

Thursday, March 5, 2015

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

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

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

**ITEM 3: EXCUSE ABSENT MEMBERS:** All Council members were present

**ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:**

A motion was made by Deputy Mayor Reynolds to approve the revised agenda. Mr. Denning second 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 revised agenda was approved in Item 4.

**ITEM 6: WORK SESSION ITEMS:**

**a. Discussion – Goals and Objectives**

Mayor Flaute: Mr. Manager I'll let you start the discussion.

Mr. Chodkowski: Thank you Sir. Tonight I passed out to you a memorandum about the goals and objectives. As you recall we met in February and follow-up to my evaluation at that point was a list of goals and objectives that Council had prepared for me to discuss at that time. And then subsequent to tonight's meeting there was an abbreviated list of goals which is included in the information that that I passed out and in the email that I believe was Tuesday afternoon that highlighted three general goals which were to create a marketing plan, there was a draft goal there to address issues in and around 5100 and 5200 Springfield, and then there was a continuation of the Major Thoroughfare Plan. And considering some of the points and elements that we had discussed as part of my evaluation and the last draft of those three goals that were provided to me following our Council meeting I took some time to kind of provide I guess more specific direction; at least what I thought was more specific direction that would be progress oriented that would be; result in some sort of outcome that was more; action that is more determinant of our abilities to function more so then perhaps others. So in doing so we came up with some things that I thought might be appropriate; in line with what Council had proposed but were things that were more specific and definitive in either action or outcome. So to that point regarding a marketing plan element, there were three items that I had suggested to provide detail to the general goals that Council and provided. The first is in relation to our business office space here in the city. As you know there are a variety of types of office space here within the city all the way from C, C- space all the way up to B plus, A- space which is what we are in the process of trying to turn Wright Point I and Wright Point II into. As part of earlier discussions that we had with Counsel one of the things that Mr. Murray has talked about is providing a way or a plan to graduate businesses and to capture businesses that grow. He has consistently referred to Evanhoe and Associates, he has referred to Azimuth Corporation and a couple other businesses that up, come from the basement up literally and in some instances to the spaces where they are at

Thursday, March 5, 2015

now. But we don't have is, we do not have a comprehensive plan to try and utilize all of our space in a forward manner. So someone who graduates from their garage; maybe they don't have the resources to go to Wright Point but maybe they might be able to produce resources to move to let say one of the Claypool Buildings. So in talking about what we may be able to do to capture elements of business growth and development; that we have the capacity to influence or the capacity to promote in a way that other communities may not creating this office graduation program if you will, is an idea that came to the top of discussions that we had. And the thought is with the concept that we have outlined is bringing together the owners of these varying office spaces and providing them this idea that we are going to have a graduated plan so that when Acme Company comes to Mr. Murray and says, you know, hey, I've got this business, I am a start-up, I've just got a couple of employees, my den isn't the place to do business anymore but I can't afford \$15 or \$16 a sq. ft. We can say, hey we have an arrangement where we might be able to facilitate your location in the Claypool Building and we can help set you up and facilitate that lease for you. And after they are in Claypool for a while, once they are ready to expand or maybe the nature of their business has changed and they need to relocate somewhere else, well then maybe that's the time to bring them over to Wright Point or find some other space. Maybe they want to own their own building or they want to be in a more unique location or whatever that case may be. The plan or the idea is that we would create this plan where we would seek influence from the various property owners and try and get their buy-in so that; all boats ride on the tide. So if everyone is willing to work together we can maybe facilitate growth and development in a variety of office space occupancies. So like the VA/Eagle is currently vacant. I know that it has been looked at. It is also being listed by Colliers. So maybe it doesn't work out at Wright Point but VAE is a good second alternative and the VAE space is not on par with our facilities, it is below that in standard, but it might work for an up-start company or a company that has fewer resources to invest in than they might at Wright Point.

Mr. Denning: Where is the VAE building?

Mr. Chodkowski: The former MTC on Linden. Just past Claypool.

Mr. Denning: Okay, just past the; the old school.

Mr. Chodkowski: So that is kind of what we were thinking of about there. Another thing we had talked about is the restaurant promotion.

Mayor Flaute: Before we go on; so you are going to create this program and you are going to kind of let us know what you are doing and how you are getting the word out?

Mr. Chodkowski: That is what we are asking. We are asking that; your goal was to create a marketing plan, what we are saying is we would like to specifically bring forward this concept to market office space, and the mobility and the variety of office space within our community. So rather than kind of making that shotgun approach, we are going to target, in this instance, just the offices.

Mayor Flaute: And you are going to kind of keep us abreast of that.

Mr. Chodkowski: Right. So as this develops, as we meet with these property owners, we meet with these building owners they are going to tell us what their concerns are. I mean right now we are doing this in a vacuum from our perspective. So they might come and say, so Claypool might have issues, they might say these are the kind of businesses that we would be willing to accept and these are the kind of businesses we are not. They may say, you know, our building is just as great as Wright Point III and

Thursday, March 5, 2015

we ought to be getting \$20 a sq. ft. Okay, well there is some unreasonableness to that so we may come back and say hey, we are making progress but here is an issue or here is something that we have go to try overcome, here is what we are thinking and we will kind of build it as we go. But at least in concept we know what it is we are trying to build, which is an ability to shuffle the office cards if you will, the professional office cards, but in the deck that is Riverside rather than, oh well, they have space in Fairborn, or if they have space downtown, because a lot of folks, they only know what they are being told and typically they only know what they are being told by their realtor.

Mr. Denning: So then if we have the group that does the defense contractors'; they have a show of some sort, we would then; I am expanding on this, would then have like a blue board that says this is the type of offices we have and it runs between \$8 and \$12 a sq. ft. And we have this type of office space and so then we would have bigger marketing than we have now, which is call Colliers and call; so we would actually be marketing those businesses. I am filling in some blanks here, at least in my mind. We would possibly then get those realtors to come with us to help promote those at the time so that defense contractors; that is just one area but that type of office people. Which to me would be the major portion of those folks that we would want to market to and maybe steal away from Beaver creek. So that is the idea? That is the concept behind it?

Mr. Chodkowski: Correct. Part of it too is knowing what these facilities and what the owners of these facilities are willing to support and what rates they are looking at and what potential occupants they would like to see would help us better respond to initial requests or to even look at segments of the market for Mr. Murray to be able to go out and talk to them; we may not have thought otherwise thought to go talk to. If you asked me 12 months ago if I thought the fastest growing tenant at Wright Point would be a chicken guy, I would have told you that is really not who we market to.

Mr. Denning: That just helps me kind of put the picture together.

Mr. Fullenkamp: It seems me that the key word or phrase is cross-market. Where we have foreknowledge of the spaces available so that helps us to know where to place these people.

Mr. Chodkowski: Correct.

Mr. Fullenkamp: There is something that I want everyone to keep in mind, especially for the first two and then maybe for the third one is this concept of branding our city. So many of the businesses in our city describe themselves as being in Dayton. And I think that participation in programs that are sponsored by the city should almost demand that these businesses that are partaking are in themselves from Riverside versus some other locality. I know that is hard to demand that but I think it is something that is important because so many businesses and restaurants say they are Dayton. We are in Dayton and no, they are in Riverside so people never know.

Mrs. Lommatzsch: We have been fighting that battle with the Chamber for years. It is not winning.

Mr. Fullenkamp: I know it is not, but if we have money on the table then we can make it part of the deal. You are going to brand yourself as Riverside. And I think it is something we need to research more. And the Chamber may not have the wherewithal to do this but the city may.

Thursday, March 5, 2015

Mr. Chodkowski: I don't think that is an unreasonable request and I don't see why that would be an unreasonable condition for us to have, but keep in mind too there is the issue of logistics. You can brand your business in Riverside all you want but when it comes time to tell people how to get to your location.

Mr. Fullenkamp: I understand, I don't want to make this an absolute. But I think it is something that the city; we don't have. I mean, our restaurants don't call themselves Riverside, they are still Dayton.

Mrs. Lommatzsch: The Air Force Museum doesn't call itself Riverside.

Mr. Fullenkamp: They are Wright Patterson Air Force Base.

Mr. Denning: That brings up another point. We need to be the home of the Air Force Museum, not gateway because we are not the gateway we are the home of it.

Mr. Fullenkamp: But if you look at the newspaper, they call themselves Wright Patterson Air Force Base. They no longer call themselves anybody else.

Mrs. Lommatzsch: Well on the TV and all they say Dayton.

Mayor Flaute: And maybe that is part of our problem.

Mr. Smith: No, in the news I've heard them call the museum Riverside.

Mr. Denning: I have heard them say that.

Mrs. Lommatzsch: But when they do a story specific to something going on they will say they are in Riverside. But when you see the ads to visit it says Dayton.

Mr. Fullenkamp: My template is going to be the Eintracht Club. All it took me was to make one phone call to a reporter and say that is not Dayton that is in Riverside. And ever since then, it has been presented as Riverside in the Dayton Daily News. So sometimes all we have to say is hey, that is not in Dayton.

Mayor Flaute: Very good. Anybody else? Okay I just have one thing. Do we know where all the other offices are? You talked about Claypool, you talked about our buildings. What about office space like the free rent strip mall building over here on Valley? And of course the Opperman property across from Carroll. Do we know where all of those little pockets are? Have we been able to market them also?

Mr. Chodkowski: By and large, we are aware of where the conventional office space exists. Occupied or unoccupied. I think that it would be a fair statement; and Mr. Murray correct me if I'm wrong, but where we would need to do a little further homework to verify how we are going to handle those little pocket areas; so to verify what's available maybe on Woodman South of Linden before you get to the city limit those homes in there; some of them are homes, some of them have been converted and some of them are in transition. So to document some of those maybe some areas where properties have been rezoned; I can't think of anything off the top my head off of Springfield or I can't think of anything off the top of my head on Valley but those have been rezoned in the last few years so all of that frontage is now business so there might be opportunity in there to be able to put in some kind of small office or space that was formally non-usable as office but now is.

Mayor Flaute: That's part of the plan?

Thursday, March 5, 2015

Mr. Chodkowski: There might be a little additional in there but yeah by and large all of the conventional space; we would look at it and say yeah that is clearly an office, that is already known to us.

Mrs. Lommatzsch: What method of marketing do you intend to use? Are you going to regional?

Mr. Chodkowski: At this point the way that I envisioned this would be more of a direct market through the listing agents or through the real estate agents as we work with the building owners is how we thought about it at this point. It is not necessarily comprehensive advertisement campaign in either print or radio/tv.

Mayor Flaute: Okay any other questions? Very good. Let's move onto the next, restaurants.

Mr. Chodkowski: To Mrs. Lommatzsch's point a minute ago and Mr. Fullenkamp's point a few minutes ago, this is where we would envision looking to address some dollars and put this into more regional marketing, and more specifically inside marketing. Mr. Murray has previously talked, we've all previously talked, the chamber with its In Crowd events; we are all well aware of the diverse menu of local restaurants here in our community and they typically tend to be well known by those that work in and around the base but what they are not typically known by are those individuals who live outside of our community but don't work or don't have association with anyone facilitated with the base. So what we would envision here is picking up what we had initially tried to do about a year and half ago or two years ago which was the International Restaurant Association. When we effectively tried to bring these restaurateurs together and get them to band together and put together an advertising program themselves rather than handing them the idea, we are going to pick that idea back up. We are going to fund it and we are going to put this together on their behalf and get that out and we will do the regional advertising for them. That would be print material, that would be some radio time, that would be something that is specifically; this is Riverside, this is what's here; set up maybe a small and simplistic website that puts that information all in one place. Try and utilize the social media from a lot of sources not just us but perhaps the school district and some other folks to try get that out there as well just so that we are doing more to help promote these businesses who either don't understand the value or don't have the resources to promote themselves in relation to trying to advertise their business. So that is what we're proposing in this aspect.

