

Thursday, April 6, 2017

ITEM 1: CALL TO ORDER: Mayor Flaute called the Riverside, Ohio City Council Meeting to order at 6:01 p.m. at the Riverside Administrative Offices located at 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

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

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Department; Brock Taylor, Planning and Program Management; Mitch Miller, Service Department; Frank Robinson, Chief of Police; and Brenna Arnold, Clerk of Council.

ITEM 3: EXCUSE ABSENT MEMBERS: A motion was made by Mrs. Reynolds to excuse Mr. Fullenkamp and Mr. Smith. Mr. Curp seconded the motion.

Mr. Denning: Did we hear from them? Mayor Flaute: I haven't heard from either one of them. Ms. Arnold: I haven't either. Mr. Denning: Standard procedure is you let the Chair of the meeting know that you are not going to be there. Mayor Flaute: That's the way we have done it in the past and that's the way I wish it would continue to be done. Mrs. Lommatzsch: It's getting to be habitual as well. Ms. Arnold: I just checked my email. Mr. Fullenkamp did send an email saying he would be a few minutes late.

There was no further discussion on the motion.

A roll call vote was as follows: Mrs. Reynolds, yes; Mr. Curp, yes; Mr. Denning, yes; Mrs. Lommatzsch, yes; and Mayor Flaute, yes. **Motion carried.**

Mr. Fullenkamp arrived at 6:04 p.m. and Mr. Smith arrived at 6:07 p.m.

ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA: The agenda was revised prior to the meeting.

ITEM 5: APPROVAL OF AGENDA: A motion was made by Mr. Denning to approve the revised agenda as submitted. Mrs. Reynolds seconded the motion.

There was no discussion on the motion.

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

ITEM 6: WORK SESSION ITEMS:

A) Board Interview – Leon Ridley for reappointment to Board of Zoning Appeals

Mr. Carpenter introduced Mr. Ridley for his Board interview.

Mayor Flaute: Thank you, Mr. Ridley for all of your service. How many years now? Mr. Ridley: A little over six years now. Mayor Flaute: Thank you for your service. Is there anything you would like to talk about before Council? We would like to hear from you. Mr. Ridley: I would just like to say that society has really done well. As far as I am concerned, I have been retired from the military services with over 20 years. I also worked for the Dayton Public Schools and retired from there with 17 years. I am currently into the real estate business. I have been very fortunate and I feel that this gives me an opportunity to return what has been given to me, so I am very pleased to work with the Board of Zoning Appeals. Mayor Flaute: Great. Well thank you very much. We appreciate that. Are there any questions for Mr. Ridley?

Mr. Denning: Do you want to do it again? Mr. Ridley: Absolutely. Mayor Flaute: I'm sure you see things in your real estate business that would parallel with this. Any other questions or comments? Mrs. Reynolds: Mayor, I can just speak from personal experience. Mr. Ridley is a giver. He has always been the type of person that puts

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himself last and I know he has done that in his position on the BZA. Thank you, sir. Mr. Ridley: Thank you. Mrs. Lommatzsch: I told you at the dinner how much we appreciate you and thank you for wanting to come back. Mr. Ridley: Thank you very much. Mayor Flaute: We do have legislation on tonight, so I suspect it will pass but you are welcome to stay around until we get to that legislation for the rest of the meeting. Mr. Ridley: Thank you.

B) Presentation – State of Ohio 2018-2019 Budget from Representative Jim Butler

Mayor Flaute: Next thing on the agenda was a presentation by Representative Jim Butler, but evidently Mr. Butler cannot be here tonight so we will have to reschedule that. Ms. Arnold: I did hear from his office and they are trying to reschedule within the next couple of meetings. They are hoping they are able to coordinate with Representative Henne's office and make it here together. Mayor Flaute: Thank you, Madam Clerk. I will say that the Manager and I were at a meeting with Mr. Henne and Mr. Butler a couple of days ago and covered a lot of ground. He did give us written correspondence, if anyone is interested in what we talked about especially about Central Collection. Please see me after the meeting and you can talk about that. Mr. Fullenkamp: Can you just send that to everybody? Mayor Flaute: We can get a copy of that. Good deal.

C) Presentation – 2016 Annual Report

Mr. Carpenter introduced Assistant City Manager, Chris Lohr, to present the 2016 Annual Report.

Mr. Lohr: Good evening, Mayor and Council. I was expecting about 25 minutes for the presentation and I see now we have about 52, so I will take my time. Today CDO got me set up on the Outlook Exchange and we are making the change over. As a result of that I have email issues, printer issues, and all kinds of stuff, so if this presentation goes as well as the day has gone you are in for a real treat. I'm going to give you not the full, formal annual report that you have, but just the highlights here.

In terms of Administration, obviously the biggest change that we had in 2016 was the change in Administration. We have with us City Manager Carpenter, who was formerly the Fire Chief and prior to that Fire Chief at the Dayton Airport. Of course, I was promoted from Zoning Administrator to Assistant City Manager after serving here since 2015, prior to that I was the Village Administrator over in the Village of Enon. Some of the project that Administration completed and City Manager Carpenter jump in if there is anything that we miss because we had a short list. Early in the year in negotiation with the FOP, we established an MOU to allow lateral transfer hires. Previously we were not able to do that or didn't have a formal process. That resulted in us being able to take advantage of one former Butler Township Police Officer with the changes that they had over there in the Township. We were able to get him here and bring his experience over. We also got two individuals who were relatively new to police work and had a couple of years' experience a piece, but great hires there. That worked out really well for us.

We also worked with legal and with City Council to enact a Medical Marijuana Moratorium. That will allow us to explore whether zoning regulations are appropriate and whether or not we need to take any other actions prior to the Medical Marijuana Regulations coming into effect. Mayor Flaute: We will be talking about that in August. Is that when we did it? Mr. Lohr: Can you help me out with that, Mr. Manager? Mr. Carpenter: I would have to double check. It was in the fall, but I don't remember the month. Mayor Flaute: Okay, keep on top of that one.

Mr. Lohr: In terms of street lighting we had the annual property tax assessment for that, but Council also decided to move forward with the replacement of some of our street lighting with more energy efficient LED lights. What I have heard recently is they are pretty far along in the process. I think we gave Council an update within the last month or so and we should have more information coming up here in the near future.

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Also a very small project, but I think it is important here, we arranged with Republic Services to have recycling at City Hall; not just office paper, but anything you can recycle at home we can recycle here. That's a nice thing and reduces the trash that we are throwing away and the environmental impact that we have here at City Hall.

Mr. Carpenter: I do have one thing to add. We did the dedication of the Bark Park for Mr. Brown. That was something that I think was really good for the community as well.

Mr. Lohr: Moving on to Human Resources, we had a handful of hires. We hired five full-time employees in 2016 and numerous part-time hires. The three Police Officers that I mentioned before are Officers Stafford, Todd, and Waler. Those were the three hires that I mentioned in the Police Department. Of course, Clerk of Council, Brenna Arnold, was also hired in 2016. Some of the other promotions, retirements, and things like that; the Police Department had a large number of those, so we have moved those further on in the Police Department Section. Promotions: Rhett Close was promoted from Sergeant to Major. Angie Jackson was promoted from Police Officer to Sergeant and Michael Safriet was also promoted to Sergeant.

Moving on to Finance and Income Tax, I've done my best to simplify these charts. We had a number of categories that made it very complicated to understand, so I have consolidated some. Looking at the 2016 actual numbers for revenue, as is typical of most municipalities, a large chunk of our revenue came from income tax, about \$5.5 million and that is 29% of our actual revenues. Another large portion came from real estate, which was 12%, for real estate taxes. Also noteworthy the total amount received in grant funds was about 2%, which was close to \$500,000.00. When you compare that to 2015, that is somewhere around double what we had and I anticipate that to be larger as we move forward with some of the things we are doing with OPWC and obtaining grants and loans through that project.

Just to give us another look at actual revenue, one of the things that makes looking at actual revenues and expenditures interesting with us is because we have Wright Point here. We have bond revenue and we also have bond payments. That 2016 revenue was around \$6.4 million and then we entered into another bond, so that kind of distorts the picture of what the meat and potatoes government services actually costs, right? Taking out the Wright Point Funds, you look at the actual core governmental services and actual revenue and you look at income tax it comes a larger proportion of our funding at about 43%. Also looking at EMS billing, which I think is an important part of our funding, is about 5% when you just look at the core revenue for the City.

Taking a look at expenditures, I've done the same thing with these charts. We've got the total actual expenditures on the left-hand side and I've taken out Wright Point expenditures on the right-hand side. On the left if you take a look at the whole financial picture, personnel is around 37% of actual expenditures which was around \$7 million in 2016. Operating costs were around 20%, which was around \$3.8 million. Capital expenditures were around 11%, which was right around \$2 million and debt was around \$6 million or 32%. Taking out the Wright Point financials out of that picture and look at the right side graph that you have there, personnel was around 56% of the core government services that we provided. Operating expenses were 26% of that, capital expenditures were around 14%, and when you take out the Wright Point debt and look at our debt payments in 2016 we were around 4%.

I also wanted to give Council a look at what we are spending by department so you get an idea of what we are spending on Fire, what we are spending on Police, and what Administration costs. If you take a look at the next graph, the Police Department in 2016 cost around \$3 million to operate which is a total of 44% of our operating expenses. If you take a look at the Fire Department, that's around 29% of the whole picture. If you add those two together, like most municipalities, that's a big chunk of our expenses. Add those two together and Fire and Police is 73% of total operating expenses, so that's a big chunk there. If you look at the Service Department and the rest of the Administrative Staff, they are very similar cost wise; 13% for the Service Department and for the rest of the Administrative Staff, which is

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Manager, Assistant City Manager, HR, IT, Economic Development, Planning, Zoning, and all the rest of us are around 14% of the total picture.

Mayor Flaute: That 14% does not include the department Chiefs? Mr. Lohr: That would not. The Chiefs would be in their own department and the same with Service, the Service Director is in that department as well. Mayor Flaute: Those personnel costs are a little bit higher because 14% is pretty good. Mr. Lohr: If you would consider all the department heads to be part of the Administration, then yes that would change the percentage. Maybe somewhere between where it is and 20%. Mr. Carpenter: I just ran some quick numbers and the projected expenses for 2017, personnel is around 28%. Mayor Flaute: That's high it seems like. Okay.

Mr. Denning: The new fire engines are not included in the capital improvements? Mr. Lohr: I believe they are, but that number doesn't look like it is. Mr. Carpenter: That's the debt payment. Mr. Denning: In capital under Fire it's got \$270,000.00. Mr. Garrett: For the fire engines, we wrote the purchase order out of 2015. Mr. Denning: Okay. We received them, but they were written out of 2015. Mr. Lohr: Since we have so much time, any questions before we move on from finance?

Economic Development and taking a look at Wright Point tenants, we have the new lease with SPGlobal. We retained CDO, Array Technology, Pratt & Whitney, Price Systems, and Treble One. Right now we have two letters of intent pending and I think maybe Bob mentioned one more this morning or was that included in the two? Mr. Carpenter: I'm not sure, but I know he had three showings recently. I know of two for sure. Mr. Lohr: CDO expanded and are looking into another small expansion here in 2017 to take I think four additional offices on the first floor. Wright Point financials just to give you a picture in 2016 the year end profit was a little over \$231,000.00. Cumulative profits since the City purchase the buildings is \$1.1 million and cash position is about \$1.8 million. Unfortunately Mr. Murray is not here tonight because he would have more information about that. If you have questions about those financials, I would catch up with him later or he can answer your questions at the next Council meeting.

