

DRAFT

Wednesday, September 16, 2015

ITEM 1: CALL TO ORDER: Mayor Flaute called the City of Riverside, Ohio special Council Meeting to order at 6:00 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, absent (Mr. Denning arrived at 6:43 PM); Mr. Fullenkamp, present; Mrs. Lommatzsch, present; Deputy Mayor Reynolds, present; Mr. Smith, absent and Mayor Flaute, present.

Staff present was as follows: Bryan Chodkowski, City Manager and Bob Murray, Economic Development Director.

ITEM 3: EXCUSE ABSENT MEMBERS: A motion was made by Deputy Mayor Reynolds to excuse Councilmembers Mr. Denning and Mr. Smith. Mrs. Lommatzsch seconded the motion. Five were in favor; none were opposed. Motion passed.

ITEM 4: WORK SESSION ITEMS:

a) **Discussion with Mr. Al Schneider regarding economic development.**

Mr. Chodkowski: As you know Smiley's Golf Center was recently purchased and the intent is to redevelop that site in some capacity. Mr. Murray has developed a relationship with the new owners and they are here tonight to meet with Council to talk about what they intend to do with the property, what their thoughts are with the property as well as to receive input from Council about what the city might also be thinking about. I will yield the floor to Mr. Murray for any additional comments.

Mayor Flaute: Thank you Mr. Manager. Welcome, welcome we are pleased that you are here. We are very interested in hearing what you guys have in mind so with that, Mr. Murray.

Mr. Murray: I will just introduce the property and its characteristics. This is the property in front of us here. We have a little over 12 acres with everything except the house. With the house it becomes a very close to about 13 acres.

Mr. Schneider: It's just shy of 13.

Mr. Murray: Between here and Spaulding and the property itself we've got R-1 zoning which comes down and all the way across. That on this side it is R-2. So R-1 is anything greater than one third of an acre and R-2 is anything greater than one quarter of an acre. The properties themselves that are here are much closer to a half an acre on Spaulding. So these are fairly large lots as you run around to the south. And these are much closer to a half an acre as well. The value here, these are going for about \$110,000-\$120,000 as per the tax records. The current sale there is \$149,000. The one that is for sale now and is going for \$149,000. These ones aren't varying much and that's definitely because of Spaulding Road so these are right around \$100,000. In fact I didn't find one; I found one for \$131,000 but that is a 2 acre lot. So again from the city's standpoint to maintain this and to encourage something that would benefit these houses would be a real good idea for us Mr. Schneider if we could do something like that. One of the peculiar things about the lot is the elevation. We start on Linden at 930 feet and we drop down to 900 feet at the bottom so we have a 30 foot drop in elevation from Linden to the plats down here. Now that accounts for a peculiarity in the property and that is that water and sewer runs along Linden and water and sewer runs through the plat and down here as well but due to the elevation change the

DRAFT

Wednesday, September 16, 2015

sewer for the back part of this would have to come down here without doing a lift station. None of these houses have sewer. None of these houses have water.

Mayor Flaute: So they have their own wells?

Mr. Murray: Yes. Breakthrough here and it's only like 4 or 5 houses. So the property itself back here is one away from city utilities. Back here is one property away. Up here it runs to the street but to access that sewer would be very costly because of course sewer has to run downhill and we would be lifting this up to here so the tie-ins are actually down here. So they are like 100 feet off the property.

Mr. Fullenkamp: What about to the east?

Mr. Murray: This is water and sewer here but you get the elevation drop and there are no easements to go through the side of here. The little house itself is fed by the sewer it comes from over here from this dead-end so the house doesn't have water and sewer. I think that's about it, I don't know if there's anything else. But again what's really holding their values is this. As you know these houses; they just don't come on the market. It is very hard to get one for sale. During the downturn of course these were valued around \$100,000 and now those property values are starting to move up.

Mr. Fullenkamp: Is that golf?