Mr. Fullenkamp: Do you have any feel for the amount of investment we specifically could or should make to compensate?

Mr. Chodkowski: The number of the top my head based on what we put together with Hafenbrack a few years back for the Inspired Program would be between 10 and 15 and that's just right off the top my head. So once we are able to sit down with an advertising or marketing firm and kind of talk through what it is exactly we're looking for; what it is we are thinking about we can get a hard number from that.

Mr. Fullenkamp: Should we look for a partnership with the restaurants or some buy-in on their part rather than provide a free service to them? I mean should we at least consider that?

Mr. Murray: I like that idea a lot, to get their buy-in. That's something that Deputy Mayor Reynolds and I have talked about which is a large movie your motion picture poster. If you have seen those large stylized pictures like the city of Dayton where they have all the attractions on there? Something like that would be a good start. So it

Thursday, March 5, 2015

would be a stylized map of Riverside pointing to all the different restaurants. It could be just like a movie your motion picture poster. So we would put that up in Wright Point I and II.

Mrs. Lommatzsch: Why couldn't we asked the new chamber that's in our building to partner and drive this? We've been talking about this with the chamber for a long time but getting them to help drive this concept.

Mr. Murray: I think they would do that.

Mr. Fullenkamp: When I say buy-in I mean some cost sharing.

Mr. Chodkowski: Right.

Mr. Fullenkamp: Everybody loves free stuff. That's easy.

Mr. Chodkowski: When I say this is where we intend to spend funds that's not a thing we have discussed being for free. I mean this is something where were talking \$10,000 or \$15,000 of advertising fees. A thousand dollars might be a lot for them but if we can get them to cover 10% of the total cost at least that is something. But without knowing what that looks like.

Mr. Fullenkamp: Yeah I don't know the numbers. But some buy-in.

Mr. Murray: I think we just need to prime the pump.

Mrs. Lommatzsch: That is true but we've also run into issues dealing with membership just in the Riverside Chamber and the financial issues of getting their money out of them because a lot of them claim to be on the edge and I can't just say they are or they aren't. A lot of them are struggling to stay open.

Mr. Fullenkamp: I'm not talking about a big contribution but something other than saying yeah you're going to be included no matter what. Maybe you've got to give \$5 or \$10 a month.

Mr. Murray: I'd like to try and design something that way, we just need a little bit to go forward.

Mr. Smith: To be on this roster of restaurants; would we be checking the restaurant itself to see if they are paying income tax to the city before we put their name on the roster?

Mr. Chodkowski: I hadn't thought about that but we were thinking of conditional things like obviously you have to be located in the city. If the chamber is going to put forth funds to support this program then you should be a member of the chamber. So we're think along those lines. But yes we do more than happy to condition that, I mean would be an extra few seconds in the process.

Mr. Smith: Okay good.

Mayor Flaute: Even with the space utilization program, you might be able to find some folks there that aren't paying. Maybe there would be pay off with that program also. In a similar way that Mr. Smith was talking about with the restaurants.

Mr. Fullenkamp: I don't want to seem critical but don't I think there should be a necessity of being a member of the chamber to participate in a city program.

Thursday, March 5, 2015

Mr. Smith: I think if you're going to have the chamber sponsor it I think they should be a member of the chamber. Because they would be getting benefits from the chamber and not paying for it and the other members would be.

Mr. Denning: Here's an option, if you are a chamber member it's \$10 a month, if you're not a chamber member it's \$20 a month.

Mr. Fullenkamp: I don't know if we can do that.

Mr. Denning: If the chamber is putting something into the pot then being a member is a positive thing and they can make the choice as to whether or not they want to join the chamber or whether they want to get a discount on this program. That's up to you guys but it's just a possibility.

Mrs. Lommatzsch: I'd like to throw something on the table. Who is going to administer this? That's a whole lot of work.

Mr. Curp: The director of planning and program management.

Mayor Flaute: Maybe like Mr. Curp said, may be the new director.

Mr. Curp: Somebody's got to go out on the part of the city. I would see if we're going to create this position, staff it. I would say this person, the director of planning and program management for economic development taking over running Wright Point. I can't see having our economic development director doing building maintenance and management that is not what I see the new economic development director's role to be. And I was thinking more the director of planning and program management would be the person to take over that function but somebody's got to go out and beat the bushes and bring in business. You can't do that if you are being a building manager.

Mrs. Lommatzsch: And all I'll say is that we can talk these rosy stories all we wanted but I'm telling you there are people among us that have done a lot of street walking and door pounding and talking. And it takes a lot of time and in an unpaid status; a lot of volunteers are trying to generate; and Mr. Murray knows that. This is not a new concept. I'm not opposed to a don't get me wrong. I want to know who is going to manage this program because it takes a lot of time. And who is going to collect this \$10 a month or this \$15 or whatever.

Mr. Curp: See the other thing about this monetary buy-in is, so what happens if some of the better restaurants decide they don't want to pay. They want to be part of the program but they don't want to pay. Are we going to take the position of well we are not going to promote you because you didn't pay. Isn't the whole purpose of the program to try and promote our city to people outside the city?

Mr. Denning: And I think the answer is buy Riverside is what we wanted to do. And it's not just restaurants we want people to buy in Riverside. And that's the program and the restaurants are part of that and a big part of it. But I think if you are starting the International Restaurant Association, you're going to get it started and you're going to get it rolling but there is going to be some membership there, they should be part of that monitoring and making sure that things are running properly and take care of it.

Mr. Murray: We may be able to get the marketing director to do that. For \$15,000 maybe they are the ones that run the program themselves. All we did which is prime the pump and let them go out and do it. That's the kind of concept we set up before.

Thursday, March 5, 2015

But there's not lots of evidence its not like we really talk to restaurants, it just kind of died on the vine. We didn't carry through with it that much.

Mr. Chodkowski: And if there is a concern that this is going to take away from other projects on this list or something else that may come up as the result of this discussion, this is just our proposals. This isn't something; but believe me if you just said do one or two I'd be okay with that too. So if there is a concern that maybe the office marketing concept or the 5150 and 5200 efforts are more important at this point based on where we are and the things that we are already trying to accomplish and that's okay too. We were just trying to put forth ideas that we thought had changeable starts and changeable outcomes.

Mrs. Lommatzsch: I'm not opposed to this. And I just know from personal experience how to deal with these international restaurants. And I know how they reach under the counter and hand you cash money for their membership dues in the chamber. I don't know what they do with other folks I'm just telling you that it's a whole different climate of folks to deal with out there and I don't think we can be picking and choosing who we are going to deal with. The chamber has had this promotion for this company to go out and purchase ads in this program and is not flying very fast. So we have to do something but I don't think we can come down hard. I don't think we can use a hammer because we need support. We need people out there saying yahoo and not oh my gosh your they come again.

Mr. Smith: I would think the mission of this program would be to increase revenue for these businesses therefore create more revenue for us through our income tax.

Mrs. Lommatzsch: Exactly.

Mayor Flaute: Very good thank you. All right, anything else on the restaurants?

Mrs. Lommatzsch: So what are they going to do? Are we going to talk about this again? How long are these goals going to linger out there?

Mayor Flaute: I think that by saying these goals were okay that we are giving them the stamp of approval to move forward.

Mr. Denning: And give us information in the report on where we are with this. And I guess what I'm thinking is you're going to try this and if it becomes too; if one of them becomes too cumbersome then we will have the information and we will tell you then just stop the restaurant thing and focus on this. But I think right now we need to move forward with most of it and see what is going to work. I mean yeah we can think it might do this and think it might do that but until we get more information we don't know what is going to happen.

Mrs. Lommatzsch I guess what I need to know is are we going out of this meeting with the mission and the goal set? Is that what we're doing tonight?

Mayor Flaute: That's what I'm thinking.

Mr. Denning: That's what I'm thinking.

Mrs. Lommatzsch: Alright that's all he wanted to know.

Mayor Flaute: Okay very good.

Thursday, March 5, 2015

Mr. Smith: I would think another issue that you would want to put on your list is that the stationary, business cards, letterhead and so forth of these businesses should say Riverside instead of Dayton Ohio. I know is going to be costly to do that, there would be a transition period. But that would be another way of branding ourselves that hey you are in Riverside.

Mr. Denning: And this is something we are doing for you so may be can do that.

Mrs. Lommatzsch: I'll tell you I can when I'm done with my 10,000 cards that I just ordered.

Mr. Curp: We can buy the new cards.

Mrs. Lommatzsch: Exactly.

Mr. Chodkowski: To Mrs. Lommatzsch is point, I was just kind of running through this list and kind of giving you a brief summary of what's here and if you like it at the end of the discussion, stamp it. And if you don't, I'll just cross it off the list. If you want something different we can do that too. Something that recently fell in our lap is this next one which is the Defense Manufacturing Assistance Program. And this is a federally funded program that is being coordinated through Ohio State, the University of Michigan and Purdue and there is \$2.8 million I think in the fund. And what they are doing now is they are reaching out to defense communities like Riverside and promoting their program. And what they're offering is the opportunity to make application for this first round which I believe is \$25,000 to identify something unique about our community or a positive asset that exist in our community that we can help market.

Mr. Denning: Like are open office space. Use their money for the marketing of our office space and our international restaurants.

Mr. Chodkowski: So this is something we'd like to explore further and spent some time working on. We were talking about the EUL, the enhanced use lease opportunity; the 70 acres or whatever it was up behind the Air Force Museum that received no bids. But that's a pretty unique feature. I mean there aren't a lot of military installations that are offering that up these types of facilities. So that is a great way to put together a plan was some of the information that we already have to market that; to create that plan to identify what those potential uses might be. The office spaces is obviously one that we would look at. We were thinking at least two applications, maybe three depending upon what we would come up with in talking with GMAT staff. Mr. Murray was working on a meeting with AFRL next week I believe to kind of touch base on that and say hey we're looking at this program and what do we have here and we want to do with it?

Mr. Murray: I have a clarification, I was told to take a meeting with AFRL in regards to this program. So we will be meeting with AFRL.

Mayor Flaute: And you were told by?

Mayor Flaute: Ohio State.

Mr. Denning: We got a very unique piece in our community. It's called the Air Force Museum. So if we get the money we would help them market them with their own money as well as market us. I don't know.

Thursday, March 5, 2015

Mr. Murray: I've put four proposals together verbally to a Ohio State University. And he like two or three of them very well. But then he came back to me and he told me to meet with Mr. Harrison who is the head of the small business fund for AFRL. So they are looking to do something jointly, they want us in that meeting and I think it's obvious why they do that, they need space for these small businesses. They want to be located close to AFRL. So I'm going to listen to them in our application and we'll go hand in glove with what they are trying to do.

Mayor Flaute: Very good.

Mr. Murray: It's a good thing for us. The other unique thing we've got is the small business hub for all of Air Force Research Labs. It's across the park. And that's huge.

Mr. Fullenkamp: I personally think we should focus on our real estate assets rather than expanding onto Air Force property; rather than expanding onto EUL property.

Mr. Denning: So our space first.

Mr. Fullenkamp: Fill our space first before we put something in the center of flight.

Mr. Murray: We're not talking about building buildings.

Mr. Fullenkamp: Yeah I know that. But I think that's what were trying to do with the city.

Mayor Flaute: Okay any other discussion or questions on that one? All right Mr. Manager we'll go to number two.

