

Thursday, February 5, 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, present; Mrs. Lommatzsch, present; Deputy Mayor Reynolds, present; Mr. Smith, absent; 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.

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

ITEM 6: WORK SESSION ITEMS:

a. Boards and Commissions Position Interview.

Mr. Chodkowski: Thank you Mr. Mayor. You have an email included in your packet that was sent to me by Tim Schneider who is Chairman of the Health and Safety Commission. He has expressed an interest to also sit on the Board of Zoning Appeals which is what Mr. Schneider expressed in the email. So Mr. Schneider is here to talk with Counsel about his desire to serve in that capacity.

Mayor Flaute: Okay thank you Mr. Manager. Now Mme. Clerk we have one vacancy now, are we going to experience another one soon that you know of?

Council Clerk: The Board of Zoning, yes. There is one vacant and I believe that one person is not going to be renewing. His term is up I think in April.

Mr. Denning: Is that BZA or Planning?

Council Clerk: BZA.

Mayor Flaute: Because Planning Board we are losing one.

Mr. Denning: We are losing one on the Planning Board too.

Mrs. Lommatzsch: That is planning, Mr. Lynch. Mr. Lynch is on Planning and he's the one not coming back. Not BZA.

Council Clerk: That is correct. BZA is down two spots I believe.

Mrs. Lommatzsch: Well who's not on it? There is Mr. Ridley.

Mr. Chodkowski: Mr. Teaford.

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Mayor Flaute: Mr. Childers.

Mrs. Lommatzsch: Mr. Richardson.

Ms. Christian: I think it's only down one.

Council Clerk: Okay.

Mayor Flaute: Okay very good. Mr. Schneider welcome. Glad you're here. Come on up to the podium and introduce yourself again, as if you need introduction, and tell us what your thoughts are.

Mr. Schneider: My name is Tim Schneider. As the City Manager indicated, I am also the Chairman for the Health and Safety Committee and I was approached by Mr. Childers with regards to and opening on the BZA. He asked if I'd like to volunteer and I do have some time to volunteer and that's why I'm here tonight. If you happened have any questions; I believe in the City and I'd like to serve in an additional capacity if possible.

Mayor Flaute: Great. I do appreciate that very much. Are there any questions for Mr. Schneider? Okay well I hear you are doing an honorable job on Health and Safety.

Mr. Schneider: Well I certainly appreciate all the support Counsel has given us with the volunteer efforts as well as the money that you provided to fund some of our projects. And we do, as a separate subject, we look forward to expanding that a little bit based on your input. So we appreciate all the support.

Deputy Mayor Reynolds: We thank you for all that you do Sir.

A motion was made by Mr. Denning and second by Deputy Mayor Reynolds to bring forth legislation to appoint Mr. Schneider to the Board of Zoning Appeals.

Mayor Flaute: Any discussion on the motion?

Mr. Curp: Yeah I do. Mr. Schneider, you can sit down it's okay. I'm going to vote against legislation to bring forward the appointment. It's nothing personal, my position has long been I believe we should have people serving on only one committee because if you want to expand the capacity of the citizens of the community, we need to have as many people service possible and when one person serves on multiple committees, a keeps us from being able to bring in more citizens and expand our capacity. So nothing personal, that's just the position I've had for many years.

Mr. Schneider: May I respond?

Mayor Flaute: Certainly.

Mr. Schneider: The reason why I volunteered was, I asked if there was any legislation or policy against such a volunteer type; effort. I was advised that there isn't. And I know that the City has difficulty getting new volunteers which is exactly the reason why I want to do it. I understand your position but right now you are not filling your positions. That is the only reason why I want to be on it.

Mr. Curp: Because we haven't advertised it. But it's not your fault.

Mr. Schneider: I get that you are short on volunteers and if allowed, I'm just throwing my hat in the ring.

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Mr. Curp: I'm sure you will do a good job.

Mayor Flaute: So we do advertise in the newsletter, we have it on the webpage, we have it on Facebook and Dayton Daily News occasionally, I'm not sure how many people read it. I think we have been advertising it. And I know I tell everybody I see, please join up. So I'm not sure that is an accurate statement. Mme. Clerk.

Council Clerk: I just wanted to say that is one my goals is to try and get these positions filled, so I've been doing some different things. I've contacted the Forest Murmurs and asked them to publish information in their monthly newsletter. I also contacted the Wright Flyer to see if they would publish something in the newspaper over there Wright Patterson Air Force Base. I also intend to contact the Chamber of Commerce and see if they can put something in their newsletter as well as the Dayton Daily News and any other things that I can come up with.

Mayor Flaute: Good for you, good job.

Deputy Mayor Reynolds: Thank you.

Mrs. Lommatzsch: You're to be commended Ms. Arrigoni. And Mayor I believe there is a recurring newsletter from the Chamber, there is a full-page for the City and the volunteer opportunities available.

Mayor Flaute: Good, thank you.

Mrs. Lommatzsch: But it is hard and I can't support dual citizenship on committees either. I know that you all changed the policy when I was not on the Council because we used have a policy. And it has been changed and I can't support; I don't mind somebody giving up one to serve another, but I can't support that either because all the sudden we'll have the same people doing everything. And I think that would not be healthy.

Mayor Flaute: Okay, thank you for your opinion. Any other discussion?

Deputy Mayor Reynolds: I just do have one question. Mr. Schneider, you know how much I love Health and Safety.

Mr. Schneider: Oh I do.

Deputy Mayor Reynolds: I know that Mme. Clerk was to give you a book that we received from Montgomery County on some other projects. And since you're here, I may be able to talk to you a little bit.

Mr. Schneider: Sure.

Deputy Mayor Reynolds: I hope that the Committee will look at that. There were some great ideas in there; programs for not only our youth but our seniors and other groups that we really need to serve in the City. And by spreading your time, I know that you will do a good job on both of those Sir and I appreciate it.

Mr. Schneider: We did get the book, we did review it and we are considering some of those things you asked for and suggested. They were some very interesting ideas. So we are seriously considering that.

Deputy Mayor Reynolds: Thank you.

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Mr. Schneider: I think they are very worthy because it will help us serve a whole spectrum of citizenry for the Town. Because right now we are doing stuff for the young and this will help us with the elderly population. And we have some other ideas, especially with the Indent-A-Kid program. It was so successful at Christmas that we are looking at expanding it and helping the City Manager on that as well.

Deputy Mayor Reynolds: Well thank you all for looking at that. I just felt that there were some really great programs in there that will be beneficial to the City and to our citizens. It is much needed.

Mr. Schneider: We agree.

Deputy Mayor Reynolds: Thank you.

Mrs. Lommatzsch: He does have a point though. We had 55 in our senior program today. It is really growing.

Mayor Flaute: Good, very good. Okay any other discussion?

With no further discussion a roll call vote was taken to bring forth legislation to appoint Mr. Schneider to the Board of Zoning Appeals. Mr. Denning, yes; Mrs. Reynolds, yes; Mr. Curp, no; Mr. Fullenkamp, yes; Mrs. Lommatzsch, abstained; Mayor Flaute, yes. **Motion passed.**

Mr. Schneider: Thank you very much. If you need anything from me I can always be reached by email or phone.

Mayor Flaute: Very good. You are welcome to stay if you like. Thanks.

b. Discussion: Job Descriptions

Mr. Chodkowski: Thank you Mr. Mayor. This is a follow-up to Council's previous discussion in advancing the task analysis that was undertaken with Wright State. At the last meeting in which this topic was discussed there was a request, I guess Council with regard to staff's opinion on how the restructuring of the organization should occur with regards to the Economic Development position as well as the Planning and Program Management position. So with the direction that we received from Council, we did contact Dr. Burns and his team and asked them to prepare job descriptions for both the Directors positions; the Director of Planning and Program Management which is included in the packet. But there was also a request to prepare a kind of an option B which would be more of an Administrator of Planning and Program Management. So in response to that request and the direction we received from Council, Dr. Burns and his folks did prepare the recommended job descriptions as well as a couple of ancillary job descriptions which are impacted by this. So we did want to bring this information to Council to verify that this information would meet your expectations based on how we want to move the City forward. And based on tonight's discussion and any additional direction through tonight's discussion, we will proceed as appropriate. With that Sir I will yield the floor to you. Obviously Dr. Burns is here to address any questions or concerns that Council has about the information that they considered to put into these job descriptions.