Mr. Murray: Yeah. The other thing that I was going to mention is that in our code we only allow a cul-de-sac back 600 feet. So a cul-de-sac in here would only come back to about here and what we do have is Mr. Moore who owns the property here has 1.89 acres. So a split at this location for access to this property would make this very desirable. And at the south end we have a hub street that just comes to a dead end. And the idea of course for that at one time was to continue on into these properties. There are two properties here that are very long and very narrow so if we are looking at sustaining this and sustaining residential which I would recommend then trying to get an access here and trying to finish up that street that we started so long ago. To have something like that with the front being far more businesslike. To put a street in from up here you just don't have the visual that you really need to make it a gateway so to speak. The front door would be a little rough for residential sales back here. Now the whole thing is B-2 so there could be something other than that. But again what I think we'll be trying to do Mr. Schneider is to bring something out here to complement the residential and that could be anything from multi-family to existing \$120,000 homes.

Mr. Curp: Or a five-story office building.

Mr. Murray: Or a five-story office building if you think that's the location for it.

Mr. Schneider: Have you ever owned a five-story office building?

Mr. Murray: We do right now.

Mr. Schneider: Oh yeah that's right. How is your occupancy?

Mayor Flaute: It's getting better.

DRAFT

Wednesday, September 16, 2015

Mr. Murray: It is 60% and every week or getting one more in there.

Mayor Flaute: So Mr. Murray you said that a cul-de-sac would come about halfway down the property so if we built the buildings there or built houses on the cul-de-sac the water would have to come from?

Mr. Murray: From the south.

Mayor Flaute: But if you would build them on the west side the water would have to come from Linden.

Mr. Murray: Well the water can come from just about from anyplace because of the way that water works but sewer is gravity and it would have to flow with the elevation. But sewer could only go this way. You can't pump it up that hill because it is just too expensive.

Mr. Curp: Isn't there a sanitary sewer on the west side of Spaulding? What's on the west side across from the church?

Mr. Murray: I didn't see it. I would have to look. I think it is only right here that there is no water or sewer so this church would have to be fed from up here I think.

Mr. Curp: Because something that could be looked at is if you're looking for access off Spaulding maybe something youoi do with the church as far as a land swap as far as per perhaps take the southern part of their parking lot and that becomes the entry into the parcel and give them a strip along their current boundary. I think their boundary goes up to the street.

Mr. Murray: Yeah there is a partial right here which they own and they've been wanting to build on that for years and years.

Mr. Curp: I'm just thinking out loud. But if there is sanitary out there on Spaulding you could probably go out to the church parking lot and make a connection there. They would probably be willing to give an easement there. They're pretty easy-going folks generally.

Mrs. Lommatzsch: No one has mentioned the senior condos. Quads or duplexes.

Mr. Schneider: Well we are exploring; we are in an exploratory stage.

Mrs. Lommatzsch: We have none in Riverside.

Mr. Schneider: What interest there is; we met with Mr. Murray as far as if there is any wish list or what your wish list might be and at that we would inquire again tonight as far as what the whole Council might want. We're open at this point in time. We don't have any set vision. I would even consider your five-story office building if it is preleased with enough years and good enough credit. My experience with office buildings I would say have not been that good.

Mayor Flaute: So what did you have in mind when you were buying it? I'm sure you had to have some thoughts about it.

DRAFT

Wednesday, September 16, 2015

Mr. Schneider: I guess I'm saying there is a land value there and at a certain price it seemed adventurous to pursue it. I guess I'm semi retired, is that what you call it?

Mayor Flaute: You are retired but you really are failing at it. That's the way I am.

Mr. Schneider: I am a partner with Miller Valentine. I'm not involved in any of their day-to-day operations but I do have a share of the holdings of the real estate that was developed up to the time I retired about 11 years ago. My wife says I must be bored or something so I am always trying to find something new and I came across this and said there should be an opportunity here at the right price. Conceptually I said a senior congregate facility may be in the center. The lower in the back part might be nice as residential or senior apartments. I've had some conversations with some homebuilders that do single-family and multifamily and they are planning on coming out and looking at the site over the next week. I think there is an opportunity for's commercial development along Linden. Just small 1 acre tight parcels across there; maybe three or four. And that would be enhanced if you had a residential in there; either single-family or multifamily. But as far as the city of Riverside goes I don't know if there is a wish list there to provide a soccer stadium or whatever else.

