

Thursday, June 16, 2016

ITEM 1: CALL TO ORDER: Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:00 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

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

Staff present was as follows: Jim Percival, Interim City Manager; Chris Lohr, Interim Assistant City Manager; Tom Garrett, Finance Department; Robert Murray, Economic Development; Brock Taylor, Planning and Project Management; Mitch Miller, Service Department; Frank Robinson, Police Department; Mark Carpenter, Fire Department; Dalma Grandjean, Law Director and Brenna Arnold, Clerk of Council.

ITEM 3: EXCUSE ABSENT MEMBERS: There were no absent members.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: The agenda was revised prior to the start of the meeting adding Resolution 16-R-2173 to New Business, which authorizes the purchase of rescue tools and extrication equipment for use by the Riverside Fire Department.

ITEM 5: APPROVAL OF AGENDA: A motion was made by Mrs. Reynolds to accept the agenda as submitted. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 6: WORK SESSION ITEMS:

A. Board Interview for Parks and Recreation Commission

Mr. Percival: In your packet, we have a request by Merrily Federle to be appointed to the Parks and Recreation Board. She has significant grant writing experience and she would like to be appointed to the Parks Board.

Ms. Federle: I have been a Riverside for about twenty-four years. I live in Saville Estates and my hobby is horticulture. I am an avid gardener; I was a master gardener. Currently I am involved with the Saville Hilltoppers Garden Club. I was very interested in writing grants so that we could obtain some money to plant trees at Shellabarger Park. My background is that I was a computer programmer for the Air Force and Marine Corps and then I worked for the Greene County Public Library as an Outreach Associate which means that I did homebound delivery for about ten years. I just retired in December and so now I have all this time to do what I want to do, plant flowers. I was interested in Parks and Recreation just to see what I can do to help the city beautify.

Mayor Flaute: Thank you very much for offering your services. Did you help carry some of that water? Ms. Federle: We have a solution for the water. Did you hear about the solution to the water? Mayor Flaute: No not really. We are working on it. Thank you for doing that and hopefully you know where all the other parks are and maybe some of their needs also. Ms. Federle: Sara has told me that she is going to give me a personal tour of the parks in Riverside. Thank you for considering my application to be a volunteer. I appreciate it. Deputy Mayor Smith: Are you retired? Ms. Federle: I retired in December, yes. It has been six months. Deputy Mayor Smith: So you've got time to attend the meetings. Ms. Federle: I do. Mrs. Reynolds: Madam Clerk, we just have one vacancy on Parks? Ms. Arnold: Right now, yes. Mayor Flaute: We thank you very, very much and hang around and we will see what happens.

A motion was made by Mr. Denning for legislation to appoint Ms. Merrily Federle to the Parks and Recreation Board. Mrs. Reynolds seconded the motion. All were in favor; none were opposed. **Motion carried.**

Mayor Flaute: We will have legislation in two weeks, maybe three weeks. I think we have a longer time here. You are welcome to come back for that or for any other

Thursday, June 16, 2016

meetings that we have. Someone will be in touch with you as far as meeting times and those kinds of things, so we thank you for serving.

B. Discussion: Safety Building Renovation

Mr. Percival: At a prior meeting there was discussion held relative to improvements that need to be made at the Safety Services Building. We have rejected bids for improvements to that building because the bids did not come in an appropriate manner. Council asked that we go back and get together a presentation so that Council could review that building, see what the deficiencies are and then we can work together to formulate a plan to move forward. The Chiefs and the Service Department employees along with Brock have put together a rather comprehensive presentation relative to that structure.

Chief Carpenter: Thanks for giving us the opportunity to share some of our comments and feelings about the building that we are currently operating out of; that's 1791 Harshman and also the Service Building. I'm just going to walk through this and just touch on and review what the Manager just described, what happened with the bid proposal and all. The deficiencies that we currently have at 1791 Harshman, we didn't list them all for the sake of time, but we highlighted some in each of our departments. Also, the interim plan and what we might do if we decide to work toward future facilities and then with the future facilities, some of the contents that might be in there. We had the bid for redoing the Station 5 and Police Headquarters and also the Service Building once administration moved over here to 5200. What you have here is 1791 Harshman and the plan originally was going to encompass this area for the Fire Department, then this area for Service and then the rest of this would be Police. As you know, the bid went out and it came back and was just way over budget, like \$100,000 more than what the architect had expected it to be. I don't have the schematic of the Service Department, but they were going to do some significant changes to give them some work space as well. So the bid was rejected and it was decided to explore our options of what we might do to either reinvest in this 1791 Harshman in the Service Department and try to fix all the things that need updated and repaired, maybe some additions because every time we talk about this space is one of the big things that we have a problem with. The building is old, the City is growing, our Services, there is more demand. We just need more space.

We go to some of the issues with the Fire Department, according to the NFPA, which is recommendations; your fire station should have a sprinkler system. We do not. A hood suppression system for your kitchen area, we do not. Alarm systems; exhaust emissions, in our bays right now we have a filtration system, but all of the emissions make their way into the living spaces. Also they are just not as exhausted as they should be. Also the NFPA standard says that we should have disinfecting for medical equipment. These standards for the NFPA, we have the disinfecting medical equipment space at Station 6. We do not have that here at Station 5, so if a crew comes back and they have contaminated equipment they either have to go up to Station 6 to get it cleaned or replace, bag it and keep it until they can get it to Station 6. Also our gear room, we don't have one. We should. Right now our gear sits in the apparatus bays, so you have the vehicle exhaust and the contaminants on our fire gear. The dorm rooms right now are actually where the part-time folks are sleeping because when I moved out my office became the Lieutenant's office and then his office became one of the firefighter's offices which typically are one of the full-time firefighters. Then the other two firefighters and volunteers, if they show up, sleep in this open dorm area which is right on a hallway that passes between the living space and the kitchen area, so it's all wide open. Also the shower that we have there, it works except that it just saturates the floor because it doesn't drain properly. The angle on the shower needs to be repaired because instead of going down the drain, it just goes on the bathroom floor. Also greater storage area, as you can see in the top picture we did find some space once administration moved over here. We moved some of our stuff into the HVAC area, but that's not all of our stuff and we just need more space. The bay lengths right now the way we operate we have two reserve fire engines and at Station 6 you have your frontline engine and frontline medic, then behind the frontline engine is the third medic out and then we have the reserve

Thursday, June 16, 2016

engines. What would happen if medic 5 goes out, medic 6 goes out and then if something on the north side happens and we have two guys in station, they get the reserve medic. What they have to do first is drive the engine out of the building and then pull the medic out, put the engine back in the building and then they can respond to the call, so we need more space. Also floor drains when we wash apparatus water goes onto the floor, makes it very slick. If it is in the wintertime, water goes out on the ramp, makes it slick. Not a good situation.

Let's move onto the Police Department. The Police Department has several standards, we selected two here. One is POST, the Commission on Peace Officer Standards and Training. POST has done some studies and says 250 square feet of space is needed per officer. Departments that have less than that see routine and significant dysfunction in their crews. They also have overcrowding, lack of space, lack of interview room. Also diminished property room size and as you can see the bottom picture there, that's part of what the property room looks like and you can see definitely full and then some. So trying to research and find evidence, not easy. On the space that we have currently over there, as I said the standard is 250 feet per officer, right now we have 58.8 square feet per officer. CALEA is the Commission on Accreditation for Law Enforcement Agencies. Facility access, they recommend that you have secure buildings. A lot of ways that's accomplished is to have electronic locks. If you bring someone into the building, you should have at least two secured doors before they could exit the building especially when you have the holding areas. I touched on the property room size. They need more space so they can file more of that evidence and more orderly. Also more secure especially for any guns, narcotics or money that is confiscated, right now they have a safe that doesn't function properly. The files, that's the top picture. You can see that's a back hallway there in the Fire Department, all the files are in the hallway and they are open and accessible to any police officer. Now obviously some of them are locked there, but according to this standard they should be in a secure area and have limited access. Parking areas they should be secure. Secure for employees and secure for any evidence. Just the other day the Police Department found a car out of Indianapolis and it needed to be examined by Indy Police. Where did they do that? They towed it back into the fire station so they could have a secure area and go over it and check for evidence there. They need a place where they can put vehicles or other equipment that is outdoor equipment in a secure location. Other building items, the women's locker room, they don't have a space for that right now. The detective space, I had another picture but for sake of time I didn't include that. I don't know if you have been over there and seen it, but they have three detectives over there that work in a small room. One of them is on the phone, another one is on the phone, and I don't know how they listen to see what's going on. It is overcrowded. The holding cell, there is none they use the interview rooms. Sewer system is a major problem and that's the whole building, but on the police side of things they get the fumes and odors coming out of the sewer system regularly when it backs up. The break area, there really isn't one. The utilities definitely need improvements for electronics and the computers.