Mayor Flaute: Dr. Burns welcome. We're glad you're here. Do you have any words that you would like to share with us before we begin our discussion?

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Dr. Burns: Not at this point. If there were any questions about the scope of the different jobs I'd be happy to address them as well as any connections to other positions in terms of which ones you are picking.

Mayor Flaute: Great. Thank you. Anyone from Council want to start the discussion or have any questions?

Mr. Fullenkamp: I guess I'll start talking at least.

Mayor Flaute: Mr. Fullenkamp go for it.

Mr. Fullenkamp: So really the choice is between a director and an administrator; Zoning Administrator it seems to be.

Dr. Burns: And a project manager.

Mr. Fullenkamp: And a project manager. Yeah I was looking at the wrong place on here. What strikes me is how a director kind of flattens the situation in terms of an organizational sort of thing. The director has more responsibility than the planning person. Can you speak to the pluses and minuses if you think there are some between the two approaches?

Dr. Burns: Absolutely. In terms of the director position, you are very accurate in terms of the responsibilities and the scope of the position. There is a high degree of overlap between the two positions but for the director position there is a lot more responsibility on that position to carry out these activities. If you go to that administrator position, from the director a lot of those responsibilities are still going to be falling upon the Assistant City Manager. There is also some overlap with the director position that falls upon; I'm sorry I keep going back and forth on all the different titles and different variations, but the current Planning and Economic Development Director, there are some tasks that are coming out of his position that would free him up. There are also some tasks that overlap with what's going on in the Service Department with the Operations Manager and the Project Management aspect on that side as well. So with the director position, more of that would be subsumed within that current position freeing those individuals to begin focusing on other tasks. And I would not expect you to see the utility of that as much with the administrator position because you are still going to need someone who is taking that responsibility and fully overseeing this position.

Mr. Fullenkamp: And that is one of my concerns and I spoke to the Assistant City Manager before hand. This is having a potentially more skilled person in the area than their supervisor. It could be a little problematic. And I'm not saying you don't have a great skill set, but; so that's why I talked to you before hand, so we could talk about it. But that's one of the things that I viewed as a little problematic with the administrator versus the director approach.

Dr. Burns: I would anticipate that the tenure of that position would be much shorter than the director position. Primarily in part because of the responsibilities that are being put on that individual, but also because it is a fantastic way for them to get that experience and then moved to a higher level position.

Mr. Fullenkamp: So you believe the longevity would be different.

Dr. Burns: I think you have more longevity with the director position than the administrative position.

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Mr. Fullenkamp: Okay, and there are advantages obviously with that.

Dr. Burns: Yes.

Mr. Fullenkamp: You have kind of confirmed what I was thinking about these two approaches. Thank you.

Dr. Burns: You're welcome.

Mayor Flaute: To get back to that, you aren't recommending one or the other?

Dr. Burns: Our primary recommendation is actually the Director of Planning and Program Management as a separate department. That was our recommendation. We presented the other options, depending on what the City was looking at and the budget for these positions. Because that was one of the considerations between the director and the administrator position, we anticipates there to be a; not necessarily a large but a salary gap between the two. So we wanted to present a range of options for you to consider.

Mayor Flaute: Okay thank you.

Deputy Mayor Reynolds: It's an in between layer that I don't think is necessary with option B. Because we are looking at a direct report and I think that's where we get our most efficient product in the end. So I think option A is my preferred choice.

Mayor Flaute: Thank you. Any other comments from members of Council?

Mr. Denning: Do you need direction from us? Do you need anything from us?

Mayor Flaute: Do you have any suggestions or comments?

Mr. Chodkowski: I believe there was direction prior to proceed with establishing this position and this department effectively, if I recall the previous discussion at the Council level. What would effectively happen, unless there is any further discussion or direction provide tonight; what we would do is we would prepare several pieces of legislation. There will be amendments to certain job positions, for instance Mr. Murray, we will have to amend by ordinance Chapter 137 which establishes his position as Director of Planning and Economic Development. We will have to bring forth legislation to establish a Planning Department with the director's position. We will have to bring forward a supplemental appropriation to fund that position. And then we will have to bring forward, I will have to confirm with the law director, but I believe a resolution to affirm the job descriptions as they are. That would be the formal process. Conversely, I don't know if time will allow, but what we'll do is, we will prepare all of the necessary postings for these positions so that we can get those to the appropriate locations, whether or not they are the Dayton Daily News, Monster.com, OCMA or whatever the appropriate sites might be for these positions so that we can begin receiving resumes. So once everything falls into place legislatively, it will be just pull the trigger real quick.

Mr. Fullenkamp: My question has to do with the order of hire. It seems to me the director should be hired before the assistant. I don't know, is that the intention?

Mr. Chodkowski: Correct. We had put; based on my prior experience, yes I would like the director, whoever the director is; I would like them to formally make the recommendation for hire for the zoning administrator. We are in the process of collecting resumes now for the code enforcement officer. I'm not sure how well we're

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doing on that, but we are bringing in that information as well. Whether or not that is something we pare down internally on qualifications and then pass that on to whomever the director would be. I think it would be appropriate for this individual to be able to stand up there on staff rather than, by the way, here's a bunch of people you've never met that we're dumping in your lap that you are now responsible for. So we would try to coordinate that and make it as quick a process as possible.

Mr. Fullenkamp: So I know we spoke about the timeframe, but it's not in my mind anymore. The anticipated hire dates would be sometime in May? April, May?

Mr. Chodkowski: Let's assume we did the legislation; the ordinance let's say we did as an emergency measure without the suspension of the read. So in other words, first reading then second reading and the emergency reading would clip that 30 day effective period. You would be at 19th of March. I don't know how long it would take to prepare this information but we could have a candidate pool, we are talking at the end of March. Depending upon that timeline, we may not need to clip that 30 day effectiveness window but we'll be to take a look at that once we lay out the timeline.

Mr. Fullenkamp: Okay so then the administrator could follow sometime after that.

Mr. Chodkowski: Correct.

Mr. Fullenkamp: I'm assuming the director would be on board for a couple weeks.

Mr. Chodkowski: Well the issue that we are going to run into is the code enforcement issue.

Mr. Fullenkamp: So maybe that would be the next hire. We have candidates for that now?

Mr. Chodkowski: Correct.

Mr. Fullenkamp: So maybe he just gets that person; he/she gets handed that code administrator.

Mr. Chodkowski: And that may wind up being the case based on how the timeline runs out. Our active enforcement period typically begins mid April so if we have any kind of handicap or delay, if you will in hiring the director, let alone the administrator position that we will wind up getting, we are going to wind up missing the first part of the season and I think it will be worse playing catch-up from that aspect. They have to get used to one person.

Mr. Fullenkamp: Thank you.

Deputy Mayor Reynolds: Mr. City Manager, you talked about preparing a resolution, is that resolution for a T.O.? Is that what you're talking about for a job description?

Mr. Chodkowski: Yes Ma'am one of the ordinances would be to amend the Table of Organization, but we do have a fairly large book that I believe was prepared by Battelle and Battelle which lays out the technical job descriptions; the detailed job descriptions. So for continuity sake, we want you to approve those legislatively, at least by resolution.

Mayor Flaute: Anything else Mrs. Reynolds?

Deputy Mayor Reynolds: No thank you Sir.

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Mayor Flaute: Very good. So you don't need anything else at this point?

Mr. Chodkowski: Unless my understanding of the Council's previous direction is incorrect, this was a go based on the previous discussion.

Mr. Denning: That's all I was asking is whether or not you needed additional direction and if we we're moving forward from here.

