

# Pride ~ Progress ~ Possibilities

**Riverside Municipal Building  
5200 Springfield Street, Suite 100  
Riverside, Ohio 45431**

**June 1, 2017**

Work Session

**6:00 P.M.**

Council Meeting

**7:00 P.M.**

City Council

WILLIAM R. FLAUTE, MAYOR

KENNETH W. CURP  
MIKE DENNING  
STEVEN C. FULLENKAMP  
SARA LOMMATZSCH  
SHIRLEY REYNOLDS  
MICHAEL J. SMITH

Mark Carpenter, City Manager



# Calendar for year 2017 (United States)

## January

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Jan 1 New Year's Day  
 Jan 2 'New Year's Day' observed  
 Jan 16 Martin Luther King Day  
 Feb 14 Valentine's Day  
 Feb 20 Presidents' Day  
 Apr 13 Thomas Jefferson's Birthday  
 Apr 16 Easter Sunday

May 14 Mother's Day  
 May 29 Memorial Day  
 Jun 18 Father's Day  
 Jul 4 Independence Day  
 Sep 4 Labor Day  
 Oct 9 Columbus Day  
 Oct 31 Halloween

Nov 11 Veterans Day  
 Nov 23 Thanksgiving Day  
 Dec 24 Christmas Eve  
 Dec 25 Christmas Day  
 Dec 31 New Year's Eve



## June 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				<b>1</b> Council Work Session 6:00 p.m. Council Business Meeting 7:00 p.m.	<b>2</b>	<b>3</b>
<b>4</b>	<b>5</b>	<b>6</b> Tax Board of Appeals 6:00 p.m.	<b>7</b>	<b>8</b>	<b>9</b> Eintracht Ribbon Cutting 4:00-6:00 p.m.  St. Helen's Festival	<b>10</b> East Catholic Classic St. Helen's 8:00-11:00 a.m.  Bike Rodeo Beverly Gardens 11:00-1:00 p.m.  Eintracht Open House 12:00-5:00 p.m.  St. Helen's Festival
<b>11</b> St. Helen's Festival	<b>12</b>	<b>13</b>	<b>14</b> Health and Safety Commission 7:00 p.m.	<b>15</b> Council Work Session 6:00 p.m. Council Business Meeting 7:00 p.m.	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b> Planning Commission 6:30 p.m.	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b> Music at the Park Shellabarger Park 6:00-9:00 p.m.	<b>24</b>
<b>25</b>	<b>26</b>	<b>27</b> Board of Zoning Appeals 7:00 p.m.	<b>28</b> Parks and Recreation 6:00 p.m.	<b>29</b>	<b>30</b>	<b>Notes:</b>



Please place all cell phones in silent mode before the meeting begins.

**RIVERSIDE CITY COUNCIL**

**Riverside Administrative Offices  
5200 Springfield Street, Suite 100  
Riverside, Ohio 45431**

**Thursday, June 1, 2017  
Work Session 6:00 P.M.  
Business Meeting 7:00 P.M.**

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) EXCUSE ABSENT MEMBERS
- 4) ADDITIONS OR CORRECTIONS TO AGENDA
- 5) APPROVAL OF AGENDA
- 6) WORK SESSION ITEMS
  - A) Presentation – Part-Time Firefighter Incentive Program from Fire Chief Daniel Stitzel
  - B) Presentation – Park Events from Assistant City Manager Chris Lohr
- 7) RECESS
- 8) RECONVENE
- 9) PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
- 10) MINUTES – Consider approval of the minutes of the May 4, 2017 and May 18, 2017 Regular Council meeting.
- 11) ACCEPTANCE OF WRITTEN CITIZEN PETITIONS
- 12) CITY MANAGER'S REPORT
  - A) Monthly Update – Finance Department
  - B) Monthly Update – Economic Development Department
  - C) Monthly Update – Administration Department
  - D) Monthly Update – Planning and Program Management Department
- 13) PUBLIC COMMENT ON AGENDA ITEMS
- 14) OLD BUSINESS

A) ORDINANCES

- I) Ordinance No. 17-O-622 approving employee position titles, number of positions and pay ranges and to repeal Ordinance 17-O-614, adopted February 2, 2017. (2<sup>nd</sup> Reading)

15) NEW BUSINESS

A) RESOLUTIONS

- I) Resolution No. 17-R-2270 authorizing the City Manager to enter into an Intermunicipal Waste Services Agreement with Montgomery County to provide for continued membership in the Montgomery County Solid Waste under certain conditions as per the agreement.
- II) Resolution No. 17-R-2271 authorizing the City Manager to enter into a Lease Agreement for Three (3) Ford Interceptors for use by the Police Department under the State of Ohio Cooperative Bid Program.
- III) Resolution No. 17-R-2272 setting forth appointment of Kyle Winning to the Parks and Recreation Commission for the remainder of the term ending August 2, 2018.
- IV) Resolution No. 17-R-2273 setting forth appointment of Francesca Hary to the Personnel Appeals Board for the remainder of the term ending April 6, 2019.
- V) Resolution No. 17-R-2274 declaring a 2003 Sterling Single Axel Dump Truck to be surplus and no longer needed for City purposes and authorizing its sale by sealed bid, a broker, direct sale to a public entity, or auction.
- VI) Resolution No. 17-R-2275 repealing Resolution No. 16-R-2197 which adopted a Moratorium on the issuance and processing of any permits allowing retail dispensaries, cultivators, or processors of Medical Marijuana within the City of Riverside, Ohio.
- VII) Resolution No. 17-R-2276 recognizing the 2017 Carroll High School Summer Work Camp as a function that promotes the public health, general welfare, and contentment of the citizens of the City of Riverside, Ohio.
- VIII) Resolution No. 17-R-2277 authorizing the City Manager to enter into an Agreement with Jerry Salmons on behalf of S&S Enterprises, L.J. Transfer Inc., Salmons Express Trucking, and any other businesses he controls or owns at 4541 Byesville Boulevard, Riverside, Ohio.

16) PUBLIC COMMENT ON NON-AGENDA ITEMS

17) COUNCIL MEMBER COMMENTS

18) EXECUTIVE SESSION

- A) 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.*
- B) Charter Update Discussion with Law Director - Section 103.01(d)(3): *Conferences with any attorney representing the City as counsel, concerning disputes involving the City, its Council, boards, commissions, officials, and employees that are subject of pending or imminent court action or*

*discussion of any matters where are properly covered under the attorney-client privilege as recognized by the law of Ohio.*

19) ADJOURNMENT



**CITY OF RIVERSIDE, OHIO  
CITY COUNCIL COMMUNICATIONS**

**MEETING DATE:** June 1, 2017

**AGENDA ITEM NO(S):** 10

**AGENDA ITEM CAPTION:** Minutes

**ADMINISTRATIVE COMMENTS:** None.

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the minutes of the May 4, 2017 and May 18, 2017 Council meetings.

**EXHIBITS:** Draft minutes.

**SUBMITTED BY:** Brenna Arnold, Clerk of Council

**APPROVED FOR COUNCIL CONSIDERATION:** Mark Carpenter, City Manager

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ACTION TAKEN

MOTION:

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MADE BY: \_\_\_\_\_ SECOND BY: \_\_\_\_\_

FOR: \_\_\_\_\_

AGAINST: \_\_\_\_\_

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OTHER (EXPLAIN):

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COMMENTS/STAFF FOLLOW UP:

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Thursday, May 4, 2017

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

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

Staff present was as follows: Mark Carpenter, City Manager; Chris Lohr, Assistant City Manager; Tom Garrett, Finance Department; Bob Murray, Economic Development Director; Brock Taylor, Planning and Program Management; Mitch Miller, Service Department; Daniel Stitzel, Fire Chief; 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. Smith. Mr. Denning seconded the motion.

Mayor Flaute: I understand Mr. Denning got a call that he is ill. Mr. Denning: Yes. Mayor Flaute: That's all the information we have.

There was no further discussion on the motion.

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

**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 Mrs. Reynolds to approve the revised agenda as submitted. Mrs. Lommatzsch 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 – Rick Kaufhold for reappointment to Planning Commission

Mayor Flaute: Mr. Kaufhold please come forward and talk to us about your appointment for Planning Commission and what you have been doing.

Mr. Kaufhold: Planning. We've been working on a couple different things in terms of laying out the master plan, for lack of a better word, for the City. I've enjoyed my time so far. I had a stint there as the Chairman and passed that torch this year, so that's where I'm at. Mayor Flaute: Thank you, sir. Mr. Kaufhold: I would like to continue if it pleases the Council. Mayor Flaute: Thank you very, very much for your service and for agreeing to re-up your appointment. Mrs. Lommatzsch: And for coming out tonight.

A motion was made by Mr. Denning to bring forth legislation for the reappointment of Rick Kaufhold to the Planning Commission. Mrs. Lommatzsch seconded the motion.

There was no discussion on the motion.

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

- B) Board Interview – Shane Plassenthal for appointment to the Personnel Appeals Boards and/or Health and Safety Commission

Mr. Plassenthal was not in attendance. The interview will be rescheduled.

Thursday, May 4, 2017

C) Board Interview – Freda Patterson for appointment to Parks and Recreation Commission

Mayor Flaute: Ms. Patterson, will you please come forward and introduce yourself and talk about your appointment.

Ms. Patterson: Hi, I'm Freda Patterson. You all know me already. I decided since I want to do more for the community and be more involved that this was along the lines of something I would enjoy doing. When I worked for Elder Beerman, I was on the Spirit Committee. We did a lot of planning of any of the events that went on for the employees whether it be picnics or holiday events. I just enjoy planning things and watching them follow through. I became interested in this being something I want to be involved in.

Mayor Flaute: Any questions or comments for Ms. Patterson? Mr. Fullenkamp: Sure. Ms. Patterson, when you are on a committee how would you handle conflict? Ms. Patterson: I would work with the other people on the committee to resolve the issue. Mr. Fullenkamp: Thanks. Ms. Patterson: You're welcome.

Mayor Flaute: Now they do meet in the evening. That's not going to be a problem? Ms. Patterson: No, last week was a problem because I just had my mother in the hospital and right after she came out my fiancé went into the hospital. It was kind of a hectic last two or three weeks for me. They are home and it is all settled now. Mayor Flaute: Okay. Very good. Any other questions or comments?

A motion was made by Mr. Denning to bring forth legislation for the appointment of Freda Patterson to the Parks and Recreation Commission. Deputy Mayor Curp seconded the motion.

There was no discussion on the motion.

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

Mayor Flaute: Thank you for volunteering. We appreciate it. Ms. Patterson: Thank you.

D) Board Interview – Penny Humerick for reappointment to the Property Maintenance Appeals Board

Mayor Flaute: If you would please come forward and tell us a little about what you have been doing.

Ms. Humerick: I would like to do more work with the Property Maintenance Appeals Board I sit on. I think the last time we met was four years ago it seems like. I'm actually working on my PhD right now. You guys have been with me my whole education. I was on my Bachelor's degree and then my Master's degree and now I'm working on my PhD. Mr. Fullenkamp: In what? Ms. Humerick: Criminal Justice. Mr. Fullenkamp: Great. Ms. Humerick: Criminal Justice and Online Teaching and Higher Education. I have one more class and then I will be ABD, All But Dissertation. Mayor Flaute: So you are on the Property Maintenance Appeals Board. Ms. Arnold: I apologize; I put on the wrong Board. Mr. Denning: So this should be Property Maintenance? Mayor Flaute: Yes, it is not correct on the agenda. Ms. Humerick: I know you never see me, but I guess you are going to. Mayor Flaute: We do appreciate you volunteering that is for sure. Mrs. Lommatzsch: We only see you once a year. Ms. Humerick: I know you do. Mayor Flaute: Are there any questions or comments for Ms. Humerick?

A motion was made by Mrs. Reynolds to bring forth legislation for the reappointment of Penny Humerick to the Property Maintenance Appeals Board. Mrs. Lommatzsch seconded the motion.

Thursday, May 4, 2017

There was no discussion on the motion.

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

- E) Presentation – Community Clean-Up Report from Code Enforcement Officer, Jeremy Leist

Mr. Carpenter: We have asked Jeremy Leist, Code Enforcement Officer and kind of the originator of this Community Clean-Up to come give a report on the event that we had on the 22<sup>nd</sup>.

Mr. Leist: Thank you, Mr. City Manager, Mr. Mayor and Members of Council. We are here to talk about Community Clean-Up. I will just give a quick presentation. In 2016, I will give brief results, in April we filled 5 dumpsters, 11,200 lbs of trash, and collected 68 tires. In September of 2016, we filled 6 dumpsters, 20,120 lbs, and 76 tires total. In April 2017, I will give you a brief background because we had our Community Clean-Up Day as well as the HHW Event, the Hazardous Waste Event. We were able to get the Household Hazardous Waste Event because I'm appointed to the Keep Montgomery County Beautiful Board and I'm on the Montgomery County Environmental Task Force and through my going to meetings there, we were able to partner with Montgomery County Environmental Services. What they do is pick one community throughout the year and they hold an HHW event, so for the first time we got this event in the City of Riverside. If you don't know what HHW is that is your oils, gas, pesticides, and any chemicals like that. We were able to collect and get out of the City 18,502 lbs of HHW of all the chemicals. Their total cost, which was free for the City of Riverside, was \$14,099.43. For our Community Clean-Up Day, on the same day, we filled 20 dumpsters, we collected 83,420 lbs of trash, we collected 484 tires, and 353 vehicles participated in the event. From 2016 total we did 11 dumpsters, 144 tires, and 31,320 lbs and that was from two events in 2016, so you see our increase in 2017. Mayor Flaute: Wow, that's impressive.

