

# Pride ~ Progress ~ Possibilities

**CITY OF RIVERSIDE  
Riverside Municipal Building  
1791 Harshman Road  
Riverside, OH 45424**

**July 16, 2015**

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

Bryan R. H. Chodkowski, City Manager

# Calendar for year 2015 (United States)

January						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
4:○ 13:● 20:● 26:●						

February						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
3:○ 11:● 18:● 25:●						

March						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				
5:○ 13:● 20:● 27:●						

April						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
4:○ 11:● 18:● 25:●						

May						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						
3:○ 11:● 18:● 25:●						

June						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
2:○ 9:● 16:● 24:●						

July						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
1:○ 8:● 15:● 24:● 31:○						

August						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					
6:● 14:● 22:○ 29:○						

September						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		
5:● 13:● 21:● 27:○						

October						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
4:● 12:● 20:○ 27:○						

November						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					
3:● 11:● 19:○ 25:○						

December						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
3:● 11:● 18:● 25:○						

## Holidays and Observances:

Jan 1 New Year's Day  
 Jan 19 Martin Luther King Day  
 Feb 14 Valentine's Day  
 Feb 16 Presidents' Day  
 Apr 5 Easter Sunday  
 Apr 13 Thomas Jefferson's Birthday  
 May 10 Mothers' Day

May 25 Memorial Day  
 Jun 21 Fathers' Day  
 Jul 3 'Independence Day' observed  
 Jul 4 Independence Day  
 Sep 7 Labor Day  
 Oct 12 Columbus Day (Most regions)  
 Oct 31 Halloween

Nov 11 Veterans Day  
 Nov 26 Thanksgiving Day  
 Dec 24 Christmas Eve  
 Dec 25 Christmas Day  
 Dec 31 New Year's Eve

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

**RIVERSIDE CITY COUNCIL**

**Riverside Municipal Building  
1791 Harshman Road  
RIVERSIDE, OHIO 45424**

**Thursday, July 16, 2015**

**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) DISCUSSION: Boards and Commissions Expiring Terms
  - B) DISCUSSION: Major Thoroughfare Improvement Plan – Project Specific Funding and Timeline Summaries
  - C) DISCUSSION: Waste Collection
- 7) RECESS
- 8) RECONVENE
- 9) PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE
- 10) MINUTES – Consider approval of the July 2, 2015 regular Council Meeting.
- 11) ACCEPTANCE OF WRITTEN CITIZEN PETITIONS
- 12) CITY MANAGER'S REPORT
  - A) Monthly Update – Police Department
  - B) Monthly Update – Fire Department
  - C) Monthly Update – Service Department
- 13) PUBLIC COMMENT ON AGENDA ITEMS
- 14) UNFINISHED BUSINESS
  - A) ORDINANCES
    - I) Ordinance No. 15-O-579 an ordinance by the Council of the City of Riverside, Ohio approving a change in the district boundaries as shown on the Zoning Map of the City of Riverside, Ohio as initiated by a resolution of Council for the properties located at 4515 - 4565 Linden Avenue and vacant lot on Spinning Road, Parcel ID No. I39-101-503-0005, I39-101-503-0006, and I39-101-503-0007 from B-1 to B-1 with HC-1 Overlay Zoning District. – TABLED UNTIL AUGUST 6, 2015.

15) NEW BUSINESS

A) ORDINANCES

- I) Ordinance No. 15-O-580 an ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2015. (First Reading, Second Reading and Consideration of Approval)
- II) Ordinance No. 15-O-581 an ordinance determining to proceed with the improvement of certain streets between certain termini in the City of Riverside, Ohio, by lighting the same with electricity.