Mr. Fullenkamp: Been there done that.

Mr. Schneider: Have you?

Mayor Flaute: We've been down that road.

Mr. Schneider: We even talked briefly with the principal at Carroll High School and asked them do the same thing; is there something they would like to do with the ground. I think they're meeting sometime this week I guess with the board.

Mayor Flaute: With Carroll?

Mr. Schneider: Yeah. And just raising the issue whether there was any interest, I would assume they would have to find some Angel to step forward and fund any project of any size but who knows.

Mrs. Snyder: We told them we'd keep them in the loop because they're very anxious to see something positive happen to that area.

Mr. Schneider: I've talked to a few commercial realtors. I conceptually looked at a 50,000 to 60,000 ft.² supermarket or something like that. Down at the bottom with the commercial lots upfront. He's done some fishing for that. I don't know what he's using for bait but nothings bitten yet.

Mr. Curp: You know there is a big Kroger store in Beavercreek not too far from there.

Mr. Schneider: Yeah, right. I guess he was thinking some of these organic foods you know a Whole Foods type thing or something of that sort.

Mr. Curp: Yeah a destination type.

Mrs. Lommatzsch: Jungle Jim's.

DRAFT

Wednesday, September 16, 2015

Mr. Schneider: Yeah a Jungle Jim's there you go. That thing must be hundred thousand square feet.

Mr. Fullenkamp: Have you done a marketing analysis at all on what's really needed in this area?

Mr. Schneider: No not really. I spent more time talking with commercial realtors; I'm trying to interview them to see what they might recommend.

Mr. Fullenkamp: I think from a layman's view you have to know what there is a demand for before you can plan anything. So maybe those are the people that are going to do that for you. I don't know if you can support a Whole Foods there. The demographics.

Mr. Schneider: I'm not sure either.

Mrs. Lommatzsch: But I can tell you that two handfuls of people in my own situation who have moved out of Riverside and taken a nice income with them because there is nowhere in Riverside. I don't want to live in an apartment.

Mr. Schneider: There is a group that has done some cluster condos; empty nester type units I think it's called Scarborough. They have some over on Alex Bell east of Wilmington and then they have some on Yankee I know.

Mrs. Lommatzsch: Trebine in Beavercreek that's where they're going.

Mr. Schneider: And there is some demand for it.

Mrs. Lommatzsch: A big demand for it.

Mr. Schneider: There are retired military and Air Force and a lot of them have the desire to stay in the community.

Mrs. Lommatzsch: They want to be relatively close to the Base.

Mr. Schneider: Because of healthcare.

Mrs. Lommatzsch: Exactly. And the commissary and whatever. There is absolutely nowhere in the city limits of Riverside that I would care to move to which is why I am still in a 4 ½ bedroom house.

Mayor Flaute: I can echo that that the need for that is here. Now as far as money to the city there is no earned income coming in and property taxes, we get very little of.

Mrs. Lommatzsch: Well if they put commercial at the front.

Mayor Flaute: Well that's true. The need is here. That point is well taken the need is here for that. Whether the city gets much money for it or not the need is here and it would build the area up some. It would be a good thing for city and I would love to see something like that come in.

DRAFT

Wednesday, September 16, 2015

Mrs. Lommatzsch: How much acreage would a cluster condo, quad, duplex thing; how much of that property would you have to have to develop that?

Mr. Curp: Patio homes of about 1300 to 1500 ft.². Or a combination of some patio homes or some condos that the Sims family is building downtown by the library on Patterson Boulevard. Some of those. Townhouses.

Mr. Schneider: I haven't engaged anybody to do a market study as yet. The question is how ambitious am I to some extent.