Mr. Leist: Our volunteers that day, we had a total of 30 volunteers that came out to help us that day including: City Council, City Staff, Riverside Jaycees, Stebbins ROTC Program, Stebbins students, Hope4Riverside, and also Riverside citizens. I would also like to thank the Riverside Jaycees, Mr. Wyen reached out to me regarding trash along their property line where the mobile home park is. It was full of trash and he asked me if I knew anyone that could help with that. I reached out to the Jaycees and they were able to help collect, was it 7 bags Mr. Denning? Mr. Denning: Five. Mr. Leist: They were able to collect 5 bags of trash and did that before they came out to help us with Community Clean-Up Day. I would also like to thank Dan Ryan and Mr. Fullenkamp who actually went to houses for people who could not bring stuff to Community Clean-Up Day. They went and brought it in their own vehicles to us. I would also like to give special thanks to Republic Services. We were kind of in over our heads. We never could have predicted to fill 20 dumpsters. We only had one driver. We were able to call Republic and they brought 2 drivers off the road once they finished their route, all on overtime, so we had a total of 3 drivers that day just to try to keep up. Montgomery County Solid Waste partnered also with Montgomery County Environmental Services to help us with this event. The Service Department, I'd like to thank Mitch for sending guys out. We had one guy that was with us all day and then once we were in over our heads two more came out and brought a backhoe to help us load dumpsters. The Riverside Police Department brought 3 Officers out to control traffic; we had traffic all the way to Valley Street from Rohrer Park waiting to get in, so they came and helped control traffic. Sergeant Colon did some PR work, so that was good for them. Flight Line Coffee donated all the coffee for the event. They wanted to try to get their name out there, so we allowed them to donate the coffee for the event. The Riverside Chamber of Commerce purchased all the food for the volunteers that day, so a big thanks to them. Other than that, that would be it. Just a quick update on the grant we applied for, I got the word today that we got approved so we will get our 6 surveillance cameras that we can put throughout the City to try to combat dumping in the City.

Mayor Flaute: So when is the next one? Have you got anything in mind? Mr. Leist: September of this year, but I don't have a date. Mr. Taylor: It's usually that last

Thursday, May 4, 2017

weekend. Mr. Leist: That's what we are looking at. Mayor Flaute: It was an amazing day. Mr. Leist: It was a long day. Mrs. Reynolds: Thank you very much for all of your hard work. It was an exceptional day and the community is very, very grateful and thank you. Mrs. Lommatzsch: I will ditto that. It was work, but it was fun. I couldn't do a lot of lifting, but I sure could enjoy watching everybody work. Mayor Flaute: It's called supervising. Mrs. Lommatzsch: I was in charge of food and coffee.

Mr. Denning: I think the one thing that it really did is it brought the community together even if it was just to get rid of their trash, I think that is a very positive thing for us as a community in which will be a positive for the City eventually. That's something we need to do more of. I thought it was great and I really want to thank you for organizing it and doing a great job of making sure that everything came together. I know you were kind of pulling your hair out, what was left, and trying to figure out how we were going to get those dumpsters emptied even though they were full and the guy had just left. I really appreciate everything you did to make the phone calls and get that worked out. I do want to say thank you because I was very irritated with Republic at the very beginning, I have to admit that, but they did pull through and they did due diligence and got people there and got everything working. By the end of the day, everybody was tired but the park was clean and everybody was happy.

Mrs. Lommatzsch: I want to thank the Staff, starting with the City Manager. It was just really great to see the team working together. I didn't even recognize this guy when I drove up. Mr. Carpenter: I had my working clothes on. Mrs. Lommatzsch: It was just really heartwarming to see the staff working together and I think it was hard work, but I think you all enjoyed that kind of a day too. Thanks for everything.

Mr. Fullenkamp: So Jeremy really went over and above the call of duty. He was suffering from a kidney stone that day. Mr. Leist: It wasn't fun. Mr. Fullenkamp: I would have stayed home, but I'm older than you. Mr. Leist: I passed it the next day. Mr. Fullenkamp: It may have helped, but that's pretty exceptional. Thanks. Mr. Leist: Thank you.

Mrs. Reynolds: Mr. City Manager, it would be nice if we could get this presentation to put in the newsletter and maybe have a date for September so people can be aware of what all was done in one day and please put Mr. Jeremy's picture in there so they will all know who he is and what he did. Mr. Taylor and Mr. Lohr, thank you. You all were out there plugging away. Mr. Denning: If we ever get the website up, put it up on the website please. Mrs. Reynolds: Well that's not going to happen until the next one probably. Mr. Denning: Well the newsletter may be out first. Mr. Carpenter: Maybe, we have a work session coming up on the website. Mr. Denning: Thank you.

Mayor Flaute: Even the Pastor from Hope4Riverside said this is another way of working with the public, so he was so pleased that he could meet so many Riverside people there and reach out to them.

Deputy Mayor Curp: Jeremy, do you have any idea as to why we had a significant growth in the number of tires this year? Mr. Leist: I know around 160 of them came from a vacant property on Glendean that I found and we allowed them to bring them up. Mayor Flaute: Who brought them? Mr. Leist: The citizen that I had to cite. I told them about Community Clean-Up Day and I told them to bring them up and they cleaned them all out. Mrs. Lommatzsch: Was this the dude with the truck and the trailer? He just kept coming. Mr. Leist: He had 160 on his property. It was quite a bit.

Mr. Carpenter: I just want to thank Jeremy and the rest of the team. I thought it was a great community event. I enjoyed talking to everybody that came up there and especially enjoyed working with the youth. We have some really terrific young men and women. Mrs. Lommatzsch: The coffee guy even. When everybody was coffeed out, he said, "Do you have any more gloves, ma'am?" He went over and started pitching in. Mayor Flaute: Did he really? Mr. Leist: We did send thank you letters to all of the volunteers as well. Mrs. Lommatzsch: Flight Line had personnel there; they didn't just leave the coffee, they left the server. He was serving the people in line, not

Thursday, May 4, 2017

just the workers. Ms. Arnold: He was worrying me not being sprayed because he just jumped straight into a dumpster. Mr. Leist: I talked with other Cities and they said this is the biggest they have ever heard of for a community clean-up. It was a good thing. Thank you for your time. Mayor Flaute: Any other questions or comments?

Mrs. Lommatzsch: I would just like to know when you decide when the next one is going to be because people are already asking that didn't get to do it that day. Mr. Leist: They are already asking me. Mr. Fullenkamp: Where will it be down the road here? Mrs. Lommatzsch: I personally thought Rohrer Park worked very well, but it backed up traffic in the neighborhood. Mr. Carpenter: We learned some lessons and I think we need to actually have a team of the people involved huddle and try to do some planning because if we have a similar type turn out, we want to be able to be sure to be prepared. Mrs. Lommatzsch: The traffic was the big deal. Mr. Denning: The other thing to remember is that fall soccer is a lot bigger than spring soccer and I don't know that we can push on them in the fall especially. Mrs. Lommatzsch: That would never work, it was bad enough having photo day. Mr. Denning: I get that. Mr. Leist: We talked to them numerous times that we were doing that. Mrs. Lommatzsch: I know they were told. Mr. Denning: It's one of those added things we need to think about. Mr. Fullenkamp: So we don't know? Is that the answer to the question? Mr. Leist: Not yet. Before the newsletter we will have it. It will be in the newsletter. Thank you for your time, I appreciate it.

F) Presentation – CDBG Grant from Director of Planning and Program Management, Brock Taylor

Mr. Carpenter: The CDBG grant application is due on May 19<sup>th</sup> and staff has discussed some options and I'd like to have Mr. Taylor present and describe a few of the options that we considered and have Council hear any comments Council may have.

Mr. Taylor: Good evening. I do want to send a special thanks to Jeremy. He worked really, really hard on that and was still able to accomplish the other duties that he is assigned with. The one thing that I don't think we iterated enough, that \$14,000.00 cost by the HHW is typically billed to the City that is hosting the site. Jeremy was able to negotiate that down to \$0. That's another kudos that he got there.

Moving on to CDBG, the Community Development Block Grant, I think some of you are familiar with the program. I want to do a quick overview of the program and then talk about some of the projects that staff has identified as potential projects and then get your input to see which direction you would like to go. Basically these are Federal funds and they are distributed out through the County. There are over 18-19 municipalities that participate and then also non-profit organizations, so it is a very competitive grant. This year there is only \$750,000.00-800,000.00 available in funding for all of those people. Dayton and Kettering have their own programs, so we are not competing with them. Basically there are three national objectives and we have to meet one of them. As you can see, it has to benefit low to moderate income persons in that area and there has to be a minimum of 51% of the population has to be low-mod. The other one that we have typically been doing in the past is the elimination of slum or blight prevention through the demolition process; we have had several of those. The last two years, the last one and this one, we don't have any demolitions proposed. We have the NIP program through the Land Bank where we are getting those 30+ houses, so we don't think that is a good use for these funds for that. The other one would be to correct emergency situations. When you get into reading about the emergency situations it is kind of a gray area and I don't think too many people apply just for that, but I think some of the things that we are doing here might be applicable to that.

Here are some examples of eligible projects: buying property and Code Enforcement activities. We probably could have used CDBG funds to help fund Community Clean-Up Day if we got hit with \$15,000.00 for the HHW, CDBG funds would be a way to pay for that. Of course the demolition and cleaning up of properties and the removal

Thursday, May 4, 2017

of architectural barriers for the handicapped, so that kind of plays into things later on. Again, there is only \$750,000.00-80,000.00 available that we are competing for.

Back in March, staff got together and had about a dozen or so projects that were brought to the table and we kind of whittled them down to maybe half a dozen and these 3 projects as we went forward kind of stood out. What we have here is an ADA Sidewalk Curb Ramp Replacement Project or a Sidewalk Assistance Program, they would be separate programs and we would only do one of them, and then the Senior Center at 4720 Springfield Street. The first two projects, the Curb Ramp and the Sidewalk, would be the same targeted area. What we did back in 2005, I think they established a CRA, which is a Community Redevelopment Area, we have 3 areas: a north, a south, and a central. We are looking at the southern CRA and it is outlined there in yellow. The reason the CRA is a good map to use is because it automatically documents and dictates as a low to moderate income, so that paperwork is already there so we don't have to give them a bunch of block census data. It's in the CRA and we can document that because it is already done, so that makes it easier. Then in that area, this is one of our older neighborhoods from the 1950's. It is kind of those old modern. What I am talking about mostly is Twin Oaks/Arcadia kind of neighborhood that have the curb, gutter, and sidewalks already established, but you have a lot of those houses that were built in the 50's or early 50's even.

What brought this to our attention is we had some complaints from a couple of residents down there, so we went down there and checked it out. The sidewalks and ramps appear to be original to when it was built. If you are thinking 1950's, those are 60 years old. They are getting old and they are in poor condition and need to be addressed. Having a focused area we have talked about before with having whether it be a mill and fill or other road projects like cap seals and having them all in the same location we usually get better pricing. That's why we want to keep it focused to those two projects.

So more in depth about the ADA Sidewalk Curp Ramp Replacement, as you can see some pictures there it looks like I took one at night I'm not sure what happened with the filter there, but anyway you can see the general condition of these curb ramps. They are broken, cracked, and a lot of them are heaved and it is kind of disproportionate. The far left there that heave it looks like it is only about an inch or so, but it is a full 2 ½ inches of heave and it is right there you step up over the broken curb and then here is this broken concrete. It is really hard to pass while you are walking. The complaint we had was there is person in a wheelchair that comes down Arcadia and he can't traverse this so he pops off the sidewalk into the street to go around the block and then the other complaint is that he never gets back on the sidewalk. Looking at the condition of the sidewalks it appears that he can't get back onto the sidewalk because the curb ramps are so bad that even if he could traverse the sidewalks he couldn't even get to them. There are a lot of issues going on there.

This particular project is \$160,000.00 and we would do a 50/50 split, which would hopefully give us more points and would make our project look more desirable to fund. We would basically be asking CDBG for \$80,000.00. Of course, we would secure the contractor and get pricing for all curb ramps in that area and we would approach the residents who have the property adjacent to that curb ramp and let them know that we are going to do this, they have an option and we will split it 50/50, they can pay the bill outright or we can assess it to their taxes. In that area, that whole CRA, I counted about 70 some odd curb ramps, but only 60 of them need replacement. The others already did some work on them and they have the truncated domes, they probably don't meet today's ADA standard but they met some sort of standard in the last 5-10 years, so we would only be looking to replacing about 60 which brings according to our Operations Manager, Jay Keaton, we would be paying about \$1,200.00-1,400.00 per curb ramp that we could then assess to their taxes or they could just write us a check and they could split it with us and then our portion would be covered by CDBG.

Some of the outcomes, we would be addressing the infrastructure that is aging as I mentioned earlier it is almost 60+ years old. We would be updating infrastructure to meet ADA standards, which is a great selling point to people looking to buy a house

Thursday, May 4, 2017

or anyone who is looking to walk around a neighborhood. It would service two whole neighborhoods, you have the Twin Oaks neighborhood that is in desperate need and then further to the west off of Spinning there are some sidewalks there that need to be addressed. There are only about 5-6 curb ramps over there right off of Spinning by the elementary school over there kind of on the back, I'm sorry I don't know the street name. Is it Dora? Another benefit is this is a relatively fixed cost per owner, so there's not some hidden fee. It's not like, "You have more area to replace than others, so your fee is \$10,000.00 and your neighbor's is \$6,000.00" They are all going to be between roughly \$2,500.00-3,000.00. It also might encourage other property owners to maintain the rest of their sidewalk as they see the City is engaged and is investing in their community. It could have a positive impact on property values.

Some of the weaknesses of course, is it doesn't address the poor conditions of the sidewalks. We would not be addressing the sidewalks, so we would want to look at a program almost immediately in the future after that to address those sidewalks. It's not citywide which would be another weakness, but of course it can't be citywide because it has to benefit low-mod incomes. Then there is no guarantee for future funds for similar projects for other locations, this is kind of a one shot deal. You can ask questions whenever you want, if you would like.

Mayor Flaute: On the last one you said no sidewalks. Mr. Taylor: Correct. The first we were talking about both sidewalks and curb ramps would be in the same location and are in similar, poor condition. The first project we would be talking about would be just doing the curb ramps. If you look at the curb ramp in this picture you can see that concrete slab that is heaved that is part of the sidewalk that is heaved, we would probably reach out and grab that and do that one anyway that's why some costs might fluctuate between that \$500.00 or so to do that specific piece, but not the whole rest of the sidewalk we would just be looking at the corner. Mayor Flaute: I also see some tree roots and that's what's causing the sidewalk probably to do that. Mr. Taylor: As part of the curb ramp we probably wouldn't address those unless they are getting into where the curb ramp or they are going to damage the curb ramp. This picture is taken where the absolute worst sidewalks I have ever seen and curb ramps in my entire life. This tree is a monstrous tree with roots, so no matter what we do this tree has to come out. That's a good, valid point. Most cases there is not this kind of a tree root problem. Mayor Flaute: But if there are, we will have to take them out. Mr. Taylor: The Curb Ramp Project that kind of makes it more of a steady project or cost control because you don't have trees typically planted right next to the curb ramps, but that is usually what is damaging our sidewalks are the street trees.

