that of Officer Skinner had not done CPR on that baby, the baby would not be alive today. So I am very proud to say that all of those folks have received letters of commendation. We will be making some other references to give them some other recognition and to also including the Fire Department. I'd like to say that without them it never would have happened and they were very quick to respond and they did a fantastic job I think; his name was Temple, he was really, really good there. And all of the officers commented on how well and how fast and fair he was doing his job that day. We will recognize them in the future. And again I've written commendations for everyone including the folks in the Fire Department. So that's all I have for you today.

Mr. Denning: One question Chief, have we thought about putting AED's in the police cruisers?

Chief Robinson: We have and we are looking into some grants right now.

Mr. Denning: I mean CPR is great but I think the AED's are even better.

Chief Robinson: I'm with you hundred percent. And we're looking into it right now. I'm trying to find out if we can get some kind of grants and if we can't we may have to do end up doing something else. We are definitely looking in that direction.

Mr. Denning: Do we know the cost on this?

Thursday, February 19, 2015

Chief Robinson: \$2000 maybe?

Chief Carpenter: Depending on the unit I think they are more like \$3500 for the smaller ones.

Mr. Denning: We may start a community help here.

Mayor Flaute: We may have to have some kind of fundraiser.

Chief Robinson: We are definitely looking right now for some grants to actually purchase more than one. I would like to have more than one of those around if I can have them.

Mr. Denning: How many cruisers do we have?

Chief Robinson: We have 13 but we divide those by shifts. So we don't we need.

Mr. Denning: Five?

Chief Robinson: Six.

Mr. Denning: Tell me.

Chief Robinson: Six cars can only run at one time.

Mr. Denning: What you want six, all right. We'll go for eight.

Chief Robinson: Eight is good. I'd love you. That's all I have.

Mayor Flaute: Chief thank you that's a lot of new information that I didn't know. So thank you for your service. Okay Mr. Manager.

Mr. Chodkowski: Thank you Sir I'll actually yield the floor over to Chief Carpenter for his monthly update from the Fire Department.

Mrs. Lommatzsch: I don't know how you follow that Sir.

ii) Fire Department

Chief Carpenter: Well thank you Ma'am.

Mr. Miller: If you think that's a letdown wait till you hear mine.

Chief Carpenter: This month we did our standing orders training. That is something we do annually. So all of our personnel have passed except for maybe a few part-timers and we will cycle them in as they arrive on duty. We spent a lot of time on vehicles this month. We are working hard to finalize our specifications for the new medic units to replace the 2003 medic. We plan to submit those specs by mid-March. As far as our two new engines, we have been interviewing four dealerships which represent four different manufacturers and looking at recent deliveries of those types of engines in the neighboring departments. We've talked with the firefighters there, the maintenance people there, just kind of getting a good feel on them, right now what the best engines that are out there. Also the update on engine five, it is having the pump module fabricated. There are some structural issues that we had mentioned I think the last report that I gave. That is being taking care of it should be finished by tomorrow and then it will get paint and then the parts put back on it. I could give you a timeline but I've given too many of those. I'll just tell you when it's here. Other than that we have submitted for an EMS grant. It comes out of the seatbelt violations that

Thursday, February 19, 2015

are collected. It goes into one pool of money and then fire departments that submit for the grants are divvied up to each of the departments depending on the size of your department as well. So we normally get around \$2500. This submission has been made and usually that money is dispersed some time around June. And that is my report for this week.

Mayor Flaute: Any questions for the Fire Chief? Seeing none thank you, thank you for your service. Okay Mr. Manager.