Mayor Flaute: Thank you Dr. Burns, we appreciate it. Thank you Ms. Manager and Mr. Manager for all your hard work. And Council, thank you for all your input. I appreciate it.

c. Discussion: Major Thoroughfares

Mr. Chodkowski: Thank you Mr. Mayor. Included in your packet is a memorandum that represents the phase 3 portion of this process in a general overview. Phase 1 of this process was to collectively group streets with worst first and best last and kind of identify what repairs if there were no restrictions and all the money was available to do whatever we wanted, what would we do. And so we put that together as phase 1. In phase 2, the engineer was to take our wish list if you will, and put a price tag on that. And phase 3 is to take our wish list and compare it to the reasonableness of those wishes and pare that out into some type of realistic scope of work for projects; for streets or associated projects and estimate those items out. So what this memo attempted to do; and I know this is a lot of information that harkens back many moons, but what we attempted to do was provide for you the total that came out of phase 2, so everything but the kitchen sink and then provide for you just some very general comments about what we think as staff should stay in and what are reasonable additions. What are reasonable projects to be incorporated with street work as well as what are appropriate; we'll call them bonus projects, but specialty projects or projects of opportunity is what we call them in the memo. And then once we work through and give you that basic explanation of what's in and what's out, we calculate what those costs are so that at least in relation to the road work; construction, the scope of that work so Counsel has a better understanding of what that work may cost. So we tried to lay that out in this memo and I hope the information provided was understandable. So basically what it boils down to is, when we looked at everything but the kitchen sink, I think the total was about \$13 million. When we paired that down to what we thought was more appropriate for actual construction work to the roadways themselves, that number came down to about \$7.8 million. And then it was right around \$1.6 million for those projects of opportunity. So we wanted to give you this information so you had an opportunity to review and ask questions and recognize that these are summary comments. But effectively what would go into this final binder that we previously talked about. That will be the improvement plan itself and will be these general thoroughfare improvements that total \$7.8 million. And that will also make reference to these projects of opportunity. And then we will schedule that as part of that timeline. Kind of here's where we are thinking of grouping the streets together and here's the total money that we will need to make this plan a reality. And we will also go through and we will pull out some costs that are eligible for assessment under our current policy. I know that's a lot of information to digest but we will do our best to answer any questions or concerns you might have about the information and if we need to tweak it in some way we would be more than happy to.

Mr. Fullenkamp: So I'm curious how the decisions were made regarding the street lighting.

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Mr. Chodkowski: The issue, at least as we saw the issue, a lot of it was about identifying or improving safety conditions but at the same time trying to minimize the cost associated with that benefit. We do not have a defined street lighting policy as of yet. Ms. Christian has prepared a draft and it is on my desk as of this week I need to review that. But we cannot have a policy yet in relation to street lighting. So the concern that we talked about was making sure that we can account for the safety issue; that would be the intersections, cars stopping and coming and going and being able to see clearly as you approach the intersection. So we wanted to be able to address those areas of concern but at the same time we don't want to overburden the general fund where the existing funds available for those services that we otherwise might not be able to recoup. And so that's why we made the decision to limit the street lighting rather than the full-length of the road and to pair those down to intersections for side streets as well as the approach to the Major Thoroughfares. So that's why we made those recommendations.

Mr. Fullenkamp: For the street lighting and assessment policy, are we addressing if there are big residences or businesses that benefit from these? Some sort of an assessment approach.

Mr. Chodkowski: There is, Ms. Christian could probably address that question in better detail than I, but I believe we have identified a 200 foot radius from the location of the post, is what we've defined as the benefit radius. So there is that, that is defined in the policy. I'm not sure; did we make any caveats or conditions for major thoroughfares as opposed to residential streets as we did some already to sidewalks?

Ms. Christian: We did not.

Mr. Chodkowski: So that's the question that we will have to review. That's a question that you will have to address as a policy matter in relation to is there less of a direct benefit for property owners on major thoroughfares in relation to those residential thoroughfares which is how we address the sidewalks; our sidewalk assessment policy. So that will be an issue that you will need to consider when we bring that policy forward.

Mr. Fullenkamp: Okay. Thank you.

Mayor Flaute: Mrs. Reynolds.

Deputy Mayor Reynolds: Thank you Mayor. Mr. City Manager, what exactly is our responsibility as a city for street lighting? What we have to do, what are we required to do?

Mr. Chodkowski: I am not aware that there is any requirement for the City to provide street lighting under the Ohio Revised Code. There are provisions within the Ohio Revised Code, I believe it is 729. It is 727. It is ORC 727, sorry. As much as I like to say I am well-versed in that section I am not. So 727 does have definitive requirements that if we provide street lighting we may assess for that and it talks about under what terms and conditions we can do that. By and large, the only other conditions that we have are in relation to the contract that we have with DP&L and Miami Valley Lighting. There are effectively two types of ways to establish lighting. One is to set up a, what I will call a metered circuit, then the City becomes responsible for the meter. And you could pay that like you would pay lighting your house or your business. And then you build the infrastructure and using the cost for the pole, we assume the cost for the lighting and however we want to do all that. Expense out through the assessment is one way to do it. The other way to do it is there is a predetermined fee structure that Miami Valley Lighting has established so if you are

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using this type of light on this type pole the cost is X. Using this other kind of fixture on another kind of pole will cost us more money, it is a formula. So we are in the process now of; we just talked about this yesterday and I briefly mentioned it when we spoke yesterday as well; what has come to our attention is if we have a city-owned lighting structure, do we assess that? What terms and conditions do we assess it because the structure would be different from that provided by DP&L. DP&L is a flat fee; it is a flat rate for a pole monthly, I believe it is a flat rate for the light monthly. And it runs as long as that light and that pole are in that place and function. Well if it is our infrastructure, we are going to pay X dollars for the post and we're going to pay Y dollars for the fixture and then we're going to have the electric bill. So how do we write off the expense of that fixture in that post in a way that will amortize it over to determine what our assessment fee is. So that is another thing that we will need to talk about as part of that policy and that will be another decision you will have to make from a policy perspective on whether or not that is something you want to do.

Deputy Mayor Reynolds: Because I was looking at the going forward; the cost of going forward in knowing what the maintenance and replacement and those types of costs because we are talking and looking at all of your recommendations. Some recommendations are this is for this reason; some are low priority and those types of things. But we are either looking at assessments or a general fund expenditure. And this is totaling quite a large amount for lighting and I could not find anything on the requirements for lighting so I thought okay I need to; and I understand the safety. And I believe that our citizens would understand the safety aspect of this but I think that is something we need to look at, to do it right the first time to make sure that we have all of those concerns addressed and it is not piecemealed. I think we have been caught up in that sometimes.

Mr. Denning: If I might. Part of it too is what we want the City to look like in 15 or 20 years? Do we want to have lighting throughout the City because one thing I noticed when driving down Woodman in the dark, it is dark. There is no street lighting down through there at all and I think it would be nice; it is a nice to have not have to have I agree but that is something that we need to decide and we need to ask folks whether it is important to them to have that now or in the future and we also know that as technology marches on it is not quite as expensive now as it was in the past to even run that with LED lighting and things like that. There may be some pay off there. But what you want the City to look like in 25 years is going to be a big question to.

Mayor Flaute: Thank you. Okay Mr. Fullenkamp.

Mr. Fullenkamp: So we are showing these numbers for the capital investment for lighting. If we deal with them through MVLT, how would they handle the situation? Would they install the infrastructure?

Mr. Chodkowski: Yes they would.

Deputy Mayor Reynolds: I'm sorry Mr. Fullenkamp what was the question?

Mr. Fullenkamp: The question was if we were to deal directly with MVLT versus having the City install the infrastructure. Do we have any idea where the residents might get the better deal? I mean is it better for us to own it or to lease through a company like MVLT?

Mr. Chodkowski: I think that is going to depend on how we approach the assessment policy of what would be City owned infrastructure, okay. I can tell you that based on our contract that we had with MVLT for Center of Flight's lighting system, we had paid three times over what the actual value of that system is in just the rental for the

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posts and the fixtures. So that is special in and of itself because it was a decorative system, it wasn't a standard pole, it wasn't the standard sodium or halogen fixture. It wasn't a typical fixture. Those are what, eight dollars a month? So a wood pole with a sodium cobra is about eight dollars a month is what that will cost for electricity. So could we do a cost analysis based on what we would pay for LED usage and the spun aluminum poles similar to the system we own out on Valley. We could do that, I mean I think there are probably six or eight lights over there that are the spun aluminum poles that are LED lit that are on a separate circuit. Those are owned by us. So we can do a quick cost analysis to determine what that is. The benefit of the DPL system is it breaks, you call him, they fix it and you still pay eight dollars a month. You pay, it is our system and it is damaged or is broken or whatever and that is a call to Bright Streets or Capital or whoever our subcontractor is and whatever their rate is to get it fixed. So you know it is one of those things when you talk about transitioning the Center of Flight system, you know we pay for that monthly fee to have those replaced. We've replaced one pole in nine years. So we've paid for probably 40 poles but we have only had to replace one. So if I'm running the risk, if I'm doing the quick cost analysis, in the long term it is cheaper to own the system and replace a pole every nine years, every eight years. Then again that is a unique system in the fact that it is that decorative lighting system and it is not a traditional, what I will call safety light.