The Source Water Protection Program has continued in the Economic Development Department. The contract was renewed at around \$89,000.00 which is up from \$84,000.00 in 2015. This year in 2017 management of the Storm Water Protection Program is going to transfer to Planning and Program Management, so that will be a little bit of a change there. Mr. Taylor will be in charge of that moving forward.

For ribbon cuttings, there may have been more than what I have got there but the three that I mentioned here were Xuan's, I believe it is a Vietnamese restaurant, Dunkin' Donuts, and Flight Line Café. As far as I know I think they are all doing pretty well and a number of customers.

Land acquisition for Economic Development, we had three properties all in the City Hall area: 1519 Phyllis, 1001 and 1175 Old Harshman Road. They have been down for a few months, I believe, but 1001 and 1175 Old Harshman Road have both been demolished due to the condition they were in when they were acquired.

Moving on to Planning and Program Management, last year we started with Community Clean Up Days which were very successful. We had one in the spring and one in the fall. Both of those took place over in the Center of Flight area. Between the two events we hauled away 11 40-yard dumpsters, which is a huge amount of junk and trash, and between the two events there were estimated between 100 and 150 tires that were brought and then disposed of. One of the main functions of Planning and Program Management is assisting businesses as they go through the development process. Development can be a complicated process and we lend that expertise to the businesses. A couple of those that were assisted in 2016 in completing their projects were U-Haul and Dunkin' Donuts.

Code Enforcement and Nuisance Abatement in 2016 there were 25 tons of trash, junk, or debris that were removed from properties through the Nuisance Abatement process. We also demolished three nuisance residences. Just to give you a quick

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overview and there were more here for Planning and Program Management in terms of funding acquired in 2016, but just a few of them are the Neighborhood Initiative Program or NIP Program is going to get started here in 2018, but the ground work to get that funding was done in 2016. It's about \$.5 million in funding that is going to come here to Riverside to demolish approximately 39 nuisance residences throughout the community. That's going to be great for the community.

The Union Schoolhouse Road OPWC, that's Ohio Public Works Commission, funding. The project, I believe, is around \$600,000.00-700,000.00 total. Through OPWC the City received funding for \$512,980.00 and \$307,000.00 of that is grant funding and the other \$205,000.00-206,000.00 approximately is a 0% interest loan.

The Planning and Program Management Department also worked with Miller Valentine to start the senior lofts project which you may have noticed there they have done some clearing there on the property and will probably start on the residence there and bringing that down sometime soon. It's a \$12 million development on Harshman Road on approximately 5 acres and the end product is going to be about 48 units of senior housing in there.

Moving on to the Police Department, 2016 was comparable to 2015 in terms of calls for service. Last year there were a little over 27,000 calls for service. I don't have a background in the Police Department, but that number just blows my mind. That's just a ton of call coming in and the Police Department responding to those. The number of crashes were right on the mark 2016 to 2015. There were just a little over 700 traffic crashes last year.

The Police Department did a lot in 2016 to help engage the community and the residents of Riverside. National Night Out was a big success and was a lot of fun. We estimated around 400 people attended. It was great and as I understand it, that was the first we had in Riverside or the first we had in a long time. They had two bike rodeos which are well attended. They also assisted the school district with ALICE training.

In the Fire Department, and hopefully I think this is a good graph and gives you a good idea of what the Fire Department is doing. Just to start you with an overall trend, if you compare 2012 and moving into 2016 it's an upward trend. The total numbers have increased across the board both in EMS and in Fire. In 2016 we had around 4,500 responses, 3,700 of those approximately were EMS calls and 750 of those were Fire related calls. I believe this is a chart you saw last year, but we brought it in and updated the numbers. It's just taking a look at the Fire Department and benchmarking us against other Fire Departments. If you take a look the City of Riverside's cost per capita is significantly lower than other communities in the area and of comparable sizes. If you take a look at the number of responses, they were at 4,800 and compare that to some other communities in the area like Xenia had 5,600 and Fairborn had 7,000. I think Riverside provides a quality service and does it at an affordable cost for the residents.

One of the big things that was done in Public Service last year was starting our Street Paving and Maintenance Plan. We contracted with Choice One to take a real close look at our streets, take a look at their conditions, give us good estimates on what it is going to take to maintain them, and then they have come back this year and provided us a good start and baseline for us on a 20-Year Street Repaving Plan. That work was done in 2016 or the groundwork at least. We did some SAMI work and I can't remember what that stands for. Mr. Miller: Stress Absorbing Membrane. Mr. Lohr: That's right. We did some SAMI work around the community on twelve residential streets in the area.

Another thing I wanted to mention, the Public Service Department has done such a good job maintaining their equipment that the City of Dayton came to them last year and asked them to come and do a training with their employees about how to do equipment maintenance. That took place in March of this year. I thought that was great that they are doing such a good job that another community would come and say, "Hey! Show us how you are doing things." I thought that was worth pointing out.

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Just taking a look at some of the maintenance expenses over the last five years, they have generally gone down when you from 2012-2016 with some fluctuations here or there. If you look last year at traffic signals just to give you an idea of where the money goes \$38,000.00 for traffic signal repairs, \$34,000.00 for vehicle repairs, and for equipment maintenance around \$48,000.00. Mr. Denning: When did we buy our new trucks? Was that in 2015? Mr. Garrett: It was right around Christmas, I believe. Mr. Denning: Christmas of 2015? So hopefully this \$30,000.00 difference in maintenance on vehicles is due to getting the new vehicles. That kind of shows that buying new vehicles there was some pay off. Mr. Miller: And the time down for personnel. Mr. Denning: All of the above. I think it would be good to note when we got those vehicles so that when we look at numbers in the future, if I was going to go back and look at these numbers we need to know when we get some of these vehicles in so we can compare what we are looking at. Yeah, it went down but how long did it stay down and why did it go down? Even if it is just a little picture of three trucks there, that would be helpful for me in the future. Mr. Lohr: Okay. I will mark that down. We will have some trucks on the chart for next year for you. That brings me to the end of the presentation. Do you have any questions? Is there anything that Council would more information to be brought forward in regard to?

Mr. Denning: Since we were looking at the maintenance, I would be curious to see the same information on specifically vehicle maintenance because that seems to be a large cost for the Fire and Police also with the same little notes on when we got new vehicles so we can compare. When staff comes to us to get new vehicles, you will be able to show us the numbers and show when we got them and it was great and our maintenance numbers stayed down for three years, but now our maintenance costs are going back up whether it's Fire, Service, or the Police Department. I think it would be helpful just you guys to be able to justify it to us why you need these capital improvements. Mr. Lohr: Agreed.

Mr. Fullenkamp: Why are our Fire calls going up pretty considerably from 628-750 from 2015-2016? Mr. Lohr: That is a good question. I really don't know what the answer is in terms of Fire calls. Obviously with the issues that the City is having with heroin right now and the EMS calls increasing makes a lot of sense to me, but I don't have a good answer about the Fire calls. Mr. Carpenter: The Fire calls are pretty much anything when an engine rolls. It could be for gas leaks, electrical hazards, and a variety of things when the engine rolls. It's not strictly fires, but anything when the engine rolls. Mr. Fullenkamp: Have we classified those different calls to see if there is something we can do in a preventative fashion to reverse that trend? Mr. Carpenter: I can't speak specifically. I know we do break those out in the annual Fire report itself. I don't know if that date has been completed yet, but I can tell you that traditionally it has been broken out as far as what type of hazard. Mr. Fullenkamp: Okay. We are talking that we are seeing a lot of opioid calls, but we are not seeing a big increase in EMS runs. Mr. Carpenter: Overall you can see the average, it is a couple more runs a day but it does add up over time. Mr. Fullenkamp: I'm seeing an increase in 50 or 60 over 2015 for EMS runs, so maybe our residents are getting healthier and just using too much heroin. Mayor Flaute: 2014 was up and 2015 kind of inched a little bit and 2016 is up. They are all going up. Mr. Fullenkamp: I understand. Do we break out the type of call on EMS runs whether it is a drug overdose or a heart attack? Mr. Carpenter: Yes, the software that we had prior broke it out and the new software gets even more analytical data where we can break it down. We can provide that to Council as well as far as the type of runs, such as unconscious or cardiac or difficulty breathing and those types of EMS calls.

Mr. Fullenkamp: The last thing I want to talk about is the Finance piece of it. I was out at the Auditor's site and there is a Health of a City Rating that is out there that I'm seeing the City is probably toward the lower part of the County. I'm seeing there are 14 indicators, 3 of which are red, 4 of which are yellow, and the rest are in the normal range. Are we looking at the importance of those and trying to find out what those mean for our City? Mr. Carpenter: I haven't gotten into the specifics of it yet, but at first glance I know the bond on Wright Point affects us greatly because we borrowed a ton of money. I know that has an impact on those numbers. I don't know to what degree or even the other categories. Tom, do you have anything to add on that subject? Mr. Garrett: No, I think you hit on it right there. The loans that we have

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outstanding for the fire trucks, the snow plows, and of course Wright Point dwarfs those. We have a little bit higher debt than a lot of other cities.

Mr. Fullenkamp: So there's nothing to be concerned about from those numbers or is there something we should investigate a little further? Mr. Garrett: It's been a while since I looked at that report. I don't think there are too many things, but I think the main part of it is just our debt ratio. Don't borrow too much more money. Mr. Fullenkamp: That was the 2015 report. Do you expect the trend to change for the 2016 report? Do you know how the formula works and could you tell me what we will see in our 2016 report? Mr. Garrett: I don't know how the formula works. The State just did it all and posted that chart, but there are a few sentences for each factor and what they looked at when they went in there. Mr. Fullenkamp: I've kind of looked at it. I haven't studied it very thoroughly. I'm just curious in seeing that and it doesn't compare well with the rest of the County. I was surprised to see some cities that seem to be as healthy as they are. It caught my attention. Mr. Garrett: I think the other factor if I remember was something like tax income was down a little bit and property tax. Mr. Fullenkamp: I'm seeing this is like a warning system and I think that's how they treat it is a warning system and whether there is something we can do to strengthen our position. Maybe it's meaningless for us; I don't know and haven't studied it well enough yet. I've got all the numbers and all the spreadsheets, so I will do some of that at some point. That's all I've got. Thanks.

Mrs. Reynolds: Mr. City Manager, may I pose this to Mr. Garrett? Mr. Carpenter: Yes. Mrs. Reynolds: Mr. Garrett, you mentioned that it was the debt ratio. Also in that report, I believe they take value of a city also and work with that. I'm wondering what our assets versus our liabilities look like on that report because I read that report over also and I don't know what the value of our City actually is and I think that's something we need to consider because you mentioned borrowing more money. Do we have any of those figures? What our actual value is of the City? Mr. Garrett: I don't know that they use government values, they use the value of the real estate in the whole City and the Auditor typically puts that together. We've got those kinds of reports. Mrs. Reynolds: Do we have any of those? Is that an annual report that the Auditor sends out? Mr. Garrett: They make it available. They've given it to me at their Auditor's periodic updates. It's posted on the Auditor's websites, so it's readily at hand. Can you share anything you may have with us? Mr. Garrett: Sure. Mrs. Reynolds: Okay. Thank you. I appreciate that.