Service Department, once again it is space. That's another big issue, right now all of their equipment is outdoors or the majority of it is outdoors and exposed. They have over a million dollars' worth of equipment that is stored outside and exposed to the elements at all times. The dump trucks are exposed to the heat and sun the majority of the time so they have to replace their dashes regularly, which is something that certainly can be avoided by keeping them under cover. The vehicles, as you can see the picture here, are stored in the salt bins and the salt residue affects their electrical components and the ball joints and they end up failing prematurely which leads to higher maintenance costs. Also the whole storage building is too small. It stores 500 tons of salt. We typically use 1500-2500 in a winter, so we end up getting a salt delivery or having to send it to one of our municipal neighbors so they can store it and then we have to go get it from them. So you are double sometimes triple handling salt which wastes time and is inefficient. Work space, the deliveries if you get a semi-truck over there it is just a logistical nightmare. We have to back them up onto Harshman, try to cut corners around all the parked vehicles and get it over to the storage areas that they have in the Service Department. It's very, very difficult and time-consuming. There is no ventilation system; they've got big problems when they bring equipment into the bay that they would back vehicles in to work on and they

Thursday, June 16, 2016

start them up in there and those fumes just go throughout the building. There is a lack of an oil separator for when they clean off their equipment. They don't have an emergency shower if someone gets contaminated. I think they had someone exposed just the other day to hydraulic fluid. They could run into the fire station assuming that they have access and that we are there or they have the keys handy. Sometimes they have to run home so they can get changed. The apparatus bay, right at the back of that bay is the welding. If someone is welding or you want to do welding, you certainly can't have a vehicle parked there or be working on it at that time. You can see how narrow it is, it just makes it very difficult for their operation. Tools and parts storage, they don't have enough space once again so they don't have enough parts and their inventory is so low that they have to go frequently to pick up more parts from the hardware supplies or the other places where they get their equipment.

The interim plan if we choose to look forward and see if we can get some strategy to build newer facilities. What are we going to do? We thought maybe this would take 3-5 years to do something like this, so what can we do in the meantime? Try to conserve money, put in a facility and still make it tolerable and more functional. For the Service Department, this picture here is the same apparatus bay; through that door you walk through the office area and break room. As you can see above that door, it's open and that's where the fumes go into. If someone is on break, they get exposed to these diesel fumes. We think we need to spend some money there to make things right for the Service workers. We would be looking to get a new break room and relocate that. A locker area because right now they work out of an old hallway; separate the occupied space from the work bays and fix that wall so the workers would not get exposed to the fumes. Also forego any of the lighting, paint and bay expansions to hold down costs. We are thinking \$20,000-25,000 would accomplish this.

Mrs. Reynolds: Before you go any farther can we look at this, it says forego new lighting. I can understand paint and the bay expansion, but I thought we had talked before that the lighting was an important piece that we needed. Chief Carpenter: I'm going to defer to Mitch. Would you like to speak about the lighting? Mr. Miller: Our whole electrical system is deficient there and without major rewiring it would be very expensive. We are looking to cut costs and put it to a minimum. To give you an idea, when the welder is on we shut off everything else, otherwise the whole system shuts down. Chief Carpenter: The guys have done great to make it work to this point. Mr. Miller: They are very creative about how they go about working because they suffer the consequence if they are not. Mrs. Reynolds: I understand being creative, Mr. Miller, but I also understand safety more than I understand creativity. That's a concern. Chief Carpenter: That makes sense. Safety first.

Deputy Mayor Smith: What the average going into the Serviced Department back there? Mr. Miller: I can find that out. I don't have the specifics on that.

Chief Carpenter: More of the interim plan. On the police side, we would take the old Council chambers, divide that and move the detectives over there. They would definitely have more room so they could talk and communicate with potential witnesses, conduct interviews and talk on the phone without having to overhear other detectives speaking on the phone. The Major offices would move to the former administrative side and also the Chief's office, so this way police gets spread out. The lobby window would become one, this way joining the police side with the former administrative side. The picture here is the Victim's Advocate's office, she would be relocated to one of the Major's office or to Chief's office, one of the vacated offices. Then this would be the women's locker room. The estimated cost to do this and also the Fire side would be around \$10,000-15,000.

For the Fire side, this office here right now is the Police Sergeant's office and that door leads into the apparatus bay, so we would gain that and we would get our gear in that room. This was it would be separately and away from the emissions.

Mrs. Reynolds: The women's locker area, what is entailed in that, Sir? Chief Robinson: Currently we have one locker room that they all share. What we would do basically is have the locker room that is currently there and the room that he was

Thursday, June 16, 2016

talking about, the office there, is directly beside that so the locker rooms would both be proximity together. Then the women's locker room basically would only have to have some lockers purchased to put inside there for the ladies. Right now we don't have any other lockers for them. The ones in the male half, or what would be the male half, would already have the lockers, so we wouldn't have to worry about that. We would just have to put enough lockers in there for the ladies. Mrs. Reynolds: So it is just locker space you are giving and there's no other requirement to separate those out? Chief Carpenter: This is what we are talking about for the interim. Mayor Flaute: Now you are putting in a separation. Chief Carpenter: It would be two separate rooms, not sharing one room and this would be just for the interim. Mrs. Reynolds: It's just going to be locker areas. Mr. Taylor: It's more like a dressing room. Chief Robinson: They can get don and off their uniforms at the facility, if they choose to and actually have lockers to put their stuff in as well. Personal items, things like that.

Deputy Mayor Smith: Do they have a bench in there to sit down and get dressed? Chief Carpenter: They do in the men's locker room. Chief Robinson: Currently if you looked in the locker room right now, it looks like the property room because all of the uniforms that go to get dry cleaned are in that locker and it will be as cramped inside there. They really don't use it like it should be used and I think they would, if they had the opportunity to do that.

Chief Carpenter: The Fire side fitness room, we were going to use the HVAC room, so we would gain more storage space. As I mentioned, the former Council chambers, the Police Detectives would be on part of that and then we would use the other part for Fire Department storage, so that takes everything out of the HVAC room storage-wise and then we could put some fitness equipment in there. Right now our guys have to go to Station 6 or try to find some space in the apparatus bay if they want to exercise. We would improve the dorm area. We would put some dividers there and make it so we have two more private rooms. This room here was a space for gear. Also the Director for Service and Operations Manager would move over to the former Economic Development and Finance offices. This way they could have a better location for plans and when they bring in clients they could discuss the plans and drawings and have more space to spread out.

Mrs. Reynolds: Chief, when you are talking about space for gear, can you give me an example of what the gear would be? Is that per officer? Chief Carpenter: Per firefighter. We have lots of firefighters because of the part-time personnel and you have your helmet, bunker coat, bunker pants, boots, gloves and some other associated equipment. Right now it is stored along the walls in the apparatus bay in kind of open lockers.

Future facilities. There is a lot of planning that would have to take place prior, but we would incorporate Best Practices as much as we can and that the budget allows. Also the facility would be LEED compliant and maybe even create a facility that has multiple uses, such as a senior facility or a rec center or clinic. Who knows, we could be more than just a Safety Services building. The square footage I can tell you for Police and Fire facilities, some of the research that I have done, it seems they're typically in the \$200-280 a square foot when they are finished. I believe if we just did as is depicted in this picture, Police and Fire, if we just did a facility for that would have to be somewhere around a minimum of 12,000 square feet. That's still tight, but we would work and strive to get a facility that is definitely friendly for our budget. Mrs. Reynolds: That would fit all of the requirements and mandates we have? Chief Carpenter: That's tight because that's a little more space than what we have now and that's just an estimate. Mr. Fullenkamp: So \$3 million? Chief Carpenter: Roughly. That's a ballpark. I've seen some facilities, 32,000 square feet and \$9 million. That's the sum of the math. Mr. Fullenkamp: You use the low number.