B) RESOLUTIONS

- I) Resolution No. 15-R-2068 a resolution authorizing the City Manager to enter into a contract for the purchase of one police vehicle for use at the Division of Police under the 2015 State of Ohio Cooperative Bid Program from Lebanon Ford.
- II) Resolution No. 15-R-2069 a resolution authorizing the City Manager of Riverside, Montgomery County, Ohio to enter into a contract with the Ohio Department of Transportation (ODOT) for improvements to County Road 194 (Airway Road) Straight Mile 2.74 to 3.54 plus or minus within the City of Riverside.
- III) Resolution No. 15-R-2070 a resolution authorizing the City Manager to reject all bids submitted for the City of Riverside Waste Collection and Recycling Services Contract.
- IV) Resolution No. 15-R-2071 a resolution setting forth appointment of Mary Kay Walters to the Health and Safety Commission for the three year term beginning August 3, 2015 through August 2, 2018.
- V) Resolution No. 15-R-2072 a resolution declaring certain property owned by the City to be surplus or no longer of value for City purposes and authorizing its disposition.
- VI) Resolution No. 15-R-2073 as resolution by the Council of the City of Riverside, Ohio authorizing the City Manager to enter into lease agreements with Radiance Technologies, Inc.

16) PUBLIC COMMENT ON NON-AGENDA ITEMS

17) EXECUTIVE SESSION

- A) Codified Ordinances Section 103.01 (d) (4) – Preparing for, conducting or reviewing negotiations or bargaining sessions with public employees and officials of the City concerning their compensation or other terms and conditions of their employment.

18) NEW BUSINESS (Continued)

A) RESOLUTIONS

- I) Resolution No. 15-R-2074 a resolution authorizing the City Manager to enter into a collective bargaining agreement between the City of Riverside and the International Association of Firefighters, AFL-CIO-CLC Local 2938 for the period June 29, 2015, through June 28, 2018.

19) COUNCILMEMBER COMMENTS

20) ADJOURNMENT

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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 6(A)

**AGENDA ITEM CAPTION:** Discussion: Boards and Commissions Expiring Terms

**ADMINISTRATIVE COMMENTS:** Ms. Mary Kay Walters will be in attendance from the Health and Safety Commission

**STAFF RECOMMENDATION:** N/A

**FISCAL IMPACT:** N/A

**SOURCE OF FUNDS:** N/A

**EXHIBITS:** None

**SUBMITTED BY:** LYNN ARRIGONI, CLERK OF COUNCIL

**APPROVED FOR COUNCIL CONSIDERATION:** LYNN ARRIGONI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_









MAJOR THOROUGHFARE IMPROVEMENT PLAN  
PROJECT FUNDING SUMMARY

**Project Title:** Spaulding Road Reconstruction

**Target Schedule:** Spring 2017

**Project Scope:** Roadway surface replacement, limited full-depth repairs, curbing, sidewalk (east side only), and street lighting

**Estimated Project Cost:** \$690,000

<u>Scope of Work</u>	<u>Estimated Cost</u>	<u>Funding Source</u>	<u>Maximum Funding</u>	<u>Lead time from Project</u>	<u>Application Date</u>
General Construction	\$640,000.00	OPWC *	\$218,000.00	18 months	August 2015
Curb & Gutter	\$30,000.00	Assessment	\$29,400.00	12 months	Spring 2016
Sidewalk	\$20,000.00	Assessment	\$19,600.00	12 months	Spring 2016

<b>Total Estimated Project Expense:</b>	\$690,000
Less OPWC Fundings:	(\$218,000)
Less Curb & Gutter Assessments:	(\$29,400)
Less Sidewalk Assessments:	(\$19,600)
<b>Total Minimum Cost Incurred by City</b>	<b>\$423,000</b>

\* Represents the maximum amount of funding possible while maximizing application scoring criteria.

MAJOR THOROUGHFARE IMPROVEMENT PLAN  
PROJECT FUNDING SUMMARY

**Project Title:** Springfield St. (East from Woodman to City Limit)

**Target Schedule:** Fall 2021

**Project Scope:** Roadway surface replacement, limited full-depth repairs, with replacement of curb and storm inlets.

**Estimated Project Cost:** \$1,375,000

<u>Scope of Work</u>	<u>Estimated Cost</u>	<u>Funding Source</u>	<u>Maximum Funding</u>	<u>Lead time from Project</u>	<u>Application Date</u>
General Construction	\$1,375,000.00	MAP 21 - STP **	\$962,500.00	66 months	October 2015
		or			
		MAP 21 - CMAQ***	\$350,000.00	66 months	October 2015
		or			
		MAP - 21 - TA ****	\$350,000.00	66 months	October 2015
		Federal Land Access	\$100,000.00	48 months	January 2017
		OPWC *	\$218,000.00	18 months	August 2019
		CDBG Funds	\$100,000.00	6 months	May 2021

