

Thursday, January 21, 2016

ITEM 1: CALL TO ORDER: Mayor Flaute called the City of Riverside, Ohio Council Meeting to order at 6:11 p.m. at the Riverside Administration Center located at 5200 Springfield Street, Suite 100, Riverside, Ohio.

ITEM 2: ROLL CALL: Council attendance was as follows: Mr. Curp, present; Mr. Denning, present; Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Mrs. Reynolds, present; Deputy Mayor Smith, present and Mayor Flaute, present.

Staff present was as follows: Emily Christian, Assistant City Manager; Chief Mark Carpenter, Fire Department; Tom Garrett, Finance Department Director; Mitch Miller, Service Department Director; Bob Murray, Economic Development Director; Chief Frank Robinson, Police Department; and Brock Taylor, Planning and Program Management Director, Dalma Grandjean, Law Director.

ITEM 3: EXCUSE ABSENT MEMBERS: All members were present.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: A motion was made by Mr. Curp to approve the revised agenda with the additional change of moving Resolution No. 16-R-2135 to after the executive session. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 5: APPROVAL OF AGENDA: The agenda was approved in item 4.

ITEM 6: WORK SESSION ITEMS:

a) Interview for Boards and Commissions – Mr. Stanley Leszczuk for reappointment to the Property Maintenance Appeals Board.

Ms. Christian: This is the interview of Mr. Stanley Leszczuk and I believe he is here for the Property Maintenance Appeals Board.

Mayor Flaute: Thank you Ms. Manager. Mr. Leszczuk would you please come forward. As you are coming forward I just wanted to say thank you, thank you for your service to our city and if you would have any comments that you would like to make to Council and whether you would like to be reappointed; we assume.

Mr. Leszczuk: I would like to be reappointed. I have enjoyed the last two years and I'd like to give it another two years.

Mayor Flaute: Good. Are there any questions for Mr. Leszczuk? Seeing none, thank you very, very much. We appreciate that and we will be getting to that as the meeting goes on; we will get to your appointment.

b) Presentation – New Position for Economic Development Department.

Ms. Christian: Mr. Murray the Economic Development Director has a presentation regarding the economic development department.

Mr. Murray: The idea here is just to make the department more responsive to the way of the world rather than the way we're set up structurally now. What I'm looking for is some to help to not only manage the buildings and make sure the buildings are profitable but also to manage and look at our other real estate and have that performed more profitably. So this isn't only help with Wright Point this is help with the department as a whole. So the idea here is to improve the department as a whole with the addition of one position. As you go through what I have given in front of you; right now my duties at Wright Point are that I still have to review every invoice. I do negotiation and drafting of the leasing paperwork process. The relationships; this could be the janitorial staff as well as if and when we do have a leasing agent, again as well as Turner. I established process and procedures. This is a brand-new responsibility and it is not something that is in our process and procedures manual; it is not something the city is done. So again it is establishing this process and

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procedures so Council is comfortable and the citizens are comfortable about what I am doing. I enforce building regulations and what that means is if somebody wants to park on the side walk over there, I am the guy that goes and gets them off. Along with that; basically I just manage the manager. So I managed Turner to get to us the information that you will find most useful. On the second page there I go through some of the things that Turner does for us and my observations as to whether or not these things are helping or hurting or what is involved on my end of it. I won't read through all of those; you can ask me questions about those at a later time if you wish. After that is a Collier summary and again it goes through what they do and what they have done and what my observations are and efforts that they are put forth compared to what is going on over there today. On the next page is just a real quick summary of how the income statement and expenses will change based on where they were probably a couple months ago but I will be updating you in executive session as far as exactly where we are with Wright Point. The current income to date as well as the remaining loan balances that we have from the \$2 million that was not spent on the buildings. Making the changes and getting an additional person; it looks like we would save about \$100,000 off of the expenses that are recorded here. Next is exactly what I would like to do. I wouldn't want to renew Collier; in fact their leasing agreement expired in October. I would like to cooperate with the realtors that show up and I want to do that by offering them a 2% fee for all renewals as well as a 4% fee for new leases. With a leasing agent in place; a real estate company that would negotiate a renewal would actually only be entitled to the 1 ½% so here we are giving 2%. New leases brought to Wright Point, they would get 3 ½ % percent. Here without Colliers; without a listing agent, they would get 4%. So we would do the listing and the marketing for the buildings and not have a listing agent do that.

Mayor Flaute: How often does that happen; that a realtor from the outside brings somebody in? Is that a very common occurrence?

Mr. Murray: It hasn't been for our buildings. The most common thing I get is renewals because I am dealing with lets say Mattel. They have a national real estate company representing them. Right now we're dealing with General Dynamics.

Mayor Flaute: So once they are in the building this person couldn't be the sole person that does the work?

Mr. Murray: Not the renewals because there is a contract with usually a national firm where they renegotiate the renewals.

Mayor Flaute: I see.

Mr. Murray: Every realtor and every company out there has stepped up and negotiated some renewals for us; for their tenant with us. New leases, primarily I think we've only got one from an outside real estate company. Most of them have been people in the neighborhood. People that we have already known that were familiar with the buildings and they have stepped forward and taken some space. They have been friends of ours or friends of people we know and have taken space. The ones we are experiencing right now are Wright Brothers Institute. They are bringing people to the buildings. Again, the idea would be to create a new marketing plan centered around DMAP findings and SPGlobal growth. DMAP is the \$28,000 grant we have to reposition these buildings in the current marketplace. So this is a marketing place that has a lot of upfront research that we capitalize on through Cox Media. We would center the marketing around that. SPGlobal, again is a company coming to us from Wright Brothers Institute. These guys are venture capitalists, they have already brought us one tenant and they are going to do more. So that entrepreneurial growth center is what these guys are looking to stand up in our building so this is a big deal.

Mayor Flaute: So when we do that, we have to pay them 4% then?

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Mr. Murray: No, they are not realtors; they can't get paid. Then, renegotiate the Turner lease. The way we are handling the financials is very onerous on staff because there are three different places we have to go to get the financial data that I need to get you the information that you want. So that just takes a lot of time. The idea here would be to bring all that stuff in house; Ms. Hitchens and Mr. Garrett handle payables. That way it is all on our documents, I don't have to go back and forth and check everybody. It is in one place right in front of us. The other thing that I get with the way we are doing it now is a delay. Turner will take three months to give me a bill and by that time it is too late. I don't know what happened. I spend too much time researching that bill to find out if it was paid and if it was done correctly and if it was paid rightfully. So bringing it in-house really will reduce the turnaround time between when a vendor does something, when I can check it and when we are paying it. Maintenance and repairs again that is something you can see here. The way I've got it structured now is extremely quick so if I need someone to paint something I have three guys, they give me an estimate immediately and I get it done. The way Turner does it is much more laborious. It takes longer to turn things around; and this is just quicker. Again I would like to hire an assistant. The idea of this assistant would be to help with the paperwork as well as market not only Wright Point but Center of Flight, the land we have across the street and anything owned by the city. We would try and turn it into more of a development company with your oversight to really turn a profit on the investments that we have been making for the last seven years. We are seeing a lot of increased activity. Now is the time to do something like this, to strike while the iron is hot. I don't see this as being more of administration; I see it more as; if I was looking who to hire it would be a real estate agent. A real estate agent that understands leases, understands the market, understands the demographics and understands the value of the real estate that we have here. So I'm looking more for a tiger that way and not so much for a secretary or clerical person to help, although they would have to do that. Primarily it would be someone to go out and market the city correctly and again bring a profit to the investments we have done for the last seven years here. The market has turned. Two years ago I wouldn't have brought this up at all but now is the time to do this because of the way things are going. That is what I am looking to do. Again, you've seen the checkbook that I do for Wright Point. You will see that in the executive session. It is down to the December 30th bills and December's income statements. I don't want to share this now but I will show you in executive session what we have made and where we are and how much we have left from the loans that we borrowed and where everybody is if that is all right for everybody. Any questions at all about what this involves?

Mr. Fullenkamp: I am looking at the maintenance repairs line. I understand; item C Appropriate Use of Staff and City Resources and the 126 rain days in parentheses; talk about that a little bit more.

Mr. Murray: Well we have since had continuous discussions on that. To find the rain days I Googled how many days it rains in Dayton, Ohio and it rains that many days in Dayton, Ohio so the thought was, they are not cutting grass and so what is the story here. But after some further investigation and staff discussion and bringing up some of the individuals involved in that, I don't think that is a good idea anymore. It seems like we really need a professional staff to go in and do that. Our guys are not drywallers, they are not painters, although some of them could possibly do it well enough to get by, it really needs to be professionals here. And after some long discussions, it is just not going to work. There is not the attitude there that would carry forward to do this.