Mr. Fullenkamp: Because it is considerable upfront cost for the City to; I mean it looks to be like 20% to 30% of the cost of the improvements.

Mr. Chodkowski: I can tell you that we are paying about \$1000 a pole for the Center of Flight so for the 10 foot tall spun, you are paying \$1000 a post.

Mr. Fullenkamp: So how do we get these big numbers? I mean I know you have to run the electricity.

Mr. Chodkowski: To give you an idea of what that looks like, let me give you, here we go; the tall aluminum spun poles are \$4000 a piece, okay. So the more traditional light fixture that you would see, those are \$4000 a piece now. And like I said the decorative is something smaller, but you are talking the wiring is \$25 a linear foot and then the circuit itself is about \$20,000 each.

Mr. Fullenkamp: Really? I think for that small the load that is kind of surprising but I know it is a conduit and I know what they are.

Mr. Chodkowski: I haven't been in the business of relocating wire underground in a while but several years ago, before I came here, so nine years ago it was six dollars a linear foot.

Mr. Fullenkamp: To me it is surprising because we do curbing for \$15 a foot.

Mr. Chodkowski: Right.

Mr. Fullenkamp: It's not apples to apples but I just want to make sure we are getting good value and if we can work a deal with MVLT.

Mr. Chodkowski: Right, and MVLT is exploring with Miami Valley Cable Council; they are working with the local jurisdictions about utilizing LED, having LED fixtures in their portfolio to be used so there is that element. That technology will be available locally within the next contract. I believe our next contract expires next year; I have to take a look. But I know that that is being pursued, actually Ms. Christian sits on that advisory committee with MVCC folks.

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Mr. Fullenkamp: Okay. Thank you.

Mr. Denning: I'm going to kind of change channel. So if our contract is up with them, we don't have to renew the contract do we? Are they going to come in and take all of their lights out? What is the deal? I mean if we said hey we want to handle it ourselves, what happens?

Mr. Chodkowski: I would have to review the contract again but the last time that I read the contract there are provisions about in the event we do not renew the contract that they do have an obligation to remove their infrastructure at their expense.

Mr. Denning: Or make us a deal.

Mr. Chodkowski: The majority of the time, typically what the contract entails is it entails the negotiation of what the hourly rate or what the wattage rate is, is typically what the contract deals with. It talks about their ability to be responsive to service calls, it talks about their obligation to put fixtures in once requested, they're all these exhibits or attachments that provide the updated cost to put those fixtures in. But there is an obligation for them as we said, if we don't really want street lighting in Riverside anymore, technically under the terms of the contract they would be.

Mr. Denning: Well we don't want you to be our servicer is what I'm saying. But they are the only game in town right?

Mr. Chodkowski: Well and again it is their infrastructure so in theory, if it was our system you could in theory buy electricity from another provider.

Mr. Denning: But the other option would be okay we don't want to do business with you anymore. What, are you going to charge us for all of the fixtures that are already here? You don't have to take them out because; we won't force you to take them out.

Mr. Fullenkamp: I remember Troy and Tipp City trying to play this game once. And they got shut down.

Mr. Denning: The real answer is we are stuck with him because they put them in.

Mr. Chodkowski: Englewood tried that and lost. It was pretty extensive.

Mr. Denning: It was just a question because I get a little upset that; you know when we are paying \$18,000 a year for the Center of Flight.

Mr. Chodkowski: And I'm sure based on things that were considered at that time; I mean that was the best opportunity available. Hindsight is always 20-20.

Mayor Flaute: We definitely want it to look good because that is a big intersection there.

Mr. Denning: I'm not arguing it's just a question.

Mayor Flaute: More on the lighting, I just wanted to switch subjects. Okay so let me just understand what we're seeing here. What we are seeing is your staff recommendations for this project, we have already looked at everything including the kitchen sink now you're going through and this is what you are recommending.

Mr. Chodkowski: Correct.

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Mayor Flaute: You are not recommending those in this order though? Are you?

Mr. Chodkowski: No, at this point they only reflect the order that we have previously presented them. So the final version, the three ring binder as we are referred to it; the three ring binder version of this will have; some of these will be reconfigured based on this phase was I want to say relatively easy but later phases will have incredibly long sections of road we are going to have to subdivide into part one and part two projects. You know we are going to want to try and pair these together in some way. I mean we are not going to want to do Springfield East today and then five years from now do Springfield West. We are going to want to try and keep those together. So we will do some tweaking in the end and that will be the plan that you formally approve and that will be the document that we would send to MVRPC for our capital schedule. That will be how we approach grant requests in the future. So it will be; you know now we kind of come right around grant application time and say we think we can scrounge together this much money, what you want us to apply with. In the future will bring this document out and say hey this plan says we are applying for these streets with these funds, let's go forth and pass the legislation. So that will be where we are heading at least from a staff perspective with that document.

Mayor Flaute: Very good okay. All right any other questions or comments?

ITEM 7: RECESS: The Council took a recess at 6:50 p.m.

ITEM 8: RECONVENE: The meeting reconvened at 7:02 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE:

Luke led all those in attendance in the pledge of allegiance. Luke is a 1st Class Boy Scout who attended the meeting to take notes for some merit badges that he needs and attends Mad River Schools.

ITEM 10: MINUTES: Consider approval of the minutes of the January 15, 2015 regular Council Meeting and January 22, 2015 special Council Meeting.

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

ITEM 11: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:

Mayor Flaute advised citizens to fill out a form if they wished to speak about agenda or non-agenda items.

ITEM 12: CITY MANAGER'S REPORT:

Mr. Chodkowski: Thank you Mr. Mayor. You have included in your packet the Project and Activities Report as well as some supplemental information for your consideration and review. As always, staff and I will be more than happy to answer any questions that you have. A couple of highlights with regards to some elements that are in the project, there was an issue with the necessary right-of-way approvals at the county and at the state level for the Safe Routes to School phase 1 project so our May sale timeline for that project may slip to, I think it is July 27th is the date. So we will keep you apprised of that. Fairpark/Fairfax Bridge is getting ready to get underway very shortly. The Brandt Pike Ditchline Project, we have bid opening, I believe it is the 11th and we should have legislation for you to approve the lowest qualified bidder at that point and time. The Cooperative Boating Facility Grant, Mr. Murray and I did meet today with MS Consultants who did help us prepare the initial application. They

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will be providing a more detailed scope of service for our consideration to advance this project and we anticipate legislation on that at the next Council meeting as well. That I think should adequately cover where we are at this point in time and some of the more notable items in the PAR. But as always we would be more than happy to answer any questions that you may have.

Mayor Flaute: Thank you Mr. Manager. Are there any questions from members of Council? Mrs. Reynolds.

Deputy Mayor Reynolds: Mr. City Manager, on the Brandt Pike Ditchline Project how long do you anticipate that project taking to complete?

Mr. Chodkowski: I believe that is a 90 day scope. Mr. Miller is that correct?

Mr. Miller: I believe so yes. It should not take them too long once they get started.

Deputy Mayor Reynolds: And the school district has been alerted to the fact? There are buses that travel through that. I don't know how much interruption that may be because it is such a tight road now.

Mr. Chodkowski: We will notify them once a preconstruction meeting occurs and we get the actual estimated schedule from the contractor. So they will be notified.

Deputy Mayor Reynolds: Okay thank you very much.

Mayor Flaute: Any other questions? Mrs. Lommatzsch.

Mrs. Lommatzsch: Mr. City Manager, what is the update on the ODOT's situation on 35 please? Is it cleaned up?

Mr. Chodkowski: Mr. Miller do you have any information for Mrs. Lommatzsch on that?

Mr. Miller: We had emailed the project manager about two and half weeks ago and apparently she was trying to coordinate with the contracting agency. We can follow up again and find out.

Mrs. Lommatzsch: It is still a mess though. And underneath the Spinning Road Bridge is just a mess. I understand that they can't do a whole lot about mud in the winter time but.

Mr. Miller: We will send you a copy of what we originally sent them so you know that we are going to follow up.

Mrs. Lommatzsch: No, I believe you. You know you don't have to do that. I'm just wondering when we are going to see some action because it is a mess out there and people are asking about what else is going to happen. I don't think anything, they just have to come back and clean up.

Mr. Miller: Well there is some graffiti also.

Mrs. Lommatzsch: Right, on the new bridge.

Mr. Miller: Which, it is still technically under contract. I believe it has a one year warranty, plus they haven't cleaned up or closed out the project yet.