<b>Total Estimated Project Expense:</b>	\$1,375,000.00	\$1,375,000.00	\$1,375,000.00
Less MAP-21 STP:	(\$962,500)		
Less MAP-21 CMAQ:		(\$350,000)	
Less MAP-21 TA:			(\$350,000)
Less Federal Land Access Funds:	(\$100,000)	(\$100,000)	(\$100,000)
Less OPWC Fundings:	(\$218,000)	(\$218,000)	(\$218,000)
Less CDBG Funds:	(\$100,000)	(\$100,000)	(\$100,000)
<b>Total Minimum Cost Incurred by City</b>	<b>\$0</b>	<b>\$607,000.00</b>	<b>\$607,000.00</b>

\* Represents the maximum amount of funding possible while maximizing application scoring criteria.

\*\* Grant award is calculated as 70% of total project cost.

\*\*\* Estimated total expense to create CMAQ-qualified improvements

\*\*\*\*Maximum funds available per MVRPC

MEMORANDUM

**TO:** Riverside City Council

**FROM:** Emily M. Christian *EC*  
Assistant City Manager

**DATE:** July 9, 2015

**SUBJECT:** Resolution to Reject Waste Collection Bids

**CC:** Bryan RH Chodkowski  
City Manager

Included on the Agenda for the July 16 meeting is a resolution to reject the current waste collection and recycling services bids. This resolution also authorizes the City Manager to re-bid the five-year waste collection and recycling services contract. As previously discussed, the bid specifications will request two pricing bids per residential unit per quarter. We will ask the base price per residential unit per quarter as well as the price to provide billing services per residential unit per quarter. Additionally, staff recommends that the specifications be further consolidated to request pricing for one or two of the alternates. Originally, Council had requested pricing for the four alternates listed below:

**Alternate 1:** Contractor provides weekly unlimited curbside pick up of disposable solid waste (container not provided by the contractor), weekly unlimited curbside pick up of recycling (minimum of a 64 gallon container provided by the contractor) and twice monthly bulk waste collection. For this alternate, residential customers can choose to rent a container for their disposable solid waste and we have asked bidders to provide a rental price.

**Alternate 2:** Contractor provides weekly unlimited curbside pick up of disposable solid waste (minimum of a 64 gallon container provided by the contractor), twice monthly unlimited curbside pick up of recycling (minimum of a 96 gallon container provided by the Contractor) and twice monthly bulk waste collection.

**Alternate 3:** Contractor provides weekly 64 gallon limited curbside pickup of disposable solid waste (64 gallon container provided by the contractor) and weekly unlimited curbside pick up of recycling (minimum of a 96 gallon container provided by the contractor). Residential customers would be responsible for the per item cost for bulk waste and for additional disposable solid waste in excess of the 64 gallons. Bidders

## MEMORANDUM

would provide a price per item of bulk waste and a price for the additional 32 gallon trash bags for disposable solid waste.

**Alternate 4:** Contractor was instructed to propose an alternate plan that met the basic requirements for each residence: weekly curbside collection of disposable solid waste (including yard waste), twice monthly curbside collection of recycling and once monthly curbside collection of bulk waste.

### Staff Recommendation regarding alternates

Staff recommends that the specifications include only alternates 1 and 3 with a minor modification to include twice monthly bulk collection (one bulk item per collection in the base pricing). Alternate 1 is most comparable to the current services and 3 offers a more limited service. We've received resident feedback on both of these alternates and they seem like the service residents would like to see in the future. Alternate 3 will be modified to include twice monthly bulk collection (1 bulk item per collection) in the base pricing.