Mr. Chodkowski: With regards to the area in and around 5150 and 5200, it is obviously very clear from the draft goal that Council provided that improving the look of that area is obviously paramount. So what we did in our discussion was we kind of looked at the issue more from a supportive way if you will as opposed to I guess what one might call a punitive approach. So we are proposing to do is look at and implement some beautification efforts in and around the area. Things like investing in Memorial Park across the way and spend some time manicuring those trees, maybe making some landscape improvements on that large triangle that we own out front right across from the exit ramp from Woodman on Springfield. Coming up with some way to beautify that. And I don't know if anyone has driven through the great Commonwealth of Virginia, but what they do on their highway is they have these beautiful berms are planted with the state flower and they run for miles and miles and that might be a great opportunity maybe to do both some vertical elements as well as do some color elements. We and several pieces of property in the triangle over there where the old village hall used to be. A lot of that was work we had done through neighborhood stabilization so we know those properties have been; even the ones we don't occupy do not have responsive owners so go in there and cut out the honeysuckle and address some of those issues that we might have the ability to do through 1331. Now obviously we would use some of the other elements at our disposal. We would also look at some private key property acquisitions if the opportunity is right. But that is how we would propose to go in and address some of the issues and concerns that Council expressed in that area. So once we were able to put some numbers and to put a little bit of effort behind them, we could come back and tell you with a little more specificity what it is we were thinking or what it is we were looking at. But by and large, rather than just throw out a number or give you an idea of what we wanted to do, I don't know if that is feasible, we wanted to at least discuss what our concept was so that if you were favorable to that we could continue to pursue that.

Thursday, March 5, 2015

Mayor Flaute: Very good. Any questions or comments?

Mr. Curp: I thought our deal was a little more expansive than that. That this was an element of what we were talking about. We were talking about this aspect of bringing growth and prosperity to promoting and marketing the space over there. And as part of being able to better do that is to do some of this enhancement around it. Now some of that promoting and marketing the space might be in Item 1 A. But if Item 1 A doesn't have an advertising and promotion campaign as part of it then perhaps we can look at an advertising or promotion campaign or an enhancement. I know we have some marketing out there already for number 2 and I know Colliers has the stuff that they showed us but I don't see Colliers out actively cultivating on our behalf. And that goes back to my comments earlier about the economic development director function versus a property management function. I see a need for us to try and move the economic development function out of property management and out into actually promoting the city including this area, 5100 and 5200. And then whatever tools you needed with the marketing that goes with it. Maybe if there is an advertising and promotions campaign that we need to put in place. But if you go back to 1 C the Department of Defense economic assistance thing and that kind of stuff. And I look at; there are some key players and also some key regions that we may want to market into because residence; NASA Center in Cleveland has a tight affiliation and getting tighter with Wright Patt, and so they are defense contractors and space folks and all those related bodies up there. But we may want to try and attract them down here with local offices. You see that all the time going on at the base where they have this new contract or this new function that is coming in and it has civilian contractors. They have offices in the city or that city outside of Ohio and so they opened up a small local office here or they have desk space on the base or they opened up a small office someplace else like in Beavercreek. There is no reason why they can't come here. We have to free up the economic development function to go do that. And give them the tools for that.

Mayor Flaute: Okay great.

Mr. Denning: I'd like to add; correct me if I'm wrong, we had our discussions, we were talking about the whole Springfield Street corridor not just around the 5100 and 5200 buildings because people traveled from Tech Town to the base. They are coming through all of Springfield Street. So that whole corridor were that is Riverside needs to be as pretty as we can make it.

Mrs. Lommatzsch: Uplifted. As pretty as we can possibly make it.

Mayor Flaute: We've got a lot of small businesses there and we need to talk to them.

Mr. Denning: And I'm not talking about jumping on them, I'm talking the same thing. Talk to them about hey you know can we get you a grant for an extra coat of paint or whatever they need to trim their trees or get their honeysuckle trimmed back or whatever it is. Do it in a positive manner rather than in a punitive manner. Now if they don't listen to us in a positive manner then we hit them with a stick.

Mr. Chodkowski: So if this is something you would like for us to do we need to kind of broaden the target better.

Mr. Denning: Not just that specific area but from city limits to city limits all the way down to Wright Patt because they are traveling that whole area. They are not just from the 5100 building area.

Thursday, March 5, 2015

Mrs. Lommatzsch: And we do have some apartment owner's along that stretch that could pay more attention to their landscaping.

Mr. Fullenkamp: I kind of read it to say that. It says along Springfield so I thought it meant that as well. Maybe you were interpreting it different.

Mr. Chodkowski: We were; admittedly what we were talking about and based on how we had read the initial draft we're kind of thinking that target corridor right off of Woodman. But to extend it to the city limit in either direction.

Mr. Denning: We've got some really ugly trees down there along Springfield Street between Center of Flight and the base that are about ready to fall into the street sooner or later. And I know that pieces do from time to time. That may be the base's property, I don't know if we can take them out.

Mr. Fullenkamp: So Mr. Murray, have we applied for any grants for the park on Linden and Smithville?

Mr. Murray: No but we do have the two architectural applicants who have submitted proposals and I think that might under the program; the guy you're going to hire. I think that might be under his bailiwick.

Mr. Curp: He's not here to defend himself.

Mrs. Lommatzsch: Or gal.

Mr. Murray: So pick those up. Or gal of course. So we have two applicants for that. One of them was the guy who put together the grant for Eintracht and the other one is a little more experienced, that's all he does. And we'll choose between those two and move forward with that. I think we have a little bit of time left.

Mayor Flaute: Okay Mr. Manager I guess we're good on that goal.

Mr. Chodkowski: The development of the Major Thoroughfare Improvement Plan, basically what we were looking at here is just providing some greater definition and detail to spell out what streets and where we should be looking at providing a little more detailed information as far as what budget obligations would apply with regards to when you apply for grants, what grants we would apply for, what elements of these projects would we be able to break out under our assessment policy. To kind of drill down with a little greater detail. Additionally, work with LJB to scope out that final amended cost estimate that we are putting forward. What we're wrapping up now as phase 3 of these street groups. So just to flush it out and actually present a line every time we get a request, we make application for the Ohio Public Works Commission, the MVRPC. And we had a similar request when we made application to ODOT for the Fairpark Bridge which is, hey which capital plan went with what other stuff, what other stuff do you have in the queue, when are you looking at doing, what are your values, what are your projected projects and expenses. So this would be a tool that we would be able; this wouldn't just be; I know the fear is we are always creating the binder that will just sit on the shelf. This would actually have a functional purpose beyond just we put it together and with the help of Council to formulate a street replacement policy program and whatever form that winds up being. So that effectively is what we are envisioning here and what I tried to describe despite my formatting error in A and B.

Thursday, March 5, 2015

Mr. Fullenkamp: So I think one critical aspect for prioritizing these roads is a traffic count. You have that planned this summer or in the short-term? Especially for phase 1 and phase 2 roads that we are discussing to see what really we have.

Mr. Chodkowski: We have not put; yes we can but no we haven't. We are on; we work with MVRPC and there is a rotating schedule of traffic counts which occur I believe it is every six years. So we actively take traffic counts and we do have our own counter so we do have the ability to go out and market these counts. I believe the counter also has the ability to project speed and weight depending upon how we have them set up. So some of the streets, well have the ability to go back in and we can update that information and get a look at what looks like at relatively minimal cost to the city. Some of the things that have been talked about by Counsel that we had talked about with the engineer, things like should we put a traffic signal in there? Should we look at addressing a speed comparison to road vitality, to longevity? Those are things we're going to have to look at on a case-by-case basis to say, hey look, you know, because we don't have the ability to do those we're going to have to incur additional costs to do those.

Mr. Fullenkamp: Vitality and safety, I think those are going to be a major focus. Because I think that helps Council understand where the need is, if we have accurate counts.

Mr. Chodkowski: Sure.

Mr. Fullenkamp: And I don't know what the numbers are for side roads. But I was surprised to see in the newspaper that it is predicting that the traffic on Airway is going to increase from 16,000 to 18,000.

Mr. Chodkowski: That is the mathematical algorithm that professionals use.

Mr. Fullenkamp: Do we know why they are predicting that increase?

Mr. Chodkowski: I know that it is a professional formula so I don't know how they; based on traffic they had seen in the last five counts whether or not you know: what's the housing growth, new business growth, population growth within our region. I don't know what the formula is.

Mr. Fullenkamp: If it's not too burdensome I think it would be a good idea to know what traffic counts are especially during the first two phases; phase 1 and phase 2.

Mayor Flaute: You should have it. They probably haven't changed much over the years.

Mr. Chodkowski: Like for instance we just finished in the last three years, we did several counts on Valley and Woodman. We did several counts on Airway and so some of the information would be 18 months old and some of it is maybe five or six years old. But anything we want to look at and say hey you know we just did some work down here on the Woodman and Linden Avenue area and these counts are eight years old. We can run the traffic counter out there and set that up and run a five day cycle or a day cycle or whatever it is that we can get a fairly good count then that's just us putting equipment out and a \$12 hose.

Mr. Fullenkamp: I think that would have some value so please consider it.

Mayor Flaute: Any other questions or comments?

Thursday, March 5, 2015

Mr. Smith: Just as long as long as we take into effect not just the count but the condition of the roads. Not only the number of cars that go up and down the road but the condition of the roads.

Mr. Fullenkamp: I'm not suggesting that would be the only factor we would consider. I think it is one factor we should know about for these decisions.

Mr. Smith: Yeah okay.

Mayor Flaute: Okay it sounds like you have your marching orders there. Is everybody okay with these?

Mr. Chodkowski: Do you want to put that in the form of a motion? Unless there are any additions, subtractions, deletions, amendments.

Mr. Curp: On number two we talked about expanding the scope of that I think.

Mr. Chodkowski: Correct.

Mr. Curp: 1 A I would still like to see at some point as part of this taking on the attributes of 1 B and 1 C. and coming up with some kind advertising and promotion campaign. I don't want to see Colliers come in and the rest of them are like that too. I think Mr. Murray was talking about some disappointments over when we were talking about leasing negotiations, it is disappointments over fixations by leasing agents on commissions and not worrying so much about the building owners stake in the whole thing. You see that too with the situation in 1 A perhaps where we put together an inventory and we do some of that stuff as far as trying to create a set of programs. These people have other buildings too and the buildings they have here are just another line item in their portfolio of real estate holdings that they have. And I think that they will put tenants where they can in if they can get a better rent rate or lease rate out of them while there are other buildings they will put them there before they will put them here. And so I think somewhere along the lines we will have to take a look at how to put on a campaign outside of this area, whether it is a regional thing or it is a statewide or tri-state region; I don't know the boundaries but I think we will end up having to take on a lot of that effort ourselves in order to get results that are useful as a city.

Mr. Fullenkamp: And I'm going to add this. You know there is a bit of a conflict of interest here because we want to fill our buildings before we fill Claypool.

Mayor Flaute: Yeah we've go to be careful with that.

Mr. Fullenkamp: If somebody doesn't want to pay our rates off the rack or a willing to pay something lesser they can go to Claypool. But I think we have to be careful with that, building disassociation there.

A motion was made by Mr. Denning to accept the goals as amended to include an advertising and promotion campaign and to expand the scope and boundary to include all of Springfield Street and. Mrs. Lommatzsch seconded the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

**ITEM 7: RECESS:** The Council took a recess at 6:56 p.m.

**ITEM 8: RECONVENE:** The meeting reconvened at 7:07 p.m.

**ITEM 9: PLEDGE OF ALLEGIANCE:**

Thursday, March 5, 2015

Councilman Denning led all those in attendance in the pledge of allegiance.

Mayor Flaute: And now I'd like to have a moment of silence. Most of you know that one of our members of the Planning Commission passed away last week, George Lynch. And so I'd like to have just a moment of silence to honor George. Thank you all very much.