Mr. Chodkowski: Thank you Sir I will now yield the floor to Mr. Miller Director of Public Service.

iii) Service Department

Mr. Miller: Thank you. I'm sorry, but I just want you to know that up front. The guys put down about 8 ½ tons of cold patch. It's called Perm-A-Patch in the potholes this past month in January. They have been pulling signs along the right-of-way. We had a bid opening on the Brandt storm project. If you remember that's where a gully is undercutting the road on Brandt Pike and creating a hazard. We had bid ranges from \$321,000-\$218,000. Four bidders and we will be acting on the lowest bidder this evening. We replaced about 31 signs this past month. We repaired three catch basins; we did street sweeping on some major roadways. We had a pre-con with Eagle Bridge regarding the Fairpark/Fairfax Bridge. The original schedule was to start on 2 March. ODOT had asked for an earlier schedule, like this week until they saw what the weather was. Snow and ice removal; over the three events that we've had we used about 140 tons of salt. We've also used a couple thousand gallons of what's called Ice-B-Gone. I think I might've sent some information on that last time as far as what Ice-B-Gone is. It is a waste byproduct of distilled spirits and it works pretty well. Normal salt can only be effective to about 20°. This Ice-B-Gone will take it down to -30° so it is quite effective in this current environment we have. With the forecast being double digits below zero so even the next week; the next 10 days. This weekend they say it is going to warm up. As cold as the ground is, any rain that hits is going to freeze instantly so it is more of a hazard than the snow is. Snow you get some traction. That rain hitting on this ground, this ground is really cold. There is no way to warm it up without chemicals of some sort. And that's about all I have.

Mrs. Lommatzsch: That's great news.

Mr. Miller: I didn't save anybody that I know of.

Mr. Denning: You save a lot of people because do you know how many people would've died if they hadn't had their streets cleared?

Mayor Flaute: So to date has the vodka, or whatever; been working?

Mr. Miller: If I test positive for alcohol because I have to inhale that when the trucks are in the bay, I just want this on record. There may be a reason for that. But it is a unique smell. And that's a good thought, a good question; some other materials that you can use; like beet juice, it is foul. I don't know how to say it. But you couldn't store it inside. You can store the stuff inside.

Mrs. Lommatzsch: Smells good huh?

Mr. Miller: It'll make you thirsty. Unfortunately it is used; it is mixed in with our salt right now. But it seems to be fairly effective. We've been doing a lot of experimentation with the use of it.

Thursday, February 19, 2015

Mrs. Lommatzsch: I would recommend that you show the other Council members that computer you showed me.

Mr. Miller: I was showing Mrs. Lommatzsch during the break the fact that we do have something similar to what Mr. Nauman was saying as far as an automated surveillance system for basically the HVAC system. So basically if you're interested I would be more than welcome to login and show what it is.

Mr. Denning: It is the new system for what we've got?

Mr. Miller: Correct. It tells you what the rate of the temperature is, what the current temperature is, what the air intake temperature is. It gives a lot of different facts. What mechanical systems are running or not running. So it provides you a lot of information where you can look at one spot. Then again I think Mr. Murray covered it and Mr. Nauman during his presentation. It will facilitate whoever has to oversee that and be able to be much more effective when you're talking to someone from the HVAC. Well what's wrong, its broke. Well that's not a very good answer. The gas is not coming on, the fan is down whatever the case is. You're probably going to have that information and it will be an easy troubleshooting job and save time and expedite the repair. So if you're interested let me know.

Mrs. Lommatzsch: Put your coat on if you go back there.

Mr. Miller: We do that for the computers.

Mayor Flaute: I hate to go back to it but what is the name of that stuff?

Mr. Miller: It's called Ice-B-Gone.

Mayor Flaute: It's called Ice-B-Gone and it's made out of.

Mr. Miller: It's actually the byproduct of distilled spirits.

Mayor Flaute: Any kind of spirits?

Mr. Miller: Well I would think the higher the more potent, the better but what do I know.

Mayor Flaute: Where do you get it from?

Mr. Miller: We have a distributor that is pretty close in Huberville. They will come and actually spray it onto the pile for us. And they are real responsive. I just got 20,000 gallons in and ran out.