### Timeline

Staff expects that the time frame for bidding and awarding the contract will be as follows:

- |               |   |
|---------------|---|
| July 16:      | Rejection of current bids and discussion on specifications.   |
| July 23 & 30: | Legal Advertisements in the Dayton Daily News advertising that specifications are available and a pre-bid meeting is scheduled for August 27. |
| August 6:     | Mandatory pre-bid meeting for all prospective bidders.  |
| August 13:    | Bid Opening.  |
| August 20:    | Council discussion about bid results (continued discussion on September 3 and 17 if necessary).   |
| October 1:    | First reading of Ordinance to establish rates and Resolution authorizing contract with selected vendor.                                       |
| October 15:   | Second reading and adoption of Ordinance to establish rates.  |

MEMORANDUM

January 1, 2016: Contract commencement.

Should Council have any questions or concerns about the information, recommendations or timeline included in this memorandum, please do not hesitate to contact me.



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

**MEETING DATE:** July 16, 2015

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

**AGENDA ITEM CAPTION:** Minutes

**ADMINISTRATIVE COMMENTS:** Minutes from the July 2, 2015 regular Council Meeting.

**STAFF RECOMMENDATION:** N/A

**FISCAL IMPACT:** N/A

**SOURCE OF FUNDS:** N/A

**EXHIBITS:** None

**SUBMITTED BY:** LYNN ARRIGONI, CLERK OF COUNCIL

**APPROVED FOR COUNCIL CONSIDERATION:** LYNN ARRIGONI

---

ACTION TAKEN

MOTION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

APPROVED ( )

DENIED ( )

TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_

\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_

\_\_\_\_\_

# DRAFT

Thursday, July 2, 2015

**ITEM 1: CALL TO ORDER:** Mayor Flaute called the City of Riverside, Ohio Council Meeting to order at 6:00 p.m. at the Riverside Municipal Center located at 1791 Harshman Road, Riverside, Ohio.

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

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

**ITEM 3: EXCUSE ABSENT MEMBERS:** A motion was made by Deputy Mayor Reynolds to excuse Mrs. Lommatzsch. Mr. Denning second the motion. All were in favor; none were opposed. **Motion passed.**

**ITEM 4: ADDITIONS OR CORRECTIONS TO AGENDA:** A motion was made by Deputy Mayor Reynolds to approve the agenda as written. Mr. Denning second the motion. All were in favor; none were opposed. **Motion Passed.**

**ITEM 5: APPROVAL OF AGENDA:** The agenda was approved on Item 4.

**ITEM 6: WORK SESSION ITEMS:**

**a) Discussion: Boards and Commissions Interviews**

There were no interviews for Boards and Commissions.

**b) State Representative Jim Butler requested to speak to Council.**

Mayor Flaute: The first thing we will have is Mr. Butler. Welcome, we're glad you're here.

Mr. Butler: Thanks for having me.

Mayor Flaute: We want to hear all of the exciting things that we haven't been hearing about in Columbus.

Mr. Butler: Or not so exciting, yes.

Mayor Flaute: Not so exciting, yes.

Mr. Butler: Thanks a lot for having me. It's always good to come especially for work session. It is less formal and we can have more dialogue and interaction. We tried to get here along with Representative Haney before the budget; really during the conference committee session but unfortunately last time we had a session that went late so we were still stuck in Columbus. I just wanted to give a report of the first six months of this year with what's in the budget and what's not in the budget. Some good things and some bad things which is always the case with any budget as you guys well know. I did also get your questions too, so I'll go through those after the general report for the budget. The budget and various components all start with the tax. So there was a



# DRAFT

Thursday, July 2, 2015

personal income tax cut as you probably know of 6.3% as well as a small business tax cut of 100% essentially starting the next fiscal year; the \$250,000 of the first amount of income and then a 3% flat tax essentially for pass-through businesses; what they call small businesses after that. In general I don't think that that is the right approach. All those who likes taxes; I don't like income taxes but I believe that is the best strategy for incentivizing economic growth because personal income tax cuts, generally you're going to spend it when you get the money or you are going to invest it. And if you invest it; we would like you of course to invest money in your local community or at least of the state of Ohio but unfortunately for that strategy most of us invest money in the stock market; that is the most common place to invest money. Or I guess if you have a lot of money you invest in hedge funds.