**ITEM 10: MINUTES: Consider approval of the minutes of the February 12, 2015 special Council Meeting and February 19, 2015 regular Council Meeting.**

A motion was made by Deputy Mayor Reynolds to approve the minutes as written. Mr. Denning second the motion. With no discussion a vote was taken. 6 were in favor; none were opposed; one abstained, Mr. Fullenkamp. **Motion passed.**

**ITEM 11: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:**

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

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

Mr. Chodkowski: Thank you Mr. Mayor. Included in your packet the Project and Activities Report as well as some additional information from staff. Just to touch on a couple items of note, code enforcement officer interviews are right around the corner. The interview panel will be Ms. Christian and both the Chiefs. We are currently in the process of also accepting resumes for the director's position. Fairpark/Fairfax Bridge is now underway. They moved equipment in the first part of this week and they had spent time putting the hurting on that bridge. So they continue to do that. In addition, the City Hall relocation project continues to move forward. We have the final concept floor plan from Mr. Weaver with some additional insert information such as Council dais and some other things so we're going to get that to you as part of the next packet. We've got some items to cover with you with regards to that project but it continues to go smoothly. The cooperative boating facility, we did prepare our initial agreement. We did execute that and send that out to the state. They have knowledge that they are in receipt of that. In addition we provided them a copy of the MS Consultants contract which you will be voting on later. They are required to also approve that so we wanted to make sure that they had that in their possession to review. An item that is not in my report but I did want to bring to your attention, the Elks Lodge over on Old Troy was the recipient of a \$500 or \$600 grant from their Grand Lodge to help clean up the Cook Cemetery. I did also receive a request from the St. Helen Cub Scout Pack 329 who would like to do a similar fundraising project over there as they did for us last year. So I had an opportunity to meet with the Elks' President about that project yesterday. So we are working to coordinate that and then we will bring forward some legislation with regards to the St. Helen's 329 Pack element with the next Council packet. So I wanted you to be aware of that. Last but not least and Ms. Christian will touch on it in her element of the staff report tonight, the proposed waste collection bid packet is included in your Council packet tonight. This is a direct copy of the bid proposals we saw about a year and half ago. So we did want to bring this to your attention, it is about that time for us to be doing that as our contract with Dayton expires at the end of this year. So we did want to put that information in the packet so you could review it but there are no changes to the documents from the ones you saw a year and a half ago when we did the project and redid the service at that time. So with that staff and I would be more than happy to answer any questions that you might have before I yield the floor for departmental updates.

Thursday, March 5, 2015

Mayor Flaute: Thank you Mr. Manager. Is there anyone who has any questions or comments to the Manager?

Mr. Fullenkamp: Do we want to wait to talk about the garbage contract?

Mayor Flaute: I would say talk about it now.

Mr. Chodkowski: Our plan is to effectively do what we did about a year and half ago, which is based on a timetable element. We will release this to bid just like we did the last time and then we will bring forward those proposals and share them with Counsel and we will provide you the opportunity to review and evaluate that information. And if there is any vendor that you would like to speak with we will make that happen.

Mr. Fullenkamp: Okay so I have a couple things that I would at least like to throw out on the table. I know we've got three proposals; three levels of service. Somehow I would like to allow these vendors to be creative. To come to us with a proposal outside of what we are proposing and allow us to evaluate it. There may be things that these things may constrain what they proposed to us and as long as we put it in the RFP we won't get anybody saying, well that wasn't in the RFP you can't use that approach. Because there may be incentive programs, there may be other things that they can bring to the table for us to allow us to at least consider. I'm not saying we would accept it or not but I would think a section that would say so to speak be creative. Bring us something that might add additional value. The second question I have is, is there any reason we would not consider an intergovernmental agreement with the city of Dayton?

Mr. Chodkowski: No, not that I'm aware of.

Mr. Fullenkamp: We just dismiss that; and I'm not pointing to staff but as Council have we dismiss that as an and acceptable approach or at least have discussions with the city of Dayton before we put proposals out?

Mayor Flaute: I'm guessing that they are going to bid on this like they did last time. If we want to talk more about and intergovernmental approach I guess that's it illegal to do that because it exists but we don't want to give them a favoritism and kind of go over the other contractors. Is that correct?

Mr. Fullenkamp: Well my understanding is that if we were to enter into any talks with them for a governmental agreement.

Mayor Flaute: Would all be arrested.

Mr. Fullenkamp: Well if we rejected any of the solutions that they gave us than we could fall back to the bid process.

Mayor Flaute: Oh I see. Mr. Manager do you have any thoughts on how that works?

Mr. Chodkowski: We are not required to bid services that are incorporated through intergovernmental agreements. So there are effectively two ways to do it. We could contact Dayton and asked them, hey look at this point we are exploring our consideration as an intergovernmental agreement only. What could you do for us. And they could put together those numbers. Now, the issue with doing that is whether or not that information would be able to be held in confidentiality. I doubt that it would but I don't know that, I would have to consult with the law director. So it could put Dayton at a disadvantage because their numbers and their proposals would thereby the public. So the Republics and the Waste Management's in the Rumpke's of the world

Thursday, March 5, 2015

would be able to sequester that document and say well we know what Dayton is charging for this and we know what Dayton is charging for that and they could bid against that.

Mr. Fullenkamp: But it would be up to the city of Dayton to enter into any negotiations with us in terms of the intergovernmental agreement.

Mr. Chodkowski: That is correct. So they may come back and say, hey we already know that we can't hold this information confidential and therefore so are not; our numbers aren't used against us we will just bid as part of the public process. Which is what they did last time. And if they don't wind up being the low bidder, then they don't wind up being the low bidder. Now keep in mind that also would not preclude you from leaving the others and simply entering into an agreement; and intergovernmental agreement with Dayton at the end of the day. But you may wind up having objections filed by the other vendors if indeed they were the low bidder through the process. So there are benefits and risks to doing it either way.

Mayor Flaute: So what would be the advantage of us going into an intergovernmental agreement. What would be the advantage to Dayton and to us?

Mr. Chodkowski: Well the advantage would be that we are a known quantity to Dayton and recognizing that at this point it would be a non-compete contract, they might be able to put together better rates based on what they know today and realizing they are not in a competitive process. So their cost to do business; I don't know enough about waste collection to know what their cost of business is in relation to the private sector. But it would; but it is possible that their cost do business is less. That's the benefit, or those of the possible benefits from working with an intergovernmental agreement.

Mr. Fullenkamp: The purpose of my suggestions is to at least just think about it. There may be an advantage and I am mostly concerned about getting the best value for our residents. The highest levels of service we can for the best rate can. And that's for both aspects of what I'm saying tonight. Because I think if we constrict; for the first comment that I made if we constrict what they are going to offer to us, there may be another thing they could offer to us, come in lower and offer a better level of service. And we had it happen last year where something alternate was brought up and there was objection, well that wasn't on the bid sheet. That's not fair. And that's true. But if we allow them to have a be creative category I think they can then come to the table with something and then staff and Council can evaluate it. Is this the best fit for us? And the intergovernmental agreement, I know that's how we used to do business with the city of Dayton and if there is a risk and if they know we may reject it, they may not even want to enter into any discussion. But I think it is something, there may be an advantage. And again it has got to be a cost and a service related issue.

Mayor Flaute: Something there that we can use.

Mr. Fullenkamp: I just wanted to throw that out there for people to consider.

Mr. Smith: In reference to that, we entered into the original agreement with the city of Dayton sometime back. This contract that we are operating under now is an extension of the original contract. Therefore my thoughts are the rates may have changed, maybe a little less expensive than we have been paying because with the extension of this contract that we have with Dayton currently, there was an increase in price. So I think it is time to get a fresh look at what is available out there cost wise and service wise as well before we speak to Dayton about an intergovernmental contract and so forth. I

Thursday, March 5, 2015

think we need to give an opportunity to the other people out there just because a number of years have gone by and it may be cheaper now, it may be more affordable.

Mayor Flaute: I guess my thoughts on that is, if they can provide it to us cheaper than what we're getting now with an intergovernmental agreement, I think that is going to be hard to beat even though gas prices are down now so this is a time to be bidding for it because we have lower gas prices and hopefully all of the bidders would take that into consideration. But if the city of Dayton is going to be the same or less than what we are getting now, I would like to see an intergovernmental agreement go forward because we are getting a pretty good deal right now. And I doubt if we'll get a better one.

Mr. Smith: Well that's the unknown. We don't know.

Mayor Flaute: Last time we didn't. Last time there was like two or three dollars difference a month. Well Republic was close though, that's true.

Mr. Smith: It was only a dollar or two difference.

Mayor Flaute: Republic was very close actually. It was nine or \$10.

Mr. Smith: It wasn't much.

Mr. Denning: Republic was actually cheaper. The issue is that we did this a year ago because there were folks that weren't real happy with the services we were getting and that's the reason that staff went forward and went ahead with the bid. Dayton came in and bid and we extended the existing contract because it was less expensive than any of the other answers and it was less expensive than the new answer that Dayton had come up with. So it didn't make sense for us to; it made sense for us to wait a year to see what everybody else; and then rebid the whole thing. If I remember correctly the reason we even got into an intergovernmental agreement with Dayton to start with was that we were under the gun with the whole bid process and we weren't going to get the bid process done quickly enough way, way, way, way back when we started this whole thing. And in order to get into an intergovernmental agreement they wanted a minimum of a three year contract so that's what we did. And it was a quick a process thing going through the whole bid process because we were going to be; something about the bid process would not be complete in time for the new trash hauler to take over in January so we went to an intergovernmental agreement because we could get it through quicker and we didn't have to go to the bid process, so boom it was a better; it was the right answer for the time. But I think we need to go through the whole bid process. We can always go to an intergovernmental agreement afterwards if we don't like the answers we get.

Mayor Flaute: Okay any other thoughts?

Mr. Curp: I think if there are creative aspects that we are looking for to come from the bidders, then we out to try and identify those upfront so that all of the bidders have equal opportunity to bid those features. Because otherwise I'm concerned that we are going to have people; contractors who bid the straight basic trash hauling because they think that is all we essentially want and they are going to give us a good price on that but they are going to get shut out of the consideration because somebody else bid some nice creative feature but couldn't compete on price so we give it to them, we give the contract to the person with the features and it may cost a little bit more. So I'm concerned about that in the possible lawsuits where the bidders can't compare apples with apples. We're comparing apples to oranges to tabulate the bids. The other thing I'd like for us to take a look at is in these bid specs if we could take a look at the

Thursday, March 5, 2015

size of the containers that we are including in the specs because we have a request for pricing for 64 gallon containers for recycling and in some cases for the disposable solid waste itself. And we have a lot of people in our community who just don't want a big container. They can't handle big container. They are old, little old ladies, little old men.

Mrs. Lommatzsch: Be careful.

Mr. Curp: I said little old ladies and little old men. People with infirmities that just have difficulty pushing 64 gallon containers out to the curb. Especially for recyclables where they have a small amount of trash that they set out anyways and an even smaller amount of recycling that they put out there. And I know we could ask them to just hold onto the recyclables and just put it out about every three weeks or once a month. But then they still have to push a 64 gallon container out to the curb. So if we could take a look at the specs and see how; if there is something we can do about large containers.

Mr. Smith: It is a cumbersome item really, 64 gallons. And it is difficult to put in your garage, then you've got it on the side of the garage, the side of the house, you know it doesn't look that great. Where if you had; it's just not easy to move around. You know I keep my trashcans in the garage but you do see people that have their's on the side of the garage, the backyard and they got some of those containers that you roll out into the street. It is just a big cumbersome item.

Mayor Flaute: But with alternate one we are only saying that we would; the individual resident would ask for the 64 gallon container. They don't have to have a 64 gallon container. Is that correct?

Mr. Chodkowski: That is correct.

Mayor Flaute: Okay so it's just like it is now.