Mayor Flaute: You ran out of 20,000 gallons.

Mr. Miller: If you go back there and you see a salt pile behind our building that is dark, that has been treated. The lighter material has not. Don't smell much of it because it can be problematic and we want you to get home safe.

Deputy Mayor Reynolds: Mr. City Manager and Mr. Miller, he said that you have done a lot of cold patching. And Mr. Perry is here tonight and he has indicated that there has been some problems over on Springfield Street with some potholes and things. Would that work on that street?

Mr. Miller: It will. The reason it is a little more expensive than cold patch that we would get from the manufacturer; it comes in bags on pallets of about 50. This stuff

Thursday, February 19, 2015

will stick to surfaces that the cold patch stuff that you buy from the blacktop plant won't. There is one blacktop plant that we are looking at to hauling some that is actually operating right now. But it is down 45 miles south of here. But our thought was we get a warm day, we get a big load and do a lot of work with the hot patch if the ground wasn't totally frozen. That's the other unique thing about this Perm-A-Patch material, even if the ground is frozen it seems like it adheres to it. Cold patch sometimes doesn't. In some cases using conventional cold patch we have done holes four, five, six times. The stuff seems like we do it once and even though it costs a little more from an efficiency, effectiveness and safety standpoint it is well worth the price.

Deputy Mayor Reynolds: Well I believe he said it was between 5100 Springfield and the Base entrance there. Is that correct Mr. Perry?

Mr. Perry: That seems to be the worst part; that section right of there.

Mr. Miller: The City Manager didn't get into some of the detail like on the local streets. we did a rating on each one of the streets from 0 to 100 with the lower numbers that they failed; like they need a total reconstruction. 0 to 39 the street would need a total reconstruction. You know curbs, gutters, catch basins, the whole 9 yards. Everything replaced up to just simple crack seal. Which that rating was much higher. But of all the streets that were listed there, there are asterisk by them. Look at them because those are mill and fill. Which means that they have curbs and gutters, they don't need a lot of reconstruction work. They may need to have some concrete work to be ADA compliant because of the law changes but other than that probably not an extensive amount of work when you look at the mill and fill projects. So we tried to divide them up as equitably as possible but the problem is the condition on some of the streets. The cost was a whole lot higher than what we had anticipated once we did the costing out. So we are trying to balance it in a way where people are seeing activity in their part of the city. And they are receiving repairs in their part of the city. So the concept is excellent that you came up with on that. It was difficult, plugging in a square box in a round hole when you start looking at the cost on some of this.

Mayor Flaute: Okay any of the questions for Mr. Miller?

Mr. Denning: Just a comment, my wife has friends that are in the North Ridge school board and they drove through, they work and Beavercreek and they made a big comment that Riverside was the only section that didn't have any problems with the roads and they really appreciated everything that the city does to keep the roads clear. So I thought we would want to pass that on to you and the guys.

Mr. Miller: I will make sure the guys know.

Mr. Denning: The folks north of us; they live north of us and are appreciative because they have to work in another part of town so I'm sure there are many other people that make comments like that. But thank the guys for everything they do and we appreciate it.

Mayor Flaute: Any other questions or comments? Seeing none thank you Mr. Miller. That was very informative also.

ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS:

There were no public comments on agenda items.

ITEM 14: NEW BUSINESS:

a) ORDINANCES:

Thursday, February 19, 2015

- i) **Ordinance No. 15-O-568 an ordinance to rename and repurpose City Fund 404, commonly known as the OPWC/COP Great Miami River Streambank Preservation Fund, and to authorize the transfer of the remaining balance to the General Fund and declaring an emergency. (First Reading, Rule Suspension, Second Reading and Consideration of Adoption)**

Mr. Chodkowski: This ordinance was brought forth to repurpose and rename fund 404 which is the Great Miami Streambank project that was the Eintracht acquisition project. This fund will now be repurposed for the Miami River canoe/kayak launch.