Mrs. Lommatzsch: No, you build them and I will manage them and I will sell them for you.

Mr. Fullenkamp: We seem to be focusing on seniors but I'm also wondering what we should do to maybe bring young people into the community.

Mr. Schneider: I'm talking about that being one side and the other side being the Sutter homes. I am talking with one homebuilder that does the whole range. I talked to them last week and they called back today so they are going to send somebody out to the site to see what they might consider.

Mr. Fullenkamp: And I'm not referring necessarily to the housing but the type of development. We need amenities for the city in terms of commercial development. A lot of the things that the city doesn't have is a lot of places to go shopping. I don't know what site to focus on or maybe don't focus on either maybe they are both equally important to a city.

Mr. Schneider: Yes, its not really my intention to really develop a commercial strip or trying to market lots and probably I'll just market the land for the highest and best use.

Mrs. Lommatzsch: Something along Linden that had commercial on the bottom and then with the back entrance that had apartments above it.

Mr. Schneider: That would be the vision if you do residential at the lower end of the site then you are improving your population of users for a drugstore or an urgent care or whatever else.

Mrs. Lommatzsch: This kind of living arrangements are real popular with young people.

Mr. Schneider: Multifamily is an acceptable form of B-2?

Mayor Flaute: You would have to have rezone for that.

Mr. Schneider: You don't have progressive zoning?

Mr. Murray: No. Not between districts. Not between classifications. But it would be totally acceptable to the city.

Mr. Schneider: How many units per acre is it?

Mr. Murray: Oh boy, I'll have to look at that. Is it 10 per acre? 10 units per acre?

DRAFT

Wednesday, September 16, 2015

Mr. Schneider: You said a minimum of 10 or something like that.

Mr. Murray: I think it is a minimum of 10.

Mr. Curp: And you would probably get some resistance from the property owners to the east and the south. Their property has been up for rezoning various times over the years and they love the pastoral lifestyle with nothing back there except for golf balls every once in a while and deer every now and then. So you probably get some resistance for high density apartments.

Mayor Flaute: Especially subsidized. If you get subsidized housing that would be even more resistance.

Mr. Schneider: What you define as subsidized?

Mayor Flaute: Well like Timber Ridge up here is; what is that called?

Mr. Schneider: On Harshman?

Mr. Murray: Income adjusted.

Mayor Flaute: That's section 8. Section 8 is more for private housing.

Mr. Murray: Yeah for section 8 they give you a voucher and you can go wherever they want.

Mayor Flaute: So these are income-based.

Mr. Murray: That is different.

Mr. Schneider: They are income-based. Timber Ridge.

Mayor Flaute: Timber Ridge is and that is a Miller Valentine project. So you might get some as Mr. Curp said you might get some very heavy resistance from that type of thing. You still may get resistance from high density.

Mr. Chodkowski: 10 units an acre.

Mr. Murray: Minimum right?

Mr. Chodkowski: Correct.

Mrs. Lommatzsch: Well I'm excited that something is going to happen. We are very pleased that you decided to invest in our city.

Mayor Flaute: Thank you. Any other questions or comments?

Mr. Curp: Yeah was thinking along Linden if you are looking for something other than residential or commercial or something like that you can look at office condominiums or something along that concept for professionals. If you go up the street on the other side of Carroll you have a couple of dentists office. If you turn

DRAFT

Wednesday, September 16, 2015

the corner and on Woodman and go south on Woodman you've got some attorneys, you've got insurance agents and some professionals.

Mr. Schneider: I think I would be open to anybody.

Mr. Murray: And that's what we don't have enough of are those 1 acre lots. A sole ownership building.

Mrs. Lommatzsch: Biscuit world.

Mr. Murray: But they could come in and purchase the property and build their own building like the Dennis have done. Mr. Sheets just bought that building up there as well and we'll have many places like that that are standardized.

Mayor Flaute: Dayton Power and Light have been trying to get beautiful buildings into there at the property over there on Woodman. And they haven't been successful now.