Mr. Curp: Well it says here in column 2, complete price for residential customers for weekly unlimited curbside pickup of recycling, contractor to provide a minimum of 64 gallon container. So it's not optional, you have to bid that.

Mr. Chodkowski: Right. I think there is confusion with the issue. The issue is whether or not you want a container for your waste is an option. The recyclable container is mandated.

Mr. Curp: See right now you get several different sizes of recyclable containers from the city of Dayton. If it's too big you call them up and they will bring out a smaller container.

Mayor Flaute: So why would we have to make it a minimum 64 gallon container?

Mr. Curp: Well and maybe it's just to have uniformity for everybody to bid on. They probably give you had a 64 gallon, maybe each of the contractor's would bring you something smaller if you wanted something smaller. Maybe this is just for uniformity in putting your bids together. To compare apples to apples; an apples to apples comparison.

Mrs. Lommatzsch: Isn't that the size that fits on the automatic dumper?

Mr. Chodkowski: No that's the 96 gallon. The 64 gallon is; if I recall correctly it was based on the discussion of the time in the increased use of recycling. So for instance in

Thursday, March 5, 2015

my neighborhood, while there is still the 32 gallon, the little square boxes, there are still a few of those. Most of us have 64 gallons and by and large the vast majority of us have two or three of the 64 gallon containers. And I continue at my house; we have two 64 gallon containers and we often take out an extra bag of recycling and I have maybe one or two bags of trash in my 96 gallon toter. So I think that is why we built the bid specs that way when those bids went out; when the specs went out for bid a year and half ago. But there's no reason why we can't add a smaller container option and just simply, what would your price be to have a 96 gallon container for recycling and your price to have a 64 and your price to have a 32 or whatever the case might be.

Mr. Curp: Or it could just be a check off question on the specs to ask are you able/willing to trade out a large container for a smaller container at the residence's request.

Mayor Flaute: That would be for option two and three also.

Mr. Chodkowski: For recycling in general.

Mr. Fullenkamp: Well I know that all the companies are wanting to go to automated pickup. It reduces their labor force from three people per truck down to one. And it reduces their workers compensation cost and the number of injuries they have. I believe we need to go to a two-tiered system in the city and I know I am not going to get any support for that. There are people that don't generate much garbage and maybe put a trash can out every two or three weeks. But we continue to insist that one-size-fits-all for everybody and I think we could do it through the assessment process. But I'm just; I'm not going to harangue anyone about that. I just think that is the fairest thing to do for people who are low users. People that produce more trash stream should pay more.

Mayor Flaute: We tried that last year with; what was the name of the company?

Mr. Fullenkamp: That is option three, sort of.

Mayor Flaute: No, there was a company that we talked about. It was a little more pay-as-you-go type and it came up to like eight or nine dollars. It wasn't much cheaper than what the city of Dayton was offering.

Mr. Fullenkamp: There are some communities that just go to a flat bag system and you pay per bag.

Mayor Flaute: That was part of that.

Mr. Fullenkamp: They don't get assessed, all of the cost is in the bag. But I know there are some that think that this is going to result in people throwing trash into streams and other sorts of things and I tend not to assume that the worst is going to happen if you give people the opportunity. But I don't think there is support for a two-tiered system so I'm not going to push it.

Mr. Curp: I will tell you that there is a city south of here that went to a limited system, a large 96 gallon recyclable container and a 64 gallon disposable solid waste and a limited; because we had this discussion with our vendors, they limited the solid waste to one 64 gallon container and they had a larger 96 gallon container for recyclable. And like I said you have one and one and that is all you could put out. And what happened was they started having trash dumped around city to a point where now they allow unlimited number of containers. The only collect trash four days a week and on

Thursday, March 5, 2015

the fifth day they send their crews out to clean up the trash that has been dumped around the city until they get things caught up.

Mr. Fullenkamp: That is why I am suggesting a two-tiered system. Those people that need unlimited can buy a higher level of service than those people that don't need that much service.

Mr. Smith: I think it would be hard to manage.

Mr. Fullenkamp: Why?

Mr. Smith: Well, how are you going to know which house?

Mr. Fullenkamp: The garbage companies are capable of doing that. They have the information in their database. They know what to expect. I know the city of Dayton can do that and I'm pretty sure Rumpke can do that.

Mr. Smith: So they pull up in front of your house...

Mr. Fullenkamp: They know what; they quote you on it.

Mr. Curp: Every household has to be a contributor. You can't opt out because you claim that you are gone for three months out of the year or you are a one person family any only have one trash bag every two weeks. Everyone has to be a contributor because otherwise you get a lot of households locked out and you have trash in the cul-de-sacs and behind buildings.

Mr. Fullenkamp: I'm not suggesting anybody opts out, I'm just suggesting there are two levels of service that is offered out.

Mrs. Lommatzsch: I must say that speaking as a near single house person, I have far more recyclables. I don't know what size it is but the gentleman from Dayton delivered me the big recyclable and I don't know the size but my little box was working. I would fill that every week, almost totally full every week. And I have a single trash bag. I don't care I love my trash service because whatever I put out there, rolled up carpet, cut it in 3 foot sections tied together and it's gone. I think it is a far, far prettier city than it used to be. And recycling is where it is and the trash companies will tell you, recycling is the major part of their pickup now.

Mr. Fullenkamp: Well it accounts for about 20% to 30% of the garbage stream.

Mrs. Lommatzsch: Well if you ride along the road and look and see how many recyclable things are full and if you start messing around with what you can and can't do, people will take advantage.

Mayor Flaute: Mr. Manager, do you remember a Zero or something, Trash Zero or?

Mr. Chodkowski: Waste Zero.

Mayor Flaute: Waste Zero. They did all that stuff we're asking about and we found out it still cost about as much as doing all of it. If you remember right.

Mr. Chodkowski: Their issue was; and I can't remember how they went about doing it, but effectively what they were doing was they were; their way around it was to compel their recycling to reduce tipping fees and then they didn't really do their homework because tipping fees aren't a large factor in our service based on the solid

Thursday, March 5, 2015

waste district and our membership there of. So that's why they weren't able to produce the savings that they typically produced in Chicagoland or Metro Where Ever because we have a solid waste district here. That's part of the reason why Waste Zero wasn't able to put together a competitive package.

Mr. Fullenkamp: Yeah are tipping fees were 38 ¼, 38.5 at the time. And currently the city of Dayton gets reimbursed a dollar a ton for recycling. Recycling is still a cost but you do it because it's the right thing to do. So anyways those are ideas. I am one councilmember, all I can do is throw out some ideas.

Mayor Flaute: And it's a good idea if we can give them the option of a 64 gallon or a 96 gallon. If we don't go with the unlimited or even if we do we go with the 64 gallon. If we can do that, I think that would be something we should include.

Ms. Christian: If I recall correctly, most of the companies didn't have a problem with switching out the recycling bins. But we should still ask that question.

Mr. Fullenkamp: See and that's a bit of a concern that we have a two-year with an option, for what, three more?

Ms. Christian: Five year.

Mr. Fullenkamp: I'm sorry two years locked, three years worth of options is what I see.

Ms. Christian: Five years.

Mayor Flaute: Five years with three years.

Mr. Fullenkamp: So that allows them to recoup the cost of automated containers if that went on.

Ms. Christian: Yeah I know that; if I recall speaking with them, five years was pretty much the minimum that they wanted to bid on. I know Huber Heights when they did it with Republic it was eight years or something like that.

Mr. Denning: And what I would give them that option of is if they can give us a better price for an eight year contract, that would get into Mr. Fullenkamp's area of things that we could do to help lower our cost. You know, think outside the box type thing, if we could get a better price for an eight year contract versus a five year contract. It would be something they could put into their bid, you know five years is going to be this but if you go eight years we can do it because they are going to recoup more of their cost for their equipment and stuff. I would be willing to listen to that too.

Mayor Flaute: Very good any other questions or comments to the Manager? Okay seeing none Mr. Manager we can moved to the reports.

**a) FYI Items**

**i) Council Request Sheets**

**ii) Council Agenda Calendar**

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

**iv) Memo – Bid for Waste Collection**

Thursday, March 5, 2015

**b) Monthly Verbal Updates**

**i) Finance Department**

Mr. Chodkowski: At this point in time I will yield the floor to Mr. Garrett, Finance Director for his monthly update.

Mayor Flaute: Mr. Garrett, you're on.

Mr. Garrett: Finance is an ongoing process and we continues to support the departments. We got through our initial flurry of giving out purchase orders for all of the departments. We calculated the **rent pro pay** for the street and police officers that are union contracts. We got all of the W-2s reported to the IRS and the state and all of the other cities. We got notice or confirmation from DPL that that we should be expecting nearly \$25,000 in rebates because of the Honeywell energy equipment that has been installed. We haven't received that yet but the check is in the mail. And then continuing, we've had our GAP Conversion team in process, they continue to do work and now the state auditor's for the compliance office want to get started on March 16 to come in and do some of their work. And of course I'll have to put a pause in it until the GAP people get all finished and then they can come in and look at it again. They want to get started.

Mayor Flaute: Okay very good. Any questions for Mr. Garrett.

Mr. Smith: What was that rebate check? How much was that again?

Mr. Garrett: Well it's about 12 rebate checks for different kinds of equipment or lighting. They totaled up to \$24,900.

Mr. Smith: Okay good.

Mayor Flaute: Was it a one time payment?

Mr. Garrett: One time.

Deputy Mayor Reynolds: Mr. City Manager and Mr. Garrett, I know we will be getting a full budget report in probably April. You'll do the quarterly in April?

Mr. Chodkowski: Yes.

Deputy Mayor Reynolds: Could also have a copy of the open order list for the period of time from January 1 through March 31?

Mr. Garrett: Purchase orders?

Deputy Mayor Reynolds: An open order list.

Mr. Garrett: Okay.

Deputy Mayor Reynolds: Thank you.

Mayor Flaute: Alright any other questions for Mr. Garrett? Seeing none, thank you for your service. And we will move into the administration. Mr. Manager.

**ii) Administration**

Mr. Chodkowski: Thank you Mr. Mayor. I will yield the floor to Ms. Christian.

Thursday, March 5, 2015

Ms. Christian: Thank you. Good evening everyone. If you haven't received it yet, the spring newsletter went out in the mail this week so if you haven't received it you should be very shortly. Tomorrow is Friday so the end of this week or the beginning of next week. Now we're moving on to; were working on the annual reports. Drafts were due to our front of the office staff earlier today and will get those completed for Council in April. I won't go into the trash contract because I think we talked about that enough. We are currently looking to fill the vacancies that have been created to the planning and zoning management department. We have interviews with I believe that it is seven candidates for code enforcement officer next week. Following that will be some practical skills exams for probably about half of those people and then the final step would be an interview with the City Manager. So I'm hoping that will have somebody the first half of April, hopefully before the grass starts growing in earnest. And we are hiring the director of planning and program management and those applications are due on March 13. And then the zoning administrator, the deadline for those are March 27. We just submitted to ODOT a reimbursement request for about \$45,000 for Safe Routes to School engineering fees. That stretches from last year too, so hopefully; we haven't heard that the checks it is in the mail but it will be soon I think. So we will be getting that reimbursement back. And then I have my list of the folks that are celebrating their anniversary this month. Apparently March is not a popular month for hiring people, we've only got six people. Just a fun fact I guess.

Lauren Wolfe	Records Clerk	6
Adam Temple	Firefighter	5
Officer Clifford Decker	Police	4
Dustin Copley	PT FF	2
Joey Ostendorf	PT FF	2
David Schmitt	PT FF	1

And that's it.

Mayor Flaute: Thank you, thank you. Okay are there any questions for Ms. Manager?

Deputy Mayor Reynolds: Mr. City Manager and Assistant City Manager, the lighting situation at the Brantwood Phase 1 project, have we heard anything on that?