A motion was made by Deputy Mayor Reynolds. Mr. Denning second the motion.

Mr. Curp: My question would be why this is an emergency measure.

Mr. Chodkowski: The reason that emergency measure is necessary is that we are required to enter into an agreement with ODOT by March 2 so in order to facilitate that agreement we need to be able to; as a requirement of that agreement we have to have a separate fund to account for this project and its expenditures.

Mrs. Lommatzsch: When did we find out we were going to have to do this?

Mr. Chodkowski: They mailed the contract to us; Mr. Garrett when was that?

Mr. Garrett: We learned about it at the meeting on January 20.

Mr. Chodkowski: January 20 it so it came maybe a week, week and a half after that.

Mayor Flaute: Okay. I don't like emergency measures but I guess that's okay for this one. So any other comments?

With no further comments a vote was taken.

Mr. Curp: Point of order. You need to have the ordinance read.

Mayor Flaute: Thank you Mr. Curp I apologize.

Mr. Smith: We have a motion and a second?

Mayor Flaute: We have a motion, we have a second. The city charter requires that the first reading of the ordinance be read out loud in its entirety prior to Council's vote for adoption. Mme. Clerk which you please read the ordinance.

The Council Clerk read Ordinance No. 15-O-568 in its entirety. With no further discussion, a vote was taken. 5 were in favor; 1 was opposed, Mr. Curp. **Motion passed.**

Mayor Flaute: The next thing is the suspension of the rule. Counsel has been requested to approve both the first and second reading. A motion was made by Deputy Mayor Reynolds and second by Mr. Denning. With no further discussion, a vote was taken. 5 were in favor; 1 was opposed, Mr. Curp. **Motion passed.**

Mayor Flaute: At this time I will entertain a motion to approve the second reading by title only and final adoption.

A motion was made by Deputy Mayor Reynolds and second by Mr. Denning. The Council Clerk read Ordinance No. 15-O-568 by title only. With no further discussion, a vote was taken. 5 were in favor; 1 was opposed, Mr. Curp. **Motion passed.**

Thursday, February 19, 2015

ii) Ordinance No. 15-O-569 an ordinance to establish a Department of Planning and Program Management for the City of Riverside, Ohio. (First Reading, Suspension of Rule, Second Reading and Consideration of Adoption)

Mr. Chodkowski: Thank you Mr. Mayor. Pursuant to Council's direction this was brought forth to create the Department of Planning and Program Management.

A motion was made by Deputy Mayor Reynolds and second by Mr. Denning. The Council Clerk read Ordinance No. 15-O-569 in its entirety.

Mayor Flaute: Thank you Mme. Clerk. Is there any discussion from Council?

Mr. Curp: Yeah I have the same question as to why this is an emergency measure.

Mr. Chodkowski: The reason that we had prepared this as an emergency measure is the 30 day referendum period that would be assigned at the end of the second reading to this particular measure. It is possible that we may be in a position to hire the director for this position within that 30 day window which is why we prepared the legislation as an emergency measure but not one that requires the suspension of the rule. Does that make sense?

Mayor Flaute: So I don't have to suspend the rule for this?

Mr. Chodkowski: No.

Mr. Denning: So now we do the first reading. We do the second reading at the next meeting and then we don't have the 30 day waiting period. We can still get the person hired.

Mr. Chodkowski: Correct.

Mayor Flaute: Okay so we're only doing the first reading today.

Mr. Chodkowski: That is correct yes.

Mr. Curp: Here's my issue. You can remove the emergency clause. You can do both readings tonight and suspend the rule. Both readings tonight, and vote on both the first and second readings because if you go back to the manager's report, this position, the director's position are accepted up through March 13. For the zoning administrator position up through March 27. So you could do both of those readings tonight and the 30 days will occur 30 days from today. You won't hire anybody that quickly and you still give the community if they so choose the opportunity to issue the referendum. I don't like to take the rights away from the community.