Mayor Flaute: I have my own business and I don't make \$250,000 a year on it. I'm not going to hire anybody; I'm going to keep doing my business the way that I'm doing it. So I guess I'll thank you for the raise but you're right I don't see where it is helping any. I'm not going to spend it, I'm going to save that or maybe going on a cruise with it or something.

Mr. Butler: Right, you're either going to be a consumer and generally we buy more than we sell in Ohio; we are a net importer so increasing consumerism is not going to generate economic growth especially in the long term because of our import situation. Or if you go on a cruise you will spend your money not in Ohio. The same thing would go for sending everybody checks in the mail or lowering sales tax. The strategies for increasing consumer spending don't directly grow the economy. Personal income tax cuts also don't grow the economy because the investments don't stay in Ohio. If you have extra money that you would want to invest then typically the easiest place to invest it is the stock market for most people. And there's nothing specific to Ohio in that. So I propose, and I will be coming out with this as a major reform bill for tax, to start first with an actual business tax, to tax actual business activity in Ohio because that's really what we care about increasing. So the commercial activity tax that directly taxes business activity in Ohio. And also for pass-through taxes and part of that is in this budget as well; you can differentiate between money that you keep in your business; retained earnings versus what we are doing now which is any money that you get. Because when we tax pass-through entities, escrows, partnerships and LLCs and so forth, it is all the money and you just take this as personal income. You can spend that on a cruise or you could hire more employees or expand your business but there is no differentiation in there; it certainly can be in the tax code. So for pass-through's if we actually look at money that you keep in your business and reinvest or save, but it stays in your business and then treated differently when you take it out for personal use; going on a cruise or whatever. Then that amount of money in terms of revenue to the state is less than \$1 billion if you are looking at certain businesses. If you're looking at all businesses; that's the other differentiation that I think we should have. If you're looking at all businesses then hotels or McDonald's or those types of things we're not really competing with those businesses. Those businesses are going to be in Ohio because there are people with money to spend. So we're not trying to lure a McDonald's restaurant into Ohio from Indiana or California or from overseas. There are certain businesses for which we are actually competing. So if you differentiate on those two items; I mentioned on CAT taxes and retained earnings and they look at only the businesses for which we are competing which generally are manufacturing, research and development, major headquarters and those types of businesses. It is less than \$1 billion. Contrast that with personal income taxes, which has revenue to the state of \$18.5 billion over the biannual. So we can get a much greater bang for our buck; in fact we did lower personal income taxes by \$1.2 billion in this budget. We could eliminate all of those taxes for the businesses which we are actually competing for in one budget cycle because it is not that much revenue. The total amount for all businesses is \$3.2 billion.