Mr. Denning: Do we know what the values of these buildings that we own are now that we've added all the pluses to them and we've got more people in them? We only paid \$2.2 million for them. Mr. Garrett: You mean Wright Point? Mr. Denning: Yes, Wright Point. Do we know? Are they now worth \$11 million instead of \$2 million? Mr. Garrett: We paid \$2.6 million to buy them. We had an appraiser come and do an appraisal report and we had a discussion with the County about setting a fair value for our real estate taxes and at that time the value was \$4.3 million. Mr. Denning: Okay. Mrs. Reynolds: So that should be for each piece of property that we own. We should be able to have that information. Mr. Carpenter: As far as the parcels? Mrs. Reynolds: Yes, because that adds value to any community is what they own. Mr. Garrett: Like I said, the charts I was talking about and the County has aggregated it all and got us summary chart that says the value of all taxable property in the City is \$100 million or whatever. Mrs. Reynolds: Right, because we look at infrastructure and we look at everything at some point in time. I don't know who generates that report. Mr. Garrett: That's the County Auditor that does that. Mrs. Reynolds: Then it is sent to us as a governmental entity. Mr. Garrett: It's made available to me and it is posted on a website where I can get all kinds of tax information. I know it's posted there. They handed it out when we had a Finance Officer's meeting in December. Mrs. Reynolds: Thank you.

Mayor Flaute: Thank you for putting this together. It is very well done. I love to see the overtime expenses going down. We are doing something right there. Will this be on our website? Mr. Carpenter: Yes. Mr. Lohr: We will get it posted. Mayor Flaute: Facebook? Mr. Lohr: We will put a link on there. Mrs. Reynolds: Your report or what we have in front of us because what we have in front of us is not what you reported. Mr. Carpenter: There are a couple of pages that were updated on the

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presentation, but not in there. Mrs. Reynolds: You will update those before they go public. Mayor Flaute: The presentation was pretty updated it was just that these were not. Okay, very good. Mrs. Reynolds: The color spectrum on the charts is a little hard to define. Mr. Lohr: A little difficult, aren't they? Mrs. Reynolds: There's primary colors and then sub-primary. Mr. Carpenter: There's a lot of Riverside blue. Mayor Flaute: Thank you, Mr. Lohr. We appreciate it.

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

ITEM 8: RECONVENE: The meeting was reconvened at 6:59 p.m.

ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:

Mayor Flaute: I would like to invite Riverside resident and Boy Scout, Isaiah Ware, please come forward. Please tell us about yourself and where you live and a little bit about your Boy Scout project. Mr. Ware: I'm Isaiah Ware and I'm with Troop 268 and I'm a Life Scout right now.

Isaiah Ware, led the pledge of allegiance.

ITEM 10: MINUTES: Consider approval of the minutes of the March 16, 2017 regular council meeting.

A motion was made by Mrs. Lommatzsch to approve the minutes as submitted. Mr. Denning seconded the motion. There was no discussion on the motion.

Four were in favor, Mr. Curp, Mrs. Reynolds, and Mr. Smith abstained, and none opposed. **Motion carried.**

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: PRESENTATION: Police Department Officer of the Year Award

Mr. Carpenter introduced Chief Robinson to present the Officer of the Year Award.

Chief Robinson: Thank you, sir. First let me just take a minute to talk about something that is near and dear to me and that's an accommodation program that we are starting in the future and it will be this year and will conclude somewhere around February. That will be an accommodation banquet for the Officers for recognition throughout the whole year of 2017. With that said, I would like to say that in 2016 one of our Officers has gone above and beyond many, many times. I want to recognize him tonight as well for other than Officer of the Year, so I have a couple of presentations and the thing about that is it is for the same person. When we talk about community service, we talk about a broad definition that would be service they have performed for the benefit of the public or its institutions. That's not really what I think it is. I think it is the building of trust between the Police Department and the citizens we serve.

With that said, I will say that the Officer of the Year also is one of the most outgoing and community service minded people that we have within our Department. I'd like to recognize him tonight as well with a Community Service Certificate. I have not gotten the enamel pin that he will get. Unfortunately it did not come in or we did not get one that we could locate today. We would like to recognize him for his community service as well for 2016. If George Stamper would come up, I would like to give him this Certificate of Achievement for his work not only with all the community functions that he does, but he's always in the schools. Any event that we have outside of the Department, George Stamper is the first one to volunteer and say he will be there. If you want to talk about Bike Rodeos, National Night Outs, and any of those things, Officer Stamper is the go to guy. When it comes to the schools, he is always in there; he always lends a helping hand to the children and to the staff at the schools. I want to recognize him tonight for his community service and like I said, this is a certificate

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that you can hang on your wall and we will get you something for your uniform. Thank you for your service and all that you do for the community.

Now on to Officer of the Year, it's really funny that one of the things we talk about when we talk about Officer of the Year is that it is not so much statistical, but it's the body of work that a Police Officer does within a year. All these things combined, George has done an outstanding job in all those facets of the job. The emphasis with him is when you say to protect and serve; I think the emphasis is on the serve part. He always has a willingness to give. What I think is really good about the Officer of the Year Award is the fact that it wasn't something that I pulled out of the air and it wasn't something where the Chief makes the decision or only one person makes the decision. That's not what happened. What happened was your fellow Officers, your peers within the Department, made that choice for us. They put you in front of us; they had a committee and went through the whole spiel to find the Officer of the Year. Your name was on there more than once, so what I think makes this special is the Officer of the Year wasn't picked by one person it was picked by the people that you work with and they know the kind of work that you do. They also know you have their back, you do a good job, have a good head on your shoulders, and we appreciate everything that you do every day. Through some wheeling and dealing by our Records Clerk, Renee, she was able to get this sent in two days because we had the ball rolling and somehow or another it kind of dropped a little bit, but she was able to pull this off to get you this plaque. She's very good at what she does, but here's the plaque that we wanted to give you for being Officer of the Year 2016. Also, I want you to know that there will be a perpetual plaque in the foyer at the Police Department and your name will be the first one on there. Here's your award.

Officer Stamper: Mayor, Council, and my fellow brothers and sisters, I appreciate the honor. I am very honored to stand before you today and receive the 2016 Officer of the Year Award. I'd like to thank my parents. They showed me what true love and compassion is and without that we have nothing, so I thank you for that. To my sisters and my friends and my wife, Beverly, and my son, thank you for your support over the years. If it was not for my wife, I would not be where I'm at today. She pushed me to become a Police Officer even though I was 30 years old. I thought it was too late, but she continued to push me and I am forever grateful that she did that because I have found my home which is Riverside. I may not be from here, but I feel that Riverside is my home and it is a pleasure to serve the community and the people of the City of Riverside. I am very grateful that you gave me the opportunity to work here. Thank you very much.

Mayor Flaute: So congratulations again, Officer Stamper. To all your fellow Police Officers, thank you all for coming. Thank you guys for your service and we appreciate you taking the time out to honor Officer Stamper. To all the family, thank you and friends for coming out. We do appreciate it. Thanks.

ITEM 13: BOARD INTERVIEW: Julie Denning for reappointment to Planning Commission.

Mayor Flaute: Mrs. Denning, please come forward and tell us a little bit about what's going on with you and if you would be willing to serve again.

Mrs. Denning: I'm here tonight to ask to be reappointed to the Planning Commission. I have really come to enjoy it and working with the Commission we have right now, I think we have a really solid group. I think as we get going and re-evaluating the UDO and looking at the old recommendations and seeing what the future in that lies as we go through that. I think we have a strong board with everyone that is there and I'd like to continue to be a part of that. I was recently voted in as Chairperson this year, so I would at least like to finish that one out. Mayor Flaute: Are there any questions for Mrs. Denning? Thank you for your service. We appreciate you being the Chair. Mrs. Denning: I have not missed a meeting since being on Planning Commission. Mayor Flaute: Not missed one meeting. That is very good. We appreciate that and we appreciate your service.

ITEM 14: CITY MANAGER'S REPORT:

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Mr. Carpenter: The Manager's Report is in your packet and there are just a couple of things I would like to comment on the first being the Woodman Sign Relocation Project. We are looking to add the sign there on Valley at the west end of town that got hit and see what those costs are to replace that sign. The other sign on the eastern edge of Valley at the City limit, one side of it needs some work on it. Some of the O's and the center of the letter R are knocked out, so we need to get those updated as well. The ones that were hit, we have received the insurance funds but we do have some fees to pay. It would be a total of about \$30,000.00 on our portion. We did not appropriate those dollars, but I wanted to give you a head's up that once we get a timeframe we can come back and let you know what those exact costs would be.

Another thing that has recently been brought to our attention is we have some sidewalks in various parts of the City that are definitely a problem. We are looking at coming up with a plan internally to bring to Council and make a proposal on what we can do going forward to address our problems. I'll take questions.

Mr. Fullenkamp: \$30,000.00 worth of fees? Mr. Carpenter: That's my understanding is our portion of the deductible. Mr. Garrett: I don't think I would agree with that. In fact that was one of my comments. We have had over time three signs that have been damaged. Our insurance company has paid us approximately \$20,000.00-22,000.00 for each sign, but they held back \$10,000.00 or so for each sign pending re-installation of the sign. Once we get the sign re-installed, we do have another \$10,000.00 per sign of insurance money still available to us. The estimate for replacing a sign is relocating and replacing the sign is considerably more than that \$10,000.00 or \$20,000.00 cost. Mr. Fullenkamp: So have the responsible party's insurance companies paid up or is this all coming through our City insurance policy? Mr. Garrett: We made a claim on our City insurance policy and then like all insurance companies they try to continue to recoup money from the at fault party if they can. Mr. Fullenkamp: So is it possible they will get more than what? Mr. Garrett: In that case, we would get our deductible back. It was a \$1,000.00 deductible that they kept back, so we would get that \$1,000.00 if they recover it in addition to this \$10,000.00. Mr. Fullenkamp: I'm trying to understand, so it's not \$30,000.00. Mr. Carpenter: Right, but we would need to appropriate \$30,000.00 to get reimbursed. That part was right. Mr. Fullenkamp: To get it reimbursed through who, through our insurance company? Mr. Carpenter: Yes. Mr. Garrett: Once we have completed the repair of the signs, the insurance company will pay the remaining \$10,000.00-12,000.00 per sign to us. Mr. Fullenkamp: Okay. Thanks. Mr. Garrett: Now they hold that in reserve.

Mr. Denning: So they estimate that the cost of these signs is about \$33,000.00 a piece to replace. Mr. Garrett: We gave them repair quotes. Mr. Denning: \$30,000.00 per sign and they gave us \$22,000.00 per sign and they held back \$10,000.00 per sign. That's what you are saying. Mr. Garrett: Then again on the Woodman sign we are going through a lot of engineering to move. The insurance would pay to restore it the way it was, but we are paying a lot more money to move it over to the side.

Mr. Denning: I understand all of that. Here's the other part of that question, these were put in with grant dollars so we have to put them back or we have to pay the money back to the grant. Is that a true statement? Mrs. Lommatzsch: Is there a deadline? Mr. Carpenter: I haven't verified that. Mr. Garrett: I'm not so sure, but it was indeed paid for by ODOT. I'm not sure that there is a requirement whether we have to replace them or not. I'm not familiar with that. Mrs. Lommatzsch: The previous City Manager said we are obligated to replace. Mr. Denning: We weren't always told the absolute truth. I remember at the time it was his understanding, not necessarily his homework. Mr. Fullenkamp: There is a document that says yes or no. Mr. Denning: We need to find out because the question is, do we need to put up as elaborate of a sign? I especially like the sign at the end of Valley. It's nice looking, but it's not like 10 tons of concrete and brick and extra stuff that we don't necessarily need. Mrs. Lommatzsch: Which end? Mr. Denning: Towards 444, so that would be west. The one on the east end is gone. The question is, what do we

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want to put up and do we have to be as elaborate as we were? That might save us some money. Mr. Carpenter: The one instruction when I talked to the engineering firm was about making more frangible, breakaway type signs. That would be one change. Mr. Denning: My point is \$33,000.00 is a lot for a sign that says Welcome to Riverside. We could probably do just as well with a \$10,000.00 and even if we don't get our \$10,000.00 back we still end up with \$12,000.00 in the deal. Just something to think about.