Mayor Flaute: Okay Mr. Manager.

Mr. Chodkowski: That would work as well.

Council Clerk: Can I say something? I just wanted to clarify that Ordinance 569, 570 and 571 are all similar circumstances so if is that something you decide that you wanted to do, you might want to consider it for all three of them.

Mayor Flaute: Yes Ma'am. Thank you. So if we do both readings tonight, that's still takes away some opportunity.

Mr. Chodkowski: It would still provide for the referendum period; that 30 day period.

Mr. Denning: So all we need to do, we need an amendment to strike the emergency section off of this.

Mr. Curp: That's one way to do it.

Council Clerk: We would still need to do a suspension of the rules vote which would eliminate the time period between the first and the second reading. So essentially you would have a first reading and a second reading today with a suspension of the rule

Thursday, February 19, 2015

and then we would strike any wording that declares an emergency as a part of being passed.

Mr. Denning: Right so what I'm saying is we need to strike before we even vote; take the first vote, we need to strike and declaring an emergency.

Council Clerk: So it would be from the title declaring an emergency.

Mr. Denning: We need a motion to do that.

Mr. Chodkowski: Well right now you have a motion on the floor.

Mrs. Lommatzsch: The easiest way to deal with it paperwork wise is to withdraw the motion.

Mayor Flaute: So would you like to a draw the motion?

Mr. Denning: Yes.

Mayor Flaute: You agree to that. I think I'm getting a yes from Mrs. Reynolds.

Deputy Mayor Reynolds: Yes.

Mayor Flaute: Okay.

Deputy Mayor Reynolds: Now I will make a motion to strike and declaring an emergency from Ordinance No. 15-O-569 to do establish the Department of Planning.

Mayor Flaute: Is there a second?

Mr. Denning: And I think there's a section; section 2.

Mr. Curp: Just remove it?

Mrs. Lommatzsch: Can't you just take it out and read it without that in it. You don't have to go through a motion to strike it. You just keep that out.

Mr. Denning: I understand that. I'm just making sure that were striking everything that were supposed to.

Mayor Flaute: So Mme. Clerk we are striking.

Mr. Smith: We are deleting section 2.

Deputy Mayor Reynolds: No you'll just delete declared to be in emergency measure.

Mr. Curp: Well section 2 is the emergency clause.

Mr. Denning: Yeah just strike section 2. So you're asking to approve.

Mayor Flaute: And I know we do have to have the suspension of rule and the second reading.

Mrs. Lommatzsch: So she would just read it without the emergency.

Mr. Denning: You're going to have to reread it.

Mayor Flaute: Alright so we had a motion and a second. We haven't had a reading of it so the city charter requires the first reading of the ordinance be read in its entirety.

Mme. Clerk would you please read the ordinance in its entirety.

The Council Clerk read revised Ordinance No. 15-O-569 in its entirety without the emergency measures. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Deputy Mayor Reynolds made a motion to suspend the rule for Ordinance No. 15-O-569. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Deputy Mayor Reynolds made a motion to approve the second reading and final adoption of Ordinance No. 15-O-569. Mr. Denning second the motion. The Council Clerk read Ordinance No. 15-O-569 by title only. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Thursday, February 19, 2015

iii) Ordinance No. 15-O-570 an ordinance amending Chapter 135 of the Codified Ordinances of the City of Riverside. (First Reading, Suspension of Rule, Second Reading and Consideration of Adoption)

Mr. Chodkowski: Thank you Mr. Mayor. In accordance with members of Council's wishes this ordinance was brought forward to make modifications to chapter 135 of the administrative code.

Mrs. Lommatzsch: Without declaring an emergency.

Deputy Mayor Reynolds made a motion to for the first reading of the revised Ordinance No. 15-O-570 without the emergency. The motion was second by Mrs. Lommatzsch.