Mrs. Lommatzsch: No.

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Mr. Miller: That should be corrected. Timeframe wise, I will try to nail down a specific timeframe.

Mayor Flaute: That would be good.

Mrs. Lommatzsch: It's ugly.

Mayor Flaute: So they are planning on cleaning up all that up before they start the Woodman Bridge over again.

Mr. Miller: Woodman, that interchange is not funded yet although it is on the plan. It is out quite a ways but at the same time it could happen a lot sooner than that if the Governor decides to let go of construction money. And with the bridges in the condition that they are in, that could happen.

Mrs. Lommatzsch: I don't know if you ever talked to the school district about what they use for their graffiti.

Mr. Miller: No I have not.

Mrs. Lommatzsch: The previous superintendent declared that all graffiti would be removed before school started. On the morning after, it had to be gone from the building. So there was some magic formula that the schools came upon because that was his direction, all graffiti would be gone before the buses rolled in the parking lot. So they have some magic trick. So you might talk to them about it, clean it off cement.

Mr. Miller: Absolutely.

Mayor Flaute: Thank you Mrs. Lommatzsch. Any other questions or comments? Okay Mr. Manager back to you.

a) FYI Items

i) Council Request Sheets

ii) Council Agenda Calendar

iii) City Manager's Project and Activities Report

iv) Minutes from the November 17, 2014 Planning Commission Meeting

v) Fairpark/Fairfax Bridge Update

b) Monthly Verbal Updates

i) Finance Department

Mr. Chodkowski: Okay, in that case I will yield the floor to Mr. Garrett for his monthly update regarding activities in the Finance Department.

Mayor Flaute: Mr. Garrett, welcome. Thank you.

Mr. Garrett: Thanks. Like always, January is a busy time for us because we are posting the final transactions for December and closing out the year and getting started off and posting the new appropriation and just getting the books open for January. And that's going and of course on top of that we've got the W-2s going out. You got the

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finance report for December 2014 in the last Council packet two weeks ago. So just to highlight, the general funding for the year was \$3.6 million and about \$380,000 more than when we began the year. The income tax came in at \$5.25 million. Taxes are up \$780,000 for the year. Of course in January they were cut back a little bit, we are about \$30,000 below our plan just based on a number of days. We were that way last year too. It will probably pick up in the next month or so when people start filing their tax returns. The Local Government Services Section of the State Auditor will be here next week to start compiling our financial statements and we will start off again the audit season for the year 2014. Other than that, we had some discussions with the bank and our bond counsel about the loan we're going to get for the relocation expenses for Wright Point. And also we're getting some quotes for the snow plows for the Street Department.

Mayor Flaute: Very good. Any questions for our Finance Director? Mrs. Reynolds.

Deputy Mayor Reynolds: Mr. City Manager, I should make this request of you. I remember, we had a RITA representative into talk to Council may be three or four years ago and at that time the representative indicated that RITA now had the capability to track filings; of all of our citizens with filing the federal, with filing the state and filing with RITA. Is that happening?

Mr. Chodkowski: You're talking having the availability to access the IRS data tapes. To the best my knowledge that does occur. The frequency with which that occurs I cannot speak to. Typically we run a validation that is it about every three years Mr. Garrett? When we do the subpoena case?

Mr. Garrett: It will be this year because we put it off last year because of income tax measures on the ballot.

Deputy Mayor Reynolds: Because I went back after some conversation that we had had and I went back and looked at that process that was supposed be in place and I'm just wondering.

Mr. Garrett: It does get federal tax information. Last year they did run a project and they screened in their database all of the Riverside addresses against federal and found several people. This is an ongoing process but they did make Riverside a project last summer and go through all of the federal tax data. But I think there is a little bit of delay, I don't think it is real-time data. I think like the State, they get it at the end of the filing season, by midsummer.

Deputy Mayor Reynolds: Real-time data would be in the filing year of the previous year. So we are doing 2014 taxes now so when those are compiled wouldn't RITA just automatically do that cross check to see? Because those are dollars that would be coming to our City and looking at if that is not happening I'm just wondering why because that was one thing she was so adamant about that in that visit.

Mr. Chodkowski: I wouldn't be able to answer for you the process on how they look back and when they look back with respect to the previous tax filing season. I can tell you that I believe it is a seven year look back is what is allotted under the revised code to be able to identify for let's say, for me if I was delinquent in 2009 for instance, they can still come back and say you didn't file, you didn't pay enough in 2009 so you have to pay today. I can say to that extent that we were able to recuperate any money that we identified to the specific delinquency subpoena programs. We are able to recover, I won't say is significant amount, but we do typically recover a nice chunk of change and that may be for the direct year prior, it could be back three years or four years. But we do typically do that on a regular basis. But you know, do they have access to the

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IRS data tapes in June and then they start running their audit in July, that I don't have the answer to. But if that is a question you would like to answer to, we would be more than happy to contact RITA and see if they could prepare for us a summary of their process and their timeline.

Deputy Mayor Reynolds: And just going along with the conversation and trying to see it; how beneficial that will be. And at what point will it be beneficial? I just assumed from the representative's discussion that night that this was just an ongoing thing that they just did this automatically. But I don't know, so that was what was trying to figure out.

Mr. Chodkowski: My understanding of; like I said this is my understanding based on our last conversation with that. Mr. Garrett's point, they traditionally kind of run a random sample of their own accord and then we can request whenever we would like for them to run a detailed evaluation of, just our filers to verify that the people that pay the Fed paid us who live here. If they paid the State they paid us.

Deputy Mayor Reynolds: So you think it may be a random sampling plus or minus whatever if they don't; or if they see a pattern, what we do more or is it just that random sampling?

Mr. Chodkowski: That I don't know, I don't have the answer to that Ma'am. But as I said if those are.

Deputy Mayor Reynolds: Who is our representative that I could just call up there and talk to them?

Mr. Chodkowski: Ms. Gishel.

Deputy Mayor Reynolds: Thank you.

Mayor Flaute: Thank you. Deputy Mayor. Mr. Fullenkamp.

Mr. Fullenkamp: You mentioned bonds for trucks, for snowplows. What kind of rates are you currently seeing and how long are you considering going on the bonds for the truck purchase?

Mr. Garrett: We asked for quotes for 10 years. One of these financing agencies came back with a five-year quote and said they would probably go to seven. And then the other bank I believe we got a quote from gave us a 10 year rate that was 2.34% for the 10 years. And I've asked them to give us a seven year just so we can compare apples to oranges.

Mr. Fullenkamp: Okay. So the loan rates are pretty low.

Mr. Garrett: The one finance agency was right at 3%.

Mr. Fullenkamp: Yeah 3% for five-year, 3.1%. And my understanding is the leasing really isn't what we think of as a lease.

Mr. Garrett: It is a lease-purchase.

Mr. Fullenkamp: It is a lease-purchase with very low; with a dollar at the end of the lease.

Mr. Chodkowski: Yeah the residual buyout is relatively very low.

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Mr. Fullenkamp: So you are looking at anywhere between five and 10 years on the length of your financing. Okay.

Mr. Garrett: That's right.

Mr. Fullenkamp: Okay all right thanks.

Mayor Flaute: I'm going back to Mrs. Lommatzsch's point. So we do have a fairly high number of rental properties in our area where people are moving in and moving out so I guess the question is more important to us also because we need to know who is moving in and out. So I think we have a list of rental properties that are in our area; for in our City. So I don't know if you can tell RITA, watch these? Because these people may be working in some other city so I didn't know how difficult that is or whether there would be paid back on that but for RITA to know, maybe know that information so they can watch it a little bit closer.

Mr. Chodkowski: We did, through the course of our rental project, we did send the addresses for the 700 and some odd that we identified as not being registered. We did send those to RITA it to verify that there was payment being received from those addresses. And there were some hits. What that frequency was or what that percentage rate was I can't answer. But we did give that information to RITA.

Mayor Flaute: Oh good. And I thank you. Thank you, Mr. Garrett for your service. We will move then on to Administration. Mr. Manager.

ii) Administration

Mr. Chodkowski: Thank you Mr. Mayor. I will turn the floor over to Ms. Christian for her update.