Mrs. Reynolds: You probably should call the grant funding agent and ask what the requirements are and if they have been destroyed by acts of not our fault, I don't think there is a requirement to replace. We can find that out if we call the funding agent. Mr. Smith: I would think once you install the sign the commitment has been made. If it gets destroyed and damaged, I think that would be up to us to replace. Mr. Denning: That's great. We can think about it and talk about it, but I think there is something that tells us yes or no and I think we need that answer before we change a decision or change anything.

Mrs. Reynolds: Mr. City Manager, I will apologize upfront. I have quite a few questions tonight. First of all and we talked about this, I read a note on your bulletin board about a plan for reducing the dust problem in the Byesville area and it said by March we should have something. Do you have that ready for us? Mr. Carpenter: We have gotten a quote. Mr. Miller helped me with that quote and we are pursuing the brine. We looked at two options right now. Maybe lay this or apply this to the whole neighborhood if it is a dust issue and what would be the cost to do S&S Trucking lot as well. We have that broken down and if I remember right I think it was \$.10 per gallon. Mr. Miller: If you do the whole neighborhood, we are estimating about 500 gallons. You are talking with labor it was about \$4,230.00 for the whole neighborhood to give you a flat number and that's doing it 18 times. We are thinking if it is dry in the summertime, we will have to do it 18 times or once a week based on complaints so it would be about \$4,200.00. Mr. Carpenter: Then we looked at just for the lot itself, at \$.10 per gallon and roughly 200 gallons would be \$20.00. It would depend on the number of applications. Mr. Miller: Plus the labor. Mr. Carpenter: We didn't factor in the labor. Mrs. Reynolds: I did have a conversation with Mr. Salmons and he will be waiting for your call. He said he would be glad to sit down and talk to see if there is anything he could assist with. Mr. Carpenter: Great.

Mrs. Reynolds: Also on the Valley Street and Safe Routes to School Project, you said that comments were received back from ODOT about the right of way and I know that we had some concerns with right of way issues in the past. What were their comments? If someone could just send me a copy, I would appreciate it. Mr. Carpenter: Okay.

Mrs. Reynolds: For Fire and EMS, in that section you addressed the fire on Valley. My concern and I'm just going to read my comments because I think they all blend together and there is something that maybe we need to do. When was the business last inspected for hazardous materials in regards to the Wellfield Protection Plan? I understand this business did not have insurance on the property or liability insurance for the property that was in their position at the time of the fire. Is that correct? Mr. Carpenter: I don't know if we have confirmed. Have we confirmed it? Mr. Taylor: I haven't confirmed it, I'm not sure. Mr. Carpenter: We are not aware of any. Mr. Taylor: He has self-identified that he has no insurance. Mr. Smith: That's what the news reported.

Mrs. Reynolds: Is there anything that we as a governmental entity can do to require our businesses to maintain liability insurance for just such cases as this? The reason and Mr. Taylor I see you shaking your head and I realize, but at some point in time. We are talking about building our business base up in our City and we are asking people to come into this City to support our businesses. There were at best maybe 12 cars that were destroyed down there. There are 12 people that are without automobiles today. I don't know. I just think there has to be something that we can do to protect those people that come in to support our businesses. That's a real shock. It's a real shock to know that we can't do anything. I don't understand that. Do you know has the operator of the business reported wages to RITA? I know he

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had employees. I don't know if he is delinquent in those or if he is up to date. I don't know. That's something we can handle and that should be handled immediately.

I know that we have tried to secure the area. Are we placing any for lack of a better word mechanic's lien against this gentleman that caused the problem to try to recoup any of those dollars? That clean-up is going to be quite expensive. It has hurt that neighborhood. It has devastated that neighborhood because there are other business owners that are coming to me now saying, "Why should I have to do anything?" I understand that. I think we should all understand that. I think we should all do whatever we can to try and make sure that we've got something in place. Here again, I was hoping that Representative Butler would be here tonight because I think these are some of the things that we can talk about legislatively and we need to. We need to be doing that and we can't let this happen anywhere else. I need to know were inspections done, how often were they done, was the Wellfield damaged in any way? We had a lot of water down that way; many, many gallons of water. Thank you all for hearing me out on that.

Mr. Fullenkamp: What is our inspection program in the Fire Department for businesses? Do we have a pretty regular inspection program? Is there something on the books of how often these businesses are inspected and are we sticking to it? Mr. Carpenter: The short answer is no as far as sticking to it. It is sort of inconsistent and I could tell you that when I got here in 2012 it was my goal to get them all inspected because it has been a while. I think we did it in 2 years. Did I cross reference that? I don't know. We inspected the ones we had on the list. Since then, I think it has been inconsistent. As far as staffing and opportunities to do inspections, I think a realistic number is within every 3 years to get all of the properties. Mr. Fullenkamp: Is that reasonable? Mr. Carpenter: I think that is realistic. Mr. Fullenkamp: No, I mean is that reasonable in the real world? Is that what other cities do? Mr. Carpenter: It depends. Everybody is different depending on the number of resources and the number of businesses that you have. Some departments have some full-time prevention folks, I'll just say Dayton, and they don't get to all of their businesses every year because they have lots of businesses. Mr. Fullenkamp: This goes back to my question about the number of Fire runs that we have been doing and that could be playing into this. We could be preventing some of these. I don't know. You've got the numbers, I don't.

The other question I have is I'm not sure who ultimately has the responsibility, the owner of the business or the owner of the property. I know that the owner of the property has other property in the City. Whether we can use that as leverage to recoup some of the recovery costs for the City. Mr. Carpenter: Right now we are looking at all the options that we can do. We are working with the EPA. We are working with the Fire Marshal's office. We are working with our Legal Director. Who knows lately about doing the Abatement on the house? Mr. Fullenkamp: There's a church on Brandt. Mr. Carpenter: Right, but we have a lot of different players. Mr. Taylor: It's a very complicated situation. Mr. Carpenter: We are trying to coordinate and maneuver the best route possible for the City's interest. Mr. Fullenkamp: Is this the incident that's causing the test wells to be drilled? Mr. Carpenter: Yes. Mr. Fullenkamp: Around Lorella Pond and all of that in this Resolution that we have? Mr. Carpenter: Yes. Mr. Fullenkamp: Okay, thanks.

Mrs. Lommatzsch: I was there the day of the fire and the firemen were very aware of this business. They have been in it before and it was not insurable because he, being the squatter/owner, would not enlarge the doors and the business has been there since 1912 and had Model-T Fords. Mr. Fullenkamp: That's not the reason he gave on the news. Mrs. Lommatzsch: I was standing there talking to the man and to the firemen. The firemen were very aware of the issues in that building.

Mrs. Reynolds: At some point in time, I think that we need to have a cease and desist ability when we see that. There are 21 businesses along Valley Pike. Mrs. Lommatzsch: What is it that they are asking to be done for them because of the fire? Mrs. Reynolds: It's just general concerns, Mrs. Lommatzsch. They are concerned. Mrs. Lommatzsch: What is it they want done for them? Mrs. Reynolds: They talked about how they have been called to Code to keep everything up to Code. Then they

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have this happen, so that's a concern and I understand their frustration. I think we all understand that when they have been cited for doing things and then something like this happens. I tried very diligently to talk with them and say, "This is because you are a good business owner that you have done these things." Mayor Flaute: And because it is in their best interest. Mrs. Reynolds: That's what we have to do and that's how we need to approach each one of these questions that come forward. You do what you are supposed to do. I don't know who didn't know the situation. I just want to make sure that we know from now on everything that we can know about any business. Mayor Flaute: There was an effort to get into that business. Mrs. Reynolds: If the monitoring wells turn up something, we have got another problem. It's not going to stop, so we need to be proactive in the next one. All of us.

Mrs. Lommatzsch: I know that the saving grace that day was mutual aid from Dayton and the Base with their ladder trucks. Mutual aid is very important. Mrs. Reynolds: I appreciate that because they knew what could have happened. The family next door is now without a home. It's just mind boggling.

I have a couple of other things. I don't know if you all had the opportunity to read Saturday, April 11th's newspaper about the program that Governor Kasich is putting forward to bring new restrictions or to work with mobile home parks and restrictions that they have never had in the past. I hope that this Council will support that effort by the Governor because I believe it will benefit our City and I think we need to do everything we can if it means a Resolution. I would be glad to try to write one up or whatever. I just think that we need to support that effort. We have residents, we have mobile home owners, and we need to protect all of their interests.

If I may address Chief Robinson, Mr. City Manager. Mr. Carpenter: Sure. Mrs. Reynolds: Chief, I placed a call to the non-emergency number last Tuesday evening. I was driving down Route 4 and on the backside of one of our mobile home parks a large sign had been placed facing Route 4. It was a despicable, horrible sign. I called the non-emergency number and the dispatcher was very gracious to take all matters of time with me. In the time that I returned from bible study in Franklin, Ohio the sign had been taken down. Whatever Officer did it, I appreciate it. It was something that did not need to be seen by anyone and the words on it did not need to ever come out of anyone's mouth. So, please thank your officers whoever it was. I appreciate that. Mr. City Manager, I need you to make sure that in your City Manger's Report, I need you to proofread your words a bit better. When things get licked off instead of kicked off.

Mr. Fullenkamp: I do have one and this has something to do with what Mrs. Reynolds talked about. What's going to happen over in the Planters Avenue and in Floral Park? I don't know about what permissions you have to get to go spray brine in people's right of way. I'm not sure what is required for that. I don't know if you are biting off more than you might want to. I don't know that Mr. Salmon's has to let you on his property. I'm assuming he will, but in terms of the rest of the neighborhood I'm not sure what you are going to run into there because I'm not sure if you are going to do this 18 times per year that will be interesting. Mrs. Lommatzsch: What does brine do to flowers and hedges? It's salt, right? So it kills them, right? Mr. Miller: There are marsh grasses that thrive on it, but for the most part it will inhibit growth in normal potted flowers. Mrs. Lommatzsch: That could be an issue. Thank you, Mr. Fullenkamp. Mr. Fullenkamp: Tell me what your estimated cost to do this 18 times a year throughout the entire neighborhood. \$4,000.00? Mr. Miller: \$4,230.00. Mr. Fullenkamp: Wow. You are going to work really fast if that is how much it is going to cost. Mr. Curp: That wasn't including labor. Mr. Carpenter: We have not committed to anything at this point. We were just getting numbers. Mayor Flaute: 18 times seems like a lot of times. Mrs. Lommatzsch: It gets really hot in the summertime. I thought it was just the product. Mr. Fullenkamp: That includes the product or the product plus the labor. Mr. Miller: Product and the labor, but it does not include the equipment costs. Mayor Flaute: I just can't believe it is that much.