The Council Clerk read revised Ordinance No. 15-O-570 in its entirety without the emergency measures. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Mrs. Lommatzsch made a motion to suspend the rules for Ordinance No. 15-O-570. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Deputy Mayor Reynolds made a motion to approve the second reading and final adoption of Ordinance No. 15-O-570. Mr. Denning second the motion. The Council Clerk read Ordinance No. 15-O-570 by title only. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

iv) Ordinance No. 15-O-571 an ordinance to approve employee position titles, number of positions and pay ranges and to repeal Ordinance 13-O-547 adopted December 19, 2013. (First Reading, Suspension of Rule, Second Reading and Consideration of Adoption)

Mr. Chodkowski: This legislation is brought forth to amend the city's table of organization pursuant to the request of City Council.

Deputy Mayor Reynolds made a motion to for the first reading of Ordinance No. 15-O-571 without the emergency. The motion was second by Mr. Denning.

The Council Clerk read revised Ordinance No. 15-O-571 in its entirety without the emergency measures. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Mr. Denning made a motion to suspend the rule for Ordinance No. 15-O-571. Mrs. Lommatzsch: second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Deputy Mayor Reynolds made a motion to approve the second reading and final adoption of Ordinance No. 15-O-571. Mr. Denning second the motion. The Council Clerk read Ordinance No. 15-O-571 by title only. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

v) Ordinance No. 15-O-572 an 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. (First Reading, Rule Suspension, Second Reading and Consideration of Adoption)

A correction was made to Ordinance No. 15-O-572, Exhibit A to change fund 100.009, Planning and Program Management Department to fund 100.007 due to a clerical error.

Mr. Chodkowski: Thank you Mr. Mayor. This ordinance is brought forth to make supplemental appropriations to the current fiscal permanent appropriation for 2015.

Deputy Mayor Reynolds made a motion to for the first reading of Ordinance No. 15-O-572. without the emergency. The motion was second by Mr. Denning.

Thursday, February 19, 2015

The Council Clerk read revised Ordinance No. 15-O-572 in its entirety without the emergency measures.

Deputy Mayor Reynolds: Mr. City Manager, and the rationale for the supplemental appropriation. We have the police fund operating expenses increased by \$6000 to purchase officer body cameras. The cost will be reimbursed by the Justice Department grant. Do we have a policy Sir on the use of the body cameras?

Mr. Chodkowski: I have not seen a policy to sign off on. I don't know whether or not Chief Robinson has had an opportunity to complete that yet for my review.

Chief Robinson: We are currently working on one now since we actually got the grant. We didn't know if we're dedicated the grant so we're kind of waiting to see. We are working on that right now.

Deputy Mayor Reynolds: And staff will be trained on the use of this and is there training cost in the \$6000; is that something we incur?

Chief Robinson: That is something we will incur but there's really not a whole bunch of training. We will have the representative come in and basically it's free. He's not going to charge us anything. We'll have them come in and do it during the roll calls. So it won't really cost us anything.

Deputy Mayor Reynolds: And they will not be issued to the officers before we have a policy in place and train?

Chief Robinson: No Ma'am.

Deputy Mayor Reynolds: Thank you very much.

Mayor Flaute: Any other questions from members of Council? Okay I just have one. So Mme. Clerk on your first page it says you want first reading, rule suspension, second reading. But it didn't say that in the ordinance.

Mr. Denning: It's not an emergency.

Council Clerk: This doesn't need to be an emergency because the charter allows for this to take effect immediately since it is an appropriation.

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

Mr. Denning made a motion to suspend the rule for Ordinance No. 15-O-572. Mr. Smith second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Deputy Mayor Reynolds made a motion to approve the second reading and final adoption of Ordinance No. 15-O-572. Mr. Denning second the motion. The Council Clerk read Ordinance No. 15-O-572 by title only. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Deputy Mayor Reynolds: Chief I really thought my boat would cost more than that.

b) RESOLUTIONS

i) Resolution No. 15-R-2012 a resolution setting forth appointment of Timothy Schneider to the Board of Zoning Appeals for the four year term beginning April 7, 2015 through April 6, 2019.