Ms. Christian: We have asked the developers to get some quotes. We gave them some contacts and they had their own contacts with regards to privately putting this in as opposed to having MVLT do it. I apologize because I have not followed up with them but I will do so tomorrow.

Deputy Mayor Reynolds: Do we have an idea how much longer this process is going to go on before we take action ourselves or what we're going to do Sir.

Mr. Chodkowski: I can tell you that MVLT submitted a proposal to them and based on our experience to date with MVLT and our private systems that we had put in, recognizing that it is an assessment district, we had shared with them that we were actually seeing a cost savings and having the systems put in and the value that would be assessed to those residents. So we asked them, your choice, are you interested in taking a look at putting in one of these private systems. Private systems; in other words build it to our specification and then turn that over to us and it would be a metered account. And so that's what they'd said they'd take a look into it and follow up with Ms. Christian to say that that was something they were interested in pursuing. So this isn't an unwillingness on their part to perform the work. At this point we see an opportunity to be able to provide the service to our residents; our future residence at

Thursday, March 5, 2015

a lower cost and that is what they are doing, the research to determine whether or not they are able to put that equipment in.

Deputy Mayor Reynolds: When do we see the process end and the light shining?

Mr. Chodkowski: Will follow up with them next week and see what it is exactly they want to do and we'll be able to supply you with a timeline from there.

Deputy Mayor Reynolds: Thank you very much. One other question, Mr. City Manager. And I understand the timeframe for the interviews for the code enforcement. We have both the other two positions that are going to be interviewed later in the month. I'm just thinking that these two persons coming on will be working very closely with the code enforcement officer. Is it possible to hold off on those interviews until those people are on board and let that group; because they will be working so closely, will that be a better fit? Not that you and the Chiefs are not qualified, don't misunderstand me, that's not it. It's just that they'll be working together and if they are the expert I believe that we are going to be hiring and the very qualified people I believe we are going to be hiring, I think they would know; have a better idea of questions to ask and situations to posed to those candidates.

Mr. Chodkowski: I don't know the answer to that question yet Ma'am from the standpoint that I don't know what the total pool for the director's position looks like it. In the event that there are candidates that stand out in the pool from the director's perspective and that's a rather easy identifiable person who we could bring on board, I don't know why we wouldn't be able to take that paired down list of candidates and kind of present that to the incoming and say, look here's the process we went through, we had X number of all applicants, we did the first round of interviews with these folks, this is who we recommend, you feel free if you want to start with these two, if you want to go back to the top seven, however you want to handle it. But in the event we get into a more convoluted or drawn out process for a variety of reasons for the executive director we won't have the adequate resources on hand to address the violations once the active enforcement season starts if the weather breaks early.

Deputy Mayor Reynolds: And I realize that we are in a time crunch and we probably have gone about this; we've waited a little longer than we should have for this process but I would just like to see that if it is at all possible. If there is some way that we could have those two new staff members that will be working directly with this just to have some options. And again not that you all cannot interview and pick qualified candidates but I just think that this is a totally new department for us and I want it to be as successful as it can be. Thank you.

Mr. Fullenkamp: Since we're talking about Brantwood, the phrase conditional approval for phase 2 has been bantered about. What is going to be required to get full approval and what are we missing currently since we have provisional approval and not full approval.

Mr. Chodkowski: I believe the outstanding items and Ms. Christian correctly if I am miss any, the outstanding items were updated plat sheets to reflect current zoning requirements in regards to setbacks. That was one. The second was in relation to the traffic signal. So either agree to put the signal up or provide us a traffic study from some kind of third-party that says we don't need it. With that study needing our engineer's approval. And I believe there was the lighting plan that they have since provided and then am I missing any others from the conditions?

Ms. Christian: It's really the traffic study. They have provided the updated plat plan so it's really the traffic study.

Thursday, March 5, 2015

Mr. Fullenkamp: So what's the status of that on their part? I saw that they thought they had fulfilled that provision in the Planning Committee before.

Ms. Christian: Right and that was not the case.

Mr. Fullenkamp: And so what was their response?

Ms. Christian: They are working on it. They haven't provided it yet.

Mr. Fullenkamp: Okay. Do we have time frame?

Ms. Christian: I think they would like to provided it as soon as possible, it's just coordination with the civil engineer.

Mr. Fullenkamp: So it's my understanding that we shouldn't be holding public hearings before that final approval is put in place. Is that true?

Mr. Chodkowski: With regards to?

Mr. Fullenkamp: Just moving it forward. Maybe I'm mistaken in that the process requires final approval before we go to these other steps.

Mr. Chodkowski: I think when looking at; when considering the steps that Counsel is required to take to act on legislation for the TIF, the public hearing itself is to describe the project and provide a summary of the project and its impact in relation to the TIF. So regardless of whether or not the conditions have been met at the time of the public hearing would not change what the public hearing is intended to do.

Mr. Fullenkamp: So isn't the public hearing intended to provide the public a plan.

Mr. Chodkowski: My understanding of the revised code is that the public hearing is to say we intend to or it is our intent to obtain a tax increment finance district. The district would apply to this area. This area will be developed, within our instance, houses. This is what the project; the cost.

Mr. Fullenkamp: Okay, so the final approval of the plat plan; the only thing that that we'll delay is bringing the TIF legislation to Council.

Mr. Chodkowski: I would advise counsel that if the elements of the conditional approval had not been met that there would not be a necessity to act on the TIF legislation itself because for some reason, maybe there is an issue with the traffic issue or maybe I don't know they can't change 7 feet to 15 feet for the setback or whatever the issue is. I mean it is possible that the conditional approval to expire and then you created a TIF for something that now has to go back through the process so I would advise Counsel not to act on the legislation to establish the TIF until such time as the conditions are met.

Mr. Fullenkamp: Okay thank you.

Mayor Flaute: Any other questions or comments for Ms. Christian? The only thing I have, in the beginning you said the newsletter is coming out or what?

Ms. Christian: The newsletter, yeah the spring newsletter.

Thursday, March 5, 2015

Mayor Flaute: Okay normal we've gotten a copy of that before it went out so we didn't have any surprises.

Mr. Chodkowski: Let me apologize for that, we changed vendors and I don't know that we had a copy in advance to provide you to meet the deadline. But yes, that is something we typically do and we will make sure that we have that version.

Mr. Fullenkamp: Who is the new vendor? Cox is gone?

Ms. Christian: Yeah, Westendorf is the; we were actually using another vendor besides Cox last year called Hands On. We got some quotes and Westendorf was able to beat the pricing so we decided to give it a try.

Mayor Flaute: Alright, thank you Ms. Christian for your service. And now it will be the Planning and Economic Development Director. Mr. Manager.

Mr. Chodkowski: Mr. Murray the floor is yours.

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

Mr. Murray: Thank you very much, thank you. Tonight you'll have the two releases in front of you that need to get approved. The only change between what I presented; the only change from last meeting is that the tenant improvement costs are down. So were I estimated what we had to do to build out for each one of those leases, that cost is lower than what they were before. So the lease amounts remain the same the only thing is the cost for tenant improvement is lower, in some cases by half. In addition to that we've had a lot of inquiries this week. Everybody from the US government to the University of Dayton is looking for space. We have two tenants in our facility looking to increase their square footage that they currently occupy. So again the inquiries are coming in faster and we are going to try and secure most of those. Following up on a lead from Mrs. Reynolds, I did pursue a restaurant locally at her suggestion and we are now in partnership with that restaurant to try and determine what the build out cost would be in the lobby. So we are going to take our engineer and our architect and find out exactly what it would cost to put a small restaurant in the lobby. And this is a restaurant you would recognize. I think it is the only one that Mrs. Reynolds suggested and they are very enthusiastic about going forward with that. In the last meeting I did bring up a possible development, and that was on Airway Road across from InfoCision, that small strip center there, it's called the Flavor of India, it's in that. And they have submitted an application for approval. It would be a 10,000 sq. ft. building. They will be knocking that structure down. They do have a verbal on a very nice head tenant there to take up most of that space. So they are going to be going forward with that. If you remember the building, it's the third one up from the corner. So it's not Wendy's, and it's not the car wash but it's the one after that. So that will be going away and a brand-new strip center will be going in up there. Very early on I talked about a possible daycare center going into the InfoCision space, coming in from Cleveland. Coming down here and setting up space. That company decided not to do it but we've got Youthland Academy's of Dayton going into the InfoCision space. It is a franchise, they have three locations in the Dayton area. They will be doing a \$300,000 build-out there. They have reached an agreement with InfoCision so that will be going in, in the existing daycare space that is there if you are familiar with that. I think you've all been in there when we started. So both of these buildings are in our TIF, for the Airway/Woodman TIF there. So we will be receiving additional TIF dollars for those two build-outs. With the three leases you have in front of you, the occupancy rates of 5100 will be 55%. And our year to date income on those buildings since we've had them is \$533,381.65, according to Mr. Garrett.

Thursday, March 5, 2015

Mr. Garrett: That's cumulative. Not year to date.

Mr. Murray: Cumulative. Excuse me cumulative. That's all I've got. Do you have a questions?

Mayor Flaute: Thank you, any questions for Mr. Murray? Okay seeing none thank you, thank you for your service.

Mr. Murray: You're welcome.

**ITEM 13: PUBLIC COMMENT ON AGENDA ITEMS:**

There were no public comments on agenda items.

**ITEM 14: NEW BUSINESS:**

**a) RESOLUTIONS:**

- i) Resolution No. 15-R-2019 a resolution authorizing the City Manager to enter into a contract with Reynolds Golf & Turf of Xenia, Ohio for the purchase of four new John Deere Z950R commercial ZTRAK mowers, less the trade in value of four John Deere 777 mid ZTRAK commercial mowers, for a total price not to exceed \$37,000.00.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to authorize the purchase of several lawnmowers from Reynolds Golf and Turf in Xenia, Ohio.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2019. Mr. Denning second the motion.

Mr. Smith: This is in reference to the lawnmowers. Councilman Shock, a year and a half ago had a lawn mower company come out and do a demonstration with; I didn't see the lawnmower, but did we give them any consideration or was their product more expensive than what we're looking at? Because it was very versatile.

Mr. Miller: It was more expensive.

Mr. Smith: Yeah okay. You can put all kinds of attachments with it and so forth.

Mr. Miller: Yeah and I think there was an all-terrain vehicle type of mower. And I think it's probably more than all four of these mowers put together if I recall correctly.

Mr. Smith: Alright that explains it. All right very good, thank you.

Mr. Fullenkamp: So what does our fleet of mowing equipment look like now?

Mr. Miller: We have the same John Deere Z mowers; I've been here going on nine years, they have not been rotated or switched out. And they do a good portion except for rough-cut, which is like right of ways or parks or medians or finished mowings. They do a good portion of that. We also have some small push mowers for trimming that are a similar age and need to be replaced.

Mr. Fullenkamp: What about a larger format?

Thursday, March 5, 2015

Mr. Miller: Well we have a 56 – 40 that has what they call a batwing mower. The batwing mower is in good shape, the 56 – 40, it loses some power and has some hydraulic issues.

Mr. Fullenkamp: That's used to do slopes?

Mr. Miller: That used to do basically a lot of the highway mowing, where you have; we ended up hitting mufflers, you know we walk and we try to check thoroughly, we hit groundhog mounds. And it's a rough-cut mower. But the tractor; the mower is newer, it's probably three and half years and it's in fairly good shape. The tractor has a little but of age and wear and tear on it.

Mr. Fullenkamp: So we don't have any larger format than these John Deere's to do parks?