Mayor Flaute: Then the second phase has no sidewalks? Mr. Taylor: There is only one phase. Mayor Flaute: Where don't we have any sidewalks? Mrs. Lommatzsch: None, no sidewalks at all just ramps. Mayor Flaute: He just showed what we are going to replace. Are we just doing the curb? Mr. Fullenkamp: Well you called it a Sidewalk Replacement Assistance Program. Mr. Taylor: What we are talking about is the ramp right in front of, so the curb ramp is just the part here. It is the curb plus a ramp to get up into. Mayor Flaute: But we aren't going to replace any sidewalk? Mr. Taylor: No. Mr. Carpenter: This particular proposal is just curb ramps. This one is just curb ramps. Mr. Taylor: If you do quick math, if you do 64 curb ramps that's \$160,000.00. Mayor Flaute: What about our ADA guy on the wheelchair? We haven't solved his problem then? Mr. Taylor: This is our dilemma. We don't have enough money to do curb ramps and sidewalks, so the question proposed to Council is which one would you like to do? I will talk about sidewalks here in a minute because that is kind of the question.

Mr. Fullenkamp: So in a 2005 project, the City covered the cost of the curb ramps and the corner crossing ramps and the residents were responsible for the total cost of the sidewalks. That's how it was handled in 2005. Mr. Taylor: Okay. Mr. Fullenkamp: Now what you are saying for the curb ramp replacements here in the City, the City and the grant would cover 50% of the cost and the resident would be responsible for the other 50%. Mr. Taylor: Yes. If a curb ramp like this one in particular was \$2,500.00, we would split it. Mr. Fullenkamp: We did combine those projects in 2005; my neighborhood was one of them. Mr. Taylor: I don't know anything about those past projects. We could do something like that. Mr. Carpenter:

Thursday, May 4, 2017

This is why we want to bring this forward. Maybe we can get some history and some other ideas to address this, but we are ballparking what we think we would receive in CDBG grant money and then kind of stretch it as far as we can to help the most people we can and the most for the City that we can.

Mr. Fullenkamp: My suggestion though is we have the ability to enforce for sidewalks right now outside of any assistance from the City, well we should be. Mr. Carpenter: That is the other thing I think I have mentioned before, we need to address sidewalks going forward and we are trying to work on a plan on how we can best do that as far as assessing that in a fair, equitable manner and also recoup those costs and keep it an ongoing program to redo sidewalks. Mr. Fullenkamp: So again CDBG money can be used as a pool for assessment loans, you know the loans that can be assessed? Mr. Taylor: I don't think we would be using it in quite that fashion. Mr. Fullenkamp: Is that allowable? Mr. Taylor: I don't know. I know on the ODOT grants you can't; whatever money you cannot assess the residents for. On this I think a way we would articulate in the grant is that we are splitting the cost 50/50 with the resident so our portion is \$1,250.00. Mr. Fullenkamp: For the curb ramp. Mr. Taylor: For the curb ramp. Our complete total for the City would come straight out of CDBG and then the resident would be responsible for the \$1,250.00. We really wouldn't be offsetting and it wouldn't quite be a direct loan to the resident other than the assessment.

Mr. Fullenkamp: How are you going to fund that direct loan to the resident though? How are you going to say you can either pay it upfront or you can have it assessed over 5-10? Mr. Taylor: That would be in the 50/50 split. We would be telling CDBG that we want \$80,000.00 and for that \$80,000.00 we are going to most likely pay because I'm assuming that most residents are going to opt for the assessment on their taxes and that other \$80,000.00 that is part of the grant for a total of \$160,000.00 we would have to budget that money for 2018. Mr. Fullenkamp: From us. Mr. Taylor: From us, from the City. Mr. Fullenkamp: \$160,000.00 is enough to do those curb ramps. Mr. Taylor: That is what we believe from the estimates that I got from Jay it was \$2,500.00. I don't think we will do 64, I think it will be more like 60. There might be some money flushed in there. Worst case scenario if we get in there and we do \$70,000.00 the grant will only cover the \$80,000.00 portion and we will have to pay maybe \$96,000.00-97,000.00.

Mr. Fullenkamp: Why is your threshold \$80,000.00 for the CDBG grant? Mr. Taylor: Based on the historical data that we have, it looks like we typically get between \$60,000.00-80,000.00. That's what we have gotten in the past. I'm all for asking for more money, but once you start asking for any money and you get to that 6-figure, \$100,000.00 mark you are now taking quite a bit more out of the pot and I'm worried especially after last year when we only got \$20,000.00. Mr. Fullenkamp: One of the failures of the 2005 plan was the money that was put into allowing people to put it on their taxes didn't go back into a rolling fund to continue doing these. Would that be the intention of this program is to take the assessments and put them back into this sidewalk or curb? Mr. Taylor: It would be nice to do that. On this curb ramp program, it would be separate program that wouldn't be connected to anything else. We have talked in staff to then come behind it with a Sidewalk Assessment Program that would be a rolling program over time. Mr. Fullenkamp: Would zero match from the City would be full payment? Mr. Taylor: Absolutely. Mr. Carpenter: This would be kind of a jump start. Mr. Fullenkamp: I understand. Mr. Carpenter: It's something in 2018 we were looking to do anyway.

Mayor Flaute: Why would be come up behind it? Why wouldn't we just do sidewalks at the same time we are doing all this other stuff? We have picked on neighborhoods before. My neighborhood got picked on and I'm just saying that because I felt like we did. There were some other neighborhoods that decided to do sidewalks. Why wouldn't we want to do that? Mr. Taylor: We would want to do that, but I think we have a funding issue that when we do the 2018 budget discussions just to do this neighborhood. Mayor Flaute: We wouldn't have to pay for it. Mr. Taylor: Well we do have to pay for it if we do an assessment we have to have the money up front. If you wanted to do like Huber Heights, I will see what they spending, but they are spending between a lot of money in neighborhoods annually to maintain sidewalks and they have been doing that program longer, so that their annual amount is less because

Thursday, May 4, 2017

they have less issues. We have huge issues in our sidewalks and other infrastructures. You know our first 10 year rolling count would probably be I think \$160,000.00 and I'll jump into the sidewalks \$160,000.00 isn't going to go very far.

Mr. Fullenkamp: That's right. One of the differences is that we paid for the full amount for the curb ramps in 2005. That's one of the differences and now we are asking for a 50% contribution from the property owner. Now I'm not against what you are saying. Mayor Flaute: Yeah, because I want to get the sidewalks fixed. Mr. Fullenkamp: For those people that live on corner lots there is going to be a bigger burden on them. Mayor Flaute: There always is. Mr. Fullenkamp: Well a bigger burden than there was in the 2005 program.

Mrs. Reynolds: Mr. Taylor, I look at this as a rolling fund also to continue this program, have you thought about looking at a local banking institution that might want to loan the resident that dollar amount and then the paybacks that dollar stays in the City really by essence if we are doing that. Mr. Taylor: Yeah, through a bank. Mrs. Reynolds: That could continue. We had a program in the community several years back that we worked with a local bank and they gave loans and it was able to keep the program going for quite some time. It's just an option. Mr. Taylor: I think that's a good idea. Mrs. Reynolds: If you are basing the application, I'm assuming you are basing it on correcting emergency situations and looking at that. Mr. Taylor: For the curb ramp in what I'm calling the Twin Oaks neighborhood we are going to do every curb ramp in that neighborhood, so that was another benefit over the sidewalk assessment is there is no perception that we are picking on people. You have a corner lot, I'm sorry about your luck, but you have a curb ramp. Mr. Fullenkamp: That's the 62 number? Mr. Taylor: 64. In that neighborhood that count was 56 I believe. There was a lot of counting and it was about 56.

Mrs. Reynolds: Did you estimate how much value that would bring to a neighborhood? Mr. Taylor: I think that is hard to quantify. Of course we are sinking \$160,000.00 into the neighborhood and hopefully some other neighbors will say, "Oh great, you got my curb ramp done." It's kind of an anchor point for the sidewalks from end to end and a place to start. People might see that and think it looks really nice and maybe if they do their couple of squares here. We know that everyone has bought a house. You go and buy a house and the sidewalk is all whopperjawed you might think twice about it. I definitely think it is a benefit.

Mr. Fullenkamp: Do we know how many bad sidewalk sections there are? That should be pretty easy to compute. Mr. Taylor: A lot. We haven't spent any staff time on that. We will get into that. You get ahead of me. Mr. Fullenkamp: Sorry. Mr. Carpenter: I know on this particular block we asked Jay to check the streets, I think Standish and Renslar, and he said it was multiple squares that need replaced. I know just those 2 blocks, plus the one on Arcadia have multiple squares.

Mr. Taylor: If you look at these pictures here about the Sidewalk Assessment Program, the far left and top right picture are all part of the same block and you can kind of see the vans in both pictures and that was a football field size of sidewalk that needs replaced. We got a quote on that and it was \$20,000.00 just to do that one section. That's one half block of the neighborhood, so that's why when we talk about wanting to do this in the future \$160,000.00 is not going to go very far. As you can see our sidewalks, and this is that section that's probably the worst, in that top right picture it's deceiving that's a full 4-4 ½ inches of deviation. That concrete has heaved up out of the ground, so you can imagine walking at night or at dusk with your dog and not seeing that and tripping and falling and having a hazard. In addition, we will also want to look at aprons as part of the Sidewalk Assessment. The bottom right picture there, that's an apron over off of Sanford. Mr. Fullenkamp: Melron. Mr. Taylor: I don't know if that one is Melron, but it is in that same area. You can see that first 3 ½ feet has just been pulverized and is gravel. Those are a little more expensive to fix, they are 6 inches thick, you have to have a better base underneath them, you have to have curb, which is expensive.

So again sidewalks are pretty rough shape. It would be \$160,000.00 and we would go 50/50 split with \$80,000.00 hopefully coming CDBG, we would secure the

Thursday, May 4, 2017

contractor and operate the same way. Here are some per square foot estimates and these are 2017 numbers from Huber Heights from their bid tabs. They had four contractors, there were three contractors applied to give them quotes for their assessment program, and we averaged them and that's how we came up with these costs. An estimate you are looking at almost \$10.00 per square foot, \$11.00 for an apron, and a little over \$12.00 for a 6 inch sidewalk which is the portion right behind the apron. It's going to get pretty pricey, I'm not sure how many. If you do the math for \$160,000.00 divided by the 973 number, I think it is about 11,000 square feet of sidewalk. That sounds like a lot, but 8 X 4 is 32 square feet so you eat that up pretty quick.

Again some of our outcomes would be addressing the aging infrastructure, we would make the sidewalks passable, we would evaluate each application to ensure the worst are fixed first, and it would probably have a positive effect on property values. Some of the weaknesses you have already brought up and we were hinting at. We would have to find staff time or we would have to employ Choice One to do an evaluation of sidewalks and to get an assessment of what needs to be done, what's the worst, how much do we have, which is something we should probably do anyway. Inside of this project, I don't know if that's something we want to do. It might be, but again it would only be in that specific CRA area. Of course there is no guarantee for future funds; we would have to create our own assessment program moving forward. Are any questions on sidewalks? I think we covered it.

The third project is the Senior Center. I think we have all heard about the Senior Center or know about some of the ideas that they would like to do. 4720 Springfield Street is owned by the Stevenson's. I think the family has been in the Township and the Village for a very long time, a couple of nice guys. They've got this building here and it sits on 4 lots, but basically the project would be to purchase this building, use it and have somewhere they could meet, hold some events, and just kind of grow their community there and strengthen it. On the property, the asking price is somewhere between \$60,000.00-90,000.00. It used to be a former veterinary clinic and it is kind of neat to see after you find that out. I could talk about buildings all day. It's 2,500 square feet and sits on a half-acre with 4 lots that we would have to combine.

Some of the positives of this project: I think the building is really cute. It's got that nice porch and I can see chairs out there and people hanging out. We are doing the Infrastructure Investment on West Springfield. It is a \$2.6 million project and we are trying to encourage investment in this area and this might be another pebble in the pond to get a ripple effect and more investments. As I said the Stevenson's, the Seniors and the City all have a good relationship and are willing to work together which is another positive to this project.

Inside there are some environmental issues. We have not done an environmental study, but clearly anyone who has been in the business for a while recognizes the 8 X 8 tiles and the black tar is asbestos containing material, so the likelihood of that is high. The other one is the ceiling tiles. A lot of people don't see this it's that 10 X 10 and they have got the little holes in them and they are glued up there. Those are typically also asbestos containing material and then they have the black mastic. One of the tiles had fallen down and I could see it had black mastic which is also typically asbestos containing material. So there are some environmental issues through about 60-80% of the building and would have to be addressed.

You see that's the front door and there are some ADA access issues we would have to overcome. Some more challenges, we need to get the market value and we need to find that out and get that assessed. We need to address the ADA issues which are just not access to get into the building, but parking sits up on kind of a hill so we would have to build ramps. There are only two restrooms in there now, but the women's restroom is literally like 3' X 3'. If you were to sit on the toilet your knees would be. I just don't know. It was tight, so we would have to build two ADA restrooms to be compliant. It's all seaming with the 8" concrete cinder block interior and exterior construction, so the walls are all 8" block and a lot of them would have to be taken out. As I said it was a veterinary clinic, so in the back part of the building they had kennels and any time you have an operating area and you have dogs and

Thursday, May 4, 2017

cats and we know what they do inside buildings and so there are four drains everywhere. The floor has to be uneven so it flows to it, so we have to do a lot of capping and leveling of floors. It could use some new windows.

As a hinted at it is a B use veterinary clinic and would need to be changed to an A which is an assembly, so we would get hit with the full force of the OBC which would require all of your egress and ingress doors. You would have to have exit signage, a fire alarm, and the electrical would have to be updated. We kind of kicked around an idea of a kitchen, so if we did a warming kitchen or a real kitchen you have to have a hood and an ansul and costs start to add up. I met with the architect out there for about an hour and a half Friday and some of his comments were this has great bones and it is in great structural shape and it's definitely doable at a cost, but this picture of this hallway is very important. Where I am standing when I took this would be the reception area and down that long hallway is about 35 feet that would be the assembly or meeting room and in the middle of that room would be where the two restrooms are. Me and Mr. Weaver were sitting here imaging that hallway which is 44 inches wide which meets the minimum for ADA, however you couldn't get a person in a walker to come, they couldn't pass; you would have to stand there and wait until the person came all the way down the hall or into the restroom and then you could go. We would have this back-up of wheelchairs and walkers in each of the hallways and that will create usability challenges. Here's the big thing, these are WAGS, Wise Articulated Guesses, from the architect and initially we are looking at \$100,000.00 just on interior renovations, as Mary Kay pointed out we could phase those and make it more manageable chunks, but you are not going to get around the exterior construction. I would still want to get Choice One or some other engineer out there. \$150,000.00 is what ALT kind of thought it might be, but he strongly suggested that we have an engineer look at it. Of course you have the asbestos removal and the purchase price, so this project could be anywhere between \$150,000.00-300,000.00 plus those other costs and we are talking about asking for \$100,000.00 or \$80,000.00 from CDBG for this.