Chief Carpenter: Service Department, their needs we measure more in acres. The Beavercreek facility is 10 acres because just the nature of their business. They have a lot of stuff and they need places to store it all. Location-wise, very general; I could just say from my point of view definitely would like to be north of the Mad River for the sake that we have the bridge that is under construction right now. If some kind of

Thursday, June 16, 2016

disaster happened, it would take us a long time to get around from the south side to the north side. That's just my opinion and we have to do some research and some studies to see what would be best. Then we would have to figure out what to do and even if we could use the Wright Point money that was available, whether it could even be used to do any future planning. That's something for discussion on another date. I think the dollars we talked about for the Service building and 1791, Safety Services, that building would meet what that money was allocated for, but anything else we would definitely have to back and take a look at that.

Some of the things that would be included in future Fire facility, we would have dorms that would be more personable and private. A gear washer and dryer, we have one at Station 6, but the routine is if Station 5 crew has a fire what they do is transport all the gear up there, gets it washed and dried and has to transport it all back here. We would install the sprinklers and have a fire alarm system. Training space, a training room; that's a big one. We don't really have that. We have a kitchen table right now and we get by, but it would be nice to have a larger facility and maybe have where we can do more of a regional training. We have done some of that at Station 6, but we are still limited. Then we would look at the time and see what NFPA recommendations are out there that we could fit in there. Mrs. Reynolds: That goes back to the first couple of pages we looked at, all of those recommendations? Chief Carpenter: Yes, any of those or if any new standards come out by the time we get to a new building. Of course, ADA compliant and that would go for all of the facilities.

Future Police facility would include a holding cell and possible indoor firing ranges. I know with some of the research that I did on Police/Fire facilities, they do incorporate indoor firing ranges. Also padded interview rooms just in case there is a physical altercation that takes place inside the room. An evidence room with a large roll up door for large items, right now we don't have that. Space saver filing systems, the Police has a lot of records that they have to maintain, and then a separate secure storage as I touched on earlier for the drugs, guns and cash. A fitness center and this is something that could be incorporated with the Fire Department. I was saving this when you were talking about the women's locker room, but the recommendation is to have the men's and women's locker rooms adjoin to the fitness center. I think that is something that is a nice feature that we should have and also a secure parking lot with two secure entrances and exits.

In the future Services facility, definitely a salt storage unit that holds at least 2,500 tons of salt and better access for the deliveries or any other large items that are making their way to the Service building, they don't have to maneuver through all the parking lot. Mrs. Reynolds: How large of a facility to store 2,500 tons? Mr. Miller: Probably 4.5 to 5 times the size of our current structure back there. Chief Carpenter: We are at 500 right now. Mr. Miller: You can stack it pretty high, but it would probably be about 4.5 times the size of the current structure. Mr. Denning: So something the size of what that concrete dome that Dayton built? Mr. Miller: Very similar. Mayor Flaute: Do most cities store their whole years' worth of salt? I would think they would be running back and forth too. Mr. Percival: No, especially with the things that has come down. Now you have to buy all of your salt because of the issues that have gone back and forth between the State of Ohio and the salt providers. You have to buy all of your salt and pay for it upfront now. In Xenia, we had a facility that stored 3,000 tons. That's what has hurt a lot of smaller communities, unless they are in conjunction with the County or somebody else, they are always scrambling to try to get salt because they don't have enough storage. Usually, you get your salt deliveries in September/October and sometimes November and you hope that gets you through the entire year.

Mrs. Reynolds: Mr. City Manager, is there a cost savings in having that salt available as needed? Mr. Percival: There are a couple different cost savings because you are not having to travel and go get salt from different locations and spending travel time. The other thing is if you have a large facility, you have one unloading cost. You are not paying for unloading every time they show up and dump 400 or 500 because that is part of the cost is their unloading fee. I don't know if they have to set up an auger then you have to pay that auger fee and those things add up. The other thing is, and I think we have been fairly lucky from what I've talked to Mitch and Jay, we haven't

Thursday, June 16, 2016

been charged a storage fee when we have put salt someplace else, but some places will charge you a tonnage storage fee to store your salt in their building. There are different cost savings, but I would say the most significant one is time. If you get a major snow event, you don't want to have to be driving to Montgomery County or Dayton or Fairborn or wherever to get your trucks filled up. Mrs. Reynolds: I think that goes along with delivery of services to the residents. It's there, that's what most important. Mr. Denning: That also adds to how tired your crew is if they are spending half of their time traveling however far away the salt is and back to the community. They can only be in that truck a certain number of hours. Deputy Mayor Smith: How long does it take to dump a truckload of salt? Mr. Miller: Are you talking about the shippers that come in? Deputy Mayor Smith: No, our guys on the road. Mr. Miller: It depends on the conditions, to answer your question on that. Deputy Mayor Smith: The average. Mr. Miller: If they are going on highway, it's pretty quick; an hour and a half to 2 hours. If they are going into residential, it's about twice that time period.

Chief Carpenter: Another big factor is cover for the vehicles like the new Hot Box, it's sitting outside and it's got a lot of electronics on it. There's just no space to put it indoors. For example, Mr. Miller went over to Beaver Creek and looked at some of their facility. They have 1.5 acres of coverage for their vehicles. They also have a wash bay to clean their vehicles' undercarriage. They claim their vehicles last 25-27 years whereas we are replacing our equipment in 12-13 years. There are definitely some advantages to having our vehicles protected. Then appropriate work and storage space for the service crews, right now they are getting by with what they have.

To wrap it up, what do we do next? What funding sources may be available and a timeline to take some action and decide one way or another. What we are going to do? We would definitely like to come up with some strategies and get going. Mr. Fullenkamp: I think the question is what do we need immediately? Chief Carpenter: That's some of the things on the interim side. Mr. Fullenkamp: We know the cost is around \$70,000-80,000. Chief Carpenter: It was less than that, \$35,000 or \$40,000. Mr. Denning: If we add in the new electrical system for the back building. I know it's only interim, if it was only 6 months is one thing. If you have talking 3 years that stretches into 5 years that may stretch into 7 years; I think we need to consider the electrical system too.

Mr. Fullenkamp: The plan was to retrofit that building to provide the space for Fire, Police, and Service Department. That was part of the original plan until a month ago, so you clearly have some utilities issues that need to be addressed. I'm assuming that building is not just going to go away, that building will continue to be part of who we are. I don't know, but immediately if you've got sewer issues they've got to be fixed even in an interim plan. Chief Carpenter: I know they have been addressed since I've been here. Every so often the sewer malfunctions. Mr. Fullenkamp: Do they know why? Mr. Miller: This building has been kind of patched together, multiple iterations of add-ons and when they did that I don't think they made adequate capacity for the number of people. The capacity hasn't changed, but the number of people that are in the building because of the fact that they have continually added on. It's had an impact. For that size of building, you have very few bathrooms. Mr. Fullenkamp: Have we done the design analysis on the sanitary sewer in that building? Mr. Miller: We have scoped it. We've drilled it out several times. I just think it is undersized. It's not sized appropriately for the current size of the building. When that building was first built, it was probably a fourth of that size so they have added on over time.

Mrs. Reynolds: If that building is going to stay part of us, wouldn't it be wise to make sure that the infrastructure is corrected and sized appropriately for the use and spend those dollars now and build your foundation as best as it should be and then go from there? Mr. Miller: That's a great thought but consider this to, at some point in time our parking lot where the telephone poles are is actually right of way for ODOT. At some point in time, they may come in and say we want that right of way. Mayor Flaute: We've been saying that for 21 years. They have no money. Chief Carpenter: That's part of the decision we have to make. Do we want to reinvest money in that building?