Ms. Christian: Thank you. Over the last month or so we have been having some of the long term projects. We talked about a lot of them during the work session in the Table of Organization, the waste collection contract and street lighting. So all of those will be coming to resolutions very soon near you. In terms of the street lighting at the Brantwood subdivision, we are moving in the right direction. We got a lighting scheme from MVLT this week. But in the vein of our discussion about street lighting during the work session, we are doing some number crunching to see if other options are possible; that might be available for that. But I am still hoping that we would have street lighting there late spring, early summer probably, being realistic. The Parks and Recreation Commission is planning a park cleanup day on May 16th, which is also the date of the Bike Rodeo. So we will make sure that those don't conflict too much. But please mark your calendar for that. It will be a day of service and fun.

Mayor Flaute: What was the name of the day?

Ms. Christian: May 16th.

Mayor Flaute: And what is it?

Ms. Christian: A park cleanup day. It is not officially named or anything yet. They are still working on the details and working with the County to try and get some grants or at least materials from the County. We are also accepting applications for the Code Enforcement Officer position. So it is full-time and we have more details on the website if anyone is interested. We are taking applications until the 20th of this month.

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I had something that I kind of thought would be nice to include in our monthly report from now on. In that is what employees are celebrating their work anniversary this month with the City of Riverside. The employees this month, and Ms. Arrigoni, I will give you the list, don't worry.

Sargent David Crigler, Police, 19 years; Dawn Donahue, Custodian, 18 years; Lieutenant Chris Tesarz, Fire, 18 years; Paula Balcom, Firefighter, 16 years; Pam Rice, Service Administrative Assistant, 14 years; Shelby McKibben, Property Room Custodian, 8 years; John Miller, Firefighter Part-Time, 1 year; Shylah Stewart, Office Assistant, 1 year.

Ms. Christian: And then I also had the list from January since we didn't to that in January.

Ed Kronenberger, Firefighter 24 years; Jon Mathy, Firefighter Part-Time, 22 years; Cindi Watson Assistant to Police Chief, 14 years; Officer Mike Brewer, Police 9 years; Sargent Adam Colon, Police, 9 years; Officer Mike Sullivan, Police, 9 years; Officer Ryan Cooper, Police, 8 years; Bryan Chodkowski, City Manager, 8 years; Mitch Miller, Public Service Director, 8 years; Officer Matt Jackson, Police, 3 years; Marques Kincaid, Firefighter Part-Time, 2 years; Nick Temple, Firefighter, 2 years; Chief Frank Robinson, Police, 1 year; Joseph Homan, Firefighter Part-Time, 1 year.

Mayor Flaute: Very interesting, thank you for sharing that.

Ms. Christian: So I will be coming back in March with a list for March. That's all I have.

Mayor Flaute: Anything else?

Ms. Christian: That's it.

Mayor Flaute: Okay are there any questions from members of Council? Okay, well thank you for your service and we appreciate the anniversaries. Very nice. Okay Mr. Manager.

iii) Planning and Economic Development

Mr. Chodkowski: Last but certainly not least, I will yield the floor to Mr. Murray for his monthly update.

Mayor Flaute: Mr. Murray.

Mr. Murray: And I'll be brief because I have executive session after this. But I did attend Song Sushi twice, it is a brand-new restaurant. They are occupying China's Best. They opened last Tuesday. I have been very surprised with the amount of traffic that has been in there while I was there. The food was delicious, so I think it is a great addition to our international fair that we offer here in Riverside. That's it, thanks.

Mayor Flaute: That's it? Okay. Any questions for Mr. Murray?

Mr. Denning: Is it as good as Asian Gourmet?

Mr. Murray: Different.

Mr. Denning: Just different.

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Mr. Murray: Exactly.

Mrs. Lommatzsch: It's like a sushi bar right?

Mr. Murray: It is sushi and it is delicious.

Mrs. Lommatzsch: A sushi bar is different.

Mr. Denning: But it says Korean.

Mr. Fullenkamp: So is it Korean? So do they serve sashimi too?

Mr. Murray: Yes. They do both.

Mayor Flaute: And the reason why the sign is still up for Ponderosa? It says it is still for lease, is that because it is too cold to change it basically?

Mr. Murray: It's probably because his sign is not done yet is what I'm thinking. But again that is leased, it is leased to the Starlight Restaurant owner. He has a five-year term there. He should be up and running here in the next few months. So it is a done deal, I've been assured and reassured that that is going to take place.

Mayor Flaute: It is just been cold. Okay, very good. Any other questions?

Mrs. Lommatzsch: It's going to be called the Starlight?

Mr. Murray: Note is going to be called Airway Kitchen.

Mrs. Lommatzsch: I thought I'd heard another name.

Mayor Flaute: Alright any other questions? None. Thank you for your work. I appreciate it.

ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS:

There were no public comments on agenda items.

ITEM 14: NEW BUSINESS:

a) RESOLUTIONS:

- i) Resolution No. 15-R-2004 a resolution setting forth appointment of Penny L. Humerick to the Property Maintenance Appeals Board for a two year term beginning February 15, 2015 through February 14, 2017.**

Mr. Chodkowski: This resolution was brought forth pursuant to Council request to who point Ms. Penny Humerick to the Property Maintenance Board of Appeals.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2004. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

- ii) Resolution No. 15-R-2005 a resolution setting forth appointment of Alice L. Waddell to the Multimodal Transportation Commission for a**

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three year term beginning February 19, 2015 through February 18, 2018.

Mr. Chodkowski: This resolution is brought forth to appoint Ms. Alice Weddell to the Multimodal Transportation Commission pursuant to Council's request.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2005. 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-2006 a resolution setting forth appointment of David Owens to the Planning Commission for the remainder of the term ending April 6, 2015.

Mr. Chodkowski: This resolution is brought forth to appoint Mr. David Owens to the Planning Commission pursuant to Council's request

A motion was made by Mr. Denning to approve Resolution No. 15-R-2006. Deputy Mayor Reynolds second the motion.

Mr. Fullenkamp: So he will be back before us again in April? It's the remainder of the term through April 2015.

Council Clerk: Yeah, the term expires in April so we will have to have another resolution of that time to have a full term.

Mr. Fullenkamp: Okay.

Mayor Flaute: I guess it's an efficient way to do it.

Mr. Fullenkamp: I just noticed that.

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

iv) Resolution No. 15-R-2007 a resolution by the Council of the City of Riverside, Montgomery County, Ohio approving the City Manager's appointment of two members to the Tax Incentive Review Council (TIRC).

Mr. Chodkowski: This resolution is brought forth to appoint both Mr. Murray and myself to the Tax Incentive Review Commission.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2007. Deputy Mayor Reynolds 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-2008 a resolution recognizing Fisher/Nightingale Houses, Inc. "All-American Evening" as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.

Mr. Chodkowski: This resolution is brought forth to recognize the Fisher Nightingale House's All-American Evening. It is a function that benefits the community and provides for a \$250 contribution.

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A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2008. Deputy Mayor Reynolds second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

vi) Resolution No. 15-R-2009 a resolution by the Riverside City Council declaring its intent to establish a Tax Increment Finance District pursuant to Ohio Revised Code section 5709.40.

Mr. Chodkowski: In accordance with previous commitments from the City of Riverside and the IRS code, this resolution is brought forth to post notice that the City Council intends to hold a public hearing regarding a tax increment finance district on March 19th for Brantwood section 2.

A motion was made by Mr. Denning to approve Resolution No. 15-R-2009. Mayor Flaute second the motion.

Mr. Fullenkamp: Do you want to talk to us about it?

Mr. Chodkowski: Sure. What is it you would like to discuss Mr. Fullenkamp?

Mr. Fullenkamp: Who are going to be the contributors to this TIF?

Mr. Chodkowski: At this point in time it would be the City, the County general and I'm not aware that they have any intent to collect from Mad River Local Schools. This TIF district would be similar to the first in that they will collect the full tax load for both the school and the County and the City and by pilot payment in lieu of tax, compensate the district for the tax that they would have directly received otherwise. And we will have those calculations before Council as part of that public hearing on March 19th.

Mr. Fullenkamp: So why wouldn't the school be will in funding this TIF?

Mr. Chodkowski: I don't have the answer to that question from the standpoint that we are not at this point able to determine what the total value of the improvement is in comparison to the total need that the TIF district would have to provide to offset that public improvement cost. All this is, is the requirement to post notice that you are holding the hearing.

Mr. Fullenkamp: Do we have any requirement to pass this TIF?

Mr. Chodkowski: Yes.

Mr. Fullenkamp: Because of the legal obligations, what is the legal obligation based on?