Mr. Fullenkamp: So you are suggesting that city resources won't be involved in the maintenance then for things like plowing, mowing lawns?

Mr. Murray: I wish I would have subtracted that from the presentation because I don't want them doing that. After several discussions, after seeing how well Joe's Landscaping does the sidewalks and when they are here at 4 o'clock in the morning

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and 5 o'clock in the morning, our guys aren't going to do that. I wish I would have taken that out of there.

Mr. Fullenkamp: So you're leaning towards outsourcing all of those sources?

Mr. Murray: Absolutely, I'm absolutely leaning towards outsourcing. That is a major change from what I said before and that was an earlier presentation and I wish I would have taken that out. We went around and around for an hour and when we ended that hour there was no way we were going to do that.

Mr. Fullenkamp: You talk right past it so I figured that was what you are doing.

Mr. Murray: So that's what I believe right now. The buildings are technical and professional and that needs to carry through.

Mrs. Reynolds: I think I mentioned that to you before.

Mr. Murray: Yes you did and I wish I would have penciled that out.

Mayor Flaute: Normally outsourcing is the way to go so I'm kind of surprised at this.

Mr. Denning: So your assistant would be; 30% of what they would do would be building management to take that off of your table. And so the cost to pay for this extra staff person is basically going to be covered by the fact that we are not paying Turner or Collier or any longer. Is that the gist of what I'm getting?

Mr. Murray: Almost. I hope you pay a lot of commissions; you hope you pay commissions because they are bringing somebody in so I can't rely on what is budgeted there for Colliers to go down. There is no savings on commissions I don't think but a lot of the savings would come from Colliers and of course the idea is to bring more people in. If they are bringing somebody in I don't have to pay a realtor. Yeah the savings is there but any realtor that would step up and bring somebody to the table, we will pay it.

Mr. Denning: But they will basically be a building manager to keep our presence with existing tenants up so it is always the same place and checking on them and making sure that things are going great. Because not everybody calls about the ding in the paint or whatever and somebody will be able to go in there and make a list of the seven dings in the 5100 building and say next week we need to get that taken care of.

Mr. Murray: Mr. Denning you are absolutely right. It's almost like; you have to do these touches; you know what I mean? You have to show up and when you show up you find out so much more. And they tell you the next guy who is moving and what they are trying to do. I don't have time to get around and do that. So it will be a sharing of duties. I will still be doing paperwork; they will still be doing paperwork but in addition, marketing Center of Flight; everything else we have in the city. We have had some interesting discussions with two properties up on Woodman that we talked about early on. We changed it to office-residential. Well these two are primary now. If we could push it a little further those would be gone. It is just finding the time to do it with some of the other things I've got. The end of the year is tough because you are trying to do financials and then along with that we have this major change in our tenants that I will talk to you about here in a few minutes. And to do all of that is a bit much. Any other questions?

Mr. Curp: This sheet full of numbers; to the bottom under miscellaneous expense; administrative expense, management expense; is that Colliers and Turner? Where do they show up in here?

Mr. Murray: Colliers is commissions so I'm not sure that is even on there. The way you do the income statement is sometimes they are after net. Management there is only Turner.

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Mr. Curp: Because in December Council approved the charging of monies against the 402 fund for time that some staff; not all the staff but some staff spent doing things over here. The agreement was that the general fund was not going to subsidize this and I don't see that in here. But that goes into my discussion about what is being proposed. What's being proposed is a little bit beyond what some of us had talked about and what I thought the direction was for where we are going and that was that we would have a single person providing oversight of this place and that position would be charged against the 402 fund so that we get out of the situation of a whole lot of people touching this thing and nobody keeping time records and the general fund ending up absorbing costs to subsidize this place when that money should be spent for services to the citizens and businesses. The way this is laid out it appears to me that that doesn't happen. It is not structured for that to happen.

Mr. Murray: Right, I think in executive session I will clear that up. I will show you what I am thinking in there. What I've got there; the cost of that individual isn't even on there. What it is just saying is what I can get away from and what we can pick up from. So it has nothing to do with funding the position or any of that. And I agree 100%. The way I think it should be presented though is a transfer out of Wright Point income. So you've got the income from the buildings and then after that transfer it anywhere you want. Again, we may make a considerable amount of money this year.

Mr. Curp: That's not what's in tonight's agenda. Tonight's agenda shows that this place lost about \$500,000 last year. That's a different subject. I just want to make sure to indemnify the citizens through the general fund or whatever from subsidizing the operation of this.

Mr. Murray: That was never the intent. I think you will see it more clearly; I don't think this is the place to talk about the profit and the other thing that is going on but I have that for executive session. In my mind, transfer out 100, transfer out 200 it is totally up to you guys. My responsibility is to show you net.

Mr. Curp: We can't come up with our number to transfer out if there are a bunch of people touching this place and not keeping records of how much time they are spending touching this place.

Mr. Murray: Right now it is me.

Mr. Curp: Well last year it was you, it was Mr. Taylor, it was the city manager, there are a lot of people touching this place.

Mr. Murray: Not so much; two minutes, three minutes.

Mr. Curp: That's what they told us when we asked for progress reports on programs and what we are told was this did get done and that didn't get done because they are spending all this time on this building.

Mr. Murray: Well I don't know what to tell you. I don't know what you were told. I separated Mr. Taylor out. Mr. Taylor is not a part of the buildings. He did this project which has no income to Wright Point; it is a separate thing. We hired him as the project manager. He did project management. Did it involve Wright Point, no it didn't have anything to do with him and it didn't affect any of the income.

Mr. Curp: It did it affect Wright Point because it is this building. This facility; where the new city offices are is in Wright Point.

Mr. Murray: I think I am responsible for giving you a net income. How you spend it is totally up to you. I don't care but in my mind he wasn't contributing to the income of the buildings so he is not an expense to the buildings. If there is some way he contributes income then I will expense him off. He was hired to be project manager, he did that for the city; I didn't need him to do it.

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Mr. Curp: Because we have the other half of the project, which is the renovation of the space over across the creek, which also gets indemnified and charged back against the 402.

Mr. Murray: Right and I will say that what Wright Point is doing is carrying the total burden of that; of the loan that we borrowed for Wright Point. Wright Point is going to handle that. And again, it is totally up to you guys if you want the project come out of that. That is fine. If you want \$50,000 to go to parks, absolutely. Transfer it to parks. The money is there so whatever you want to do with it, but again I want a true representation of net income because I feel that is my job. I don't know who else's job at is if it's not mine to make sure it is net income. So any transfers out of the Wright Point fund would be after net income not prior to net income.

Mr. Curp: An expense is an expense is an expense.

Mr. Murray: A net income is a net income when you expense something related to net income.

Mayor Flaute: I think we'll hear more in executive session.

Mr. Murray: So that's what I'm looking for is just some help to do this and to do a better job in marketing the city and making it profitable. To me it would be real interesting; we spent for the land that we've got and trying to make a profit on that so this exceeds Wright Point, this is every piece of real estate owned by the city. How do we make more money and contribute to the general fund?

Mayor Flaute: So you think that would be a savings of about \$10,000? Can you qualify that pretty much?

Mr. Murray: I think it is \$100,000. There is a lot to it. With the extra person we can go out and start knocking on doors to bring people in. I don't have time to do that.

Mayor Flaute: Do you think they can do that better than a major real estate developer like Colliers?

Mrs. Lommatzsch: Have we tried that already?

Mr. Murray: I think so.

Mr. Denning: I think the answer is Mr. Mayor if an employee of ours rather than an employee of a bigger place that has 20 places they are trying to sell I think it is going to be like a laser rather than a shotgun.

Mr. Fullenkamp: I think there is less chance for conflict of interest with the real estate people. People that work for us will have our best interest at heart where as Colliers has a range of clients and a range of properties that they represent. They represent a range of office buildings and those sorts of developments so I can see how having somebody focused on our property and that's all they care about; I'm good with that.

Mr. Murray: And you both hit it right on the head. Nobody cares about it because it is not theirs. I care about it because it is ours. When you hire that stuff out they don't care. I can't think of one proposal that was brought in to me at market and what they told us they were going to bring it in at. They don't care. They said 17 and I didn't see anything above 14. They want to deal. You might get three estimates of somebody but were those the lowest? I am finding no not really. And then I am finding that if it comes in just under budget that is good enough. That's not good enough. You put the budget at 20 and you brought a guy to me at 10 and I know I can get a guy for five and 10 is okay with you? That is not okay with me. I'm trying to change that dynamic. You need somebody working for you who is responsible for that income. This is a different way to go and you can hire that stuff out but you are going to lose money. That is what I have found in the two and half years of doing this.