# DRAFT

Thursday, July 2, 2015

So once you get rid of the taxes for businesses that we are actually competing for; and this is what is in the bill proposal I have, then you can eliminate taxes on the rest of businesses; indirect ways because we all spend money. But it still indirectly incentivizes business activity in Ohio. And then there are additional phases after that which I will come back and tell you about later. I don't want to take up your whole night. But anyways, in terms of the budget, I didn't think that was the right strategy. I did offer my tax plan as an amendment to the budget but it was not accepted. So the next big area is healthcare. The tax was bad news; this is good news because in healthcare; at least there is some good news. That is probably the single greatest threat to the city of Riverside, to all local governments and to all schools in Ohio because our healthcare spending is out of control. We have increased healthcare spending; just the state amount of money by over 50% just since 2011. Medicare expansion is not playing a very big role at all in that; it is really just the medical inflation rate. The per capita rate has gone up from \$6500 a year in 2011 to now \$8500 a year, over a 30% increase. The reason why that impacts local governments and infrastructure and schools is because it is taking up a greater and greater percentage of the state budget; the amount of money that we have to spend. So what we first started with Medicaid in the 70s, it was 17% of our budget and now it is 29% and it continues to go straight up as just a percentage of the budget; and we have been increasing spending every year and this budget is almost a 10% year-over-year increase in total spending. So when the next recession hits, once more people need Medicaid services, this cost will go up and our revenues will go way down and the budget crisis that we had in 2011 when local government funds, for example, were cut 50% will be nothing compared to the crisis that we face. So we absolute have to get a handle on health care costs now or else we are in deep trouble. And the best way to do that is to incentivize healthy outcomes so if you are healthy you don't have to spend money on healthcare. Just slashing healthcare costs by just mandating it is usually counterproductive but that has been the traditional approach and lowering reimbursement rates for providers of Medicaid. But then no one takes Medicaid and then everyone goes to the ER where is way more expensive. So I introduced House Bill 157 that contains a host of different reforms that could deal with some of the real core issues that cause wasteful spending in healthcare or poor health outcomes. And two of them; just like the tax bill I offered the entire bill as an amendment to the budget. Two of the core provisions were added to the House version of the budget. And that is the Healthy Ohio Plan which creates essentially a healthcare savings account-like plan, like a load of commercial insurers have for Medicaid participants. The maximum amount out-of-pocket per year that the participants would pay would be eight dollars a month. That is the maximum out-of-pocket total cost for the premiums that they would have to pay. They wouldn't have to pay anything else no matter what. And that goes down from there based on income. With 2% of your total income down from there; so if you made \$2000 a year, you're basically paying a dollar. It's not that much but it is really important in this program. It is based on a very successful program in Indiana that they've piloted with 40,000 patients which showed that if you had that incentive; the key part of the incentive is if you have these healthcare savings accounts with debit cards and you get monthly statements. That's the reason commercial insurers are starting to do this; there is some element of reward for watching what you are spending or for healthy outcomes, which we added, or for getting preventative care. And in this case the reward is if you have money in your account at the end of the year; it is set up; it is somewhat of a fiction because it is not real money at the time that this is all happening; you call them points. If you have points in your account you can use them to pay for your premiums the next year and every year there after. So you might only have to pay your premium the first year if you manage your healthcare expense as well. If you get sick and you go through your account and you have enough points you just have to pay the eight dollars or less a month the following years. That is the worst that could happen to you in the terms of repercussions. There are also rewards for healthy outcomes like quitting smoking, losing weight and those types of things where you get special points essentially that you can get for non-covered services such as braces for your children. So there are

# DRAFT

Thursday, July 2, 2015

a host of different incentives in the program and the good news is we know that it saves money mainly because it increases preventative care and healthy outcomes for the participants because we have the data from Indiana. So it is the right thing to do; we have to get a waiver from the federal government to be able to implement the plan and so throughout the process it still has many big changes that are controversial. But the good news is, it was adopted in the final version of the budget and the governor did not line item veto it. So that is a waiver we will be pursuing in the state of Ohio with the federal government. The other component of the Major Healthcare Reform Bill that was added to the budget and became into law now; or will become effective in 90 days, is that when you go into get healthcare services; if you're getting your labs done or a scan or just going to the doctor for your checkup, you don't know what it costs at all. You have no idea and that's crazy. And that's the way it is in every state in the country and it doesn't have to be at all, especially with the technology that we have. You can get the information that you typically would get 30 or 60 days later in the mail; you can get that up front and you know what you're going to spend and you know what the impact is going to be on your personal finances and you know what the actual costs are; you know what the insurer is actually going to reimburse the provider for that service. So price transparency in healthcare is also a very important component especially if you have price sharing yourself and you have to pay a percentage.

Mayor Flaute: And this is all in the budget?

Mr. Butler: This has been pasted in the budget and signed by the governor. Those are just two and obviously there is some complexity to it but they are good starts. It will take a while but we are trying to change the way that we use healthcare so we can get our costs under control because there is a very big threat based on real numbers that we have been spending over the past six years and many years before that, to the next time there is a recession. We're overdue for one. And everything else we spend money on that heads out of state. So those are some of the big highlights. I know you guys have to go and get moving but there are two other things that I wanted to mention real quickly. Another proposal that I submitted and became law was a Veteran Friendly Procurement Program. Veterans are obviously very important to our community. The way that state contracts work is if you are a veteran owned business you get a bonus; the owners of that. But you don't get a bonus if the employees are veterans, which doesn't make sense to me. So what this does, it says, if you have a certain percentage of veterans that are working for you then you get a bonus when you are bidding on state contracts, so that's in the budget as well. And then there is also something; this is not something that I added but it is in there and it is important for you to know; there is a Local Government Safety Capital Grants Program. That is funded with \$20 million or \$30 million where each local jurisdiction can get \$100,000 for safety equipment. So it might be good to requested. Every little bit helps with all the rest of the stuff that is going on. Let me stop there and see if anyone has questions on what I just said or any other questions and then I will go through the prepared questions.