Mr. Chodkowski: That is based on the original development agreement between the City and the developer that in the event within, and I can't remember the specific term, I believe it is five years from the original TIF district that if they acquire any one of the adjoining parcels, and those are defined in the terms, the City agrees to expand the TIF district to account for that additional basic section, or phase 2.

Mr. Fullenkamp: Can you please make that document available to Council?

Mr. Chodkowski: Sure, I'd be more than happy to.

Mayor Flaute: Thank you Mr. Fullenkamp. Okay I know the advantages of a TIF and what they do but what is the specific advantage for having the TIF for this project?

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Mr. Chodkowski: Well in this instance, the TIF is effectively the collateral for the developer to acquire the financing to prepare the property for use by Ryan Homes.

Mayor Flaute: So we don't lose any revenue from the TIF. It just goes into a pot and stays there for a while.

Mr. Chodkowski: No, think of it as; I guess the best way to explain it is the City agrees to build the public infrastructure, instead of the City acquiring a loan from a private lender, they City acquires the money to build the infrastructure from the developer. Instead of making payments directly from the City to the developer, the TIF collects the money that is then guaranteed to the developer to pay the total cost of the improvements. So the developer only gets paid at the rate in which he can sell lots, that houses can get built, that he can collect taxes, that the City can collect taxes and can pay him.

Mayor Flaute: So it is to our advantage.

Mr. Chodkowski: Effectively it is a net draw. So the tax proceeds that the City would receive from the development; the property tax proceeds that the City would receive from the development or the County or the school or whoever is incorporated, it is part of the TIF. Those dollars were used to pay for the infrastructure. So we are not collecting any new taxes, but we are not losing any money based on the construct of those public utilities.

Mr. Fullenkamp: May I offer an alternate view? Rather than the developer paying for the infrastructure, the City's revenue through the TIF process pays for the development of the infrastructure.

Mayor Flaute: Well we are going to pay it anyways.

Mr. Fullenkamp: No, we would collect those property taxes and it will go into the general fund. No, most developers go in and they pay for the cost of the infrastructure and that is included in the cost of the lot when they sell it to them, to the builder, to whoever is building the home. In this case the City is paying for the infrastructure and the developer does not have to reflect the cost of that infrastructure in the development of the lot they sell to the individuals. Is that fair?

Mr. Chodkowski: That is another way to look at it.

Deputy Mayor Reynolds: It is very fair Mr. Fullenkamp.

Mayor Flaute: Well first of all this is just for the hearing. So if you would please consider that, that is important. Any other discussion on the motion?

With no further discussion, a roll call vote was taken: Mr. Denning, yes; Mayor Flaute, yes; Mr. Curp, yes; Mr. Fullenkamp, no; Mr. Lommatzsch, yes; Deputy Mayor Reynolds, no. **Motion passed.**

vii) Resolution No. 15-R-2010 a resolution authorizing the City Manager to enter into a contract with Stoops Freightliner through the State of Ohio Cooperative Bid Program for three (3) 2016 freightliner truck chassis and Henderson Truck and Equipment for three (3) Henderson single axle build packages exempt from the Ohio Cooperative Bid Program for the trucks for use by the Service Department.

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Mr. Chodkowski: This resolution is brought forth to authorize the purchase of three dump trucks under certain terms and conditions from Freightliner and Henderson Truck and Chassis.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2010. Mr. Denning second the motion.

Mrs. Lommatzsch: It is an easy way to spend half a million dollars.

Mayor Flaute: Okay, so this is for three chassis.

Mr. Chodkowski: This is for three trucks. So basically we buy the cab and chassis and that comes is one product from one vendor and then we take delivery of that and we immediately send it to another vendor who then puts the dump box on it in the hydros and the electrical systems and the computer and all that jazz and then we get it back from the vendor as a dump truck.

Mrs. Lommatzsch: And they put all the stuff on it.

Mayor Flaute: So for a \$455,000 we are getting three of that process you just described.

Mr. Chodkowski: We are getting 3 custom-built, 10-yard dump trucks.

Mr. Fullenkamp: With plows and salt spreaders.

Mayor Flaute: We have the old ones paid off?

Mr. Chodkowski: Oh yeah.

Mayor Flaute: I thought we did. I wanted to be sure. Okay any other discussion?

Deputy Mayor Reynolds: Mr. City Manager, the chassis are delivered to Henderson?

Mr. Chodkowski: Yes ma'am.

Deputy Mayor Reynolds: So if there is something wrong at that delivery point, we don't know about it until Henderson is complete with their accessories.

Mr. Chodkowski: I'm not sure of the check and balance procedure on that. Mr. Miller could you address Mrs. Reynolds concern?

Mr. Miller: Yes. That's a good question. Based on our discussions with Henderson, they are probably one of the top-notch deliverers of finished trucks. They will notify us immediately if there is an issue with these chassis. Plus they've actually invited us up and we toured their facility. Is quite an impressive facility and they let us examine how they go about fitting the trucks; and how they go about ensuring that everything is unitized in the same way, the same manner throughout the whole production. So that has a lot of advantage and the fact that we can give them a call and they can tell us from the phone how to fix it. Which, all of our other trucks, it is like they are customized. They are not standard. The wiring harness is not standard, the methodology to put the truck together. So I think with repair and maintenance and other issues, we are going to be much better, more satisfied with the end product. And we can have people go up and check on it at any time, they invited us up there.

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Deputy Mayor Reynolds: As Mrs. Lommatzsch said, we're talking almost half a million dollars here and just having something delivered. Our police cars come in here and we look at those and say okay, they run, guess what, the key fits, we can turn them on. I don't know that is going to happen with these trucks. And then do they deliver them to you or do you all go pick them up?

Mr. Miller: They deliver them. We can request that they notify us once they receive delivery of the chassis and go up and do a site visit. I don't think we'll have the issue.

Deputy Mayor Reynolds: Is that the normal process? The chassis are delivered somewhere?

Mr. Miller: Yes Ma'am.

Mayor Flaute: So are we as Council permitted to meet you there?

Mr. Miller: Absolutely, absolutely.

Mayor Flaute: I don't know if I would be interested or not.

Mr. Miller: I haven't been personally to their facilities but I sent three of my workers up there and they were very impressed.

Mayor Flaute: It's up by Interstate 70? Is that where it's at?

Mr. Fullenkamp: It's up by Bucyrus.

Mayor Flaute: Oh, it is up by Bucyrus. Oh okay.

Mr. Miller: They also stated that they will pick up the truck if we have issues with it. They will pick up the truck and drive it and get it repaired which means we are not tying up human resources to sortie a vehicle.

Deputy Mayor Reynolds: Thank you that was one of my concerns, I didn't know the delivery time. And then when something does; I don't know how often accessories have problems but you know, the end product is coming to us from two different vendors.

Mr. Miller: That is a good thought too. Everything they are going to be fitting is stainless steel. We don't have that now. Since I have been here we have replaced the hydraulics on the older trucks at least twice. I don't anticipate seeing that happen with the way they are putting this together. We were very impressed with what they presented.

Deputy Mayor Reynolds: Thank you.

Mr. Fullenkamp: Mr. Miller, the only thing, and I know we spoke about this, that I'm a little uneasy about is omitting the five-year extended warranty. And I know that maybe I'm being over cautious but for less than 2% of the total cost I'm wondering if that is something, especially for the engine. I don't want you to reconsider; it's just something that continues to bother me.

Mr. Miller: To give you a little bit of history, we didn't start having problems with some of our engines until like seven or eight years. Our trucks are almost 13 years old. So we've replaced a couple engines but it wasn't until seven or eight years. I talked to

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the guys and they are willing to throw the dice, let's put it that way. We don't put high mileage on these trucks.

Mr. Fullenkamp: What you do a year? 5000 to 10,000 miles?

Mr. Miller: The one that the engine blew on, this is on the odometer, 29,000 miles. Now it's a different type of mileage. But at the same time they are not high mileage.

Mr. Fullenkamp: And how many years has that truck been in service? That engine?

Mr. Miller: I'd have to check for sure, but I think it's around nine years.

Mr. Fullenkamp: I trust you guys, that is the only thing.

Mr. Miller: That used to be the flat truck, we converted it to a flatbed where you can fold on the sides and put pellets of material to work on from a flatbed truck.

Mr. Fullenkamp: I mean you picked an upgraded Cummins engine, a diesel engine so I'm comfortable that if anything happens it will be easier to fix.