Mayor Flaute: What's the external that has to be fixed? Mr. Taylor: On the building externally, you are going to have to repaint, there is a new roof, but you are going to need new windows. All the doors, first of all it's on that porch so you have about a foot and a half to get on the porch and then another 4 inches to get into the building, that all has to be compliant to a zero entrance and zero step. The parking lot would be in the back which is about 5 feet of elevation difference, so we would need to build a ramp and the same issues we have had when you build a parking lot you have to do something with the storm water and there is no storm utility down there, so we would have to build some sort of retention basin just to get the outside. Mayor Flaute: So there's several lots there in that half acre? Mr. Taylor: Yes. Mayor Flaute: Could we sell one of those lots off once we bought it? Mr. Taylor: Then I don't know where you would put the parking lot.

Mrs. Reynolds: What are the capabilities for parking right now? Mr. Taylor: There is a little drive; I believe there is an easement on the other property. If you drive down there is a nice little driveway in between the blue and the house and then another house on the corner, that driveway is on the property of the house on the corner and I believe there is an easement, but I couldn't find it through the County Records. I didn't dig very hard, but it could be there. Mr. Stevenson said it is there and I know he has been here a lot longer than I have. So there is the driveway and then there is some grass in the back that you could park a car on there, but then Jeremy would have to write someone a ticket. We would have to build a parking lot. I'm kind of getting ahead, but my recommendations on this would be to not consider this for this round of CDBG. I think we need to establish a better criteria of what the Seniors want to do, how they want the space to operate, how it is going to be sustainable, how they are going to fund and pay for the lights, is the City going to do that, and then explore options. Is 4720 the right space or are there other spaces that might be better for that criteria? Developing that criteria and what they want and what we can get out of the Senior Center that benefits that City and the Seniors as well, so we need to establish a plan and create a design and then try to secure funding perhaps in 2018 or 2019. Those are my thoughts. I am open to ideas and suggestions and direction.

Thursday, May 4, 2017

Mr. Fullenkamp: How many are in the Seniors group? Do we know their population?  
Mrs. Lommatzsch: It varies. Mayor Flaute: There are about 30-50 that come to the dinner every month. I know there are more members, but the thing is the Seniors only have two meetings a month and that's a luncheon and then the play bingo one other time. That's it. When you look at other cities around us they have daily things, card playing, every day there is something going on, they have a whole bunch more members because they have pool tables and stuff like that, which is what we could do if we could get the right place. I'm not saying this is the right place, but if you get the right place you are going to get more members, you are going to get people who want to play cards, play pool. If it goes like all the other cities that have senior centers. Mr. Fullenkamp: Should a senior center be dedicated to only seniors or more multi-use in terms of youth and seniors combined. Mrs. Lommatzsch: Scouts or whatever, yes. Mr. Fullenkamp: It should be more of a community center than just a senior center. Mrs. Lommatzsch: From what Mary Kay and them said they are not opposed to having other groups use the facility, it would not strictly be for the Seniors. The kicker in my brain is asbestos because we know from past experience what that cost us, so before we do anything else we need to know that number. Then we need to go to the Stevenson brothers and say this is what it is going to cost us to clean it up, you are not going to do anything else with it without cleaning it up, so take a tax break dude and give us the land. I'm serious, I'm not being flippant about it. The clean-up for that property for anybody to do anything could be very high.

Mr. Fullenkamp: My other concern is the location. Mrs. Lommatzsch: I think it's central; I don't think that is all bad and I like the idea of it being an anchor to encourage other things on Springfield Street. Until we know because we have history with Center of Flight and what that cost to clean that stuff up. I think before we do anything else we need to know that cost. Mr. Fullenkamp: I think we need to have a much longer and bigger view of this too. The words I have heard is the Seniors want their own place and I don't think that in and of itself is sufficient to drive us to this. This needs to be a goal for the City and harvest a plan. How do we fund this over the longer term? What will the usage actually be and what demand is there? I know a lot of seniors use the Beaver Creek center. Mrs. Lommatzsch: I know a lot of people that use it and they have ongoing programs all the time. It also costs more to belong than these Seniors are currently charging. Mayor Flaute: They have a lot more going on. Mr. Fullenkamp: They charge more for the people that live out of the City. Mrs. Lommatzsch: Exactly and they charge for their activities, so that whole thing requires someone hired to manage it. In my brain we need to find out what it costs to clean up the property. Mr. Taylor: I did mention that the deadline is May 19<sup>th</sup> for the grant application. Mrs. Lommatzsch: I don't think this one makes it. Mayor Flaute: I agree with what you are saying Mrs. Lommatzsch, but there are other problems here. Is it worth moving forward?

Deputy Mayor Curp: I'm going to go back to the central focus and that is kinds of projects to submit. My question is have we talked with Montgomery County Community Development Department to find out what their hot button is this year and will be for next year. A number of years ago I sat on the Project Review Committee and we had communities bringing in projects that they had been told not to bring in that type of project because it is not going to get any funding. Mr. Taylor: I haven't spoken with them, but last year we got burned. We spoke at length with them and they were adamant not to give them another demolition project and then they funded 4 of them for a total of like \$200 some odd thousand dollars. Deputy Mayor Curp: It's not that they won't fund those things because we saw a lot of demolition projects too, but what we saw some got funded and some didn't. The reason why the ones didn't get funded was that they had no plans for the property after the demolition. Sometimes the property belonged to somebody else and the County was still willing to fund that, but if you didn't have a plan for redeveloping the property they weren't willing to just give you money to create a lot. Mr. Taylor: I'm a big fan of doing that and I feel we got burnt because Tawana and Michael Norton-Smith from the County were very excited about our park project and thought it was a wonderful project. Mrs. Lommatzsch: \$20,000.00. Mr. Taylor: \$20,000.00 on a \$70,000.00 ask. What I would like to do is after the conversation with Council kind of get the direction where you want this to go and then shoot some feelers out with the County and then if we are getting walls up about a sidewalk or a ramp program maybe scramble to get

Thursday, May 4, 2017

something a little better and present that at the 18<sup>th</sup> meeting. I feel pretty good that either one of those projects, the sidewalk or the ramp, meets just not one national standard but it really kind of hits that last one that is the emergency and the problem is a danger to welfare and the community. People are having to use the street which puts them at risk for accidents with cars which there is an uptick of that right now. MVRPC has a big kick on making sure people don't run over pedestrians, so this kind of ticks that box. Walking on it if you are off the street, a 4 inch step that you are not expecting and falling on the concrete.

Mayor Flaute: So to Mr. Curp's point, they have done sidewalk assistance programs and ADA, the stuff you are talking here, they have done that in the past? Mr. Taylor: They have done ADA stuff, I don't know if they have done ADA curb ramps or sidewalks. I can find that out though. Mr. Fullenkamp: Assuming there is some reasonable expectation we can get a grant for these curb ramp projects, I'm okay with that with the idea that we are going to move ahead with a sidewalk repair program in that same neighborhood and that we will don't do this in isolation. This has to be an overall project that maybe in 2018 we do curb ramps with the intention of going forward in funding a way to help people pay the tax assessments. Mrs. Reynolds: And that makes sense to the Committee members like Councilman Curp participated in, that you see a program that is going to benefit the community as a whole and this is one part of it that they have a stake in. Mr. Taylor: As we have spoken in staff we have talked about presenting a sidewalk assessment to Council on the 18<sup>th</sup>, so we do want to present that and I will definitely articulate that in the grant to show that is a continuation of the project. Mr. Fullenkamp: A sidewalk assessment program can go out throughout the entire community, just not in that neighborhood. Mr. Taylor: Because we won't be using federal funds. Mr. Fullenkamp: I don't want to put curb ramps in and not do sidewalks. That would make no sense. Mayor Flaute: Somehow we've got to get the money to have the assessments.

Deputy Mayor Curp: A third leg on that stool could be looking at where we put our street paving money because one of the things you don't want to do is go in and put in curbs and ramps and then come back the following year and tear some of it up because you are doing paving. Mr. Taylor: Good point. Typically we want to do aprons and ramps before the paving because when you do a curb you have to cut out 4-6 inches, so we want to coordinate that exactly like you said with those paving project. Mr. Fullenkamp: I think that could be separate from the curb ramp. You will need to talk to somebody that knows. Mrs. Lommatzsch: It also could enhance your request if you articulated that there was an ongoing plan to also pave the streets. That could also be part of the presentation that you were going to coordinate this as part of improving the whole esthetics of the neighborhood, not just these corner pieces.

Mr. Taylor: So what I'm hearing is you like the idea of moving forward with the CDBG project for the curb ramps, followed immediately by a replacement program for sidewalks, not just for that area, but for the entire city. We could actually do this and not have to wait a whole year if we got out stuff together and presented it to you for the '18 budget then you would have that ready to go in January and February the CDBG project would be happen and then we could start doing the assessment throughout the city that same year. Mayor Flaute: I don't know if we have to do the whole city. Mrs. Lommatzsch: And coordinate it with the street paving. Mr. Carpenter: That will be the challenge. We had Choice One coming in shortly to give us their follow-up, but I don't know if we will have the money to do it all at the same time. If we are talking about doing 64 curb ramps, I'm not sure we can do all the streets that connect with those curb ramps. Mayor Flaute: But all of those are on the map that you showed us. Mrs. Lommatzsch: But we could start. Mr. Carpenter: We could start; I'm just saying we couldn't do them all at the same time and the CDBG money would have to be spent by and completed by August of 2018. Mr. Denning: What we really need to do is coordinate this with the Choice One priority list so that if we are not re-paving the streets in that area until 2020 then we need to coordinate this so we are doing this about the same time. Mr. Carpenter: This one is time sensitive. Mr. Denning: I get that. I'm just saying or we need to readjust. If they were going to be done in 2020 anyway, maybe we move them up to 2018 or 2019 and switch some streets out so that it all works together. We need to make sure we

Thursday, May 4, 2017

are coordinating that together so that we are not spending the money three times and we are improving an area and then we are improving another area and then another area. Mr. Carpenter: I think we do the best we can. I'm not sure we can do like I was saying 64 curbs, we can't do that many streets. Financially we just couldn't do it. Mr. Fullenkamp: We don't have a lot of money to do roadwork anyway. We haven't secured that funding.

Mrs. Lommatzsch: I think you understand, don't you, sir? Mr. Taylor: Clearly. Mayor Flaute: I was going to say I don't understand. What I guess I am hearing the Council say is. Mrs. Reynolds: Just remember community development. Mayor Flaute: We want to proceed with the CDBG thing for the sidewalks. Mrs. Lommatzsch: No, for the curbs. Mayor Flaute: I'm sorry, for the curbs. At the same time though we want to look at there being an assessment done for that same area. You said the whole city. We don't have to do the whole city, just that area right now because it is time sensitive. Mr. Taylor: Well we want a citywide program. Mayor Flaute: But it is time sensitive that we have to do just this area. I think it is important that assessment of doing the whole. Mr. Taylor: This is by far the worst sidewalks in the city. I guarantee it. Mayor Flaute: Yes, these look pretty bad. I know you are saying the streets, we don't want to do that and maybe we do need to look at that. This is very time sensitive and if we are going to be out there fixing the curbs, we need to be out fixing the sidewalks in the same place. I think that just makes sense. Mrs. Lommatzsch: We don't have the money to do that though. Mayor Flaute: But it only makes sense to do that. Am I wrong? Am I missing the point here? Mr. Taylor: We will have that. Not by the 18<sup>th</sup>, but that is our goal is to have that presented for the '18 budget. Mr. Carpenter: We want to work on our assessment program and then bring that to Council so we can fund it for 2018, then we will kick off the sidewalk assessment program with the curbs. We certainly will try to do as many streets. Mayor Flaute: First we are going to do it in this area? Mr. Carpenter: Yes, that is what we are proposing.

Mr. Denning: Quick question: I'm a homeowner and I haven't been written up, but I know my sidewalks are bad and I want to get them replaced. Do we as a City have a list of approved contractors that know what everything is so they can say, "Who do I get to do that?" Okay. If we do it, we have certain criteria and we have to pay prevailing wage and all this stuff where as long as it meets our requirements of 4 inches and blah blah, I don't care if they pour it themselves as long as they do it right. Mr. Taylor: Normally what happens on those is a right of way permit that they have to apply for and Jay is very exacting in making sure that those things are happening. I think most of the contractors who are doing concrete, I think I hear Jay complain every once in a while that he's caught somebody that doesn't know what they are doing, but he's very good at educating them. Mr. Denning: I'm okay with that. What I'm saying is if Jeremy went through the City and took his orange paint and said this sidewalk needs replaced, this one needs replaced, this one needs replaced and then they say it's up to you and you have 2 years to get that done at your cost or we are bringing in our contractor and we know that this cost is going to be \$12.00 per square foot, but they can go find their own contractor and get it done for \$8.00 per square foot. As long as it is done before we have to go through and they deal with paying them and all of that, our purpose is to get the sidewalk looking nice. That's why we need to go through the City so that people understand this is what is happening, these are the spots that we see as bad, you need to find a contractor and get this cleaned up or in a given amount of time we are going to have to come in and do it and it's going to be assessed. Then it will be higher priced unless you can find some place. Mrs. Lommatzsch: That's what we did before. Mr. Denning: They do need to have the option of doing it themselves or have somebody do it. Mr. Taylor: I like the idea of giving them a longer amount of time to get that done on their own before the City comes in. Mrs. Lommatzsch: Longer than 2 years? Mr. Taylor: No. No. Mrs. Lommatzsch: He said 2 years. Mr. Denning: I'm only saying 2 years because I don't see us having the money to force everyone to do all the sidewalks in 6 months. Mr. Taylor: This is an assessment and we can talk more about that. I think I have good directions. Thank you very much for your time. Mayor Flaute: You got it? Mr. Taylor: Yes. Mayor Flaute: Thank you for the presentation.