Mr. Smith: On the Police service information, I think this is the second time we have had no information on this part. Why is that? Mr. Carpenter: This is just for the March stats and they haven't been completed yet. Mr. Smith: There's nothing that

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they can tell us about what's going on in the Police Department of anything like that? What we are doing? Chief Robinson: We just got them today. Mr. Carpenter: I got them today for two weeks from now. Chief Robinson: It's usually on the second Council meeting that they are on your paper. Mr. Smith: Right, but the Fire Department has information about what they are doing, what they have trained on, what they are purchasing. It kind of gives us a brief description of what is going on in that Department and the next meeting they will have their stats in that section. I was just wondering why we are unable to get any information for the Police Department. Mr. Carpenter: For the last few years it has just been the stats, so we can start adding what's going on in the Department. Mr. Smith: I would like to see that. We've got the Police Chief, the Major, looking at maybe getting another Major. We should have enough men to provide that. Chief Robinson: We will work on that, sir. Mr. Smith: Thank you.

Mrs. Lommatzsch: The signs are nice outside; the Wright Point sign, the sign on the building.

Mayor Flaute: I just want to talk a little bit about the Lynnhaven Revitalization Project. I'm not sure how much folks know about that, but we had a big discussion at the Community Breakfast about this. It's a great project. There has been a house selected there in that neighborhood and the high schoolers are going to be the ones that are going to be making the repairs. The school is very excited about it. Mr. Wyen was very complimentary to the City about that project. We are very anxious to see how that goes and hopefully we will be able to showcase that as something we worked with together with the school to do. Mr. Smith: That's going to start off next school year? It says here it is going to start in August. Mr. Carpenter: Staff plans to have a work session for you on exactly what our plan is. It is still kind of evolving at this point because we are looking at some other contractors and getting them involved in some other properties.

There was no further discussion.

- (1) FYI Items
 - a. Council Request Sheets.
 - b. Council Agenda Calendar.
 - c. City Manager's Project and Activities Report.
- (2) Monthly Verbal Reports
 - a. Finance Department

Mr. Carpenter turned the floor to Mr. Garrett for the update from the Finance Department.

Mr. Garrett: Briefly we made it through the quarter. The Finance Reports have been started posting to our website. The Clerk said they got them posted today, but the website is refusing to show them yet. Hopefully they will be available to see real soon. They might be there now, but late this afternoon even though they had been posted they weren't being displayed yet. I guess the main thing I would point out is the income tax in the month of March fell off considerably whereas we seemed to be making up ground the first couple of months of the year and March came in considerably below our estimate. Hopefully that is just a temporary aberration. Now with the April filing season, I personally have helped about 60 residents come in and complete their income tax when they come in here to the office. We did have the RITA people here that one Tuesday. It was not very well attended by clients.

Other than that we are off into the audit season, both the GAP compilation and people have been here to get a lot of information and are getting pretty close to finishing. They will be here next week to get a little bit more information. The compliance audit staff came in and got some initial information and then they

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suspended action until the GAP people get done in a month or so. We are continuing. We did get our February real estate tax settlement yesterday. I haven't had time to analyze that and get that posted yet. We still need to get a few more details from the County, particularly for our TIFF, because we have to redistribute to Brantwood TIFF and I didn't get any details on the TIFF. Since we've got four TIFFs I've got to be able to separate them and I didn't get that detail yet.

There was no further discussion.

b. Economic Development Department

Mr. Murray was absent from the meeting. The Economic Development Department update will be moved to the April 20, 2017 Council meeting.

c. Administration Department

Mr. Carpenter turned the floor to Mr. Lohr for the update from the Administration Department.

Mr. Lohr: Good evening. I just have a handful of personnel related updates. We have hired a Property Room Custodian and an Economical Development Specialist. The Property Custodian started towards the end of March and the Economic Development Specialist is set to start next week. It's good to have those two positions filled. On the other hand, we are struggling a little bit to hire a lateral entry Police Officers. From talking to some other HR professionals in the area, the job market pretty much across the board is starting to get very tight and so we have struggled in two consecutive lateral Police Officer processes to find an acceptable candidate. Chief Robinson and I are working very closely trying to come up with some ideas to get some more quality Police Officers here on the Police Force. We are looking at possibly doing a lateral process concurrently with an entry level process to get some more candidates. We will have more to report on that as we move along into the spring and into the summer, when we hope to have the process rolling.

One other item, we are trying to take full advantage of interns this summer. We are looking at the possibility of a GIS intern, which would be paid on a contract basis. We also have a volunteer here from Stebbins which is going to help us with some social media projects. We are taking advantage of the Montgomery County Summer Work Program. We are looking at 4-5 interns we are going to have come help us with scanning, organizing our files, and things of that nature. We are pulling out all the stops to get interns in here and get some work completed at lower costs than actually hiring employees for that. That's all I have this evening.

Mr. Fullenkamp: It is my understanding that one of our Administrative Aids is leaving. Mr. Lohr: That is correct. Marge Gonzalez, who is our part-time Administrative Assistant, has been with us for almost six months. She made me aware probably a month or two ago that she was looking for full-time employment and she got a job in the healthcare industry. Her last day will be a week from Friday. Mr. Fullenkamp: Will we be interviewing for her replacement? Mr. Lohr: We will. I have talked with the other Administrative staff and with the City Manager. We have had similar problems we had with the Police Officers last time we did a part-time Admin Assistant process we had limited candidates. We are tossing around the idea of getting a temp-to-hire worker which would get us somebody here immediately and allow us to try them on for size. We haven't decided anything definite just yet.

Mr. Fullenkamp: Do you specify skill sets that you want in these people? It seems to me that part of the plan for this pool approach was to cross-train people to have people skilled in a number of areas so that they can help different departments do their job, especially within the Administrative staff here. How are you specifying their skill sets or are you not and just looking for a generalist type of skill set? Mr. Lohr: Since I have been over the Administrative Assistant staff, we have just had the one part-time hiring. For that posting we did a generalist posting. Mr. Fullenkamp: Does that work out well or is that productive? Mr. Lohr: I think for a part-time

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Administrative Assistant, it makes more sense to hire for a generalist than to go out and say we need somebody with a financial background or ED background. Mr. Fullenkamp: But does it work out well? Mr. Lohr: It worked out probably as well as any other hiring process in the area right now from what I hear that the market is. I think it worked out better than it would have if we tried to get a specialist in a specific field, but that's just speculation. Mr. Fullenkamp: Thanks.

Mrs. Lommatzsch: Do our new employees have names? Mr. Lohr: Our new employees do have names, if I didn't already mention them our Property Room Custodian is Daniel Brodnick. He is a retired Police Officer, so he's got experience with that. Our Economic Development Specialist is Lori Minnich. She came from the Small Business Development Coalition Office in Springfield was her last formal employment situation. She's been a Consultant since then. Both individuals are very well qualified. Mr. Fullenkamp: Where did she go to school? Mr. Lohr: She went to Bowling Green. Her education doesn't specifically match. She started out in Education and Sports Management. She has a Master's Degree in that Sports Management and Education from Bowling Green University. She has a number of years' experience working in the private sector up in Troy and then after that she worked for the SBDC up in Miami County out of Edison Community. After that over in Springfield and Clark County. Mr. Fullenkamp: Will she be working in this building? Will she have an office here? Mr. Lohr: She will be. We have two spare offices over here. One is currently used as a conference room and one is kind of a catch all, so we are trying to get those outfitted and the plan is that Mr. Murray and the new ED Specialist, Ms. Minnich, would be over here by this other entrance. Mr. Fullenkamp: Thanks.

Mr. Denning: So Chief now that we've got Danny in place, is everything going a lot better? Are you more comfortable with the way everything is going? Chief Robinson: Yes, sir. I am much happier with the way things are going. It seems like we are definitely going in the right direction and there is a lot of property that should have been gone that is now getting gone. When I talk about how many pieces, we are looking at thousands of pieces that should be out of there and they will be soon. Danny Brodnick comes in early and leaves late. He only gets paid for the hours in between, if you know what I mean. I can't ask for a better guy to take over in that position. I think with a little bit of time and the policy that we want in place and how it is worded and written, we are probably going to swipe a little bit if you will from Montgomery County and we will roll that out to you to make sure in the future that we make sure that we are doing exactly what we are supposed to do. Mr. Denning: That's the other part that I wanted to make sure of is that have we learned from our issues and now are we putting policies in place so that once Danny retires again we have something in place so that it doesn't happen again. Chief Robinson: Absolutely. There's definitely going to be a difference in there in the way we operate. This is stemming back many, many years before my time was when this started. Mr. Denning: I understand that. I just want to make sure we learn from our issues. Chief Robinson: We have and I would just like to go on record as saying the two items that were missing were located. You know what I'm talking about.

There was no further discussion.

d. Planning and Program Management Department

Mr. Carpenter turned the floor to Mr. Taylor for the update from the Planning and Program Management Department.

Mr. Taylor: Thank you, Mr. Manager. As you probably noticed, there has been some activity on the southwest corner of Harshman and Airway at that intersection where the old McDonald's parking lot that was left from that demo. The construction that is going on there, there is nothing that is going to be replacing that it is a Code Enforcement issue. They are removing the broken and dilapidated concrete and there will be green on half that space. What we are being told is that other half of the lot that is in good shape will be used for the new lot. The owner is talking about putting in a new building there. I haven't seen plans for that new building, but this is that first step to trying to clean that lot up. If you have noticed in the past summers,

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there is a lot of tall grass and weeds there. It's hard to mow around it and I think that was one of the reasons he had cited to us for not doing anything there. Plus the driveways were open and people were dumping trash there, so he will be closing those off. That's what is going on there.

The senior lofts up on 2333 Harshman Road, you have noticed they have done a lot of lot cleaning up there. We had their pre-con meeting here last week and they were pretty sure that building was going to be coming down Monday, but they are waiting on Vectren to shut that off before they can tear that building down. As those meetings progress, I will get schedules out so we can see how that progresses. They are going to do a staggered opening, so as they get buildings open they will start occupying those buildings and getting folks living in there. That should be done sometime mid-2018 they are expecting to be completely done.

The UD study, I was hoping that the students and the staff would be able to come to our facility here and give a presentation. Their presentation night is April 17th, which is our Planning Commission meeting. I was hoping to combine those two events here in this room, but that's not the case. It is going to be at 6:00 p.m. down at UD in building 17. I will be sending out an email tomorrow to the rest of staff and Council with directions and a map on how to get there. Everyone is invited to come down to do that and then Emily will run Planning Commission on that night. I'm hoping I can get a couple of the students to come up and talk to our Planning Commission about that study because I think it will be very important to them.

I can talk about Lynnhaven if you want some more specifics on that and how that project works. The basis behind that was the Stebbins High School Trades Program came to us early last year and was looking to build a new house. Given the experience that I have with Habitat for years, taking that kind of endeavor to build a new house can be taxing and the way the school works they have the students and the classroom and they have limited periods. They were talking about building a house over a 3-4 year period and I didn't think that was a good idea, so we talked about doing a rehab which they are very, very excited about. I think we had done a project with Stebbins High School the Rohrer Park shelter. I think many of you will remember there was a roof that they were putting on. The roof didn't get completed and the school period ended and the City was stuck having to find a contractor to re-roof that and in our discussions we didn't want to relive that nightmare. The way we are addressing that is we have looked at several contractors and have one onboard that will partner with Stebbins. They are going to give a guarantee and work with the students in assisting their work and any work they don't complete that they will have to build on top of or behind, they will still guarantee their workmanship and quantity. If the school started to do the roof and they didn't get done, this contractor will come in and still give the guarantee and the warranty on the roof. That kind of fixes that issue and I think we are going to have a really great working relationship.