Thursday, June 16, 2016

Mayor Flaute: Is there a place in your minds at all where you could go once we would leave that building? Chief Carpenter: We've had some general discussions. Mayor Flaute: So there are places that have potential for our apparatus and everything we want to do for the future. Chief Carpenter: Yes. Mr. Percival: That's part of the conversation that Council needs to have to, maybe in the next iteration of this the staff brings forward 5 or 6 sites and Council can sit and discuss each one of those sites and decide which is your priority. Obviously if we go out and find 10 acres but it doesn't meet the needs of the departments and doesn't meet the needs of Council, then it's not going to work. I think that's probably 6 months down the road if Council decided this is the plan we wish to move forward with. I think one of the things that you need to decide is, is there a logical re-use for the facility we are currently in for the next 3-5 years or is there not in your mind a logical re-use of those facilities and are we are going to look to repurpose those or demolish those facilities and sell that ground? I think there are a lot of those type questions and I think it is going to take a lot of work between staff and Council to come up with the answers.

Chief Carpenter: We had some ideas of where we may go if we are going to pursue a new location, new facility. We estimate maybe \$40,000 to work with the engineering firms and to hire an architect to start coming up with a more developed plan, but that takes money. That's why earlier I was talking about there's money available in that Wright Point that was budgeted for the move, but I'm not sure if that money could be used in this manner. That's something we would have to discuss.

Mayor Flaute: In your discussion I know you threw out some figures, but if we would try and do something with the sewer system and if we would do the electrical we are talking less than \$100,000. Is that what you said? Chief Carpenter: I didn't factor in the electrical, but some of the immediate things were going to roughly be about \$35,000-45,000 for the interim. Mr. Taylor: The electrical in the back Service building, I think we can do that and that was part of the original project that we looked at and projected the bids for to do some electrical work. I think it was only 100 amp service coming in there. I can't remember, but we will check. It's insufficient. We were looking at part of that scope was we were updating that electrical. I can look back at what that was and figure out those costs, but I think redoing all of the electric in the Service building is going to add about \$5,000 which if we you going to be there 3-5 years would be a good investment because it is kind of sketchy back there. We would have to have somebody look at our sewer system and I think the cost of that, just from having the different contractor or Brumbaugh when we did the initial bids coming through there, we kind of discussed that with the architect and they feel it will be a significant cost there. If you were to invest that money into that building, then you may want to look at keeping that building for a longer term because you are going to be spending a significant portion of money there. The recommendation from the architect was to leave that stuff as it is, but to develop your plan.

Mayor Flaute: That stuff meaning the sewer. Mr. Taylor: The sewer because that's really backing up and it may have to be tearing out the floors, going outside the infrastructure for a smaller building. You only have a 6 inch pipe going out of there and we bid a 10 inch pipe, so you are talking about some possibly significant infrastructure which we could look into but if you spend that money it might be good money after bad. That was kind of the thought when we were talking around the table is don't spend that money now. We can live with it for 3-5 years as long as we are working towards getting into a new facility. Mayor Flaute: The good thing is there has been 10 people at least leave that building, so hopefully the sewer a little relief. Mr. Percival: In that sewer there may be some things if you run a camera down there and there may be some things that have popped up that we can address much less expensively than putting in a new sewer system.

Mr. Fullenkamp: So Mr. Taylor, what do you mean significant? Mr. Taylor: The original project that we had didn't address any sewer or anything in there and our bids were coming back at \$225,000 and that was looking at paint, ceiling, and carpet. I would think if you didn't do paint, ceiling, and carpet like we have proposed here, I'm guessing from my experience that your costs could be that high, I think we could investigate that and look and see what those costs would be. Mr. Fullenkamp: I mean specifically about the sewer system. Mr. Taylor: You have the core building and then you have the buildings and they come into that one. I think what's

Thursday, June 16, 2016

happening is they come into one branch and they go out to the street and that pipe is probably too small for the capacity that is currently in that building. What you would have to do is tear up floors, put new plumbing inside and then put a new main from the building to the sewer. Mr. Fullenkamp: So you can't put a number next to the word, significant. Mr. Taylor: I cannot.

Mrs. Lommatzsch: I think that some inquiry needs to be made of MVPRC because this project on this property is still on the books and one of these days, if the wrecks continue out here, they are going to turn around and ODOT is going to say, "We've got some money and that's where we are going to go." Then they are going to want that property, so I'm not saying in the next year or two. All I'm saying is that is on the books, has been engineered, and planned, so somebody needs to make an inquiry of MVRPC and see where that project truly lays. Mr. Denning: You are saying that's almost a shovel-ready project. Mrs. Lommatzsch: I don't know if all of the environmental are done. Mr. Denning: It's a lot closer if somebody decided to pump a lot of money into federal funding... Mrs. Lommatzsch: Or if some other project fell through and suddenly they have the money and needed to spend by next December or a year from now, it could pop up and they could walk in the door and they will buy the property. I think we need to have a contingent plan in place and I think we need to have Bob Murray or someone make an inquiry of where that project stands.

Mr. Denning: With smaller plumbing, a lot of times it ends up getting clogged up quicker. How often do we have to have Roto Rooter out now? Mr. Miller: That's a good question, about every 2 years. Mr. Denning: I'm a preventative maintenance kind of guy. If we put that on our list and we get that done once a year in June or pick a date, then maybe we don't have the backup. If we had a significant issue in 5 years, hopefully we will have already fixed the problem. My other thought is that if we were able to move to other facilities, but we wanted to keep that facility because ODOT hasn't decided yet. It seems to be more of a number of people using the sewer line than actual size, its volume; if that would become the senior center or something like that. We would have to revamp it again, but if the property is ours other than some modifications, that gives us an instant community center or whatever use we would decide and keep up the preventative maintenance on the sewer system; I think we could probably stretch this out at least until we could get a better decision or a longer term view of where we want to go and what the community wants us to do. We know that the seniors have been asking for multiple years for a place to go and we would like to do that, but if we could show them that there may be some light at the end of the tunnel then we could get some community buy in for this whole project.

Deputy Mayor Smith: In reference to the sewer system, that is probably a 3 or 4 inch line going out to the street. When the fire house was put in it had one little bathroom in the back, that's all it needed so there is probably a 3 or 4 inch line. Is there check valves on the sewer system inside the building to keep that odor from coming back up? Mayor Flaute: It shouldn't cost that much. Mr. Miller: There are traps. Deputy Mayor Smith: What about check valves? Mr. Miller: Backflow protectors, no because of the age of the building. They didn't have them at that time. Deputy Mayor Smith: Those can be put in now. Mr. Miller: They can be put in, that's true. Deputy Mayor Smith: That would be an easy fix. It would be affordable. Chief Carpenter: We can add that to the interim.

Mrs. Reynolds: I'd like to see staff bring forward some options for other locations that we might talk about because we need to consider all aspects before we spend a dime. I think we need to know where we are going. Mayor Flaute: I'm thinking we should go with the less than \$100,000 and the 3-5 year plan, and then do what you are saying. \$100,000 is a lot of money, I realize that; in the big scope of things and all the issues that we have before us, if it can keep us for 3-5 years. That's the problem, we have to continue to stay on top of it and do the stuff that you were saying. I'm feeling that we should go ahead and spend the money to do the immediate things and put it on our City Manager's report for keeping it in the loop of what we want to do. Mrs. Lommatzsch: It's all part of the strategic plan, which I hope we can come up with in a reasonable amount of time.

Thursday, June 16, 2016

Mr. Percival: Chief what do you think as far as site locations, two months to come up with some options? Chief Carpenter: Definitely. Mr. Percival: We can come back in a short period of time with some site locations for Council to evaluate. Mrs. Lommatzsch: I think they already have ideas. Chief Carpenter: We have talked about it. Mayor Deputy Smith: On laying out the design for the new firehouse, if we get to that point, you mentioned that your ideas and estimates were for just enough for what we have now. As the City continues to grow, our full-time staff is going to continue to grow and part-time will probably increase as well, so we need to plan for the future for that building. The firehouse on Spinning Road did that as we planned for what we needed at that time. I don't know where we are as far as growing out of that building or growing into it, but if we are going to do it and spend this kind of money I think we should build something we can use long into the future. Just keep that in mind because it's just a little more money.