G) Presentation – POW/MIA Chair from City Manager, Mark Carpenter

Thursday, May 4, 2017

Mr. Carpenter: This is Ms. Carolyn Sargent, she is a former Commander of the American Legion. She approached us sometime earlier this year or late last year about the idea of the Honor Chair for POWs and MIAs. We reached out to a Mr. James "SPY" Reilley with the Rolling Thunder to get a little more information; unfortunately he couldn't make it here tonight. He's very enthused about helping us with this program, so real quick on the Honor Chair program it is to bring daily reminders of the POW/MIA issues in all cities big and small throughout the nation. I had asked Ms. Sargent to just briefly describe why she is bringing this to the City, so I will turn it over to Ms. Carolyn.

Ms. Sargent: Thank you for having me. I first saw this on Facebook and I am also a member of the National League of POW/MIA Families because my uncle is Missing in Action, so that organization has a Facebook page and they share these pictures of the Chair of Honor and I thought Riverside should have one. We have a lot of military here, we are across from the museum, and many of you probably do not know that a lot of important work for identification of MIAs goes on in Area B in the Life Science Equipment Laboratory. They get pieces from the sites of disappearance. They get dirt, uniform fragments, pieces of aircraft, and things of that nature and they are able to help with identification of the remains of missing service people. I thought it was appropriate that maybe we could have one here. There are also since World War I 83,000 military personnel Missing in Action, 41,000 are Missing at Sea either from downed ships or downed aircraft, so in all likelihood those people won't be found so this is an ongoing issue; it probably will never be totally solved.

Mayor Flaute: Funding to get the Chair you have most of that covered already, is that my understanding? Ms. Sargent: We are getting donations, so far I have \$250.00. The VFW has offered to pay for some of it and also the Rolling Thunder. The Rolling Thunder sponsors this program, that's why SPY was involved. Mrs. Lommatzsch: Where would you see this being put? Ms. Sargent: In the lobby. Mrs. Lommatzsch: Out here, outside the door? Yeah. Ms. Sargent: It's a chair with a flag on either side, a plaque, possibly a platform, and rope around to rope it off. No one would ever sit in it; it remains empty. That's the purpose, it remains empty.

Mayor Flaute: You said outside the door? Mrs. Lommatzsch: In the lobby. The outer lobby, not inside our City Hall. Mayor Flaute: Inside our City lobby is where it would be. Mrs. Lommatzsch: Oh, in our lobby not the outer lobby? Mayor Flaute: We are afraid it would be abused possibly. Ms. Sargent: It is portable, so you could move it. It wouldn't have to be in one permanent spot if it was decided it should be somewhere else. Mayor Flaute: More secure. Mrs. Lommatzsch: I would hate for it to be inside just City Hall, I think it needs to be more public. Mayor Flaute: I wanted that too. Mr. Carpenter: We had different ideas and the most recent one was keeping it inside the City lobby, but maybe position it in a way that you could see it from the glass doors. That's what we were lately talking about. Mrs. Lommatzsch: I think it is great, I think we should do it and I'm not opposed to it. I just think it's awesome. There is a ceremony that goes with it and Mr. Williams has volunteered to lead that ceremony for us and we were kicking around sometime in September. Mrs. Lommatzsch: What do you need from us Carolyn? Ms. Sargent: Approval.

A motion was made by Mrs. Lommatzsch to bring forth legislation for a donation in the amount of Two-Hundred Fifty Dollars (\$250.00) to support the fundraising for a POW/MIA Chair of Honor. Mr. Denning seconded the motion.

Mr. Fullenkamp: I have a question, what is the concern in putting it out in the public lobby versus in the building? Is there really concern about vandalism? Mrs. Lommatzsch: I think we ought to ask Mr. Murray. Mr. Murray: I think in the beginning it was just traffic flow, but the more I think about it maybe an appropriate place is to remove some of those plants. Mrs. Lommatzsch: I was thinking that. Mr. Denning: Where the Christmas tree goes? Mr. Fullenkamp: Up on the upper level by the window. Mr. Murray: I don't know about getting rid of Christmas trees, but we can put it up there and then move it in here during the holidays or something. Mrs. Lommatzsch: I was thinking that raised area. Mayor Flaute: That's where I thought it should go. Mr. Murray: We can move a few of those plants out of the way and make it very distinguished. Mrs. Lommatzsch: The plants could enhance it if it is done

Thursday, May 4, 2017

right. Mr. Carpenter: Between now and September we will have that figured out. Mrs. Lommatzsch: I'll talk with Carolyn. Mr. Carpenter: We will have a similar type chair and take pictures. Mayor Flaute: So we are not opposed to putting it there. Mr. Murray: No, on the platform might be good. I wouldn't want it in the traffic flow, it's not that big really when you open the two doors. Maybe up on the platform and moving the plants out of the way would be an ideal place for it. It would be dramatic with the mirror behind it and the reflection and everything and the light is always on. That's a good place for it. Mayor Flaute: I would prefer that.

Mrs. Lommatzsch: This hasn't come to the Chamber yet, has it? Ms. Sargent: No. Mrs. Lommatzsch: Don't forget the Chamber. Mr. Denning: What's the total cost? Ms. Sargent: I would have to look that up. Mr. Carpenter: I'm trying to remember. It's about \$200.00-250.00 and then there's about \$250.00 shipping, but if you do a ceremony they would waive some of the cost of the chair. Ms. Sargent: The total cost for the folding chair display is \$600.30. We have \$250.00 now and we also have pledges to help pay for it. Mr. Carpenter: That includes the stand and everything.

Ms. Sargent: I also wanted to mention there are two former POWs from this town. One was Richard Neff and he was a POW for 3 ½ years during World War II. He died in 2003 and his family is still in the area. The other one is Lavern Ullmer and his remains were buried in November, but he was captured in 1950. Mayor Flaute: That would be appropriate. Mrs. Reynolds: What was the total cost that we need to purchase the chair and how much has been pledged so far? Ms. Sargent: The total cost is \$600.30 and we already have \$250.00, the VFW offered to pay, they don't know how much we need but they offered to pay a substantial amount towards the purchase and Rolling Thunder offered \$100.00. Mayor Flaute: Do you want to add \$250.00 to our motion? Mr. Denning: Yes. Mrs. Reynolds: Yes, add \$250.00. Mayor Flaute: \$250.00 from the City to add that to the motion that we have. Very good. Any other questions or comments for Ms. Sargent?

There was no further discussion on the motion.

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

**ITEM 7: RECESS:** The Council took a recess at 7:26 p.m.

**ITEM 8: RECONVENE:** The meeting was reconvened at 7:40 p.m.

**ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE:** The Pledge of Allegiance was led by Police Chief Frank Robinson.

**ITEM 10: MINUTES: Consider approval of the minutes of the April 20, 2017 regular council meeting.**

A motion was made by Mr. Denning to approve the minutes as submitted. Mrs. Reynolds seconded the motion.

There was no discussion on the motion.

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

**ITEM 11: INTRODUCTION:** Economic Development Specialist, Lori Minnich

Mr. Carpenter introduced Mr. Murray to introduce Lori Minnich.

Mr. Murray: I want to introduce Lori Minnich. She is Riverside's new Economic Development Specialist. Mayor Flaute: Welcome. Mr. Murray: She comes to us uniquely qualified in having owned two businesses in her life as well as a Master's in Education and has been the Director of the Small Business Development Center in Springfield. So if you would, Lori Minnich. She has been a right hand already, so I greatly appreciate that.

Thursday, May 4, 2017

Ms. Minnich: I have been here almost three weeks. It has been a nice ride so far. I have enjoyed meeting everybody. I made it to the ribbon cutting at Tim Horton's, so some of your faces are familiar with the Council. I appreciate this opportunity and I look forward to working with you all and getting to know everybody in the community. Thank you. Mayor Flaute: Thank you.

**ITEM 12: PRESENTATION:** Eintracht Progress Report from Economic Development Director, Bob Murray and Economic Development Specialist, Lori Minnich

Mr. Carpenter introduced Mr. Murray and Ms. Minnich for the presentation on Eintracht.

Mr. Murray: We want to bring everybody up to speed on where we are with Eintracht because this thing is getting very close, very quickly. I knew everybody had some questions especially about the grant we submitted, so we have summarized that in there as well as some of the other things we've had to do. Lori has put together a very colorful presentation for you and we will walk through this. She will do her part and I will do my part and together we hope to give you a better understanding of what we are looking for going forward. Again Lori took the pictures, but that's from a little while ago and that's Google Earth just to give you an idea.

Mr. Minnich: Our agenda for the evening, we do have the ribbon cutting that we are going to do that is coming up fast and the open house which is the next day which will be a community wide event. Some maintenance has been going on around the grounds and we will hopefully get Eintracht staff members out there and the City of Riverside. Bob has been working on a grant and we will review Capital Budget Improvements, some have already been filled and others are still on the page and then a few items to move forward with what the Eintracht Park will look like in the next 12 months or so.

Mr. Murray: Right now we are looking at about 50-60 guests out there and it really depends on the weather I'm sure, but my list looks a bit like that. We are looking for opening remarks from Mayor Flaute, Dan Foley has already RSVP'd, we know we want somebody from Miami Conservancy District to speak and it probably will be Sara Hippensteel who started this project so long ago with us. Then a gentleman by the name of Stan Kegley who is a great supporter of the Riverway Project, he is the President and he is a cheerleader for the Great Riverway Project which is all those communities up and down the Great Miami that are participating in a visitor's type attraction to the Great Miami. Then of course looking at event coordination.

Ms. Minnich: We divided responsibility for this June 9<sup>th</sup> ribbon cutting. The City of Riverside is responsible for everything on the left side. Some items we don't have in house we have to rent: a sound system and we need some assistants during that evening. The members of the Club we have not finalized, but we are discussing a cash bar and that they would provide the trash cans.

Mr. Murray: As you remember we started this with Event Connections and Lori does have an extensive background in event planning, so we have kind of gotten away from those guys a little bit which I think pleases some people. It looks like we are going to do that a lot cheaper than what we had the first time. Thanks Lori. The two things we are trying to do here, the one is make this a festive atmosphere and a couple of things we are going to do to liven the place is place a very large banner. This is a 3' X 8' or 3' X 6' banner and we will string those up in the trees, so this is a multi-purpose banner that we will use all over the City. This will be out there and extended. We are also looking at something to put on the light poles like we did up and down Center of Flight, we will put some banners on those. There are three light poles and we would like to dress those up a little bit. Again, those banners will be used in a lot of different places.

We also want to bring people's attention to a couple of things and one of them is the Franck Cemetery out there. Mitch's crew did a great job in cleaning that up and a lot of that honeysuckle is gone. You can see a lot of the detail in this 1830's cemetery

Thursday, May 4, 2017

that we couldn't see before. In my mind it is extremely unique, this is an iron fence that was put together without one weld and assembled onsite and there is a fabulous limestone foundation. We think this is an attraction that will keep people going there and it is another thing to bring people to the Eintracht. We are not going to get it cleaned up in time by June 9<sup>th</sup> and we think this will be an ongoing thing. We will have a historic plaque that will describe what is going on there and again we've got a complete history on the family and we know exactly who is buried there. There are living relatives now and we have a great history on those people. That is something that Lori is putting together, a nice plaque, just as an interest item to the Park there.

A commemorative plaque and rock, every park needs to commemorate the Council that put this thing out and that is what we are doing there. I will have a large rock with as well as the commemorative plaque with all of your names on it and talking about how this got established as well as the contributing members like ODNR contributed \$98,000.00 as well. The other is the Miami Erie Canal Historical plaque. Again, we want to highlight the fact that is there and onsite. You can walk the old boat path, it is very visual and another interest in the park. I was just telling Shirley, this is not a kid's park per se. It is something different than that and we are trying to highlight those features to let everyone know how we are perceiving this location and this asset to Riverside. Mr. Fullenkamp: Will all the signage be ready for the ribbon cutting or are these things that will happen over time? Mr. Murray: This is everything we want by June 9<sup>th</sup> and again the major sign will be delivered around June 1<sup>st</sup> and that is the large sign outside that I showed you pictures of. Mr. Fullenkamp: Do you have the rock? Mr. Murray: I don't have the rock, but that's this Saturday. I'm going to Stone Center and I'm getting a nice rock and I'm looking forward to it. That's one of my favorite places.

Ms. Minnich: The information on the plaques will not be ready for the 9<sup>th</sup>, but there will be a substitute that will be presented on the PowerPoint and we can take a look at what those look like so that we can confirm and get all of it right on the engraving. We were given a list, I didn't break it up on this guest list, but we pulled off of the list that was shared by the Miami Valley Conservancy District and so we compiled and brought it down to these individuals that we feel are important to invite for the June 9<sup>th</sup> ribbon cutting and kind of showcase and show off that park to be presented. Mrs. Lommatzsch: The Base seems to be missing. Mr. Murray: And growing is the last line. We will make sure they are invited. Mr. Fullenkamp: City Council is not on there. Ms. Minnich: They are on the guest list. I just didn't list them here, I apologize.

Mr. Murray: We are looking for suggestions here, so any other group that you can think and I'm definitely thinking Hope4Riverside would be one that would go on there. I think that's a must. The idea of this ribbon cutting is not only to thank the people who gave us the money, but also invite people that might want to rent the hall sometime. It's a marketing opportunity for the place as well. We are looking at June 10<sup>th</sup> where everybody is invited. The guest list will be cities and Riverside, so we are looking at the Dayton Daily News, the website, the newsletter, Facebook, and as many places as we can to get this in the shortest time as possible is what we are looking to do. We are looking at putting music out and having some kind of entertainment there. We will do a second ribbon cutting just after noon. There will be a recognition done and that will be going on as well. We are asking Eintracht to sing there and we are asking them to do the National Anthem at this location. They will be serving food and beverages on the inside and a German dinner and the hall will be open for visitors. We are looking for an outcome of everybody so we want to keep expanding this list to make it something very special for the citizens and the people we would be inviting. This will be a work in progress and we will have a couple of meetings here to address a couple, but I think Lori has got a good start and we have a good foundation. We just need some input from Council to I think make this go. I will let Lori go with this slide.