We've got an architect onboard and we are looking for a few real estate agents to help because we will then market that. That's the gist of that program. 2257 Hazelton is the house that we have identified to do there. We've started the tax foreclosure on that and we are hoping that as soon as we have access to that property we will be able to get our drawings and design and estimates. That's when I would like to have a work session and talk more about the project and what it is going to look like and how it is going to evolve and we will finalize the MOU between the three entities and go from there. That's the gist of that project. If you have any other questions, shoot me an email. It's kind of on the back burner.

Mr. Fullenkamp: You said we are going to engage with real estate agents, who is going to profit from this project? Mr. Taylor: That will be decided in those MOUs and when we have that work session we will talk about this. There are some complications there because one of Stebbins goals is for ways to help with the budgets in schools, how do the students in this program build dollars to improve their program? Some of those profits from that house would go to Stebbins. The opinions I need to get from Council and my opinion is we are going to have some money into this and we would want to get reimbursed for that. I don't think we need to make money on top of that, but we definitely need to make sure we cover our costs. In that

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MOU we will separate which work the students will be completing and which work the contractor will be completing. There will be a contract specifically set up with a contractor for his work and then there will be a secondary agreement that will specify time and materials or whatever for any work they may have to complete that the school didn't. That's how we will set that up and those monies will come out of there. Does that make sense?

Mr. Fullenkamp: It makes sense, but I am also concerned about the maintenance of the property and the cost and fees associated with it before the foreclosure occurs. I'm assuming we are going to be maintaining this property during that entire process. Mr. Taylor: Yes. Currently we don't have to pay any taxes on it because it is during the tax foreclosure. It's one of those properties that we were already maintaining through the property nuisance abatement anyway and we weren't getting any money because there were no taxes. We send our contractor out there and it's about \$35.00-40.00 per mow. Mr. Fullenkamp: Plus \$150.00. Mr. Taylor: We wouldn't be assessing ourselves and there's no property owner. Mr. Fullenkamp: There is now, isn't there? Mr. Taylor: No, it's still in the tax foreclosure. The owner is still the delinquent owner that had it. Just because it is going for the foreclosure, the owner is still the owner. We could still assess those taxes to him. Mr. Fullenkamp: This is the same property we were talking about a year ago. Mr. Taylor: Probably. We have talked about a lot of properties. Mr. Fullenkamp: Is that one that is on the list here? Mr. Taylor: Which list? Mr. Fullenkamp: The Resolution we are going to pass regarding. Mr. Taylor: I didn't read that list. Mr. Carpenter: It's on there. Mr. Taylor: We have probably assessed that property the last time. Mr. Carpenter: It is on the last page. Mr. Fullenkamp: Got it. We only mowed this two times last year or three times? Mr. Taylor: I have no idea. I would have to look at it. We sent out over 3,000 violations last year. I don't know.

Mr. Fullenkamp: All I'm suggesting is that's money we could recoup. Mr. Taylor: Yes. Mr. Fullenkamp: Including the fees. Mr. Taylor: I anticipate the house cost us \$2,000.00 to acquire and I'm getting the cart in front of the horse here, there's money through the Land Bank that we can get for a tune of about \$50,000.00. When we sell that house, we would have to pay them back. We are talking the budget we are shooting for in construction is about \$50,000.00. The typical home sells in that area between \$75,000.00-80,000.00, so we are looking at between \$25,000.00-30,000.00 profit margin. There will be more than enough money to cover those costs. Mr. Fullenkamp: Are you using numbers from the Auditor's Office for recent sales for similar homes? Mr. Taylor: Yes. The goal of this and why I think it is important that we are involved in doing the ownership, I hope to expand this and use a contractor to do houses like this. The Land Bank has a DIY program where they will hold the deed in escrow until the house is complete and up to their standard and then they will give the deed to the contractor or whoever bought the house and then they can do whatever they want, they can rent it or sell it. I think it is imperative right now in where we are at in the City to encourage owner-occupied residence. That's the first thing we want to encourage through this is make sure we sell it to an owner who is going to live there. Mr. Fullenkamp: Are you going to put that in as part of the agreement that it be owner-occupied? Mr. Taylor: We can do that in the deed and put a deed restriction on that and put a 3-5 year to make sure it stays owner-occupied. That's why I said cart before the horse, we haven't quite yet. We can also as we reconstruct instead of just doing quick vinyl siding or whatever we can upgrade the exterior materials, hopefully propping up property values by putting real value into the property and the neighborhood so it is not creating another bubble. Mr. Fullenkamp: Okay. Thanks.

Mr. Smith: Quickly if you are looking at putting a covenant in the deed for owner-occupied, that's generally something that is required on the lending side if they are providing financing. As far as making a person have to live in the property as far as a covenant and a deed, that would be kind of difficult to enforce. It would be easier if you just provide them financing. I don't think the City wants to get into that. Mr. Taylor: No, we don't want to get into the business for sure. Hopefully once we have put so much money into this and you put it on the market for fair market price, flippers and landlords aren't looking to buy houses at a fair market value to rent because they can't make their money. This should attract families just on the basis alone of where

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the house is at on the market. Mr. Smith: Is this a single story or a story and a half? Mr. Taylor: It is a story and a half. It's a really cute little house and we will have some drawings and new elevations to show what it is going to look like when we get to this. Mr. Smith: Your numbers seem a little high for that neighborhood. Mayor Flaute: Everything is going to be brand new. Mr. Smith: Yeah. Mr. Taylor: The last time I looked at numbers was almost 8-9 months ago and you are looking at houses in the Lynnhaven neighborhood that sell from \$20,000.00 or \$15,000.00 currently up to \$70,000.00-75,000.00. There is a wide range there. Mr. Smith: \$75,000.00 would be on the high end for that neighborhood. Does it have a garage? Mr. Taylor: It does have a two car detached garage. Again, hopefully the more of these that we do will bring that up. Mr. Smith: What color is this house? Mr. Taylor: You are asking the wrong guy. Mr. Smith: Is it in the curve as you come around? Mr. Taylor: It is almost midway down Hazelton. Mr. Fullenkamp: It's the one with the tree in the roof in the backyard. Mr. Taylor: We fixed that. We will also be able to fix the fence. Mr. Smith: I think I have an idea.

There was no further discussion.

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

ITEM 16: UNFINISHED BUSINESS

A. ORDINANCES

- I) Ordinance No. 17-O-619 providing for the issuance of not to exceed \$5,300,000.00 building acquisition and improvements special obligation bond anticipation notes, Series 2013, fourth (2017) renewal, by the City of Riverside, Ohio in anticipation of the issuance of bonds, providing of such notes, and declaring an emergency.**

Mr. Carpenter introduced Ordinance No. 17-O-619 approving a BAN renewal.

Mr. Carpenter: Prior to reading this, I would like to say that Mr. Brossart is here if anyone would have any questions we could ask him to come forward. Mayor Flaute: Let's get it on the floor first.

A motion was made by Mr. Denning to approve the reading Ordinance No. 17-O-619 for the first time in its entirety. Mrs. Reynolds seconded the motion.

The Clerk read Ordinance No. 17-O-619 for the first time in its entirety.

Mr. Brossart: Good evening. I did not write that, so do not throw anything at me. We are the municipal advisor to the City and have been working with the City for four or five years now on this project and this refinancing. What we have done this year is try to make this as flexible as possible to get the best interest rate for the City. What we have done so far is we have gone out and selected four or five of the top note issuers in the State of Ohio, gathered their feedback, what their rate would be, what their spread to the benchmark would be, what their fees would be in order to find the right underwriter. As of right now we are working with Key Capital. We've got some discussions with them tomorrow and it is expected to price Monday or Tuesday depending on when they want to pull the trigger and get it on the market. From there we will have it closed. There is \$5.4 million coming due from last year on the 21st of this month, which is why we have to have the emergency passage of the Ordinance so we can get that in place and get the financing done. Mayor Flaute: Thank you, sir.

Mr. Fullenkamp: Any guess on current interest rates? Have they moved much the last couple of weeks? Mr. Brossart: We have had the rate increases from the Fed and they are expecting two more to come. The question mark is going to be tomorrow with the jobs report that will come out in the morning, but right now investor

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demand on your note is a little bit light in the fact that we are right before tax time. Tax time everybody pulls their money market funds which are the bigger buyers of one year notes. Not to be alarmed, we've got backup plans associated with this should the Capital Market option not work. I would say last year we were in the 150 range and the market is up 70 basis points just alone from the election, so I would expect this to be up in the 175 easily hopefully to the 225 market range. Mr. Fullenkamp: Thanks.

Mr. Smith: This is a municipal tax bond, is it not? Mr. Brossart: These are taxable because of the nature of the asset that's being financed. The financing has to be a taxable financing. The security pledge to it is a non-tax revenue pledge and under State Law because they are private use restrictions related to the City using their credit, you can't extend credit to a private entity under the State Constitution. We had to back the issue with a non-tax revenue pledge which is the rents, interests, fees, fines, those types of revenue streams. Mr. Smith: Okay. Mayor Flaute: Thank you, sir, for hanging with us.

There was no further discussion on the motion.

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

A motion was made by Mrs. Lommatzsch to approve the reading Ordinance No. 17-O-619 to suspend the rule that dictates the number of days between consecutive readings of ordinances. Mrs. Reynolds seconded the motion.

There was no discussion on the motion.

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

A motion was made by Mrs. Reynolds to approve the reading Ordinance No. 17-O-619 for the second time by title only. Mr. Denning seconded the motion.

The Clerk read Ordinance No. 17-O-619 for the second time by title only.

There was no discussion on the motion.

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

ITEM 17: NEW BUSINESS

A. RESOLUTIONS

- I) Resolution 17-R-2250 setting forth appointment of Dan Teaford to the Board of Zoning Appeals for a four year term beginning April 7, 2017 through April 6, 2021.**

Mr. Carpenter introduced Resolution 17-R-2250 reappointing Mr. Teaford to the BZA.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 17-R-2250. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

- II) Resolution 17-R-2251 setting forth appointment of Leon Ridley to the Board of Zoning Appeals for a four year term beginning April 7, 2017 through April 6, 2021.**

Mr. Carpenter introduced Resolution 17-R-2251 reappointing Mr. Ridley to the BZA.

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A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2251. Mr. Smith seconded the motion.

There was no discussion on the motion.

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

III) Resolution 17-R-2252 setting forth appointment of Julie Denning to the Planning Commission for a four year term beginning April 7, 2017 through April 6, 2021.

Mr. Carpenter introduced Resolution 17-R-2252 reappointing Mrs. Denning to the Planning Commission.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 17-R-2252. Mr. Smith seconded the motion.

There was no discussion on the motion.

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

IV) Resolution No. 17-R-2253 authorizing the City Manager to enter into a contract with the lowest, responsive, and best qualified bidder, Apple Farm Services, Inc., for a New Holland T6.160 tractor for use by the Service Department.

Mr. Carpenter introduced Resolution 17-R-2253 authorizing the purchase of a New Holland tractor.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2253. Mr. Denning seconded the motion.

Mrs. Reynolds: This is a cash deal? Mr. Carpenter: Yes. Mrs. Reynolds: Okay. Thank you.