Mr. Chodkowski: Thank you Mr. Mayor. Pursuant to Council request this resolution was brought forth to appoint Timothy Schneider to the Board of Zoning Appeals.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2012. Mr. Denning second the motion. With no further discussion, a vote was taken. 4 were in favor; 1 was abstained, Mr. Curp; 1 opposed, Mrs. Lommatzsch. **Motion passed.**

Thursday, February 19, 2015

ii) Resolution No. 15-R-2013 a resolution authorizing the City Manager to enter an agreement with MS Consultants Inc. for professional services related to the Great Miami River Canoe & Kayak Launch Project.

Mr. Chodkowski: Thank you Mr. Mayor this resolution was brought forth to authorize an agreement between the city and MS consultants for services related to the canoe/kayak launch project.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2013. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

iii) Resolution No. 15-R-2014 a resolution by the Council of the City of Riverside, Ohio advancing \$194,750 from the General Fund to the Great Miami River Canoe/Kayak Launch Project Fund.

Mr. Chodkowski: Thank you Mr. Mayor this resolution was brought forth to advance funds from the general fund to fund 404 which is the great Miami River canoe/kayak launch project fund.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2014. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

iv) Resolution No. 15-R-2015 a resolution authorizing the City Manager to enter into a contract with L.J. DeWeese Co. Inc., the lowest responsive and best bidder, for the Brandt Pike Ditchline Improvement Project.

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth following the recommendation of the engineer to award a contract to L.J. DeWeese in the amount of \$218,000, et al, in relation to the Brandt Pike Ditchline project.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2015. 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-2016 a resolution by the Council of the City of Riverside, Ohio advancing \$300,000 from the General Fund to the Permissive Tax Fund.

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to advance \$300,000 from the general fund to the permissive tax fund for the purposes of the Brandt Pike Ditchline project.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2016. Mr. Denning 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-2017 a resolution approving the submission of applications and authorizing the acceptance of grant awards from the Ohio Department of Transportation under the Safe Routes to School Program for State Fiscal Year 2015 in the amount not to exceed \$15,000.

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to authorize a grant application to the Ohio Department of Transportation for non-infrastructure funds related to the Safe Routes to School Project.

A motion was made by Mr. Denning to approve Resolution No. 15-R-2017. Deputy Mayor Reynolds second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Thursday, February 19, 2015

vii) Resolution No. 15-R-2018 a resolution approving the submission of applications and authorizing the acceptance of grant awards from the Ohio Department of Transportation under the Safe Routes to School Program in an amount not to exceed \$400,000.

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to authorize the grant application to the Ohio Department of Transportation for infrastructure improvements in the amount not to exceed \$400,000.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2018. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 15: PUBLIC COMMENT ON NON-AGENDA ITEMS

There were no public comments on non-agenda items.

ITEM 16: COUNCILMEMBER COMMENTS

Mrs. Lommatzsch: Please get your pens ready I have some dates for you. Next Sunday is the Montgomery County Day of Sharing pancake dinner. And in our Riverside area the dinner is being held at Community Methodist Church, 9 AM to 1 PM. It is very reasonable and for the Dayton Food Bank. And whatever money these Lions raise Sunday at the pancake breakfast, their club will match to the food bank. A very reasonable way to feed your family pancakes on Sunday morning. 9 AM to 1 PM. And Monday, March 9, The In Crowd will take place at the Chappie James on Burkhardt at 6:30 PM. Reservations are through the chamber. On March 11, and we think it's 5 PM. the spaghetti dinner by Chef DiNino. It's at Stebbins high school. And then the tentative date at the moment and we hope it will hang true, Thursday, April 30 will be the volunteer recognition. It is the fifth Thursday of the month. And I met with the Council Clerk and the Assistant City Manager and we thought that was a safe Thursday night because it's not often we have a fifth Thursday night. And the place to follow. Thank you very much.