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Mr. Fullenkamp: Can you answer this question? How many clients did Colliers bring to us?

Mr. Murray: One.

Mr. Fullenkamp: A big one or a small one?

Mr. Murray: Teeny. 400 ft.². Everybody else was friends of the city.

Mr. Denning: The other thing I would think is that if somebody came in to look at this and our building manager or the assistant is showing them around and they come to the conclusion that they may not be able to afford this, then we can also point them to some of the other office real estate that is available in the city where I don't believe Colliers; if it wasn't something that they were listing wouldn't have anything to do with. We don't own any other office complexes but we could point them in the direction to keep them in the city. I think that is a plus to the city regardless of where the funding comes from.

Mr. Murray: I don't know where this had been done before but I think every city needs a realtor; an in-house realtor. Think of all the property we have sold and bought and that we have under our guidance now. And that department should be based on profit period. Anything else?

Mr. Curp: So you going on commission?

Mr. Murray: Absolutely. A percentage of the deal, yeah I'll take that.

Mayor Flaute: Mr. Murray where are you going to sit this person; in your office? You're not going to take my desk away now are you?

Mr. Murray: Where's your desk? No we'll find a place. There are a couple places that we could set them up.

Mr. Smith: What you are proposing is an excellent idea. In my real estate career I have inspected office buildings, private complexes and shopping centers and so forth and the office buildings and the apartment complexes all have an on-site manager and his people were very knowledgeable as to the rent roll, the tenants, the maintenance that has been done, what they are going to do. It is a wealth of knowledge and they knew everything about the building. And when we went in to inspect the units within the office building the tenants knew the management and they were very pleasant to work with. So I do think we need an on-site manager just for the report that way they have the finger on the pulse of the tenant so they know when they're going to move, looking to expand or downsize and I think we need that. I think the idea you brought to us is a good one, we just have to figure out how to fund it.

Mayor Flaute: With our finances the way they are it is another additional expense. So what you're telling me is we are going to save money.

Mr. Murray: Save money and increase profits and have more leases.

Mayor Flaute: All of the reasons are good reasons but with our budget problems I am hesitant to hire somebody and show a loss that we have had. If you are certain that we are going to save money on this deal plus have better service I am all in.

Mr. Murray: Increase sales. And again I will show you in executive session exactly where we are and what we have done. Thank you.

ITEM 7: RECESS: The Council took a recess at 6:44 p.m.

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

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ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE, Dalma Grandjean, Law Director for the city of Riverside, led all those in attendance in the Pledge of Allegiance.

ITEM 10: MINUTES – Consider approval of the December 28, 2015 special Council Meeting, January 7, 2016 regular Council Meeting and January 14, 2016 special Council Meeting.

A motion was made by Mrs. Lommatzsch to approve the minutes as written. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. (Mrs. Reynolds abstained from voting on the December 28, 2015 meeting.) **Motion Passed.**

ITEM 11: ACCEPTANCE OF PRIOR MONTH'S CITY FINANCIAL REPORT

Ms. Christian: In your packet is a financial report from Finance Director Garrett. We are starting something new basically and I would request a motion on the record to approve this.

Mrs. Reynolds: Mme. City Manager, are all encumbrances for 2015 received and paid in full? Are there any outstanding encumbrances of any kind?

Ms. Christian: I will defer to the finance director.

Mr. Garrett: I would say yes, there are some purchase orders where we uncovered it towards the tail end of the year and we are waiting for the bills to come in. So there are some.

Mrs. Reynolds: Mme. City Manager would you get me a list of those purchase orders and the balances that are outstanding? Thank you very much.

A motion was made by Mr. Denning to accept the Prior Month's City Financial Report. Mrs. Reynolds seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 12: ACCEPTANCE OF WRITTEN CITIZEN PETITIONS

There were no citizens that asked to speak.

ITEM 13: CITY MANAGER'S REPORT

a) FYI

i) Council Request Sheets

ii) Council Agenda Calendar

iii) City Manager's Project and Activities Report

iv) Memo from the City Manager Regarding Budget Forecasting – Projected Future Deficits.

v) Memo from the Service Department Regarding Micro-Surfacing Proposal for 2016.

Ms. Christian: Thank you; you have the report in your packet. If there were any questions I'll be happy to answer them.

Mrs. Reynolds: Mme. City Manager, on the entry on St. Mary's Senior Housing do we know when the credits are expected to be awarded?

Ms. Christian: I don't know this moment but I will certainly get that information back to you.

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Mrs. Reynolds: I would appreciate it, thank you very much.

Mr. Smith: Real quick on the same subject, where exactly is 2333 at? Is that where there used to be a house there and we tore it down?

Ms. Christian: Yeah.

Mr. Smith: A story and a half, brick?

Ms. Christian: Yes a red brick house.

Mr. Fullenkamp: I'm having trouble finding it but I know I read it. On the signage for the Woodman Road entrance, I would like staff to consider even if it comes in under \$25,000 to bid it versus just selecting a vendor. I realize you are allowed to do that but I think it is in the best interest of the city to bid these types of things. That is my only comment, thank you.

Ms. Christian: It is my knowledge that it will be more expensive than \$25,000.

Mr. Fullenkamp: So it will be bid.

Ms. Christian: Yeah.

Mr. Smith: To repair or buy new?

Ms. Christian: Buy new.

Mr. Denning: Residential waste collection, even though I'm really tired of talking trash, that's not going as smoothly as we hoped from what I've been seeing on Facebook. Do we have a specific number that folks need to call? If we get information do we have someone specific to call besides the 800 number because they're getting lip service and they are saying, well our Dayton people and then folks aren't sure that means Riverside or if they are confused do we have somebody specific?

Ms. Christian: Yeah we actually have a few somebodies. We have a contact in operations, we have a contact.

Mr. Denning: I mean on our staff. Do we have somebody specific?

Ms. Christian: Yeah me.

Mr. Denning: It is you? I would like to suggest; I mean we have a lot of assistants and if we get a specific person that takes care of that, they log that resident's complaint and name, get their phone number and then call the company, find out what the answer is and then call the resident back so that they know that their complaint was taken care of. I would like to see all of that logged. And then on top of that I would like to see them call that resident back when that was supposed to have been taken care of to make sure that it is. A couple of reasons: number one, to me that is very good customer service that we need to take care of. Number two, that gives us a log of issues if we have to go back and have a discussion with Republic about them not fulfilling their contract. But I think us having that log systems and having a single person from our staff that we can say, you need to call Ms. Christian or however it is. This may only be I'm hoping a two week assignment but I don't know. If you've read everything from Huber Heights they have had them for two years and they are still having issues. So I want to make sure we keep a log of this and that way if we have to renegotiate our contract or we have to say we are putting this out for bid again and this is why we have good information on why we are doing it.

Mrs. Lommatzsch: Is anybody else hearing they are putting trash and recycling in the same truck?

Mr. Denning: I watched it very closely this week and they were not. They had two different trucks that came.

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Mayor Flaute: I guess all I'm getting is, we don't have our recycle bin yet.

Mr. Denning: I requested a trash can two weeks ago and I haven't gotten it yet. And I have paid for it already.

Mr. Fullenkamp: I have been very successful when I'll call Ms. Christian or when I call Mr. Wilson in getting these things resolved. When I get a phone call I just take care of it.

Mr. Denning: And I appreciate that but I think we need to be able to log that. We may be able to use that later if we need to.

Mr. Smith: I had the same thing and I called Republic direct and was able to get through and get my problem resolved. They will work with you it is just taking some time.

Mayor Flaute: It is taking some time that's for sure, too much time.

Mr. Denning: I'm hoping it is just the beginning; growing pains.

Mr. Curp: The Springfield Street Corridor Improvement Plan, the bottom line question is have we seen a copy of this detailed plan with the financial workup? Because in another activity we were referenced to the Springfield Street Corridor Improvement Plan having been discussed back several months ago so I went back to the minutes from that meeting; I went back to the agenda for that meeting and they was just some rudimentary discussion but in the same section in the reports that we got in our agenda packets that we get every meeting there was always this reference to this plan that is in the works, it is being done and as soon as it is done it will be conveyed to the Council. Then we got to a couple weeks ago where the verbiage in the agenda packet changed and it said that it had been presented to us and that there was a detailed plan that was in the works and as soon as that detailed plan with the financials was completed it would be forwarded to the Council. And then in the next iteration of this agenda it said it had been given to the Council and it was now being worked by the staff. I don't recall seeing a detailed report with numbers and stuff. Did I miss something?