Mrs. Lommatzsch: I'm not sure this city population would not be willing to vote for a specific project of that nature as a services levy. We obviously know we do not have the money in the general budget to do this and we are going to continue to need the money to keep these buildings up. I think if we do it right and our staff is capable of doing it right, I'm sure. If we went to the voters and said this is what we are going to do with your dollars and put that money away to do that over, at least you can borrow money and get the project moving. Mr. Denning: I agree, but I think the point is if it is going to be \$3 million to build a facility that is just what you need, but for 30% more you could get a facility that would take you out 25-30 years. I think the community would be more than willing to do that. I agree with Mrs. Lommatzsch, we need to put the plan together and be able to show people what they are going to do with their money and then do it the way we said; I think it will go a long way. That's exactly what happened with the schools, they said we need to build new schools and they voted the levy in to pay for those new schools. I think we could get the same thing for our services facilities that we need to get our residents better services that they all deserve.

Mrs. Reynolds: You mention the Best Practices in your presentation are they the plan for our future? Chief Carpenter: I agree. Mrs. Lommatzsch: I want more people to want to work here. If you don't have appropriate facilities they don't want to work here, they go somewhere they can have better facilities. If we want to get high caliber employees to stay, then we have got to accommodate their needs.

A motion was made by Mr. Denning to move forward with the interim plan and adding the electrical system. Mrs. Lommatzsch seconded the motion. Six were in favor; Mrs. Reynolds was opposed. **Motion carried.**

ITEM 7: RECESS: The Council took a recess at 7:01 p.m.

ITEM 8: RECONVENE: The meeting was reconvened at 7:10 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Finance Director, Tom Garrett, led all those in attendance in the pledge of allegiance and there was a moment of silence for the victims of the Orlando tragedy and Governor George Voinovich, who recently passed away.

ITEM 10: EXECUTIVE SESSION: A motion was made by Mr. Denning to enter into executive session as allowed by Section 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 City employee or official.* Mrs. Reynolds seconded the motion. A roll call vote was as follows: Mr. Denning, yes; Mrs. Reynolds, yes; Mr. Curp, yes; Mr. Fullenkamp, no; Mrs. Lommatzsch, yes; Deputy Mayor Smith, yes and Mayor Flaute, yes. The council entered into executive session at 7:11 p.m.

Council came out of executive session at 7:32 p.m. A motion was made by Mrs. Reynolds to direct the Law Director to investigate the allegations made by the Police

Thursday, June 16, 2016

Chief to the City Manager on June 8, 2016. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 11: MINUTES: Consider approval of the minutes of the May 31, 2016, June 1, 2016 and June 8, 2016 special council meetings and the June 2, 2016 regular council meeting. A motion was made by Mr. Denning to approve the minutes as written. Deputy Mayor Smith seconded the motion. Six were in favor; one abstained – Mrs. Reynolds, who was absent from the June 1st special meeting. **Motion carried.**

ITEM 12: ACCEPTANCE OF PRIOR MONTH'S CITY FINANCIAL REPORT: A motion was made by Mr. Denning to accept the May financial report. Deputy Mayor Smith seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 13: 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 14: CITY MANAGER'S REPORT:

- (1) FYI Items
 - a. Council Request Sheets.
 - b. Council Agenda Calendar.
 - c. City Manager's Project and Activities Report.
 - d. Income Tax Scorecard
 - e. Memo from Tom Garrett with Brantwood TIF Loan Information
 - f. BZA Minutes of the February 23, 2016 meeting approved at the May 24, 2016 meeting
 - g. Planning Commission minutes of the March 21, 2016 and April 18, 2016 meetings approved at the May 16, 2016 meeting.
- (2) Monthly Verbal Reports
 - a. Police Department
 - b. Fire Department
 - c. Service Department

Mr. Percival: The City Manager's report is inclusive of the written report; I did want to point out a few things. The request for the TIF rewrite is included in the report that you have in front of you this evening and also the Income Tax report for the prior month's collections is included in here. I will note that the collections were fairly robust in May, hopefully that trend will continue. One of the things the Finance Director and I have discussed on the TIF, we are paying 5% interest on those dollars. That seems to be very expensive in light of current interest rates. I think one of the things that Council may want to do is to investigate doing a revenue bond on those TIF dollars and would probably be able to save 2-3% interest. On that we would be able to pay Brantwood and then we would be able to save 2-3%. There has been another question that has come up relative to the TIF on the interest, which has been turned over to our Law Director, whether that interest is on principle only or whether that is compounded. I think she is investigating that issue, but I would be derelict if I did not bring up and say that 5% interest is rather high in today's environment. Mayor Flaute: I think we ought to give some direction on that. I feel that is a very

Thursday, June 16, 2016

appropriate thing to do. Mr. Fullenkamp: It may be, but I'm not sure if it's written into the TIF agreement with the people that are the investors whether it would be agreeable to them. Ms. Grandjean: The question of interpretation and there's a dispute now as to what the interpretation is. That provision was drafted by our bond counsel, so that's who I'm going to confer with and we will go from there.

Mr. Denning: It was my understanding that even with their projected numbers, they were never going to get all of their funding by the end of the 30 years or it was going to be very close and it doesn't even include their 5% on top of that. My understanding is when the TIF runs out whatever is left to be paid is on the investors. Do I misunderstand the information we were given? Ms. Grandjean: I believe you are stating it accurately. Mr. Denning: My understanding is the point of that was to push them to get as many houses up as quickly as they could so they could get as much of that new tax money into the TIF to pay off the mortgage of the infrastructure. If the taxes don't increase and doesn't come in to the value of what that infrastructure cost was, let's say it was \$2 million and they only get back in the 30 years \$1 million, that's it. They don't get any more and even if they compound the 5% on there, they still only get what they get in 30 years. Ms. Grandjean: That may be why they're arguing for compounded interest. I will get that clarified.

Mayor Flaute: It is still my understanding like the City Manager said we would save money by borrowing the money and sitting it somewhere. Mr. Denning: Once we borrow that money and we pay them off, now we have to pay it all. Mr. Fullenkamp: We have risk and that was the original design was to remove wall risk from the City. Mr. Denning: If we leave it the way it is, if the housing market tanked and they didn't build another house they only get the tax dollars on those houses that are built now. If that money coming in from those taxes in 30 years does not pay off the infrastructure mortgage, it was a bad investment on them. If we pay them off now at a lower interest rate then we have to pay the whole thing off. Is that true? Mr. Percival: I'm going to defer to the Law Director because I think she has to look at this interest and we can look at the whole thing, but the only thing I was bringing up this evening is that I thought the 5% in today's market is awfully high. Mr. Denning: It was high then and it was explained to us it wasn't truly relevant because of the way a TIF is structured in general. Mr. Fullenkamp: That interest rate was negotiated between the investors that put money into the TIF. Mrs. Reynolds: We had a \$70,000 payment in 2013, 2014 we had a \$66,000 payment, 2015 a \$66,000 payment and in 2016 we will have a \$66,000 payment with 5% on the remaining balance. Those are astronomical figures. Mayor Flaute: We will wait until we hear from you, Ms. Grandjean. Ms. Grandjean: Certainly by the next council meeting.

Deputy Mayor Smith: On the Bark Park with Mr. Browne, has anybody reached out to him as to when he would like to do that? Mrs. Lommatzsch: He is currently in the hospital. Mary Kay and I are going to be in touch and set it up as soon as possible because he is not well. Mr. Denning: I had a crazy thought. In today's society and it is mostly because of the way Mr. Browne's health is that I'm concerned. I would like to do this while he is still here, even if he has to do it from the hospital. I think we could put a video feed from the park and send it to him when we do it, if that was agreeable to him. It's just a thought so we can move forward and that it's there while he's still around. I was just trying to come up with a possible solution.