Mayor Flaute: Any questions from Council? No, okay it's all yours.

Mr. Butler: The first question was on local government funding. This was very disappointing in the budget because what ended up happening was in a township friendly General Assembly; just because most of the General Assembly is township heavy.

Mayor Flaute: But why, why are they just; are they just looking out for themselves; watching your back?

# DRAFT

Thursday, July 2, 2015

Mr. Butler: That is basically it; I don't know of any other explanation. Because this was specifically; as you guys know there is a specific part of the Local Government Fund that is only for municipalities and what the budget did is the Senate added this; at least it wasn't the House; getting it back out was a problem because it still remains as part of the budget and wasn't vetoed. But that particular part of the local government funding was diverted directly to townships; there is a direct transfer to small townships and villages as well as training for law enforcement which included sheriffs and highway patrols. So essentially it was the defunding of that particular section.

Mayor Flaute: And they just had no reason for it, just we're going to do this with the townships even though the townships get more than we do now from the county.

Mr. Butler: You are correct. Other than we lack the power because there aren't enough city oriented representatives or senators to fight it. We try. There were emails flying there were letters; the city of Kettering sent me a letter that laid out the entire issue and I forwarded that to all the city representatives, 20 or 30 of them along with the speaker and it was not successful unfortunately.

Mayor Flaute: Is there anything that Mayors and Managers or First Suburbs or anything that we can do to change this climate?

Mr. Butler: I would recommend through the OML (Ohio Municipal League).

Mayor Flaute: OML has fought hard for us.

Mr. Butler: They did, I agree with that and that's good but what they need to do; and this is all strategies that are up to them, but look at representatives or senators that have key cities in their districts where they might be very rural but they might have key cities and have those cities be more vocal because it has always been a problem. I have some initiatives that I will be proposing too, another big reform bill; for example take the big townships that are over 5000 in population and not making them become cities but giving them all of the same powers and also responsibilities in terms of what they have to pay as a city.

Mr. Denning: Just give them the responsibilities without the power.

Mr. Butler: So there are different things there where the tax bill has some ways that you will have more property tax available to you. Because that is a big problem where schools take up all of the property tax so there is very little ability for local governments to use property taxes for funding. And also property tax reform itself; you keep coming back for levees all the time which is antiquated and confusing I think to most citizens of the state. All of those things will be forthcoming during this term. When we did the Healthcare Reform Bill and introduced that everyone said there was no way any of your stuff will actually become law but now it is; some of the components of healthcare. It is encouraging to be able to get some things done and for those reforms there is a solid chance that those will be able to become law. Any questions on the Local Government Fund? I covered the first two questions but the next question is, do Senators and State Representatives really believe that municipal income is back where it was in 2007 without the cities having to do things to raise funds? Certainly not 2007, that is not the case. It depends on the city, so big cities I think have the ability to raise funds a lot more than suburbs or smaller cities. Especially like the city of Dayton; if you look at their finances. The cut from 2011 with local government funds and so forth there is a big; there is a graph and you can see a drop but it