Ms. Christian: To my knowledge it was in the packet but maybe Mr. Taylor could elaborate.

Mr. Taylor: As far as I know the information that I had passed on, I thought had been passed on to Council. If you have not received that information I can provide that to everyone. I can you to give a presentation at the next Council meeting or I can just forward that on to Ms. Christian and then she can forward it on to you folks.

Mr. Denning: I remember a memorandum in October/November but that's all we got. If you could send that to us again? But that's all we remember getting. I don't know if you remember that or not Mr. Curp but that's the only thing we got and then in reference to that as the final copy. But I think that would be helpful if we had that to start with and then go from there.

Mr. Taylor: We could even maybe schedule a work session if you wanted to. That may take more time than the 10 or 15 minute update that we do. I can show where those numbers came from and how they came about.

Mr. Curp: I don't need to see a work session. If there is a document I would just like to see the document and see what it is that we have identified and if there are dollar cost workups; what those are. I would just like to see this plan that we were told we are going to get and then it just fell off the face the earth. Part two of that would be; the reason why I don't know that we need a presentation is that somewhere in here it talks about identifying items to take out of the budget next year in order to deal with the ongoing deficit that is projected. My question would be, having those things in the

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budget this year still contributes to the deficit but then we are going to take them out next year. Why wouldn't we just go ahead and take them out this year?

Mr. Denning: If I remember correctly it was multi-step and one of the steps for this year was \$50,000 and then the next year the number was going to be larger to do whatever the next step is. But you have to see the memorandum.

Mr. Smith: Yeah the only thing I remember about Springfield Street was paving.

Mr. Denning: Please send that to us. Hopefully we will have it tomorrow.

Mrs. Reynolds: Mme. City Manager, looking at the memo from Mr. Miller on the micro-resurfacing for 2016, I believe we had a \$500,000 budget for road services. Is that correct?

Mayor Flaute: That is what we put in there that is correct.

Mrs. Reynolds: So we have Mr. Miller's list of the northeast quadrant, the northwest, central and southern. We are going to bid all of these projects out? Is that correct?

Mayor Flaute: We might use Trotwood again?

Mr. Miller: There are two portions of it. There is the \$500,000 in the budget which is a factual statement. One portion was going to be for full depth repair and then we are going to do keep sealing. American Paving is on the state bid list. If you want us to go and bid this out we can do that if that is your desire. But since they are on the bid list, there is a state contract number, in our agreement with them we can reference the state contract number and get with them unless you want us to go out to bid.

Mrs. Reynolds: Is that to our advantage Sir?

Mr. Miller: It can be. I have gotten prices both ways; considerably higher and considerably lower. There is some expense with advertisement, there is a time lag involved as far as going through all of the logistics. It is probably about 90 days to go full circle and to get somebody under contract. So there are pluses and advantages. If you want us to go out and do an advertised bid we can do that.

Mrs. Reynolds: Because I'm looking at; if we just look at the northeast that is approximately \$90,000. You would bid that in one package because of the proximity of the streets?

Mr. Miller: Yes, we would bid it similar to the way it is mapped out there unless you have a desire to have different streets than what we have identified.

Mrs. Reynolds: And that's what I'm wondering. If bidding out each one of the selected streets that you've given us if that makes the bidding process more advantageous to us.

Mr. Miller: It does because of the proximity. When we set up the quarters a lot of the construction expense is for the contractor to set up and break down. If you've got it in a close proximity his expense is going to be cut quite a bit and he can be more competitive with pricing.

Mrs. Reynolds: And I'm looking at that northwest quadrant especially because it is the largest and a lot of the side streets. But I'm wondering if the streets that you all have selected; if there are other streets that are more degraded and the selection choice here was to make sure that what has been started will be finished. The life expectancy will be how long then?

Mr. Miller: That's a very good question. Usually this process will prolong the life seven years. You don't want to use this process on streets that have failed; that has massive potholes, alligator cracking, that has base failure. This process is designed to seal up the road so that water doesn't permeate, so that it doesn't get the failure.

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Usually, a rule of thumb is it preserves the life of the road for seven years. Instead of 12 years you're going to get 18 or 19 years out of it.

Mrs. Reynolds: I did not have an opportunity to go look at all of the streets but if we accept this will they complete each one of the streets?

Mr. Murray: I will have to review that to be honest with you. I know what we tried to do is do it in sections in a way where if there is a small side street it was covered. We tried to take care of it in a way where aesthetically everything would match up. But to answer you honestly I would have to investigate that myself.

Mrs. Reynolds: Because I'm thinking if we can complete one community; all of Carlton all of Ingleside and then if we are looking at an 18 year life that is pretty good.

Mr. Miller: Part of the concept was we were directed to not concentrate in one area. That's why we have it set up in quarters with the dividing line being Harshman and Woodman and Needmore Road and the other dividing line is Valley Street so that's how we set it up based on instructions to us. We can do it however Council would like for us to do it. If you concentrate on one area you are going to get better economies of scale because the logistics are what kills the contractors.

Mrs. Reynolds: I was thinking that's how we've looked at it in the past. I just believe that bidding sometimes saves us dollars. Thank you Sir. Thank you Mme.

Mr. Fullenkamp: So what were these pricings based on?

Mr. Miller: They're based on square footage. Some of the roads are much wider than other roads.

Mr. Fullenkamp: I'm going to use the current market for oil as an example of why it is probably a good idea to bid this out because material costs have to be plummeting for most of this. And these pricings right now are high relative to anything you might bid today.

Mr. Miller: I concur with you on that statement.

Mr. Fullenkamp: The state price this year is probably not going to be the best price unless they redo their bid process.

Mr. Miller: Again I've done it both ways where I have bid at times and I've had pleasant surprises with the pricing so it might be an excellent idea to go out and bid these projects out and see what pricing we get.

Mr. Fullenkamp: Yeah, and in terms of maybe combining or looking at the areas again and maybe solving this logistics problem that we have to get some economies of scale. As long as we jump around from year-to-year to get the different communities covered so that everybody sees some improvement. I'm okay with that.

Mr. Miller: I agree with you. If you did it in quarters it would be an easy explanation to the neighborhood that did not receive that improvement. You are scheduled for this year for your street improvements. That would probably be a positive thing.

Mr. Fullenkamp: That is something I think we should consider. I don't know what deployment costs are as a percentage of these things so I have no way to judge what the potential savings would be.

Mr. Miller: You would get an idea once you went out for bid. That's a good idea.

Mr. Fullenkamp: I believe that anything of a considerable size; and I won't say what is a considerable size that ought to be bid; that is your department, please try to get the best value for the residents. If we have to spend more in-house time; I'm pretty confident that some in-house time and some advertising will ultimately say the city

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some money that could be used elsewhere where the need is. We have a lot of needs and we don't have the resources to do them all.

Mr. Miller: I would like to see that \$500,000 spread as far as it can be. So I agree with you.

Mr. Fullenkamp: So that's what I'm thinking especially with commodity costs right now. Thanks.

Mr. Denning: If we put this out to bid, it won't be any more expensive than what this is.

Mr. Miller: I can't imagine.

Mr. Denning: My point would be if we put it out for bid and it comes in higher we can still use these prices, is that correct?

Mr. Miller: We are still in a state bid and we still have the state contract and they still would honor that.

Mr. Denning: 90 days from now it will be good weather so we may want to start; start working that earlier rather than later.

Mrs. Lommatzsch: It is good for everybody in the city to see some action. There are people that don't ever travel from one side of the city to the other. Both ways.

Mr. Miller: That was the concept of why we divided it into four sections and then spread out the work. But again in a city newsletter you might want to provide an explanation on methodology and how their neighborhood would get the same opportunity as a neighborhood that might be getting improvements this year.

Mrs. Lommatzsch: I would like to see it be a sizable savings.

Mayor Flaute: So my question is so we would bid these out and you would bid all four of these as a separate bid? Is that what you said?

Mr. Miller: I have heard a couple discussions about us concentrating more in one area to get economies of scale.

Mayor Flaute: I think you're not hearing that.

Mr. Miller: Okay that's not what you wanted? We can bid out just as it is defined in the sheet that was provided.

Mayor Flaute: Would you do it all on one bid or you would do a different bid on each quadrant?

Mr. Miller: I would do it in one bid.

Mayor Flaute: Okay, second question, of course we used Trotwood last year for a small project. Would you take them into consideration again this year to see if they can beat the prices of a bid or would you do a bid with them or how would that work?