Mrs. Reynolds: I'm confused on 3600 Valley Street. I know you all have been working on that, but where exactly are we on Champion Landscaping now? Mr. Taylor: Champion Landscaping's permit has been approved; we have an approved drawing. They have 1 year to begin construction or the permit becomes void. I don't know what that date is but it doesn't look like they have started any of their projects yet, as you've mentioned. Mr. Percival: I will have someone contact them and we will see what their construction schedule is. Mrs. Reynolds: We have had quite a bit of conversation and groups dealing with this and I just wondered where we are at, but as they are right now if they do nothing they are compliant in all aspects with their evergreen screening up? Mr. Taylor: I think it is a tricky word when you say compliant, they have a permit to do the work and we have approved what they have proposed they are going to do. The next portion they have to follow through with what they said they were going to do, so we would have to talk about what happens if

Thursday, June 16, 2016

they don't do that. The process doesn't exactly start over, but if they didn't fulfill their end of the obligation to do the work that they said they were going to do or that's required by the UDO.

Mrs. Reynolds: I appreciate you sending out the email to Council about public records requests and how they should be handled. I think we should probably reduce that to writing so it becomes a part of whatever. Does Council have any concerns with that, how it was handled? Mr. Curp: I thought it was handled well and that comes down to us as a group, as opposed to the Manager. I think in light of all the conversations that we have had about transparency, we ought to have a policy that when a request comes in from a Councilmember that the response goes out to all Councilmembers. Mr. Denning: I would like a motion to make that policy; if a Councilmember requests information that we all get that information so that we are all informed about residents' complaints or what's going on so that we can keep up. I get really frustrated when I come into a meeting and all of the sudden there is information out there that I didn't even know what happening and I have to play catch up really quick. It would be much better; I don't mind getting all of the information, I can filter through what's important and what's not. For people to keep information from me I think is not right.

Mr. Fullenkamp: I would like to extend that motion to any public records request that is made by the public and by the media, that Council is made aware of what those public requests are. If you truly want to be informed about what people are concerned about, then you want to know all of this information. So that means when the Police Department gets a records request, I want that from anybody to be made public too. Mr. Percival: That was the reason for the individual email was so that the Clerk, who is the appointee of Council, would be able to get that and disseminate to the entire Council all at one time. Mr. Fullenkamp: Right now there is a disconnect between the public records requests that the Police Department gets, whether they be from media or from residents and I want to be aware of those. Mr. Percival: Any official public records request in any department: Service Department, Police Department, Fire Department; everything is going to go to the Clerk's office and she is going to disseminate that, working with the Law Director. Mayor Flaute: Any email we send with questions about anything, we would send to you with the Department Head on or the Department Head with you on just make sure you get that email and everyone else gets the email, even if it is a pothole on Quinby Lane. Mr. Denning: I want to know. Mayor Flaute: Even if it is very sensitive material. Mr. Fullenkamp: We saw sensitive materials and phone numbers earlier today in your interaction between the City Manager and the Chief regarding the incident in Indiana, we received phone numbers. When you requested that the Chief respond. Ms. Reynolds: Can you make sure that those types of things are blacked out? Ms. Arnold: As long as they come through me, I can do that. Mayor Flaute: So that means everything.

A motion was made by Mrs. Reynolds requiring all public requests made by Council, the public and media be shared with all Councilmembers. Deputy Mayor Smith seconded the motion. All were in favor; none were opposed. **Motion carried.**

Mr. Percival: The first update will be from the Police Department. Chief Robinson: It has been an eventful month, but just a few highlights. In conjunction with Montgomery County Sheriff's Department as well as other local departments, we did a drug-free blitz which was very successful in Riverside. You probably saw on the news and I think I sent out a lot of details of that. We had 34 traffic stops, 6 knock and talks to known drug houses and 3 felony drug arrests during that blitz, just in Riverside. The St. Helen's Festival was this month and we had a few minor incidents, which is very nice because the couple years we actually dropped a couple 99s so we are very happy we only had a few incidents this year. New cruisers have arrived. We are working on getting those taken care of now; hopefully you will see those out in the next month or so. Obviously we are still dealing with the K-9 situation. We are not sure where that program is going to go. At this point we are still looking for donations for that. We may have to tap into the drug fund, which I have no problem with doing that to make this happen because I think it is necessary to have the dog. We are still working on the lateral transfers. We are in the final phase of that process and after

Thursday, June 16, 2016

the MOU is signed, we will make some conditional offers to some officers that are in the area. Hopefully they will be able to come on to the Riverside Police Department and make an impact really quickly because we are down 4 people as we speak. I just want to give an "attaboy" to Officer Abney, who used the plate reader for what it is designed for. He was running through the Microtel and ended up coming across a couple of homicide suspects out of Indianapolis and through some other work on his behalf he was able to contact Indianapolis, got a detective there. When all was said and done, we ended up getting the warrants back here and we made two arrests on some suspects that were pretty bad and we got them out of our area. That's all I have.

Mr. Denning: Mrs. Reynolds and Mr. Fullenkamp in the past have pointed out that we have a real issue with drugs in our neighborhoods. I was talking to Dan Ryan and I think we have come up with at least a first step towards a solution. Our idea is that we print up some flyers; on one side of the flyer is information or signs of what a drug house is and on the other side is information on how to be a good witness. I believe Mr. Ryan said that information was in a book on neighborhood watch. My thought was that all that could be put together fairly easily by the Victim's Advocate that we have. Then I would like to see the possibility of a tip line that anonymous tips could be called to that we kept close tabs on, so that we can use that information. We would put all of that on the flyer and then together Council, Police Officers, Health & Safety, and any volunteers in the community; we take those out door to door. Just like we did when we were campaigning for office so that the community knows that we understand and we want to make a difference. We start with one neighborhood and go to another neighborhood, until we have it all covered. Hopefully that shows that we have interest and that will get the community to have interest and help us to help them and we can start pulling this community together and push this drug problem out or do the best we can. It may not work completely; it may not work at all. We've got to do something and this would show our community that we are doing something and we understand that there is an issue. My personal opinion is that we should be able to get these flyers by the end of this month and start working on that on 4th of July weekend. It would be our Independence Day from drugs. Deputy Mayor Smith: That's a short time span. Mr. Denning: I've put flyers together in much less time than that. It does not take more than 2 hours to get them printed up. Mayor Flaute: It just takes us walking around. Mrs. Reynolds: When do you want us to start walking? Mr. Denning: 4th of July. Mr. Percival: I will work with the Chief and put something together and we will get a draft out to council of what that flyer would look like, so you all could see it before we go to print. Mr. Denning: That is only if Council agrees with me and we want to put that direction in the form of a motion. I would be more than happy to help organize that with the Chief and if there are any other volunteers here, please sign up or call me and I will get with you when we are ready to pass things out. Deputy Mayor Smith: Could we get staff to participate in this? Mayor Flaute: If they want to, but only on a volunteer basis. Mayor Flaute: We are just doing one neighborhood? Mr. Denning: No, we are going to do the whole city. If we can do it all in one day, that would be great and then we will throw a party in the park if that's what has to happen.

Mr. Denning: Would putting together a hotline be an issue? Chief Robinson: A new tip line? We currently have one now. Mayor Flaute: We have one now, we may as well use it. Mr. Fullenkamp: How quickly are anonymous tip lines responded to? Chief Robinson: I can't say they are responded to, but if someone leaves a number for us to call them back. We have our Sergeant that is in charge of our detectives, he monitors that and we will roughly get back to them in the next day or so. If they don't leave a number and just give us an address, then we will have to do a little more research on the address and maybe go out there. Mr. Denning: I've got some ideas on that and we will work on that. Mrs. Reynolds: How many calls a week? Chief Robinson: I wouldn't say there is a whole bunch, maybe 1 or 2 a day and sometimes we won't get any. It just depends, when we get a bad batch of drugs in the City we will get a lot more calls on that because we will see an upswing in overdoses and people want to get a little more involved; people are more willing to call. Unfortunately there are times where the drug overdoses do spike. Ms. Janice Pitzer: I've never even heard of a tip line in Riverside. Mr. Denning: We will put it on the flyer and we will put one in your door or you can help hand them out. Ms. Pitzer: I

Thursday, June 16, 2016

think you need to make that public right now. Deputy Mayor Smith: It is on the back bumper of the police car. Mayor Flaute: Do you want to tell us the number, Chief? Chief Robinson: I can't tell you off the top of my head, but it is on the website.