Mr. Fullenkamp: I don't see bids, so we are just going through the State program on this? Mr. Carpenter: Yes. Mr. Fullenkamp: So we didn't go out and have a bid process at all? Mr. Carpenter: No, sir. Mr. Miller: That's a good question. The list price for a 2017 tractor on this particular one is almost \$138,000.00. We are acquiring a tractor that was a demo 2014, it has 12 whole hours on it, which is no time whatsoever. We are getting it not quite, but close to half price. We did explore other dealers and what they had available both State and non-State. Based on this tractor, what it has, what its capability is, we couldn't find a better deal. That's a good question. We did check and verify. Mayor Flaute: Thank you, Mr. Miller. Mr. Miller: You're welcome.

There was no further discussion on the motion.

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

V) Resolution No. 17-R-2254 authorizing the City Manager to enter into a contract with the lowest, responsive, and best qualified bidder, Stoops Freightliner, for a Freightliner M2 106 for use by the Service Department.

Mr. Carpenter: Mr. Mayor, I would like to withdraw this Resolution and then resubmit at the next meeting. The reason for this is because it was discovered there is some question as to whether these dollars were appropriated at the last meeting we had in December of 2016. I think we had an updated document and it is unclear if the updated document was brought before Council when they voted. Just to cover

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ourselves, we will withdraw this and then next Council meeting we will resubmit this legislation also with an appropriation for the dollars to cover this expense.

Mr. Fullenkamp: For the supplemental, we will bring forth \$50,000.00 down payment? Mr. Carpenter: It will be the amount of money necessary to purchase this truck. Mr. Fullenkamp: So the supplemental will have two phases in it? Mr. Carpenter: I'm unclear on the two phases. If we are treating it as if it never happened. Mr. Fullenkamp: But our books show that it did. Mr. Carpenter: We have to make an adjustment. Mr. Fullenkamp: Thanks.

There was no further discussion.

VI) Resolution No. 17-R-2255 authorizing the City Manager to enter into a contract with AA Safety, Inc. as the lowest and best bidder for the 2017 Pavement Striping Program.

Mr. Carpenter introduced Resolution 17-R-2255 authorizing a contract for Pavement Striping in 2017.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2255. Mr. Denning seconded the motion.

Mr. Fullenkamp: You are not showing us the bids. You are just showing the final bid. We are used to seeing what the various bids are. Is there are reason for that? Mr. Carpenter: There is no specific reason. Mr. Miller: I can email you a copy of the cover letter and all the other supporting documentation. Mr. Fullenkamp: In the future, we've always seen all the bids. Mr. Miller: I didn't realize they weren't in this packet. I didn't look at it closely. Mr. Fullenkamp: I will ask the same question on the next one. Mr. Carpenter: I had the email, but I'm not sure I had the supporting documents.

There was no further discussion on the motion.

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

VII) Resolution No. 17-R-2256 authorizing the City Manager to enter into a contract with Bituminous Pavement Systems, LLC, the lowest, responsive, and best bidder for the 2017 Crack Seal Project.

Mr. Carpenter introduced Resolution 17-R-2256 authorizing a contract for Crack Sealing in 2017.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2256. Mr. Denning seconded the motion.

Mr. Denning: Have we worked with these folks before? I don't recognize the name. Mr. Miller: This is a new contractor. We have checked with other cities to find out whether they do a credible job and we got no negative reports. Mr. Denning: Okay. I just want to make sure we are doing our due diligence.

Mr. Fullenkamp: Just to put it on the record, in the future we should see the bids. Mr. Miller: I will get you all that information and have it emailed to you tomorrow morning.

There was no discussion on the motion.

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

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VIII) Resolution No. 17-R-2257 authorizing the City of Dayton to install monitoring wells at Lorella Pond and Rondowa right of way.

Mr. Carpenter introduced Resolution 17-R-2257 authorizing the installation of monitoring wells.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2257. Mr. Denning seconded the motion.

There was no discussion on the motion.

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

IX) Resolution No. 17-R-2258 authorizing the assessment of delinquent charges for the cutting and removal of weeds, vegetation, and/or grass to be placed on the Montgomery County Property Tax Duplicate.

Mr. Carpenter introduced Resolution 17-R-2258 authorizing a grass assessment.

A motion was made by Mrs. Lommatzsch to approve Resolution No. 17-R-2258. Mr. Denning seconded the motion.

Mrs. Reynolds: The average cutting fee is \$40.00-50.00 per yard. Is that correct?

Mr. Taylor: I would say as a guesstimate that is probably correct for most of our yards. Lots of times those do go up because sometimes they are not just grass and weeds that we have to take out, there's a lot of trash. Typically our average is about \$40.00. Mrs. Reynolds: For a general mow it is \$40.00-50.00. Thank you very much.

Mr. Fullenkamp: I'm looking at these numbers and I'm a little concerned that this is getting a little punitive on some property owners adding this \$150.00 fee. I'm seeing some relatively large numbers and I don't know if these people are ever going to be able to pay the fees, let alone the mowing charges. I don't want the net effect to be to drive these people out of their homes. The argument was this will encourage people to mow their yards, but obviously this approach isn't working for some people. I don't think we should be in the business for those who don't have the financial means to push them out. Mayor Flaute: What is your suggestion? Mr. Fullenkamp: I'm not making a suggestion. I'm making a comment. It looks like it is punitive. This list doesn't seem any shorter than what it was before, so I don't know how effective this fee process is and I don't know how much money we are raising from a revenue perspective either.

Mr. Denning: The other question I would have is do we know whether these are owner-occupied or are these rentals that we are having issues with? The answer may be that we don't know. What I don't want is us getting the phone call of when we are going to come mow their grass because it is only \$50.00 and that's cheaper than they can get anybody to do it for. I don't think we want that either. Mr. Smith: I don't want to do it for free either. Mrs. Lommatzsch: Is the fee included in this balance due? Mr. Garrett: Yes, it is. This was the invoiced amount to the owner of the property, so it would be the cost for the contractor to mow it or clean it up and then the abatement fee added on top of that. Mrs. Lommatzsch: And then the County tax. Mr. Garrett: Yes.

Mr. Fullenkamp: Have we separated out or accounting for the fee plus the cost separately or are we still just lumping them together? Mr. Garrett: Since we had that discussion last year, we have had a few people pay and I have separated the fee into the abatement fee and created another line item to separate the penalty fee from the basic service fee. I've only had four or five people pay, so that's only happened a handful of times. Mr. Fullenkamp: So the general practice isn't to break out how much you are raising for revenue for the fees versus the actual mowing costs? Mr.

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Garrett: I'm saying that when we do get a payment from a homeowner, we invoice for the mowing service. When we have gotten a payment, I have separated into two accounting lines the basic service fee and then the penalty fee. Mr. Fullenkamp: So we know the number of abatements so that's easy to do, correct? Mr. Garrett: Again, that's only happened five or six times that people have paid. Mr. Fullenkamp: I don't know how effective this is other than maybe raising a little money. It's not like it is raising us any money either. Thanks. Mayor Flaute: We've got to cut the grass. Mr. Fullenkamp: I'm not sure we have to charge \$200.00 to cut the grass.

Mr. Smith: \$150.00. It's an administrative fee. This Resolution mirrors that of the City of Dayton that they impose on their residents or property owners that don't pay for their grass as well. Am I correct? Mr. Taylor: We can go back to the minutes, I don't have that information but I can probably dig it up. When by Resolution we imposed the abatement action fee, I believe I had information about how we came up with that number and what it looks like in comparison to other cities. The majority of cities are right in that \$100.00-150.00, so we are right in there. Many other cities, Englewood for example, are \$500.00. Whatever the cost is, they just double it. There are some people that are all over the board. We used to get calls last year asking when our contractor was going to come out and mow their grass again because they couldn't find someone to do it for what we were charging. It has stopped that. Looking at some of the numbers, some of our grass abatements have gone down. A lot of these are the vacant properties, vacant houses, absentee landlords. I think if you just gave me \$1.2 million I could mow everyone's yard in the City and that might be easier. It is a huge problem. Mr. Fullenkamp: These are just grass abatements? Mr. Taylor: No, not at all. Mr. Fullenkamp: These include all abatements. Mr. Garrett: For the most part they are grass, but there could be cleanup. Mr. Fullenkamp: Property Maintenance Abatement. Mr. Taylor: In the Annual Report, you saw there was 25 tons that we removed. Our contractor charges us per man hour to pick that up and then the dumping fee, that's why we know what our tonnage is. That's in some of these and we can probably track that. I don't know how we are currently noting that.

Mr. Fullenkamp: I'm going to present a scenario, let's say some little old lady comes up and says, "Look, I've got this \$1,000.00 bill. Would you be willing to cut back on the abatement fee?" What would your answer be? Mr. Taylor: Well we try to be as fair and equitable throughout the City. I think we have waived one or two fees, but I would have to check. Typically the litmus test, if you will, is first we do a posting in the newspaper and the way the Ordinance is currently written right now that's the only notice we have to give. We don't have to give any other notice. We will send out that initial 10 day notice. Jeremy, the Code Enforcement Officer comes out on day 10 or 11 to re-inspect. If it hasn't been cut after we have given notice, we will send our contractor out. That's another seven days. You almost a little over two weeks to get with the City to talk about what is your issue. I think what we would be looking for is like a little old lady whose husband had a heart attack on the 10th and we were in the hospital and we couldn't make arrangements to mow our grass. That's out of their control. We get a lot of calls that they were on vacation for three weeks. Well when I'm on vacation for three weeks, I make arrangements to have my mail picked up, have my animals taken care of, and have my yard mowed. It is still your responsibility to maintain your property. Short of an event that you can't control, that's kind of our take you have a responsibility to maintain your property.

Mr. Curp: The question is does the contractor charge a base fee just for mowing grass, not the other property maintenance? Mr. Taylor: Right now the way the contract is set up, everything is by man hour. I'd have to look that up. My Zoning Administrator usually takes care of that and I haven't looked at that contract in a while, so I don't have it memorized. It's usually per man hour and I can't remember if the man hour for mowing is different than the man hour for cleanup, but I think they are the same. I think it is \$25.00 per man hour. Mr. Curp: The reason I ask is because the question came up about whether these fees are exorbitant, but what I'm seeing in here is a bunch of \$165.00 and \$175.00. The other question was whether the penalty fee was included in here. I'm seeing a lot of \$165.00 and \$175.00. If the fee itself is \$125.00, then that means you are cutting grass for \$40.00 or \$50.00. Mr. Taylor: Yes. When a violation is sent out, grass is already 8+ inches tall, then you

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have the two weeks of more growth before a contractor gets out there and I think as Council has noticed and brought to our attention the grass is 18-20 inches tall so there is a lot of time and labor involved in cutting that grass because you can't just run your mower over it really quick.

There was no further discussion on the motion.

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

ITEM 18: PUBLIC COMMENT ON NON-AGENDA ITEMS

Ms. Freda Patterson of Marjorie Avenue requested to speak before Council regarding Resource Information, Police, her Community Meetings, and Mr. Fullenkamp.

Ms. Patterson: First, I want to know if there are any updates from Jeremy Leist's information for resources that are available to our residents, such as the insulation program that was discussed before.

Second, I have a copy of the Republic trash contract. It does not say anything about wrapping of furniture in the actual contract although I understand they are trying to possibly avoid the spread of bed bugs, etc. they cannot enforce it because it is not in their contract. They need to be made to pick up the bulk items per their own guidelines that they agreed upon.

Third, my next meeting will be held on April 29th at 2:00 p.m. As of right now, the meeting will at Rohrer Park. I am checking for any conflicts like the soccer games. If there are any, the meeting will be moved and if I do move the location I will update you on the new location.