Mr. Miller: We were sharing services. It was actually Trotwood employees and they have an actual blacktop box that is like a commercial blacktop box. We could talk to them about shared uses and that. Basically what we did last year, they had a crew that had the know-how and wherewithal and also augmented our trucks because they could not feed the blacktop animal that was putting this blacktop down so quickly. We had a constant rotation of trucks. On several of their projects we did the same. We provided trucks; support for them to be able to not stop in the progress of this blacktop box. That thing does like a 12 foot width; a full 12 foot with it is pretty impressive. I don't know if you guys had an opportunity to see it but it was cooking along pretty good. We went through almost about \$60,000 just in materials. On Springfield Street you

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kind of see the stretch there. We also did a stretch on Pleasant Valley. The end product is pretty nice.

Mayor Flaute: My question is would you do that again?

Mr. Miller: We could.

Mayor Flaute: Would you consider talking to them again and maybe getting a price from them?

Mr. Fullenkamp: I have a question on that topic. Does that actually save us money or is it just we use our labor rather than doing something else. Is there actually savings versus hiring a contractor? Overall.

Mr. Miller: Overall there is a trade off. We had quite a bit of labor involved in that because we also had people that were actually working with Trotwood to put down the blacktop and then additionally provided truck labor and equipment assistance on their roads that they were doing. I could do a cost-benefit analysis to determine that.

Mr. Fullenkamp: I think we should do that.

Mr. Miller: I will do a cost-benefit analysis on that.

Mr. Fullenkamp: If we don't save money; if we can go to a contractor.

Mayor Flaute: I think there was a 30% savings but I'm not sure what that included.

Mr. Miller: Let me get you some numbers. I think it was kind of a goodwill gesture also. There was a lot of camaraderie. It was a positive exchange but I will do a cost-benefit analysis and get that to you.

Mr. Fullenkamp: Friends and money don't mix.

b) Monthly Verbal Updates

i) Police Department

Chief Robinson: I think the last time I spoke with you I talked a little bit about the active shooter training coming up at Carroll. Officer Cooper did go to the class. If you want to go to the class and be there for the instruction you shortly can. I will give you the times and the date if you wanted to go there. It is actually on the 27th of this month and it is about two hours if you are interested in going.

Mrs. Lommatzsch: What time is it?

Chief Robinson: That he did not write down so I will have to get back to you. I will say that we are talking about having an active shooter type training here at this building at some point. Once we get that together we will let everyone know when that is going to be. You just never know when that kind of event might happen so we are going to make sure that we are all prepared here as well. I also talked to you last time about the blitz the Montgomery County did for the drug coalition. Officer Skinner was there. I just wanted to say during that block of time they actually made 67 traffic stops, wrote 57 warnings, 10 citations and they actually arrested a suspected bank robber. I didn't give the stats to you last time so I thought maybe I would let you know exactly what they did for that coalition. On Christmas Day you may have seen in the paper or heard on the news that we had a couple of armed robberies here in Riverside. I was very pleased when I got the phone call and they told me about this that it was just a matter of a few minutes; it wasn't very long after the second robbery that the suspect was actually apprehended. Actually at this point he is being held for multiple counts of robbery as well for the surrounding areas. So we did a very good job there and I just wanted to give a commendation to all of our troops out there for doing that. Beginning tonight; obviously you've all heard of that Scene 75 entertainment that is there on 75. They are doing something in cooperation with law enforcement that they are allowing

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kids to come in with a law enforcement officer and they are giving them a card with \$30 on it and some pizza and this is happening every third Thursday of every month. At this time we are going to go to the schools and find some kids that would be right for the program so that we can make an impact on their lives and the connection between us and the community and the kids and so forth. So I think it's a very good thing. We are very excited about that. We appreciate that the management of Scene 75 actually called us to include us in that program. I talked to you about us going from Miami Valley to BCI. There is one good feature that we are really liking which is the fact that we were able to link up electronically the way we submit property to BCI through OLEG. Although I'm not crazy about OLEG and its capabilities, that however is very nice. The officers were able to be more efficient by actually putting the information for the evidence that they collected into the computer and it automatically sends it straight down there to BCI so when our property officer has to go down there she's basically got everything in her hands and goes in there and drops off and they check it off the computer like that. It is really fast and very efficient because the information is already there. So we are liking that. I was going to talk about something to do with the drugs. We all know it is an epidemic in Ohio. It is not just in our community it is in every community. Today we sent Sgt. Colon and Sgt. Close down to a meeting, I believe it was in Columbus, and it was in reference to innovative methods of how communities around America are trying to combat this epidemic. We are hoping that they're going to come back with some good ideas as to how we can do the same thing in our community. I'm looking forward to that. I would like to give a little officer recognition in reference to a very good deed that Sgt. Colon did just prior to Christmas. We had a new family move in on Valencia. It was a mother and her kids and Sgt. Colon found out that they didn't have any heat in their home so he took it upon himself to go down to the store and buy them a couple of space heaters to put into their home. He didn't do that with our money he did that with his money. I find it is very commendable that he was able to help these folks out of the kindness of his heart and if you know Sgt. Colon he is a very compassionate man. One last thing that I'd like to talk to you today is I'm not sure if you've heard this or not but Sgt. Trego has submitted his paper for retirement. His last day will be April 30. That's all I have for you.

Mr. Smith: In reference to the Scene 75, you say the company is going to give the child three dollars?

Chief Robinson: \$30.

Mr. Smith: \$30 okay.

Chief Robinson: Actually the officer and the child each get \$30 on a card. It's not like you can take a bunch of kids but you could probably take three or four if he had the room to do that. They will actually do the same for that many so if you had a brother and a sister or a brother in a brother you wouldn't want to leave one out so they are making the arrangements to have both of them come get a card and also the pizza.

Mr. Smith: Okay, that's very good.

Chief Robinson: Absolutely.

Mayor Flaute: Okay seeing no other questions or comments, thank you Chief. We appreciate it. Ms. Manager back to you.

Ms. Christian: I will yield the floor to Fire Chief Carpenter for his monthly report.

ii) Fire Department

Chief Carpenter: I like to start off with a couple of personnel comments. Firefighter/paramedic Adam Temple, one of our full time firefighters that has been with us as a full-timer for about two and half years. He will be leaving us beginning

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tomorrow. He is going to join the Huber Heights fire department. He accepted a position there and he starts there on Monday. It was a tremendous firefighter here but he had some reasons that he wanted to join Huber Heights. Also I would like to know our firefighter/paramedic Ashley Brewer. We started the CPR program in 2015 and she has taken over that program and worked very hard to make it successful and throughout the year of 2015 she was able to get 150 people certified. The fire engine update, I was talking with the sales rep today. The chassis are being manufactured. I asked him to call and get an approximate date of when they will be finished but he was unable to get ahold of that but he said as soon as he finds out he will let me know. Other than that we don't have a date when it is supposed to be completed or delivered. I do know that locally the city of Monroe actually bought two engines from Rosenbauer like us. They were due to be delivered in October 2015 and they were delivered in September 2015. I don't know if it has to do with the holidays or what but they had told us originally March or April. I haven't heard anything different but we might expect a little bit of delay.

Mr. Denning: Do they deliver them on a truck or do they drive them here?

Chief Carpenter: You have the option. We selected that we would drive them back.

Mr. Denning: Oh, so you're going to go out there and drive them back?

Chief Carpenter: Yes. It saves us a little bit of money that way.

Mr. Smith: Where is out there?

Chief Carpenter: South Dakota. It's a long trip. Also grant applications, you will see in your packets that we have applied for the Assistance to Firefighters Funds once again. In there is some structural firefighting gear. Currently I would say we are okay right now but we are going to have a shortage of fire gear coming up and that is due to the standard that says in 10 years get new gear. And so we are trying to be compliant with the standard. I believe it was in 2007 there was very little gear purchased and in 2008 there were a lot of sets purchased but during that time we trying to buy about five sets a year which is what we budgeted for. And then if we had more money would try and add another set of gear or some structural helmets or something like that to try make sure we have enough. What you run into is that the people you hire don't necessarily always fit in the gear that you have. So it is a constant game of trying to have enough gear for the bodies that we currently employ. We have applied to try and get 15 sets of gear and I think that would help us to outfit the staff that we have and also to be prepared for when the expired gear comes. Also we applied for some power lift cots. That would be for each of our medics. But it is an attempt to minimize injuries and make loading and unloading patients much easier. It is one of the areas in the Assistance to Firefighters Grant that is a high priority. So we do feel good about the opportunity to be successful with that one. Also the RFP, we are probably about 85% finished so we are getting prepared I would say by the end of the month if not by the end of next week to have that RFP ready for the SCBA's. That was for the grant award of last year. So we will send that out to bid and go from there. Just have to have them purchased and in service by August 1. We will have to get it done and I feel confident that we will.