A motion was made by Mrs. Reynolds authorizing the creation of drug flyers to be hand-delivered to residents of the City. Mr. Curp seconded the motion. All were in favor; none were opposed. **Motion carried.**

Chief Carpenter: We had a bid for SCBAs for the grant that we received last year and we have made the purchase and expect delivery next week. We will have the 5.5 SCBAs and we are the first department in this immediate area that's going to have those packs. It seems to be the trend nationwide; 30%+ of the orders are going that route and we are very excited. They meet the latest standards and also they are not as cumbersome as the alternative SCBAs, so we are pretty excited. They will be delivered next week and we will begin training on those immediately. Also the fire engine, I haven't talked about it lately because I didn't have the date, but it appears it will be here next month. Due to vacations and such, it looks like it's going to be the week of July 11th. Water rescue training, we are going to move it to next month because we want to involve Huber Heights and Butler Township. Due to schedules, it looks like July is when it is going to work out best. We are going to do the short base stuff, they are going to bring their boats and we are going to work in conjunction because that's the way it would happen in a real incident; we would be working with neighboring departments.

Tonight on the agenda, you will see for the purchase of extrication equipment. We went out to bid and the bids were opened Monday. We had one bidder; it's a company we have been very happy working with and they've been working with this company back in Mad River days. The same company has been dealing with Mad River and Riverside since 1976. They give excellent service and we are very pleased. It will replace and upgrade some the equipment that we have that is 15+ years old. Mr. Denning: Is the new equipment lighter, not as heavy? Chief Carpenter: It's a little bit lighter. It's designed to handle the automobile industry, the materials are a lot stronger and the way they are being designed it's going to make extrication better. Hopefully quicker, but definitely better. Also I am pleased to say I am working with Kevin Malloy from the Elks Association. He made me aware of some grants they had available, so we applied and in fact we received a \$750.00 grant that we are going to use on some of our SCBA supplementary equipment.

Deputy Mayor Smith: On your water rescue, are you going to do that at Eastwood and the Mad River? Chief Carpenter: I instructed our guys to do it on one of our waterways, so it will be the Great Miami. Mr. Denning: So down by the Eintracht or somewhere in that area? Chief Carpenter: Somewhere on the Great Miami within Riverside. Deputy Mayor Smith: How many self-contained breathing apparatuses did we order? Chief Carpenter: 25. Deputy Mayor Smith: Do we carry any on the medics? Chief Carpenter: Yes, because sometimes when our personnel are responding from the hospital they will have their air packs with them and it depends on where they are coming from so we also carry enough on the fire engines. Just in case. Deputy Mayor Smith: How many do we carry on the medic? Chief Carpenter: 2

Mr. Percival: Our final monthly update this evening is from Mr. Miller, Director of Public Service. The guys have done a great job getting the corridors working to try to get things spruced up as much as they could for the opening of the new hangar and I would like to thank the public service guys for their hard work on that. I think you've seen some of the work of the slope mower on those hillsides and it has been a great improvement there also. Mr. Miller: The guys over the last month have been providing quite a bit of logistical support for the 5K run, St. Helen's Festival, Relay for Life, and the Bike Rodeo, which was held at Beverly Gardens. The City Manager said they were working on sprucing up and cleaning up Harshman, Woodman, Springfield, and all the major thoroughfares. I did have a couple of complaints today that there are some speed bumps, I call them behavior modification for speeding, but there are some speed bumps that need to be taken care of on Springfield and we will probably rent a grinder and then dura-patch them so that the road is sealed up. We

Thursday, June 16, 2016

did a fairly large catch basin replacement on Springfield Street; we have been cleaning catch basins to help prevent flooding of the street and deterioration. As was stated, the cut quick has been out and about doing most of the major thorough fares, 35, Harshman, and State Route 4.

On Airway and Woodman, we changed the speed limit signs from 45 mph to 35. We have been dura-patching the streets in preparation for the cape seal, they are micro-surfacing later in the fall. We've been doing RTA shelter repairs and clean up. Glass replacement we are replacing it with plexiglass; it is much more difficult and challenging to break. We swept the wall in the middle of the night. The guys come in about 10:30-11:00 and they sweep the wall because that is the time of night when there is the least traffic. Mr. Taylor and I have met with MVRPC to discuss how we can enhance our ability to get funding for different projects. We talked about trying to conjoin OPWC funding and other funding so that we end up optimizing what we do with roadway improvements. There is only about \$12 million that they have available and they spread it for over 35-40 communities, so it's very challenging and competitive to get funding. You can get extra points for capacity and some other things. It has to match up with their 5 year plan, if it doesn't they let you know about it sometimes pretty directly. I would like to thank council for getting the new equipment. It is very helpful and it is approving our ability to respond to the citizens and have a better end product because of the equipment that has been procured for this past year. Deputy Mayor Smith: On the speed limit change, what prompted that? Mr. Miller: The newspaper came out with some of the high impact interchanges, in conjunction with the police chief, who is the one who authorizes and signage changes, we thought we would try to see if slowing people down a little bit might reduce the number of impacts at the intersections.

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

ITEM 16: NEW BUSINESS

A. ORDINANCES

I) Ordinance No. 16-O-600 to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period of January 1 through December 31, 2016. (First and second readings and consideration of adoption)

Mr. Percival introduced Ordinance No. 16-O-600 to make supplemental appropriations to the 2016 budget.

Mr. Percival: One thing I did want to point out in this Ordinance that will be somewhat of a change is what we have always done in the past is paid for all of our insurance claims out of our general appropriations in the Service Department, then we don't have the appropriations in the Service Department to do what we need to do because we have paid insurance claims. What we have done here is put a line item in for revenues for those insurance claims and expenditures for those insurance claims, so that we are not using up the appropriations that we have for our normal maintenance activities on insurance claims and the only thing that can be paid out of that money is things that we are going to be reimbursed for. Hopefully this will allow us to do a better job or more expeditiously spend our dollars on those maintenance items instead of spending those appropriations for insurance claims and then we don't have it to use on things that we need it for down the road. We also have personnel expenses increases in the City Manager's Department and the Clerk's office because we now have a full-time Clerk. In the Economic Development Department, with Mr. Murray we have talked about hiring his assistant so we would need an increase there. The Victims Advocate, we put that back to the original appropriation.

A motion was made by Mr. Denning to read Ordinance No. 16-O-600 for the first time in its entirety and approve its first reading. Mrs. Lommatzsch seconded the motion.

Thursday, June 16, 2016

The Clerk read Ordinance No. 16-O-600 for the first time in its entirety.

Mrs. Reynolds: In establishing the new line for payments of insurance claims that will be a wash at the end of the year? Mr. Percival: Yes. Mrs. Reynolds: It will all be receipted in and expensed out. Mr. Percival: Exactly.

With no further discussion, all were in favor; none were opposed. **Motion carried.**

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

A motion was made by Mr. Denning to read Ordinance No. 16-O-600 for the second time by title only and approve its final adoption. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 16-O-600 for the second time by title only.

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

B. RESOLUTIONS

I) Resolution No. 16-R-2169 authorizing the city Manager to submit a grant application for funding under the Victims of Crime Act (VOCA-SVAA), and authorizing the expenditure of matching funds.

Mr. Percival introduced Resolution No. 16-R-2169 authorizing the submission of a grant application for funding under the Victims of Crime Act and expenditures of matching funds.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 16-R-2169. Mrs. Reynolds seconded the motion. All were in favor; none were opposed. **Motion carried.**

II) Resolution No. 16-R-2172 authorizing the City Manager to submit applications for Federal-Map21 funds through the Miami Valley Regional Planning Commission.

Mr. Percival introduced Resolution No. 16-R-2172 authorizing the submission of grant applications for Federal-Map 21 funding.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 16-R-2172. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.**

III) Resolution No. 16-R-2173 authorizing the City Manager to purchase rescue tools and extrication equipment for use by the Riverside Fire Department in an amount not to exceed \$47,172.00.

Mr. Percival introduced Resolution No. 16-R-2173 authorizing the purchase of rescue tools and extrication equipment for use by the Riverside Fire Department.

A motion was made by Mr. Denning to approve Resolution No. 16-R-2173. Mrs. Reynolds seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 17: PUBLIC COMMENT ON NON-AGENDA ITEMS: Ms. Bernadette Baker of Mentor Avenue discussed people living in the church at 870 Mentor Avenue.