Ms. Minnich: Our grounds maintenance so far, they have sprayed all of the grass areas, which has made a difference, and keeping it mowed and some planters. We still have to meet with the Eintracht members to take care of the surrounding areas, some trash and debris, and some areas that closer to the hall and the club that do

Thursday, May 4, 2017

need attention. The cemetery from the pictures that I saw to where it is today is remarkably cleaner. They have taken out a lot of the debris and shrubs. The fence restoration I think is going to be an ongoing project. I don't think it is an area that you are going to walk in and just put up a random fence. Bob and I have talked about trying to reproduce the actual fence line, but it was done 150 years ago so that is going to be an interesting project. We did meet with the North Dayton Garden Center and Pete did offer to do a complimentary landscape layout plan for us for the entry area and then around the park. We don't know what that looks like yet, but we will be adding color and probably some perennials over the course of time.

Mr. Murray: Again Mitch's group did a great job of cleaning up the cemetery. I think that took 2 days and it is a remarkable difference and is something to see. These are some of the plaques and as Lori said these are temporary plaques, but these will be there at the time we are doing it and then we will make these formal. We hope to have something like this always here to show people that these are attractions to the park. This talks about the cemetery in 1851. You can see where he was born in Germany and a little bit more about the people that are there. It is a unique site with some unique features and should be cherished if nothing else for the dignity of those who came before us there. I think that is something we want to relish. Again the Great Miami River Access, we already have that going on. I did apply for an ADA grant extension to the river's edge. In a minute here we will summarize the grant for you. I'm going to have a big sign on this that says Community Hall. This is for citizens as much as it is for anybody else, so we've got Eintracht on there now but the day of this event there will be a 1 foot wide and 1 foot high that will say Community Hall for the City of Riverside. We will be putting our name on it in addition to the Eintracht. We are going to fix up the picnic tables and we have some ideas for that.

In regards to the grant, it was submitted on time. I did get a chance to talk to the people that judge the grant and that was something that was important to me. If everybody else got the money and there is a little bit left over, could it go to us? Montgomery County only has \$94,000.00 available for it. I think we scored very high and we are going to be in the upper part of that. If one person doesn't want as much as we do and there is enough left over to either do the ADA ramp or the sewer line we are going to get it. I think there was a benefit in talking with them, I think. That grant will be awarded in September. What I submitted was for the sewer line and the pump, so that is \$35,000.00. The sewer line would run from the Eintracht all the way out. It will have the capacity to carry an additional restroom at some time. What was quoted was a pipe big enough for two restrooms on that side. The ADA ramp for the river access is as good as I can get. I want the best ramp available at the time, so that's \$27,000.00. It is an elaborate set-up and actually rolls out like a piece of carpet down the bank and it is anchored at both ends. It was recommended by Miami Conservancy District and Outdoor Experience.

Mrs. Reynolds: Mr. Murray, excuse me for interrupting. Did they recommend any signage for the ramps at the low base? Mr. Murray: No, he did not. That is something I'm going to talk to Bernie about and see what's going on there. Mrs. Reynolds: The low dam they just did some signage that was required, so we need to. Mr. Murray: We will get that done ASAP. This is a State of Ohio grant, so it has to be ADA. The restrooms inside the building are about \$2,000.00 based on what we got. ODNR at the bottom, they have another sign coming if they give us a grant. The total project is \$6,400.00 and our grant request was \$4,800.00, so I think that's about \$1,500.00 that we would use out of this year's budget to go towards this grant so I will still be under budget. These are things that you wanted and the only way to get those is with a grant.

Mr. Fullenkamp: On the remodeled restrooms for ADA, are there other aspects of that building that are not ADA compliant? I suspect there are. Mr. Murray: Getting up to the second floor is not. Mr. Fullenkamp: So are our restrooms a priority as far as ADA is concerned? Mr. Murray: Absolutely. This is attached to that and we will get other ways to get upstairs that are ADA compliant. That's that.

Capital Improvements: The sign has been ordered, it's about \$8,000.00. The gas meter I will not get done, but that is \$12,000.00-15,000.00 to move the gas meter.

Thursday, May 4, 2017

That has to wait for another time. I did get the brush and some trees removed and these were trees that were encroaching on the driveway and I rolled those back. DP&L has been out to talk about the telephone pole and that might be free, but we aren't sure. The guy was out there, took a look at it, and they don't need it, but they want the pole. That might go away. This is a telephone pole that blocks the tow path as you go down there. It's right in the way of everything and really detracts from what is going on. We are going to need gates. Right now we have some blocks out there to keep people from dumping stuff, so we want to put some gates in places to keep people out of the tow path and out of the area where they have been known to dump there. I am looking for rock features. I want big rocks to stop people from driving all over the place as well as a place for people to sit down once they get their canoe or are waiting for something to be unloaded that they can sit on. Just features to keep the cars out of the place as well as for people to sit on and use for picnics. A monument stone and again that is the stone we are looking for to keep the plaque on. We need to do landscaping and plants. The Hilltoppers have come up with some ideas and Castrucci is coming up with some ideas, so we have to combine all of those. We still want to do a parking lot striping just to find out more than anything else how many cars can park out there. The thing is a little whopperjawed, so we've got to find out how many we can park there. I need a kayak and we are working on that. With everything I've got, we still have about \$8,000.00 in the budget for this year. Some of this and then we had a \$2,000.00 estimate for Event Connection and Lori has got it down to \$500.00 or \$300.00. So there will be money leftover to make some permanent improvements to this location.

Again, the idea is to have events out there for the City. Things we are looking to do is to have an earlier spring kick-off there next year and have an open event there to draw people away from other places and come to Riverside. It will be something to change the general opinion. In fall or November or maybe even December, I want to do a German Christmas Market and we are going to work on that. There are some people that it looks like want to support that. Miami Valley Visitor's Bureau is very big on this idea and they are looking for something like this and nothing like this exists in the area right now. We've got the perfect place for a German event. Again we get 4 free from these guys and two of them we would like for non-profit organizations to sponsor events out there. One example would be a St. Helen's festival and they raise so much money, so maybe there is something that a community group would do not to emulate that exactly, but something along those lines where we could have an event and it would go into the community chest and go towards not only parks, but toward the baseball or something; a pot of money just for City use and you could think of it as a community chest. Maybe it's the Lion's Club out there raising money for a free event that they are always funneling back into the City. That's the ideas that we are trying to stretch here. We are looking for any input as soon as possible.

Moving forward bringing continuity and sustainability for the entire community parks system. Again this can be used as fundraisers at this location to do things at the other parks and to just spread the money around. Again we are looking too for Economic Development to oversee the Eintracht. I think it is a community development event and a place where we can raise money to funnel back into the City and keep a certain look at things to be able to do that. We would incorporate Eintracht into the City's website and marketing materials. We are going to work to develop the Eintracht and then coordinate volunteers. We needs more help, so one of the things we are going to work on hard is a system to do that. That's one of the things that I tasked Lori with is to coordinate volunteers. They did a great job with Community Clean-Up and we would like to continue that. A lot of the communities have a pool of volunteers that they call for a variety of reasons. When I first presented this and first presented Benham's Grove, as I told you then there are 4 organizations supporting Benham's Grove. The idea is to instill that into our citizens to build community through making people work and Community Clean-Up Day and that's what we are trying to do here. Any questions? We need your help and the first volunteers we are looking at are sitting right at that desk up there. We will be calling you and having general meetings to get your input about how to move this event forward and make it special for everybody. I see it as selling the Club and almost as selling the concept. This is a little different for us and citizens have to buy into this. I think they will as soon as they understand what we are trying to do.

Thursday, May 4, 2017

Mrs. Reynolds: Mr. Murray, you know if there is anything you need that I can do or Lori, if there is anything I can do just call me. I will try to be wherever. I love the idea of a farmer's market, I think that is a perfect place. It would work so well there and of course the German Christmas would be perfect. Mrs. Lommatzsch: I'm waiting for a call.

Deputy Mayor Curp: It would seem to me that for some small to reasonably sized projects, for example doing some more work on the cemetery and restoring that or whatever might be a good Eagle Scout project or you could have a professor from a Geology class at one of the local universities come out and take a look at that and see if there is any interest or potential there for restoration. There might be headstones or stuff buried that we don't even know about. Those might be some ways of getting some things done. Mr. Murray: That's a great suggestion to itemize the projects. Deputy Mayor Curp: I was out there the other day and I walked through the cemetery area. I only saw like 3 headstones and I'm sure there are probably more bases buried in some of that dirt and who knows if there are more bases there could be more headstones under that dirt. Mr. Murray: It's tragic what happened out there. You can see that some of it was rebuilt. Deputy Mayor Curp: It's not something we can just go out there with picks and shovels, we have to do it in a more purposeful way in case there is something there. Mr. Murray: One of Lori's first calls whenever I let her go is to Dan Cress at Dayton History and get him out there. He's offered before to do some things for us there and we are hoping to lean on him a little bit for a permanent recognition of that. Deputy Mayor Curp: The canal bed and that sort of stuff.

Mrs. Lommatzsch: You might include some for the Saturday event, maybe just an email sort of invitation to MVRPC; not a mailed invitation, but an emailed invitation to the members of the MVRPC. Those people are into this stuff and to invite them to come out on Saturday to see what's happening and including Harrison Township and Huber Heights officials, the neighboring officials, and let them know what is going on. It can be done with an email invite, it doesn't have to be done with a mailer. Ms. Minnich: We have reached out to Hamilton and the entire corridor going out, anyone that touches the river and east to west. Mrs. Lommatzsch: I think if you earmark it to them as Council members or whatever. I talked to Matt Joseph today and we were talking about the river. There are a lot of people interested in that.

Mr. Fullenkamp: How are we reaching out to our residents to make sure they know there is going to be a Saturday event there? How are we getting to them? Mr. Murray: The newsletter, Facebook, and the website. I think the newsletter goes out the first of June. Mr. Fullenkamp: Is that soon enough? Ms. Minnich: The call to get the information in is next Thursday, so as far as the newsletter goes that is when it will be generated and out to the residents before the end of May. Mr. Fullenkamp: Is that going to be front and center on the front page? Ms. Minnich: We are working on having it top, front and center, and highlighted. Mr. Fullenkamp: Because I want to make sure our community knows that we are doing this. Mrs. Lommatzsch: I think on that list needs to be Historical, the officers of the Historical. Mr. Murray: Do you think we should send something to the School District? Mrs. Lommatzsch: Absolutely. Mayor Flaute: I was just thinking maybe the Riverside Historical Society might like to have a table or something to recognize the work they do. I know maybe it is a little late, but maybe they can find somebody. They would like to have a table, I would think because this is so big of historical. Mr. Fullenkamp: Just so we make a big effort so the residents know in general. I want to make sure they know where this is. It's got to include a map whatever you send out. It's got to be pretty specific because there is not going to be a lot of people that will know where the Eintracht Club is. Mr. Murray: I don't know if it is possible to have an insert or something, but we will possibly do something like that where we have a separate piece of paper that folds out and almost falls in your lap. We have to talk about that and I don't know what the cost of that is, but definitely have that. I'll be calling you. Mayor Flaute: Thank you Lori and thank you Bob. We appreciate your hard work.

There was no further discussion.

Thursday, May 4, 2017

**ITEM 13: ACCEPTANCE OF WRITTEN CITIZENS PETITIONS:** Mayor Flaute advised citizens to fill out a form if they wished to speak about agenda or non-agenda items.

**ITEM 14: CITY MANAGER'S REPORT:**

Mr. Carpenter: Thank you, Mayor. The report is in your packets and the staff would be glad to answer any questions that you may have. I do have a couple of updates. We have received a date for the mill and fill for Rohrer and Pleasant Valley. It is supposed to be going out on May 8<sup>th</sup> for the bids and the opening is scheduled for May 22<sup>nd</sup> and crack sealing again the week of May 22<sup>nd</sup>. Mayor Flaute: Okay. I wasn't paying attention.

Mr. Carpenter: I was just talking about the mill and fill on Pleasant Valley and Rohrer. It is going out to bid on May 8<sup>th</sup> and it will be scheduled for May 22<sup>nd</sup> and the crack sealing is to begin on May 22<sup>nd</sup>. Mayor Flaute: Very good. Any questions or comments for the Manager?

Mr. Fullenkamp: Reading the sheet here about the CDBG grant for Community Park and it says that the Parks and Rec has had some ideas. Are you ready to share the ideas of what they have been given to staff? Mr. Carpenter: No, Brock and I talked about that to incorporate that here and the answer is no. We are still working on some things, but we want to make sure we get them before Council before we actually do things. Mr. Fullenkamp: They have ideas and you don't know what they are? Mr. Carpenter: I don't have them. I've heard different things, but I don't know what the consensus or the best idea is. Mr. Fullenkamp: These came through a meeting with Parks and Rec? Mr. Carpenter: Through Parks and Rec, yeah. I don't know if Chris you want to mention any of those.

Mr. Lohr: Not this last Parks and Recreation meeting, but it would have been we are in May right now so it would have been March, well the last one was April. I'm getting bogged down here. The main idea that they had was they had some concerns about the use of the Community Park for pee-wee football and how well it is used. They had some concerns about restricted use for residents, so the idea that was tossed around was fencing off the football field there and doing that with some of the grant money so that the pee-wee football would be able to restrict access to the field, but then it would leave the rest of the park open to the residents. Now with the limited funding that we have, I've spoken with Mr. Taylor about this idea and probably it is more realistic to work with the existing fencing and maybe cut it down to a 4 foot height, string up some new chain link mesh, that sort of thing. That was the only real idea that was discussed at the Parks and Rec Commission. Mr. Fullenkamp: When you say restrict access, just during games? Mr. Lohr: Yes, this is how I understand it works right now. When they have the pee-wee football games, they ask for a donation and from speaking with I believe it is Jim Hatton that is just to offset the costs of maintaining the fields, striping, and paying for the referees and that sort of thing. They have a desire to keep access to the field restricted not only to protect their equipment that they keep out there, but also to allow them to collect that donation for the pee-wee football games for the people that come in, so that is their concern in keeping the restricted access during game time. Mr. Fullenkamp: Just during game time. Mr. Lohr: That's correct. Mr. Fullenkamp: So we are allowed to restrict access during game time as a community since that is a community park? Mr. Lohr: When I say restrict access, I'm not saying they are turning people away. They are required to allow people in without a donation. When I say restrict access, they want to keep it down to one point which is the main entrance so that they are able to request those donations. Mr. Fullenkamp: Thanks.