Mayor Flaute: Thank you very much Chief. Are there any questions or comments for the Chief?

Mrs. Reynolds: Chief you are replacing 15 sets?

Chief Carpenter: Well we are requesting to get 15 sets. We do have 15 sets of gear that we can eliminate. Yes but some of that gear is in our reserves currently.

Mrs. Reynolds: So how many; is this an ongoing expenditure? How often do we have to replace this gear?

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Chief Carpenter: About every year we budget for five sets.

Mrs. Reynolds: Okay, five sets each year.

Chief Carpenter: Yeah that's what we've been doing and we have been able some years to get six and some years get seven. That depends on how much money that we have.

Mrs. Reynolds: The life span of that gear?

Chief Carpenter: It is 10 years is what the standard says.

Mrs. Reynolds: To use it that long?

Chief Carpenter: Because of the gear and its size; it is an uncommon size so we have it inspected and it is currently being used but more in an EMS role versus a structural firefighting role. So it gives you protection if you're working around the car or something like that. And that is really some of our volunteer personnel that are EMS only.

Mayor Flaute: Any other questions or comments? Thank you Chief we appreciate it. That you Ms. Manager.

Ms. Christian: Alright, last but not least, Mr. Miller with the public service department update.

iii) Service Department

Mr. Miller: Thank you Ms. Manager. I am going to get into recognition of several of my crew. Special recognition goes to Kevin Miller for his efforts in the acknowledgment of Steve Bockoltz. By correlating with the union to provide a Memorial for Steve's many years of service to the city. The second employee for special recognition will be going to Jay Keaton for his performance in the eulogy at the memorial site for Steve Bockoltz. We also have a brand-new hire, Brad Brush. He started with the service department Monday, January 4. He seems to be enjoying himself. We did receive three Freightliner trucks that were ordered earlier. All three of them are in and the guys have been testing them and experimenting with the balance between the liquid brine; the Ice B'Gone in the salt. They are having pretty good success. Hopefully you've seen some positive results in the streets. I would highly invite you all to come and take a look at these trucks. They're pretty impressive. They are nice trucks. Although we may need to do welding on them we won't have to replace the floors and other things because they're stainless steel. Stainless steel still rusts but at a much lower rate. The guys, since I've been here, in some of the trucks that are 10 years old they have a couple of times replaced the bottom of the beds and re-welded them to the frames; to the beds of the trucks. We might only have to do it one time I don't know. They really pull those things together. We have a bunch of MacGyver's back there that really know what they're doing. It is pretty impressive to see them do this stuff it really is. The Woodman sign, we got a quote for that that was \$34,380. Unfortunately we will have to bid it and also based on the input from Council; you like to have everything bid so we will be working on getting a bid packet together and getting that out and advertised and have a fairly quick turnaround as far as the advertisement and get that bid in the process. Also in your packet you have American Pavement. We will be bidding that out per what I heard the Council state this evening. So again will be trying to work on getting both of those bids in play so that we can get them under contract and then get the work done. Prior to the snow events that we've been recently having the crew has been actively involved in black topping. We have had 40° or 50° or 60° temperatures. They have been putting tons of blacktop all over the city. They have been really working hard at it. Of course with us the snow that is kind of tough to do. After each snow event they always have a lot of equipment maintenance repair and cleaning. Actually for every day they are plowing it

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takes about a day to clean up everything so that you don't have the salt dissolve your equipment. A lot of in-house training that we have been doing. We have pesticides; proper handling, application rates, record-keeping, which is critically important. We actually get audited on that. I don't know if you realize that they have an auditor come in and find out if when we are applying whether we are following the standards that have been mandated for spraying. The mandate says that you can't spray in wind that is over 8 miles an hour. There are all kinds of requirements. You wouldn't think there would be but there is a lot of a reason for that. The EPA, if you overspray into a stream or things like that you have fish kills. There are a lot of good reasons for the rules. We have a crew that tries to adhere to them very stringently. We have been doing some classes on agriculture, tree biology, and tree trimming safety around the trimming, chainsaws, and personal safety equipment requirements ensuring that the guys are putting the equipment on properly and following the proper procedures. Ensuring there are clear zones around the cut area and just verifying that they understand the safety implications. Snow and ice removal, we have been going over some safety procedures in that regard's. Roadway work zones, there is a whole book that ODOT puts out on roadway working and what that work should look like. They actually have diagrams and pictures and definitions. There are all different depending on what the speed limit is on the road. If the speed limit is 65 it is a lot different than it is on a 35 mile-per-hour road. We followed the ODOT standards to the T. They have been checking out all of the playground equipment. Mr. Keaton is certified in both the arborist and pesticide he is also a playground certified which means he can go and inspect a lot of this equipment and determine based on what the rules and regulations are what needs to be done to get them into compliance for safety. The guys have been busy even though they haven't been plowing snow until the last couple weeks. They have been keeping busy. When they come in from snow and that they do a lot of housekeeping, cleaning, and inventory. We ordered about 800 tons of salt in the last week and a half. We also have brine that we have ordered and a material called Ice B'Gone. Is cold as the temperatures have been, brine and salt would not have cut any of this. We've had 2°, 3° and 4° temperatures. The Ice B'Gone has been cutting right through it.

Mayor Flaute: Is that the spirit stuff?

Mr. Miller: Yes. Normal salt, when it gets to about 20° is not effective. With this Ice B'Gone you can bring it down to where it will really cut through things and make the roadway safe which is what we're trying to do. That's all I have, any questions?

Mr. Smith: The salt versus the spraying and Ice B'Gone, is the Ice B'Gone and the brine, is that more corrosive than the salt on your vehicles?

Mr. Miller: Actually it is less. Usually the brine, that we use as a pretreatment. If we know there's going to be a snow event and it is cold enough and not raining we will apply it to the roadway and what it will do is it will make it a whole lot easier if we do have to plow. It will peel right off like the snow is not even there. With Ice B'Gone, the key of it is applying it once it starts really getting cold in conjunction with the salt and it accentuates the salts properties to be able to melt the ice.

Mayor Flaute: Is it a fluid or is it pellets?

Mr. Miller: Ice B'Gone is a fluid. We have a tank back there and again I encourage you to take a look at it. We installed; the crew are MacGyver's, poured a big concrete pad and we got a 5000 gallon tank back there. It was full of the beginning of the season and now it is about 40% full right now so we had to get more material. The guys have a pump set up. They have everything so that they can get the liquid where it needs to go.

Mayor Flaute: And it's cheaper than salt?

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Mr. Miller: No I wouldn't say it's cheaper than salt. I would say it is 10 times more effective under certain climatic conditions where you have cold. When it gets real cold like we have had, salt would not do the job. This stuff does the job.

Mr. Denning: So do you spray it on the salt and then put it down or is there a tank on the salt truck?

Mr. Miller: We have done it both ways. That is a good question. We actually mix it with the salt. We use that material with older trucks that don't have tanks on them but the newer trucks we actually put the liquid in a tank and it gets sprayed on as the salt is being distributed. So we have three new trucks and we have several older trucks but the older trucks don't have the liquid capability so what we do is we spray it on the actual pile and mix it in with a backhoe and then that gets loaded onto the trucks that don't have the liquid tanks.

Mayor Flaute: Okay thank you. Any other questions or comments? Seeing none thank you very much. Okay I did fail to ask for a motion before we enter the ordinances to bring legislation forward for Mr. Leszczuk. I was thinking that was going to be done later.

A motion was made by Mrs. Reynolds to bring legislation forward to reappoint Mr. Leszczuk to the Property Maintenance Appeals Board. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 14: PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments.

ITEM 15: NEW BUSINESS

a) ORDINANCES

- i) Ordinance No. 16-O-590 - 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, 2016. (First Reading, Second Reading and Consideration of Approval)**

Ms. Christian: This is an ordinance to make supplemental appropriations for expenses and other expenditures for this year.

A motion was made by Mrs. Reynolds to approve the first reading of Ordinance No. 16-O-590. Mr. Denning seconded the motion. The clerk read the ordinance in its entirety.

Mr. Curp: In the memo for the rationale for the supplemental appropriation there are different dollar amounts for the different areas and in the next to last paragraph, capital outlay for the Wright Point fund has increased by \$350,000. This supporting sheet has the items totaling up to \$300,000. So I guess my question is why we have a \$50,000 disconnect.