Fourth, I have passed out some documents to some of you. One is a picture that was posted on Valley Street Plat Rat. It is a Police car with its lights on and it states, "Police got them someone. Thanks Mad River." Also, I have included a post which asks, "What's up with all the Police cars everywhere parked?" This just proves that this is not something that we were used to seeing in the past as Valley Street residents. I think this alone is making a big impact on some of the crime and will continue to do so if we see the Police out there patrolling and I would like to thank Chief Robinson for listening to me and actually seeing some change in our Police Department and what is going on over in Valley Street Plat.

Finally, I have also passed out some documents that were printed off the Plat Rat Facebook page. Not only does it sadden me, but it truly sickens me that a Councilman would call a resident a D-I-C-K even if the resident said the word first. As far Mr. Fullenkamp as you calling me grasshopper. Mayor Flaute: Just talk to Council please. Ms. Patterson: Okay. There is nothing that this man has to teach me or that I feel I would learn from him, however after the meeting I would be glad to show people how to motivate people instead of discouraging them, how to praise people instead of criticizing them and how to communicate in a professional manner so that your residents work with you instead of against you. I will now leave all the rest of the information up to you guys to read to make your own opinions and feelings on the matter that was put out in public by a Councilman. Thank you.

Mr. Fullenkamp: Ma'am, I didn't discourage anybody. I didn't bully anybody. I didn't call anyone a name. I've seen it and let me respond. I encouraged you to look to people that tried to run this sort of program in the past and you weren't interested. They are similar. There is a lot of knowledge in that community that can help you generate the type of thing that you want. I don't know what you are after. It is clear you don't want any input. What I'm telling you is there are a lot of people in your neighborhood, I've worked with these people before, and I've worked in that community before. Ms. Patterson: How could someone not take offense to that. You called me grasshopper. Mr. Fullenkamp: Now it's my turn. Ms. Patterson: He's bashing me at this point. Mr. Fullenkamp: I'm not bashing anybody. Ms. Patterson: It's all over Facebook, sir. Mr. Fullenkamp: I encourage you to do what you can to make your neighborhood better. I will continue to work with the neighborhood. Ms.

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Patterson: That's what I'm doing so stay out of it. Mayor Flaute: That's enough. Thank you, Freda. You can see each other after the meeting.

Mr. Frank Smith of Byesville Boulevard requested to speak before Council regarding inspections at S&S Trucking.

Mr. Smith: Mr. Mayor and Council, I would like to comment on something Mrs. Reynolds was talking about earlier about the fire on Valley Street. That brought up a real good thing about Mr. Salmons because he has all of this lot, he has oil there, he has diesel there. Is he inspected regularly for fire safety and stuff because what happened over on Valley Street could easily happen there on a larger magnitude than what happened at Valley Street because of all the oil, diesel, and everything he has onsite with all those trucks. If any of them catch fire, that plat is gone and the run-off from trying to put that fire out would be tremendous because it is on a Wellfield. The same thing could happen. Are there things being done to prevent that? He washes those trucks out there in that lot.

To address the dust thing, the whole plat doesn't have to be sprayed. The dust is coming out of Jerry's lot. That's where the dust is coming out of. He's the one that is causing the dust problem. Regardless of what anybody tries to say, the plat is not the dust issue Jerry Salmons is the dust issue. That's where the dust is coming from. It's not the streets, it is Jerry Salmons. When those trucks pull out of there or pull in, they are the ones that are creating the dust problem. Mayor Flaute: Thank you, Mr. Smith. We appreciate it.

ITEM 19: COUNCILMEMBER COMMENTS

Mrs. Lommatzsch: I would like to thank everyone who helped support the Volunteer Dinner. I hope you all enjoyed it. I think our volunteers did. There is an IN Crown dinner at Packy's out at the Hope Hotel which is a new member of the Chamber. That will be on the 18th at 6:00 p.m. The All-American Evening for the Fisher House is the 29th at the Air Force Museum. I am going and I look forward to someone else going. I would like to acknowledge the fact that some of our employees have been affected by the tornado yesterday over in Wright-Patt and Enon. I hope that everything is going to be okay and they will let us know if they need any help. I guess we have had some impact on our employees. I guess we should wish you a happy birthday tomorrow, sir. Mayor Flaute: Thank you. It's been a privilege to live this long. That is for sure. I do have a wedding for a niece that night, so I will not be going. Mrs. Lommatzsch: The dinner is the 19th, I'm sorry. That's at the Mariott. Ms. Arnold: It's at 6:00 p.m.

Mrs. Reynolds: I don't know and this is mainly for you Mr. City Manager and staff because I know we have had it on our agenda a couple of times and have been going through the process. There was an article in the paper this morning that the State legislators are taking on the chicken, rabbit, and goats issue. I think that we need to probably be looking at what because that will supersede anything that we consider on that. From conversation it seems there is a great interest at the State level for people providing their own food source.

Mr. Denning: For of those you that didn't know, Tom Patton passed away Monday about 11:25. Those who didn't know Tom Patton, Tom was part of this community for quite a long time. He was part of the Park and Rec Commission; he was Chairman and talked me into joining Parks and Rec many years ago. He was a Jaycee and helped a lot with the first couple years of Founder's Day when it was at Community Park. He was very instrumental in that. He was just an all-around good guy and lots of fun. Anybody that has been on Facebook much, Tom's been battling cancer for 2 ½ years and I have never seen anybody as positive as this man was about life in general and making a go of it. He loved every bit of it and then on top of that, he donated his body to Wright State to even give more to the community at large. I wanted to say something at the beginning of the meeting and do a moment of silence, but at this time I would like to do a moment of silence for Tom Patton. Thank you. Mrs. Lommatzsch: When is the service? Mr. Denning: There isn't going to be a service. His daughter said it would be at a later date and she would let people know

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because he did donate his body, she doesn't know when she was going to do a memorial service. Mrs. Lommatzsch: Just be sure to let us know. Mr. Denning: As soon as I know anything, I will.

Mr. Smith: I went to Washington D.C. last month to the conference. I did get an appointment with William Davidson. He is the State Rep that took over John Boehner's area. I was unable to get any face time with our local politicians in D.C., but I did talk to him about the CDBG money that the President is looking to take out of our budget. We did talk about Post Traumatic Stress Disorder for our first responders for Police and Fire personnel. Also the monies they give to the VA Administration to treat Post Traumatic Stress Disorder as well. They have cut back on that. Pushing for additional funding for that, plus looking into specific funding for our first responders because having been a Firefighter myself and the City Manager as well, you see a lot of ugly stuff out there. You see it day in and day out and it wears on you. It bothers you after a while. I'm sure our Police Officers go through the same thing. It's kind of hard to take that home and release that information to your wife, what you see. It stays all bottled up inside of you, so there needs to be something done about treatment for that and help for these individuals. That's what we talked about. Hopefully something will be done, some kind of bill maybe passed someday. It is going to take some effort and a lot of talking. Unfortunately I was unable to meet with Mr. Davidson, but I met with his aid. He had a prior meeting and it ran over, so the aid met with us and took good notes and I expressed my opinions. Hopefully maybe something will get done. That was my trip to Washington D.C. along with the other classes that I attended and meetings. It was very nice; it snowed, but it was fun. Thanks to the Clerk getting me a motel a mile away so I could walk in the snow, I appreciate that. Ms. Arnold: You are extremely welcome. I was looking out for your health and well-being. Mr. Smith: Thank you.

Mayor Flaute: I just have a couple of things. The Easter Egg Hunt, if you have kids or grandkids the Jaycee's are putting it on. It will be starting at 10:00 a.m. Please arrive by 9:45 a.m. on April 15, 2017 at Beverly Gardens. Make sure everybody who has kids knows and they are looking for donations of candy if you want to do that. I was a speaker with several other mayors at the Great Riverway River Summit. I talked a whole lot about the Eintracht and there is a lot of excitement building about that. I did have the news anchor from 22 come up and say he wanted to talk to me. We talked about the River Summit and then he asked the last question which was, "What are you guys doing about the opioid thing?" I thought that had nothing to do with this, but I went ahead and talked about it and that was all they put on the news was the opioid thing. I went to a Public Health Advisory meeting for Montgomery County and I am on the Advisory Council on that. Nothing really new there, but if you want any information I have it here along with the Health and Human Services Annual Report. You are welcome to get that. I did go to Women's History Month at the Wright-Patterson Air Force Base. It was a very good luncheon and it explained a lot of the great things that women have done for the Air Force and our Country. Miami Valley Military Affairs Association, Mrs. Lommatzsch was very involved in that. It was the first one they have had outside the Hope Hotel for many, many years. It was held at Walnut Grove and was an exceptional event and then the Volunteer Appreciation. We did have a ribbon-cutting at URS. It is located in Riverside, at least the building is, the front of the building is in Huber Heights and the new addition they put on is in the City of Dayton. The good news is the addition is mostly gyms and workout rooms, so Riverside still has the main building where everybody works. The Lion's Club had a great fish fry. The Community Prayer Breakfast was held and we had about 100 people attend that. It was a very good thing. We had the Women's Choir from Stebbins there, Chad Wyen was the speaker, and one of the people who prayed was the Chaplain from the Air Force. It was just a really good event. We had a ribbon-cutting at Solas, a new hair salon on Airway. It's a really cool place, so check that out. This morning we had a Crisis Communication Workshop that the Manager came to and the Fire Chief came to. I talked to people when they come up and ask you a silly question like they did at the River Summit, but there was a lot of information and we were there for about 3-4 hours learning how to deal with the media. It was a good event. I want to wish everyone a Happy Easter.

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Chief Robinson: I just want to let you know that my Officers are very busy today, but to answer your question about giving some information I just want to tell you that today in different situations we found over 250 capsules of various drugs and got them off the street. I just want to let you know that K-9 Tina made her first drug bust today. Mr. Denning: Did she get to bite somebody? Chief Robinson: No, she located the drugs. Mr. Fullenkamp: Since you want to talk about that, what's going on with the GROW program? Chief Robinson: We have contacted the lady that is in charge of the GROW program and we are setting up a meeting with her either Wednesday or Friday of next week. Mr. Fullenkamp: Have you talked to the contact I gave you? Chief Robinson: I have not since she is actually going in the program we are just going to the source. Mr. Fullenkamp: Okay.

There was no further discussion.

ITEM 20: EXECUTIVE SESSION

A. Safety Building Locations - Section 103.01(d)(7)C: *To receive and consider from an applicant for a permit, license, variance, zoning change or other similar privilege granted by the City, the following information confidentially received from the applicant: C. Production techniques and trade secrets.*

B. Clerk's Annual Review – Section 103.01(d)(1): *Unless the City employee or official requests a public hearing; to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of a city employee or official or the investigation of charges or complaints against a City employee or official.*

A motion was made by Mr. Denning to enter into executive session for the reasons stated on the agenda. Mrs. Lommatzsch seconded the motion.

There was no discussion on the motion.

A roll call vote was as follows: Mr. Denning, yes; Mrs. Lommatzsch, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mrs. Reynolds, yes; Mr. Smith, yes; and Mayor Flaute, yes.
Motion carried.

The meeting was adjourned at 9:07 p.m.

ITEM 21: ADJOURNMENT: A motion was made by Mr. Denning to adjourn. Mrs. Reynolds seconded the motion.

There was no discussion on the motion.

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

The meeting was adjourned at 10:42 p.m.

William R. Flaute, Mayor

Brenna Arnold, Clerk of Council