Mayor Flaute: I just have one on the COSI chaperones, the two Riverside Patrol Officers volunteered to do that I assume and if they did they really need to be recognized in our newsletter. I think that is very important. Chief Robinson: I appreciate that and yes, we have pictures and so forth of the Officers with the kids as well. I will surely pass those on. Mrs. Lommatzsch: Can you pass those on to us please? Chief Robinson: Yes, ma'am.

Thursday, May 4, 2017

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: We just finished April and I guess the big thing there is we did refinance the Wright Point Note, so on April 21<sup>st</sup> we paid off the maturing note and received the new money. We have ongoing operations, so that is good. We had a lot of income tax activity during the month of April. I had 108 people come in and ask for assistance completing their tax forms and another 100 that called on the phone with various questions or whatever, so we were a little bit busy. We are into audit season too. The GAP Finance Statement Preparation Team is very near to get it all put together and they are coming here tomorrow to finalize a few things. The Compliance Auditors also took a preliminary look, but then they had to suspend activity until the finance statements get completed and they can review the finished product. They will probably be here next month to work on those.

Income tax did pick up a little bit during April. I expect May to be a bigger jump too because April 15<sup>th</sup> filing season. We received \$504,000.00 in April which of course was March collections, so that will bring us up to about \$1.78 million year to date on the income tax. Speaking of receiving money, we did receive the \$39,959.00 from RTA from the 2015 Bus Shelter Project. Just today we received Bureau of Worker's Comp premium rebate or discount because of our participation in the ongoing safety programs. We will probably get another rebate check before too long from them. We also did receive the insurance settlement to the vandalism damage of the Huberville house. You are going to have a meeting and talk more about that tonight. Mayor Flaute: What's the Huberville house? Ms. Arnold: It's your Executive Session. Mrs. Lommatszsch: We will talk about it later tonight. Mayor Flaute: Got it. Okay. Any questions for Mr. Garrett?

Mrs. Reynolds: I just have one. Mr. Garrett, can we go back to the bond issue? After reading all the information we received, it seems that the bond agent seemed to think we might be financing this at a bad time of the year where we are not getting the best or utilizing the better times for renewing this bond. Are we looking into that? From what he was saying, I think we could save some money. Did you all read that? Mr. Fullenkamp: This comment had to do with the timing and tax season and the availability of finding people that want to buy bonds during tax season. Mrs. Reynolds: What would we have to do to change the time of the issuance of that bond or can we? Mr. Carpenter: I know that Andy made a note to say he was putting this on his calendar in December to address it for the next year, so I don't know as far as the date for the refinancing, but I do know that he wants to start talking about this earlier. Mr. Garrett: I think he just wanted to take care of all the administrative stuff instead of a lot of rushing around in the month of March and April and make it all happen. The note that was did refinance of course comes due April 18<sup>th</sup> and we have to pay off that note, so we would have to have money in advance of that to pay it off.

Mr. Denning: But if we said we wanted to renew the note on January 1<sup>st</sup>, we could pay it off and refinance at that point, right? Mr. Garrett: No, I don't think so. I think they are anticipating us to receive their payment on April 18<sup>th</sup>, but we can borrow new money in advance of that and have it in our bank account and then use it to pay off. I don't think the dates are going to change too much. Mayor Flaute: That wouldn't

Thursday, May 4, 2017

help us with a better rate? Mr. Fullenkamp: The point was the rates are higher near tax season on short term loans. That was the point is that there is a lull in buying bonds during tax season. Mrs. Reynolds: That's what I read that his response was. Mr. Fullenkamp: Demands for bonds are down during tax season, so maybe our timing is not in our best interest right now. I understand why we got into this position because that was the timing. Mr. Garrett: It was when we bought the property. Mr. Fullenkamp: I kind of hope we can check into how we can shift this to a more favorable time of year if we are going to continue to go down this road. It may not matter, but Andy made that point that this is a slow time of year for short term bonds. Mrs. Reynolds: I think what we all know happened at that time of year is a little unusual and it may have been because of the season we were in, I don't know. I thought his remarks were very interesting that we need to look at that. I do not know enough to know what's best. That's in a finance area I know nothing about, but he seemed to be very sure of what he was saying that it was not the best that we could be doing.

Mr. Carpenter: During this process, we did have a meeting with him and mentioned to him, would he be willing to come talk to us about our overall financial picture and some things that we may be able to do and he said he would be more than willing to come in and talk to us. That could certainly be part of the discussion. Mr. Denning: Sooner rather than later because budget season is coming.

There was no further discussion.

b. Economic Development Department

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

Mr. Murray: I will take you through the list real quick. You are familiar with the MTC building; that is the old garage selling building up on the top of Linden. That does have a realtor now and he is out of Findley, Ohio. I am trying to arrange to go through that building with this gentleman. I called a couple of times and haven't received a phone call back. I do want to walk that building to get an idea of what's in there and what some of the possibilities might be. It's probably been 3 years since I have done that, so I would like to see the condition.

Going down to Harshman Station, it's got 2 new tenants up there and they have both applied for sign permits. It's the Asian Café and Style Salon. That has always lagged more than some of the other centers we have had and now it is starting to pick up as well. That's a great thing for up there. Airway is almost filled. Again the Dollar Tree, you saw the signs up probably. They are demoing for the Cassano's. Tim Horton's split off the lot, but they are not going to be able to go there. One of the other tenants complained about that location as being restrictive to their traffic, so Brock is working on moving them down to the corner instead of that location and directly across from the McDonald's. Jimmy John's is starting their remodeling of their space as well. Spin-Kemp is 100% occupied. As you know, it has been that way for a while. The problem is the La Guadalupana Mercado is having difficulty due to construction permits and some things were done prior to them signing their lease and now Montgomery County is saying those were done wrong and so they are going back and forth with the owner. Hopefully that will get resolved with a dollar amount and we still be able to fulfill their lease there.

Wright Point has turned into a different animal altogether. I'm getting a lot of calls now to show these spaces; it is great. It's fabulous, so it looks like we will have some new tenants shortly and I have an LOI out, a Letter of Intent, that is due back in June and I am expecting another one for the space right across from us here and there are two more out. Most of our tenants are looking to expand, so there's works involved here that I am trying to get through. Improvements, looking for the parking lot refurbishment, our RP has gone out so I am expecting those quotes to be back and we will be selecting a contractor for that shortly. I've got some great ideas for the lobby at 5100 and this will be a changing of the clothes over there. We are changing carpet, repainting, and putting in some new lights. These are not structural changes,

Thursday, May 4, 2017

these are just clothing changes or visual changes to get it to look a little more modern and get rid of some of the 70's look that like so well, but nobody seems to appreciate that much. I will walk you through those as they come up and I will keep you informed on that.

Next is Eintracht and I think you've got the update on that.

Again we are going to talk about 3803 Huberville in Executive Session.

At the bottom I am doing a summary for you on Sparky's. Sparky's affects the community adversely as long as that stuff is there, so we are working through acquiring that property and are working through gaining access to clean it up. We do have a Targeted Brownfield Grant that was approved to do in case we need a Phase I. Well, we will need a Phase I on the commercial side and if we need a Phase II that money is going to be available to us. After that it looks like getting the quotes to turning that back into a buildable lot. Again we are trying to acquire that through the REAP process, which is the lowest common denominator and since there doesn't seem be any heirs that's probably going to be the only path to resolution we can look forward to on that.

Mr. Fullenkamp: On the asbestos evaluation, the tech originally said there was asbestos and they have determined now that it does not. Mr. Murray: It was likely to contain, but when they actually ran the test it does not. We've got a good RESPA report, so we can go ahead and start doing the demo. After the demo is probably when the Phase I will be done so we can find out what is going on around there and if we need a Phase II the money is available as well, so I think we are covered. Mr. Fullenkamp: Is this money in the Resolution tonight to do the demo and everything? That is in the CDBG grant. Mr. Carpenter: Yes.

Mayor Flaute: I'm surprised to see Long John Silver's all the sudden done and gone. Did we know that was going to be happening? Mr. Murray: We had heard some time ago that was going to be gone. Mid America thinks it is a good thing. Mayor Flaute: It looks like they are remodeling it already. Is there something else planned to go in? Mr. Murray: I haven't checked. Mr. Denning: It's all boarded up. Mayor Flaute: I thought it looked like they were remodeling. Mr. Denning: They were taking all the guts out. Mr. Murray: They are looking to find another tenant is what they are looking to do with that location. Mr. Fullenkamp: Are they going to rebuild? Mr. Murray: Somebody else, not Long John's. Mrs. Lommatzsch: That's owned by the shopping center? Not all of that is. Mr. Murray: That was built up a long time ago and it just depends on where you are standing whether or not it does. My understanding is that was a part of Tello Shopping Center, that family that owns the Ravens, those are the people that built Airway back in the day. That was one of their first and it became very successful. Then Page Manor down the street was built by the Schottensteins.

Deputy Mayor Curp: I thought the state legislature had passed or amended the laws to prohibit boarding up buildings with plywood, you had to use something else. It looks like that word didn't filter down to Mid America. Mr. Murray: I will talk to them about that. Mr. Carpenter: Follow-up with that. I don't know what their timeframe is.

Mayor Flaute: The car wash on Linden, I know we have talked about the electric wires that go down the middle and supposedly that was the way State Route 35 used to run and that is why the wires are that way. Have you ever checked if there is an easement for that because there should be an easement there and if there is an easement for there we should get DP&L and get them moving very quickly on removing that and re-routing that. If there is an easement, they need to take care of that and we don't need to wait for someone to buy that property to get that done. If there is an easement, they need to do it. Mr. Murray: DP&L has given me a quote of \$12,000.00 to move that. Mayor Flaute: We shouldn't have to pay that if there is an easement. Mr. Murray: They were saying we would. Mayor Flaute: Can you guys check on that a little bit because we need to get that moving. Mr. Murray: He was just here and asked about it again and I said I didn't have the money to do it. Mayor Flaute: That's right. We don't. You need to check if there is an easement there. Mr. Murray: I've seen it. Mayor Flaute: Then we shouldn't have to. Mr. Murray: Right

Thursday, May 4, 2017

off the top of that building. Mayor Flaute: We shouldn't have to pay to remove them if there is an easement there is my understanding. Mr. Carpenter: We will follow-up on that. Mrs. Lommatzsch: It's active electricity. Mayor Flaute: And there's an easement for it, so that's DP&L's problem and not ours is the way I understand it.

Mr. Murray: They own the easement and nobody can tear that building down because of the easement because of the wires over top. That building was cobbled together forever and is totally unusable. Some people have tried and had contractors to remodel it and the cost just goes through the roof. There is 4 uses for that now. There are some other things we want to address with that property as well. I've got to talk to some people about that, but I will follow-up and again, Mayor, he was just here and asked me about that. They want to do it, but it's \$12,000.00. Mayor Flaute: It should be a cost to us, we need to argue that. Mr. Murray: To move it? Mayor Flaute: They need to do that if there is a legitimate easement there is my understanding. Mr. Murray: They are right on the easement is my understanding. I'll show you that. You know more about it than I do. Mr. Fullenkamp: They are on easement now, so I'm not sure why that would relieve whoever owns the property. If they have two easements. Mrs. Lommatzsch: They would have a right to be there, I would think. Mayor Flaute: You need to check that, I'm not sure about that. It could have changed in the last 20 years. Mr. Murray: It's a great use for CDBG dollars, but we don't want to start that.

There was no further discussion.

c. Administration Department

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

Mr. Lohr: Good evening again. I have just a few updates this evening. We had Ethics Training the middle of last month. We had Susan Wileke from the Ohio Ethics Commission come and put on a couple of sessions. We had 50 attendees, 45 of them employees, 2 of them City Council members and we had 3 employees from the City of Fairborn. I was hoping to get a little more draw from other area governmental organizations, but we got 3 from Fairborn so I will count that as a win I guess. All the other employees who didn't get to sit in on training will have them watch the tape of the training. We don't really use tapes anymore, do we? Then we will have them sign off so we know all of our employees have gotten that Ethics Training.

We have a couple of Police Officer hiring processes going on right now. We are accepting applications for lateral transfers which are individuals who have at least a year's experience as a Police Officer somewhere else and we are also doing an entry level hiring process. We will have that test on May 20<sup>th</sup>, it's a Saturday and it will be down here at the middle school. We will have that test and we will be creating eligibility lists for both the lateral process and the new hire process.

The other update I have is we talked about the website earlier. We do have that set to do a Work Session for the next Council meeting. We have a very good local contractor that I'm excited to be working with. His name is Brent Cox and I can't remember the name of his company, Cox Marketing Group I believe it is. We will give a presentation at the next Council meeting at the Work Session and we are going to give you an idea of what the process of creating that new website is going to look like, staff's role in it, Council's role, and the community's role. How long it is going to take and kind of give you an idea of what the finished product might look like.

There was no further discussion.

d. Planning and Program Management Department

Mr. Carpenter: Mr. Taylor was playing hurt, so he stayed for the Work Session and then he went home ill.

Thursday, May 4, 2017

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

**ITEM 16: NEW BUSINESS**

**A. RESOLUTIONS**

**I) Resolution 17-R-2261 authorizing the City Manager to accept \$35,000.00 from Montgomery County for a Community Development Block Grant for the demolition of slum and blight within the City of Riverside.**

Mr. Carpenter introduced Resolution 17-R-2261 authorizing the acceptance of grant funds.

A motion was made by Mrs. Reynolds to approve Resolution No. 17-R-2261. Mr. Denning seconded the motion.

Mrs. Reynolds: That's a fast time schedule, sir. It seems like we are looking at June acceptance of the grant and completion by August. Mr. Carpenter: Yes.

There was no further discussion on the motion.

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

**ITEM 17: PUBLIC COMMENT ON NON-AGENDA ITEMS**

Mr. Frank Smith of Byesville Boulevard requested to speak before Council regarding cones in the right of way and dogs at large and Police response.

Mr. Smith: Good afternoon, Mayor and Council. I know this is probably a sore subject, but I got a letter about my cones and they say they are a hazard. I don't know why they would be considered a hazard, they are rubber. The City uses them to mark off places when they are doing construction and everything else. I don't know why they are considered a hazard. I think the only one that is griping is Jerry. I don't know that anybody else is griping about them because if I don't have them Jerry will be on my grass. I know I have a guard rail, but he insists and has even run over them.