Mr. Miller: No we have another; also we have another smaller four-wheel-drive that has finish mowers on it also. This one is a; I'm trying to think, Case I-H I think, a smaller tractor probably in the 40 horsepower range. The Ford 56 – 40 is in the 65 hp range. That's a newer mower, we got that probably the first year that I was here.

Mr. Fullenkamp: How big is the swath on that?

Mr. Miller: It uses finish mowers, it's 15 foot, it's 15 foot, it folds up, but they are all finish mowers as opposed to rough-cut mowers.

Mr. Fullenkamp: So do you believe we have the proper mix of equipment? I sometimes think we are too small.

Mr. Miller: I think we do right now except where we have unbelievably torrential rains where they can't get to mow. We're able to keep up and maintain but we do have some areas in spring of wet spaces but under the right climatic conditions; we don't have monsoons. One year I was here we had rain that was unbelievable. You know we've done pretty well with keeping up; on top of things.

Mr. Fullenkamp: You know is not so much keeping up, if we had another larger format mower, could we do with less personnel time?

Mr. Miller: That's a good statement; thought. Yes to answer your question, yes.

Mr. Fullenkamp: Are we considering that? Have we consider that?

Mr. Miller: We have not put it in the budget to be honest with you. We have not requested it in the budget.

Mr. Fullenkamp: I realize, I mean each piece of equipment takes a person and if we can free a person up and have them doing other tasks for the city.

Mr. Miller: That's an excellent thought. Probably the piece of equipment that really needs to be replaced is the 56 – 40. If we got a newer piece of equipment, we'd get a different type of tractor, probably 100 hp four-wheel-drive. This is not a four-wheel-drive. And it would have more power which would mean we would eventually be able to get a bigger mower and be able to do some of our rough-cut mowing quicker. And use less manpower and less time. Part of the problem is when you get a tractor that is really, really large, the maneuverability. We get into some pretty tight spots believe it or not along the highways.

Thursday, March 5, 2015

Mr. Fullenkamp: Yeah and I guess I'm focusing more on right of ways along the base and the parks where I see a couple lawnmowers there where may be one larger unit, one of those could get the job done more quickly.

Mr. Miller: We have some ideal areas where a larger mower would work but believe it or not, some of the highway areas it'll be tight. Between the guardrails and so on.

Mr. Fullenkamp: I understand that but, but what I'm saying is that a little capital investment might save us some labor.

Mr. Miller: True. A very true statement.

Mr. Fullenkamp: So, that's all. Thank you.

Mayor Flaute: Thank you. So how old are these four mowers? Are they all the same age?

Mr. Miller: Well I've been here going on nine years, the City Manager and I came in within a couple weeks and they were here when I got here.

Mayor Flaute: All four of them?

Mr. Miller: Yes.

Mayor Flaute: Okay so, we're definitely; it's time to change them out then.

Mr. Miller: We had a rollover program at one time. We discontinued it. A rollover program where every three years we rotate out to new mowers.

Mayor Flaute: I'm not interested in that.

Mr. Miller: I know, I'm just saying that at one point in time before I came here; but the guys have done a great job maintaining. They replace spindles, they replaced about everything that can be replaced on them. They're in fairly good repair except they are a pretty well-worn piece of equipment.

Mayor Flaute: Okay, okay that's all I needed to know. Thank you. Any other questions?

Mr. Denning: Are we considering getting back into some sort of a rollover program? I'm not saying we change all four of them in the same year but, year four, five, six we start because I know that you have guys can maintain them but that takes their time and there is cost associated with that where it may be less expensive for us to work into and so we work up to may be some larger format machines at the same time.

Mr. Chodkowski: I can tell you, that was information that was presented as part of this package and we have looked at it and a couple of different options when we consider the purchase of other pieces of equipment, not just these mowers. But time is money, money is real and time is intangible. So there are certain arguments that can be made and some of those arguments are very easy to see but if you continue to argue that time is money and then you have to pay the bill for that time, sometimes time isn't worth that. So that's what happened in this instance. Based on the life that we able to get out of those mowers compared what we would've had to pay in a rollover cycle.

Mr. Denning: And I understand that but I also understand that if we can get; there is a reasonable life expectancy for a mower and we should; if it's 10 years that's fine, if

Thursday, March 5, 2015

it's seven years then we need to be replacing them in the seven years not at nine and 11 years. That's all I'm saying. We need to; and work that into the budget long-term.

Mayor Flaute: We're not to going to get nine years out of these though and have a three year rollover.

Mr. Denning: Well no, no, and I understand that, I understand that.

Mr. Smith: The life expectancy is based on how much it's cutting.

Mr. Denning: And I understand all that too. But we just need to think about it, that's all.

Deputy Mayor Reynolds: Mr. City Manager, that we looked at what we actually need? I'm hearing Mr. Miller say that the tractor he needs; he's got an old tractor, a Chase, you said it was a small 40 hp and you've got the Ford, the 65 hp and then you talked about the new line possibility of 100 hp. What do we need? I guess that's my question now, what do we need and what we need to be looking at because I mean Mr. Denning just asked the question about what's the life; or made the statement, the life expectancy of a mower is, you know, given in my hands probably two days, but you know. But looking at the \$37,000 for four John Deere's, I'm expecting that the maintenance and everything, the upkeep is going to be good but I don't know if you all consider, and not a rollover I don't mean it that way but will two mowers do what we need and buy the big tractor that we need? I'm just trying to find out how we are assessing what our needs are.

Mr. Chodkowski: I don't have the answer to that question from the standpoint that my relationship to this was, give me a list of what needs to be replaced. So can I say that Mr. Miller and his crew have had those thoughts and had those discussions? I know that they have. But the culmination of what those discussions have been I don't have the answer to that but I know that once we had the need to replace equipment, I can say that Mr. Miller has brought forth several suggestions or several options several of which have been considered and they have been taken to a level of greater expenditure. So for instance, when we replaced the vacuum truck, that was one where we had what was a used unit and made a conscious decision to purchase the more expensive newer rehabilitated unit because we wanted to get the life out of it as opposed to the cheapest type available. In this instance I don't know what that is, but yes we have had discussions. Once this piece of equipment is no longer serviceable what do we have to replace it with, what should we replace it with. Those discussions have been ongoing but ultimately what Mr. Miller and his department put into those discussions, I don't have the answer to that question.

Deputy Mayor Reynolds: And I don't know if there comes a point in time, you know we've all been talking about strategic planning and things like that and not that this is a part of the strategic plan but the point I'm trying to make is at some point in time, I don't know if we've sat down and really assessed what we need everywhere. You know, where we are on that; we could be on a collision course or we could be on the right course, we don't know, we don't know.

Mayor Flaute: But we have to trust them.

Deputy Mayor Reynolds: And that's what I'm saying, but I want them to be able to bring forward things that if there are other needs we need to know about them. And then that's a decision that we all have to make whether we can. But you know on four John Deere's and doing the size of the city and seeing the mowing that goes on in the summer time, that's worrisome to me. I like for our right of ways and our parks;

Thursday, March 5, 2015

everything to look good and I think that's the goal that we should have is doing that. Thank you.

Mayor Flaute: Any other discussion?

Mr. Smith: I believe these are finish mowers that you're buying.

Mr. Miller: That is correct.

Mr. Smith: Yeah so that will give us a nice look.

Mr. Denning: Are these larger than the ones that we're; are we replacing with larger?

Mr. Miller: No they are of equivalent size. They are 6 foot, 72 inch.

Mr. Denning: Okay. So there is 72 inch cut.

Mr. Miller: They are very maneuverable. That's part of the value of the; it cuts down on a lot of the finished trimming that they have to do, especially in the parks and some of the other areas, medians, right of ways, around some of our entryways in particular.

Mayor Flaute: Are John Deere's made in America?

Mr. Miller: Well to be honest with you, they may be assembled in America but almost all vehicle and mower parts are foreign.

Mayor Flaute: Okay, because John Deere used to be the top-of-the-line.

Mr. Miller: We have a manufacturing facility but even then most of the parts are imported.

Mayor Flaute: Thank you. Any other discussion on the motion? There was a motion.

With no further discussion, a vote was taken Resolution No. 15-R 2019 . All were in favor; none were opposed. **Motion passed.**

**ii) Resolution No. 15-R 2020 a resolution by the Riverside City Council authorizing a 2.5 percent increase in the City Manager's annual salary effective January 18, 2015.**

Mr. Chodkowski: Thank you Mr. Mayor. Pursuant to Council's request, this resolution is brought forth to authorize a wage increase for the City Manager did

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2020. Mr. Smith second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

**iii) Resolution No. 15-R-2021 a resolution by the Council of the City of Riverside, Ohio authorizing the City Manager to enter into a lease agreement with Battelle Memorial Institute.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution is brought forth to authorize the lease between the city and Battelle Memorial Institute.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2021. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

Thursday, March 5, 2015

**iv) Resolution No. 15-R-2022 a resolution by the Council of the City of Riverside, Ohio authorizing the City Manager to enter into a first amendment to lease agreement with Far Hills Development, LLC.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution is brought forth to authorize to lease agreement between the city of Riverside and Far Hills Development, LLC.

A motion was made by Mr. Denning to approve Resolution No. 15-R-2022. Mrs. Lommatzsch second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed.**

**v) Resolution No. 15-R-2023 a resolution by the Council of the City of Riverside, Ohio authorizing the City Manager to enter into a lease agreement with Simply Management, LLC.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution is brought forth to authorize the lease agreement between the city of Riverside and Simply Management, LLC.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2023. Mr. Denning second the motion.

Deputy Mayor Reynolds: Mr. Mayor I do have one question. Mr. Murray, the financials were taken care of?

Mr. Murray: They are on their way. They are not taken care of at this time but they will be a condition to receive that. I don't know what else to do.

With no further discussion, a vote was taken approve Resolution No. 15-R-2023 . All were in favor; none were opposed. **Motion passed.**

**vi) Resolution No. 15-R-2024 a resolution recognizing the Walter E. Stebbins High School Parent Teacher Organization's "After Prom Party" as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution was brought forth to recognize the Stebbins After Prom as a function that promotes the general health, welfare and contentment.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 15-R-2024. Mr. Denning second the motion.

Mr. Denning: That's for \$250?

Mayor Flaute: Yes. \$250.

Mr. Chodkowski: Yes.

Mr. Denning: Okay.

With no further discussion, a vote was taken to approve Resolution No. 15-R-2024. All were in favor; none were opposed. **Motion passed.**

**vii) Resolution No. 15-R-2025 a resolution authorizing the City Manager to enter an agreement with Nauman & Zelinski, LLC for professional services relating to the maintenance and upgrade of the HVAC**

Thursday, March 5, 2015

**systems at 5100 and 5200 Springfield Street and not to exceed \$28,200.00.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution is brought forth to authorize the contract between the city and Nauman and Zelinski regarding professional HVAC services for 5100 and 5200 Springfield.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2025. Mr. Denning second the motion. With no further discussion, a vote was taken. All were in favor; none were opposed. **Motion passed**

**viii) Resolution No. 15-R-2026 a resolution to support “The Big Hoopla” and the “NCAA First Four” as function that promotes the public health, general welfare, and contentment of the City of Riverside.**

Mr. Chodkowski: Thank you Mr. Mayor. This resolution is brought forth in support of The Big Hoopla event in association with the NCAA First Four event at the University of Dayton.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2026. Mr. Fullenkamp second the motion.

Mrs. Lommatzsch: What would we be doing? Are we giving them money?

Mr. Fullenkamp: No.

Mrs. Lommatzsch: We're just supporting them?

Mr. Chodkowski: Yes Ma'am this is just saying that we agree that the First Four event is a positive thing.

Mrs. Lommatzsch: A good thing. I don't think it's bad, I was just wondering what this is for.