Ms. Christian: The economic development director has also requested \$50,000 for tenant improvements for some of the new tenants that will be moving in and we will be discussing that a little more in executive session.

Mr. Fullenkamp: I'm specifically interested in this Wright Point supplemental. Why wasn't this included in the original budget for 2016?

Ms. Christian: Probably the simple answer is it wasn't ready yet.

Mr. Fullenkamp: Okay thank you.

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Mrs. Reynolds: Mme. City Manager I don't know what you mean by it wasn't ready yet. What wasn't ready? You had budget time going on. I only had to look at the sheet of paper that was submitted in with the packet this time. All of these are ready totaling \$1,794,000. This is an additional amount of \$570,000. And please I understand but I don't know what you all can mean by it wasn't ready. We have been on budget.

Mrs. Lommatzsch: Since August.

With no further discussion a roll call vote was taken for the first reading of Ordinance No. 16-O-590 as follows: Mr. Denning, yes; Mrs. Reynolds, no; Mr. Curp, no; Mr. Fullenkamp, no; Mrs. Lommatzsch, no; Deputy Mayor Smith, no and Mayor Flaute, yes. **Motion failed.**

b) RESOLUTIONS

- i) Resolution No. 16-R-2129 - a resolution authorizing the City Manager to release for bid the Great Miami River Access Project under certain terms and conditions.**

Ms. Christian: This is a resolution authorizing the city manager to release the bid for the Great Miami River Access Project.

A motion was made by Mr. Denning to approve Resolution No. 16-R-2129. Mayor Flaute seconded the motion. With no further discussion a roll call vote was taken as follows: Mr. Denning, yes; Mayor Flaute, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mrs. Lommatzsch, yes; Mrs. Reynolds, yes and Deputy Mayor Smith, yes. **Motion passed.**

- ii) Resolution No. 16-R-2130 – a resolution approving the Brantwood II Subdivision Tax Increment Financing and Infrastructure Development Agreement between the City of Riverside and Brantwood Development, LLC and authorizing the City Manager to enter into said agreement.**

Ms. Christian: This is a resolution approving the Brantwood II Subdivision Tax Increment Financing and Infrastructure Development Agreement between the city and Brantwood Development, LLC.

A motion was made by Mr. Denning to approve Resolution No. 16-R-2130. Deputy Mayor Smith seconded the motion.

Mrs. Reynolds: I am a little confused on this. Mme. City Manager what exactly is this document that is before us? What is the purpose of it? I'm sorry I know I am catching you off and the gentlemen tried to explain it to me earlier but I am not familiar with why we have this before us tonight and what is expected to happen next because if you look at exhibit C and exhibit D it is project 4692 Brantwood Section 2 through 33 lots. There is a total of \$97,564 on exhibit B and exhibit C is the same thing. There are subcategories for a total of \$1,173,436. I don't know what land acquisitions we have, what appraisal costs and those numbers are just brought over again. Can anybody help me out on it? I don't understand it, what is going on?

Mr. Taylor: For the Brantwood project is one of things that was going to make it to my desk probably later this week or next week and have a conversation and I haven't had a conversation with that person.

Mayor Flaute: So it was my understanding is that we pass this in October or November. We pass that we would have the TIF and it would be 30 years. Now why is this going forward?

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Ms. Christian: I would ask Ms. Grandjean to chime in possibly. So this is the actual development agreement with Brantwood to build the infrastructure that is required for section 2.

Mrs. Reynolds: So what is the land acquisition on here?

Mr. Garrett: I don't know the details there either. This is a parallel arrangement we used for the Brantwood part one where we had an ordinance establishing the TIF and then we had a development agreement which outlines the cooperation between the contractor and the city. And basically the city's role is to put in a road and the water pipes and the basic infrastructure of the project and this is just outlining the cooperation arrangement with the contractor where the contractor is going to provide some of the funds, the city will bid and let the contractor build that infrastructure and then we have an obligation to repay the contractor later on.

Mrs. Reynolds: So the land acquisition, the preliminary plat, everything that was in exhibit B is the same in exhibit C. I don't know what land we are acquiring.

Mr. Garrett: I'm not familiar with the land either. I don't know why because Brantwood owns the property out there and we are building a road and putting in water pipes.

Mr. Fullenkamp: Why are there replications on exhibit B and exhibit C? Just look at the top items there and you will see that there replications. Which is the active document here exhibit B or exhibit C?

Mrs. Reynolds: This packet I believe is put together incorrectly.

Mr. Fullenkamp: Do you see the replications on the two exhibits?

Mr. Denning: One is unit price and one is a total price. This has unit price with but then when you go to B there is a unit.

Mr. Fullenkamp: Why is one labeled private and the other public?

Mrs. Reynolds: There is a private piece and a public piece and I don't know what that is. What is the public piece and what is the private TIF?

Mr. Fullenkamp: What are we releasing for bid? It is not clear to me.

Ms. Christian: As far as I know that would be all of this work.

Mrs. Reynolds: Do you have the bids ready to release?

Ms. Christian: I would have to talk with our engineer but I don't believe so.

Mrs. Reynolds: I don't know what he is going to look at this document and say to bid on because there are two separate pieces.

Mr. Fullenkamp: Do we have an engineer right now?

Ms. Christian: It is a month-to-month kind of thing right now with LJB.

Taylor: The bid documents have been prepared and were ready to be read. I have not seen those but I can acquire those from LJB who's working on this project and who would we would have the contract with to work through the Brantwood project. So I will get that information and get some clarity on this if need be.

A motion was made by Mr. Fullenkamp to table Resolution No. 16-R-2130.

Mayor Flaute: If we do table it what happens? Is there a time crunch on this or anything? It won't make any big difference with the bids?

Mr. Taylor: Again there are a lot of unknowns at this point. I can find this out but it is going to take time to go through the files and find that information because I'm not

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sure with the monies that we have and using that if there was a timeline on that. I'm pretty sure there was no grant money so there was no timeline there but the tentative schedule that we had put together had the bids going out to release with the first notice being on Sunday and the second notice would've been on the following Sunday with the bid being awarded in February.

Mrs. Reynolds: If we put that off by two weeks what does that do?

Mr. Taylor: It puts us off by two weeks I believe. I can't say for certain if that is time sensitive but I don't think it is.

Mrs. Lommatzsch: Has that already gone out?

Mr. Taylor: No it was going to go out tomorrow morning.

Mayor Flaute: Okay good stop it then. Well not yet, we have to vote on it.

Mr. Denning and Deputy Mayor Smith withdrew their motion to approve Resolution No. 16-R-2130.

Mr. Fullenkamp continued with his motion to table the resolution until additional, correct information is given. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

iii) Resolution No. 16-R-2131 - a resolution authorizing the City Manager to release for bid the Brantwood Subdivision Section II Project under certain terms and conditions.

A motion was made by Mr. Fullenkamp to table Resolution No. 16-R-2131. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

iv) Resolution No. 16-R-2132– a resolution authorizing the City Manager to submit an “Assistance to Firefighters Grant” (AFG) application for the purchase of structural fire gear for use by the Fire Department.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 16-R-2132. Mrs. Reynolds seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

v) Resolution No. 16-R-2133 – a resolution authorizing the City Manager to submit an “Assistance to Firefighters Grant” (AFG) application for the purchase of powered EMS cots for use by the Fire Department.

Ms. Christian: This is authorization for the city manager to submit an Assistance to Firefighters Grant that the Chief had talked about earlier in his report for the EMS cots.

A motion was made by Mrs. Reynolds to approve Resolution No. 16-R-2133. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

vi) Resolution No. 16-R-2134 - a resolution accepting the resignation of the City Manager.

Ms. Christian: This is a resolution accepting the resignation of the city manager.

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A motion was made by Mr. Denning to approve Resolution No. 16-R-2134. Mr. Fullenkamp seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

ITEM 16: PUBLIC COMMENT ON NON-AGENDA ITEMS

Mayor Flaute: Resolution No. 16-R-2135 we will be moving down to after the executive session. So we now have public comments on non-agenda items in a person who wanted to speak is Mr. Schnieders. Mr. Schnieders please have the floor and do keep it to about three minutes if you can.

Mr. Schnieders: Thank you distinguished guests, Council members. A couple things I wanted to bring up that I've heard a lot from neighborhood watch. One is the ability of the city to finally get some houses torn down. One was right there on Broadmead which was the worst one. We got to watch the great big termite go in there and in a day's time level that house. It really warms my soul that we no longer have somebody trying to break in there. As far as the police department goes I think what they are attempting to do is very outstanding and I think they deserve a great applause for doing it. There again, two robberies that happened after one another, it hit my tip line and before I could notify the people to stay away from the area I heard they had already apprehended him.