Mayor Flaute: Thank you Mrs. Lommatzsch.

Mr. Smith: What was the; there was something between The In Crowd and the Volunteer Dinner.

Mrs. Lommatzsch: The spaghetti dinner.

Deputy Mayor Reynolds: I have two things. Mr. City Manager I always like to give praise when it is due. And Mr. Perry is here from the Forest Ridge Association and he spoke very highly of you. And I want to thank you publicly for being out there and addressing their needs and their concerns and working with that group. Thank you very much we appreciate that. I have one other thing. February is Black History Month and I would like to encourage everyone, staff and all of our residents to take a short trip to Wilberforce, Ohio where the university is and visit the National Afro-American Center. It is a great place to go. There is so much history there whether it be black or white there is just a wealth of things there to see and to enjoy. It is very rich and it is important to our communities. So I would encourage all to attend there. It is a really neat place. And I will give you the address; it is 1350 Brush Row Rd. in Wilberforce. A 25 minute drive; a neat drive too. So thank you very much Mayor.

Mayor Flaute: Any other comments from members of Council? Okay seeing none I just have a few. Along with what Mrs. Reynolds was saying, I attended the Tuskegee Airmen grand opening. They have a new exhibit at the Air Force Museum. Again if you get a chance to go see that it is something to see. Again those guys changed the mindset of the military and ultimately the American way of life. So it is very important to go see that. I also attended the first Lego competition where they have robots. And I got a little thing here for doing that plus a whole lot of information on what they do there. It was at the Nutter Center. It is amazing what these kids are doing and the robots were; they were in competition with each other. It is just amazing. I did

Thursday, February 19, 2015

two science fair judgments at East Dayton Christian school and also at Carroll high school. That's a job I'm not sure I care for. I'm not going to be doing as many of those anymore. It's hard, those kids work so hard on those projects and it's hard to give them good constructive criticism. First Suburbs, will be having our meeting in Riverside this month. That is February 25. And that will be held at the Eintracht club. We are actually having it at the Eintracht. We are introducing the members of First Suburbs to all the great things that are happening out there. Mr. Murray is going to be there and Sarah Hippensteel will be there also. So you're welcome, please come to meet all of the other First Suburb members that will be coming up for that event.

Deputy Mayor Reynolds: What time is that?

Mayor Flaute: That starts at 5:00?

Mr. Smith: 5:15.

Mayor Flaute: Yeah 5:15, 5:30 PM is when dinner is.

Mrs. Lommatzsch: Did we get some sort of notice of that prior?

Mayor Flaute: I will make sure you do. I haven't got notice yet.

Mr. Smith: Yeah I haven't gotten anything yet either.

Mrs. Lommatzsch: Did you say February 25? That's next week.

Mayor Flaute: Yes. I haven't gotten the notice from Jack yet. It should be coming very soon. I will make sure to send that to everyone. Okay the City Manager has asked for a discussion to work on his goals and we thought maybe we could do that at a work session item next meeting if we can make time for that. Just clarification of goals and what we're asking him to do. So we would have that on the agenda for the work session at the next meeting. I did four weddings in the last two weeks and they are coming up quick and many of them are being scheduled. I think that's all I have. So there is a request to go into executive session. Is there a motion to do so?

Mr. Denning made a motion to go into executive session. Mr. Smith second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 17: EXECUTIVE SESSION

- a) **Codified Ordinances 103.01 (d) (2) – To consider the purchase of property for public purposes, or for the sale of public property, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal or private interest is adverse to the general public interest.**

ITEM 18: 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 10:30 p.m.

William R. Flaute, Mayor

Clerk of Council