One other issue, last Monday I had a pitbull come through my yard. My neighbor called the Police and the Police never showed up. I was the one that had to run to try and get it out of my yard. I finally got it out of my yard and it growled at me. I pulled my knife and it was fixing to be a dead one, but Riverside never showed up. What am I supposed to do in this event? If it's in my yard and hurts my dog, I'm pretty sure it is going to be a dead one. Mayor Flaute: We will definitely do an investigation as to what happened there and get back with you. It sounds like you did the right thing, so I'm sure there will be an explanation or something and we will get back with you. Mr. Smith: I was just coming around the corner and my neighbor seen it in my yard and called. I chased and got it out of my yard. The owner finally showed up, but he wouldn't talk to me. If he had been any later and it would have come at me again, it probably would have been a dead one. I'm not going to let it hurt me or hurt my dog. Mayor Flaute: I understand. Anyone want to comment?

Mr. Fullenkamp: I'm not going to talk about your specific situation, but I think we need to have some public awareness about dogs running loose in neighborhoods in light of what just happened in the City of Dayton with the gentleman being mauled and killed. A couple of years ago with Ms. Richey the same thing happened. We have these issues. We have dogs at large and if nothing else we need to do an awareness program because I don't want to see something happen in Riverside what just happened in the City of Dayton in the last couple of weeks. I think it is our responsibility as City leaders to make sure that people know what their responsibilities are as dog owners and number two to make sure that when there are

Thursday, May 4, 2017

dogs at large that our Police Department are responsive and make sure that the problem is taken care of and the people that are causing the problem are held accountable. That's all I'm going to say.

Mr. Smith: It actually went under it because you know I have and if you have been by my property you know my yard is fenced in. It actually went under my chain link fence off the driveway. I had my little dog and my girlfriend's dog in the yard. Luckily it didn't attack them because if I would have come around the corner and my dog would have been laying in the yard the only call that would have been made was for someone to come pick up the dead dog because I would have killed it if it hurts my dog. I'm a dog lover and I don't like hurting dogs, but in that fact I would kill it. Mayor Flaute: I understand.

Mrs. Reynolds: I know that there has been a situation Mr. City Manager with cones over in that neighborhood. Will you please get with Mr. Smith and tell him what he needs to do? Mr. Carpenter: Sure. Mrs. Reynolds: Thank you.

Mr. David Coterel of Fairfax Avenue requested to speak before Council regarding burn permits.

Mr. Coterel: Hello ladies and gentlemen. I appreciate the effort that you guys are trying to do to clean up the neighborhoods in the Riverside area as long as you don't pick and choose on who you want to write up and who you want to let go. To me that's wrong. I'm assuming that you also wrote up the haunted house with all the junk, couch, stuff and everything that was on the side of it and on the back of it and the house next door. Now me and my girlfriend were coming off from Airway over to Springfield Street and were halfway down Harshman Road yesterday evening and we wondered what all the black smoke was and what was on fire over in that area. When we pulled around the corner, the couches and debris and everything were being burned. I would like to know, do you guys give a permit to burn furniture and debris and everything? Is it wrote up or whatever? That's what I would like to know and how do you do that? I couldn't get a permit or anything like that.

Mr. Carpenter: We don't. Mr. Coterel: Okay, is it a politician that gets by with that if they want to get by with that? Mayor Flaute: No. Mr. Coterel: That's all I've got to say and I hope you guys don't pick and choose on who you are writing up because if you write one person up and you let the person two doors down go, that's wrong. If you are going to mess around in the neighborhood and you are going to clean it up you are going to take care of everything even people that you know that own property. Okay?

Ms. Jan Pitzer of Wake Forest Road requested to speak before Council regarding fire hydrant flushing and the Community Garage Sale.

Ms. Pitzer: My first comment is probably directed more towards the Fire Chief regarding the fire hydrant flushings. I noticed in the Dayton Daily News there are a lot of cities that are going through this at this particular point in time. We have nothing in the Dayton Daily News and I just saw on Riverside's Facebook a listing. Can we have that put on our website and can we get something in the Dayton Daily Newspaper? A lot of our residents are elderly, stay-at-home people and I myself have had laundry ruined because of the brown water. One more thing, what is the purpose of the flushing? Chief Stitzel: To your first issue, we did notify the local media outlets and I know it was in one of the papers. Somebody today told me they saw it in there, so I would have to see which paper that actually was but somebody saw it in the paper today. We don't control them, they decide what to put in their papers, but we did notify them. We put it on the City Facebook page and we were trying to get it out to as many people as we can because we understand that and we do appreciate the issues that it can cause. It is supposed to be done twice a year and right now we are trying to figure out. Our Fire Department does it once a year and is Montgomery County going to take care of the other or is it even being done? We are still trying to work through that to clarify what is going on with the hydrant flushing.

Thursday, May 4, 2017

It does need to be done and it does a couple of different things. One, we take all the caps off and make sure that the hydrant does function and sometimes if the caps are loose kids will put toys and rocks down inside there. If we go to a fire and if that stuff gets inside of our pumps it will destroy a fire pump, so twice a year a typical standard is you go out and flush those out and anything that is down there will get flushed out. We lubricate all the caps, put the caps back on and tighten them down. That way when we do need them in a quick emergency the caps will come off, the stem does work, it does pump water and it works. A lot of people think it is because you can't fight fire with rusty water, that's not true. It is about cleaning out the barrel and making sure that the hydrant is functional.

Ms. Pitzer: Roughly what is the length of time that it is being flushed? Chief Stitzel: It depends on the actual hydrant. We open it up and we do a low flow. Some communities will do a high flow and open it all the way up and let it flow for 5 minutes. We just do a low flow to where it fills up about half the outlet. It just kind of drains out until it is clear and then we shut it off. Sometimes it gets clear really quick and sometimes it takes a few minutes for it to run clear. Ms. Pitzer: Where I live there is a fire hydrant less than 25 feet, so I see when they are doing it. I can tell you previous to you coming on that they took the cap off, it flowed for maybe 15-20 seconds of total brown-black water, they put the cap back on and left but they didn't tighten it so it was leaking. I called several times and said it is leaking and they said they would be right out, it took 3 days and this was leaking. I just wondered what the purpose is. I know it was probably to make sure everything was working properly in case there was a fire, but I just wondered the length of time that it should be flowing to get clear water. Chief Stitzel: We try to get it to where it is clear water coming out that way we know that rust isn't sitting there getting caught up in the valves when we recede it and all that rust will sit on the valves and that will cause them to continue to leak and that is probably what the situation was there. Sometimes we will leave the caps on loose so it does drain out of the bottom of the hydrant and then will come back later to tighten them up. Ms. Pitzer: Okay, thank you. Mayor Flaute: Anything else?

Ms. Pitzer: I just wanted to bring up, are we going to have a Community Garage Sale? We didn't have one last year. The last one was in 2015 and people are asking me if we are going to have one. Other communities seem to have them and with the new newsletter coming out, if we are planning on having one hopefully we can include that. Mr. Carpenter: We haven't talked about it internally, but that is something I would be glad to work with you about. Ms. Pitzer: I think it was a positive even though it was rainy in 2015. We actually had a list on the website of the different houses participating so that people knew what area they wanted to go to and people are asking me why we aren't having it again and I said will ask them and get with you. Thank you. Mayor Flaute: Thank you, Ms. Pitzer.

Mr. Fullenkamp: I have a question about the flushing of our hydrants. Can we provide a more specific schedule for what neighborhoods are being done and when? Sometimes the issue is rusty water when the flushing occurs and if residents know the week of May or June that this is going to be occurring. Chief Stitzel: We can certainly work on that. The issue is we do the hydrants between taking calls, doing training, and things like that, and then of course weather. We get as many done as we can throughout the day depending on the time, so it kind of varies, but we could probably give it a range. It should take 4-5 weeks to complete the whole city, but we could try to get something before we do. It would be a fairly decent sized area, say this half or this two weeks. Mr. Fullenkamp: We will be there. I've seen other communities say when they are going to be doing certain areas of town. I don't know if we have the resources to do that or not. Chief Stitzel: Not really. We would actually have to extend that time period out and break it in instead of getting it done in a month it might take quite a bit longer. Mr. Fullenkamp: Thanks.

Mrs. Lommatzsch: I've had it happen in front of my house. They are doing it and then they obviously get a call so they have to shut down and take off. While we are on the subject, I might mention that in my neighborhood and I understand after talking to the gentleman from Montgomery County that they are going to be doing relatively all the city sewer flushing which hasn't happened in my neighborhood that I was

Thursday, May 4, 2017

aware of in a long time. It created a wonderful smell coming out of my kitchen today, but I guess because our sewers are so old and they are doing camera work. I think it would not hurt us to include that in the newsletter. I went out there and talked to him to see if there was a problem and it's just maintenance and camera work. He assured me that the smell would go away soon. Mr. Denning: Mrs. Lommatzsch, our sewer system is getting a colonoscopy. Mayor Flaute: Thank you.

Mrs. Reynolds: Mr. City Manager, Huber Heights has a great community wide garage sale event twice a year I believe. Mrs. Lommatzsch: Kettering has one. Mrs. Reynolds: Kettering I believe has one. Ms. Pitzer brings up a good point, it's a great opportunity for people to get out and bring other people into our community. It would be good to have one. Mr. Carpenter: I'm certainly in favor of that. I'm not real familiar with the history and how it has been done. Mrs. Lommatzsch: It's not real difficult you set a date. Mayor Flaute: You have to have the people send their addresses in and get it on the website. Mr. Fullenkamp: That's a day that you don't need a permit. Mayor Flaute: And put signs up. Mrs. Lommatzsch: You can register your address if you choose to. Mayor Flaute: It's probably suggested that you do. Mr. Denning: It doesn't count even if you do register toward the number of permits you are allowed to have. Mr. Carpenter: It's a freebie. Mrs. Reynolds: In the past we have been a little lenient on signs. Mrs. Lommatzsch: It appears we are being a little lenient in several places as we speak. Mrs. Reynolds: At the end of the street in my community on Valley or Harshman there were signs and people would take it and put signs up with garage sales at the following addresses. It was pretty neat.

There were no additional requests to speak before Council.

#### **ITEM 18: COUNCILMEMBER COMMENTS**

Mrs. Lommatzsch: I had an MVRPC meeting this morning and I have information to share with anyone that is interested and they are extra copies available. There is a new map of bikeways out and it's free and available everywhere. There is a link called trails.org you can go on and it actually puts out alerts if there is a trail. Right now there is an alert for the bridge on Harshman and that's on trails.org. There is also a report on freight traffic and this region is amazing if you could hear the numbers and there are also links on their website, but here is information if anyone is interested in sharing. I personally don't do a lot of biking, so if anyone would care to have the map they are welcome to have it.

We have a ribbon cutting at Cassano's on Tuesday morning and this Saturday we have the Dollar Tree at 10:00 a.m. Then Tuesday at 10:00 a.m. is Cassano's. Mayor Flaute: I saw that one, but I didn't know about the Dollar Tree. Mrs. Lommatzsch: IN Crowd is on the 22<sup>nd</sup> at the Greek restaurant in Airway. Mayor Flaute: Gyro Palace. Ms. Arnold: That was this Saturday at 10:00 a.m. for Dollar Tree. Mrs. Lommatzsch: They are open. Mayor Flaute: I know they are open, but I didn't see grand opening.

Deputy Mayor Curp: Mr. Manager, I would like to thank Jeremy and the Police Chief for dealing with an itinerant peddler that we had in the community a couple of weeks ago who set up shop in a vacant lot on Spinning. Jeremy went out and made contact and I guess the person just didn't think Jeremy was official enough or something, but didn't want to leave so the Police Chief sent one of our uniformed people over to assist with the situation and the person left and didn't come back for the weekend. I want to thank the staff for helping take care of a neighborhood nuisance. Mrs. Reynolds: It was quite a little event over there. Mayor Flaute: Thank you.

Mrs. Reynolds: Happy Mother's Day to all the mothers; we won't meet again before then so I wish all the mothers a Happy Mother's Day. Gentlemen, remember your mommas please. Mayor, remember. Thank you very much.

Mayor Flaute: I did four weddings. Of course we went to the grand opening of Tim Horton's. We had a First Suburbs meeting. There were a couple of retirement parties for Douglas Eversole, he's been out at the Base and he's an SES guy for 35 years. He's a good guy and we are going to miss him. We also had some Changes of Command for the Air Force Lifecycle Management and the Air Force Research Lab

Thursday, May 4, 2017

all at the same time, so that was a nice thing. We had the U-Haul grand opening which was good and then we had a community wide worship thing that was held at Stebbins on Sunday evening for a community service. It was very, very nice by Hope4Riverside and very touching time and a very, very good speaker. We only do that once a year, so look out for that.

Ohio Municipal League has wrote our a new OML Service Corporation Energy Program for natural gas and electric savings. I know we talked about this in the past and Council really hasn't wanted to move forward with it, but this is the first time that OML as far as I know has endorsed this idea. If anyone is interested in this, please let me know and we can have a Work Session on it again like we had a few years ago and if not, that's fine.

Lastly we had the Appalachian Unsung Hero Award and this year it went to Bob Murray. Born in Ironton. Mr. Denning: Down by Portsmouth. Mr. Murray: Up river. Mayor Flaute: Tell a little bit about your experience in Ironton and your summers that you spent there. Mr. Murray: I was born in a little log cabin on the Ohio River. No, my family was down there for about 3 generations. The history of the Murrays is we landed in Cincinnati, then we went to Fayetteville and my great-great grandfather fell off the church steeple putting on a roof that created me being born in Ironton. It's a river town with coal and iron production mostly. I don't know to my mother it was always like heaven. We would get dropped off there at the beginning of the summer and not get picked up until 2 or 3 days before school started, so I spent most of my summers down there and walking things like the flood wall and going down to the railroad station; those were the big deals at that time. That's about it. It is the home of one of the first professional football teams, the Ironton Tanks. I think they were established in 1932. That's about it. It's come on hard times now. All the coal is gone and the steel production has dried up so a lot of people have left and quite of them are up in the Dayton area as a matter of fact. That's it. Thank you. Mayor Flaute: Thank you, Bob. We are very proud of you and it's a good thing for that.

There was no further discussion.

#### **ITEM 20: EXECUTIVE SESSION**

A. Real Estate - 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.*

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

There was no discussion on the motion.

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

**Motion carried.**

Mayor Flaute: I foresee that we will only be in Executive Session maybe a half hour at the most. I don't see any Resolutions or legislation afterwards, but you are welcome to hang around and when we come out we will adjourn.

Council came out of Executive Session at 9:25 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 9:25 p.m.

Thursday, May 4, 2017

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William R. Flaute, Mayor

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Brenna Arnold, Clerk of Council