Mr. Murray: McGregor.

Mayor Flaute: McGregor Park. But there is the possibility of some very high end office buildings going in there if they ever get moving on it.

Mrs. Lommatzsch: That is Dayton.

Mayor Flaute: That is Dayton but I'm still saying it's in the area and it is ready for some high-end buildings.

Mr. Schneider: I'm more willing to sell land for anybody that wants to build an office building. To spec an office building I have no ambition for that.

Mayor Flaute's: Yeah it's tough these days. Especially there.

Mr. Schneider: I'm just not a big fan of office buildings. I mean the retrofit costs associated with owning an office building it seems you're always reaching in your pocket to accommodate the next tenant coming along and I'm sure you're seeing it in your efforts here.

Mr. Murray: We are very profitable. We have a different model.

Deputy Mayor Reynolds: Mr. Murray I'm not sure how much property URS needs do you know the total acreage they have been looking for if they have to move? This would be a perfect place for URS.

Mayor Flaute: It's just down the street from where they are at.

Deputy Mayor Reynolds: Well that's not going to happen though.

Mayor Flaute: Oh you're talking about United Rehabilitation Services. I thought you were talking about the URS that is just on the street there.

DRAFT

Wednesday, September 16, 2015

Mr. Murray: I don't know their situation exactly. It has always been a contentious situation because what we are trying to do with Dayton so I don't know what their magic combination is. This is far more ground than what they have right now.

Mr. Schneider: Where they now?

Mr. Murray: Down the street from here.

Mayor Flaute: Yeah but the problem is the front of their building is in Huber Heights, the building is in Riverside and their parking lot is in Dayton and now they want to add on and they don't really want to add on into Dayton so we are saying fine because they can give us some property so they can add on. As Mr. Murray said it is a complicated situation.

Mr. Schneider: It's still pretty early. I'm in the exploratory stage here and I didn't know if you were persuading a library to come in or put a bridge there.

Mr. Chodkowski: If you had a recreational facility on the southern portion of the property that could support commercial development on the Linden Avenue side, not being in your business would that seem like a package that might make your investment worthwhile?

Mr. Schneider: Yeah I think it could. To me it's more of a land play. So the city wanted soccer fields there. There may be some opportunity to do something with a part sale part gift and the further back you get from Linden the commercial is gone unless you have a Whole Foods or something like that or you had an interest coming in that fans out. If you have parking in your commercial lots up there but other than that kind of plan with elevation everything there is not much visibility unless you wave big flags from the top of the building or something.

Mr. Fullenkamp: So is that why Carroll is interested? Because I've heard people say, gee why didn't the city buy this piece of land and make soccer fields.

Mr. Schneider: Well I think Carroll would love to have a soccer stadium I don't know how they would fund it.

Mr. Murray: I think it is soccer and tennis they are looking for.

Mr. Schneider: Yeah tennis courts also that's right.

Mr. Murray: There are a couple real players on the soccer; the soccer for Carroll there could possibly be something there.

Mr. Schneider: I think they've got a few angels; alumni.

Mr. Fullenkamp: So does that make sense for the city?

Mrs. Lommatzsch: It doesn't make any money.

Mr. Murray: It doesn't make any money but it might drive a little more commercial. It would aggravate the residence. The noise would be deafening. I like the idea of separating these into 1 acre lots across the front and

DRAFT

Wednesday, September 16, 2015

then try and bust in back here and make the patio condos with a quite buffer with some kind of park-like atmosphere around that. We do have a use for that house if we go back to that gift thing that you brought up.

Mr. Chodkowski: It's cheaper than knocking it down.

Mr. Murray: Our seniors are looking for a location; our senior citizens. I'm just mentioning it. I thought I'd mention it again.

Mr. Fullenkamp: Just the seniors? Not the historical society?

Mr. Schneider: A little senior center or something?

Mayor Flaute: Yeah they are looking for a senior center but that would be so far on the south side. The folks on the north side will probably have a problem with that.