Mr. Miller: There is a two-year warranty on the engine that is being installed.

Mr. Fullenkamp: And the same is true for the Henderson equipment, it's two years?

Mr. Miller: I think it is two years.

Mr. Fullenkamp: That's all I have thank you.

Mrs. Lommatzsch: Those the only comment that I was going to make was when we get the police cars they go to this person and then to that person into that person before we ever get it. So we had to trust the vendors that they are not missing us over.

Mayor Flaute: Very true. If you've got room in the car next time, I'd love to go, since we are buying three of them. I mean it's a once-in-a-lifetime opportunity.

Mr. Miller: I think you would be impressed.

Mayor Flaute: That would be great. All right thank you.

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

ITEM 15: PUBLIC COMMENTS ON NON-AGENDA ITEMS:

There were no public comments on non-agenda items.

ITEM 16: COUNCILMEMBER COMMENTS:

Mayor Flaute: Are there any comments from the members of Council?

Mr. Denning: I do have one thing. I'm talking about Airway Shopping Center where the light used to be. I know there is a nice little sign out there that says right turn only, but I don't know how many times that are driven up that street and seen multiple cars and turned left and almost get hit. Is there something more we can do for patrol it tighter and start giving people tickets or something because somebody is going to get killed. And I just think we considered doing something more than what's there. At the UDF up here on Harshman, they have a piece of concrete there that forces them to turn

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right or something. And I don't know, that may not be in the right-of-way. Can with do something the Airway Shopping Center to do it? I don't care whether we do it, but I think it needs to be done.

Mrs. Lommatzsch: I spoke to Ms. Hawthorne about that because I am concerned two. And people come out of Esther Price and just make a U-turn.

Mayor Flaute: They don't go all the way down to the light.

Mr. Denning: I'm talking about where the intersection is.

Mrs. Lommatzsch: Yeah they just make a U-turn out of Esther Price and they just go. Or out of the auto shop or whatever and they turned left all the time. And I asked Ms. Hawthorne about the shopping center being responsible about that and she said she would get back to me but I haven't heard from her. It is probably private property too.

Mr. Fullenkamp: I mean I have an opinion. It is private property but what we should have done is we should have provided a right-hand turn lane at the light and close that intersection, just shut it down.

Mrs. Lommatzsch: There is a right-hand turn lane.

Mr. Fullenkamp: No there is not. I mean at the new intersection where we put the light in. We should of had them install a right-hand turn lane there and just close that. But that wasn't part of the planning process.

Mrs. Lommatzsch: But you're right, there is going to be a bad accident there.

Mr. Denning: Mr. Manager, is there anything we can do?

Mr. Chodkowski: I will talk with Chief Robinson and see what we can do. As you know he has been adamant about trying to decrease the crash counts along the major thoroughfares. So we can bring that to his attention. I can say that that is an issue we talked about at great length while we are part of that planning process and ultimately we called a pork chop and it was determined based on the conversations between the engineer and the staff that was present that the concrete pork chop is not a prohibitive structure to rent those turns and anyone who would like to see exactly how that is avoided is welcome to park at McMahan's Carwash when school gets out and watch those kids and moms and dads and school faculty inch all the way out around that pork chop and make that big old swinging left.

Mr. Denning: And they do the same thing at GFS. And that is six lanes there. I don't know whether we need to put some rubber post barriers on the middle of that so that people can turn left into it either from Woodman and just basically there is no way to get across there. I think that would be a reasonable deterrent instill keep it open so that people can come out there and turn right. But I don't know, I just think it is a concerned and I think we need to look at it closely before somebody really gets hurt.

Mr. Chodkowski: We can; what we'll do, like I said in the short-term at least, we will see whether or not we can, Chief Robinson can kind of move his personnel maybe down that way and do some spot enforcement at that location and see if that might have an impact. And then we will also examine; I don't believe we had talked about a divider at that location as part of the thoroughfare improvement plan, but we will definitely make a new to include that when we get to that phase.

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Mr. Denning: We can put our big welcome to Riverside sign there and it would block it and they wouldn't be able to turn out there.

Mayor Flaute: Alright any other comments, councilmember comments? Deputy Mayor Reynolds.

Deputy Mayor Reynolds: Thank you Mayor, and Mayor is just Shirley. That's too long. Gentlemen, I need your attention over there Chiefs. Do you see this? Do you know what's happening this month? Do you want to be happy on the 14th day of the month? You too Sir. And I know Council already knows. Put the bus out there okay. Tell them how much you love them. Give them the candy. And you will be getting plenty don't worry.

Mr. Denning: Another Hallmark day.

Deputy Mayor Reynolds: It's more than another day.

Mayor Flaute: It's an important day.

Deputy Mayor Reynolds: Valentines dates back to the fifth century so you all have had long enough to get it right. Got it?

Mr. Denning: When is our day?

Mr. Fullenkamp: Every day.

Deputy Mayor Reynolds: You're just lucky to have us, guys come on. Thank you very much Mayor.

Mayor Flaute: Thank you Mrs. Reynolds. Okay I just have a few things here. Today I attended the national prayer luncheon at Wright Patterson Air Force Base. It was a well attended crowd and we just did a letter praying. I attended the Montgomery County Vacant Properties Solution Group where we are working hard with the land banking and getting some things going there. On Saturday night I went to the Republic Day of Freedom for India. And that was a very interesting dinner. It was held at Fairhaven Church and it was very interesting. So I enjoyed that. I went to the 2020 planning meeting at Wright State University, it was held by the DDC. We made some good points. A lot of it was big picture stuff, but we brought it down to pay we need some transportation issues; we need someplace were some company that has a vehicle that starts at the Air Force Museum and goes to each one of the tourist attractions in our area. They pay five bucks and they get to each one of them. There is one a discussion on that because there are so many different areas down by Williams Street and the Carillon Bells and those types of things. Many of us were at the Dayton Hispanic Chamber event so I thank you all for coming. It was quite a good event. I want to the DDC's annual meeting at the Schuster Center. Lots of folks there, lots and lots of folks. So I represented you there. I was a science judge at the East Dayton Christian School. And also they had a tasting event at Manor Beer and Wine and of course Mr. Murray and I had to attend that one. I wanted to make sure that we were represented there. And I went to a Junior Leadership of Dayton Day. I've done this for about the last three years and it is high school students. There is one student per high school who is chosen to be in the special leadership club. They are taking applications in May. I know the schools all know about it, but in case someone asks you about it, please have them call me, make sure they check with their school if they want to apply for that. You have to be a sophomore in high school going into your junior year. All those that were there were juniors. It was a good day, it was a good day. So if anyone wants more information about that let me know. Just a few things here. And I talk a

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little bit about the company that goes to different retail workshops on our behalf. I don't know if there is any interest in that. We have a thank you letter from Crayons to Classrooms, so we've got that. And I've done 10 weddings in the last two weeks. Unfortunately Valentine's Day falls on Saturday this year and I don't do Saturday weddings. Because I don't want to get into any competition with the ministers and I just don't want to do Saturday weddings. So I missed quite an opportunity. Last year we had six of them on Valentine's Day. So this year the weddings for Valentine's Day are down, down to zero at this point.

Deputy Mayor Reynolds: He's doing right fellows, he's doing right.

Mayor Flaute: Very good. So it's a fun day to have a wedding. That's all I have is there anything else from members of Council? Okay then we been asked to go into executive session for the purpose that is explained on the agenda.

ITEM 17: EXECUTIVE SESSION: 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.

A motion was made by Mr. Denning and second by Deputy Mayor Reynolds to go into executive session for the reasons stated. With not further discussion, a roll call vote was taken as follows: Mr. Denning, yes; Mrs. Reynolds, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mrs. Lommatzsch, yes; Mayor Flaute, yes. **Motion passed.**

Council began executive session at 7:55 PM.

Council exited executive session at 8:01 p.m. and resumed the Business Meeting.

ITEM 18: NEW BUSINESS:

a) RESOLUTIONS (Continued):

viii) Resolution No. 15-R-2011 Resolution No. a resolution by the Council of the City of Riverside, Ohio authorizing the City Manager to enter into a lease agreement with the United States Of America.

A motion was made by Mrs. Lommatzsch and second by Mr. Denning to approve Resolution No. 15-R-2011. With not further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 19: ADJOURNMENT: A motion was made by Mr. Denning to adjourn. Mr. Fullenkamp 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 8:04 p.m.

William R. Flaute, Mayor

Clerk of Council