With no further discussion a vote was taken to approve Resolution No. 15-R-2026. All were in favor; none were opposed. **Motion passed.**

**ITEM 15: PUBLIC COMMENTS ON NON-AGENDA ITEMS:**

Mayor Flaute: That will move in the public comments and the first person that would like to speak is John Schnieders. All right Mr. Schnieders, you have the floor. You have three minutes and we would like to hear your issue.

Mr. Schnieders: Well first of all I wanted to congratulate the city on the way they have taken care of this; no problems we've had especially over where I live which is Broadmead and Wynora. The Police Department over there, I see a lot of them over there, much more than 20 years I've seen there before and I think they're doing a good job. I think the neighborhood watch that we are trying to implement over there may be could help them a lot more.

Mayor Flaute: Alright, okay anything else?

Mr. Schnieders: No.

Thursday, March 5, 2015

Mayor Flaute: Well thank you, thank you very much. Thanks for coming out and telling us. We appreciate that.

Mrs. Lommatzsch: We're glad you're here, come again.

Mayor Flaute: Please come back, yeah.

Mr. Schnieders: I will try my best.

Deputy Mayor Reynolds: Mr. Schnieders has worked very hard to start a neighborhood watch in his neighborhood and in the community of Avondale. And he has worked diligently every day in that wheelchair out trying to do everything he can to get people involved and he's done a good job. Thank you Mr. Schnieders.

Mayor Flaute: Thank you Mr. Schnieders. Okay next person is Mr. John Zimmerman. Mr. Zimmerman you want to come up here and talk about Fair Housing?

Mr. Zimmerman: I do. Thank you very much Mr. Mayor. And it's really great to be here in Riverside tonight. So we have been placing our brochures out in your lobby for quite some time and I want to remind everyone here today, everyone in Riverside is entitled to access our services. We have two attorneys and a full-time paralegal and all they do is help people who are behind on their mortgage. And if they are behind on their mortgage, they help them find money to catch up. If in fact they need legal counsel, they get free legal services. And if they are in fact in foreclosure, we see them through that entire process and the clerk of courts is happy to see because the clients that we serve come in with forms are filled out correctly to answer the clerk of courts summons about a foreclosure. And we have been able to help a lot of people who thought there was no hope in keeping their home and they through our attorneys; they're skilled at what they do and have been able to keep them. And we have helped people here in Riverside. It's not a very public process. And of course all of our interaction with our clients is completely confidential so sometimes people, your neighbors might go through that and you don't know it. But we have been helping them. And in the past five years we have helped people maintain \$26 million worth of housing that might of been lost to foreclosure. So that's one of our services. We help people who are victims of housing discrimination. And so anyone who feels that they have been discriminated against can call us. Sometimes when they call us, it's not discrimination. But we might find that a landlord has refused somebody an addition to a ramp to their house because the ramp would be like a ski slope. Because we have a lot of older homes in our community and so we've then talk with the landlord and talk with the tenant and make sure that they can get along and that we will help that tenant who needs that ramp maybe find another place or find an alternative accommodation so that they can still get in. People with disabilities, sometimes when they are renters rent older homes because they are not as expensive to rent and that's where we see some problems. And that really brings me to one other thing that we're doing. The Miami Valley Fair Housing Center, we do a lot of contracts with different groups to do research work. And so we been contracted by the city of Kettering, the city of Dayton and the Montgomery County Commissioners to provide them with an analysis of housing obstacles in the community. And one of the ways; one of the aspects of that is citizen participation. And so I've given you all the sheet of paper and on it there are two things. One is the very first thing, at the top is a link to a housing survey that is going to be open until May 15. We've had hundreds of people go in and take the survey and we tested it the other day and it only takes people 12 to 15 minutes to sit and take the survey. So is not something you can do in three minutes before you have to get in the car and go to work. But it is a thoughtful survey and we ask people what are they looking for in the neighborhood. What are they looking for in housing. What kind of obstacles did they find in housing. What are their transportation needs. One of

Thursday, March 5, 2015

the things that the federal government does is require our entitlement jurisdictions; those jurisdictions with more than 50,000 people to do this analysis every five years. And so the three entitlement jurisdictions here band together six or seven years ago and they did their first regional analysis and that was completed in 2010. And so now we're just updating that. And so we want to hear what people's problems are with housing. One other thing people could do is that on Monday, March 16, from 1:30 pm to 3:00 pm, at our central location on Riverside Drive, we are going to have a town hall and people can come to that and we'll get to talk to them in a forum like this for about an hour and a half about the housing obstacles they might see. The last thing we're doing is that some of you might get a phone call from myself or one of my colleagues and we might want to set up an appointment where we ask you as stakeholders in the community what you are seeing as housing obstacles. And so that little short interview process would be a two-step thing where we would call and make an appointment. Because we do want to hear from the stakeholders. You all know what is going on in Riverside probably better than anyone. So that getting your voice into this document is important to us. So that's what I was here to let everybody know and give a quick update about our services and what we are doing. Do you have questions about the process to develop the Fair Housing Plan for the county?

Mayor Flaute: Any questions from members of Council? Okay well thank you Mr. Zimmerman for coming and please come back.

Mr. Zimmerman: Thank you. And then I left these in the lobby.

Mayor Flaute: Right, thank you Sir, thank you.

Deputy Mayor Reynolds: Mr. Zimmerman, if we have questions we can call you, correct?

Mr. Zimmerman: Yes you can and our phone number is right under wear it says, How, and it's 223-6035 and all of you have my business card.

**ITEM 16: COUNCILMEMBER COMMENTS:**

Mayor Flaute: Okay very good. So that brings us up to Councilmember comments. Are there any Councilmember comments this evening?

Mrs. Lommatzsch: This gentleman would like to speak.

Mr. Chodkowski: I have a City Manager comment. I just wanted to say thank you very much for the action earlier tonight. I appreciate that.

Mayor Flaute: You're welcome.

Mrs. Lommatzsch: I went to the MVRPC this morning and they elected officers. They elected the same folks back again. We did have a speaker and it was ODOT Director Jerry Wray. I did not have an opportunity, because a lot of people won't talk to you when the meetings over, but I wanted to ask him when he's going to clean up the overpass area on Woodman Drive. But I wasn't going to stand in line because people were waiting to talk to him. But anyways, the onset of most of what was the report from the director from DC is that, we used to have more Ohio money than we had federal money. But now we have more federal money than we have Ohio money. So now it's all reversed and we are federally driven and all of the newly adopted projects. That's the news from me.

Mayor Flaute: Great, thank you Mrs. Lommatzsch.

Thursday, March 5, 2015

Mrs. Lommatzsch: He's very positive that things are going to get better.

Mr. Fullenkamp: Last night myself and Mrs. Reynolds spent some time; actually last afternoon and last night at the EPA site regarding the Valley Street VOC Plume. We didn't have many takers but we did learn a lot, we had a good chance to deal with one of the Ohio EPA representatives. We had a US EPA representative, two people from Montgomery County Health Department and I think that was all. Am I missing somebody?

Deputy Mayor Reynolds: Ohio EPA.

Mr. Fullenkamp: Yeah, yeah. And so we didn't get a lot of takers. They are going to be closing out this process here in terms of accepting applications or access agreements sometime I guess at the end of March. And then they are going to be looking into the investigative phase and they are currently looking into the investigative phase of what's causing this problem and I've heard that sometime this summer they will probably be having a meeting to discuss what they are going to do going forward in terms of remediating the source of the pollution. So it is a good chance to talk to some people that are experts in the field and thank you Mrs. Reynolds for spending the time there with me. It was kind of a long evening but we got home safe during the snow. So that's all I have.

Mayor Flaute: Thank you, thank you both for your work. Okay anyone else? I just have a few things. First off I had an Appalachian Advisory Board meeting at the County. And Unsung Heroes is coming up again and last year; who was our recipient?

Chief Carpenter: Battalion Chief David Spitzall.

Mayor Flaute: So anyone who has Appalachian heritage that you know of that would be honored to be awarded for their quiet work that they do behind the scenes; we had our City Manager at one point. So the deadline is due on March 27. So anyone in the community that has Appalachian heritage, please put them in and I have the criteria there. I spoke with the children of Beverly Gardens' third-graders. I talked to them about how our city government works and it was a very interesting time meeting with the third-graders. I met with Mike Turner our Congressman. He talked about a lot of issues in the area, none of them really specific to Riverside. But he is going to need some help on some legislation that is coming up, you'll see he is going to send us all an email. So you'll be getting that email in the next month or two. I went to the First Suburbs meeting that we had at the Eintracht Club. It was a very well attended meeting and Mr. Murray, we thank you for coming out and explaining the Eintracht project. And then we had another speaker that was talking about the sex trafficking that is going on in the Miami Valley. It is much larger probably than any; I know it's much larger than I thought. The county has actually hired one person to do nothing but look at the sex trafficking that is going on in our County. It was a very enlightening and she actually asked for us to all consider having her come talk to our Police Department so that they can recognize the signs, the signs of what sex trafficking is going on. Because there are very obvious signs that we don't know about, for example runaway folks especially from age of the 11 to 14. They get into this because they need a place to stay or they see what a glorious life it could be if you've got a lot of money and food in your belly. So it was quite enlightening. If you want more information, go to Be Free Dayton. It explains what we're trying to do here in the county to curb the sex traffic. Mr. Smith you have anything to add to that because you were at the meeting?

Thursday, March 5, 2015

Mr. Smith: Not in reference to the sex trafficking topic that was discussed but the city of Riverside did host that event and it was just you and I that showed up. I was very disappointed at the turnout from Council. But it was a very informative.

Mayor Flaute: Alright thank you. I did eight weddings.

Mrs. Lommatzsch: I'm sorry. I forgot to all of you about the Military Affairs open house. You need to get your reservation into the clerk if you plan to attend that. You have it at your seat. And also the reservations for the Miami Valley Regional Planning Commission dinner in April. And you need to get your reservations in for that. And hold, the volunteer function will be April 30, Thursday night. It is the fifth Thursday of the month so I was hoping it makes it a good time for everybody.

Mayor Flaute: And Mrs. Lommatzsch has been working very hard on that, we thank you for that. There is something but I can't remember what it is now. Oh, the In Crowd. There is an in crowd coming up Monday. It is going to be held at the American Legion on Burkhardt.

Mrs. Lommatzsch: Chappie James.

Mayor Flaute: Chappie James. Very good so please come on out it is always a good time. It is \$15 and you have so much food you will be very pleased that you came.

Mr. Smith: Make your reservation at the Chamber of Commerce.

**ITEM 17: EXECUTIVE SESSION - Codified Ordinances 103.01 (d) (3) – Conferences with any attorney representing the city as counsel, concerning disputes involving the city, its council, boards, commissions, officials and employees that are the subject of pending or imminent court action or discussions of any matters which are properly covered under the attorney-client privilege as recognized by the law of Ohio.**

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

Mayor Flaute: Yes Mr. Schnieders.

Mr. Schnieders: I wanted to thank you for letting me speak tonight and if any of you can think of anything I can help you do for the entire city of Riverside, I am at your disposal. Anything.

Mayor Flaute: Great, thank you Mr. Schnieders.

Council began executive session at 8:40 PM. and exited executive session at 9:00 p.m.

**ITEM 18: ADJOURNMENT:** A motion was made by Mr. Denning to adjourn. Mr. Fullenkamp second the motion. With not further discussion, a roll call vote was taken as follows: Mr. Denning, yes; Mr. Fullenkamp, yes; Mr. Curp, yes; Mrs. Lommatzsch, yes; Deputy Mayor Reynolds, yes; Mr. Smith, yes; and Mayor Flaute, yes. **Motion passed.**

**ITEM 19:** The meeting was adjourned at 9:02 p.m.

Thursday, March 5, 2015

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William R. Flaute, Mayor

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Clerk of Council