Mr. Chodkowski: Hey free is free.

Mr. Schneider: That's a hurdle for you there.

Mayor Flaute: Yeah we are long and narrow.

Mr. Fullenkamp: We have people in Riverside that go to Beavercreek for senior centers.

Mr. Schneider: The house is like 1600 ft.² and has got a full basement with a walkout. It even has a well.

Mr. Murray: Some of them can't get down there though. An elevator I guess.

Mr. Schneider: It's functional and it's got a big walkout.

Mr. Murray: It does have a well though?

Mr. Schneider: Yeah there is a well. I think that's what they used to water the golf course.

Mayor Flaute: It's not that old really either do you know when it was constructed?

Mr. Murray: The 50s.

Mayor Flaute: That old?

Mr. Schneider: Yeah it's a late 50s early 60s.

Mr. Fullenkamp: Yeah I think the auditor's site said 60 something.

Mr. Murray: Along with all the rest of them that were built out there in about the same time frame.

Mrs. Lommatzsch: The seniors would have to have a one story though.

Mr. Murray: Yeah I think so too.

DRAFT

Wednesday, September 16, 2015

Mayor Flaute: Yeah and parking.

Mr. Murray: Parking would be tough. It was just an offer he hasn't agreed to anything Mr. Fullenkamp.

Mr. Schneider: I guess I look at it and say since it fronts on Linden its highest and best use; it sits on 8/10 of an acre and I can sell it for commercial use.

Mr. Murray: Yeah another attorney or something could go in there. The value is right across the front there.

Mr. Schneider: Your dentist or doctor or attorney or something. That is a pretty compatible design really. I haven't spent a lot of time looking at the structure but it looks pretty easy to open up and actually convert to a medical use.

Mr. Fullenkamp: So I am looking at this is the entrance to the house off Linden?

Mr. Schneider: Yes it has its own drive actually.

Mr. Fullenkamp: And how much frontage is the house? Do you know? And I don't know what the frontage of the entire property is do you know?

Mr. Schneider: 120 feet.

Mayor Flaute: Across the whole thing?

Mr. Schneider: No across the house. And then this is something like 633 feet, the lot line between Smiley's and the house.

Mayor Flaute: That make sense I apologize.

Mr. Fullenkamp: You've got about five or six lots you could split out there.

Mr. Schneider: I don't know if anyone saw Sundays business page but there was a write up on a place called Top Golf and they are going to build one down at the Union Center exit.

Mrs. Schneider: By the cinemas and Bravo.

Mr. Schneider: Bravo and PF Chang and the AMC Cinemas. That is really deluxe what they are doing. They do like a three-story driving range but is designed so that you've got a seating area kind of like you do in bowling and then they serve food and drinks and then they have targets out in the driving range. They have microchips that they put in the golf balls. They have about 20 operations employed around the country and a couple of them by Chicago I understand. They are on the internet it is Top Golf.

Mr. Fullenkamp: I was going to jokingly recommend a driving range.

Mr. Chodkowski: What goes around comes around.

DRAFT

Wednesday, September 16, 2015

Mr. Schneider: It's a long shot but I have sent a couple emails to them and I have one commercial broker chasing that.

Mrs. Schneider: Do you have a picture?

Mr. Schneider: That location is not exactly equivalent to Union Center and the demographics are not quite the same either but that would be quite a home run if something like that.

Mrs. Lommatzsch: There are a lot of golfers in Beaver creek, Riverside, Kettering.

Mr. Murray: And Walnut Grove down the street.

Mr. Schneider: Yeah if you look at Walnut Grove what is the average age of the members there? There are a lot of empty nesters there that might want to be closer to a golf course.

Mr. Murray: I think it would be an attraction for the property especially if you create a backdoor so they'll have to go down Linden.

Mr. Schneider: Well I assume you have all the firehouses and police houses that you need. I can't sell you any lots.

Mayor Flaute: I think we're good there.