Mayor Flaute: Thank you Mr. Schnieders and all of our staff can be congratulated for that.

Mr. Schnieders: I want to thank the fire department very much. In the last seven or eight days they have been out to my house several times where my leg has given out and they have had to come up and get me off the floor and get the backup and take me to the emergency room again. I thank you for that Chief. One of the things that is really close to my heart, my wife is home from the nursing home. She came home January 1. Thanks to all of your prayers. Thank you.

Mayor Flaute: Thank you, thank you Mr. Schnieders. Thank you for your work with Health and Safety also.

ITEM 17: COUNCILMEMBER COMMENTS

Mrs. Lommatzsch: Don't forget the open house next Thursday from 4 to 6 and from 6 to 8. I would appreciate all of you being here.

Mayor Flaute: What time do you want us here?

Mrs. Lommatzsch: 4 o'clock.

Mayor Flaute: If you need us earlier we can be here.

Mrs. Lommatzsch: That would be okay too. I will some of the staff to help get the food here.

Mr. Smith: Just real quick I attended the First Suburbs meeting last night in Trotwood. They treated us to a nice white tablecloth dinner. It was very nice. We covered a slew of many topics. We covered a lot of things. They did get the Mayor a homework assignments for Council and I'm sure he will share that with you. I don't know if he is ready to do that tonight but assignment it was a very good time and we learned quite a bit last night. Thank you.

Mrs. Reynolds: Chief I want to boat behind the fire truck.

Mayor Flaute: Okay I just have a couple of things. I went to a Martin Luther King celebration. One was at Wright Patt today and one was at the convention center on Monday night so I represented you there and both were honoring Dr. Martin Luther

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King. Also I met with the new president of Soin Medical Ctr., Rick Dobbs. They had a ribbon-cutting on the fifth lawyer of Soin. They are pleased that we have been bringing a lot of our folks to Soin and it is an excellent facility for our residents. So the assignment as I remember from First Suburbs is I need to bring something to the next meeting that we want our state legislatures to be working on. Does that sum it up pretty much? We need to bring a statement to them.

Mr. Smith: Well pretty much an idea as to what it is we have been doing with our money since we had our funding cut and how we are working to develop programs to make our money that we have now lost and express to them that it has been an inconvenience from the loss of the money and that we would greatly appreciate that money to be returned.

Mayor Flaute: And the reason is we have all been down the road of House Bill Five where we talked to them, they listened and they really didn't do anything. So First Suburbs Consortium has decided that it is time that we have regular meetings with them so that we can have more of a conversation rather than just, here we have a problem, why are you guys doing this to us, we get nothing back from the state legislatures and they continue to do what they choose to do. So this is an attempt from First Suburbs to have at least quarterly meetings with them and it includes Cleveland, Columbus and Cincinnati. Also the First Suburbs are being included in this and the Mayors and Managers Association is being included and we will be including the Ohio Mayors Association so that we can have these meetings with the state legislatures because we just feel like they are not getting it. They are not hearing us and it is so frustrating. This past year has been so frustrating for all of these groups. So we need to have more conversation rather than just have screaming from our side and them listening and not doing anything. That's basically the gist of it. Thank you for bringing that up and I promise I will do that assignment as best as I can. If anyone wants to give me feedback on that I would appreciate that. So I did six weddings in the last two weeks. They've slowed down this week but I'm sure they will start back up again. So at this time I will have a motion to go into executive session for the reasons that are on the agenda.

A motion was made by Mr. Denning to go into executive session. Mrs. Reynolds seconded the motion. With no 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; Deputy Mayor Smith, yes and Mayor Flaute, yes. **Motion passed.**

Council went into executive session at 8:21 p.m.

ITEM 18: EXECUTIVE SESSION

- a) **Codified Ordinances Section 103.01 (d) (7) – To receive and consider from an applicant for a permit, license, variance, zoning change or other similar privilege granted by the City, the following information confidentially received from the applicant: (C) Production techniques and trade secrets. Discussion of Wright Point Operations and Leases.**
- b) **Codified Ordinances 103.01 (d) (1) – Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.**

Council came out of executive session at 9:51 p.m.

ITEM 19: NEW BUSINESS (Continued)

- a) **RESOLUTIONS (Continued)**

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i) Resolution No. 16-R-2135 – a resolution appointing Interim City Manager.

A motion was made by Mrs. Reynolds to approve Resolution No. 16-R-2135. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

ii) Resolution No. 16-R-2136 – a resolution by the Council of the City of riverside, Ohio authorizing the City Manager to enter into a lease agreement with SBGlobal, Inc.

A motion was made by Mrs. Reynolds to approve Resolution No. 16-R-2136. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

iii) Resolution No. 16-R-2137 – a resolution by the Council of the City of Riverside, Ohio, authorizing the City Manager to enter into a lease agreement with Eccrine Systems, Inc.

A motion was made by Mrs. Reynolds to approve Resolution No. 16-R-2137. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

iv) Resolution No. 16-R-2138 – a resolution by the Council of the City of Riverside, Ohio authorizing the City Manager to enter into a lease agreement with Tenet 3, LLC.

A motion was made by Mrs. Reynolds to approve Resolution No. 16-R-2138. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

v) Resolution No. 16-R-2139 - a resolution by the Council of the City of Riverside, Ohio, authorizing the City Manager to enter into a lease agreement with General Dynamics Information Technologies, Inc. (GDIT).

A motion was made by Mrs. Reynolds to approve Resolution No. 16-R-2139. Mr. Denning seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

vi) Ordinance No. 16-O-590 - 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, 2016. (First Reading, Second Reading and Consideration of Approval)

A motion was made by Mrs. Lommatzsch to reconsider Ordinance No. 16-O-590. Mr. Denning seconded the motion. With no further discussion a roll call vote was taken as follows: Mrs. Lommatzsch, yes; Mr. Denning, yes; Mr. Curp, yes; Mr. Fullenkamp, no; Mrs. Reynolds, no; Deputy Mayor Smith, yes and Mayor Flaute, yes. **Motion passed.**

A motion was made by Mr. Denning to approve the first reading of Ordinance No. 16-O-590. Mrs. Lommatzsch seconded the motion. The clerk read the ordinance in entirety.

Mr. Fullenkamp: For line item general government 100.110, \$195,000, are those costs reimbursable?

Ms. Christian: To my knowledge that part is our portion for the engineering. We are paying for the engineering part of the Airway project.

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Mr. Denning: That is going to be our portion and the idea was that we could get that done early.

Mr. Fullenkamp: Why wasn't included in the original budget?

Ms. Christian: From what I understand (A portion of the audio was not recorded.)

Mr. Fullenkamp: So number five, expansion joints, is that parking lots or is that something else?

Mr. Murray: Those are leaks in our building at 5100.

Mr. Fullenkamp: In the roof?

Mr. Murray: No the expansion joints that run up the side of the building. They have 30-year-old caulk and that stuff has shrunk and so we need to go in there for probably five tenants and have that done.

Mr. Fullenkamp: Obviously you will be doing parking lot improvements in the summer. Roof coping, that won't be done until the weather straightens out.

Mr. Murray: We have good estimates on that.

Mr. Fullenkamp: Miscellaneous improvements or is that just a hodgepodge of pretty things or functional things?

Mr. Murray: As things come up throughout the year. Do they have to be done next month, no.

With no further discussion a roll call vote was taken as follows for the first reading: Mr. Denning, yes; Mrs. Lommatzsch, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mrs. Reynolds, no; Deputy Mayor Smith, yes and Mayor Flaute, yes. **Motion passed.**

A motion was made by Mr. Denning to suspend the rule allowing the first reading in the second reading to occur at the same meeting. Deputy Mayor Smith seconded the motion. With no further discussion a roll call vote was taken as follows: Mr. Denning, yes; Deputy Mayor Smith, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mrs. Lommatzsch, yes; Mrs. Reynolds, no and Mayor Flaute, yes. **Motion passed.**

A motion was made by Mr. Denning to approve the second reading of Ordinance No. 16-O-590. Deputy Mayor Smith seconded the motion. The clerk read the ordinance by title only. With no further discussion a roll call vote was taken as follows: Mr. Denning, yes; Deputy Mayor Smith, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mrs. Lommatzsch, yes; Mrs. Reynolds, no and Mayor Flaute, yes. **Motion passed.**

ITEM 19: ADJOURNMENT

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

The meeting ended at 10:07 p.m.

William R. Flaute, Mayor

Clerk of Council