Thursday, June 16, 2016

Ms. Baker: I've called a couple of times over a church across the street from me and that some people have evidently moved in it. It is supposed to be a commercial residence. I have called and no one has called me back, so I've got other people that do know. We watch the neighborhood pretty good; we have a dead end street. They are Hispanic people so they are kind of hard to talk to and they really keep to themselves. There are different license plates on different cars. They come and go at different hours of the night. They are out there at 7:30 or 6:00 a.m. going to work. They are there at night around 1:00 a.m. and there are lights on all over the place. I think it should be addressed. We don't know who they are and we don't know if they are legal or not. There are a lot of things going on in the country right now that's happening and a lot of things that are indicating that this is what's going on. There are different license plates, Georgia and Florida tags, that are going to church for one day. It just seems impossible. The guy that is supposed to be living there, he's a pastor or whatever. He says that his wife and child are living there because they are going to Georgia to minister there and that they sold their house and couldn't find anywhere so they moved in. This is what I have talked to him about; you aren't supposed to be living there. You've got a dog here and people running in and out. How do we know what's really going on? We've called, but people have come to the church and knocked on the door and they don't answer in the daytime. There are cars coming in and out, different people driving these two cars. I don't even know how many people are in there and who aren't in there to tell you the truth; there are different people. It is a commercial residence and they are not supposed to be living there, so who do you address?

Mr. Percival: Could I have the address and we will investigate? Ms. Baker: It's 870 Mentor. Mayor Flaute: Mr. Manager would you get back with Ms. Baker with whatever information? Maybe if you have the times where the cars are there most often, that might be some information you would want to share after the meeting.

Tom Stanley of Pleasant Valley Avenue requested to speak regarding the issue.

Mr. Stanley: Last night at 10:00 or 10:30 p.m., I walked the dog down the street and I could hear somebody speaking Spanish and I walked down to the corner of the church and there were 6 people outside the church standing back there. Mayor Flaute: So is that a normal time that they are out every night? Mr. Stanley: They are out there all the time. Mayor Flaute: Alright, I'm just trying to get the policeman to maybe roll in there more. Mr. Stanley: We have had different phone calls to different parts of the city and we have no response back. They come out and say they can't do anything. There are a lot of people living there and we don't know if they are illegal or legal or whatever. We think that the Fire Department ought to go in there and do a fire inspection to see how many people are actually living in the facility or are in the facility which is a church. It is not supposed to be a hotel. The Fire Department or the Police Department needs to go in there and at different times to check these people for identification of who they are, where they are from or whatever it is. It's the church at the end of the road. Mayor Flaute: The City Manager will look into this.

Tom Weese of Travis Drive requested to speak concerning Dunkin' Donuts, its future and the future of American Classic Donuts.

Mr. Weese: Thank you Mr. Mayor and Councilmembers for this opportunity. My concern is regarding the building code for the new Dunkin' Donuts to the existing American Classic Donuts. Is the code legal and how close in proximity (it can be)? Can I get a brief answer? They want to know why it is where it stands? Mr. Percival: The zoning folks came in and made a zoning request to go. It is properly zoned for commercial use. Did you mention something about a fence? Mr. Weese: Just the generalized code for how close in proximity the buildings are to each other. Is there a code for that? Mr. Percival: There are setback requirements that I can have our Planning and Zoning folks get with you as far as what the setback requirements are. Mr. Weese: I'm just a patron of American Classic Donuts, but the owners, Carl and Judy Keys, that's probably who you would want to get with. Mr. Percival: We would be happy to work with them and answer any questions that they may have. From what I'm hearing, you are asking what the setback requirements are. We would be

Thursday, June 16, 2016

happy to answer that for them, they would just need to call Mr. Lohr and we would be happy to sit down and go through all of the requirements with them.

Mr. Weese: Ladies and gentleman, I would like to make a few general comments. As a patron, I support my friends here and Carl and Judy Keys. They work hard and they have a good reputation. That's why a lot of people go to their donut shop. I personally want to find even, common ground with everybody. I have no grudges; it is my hope there are no grudges among councilmembers or anybody here toward American Classic Donuts. I want to encourage the new business to do well, but I would like to make a challenge to Mr. Gilligan, the owner, that I think it comes down to basics and old-fashioned hard work. I will give you an example, what Marion Glass did for the Dayton community and his son currently runs the Shroyer Marion's Piazza. I know the guy, I've worked for him. I worked for a lot of prominent people in Oakwood and Centerville. That aside, I make a challenge to him to get involved with his management staff and with his newly hired employees and put in the time. Wear the apron; do the hard work. If he can do that, I think we could all join hands and sing Kumbaya. I'd like for you to be happy, I'd like for Dunkin' Donuts to be happy, but I also want to keep American Classic Donuts in business. Thank you for your time.

There were no additional public comments on non-agenda items.

ITEM 18: COUNCILMEMBER COMMENTS: Mayor Flaute asked if there were any council comments.

Mrs. Reynolds: Happy Father's Day everyone. You all are special men and all of your families love you. Have a wonderful day.

Mayor Flaute: There was a Chamber dinner last night; I see our Chamber representative is here. We have those dinners every month, all Chamber people are invited and anyone else who wants to come. It was at Salsa's. Every month we go to a different restaurant in Riverside. Mrs. Lommatzsch: VFW steak night is the next one on July 13th. Thanks the VFW, they do a nice job and you are all invited to join us. Mayor Flaute: It is \$15.00 for everything. It includes tip and a soft drink. It is an exceptional time; Riverside residents and businesses getting together and talking over a meal. It is fantastic. Employees and citizens, if you want to get on their email list Lynn will put you on the list. It's a very good time. Thank everyone, especially the Health and Safety Committee and all of the employees and volunteers, who worked the Bike Rodeo and St. Helen's Festival. Both were an extreme success. We are very thankful that the City and employees have worked so hard for that. I only did 2 weddings in the last 2 weeks, so they have slowed down a little bit. That's ok, they will come back. I do have some letters from folks that we interviewed for City Manager, if anyone wants to see them. This is a letter from James Piergies, who is our Administrative Judge, telling us that he is thanking anyone who worked to keep the Montgomery County Court system in Huber Heights. Anyone that is interested in seeing that letter, that is there also.

Mrs. Lommatzsch: I want to compliment the volunteers at St. Helen's and how quickly they restored the property in one day. I thought it was pretty amazing. They work pretty hard to make the community look good and they did a great job.

There were no additional councilmember comments.

ITEM 19: EXECUTIVE SESSION: A motion was made by Mrs. Reynolds to enter into executive session for the purpose of discussing the candidates for the position of City Manager as allowed by Section 103.01 (d) (7) C: *To receive and consider from an applicant for a permit, license, variance, zoning change or other similar privilege granted by the City, the following information confidentially received from the applicant: C. Production techniques and trade secrets and Section 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 City employee or official.* Mr. Denning seconded the motion. A roll call vote was as follows: Mrs. Reynolds, yes; Mr. Denning, yes; Mr. Curp, yes; Mr.

Thursday, June 16, 2016

Fullenkamp, yes; Mrs. Lommatzsch, yes; Deputy Mayor Smith, yes and Mayor Flaute, yes. The council entered into executive session at 8:32 p.m. Council came out of executive session at 9:28 p.m.

Mayor Flaute introduced Resolution No. 16-R-2170 authorizing the City Manager to enter into a lease agreement with Mark and Melissa Wentworth.

A motion was made by Mr. Denning to approve Resolution No. 16-R-2170. Mrs. Reynolds seconded the motion. All were in favor; none were opposed. **Motion carried.**

Mayor Flaute introduced Resolution No. 16-R-2171 authorizing the City Manager to enter into a lease agreement with CDO Technologies, Inc.

A motion was made by Mrs. Reynolds to approve Resolution No. 16-R-2171. Mr. Denning seconded the motion. All were in favor; none were opposed. **Motion carried.**

ITEM 20: ADJOURNMENT: A motion was made by Mrs. Reynolds to adjourn. Mr. Curp seconded the motion. All were in favor; none were opposed. The meeting was adjourned at 9:29 p.m.

William R. Flaute, Mayor

Clerk of Council