Mr. Fullenkamp: We are trying to beg one off of you.

Mr. Schneider: Obviously there might be some demand for some other fast food of some sort.

Mrs. Schneider: Chick-fil-A.

Mrs. Lommatzsch: Biscuit World. The guy out in Xenia wants a Biscuit World near this intersection.

Mr. Murray: I've got his number on my desk. He's been looking around for a while.

Mrs. Lommatzsch: He wants a Biscuit World here.

Mr. Schneider: Chick-fil-A, someone was telling me they are a little different how they franchise. First they want any owner that franchise it to have a personal commitment where they are working at least 40 hours or more a week at the location.

Mrs. Lommatzsch: And no Sundays.

Mr. Schneider: And that's a condition and no Sunday sales. But I guess the one in Centerville is a franchise.

Mrs. Schneider: They are always lined up in Centerville.

Mrs. Lommatzsch: Well how about the one out in Beaver creek. I love their tea and I can never stop and get it on the way to work because the line is too long.

DRAFT

Wednesday, September 16, 2015

Mr. Schneider: They have two lanes going around there.

Mrs. Schneider: And I think those are the only two.

Mr. Schneider: But something like that.

Mrs. Lommatzsch: This is a busy route to the Base and that's why the gentleman I talked to that owns the one out in Xenia wants a Biscuit World. He has tried to get on Spinning and Burkhardt. He has tried to get on Linden Avenue and he is hot to do it because the traffic is here for his product.

Mr. Schneider: Does he want to rent or does he want to own?

Mrs. Lommatzsch: I don't know.

Mr. Murray: I've got his info.

Mr. Curp: He could go in that house.

Mr. Schneider: We are big Skyline Chili fans too.

Mayor Flaute: Are there any other questions from members of Council?

Mrs. Lommatzsch: Thank you for taking this property.

Mr. Schneider: We can't sell you any land though?

Mayor Flaute: I don't think we're in for that right now.

Mr. Murray: We've got plenty we're okay.

Mrs. Lommatzsch: Please keep us posted and let us know because we are excited to see something profitable for you that is good for the city.

Mr. Schneider: Well we are kind of snowbirds so we are soon going to be heading to Florida but we will be making a decision with a commercial broker here in the next few weeks and continue to do more exploratory discussions.

Mayor Flaute: Mr. Denning do you have any suggestions for this property?

Mr. Denning: A shooting range.

Mayor Flaute: Well if you want to get into the marijuana thing.

Mr. Denning: That is already very specific and there is enough being grown around here already.

Mr. Schneider: Its not a monopoly but an oligopoly.

DRAFT

Wednesday, September 16, 2015

Mayor Flaute: I was just kidding. Okay any other comments?

Deputy Mayor Reynolds: It was very nice meeting both of you.

Mayor Flaute: Thank you very much for attending and the best of luck and please keep us informed; keep Mr. Murray informed and if we can help you in any way please let us know.

Mr. Schneider: Yeah I think once we have a potential user I think that's kind of discussing how we separate utilities and doing the site and whether there is any way that you might be able to accommodate us there to make a win-win for everybody.

Mayor Flaute: Okay thank you very much.

Mr. Schneider: Thank you for your time.

Deputy Mayor Reynolds: Have a good trip to Florida.

Mrs. Schneider: Thank you.

Mayor Flaute: Well that is all that is on the agenda for the open session. So if anyone has anything else we can move into executive session.

A motion was made by Mr. Denning to go into executive session. Deputy Mayor Reynolds seconded the motion. 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 and Mayor Flaute, yes. **Motion passed.**

ITEM 5: EXECUTIVE SESSION annual performance review of the clerk of Council is allowed by codified ordinances 103.01 (d) (1) - unless the city employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a city employee or official.

Council went into executive session at 6:45 PM and came out of executive session at 7:43 PM.

ITEM 6: ADJOURNMENT

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

The meeting ended at 7:44 PM.

William R. Flaute, Mayor

Clerk of Council