# DRAFT

Thursday, July 2, 2015

is coming back. It is still not the same level except for the city of Dayton and part of that is because of the racino funds and other things that Riverside doesn't get or any other city for that matter. So different cities have different outcomes but for the most part, especially in the suburbs; those of us that represent cities certainly know that that is not the case, which is why the various proposals that I mentioned and others will hopefully help to fix that. I think the key reform that is going to be needed is you have greater abilities to raise funds locally with less dependence on the state to have to provide those funds. And so on a dollar per dollar basis, the more we go back to before the compromise; for example, so that municipal income tax fund was based on pre-1971 because cities used to have income taxes before the state did. So that was a bargain, the state basically got into the income tax game. And what might be the general direction; what needs to happen is that cities need to be more autonomous with greater home rule and local control and with a greater ability to raise funds of their own. I'm not saying you have to go out and ask for more funds they will be built in just like the property tax where part of the proposal I have is to increase the inside millage to 20 mills, is a bit more complex but there will be room in the property tax. We'll do some other things with school funding so schools won't take up as much. But that way you will be able to have your own funding stream instead of being at the whims of the state with all of these manipulations of funding. I think that is the only way to go.

Mr. Fullenkamp: So you want us to take the heat for raising taxes?

Mr. Butler: No, not at all, the opposite.

Mr. Fullenkamp: No, because you want us to raise the revenue internally versus depending on the state.

Mr. Butler: Only when there is a dollar for dollar state funding. I will have to get into a little more detail but the third phase of the tax bill, once we get rid of those business taxes.

Mr. Fullenkamp: What's the reality here? We are cutting state income tax and at the same time; so we're getting a shortfall partly because you were willing to reroute state income tax to cities and to municipalities. So you want to give everybody a tax break. The cost of cities don't go down, our goods and our services that we buy and what we pay our employees does not drop. The cost of asphalt or the cost of concrete does not drop so essentially if we want to talk around this; you said it pretty succinctly it is going to be on us to raise our revenue. To either raise our inside millage as we need it or to raise our income tax to get our revenue to rise and meet the needs of the residents.

Mr. Butler: Not directly, that's what I wanted to explain, because that has been what has needed to happen. Unfortunately there is a tax shift in the same thing is happening at the state.

Mr. Fullenkamp: So what I'm characterizing now is correct but it is going to change in the future.

Mr. Butler: That's been happening. We wanted to change if for the better and that's what I hope will happen. The third phase in the tax plan is the state pays a lot more for school funding than it currently pays and as it does on a dollar per dollar basis, there will be a limitation on the amount of money that schools can raise through property taxes. They will get less money there will just be a change. This is so there is less reliance on local property taxes for school districts. So as the state funds schools a lot more and then schools levy a lot less then there will be a lot lower property tax basically. There will be more room for local governments to be able

# DRAFT

Thursday, July 2, 2015

to use property taxes on a dollar for dollar basis. So the third phase is there is a significant lowering of property taxes and increase in state school funding so that clears the way for a better way; especially for cities I think.

Mr. Fullenkamp: So schools would be compelled to lower their tax rates?

Mr. Butler: Only if they are made whole by the increase in state funds; additional state funds.

Mr. Fullenkamp: So they will be compelled to where they will be allowed to.

Mr. Butler: They will always have some ability to raise money locally but then their overall percentage of the total property taxes that they are able to levy; which is about 70% on average throughout the state will be lowered. That only happens when they have more money coming from the state.

Deputy Mayor Reynolds: We really need to talk more about this at a later date. You are here on a free time; this lady sitting over here is on a very expensive dime. You need to wrap it up so we can get on with business tonight. And please come back and talk with us on all of these proposals.

Mr. Butler: Sure, I definitely will, especially as we get closer on actually introducing these things because these are not introduced. I think they are just potentially a way to solve some of the issues that happened to me.

Deputy Mayor Reynolds: Nothing has been introduced?

Mr. Butler: On the tax bill, that is correct. Real quick, the last couple questions are related to; well there is the Local Government Innovation Fund. Rep. Cheney couldn't be here tonight but he has checked with the speaker several times about setting up the House Bill 5 Committee and that still hasn't been done but he has been trying to get the speaker to make the appointments. That is what he asked me to pass along. The other two were related to the gun bills that Representative Mac has introduced. Really the two questions that you asked; one was about churches and guns in churches because that was originally part of his bill. And the other was public places; state universities and so forth. The church is gone, he took that out. But ironically what he would have been doing with that would have been to separate church and state more and just leave it up to the churches to make the decision. And I support churches being able to make their own decisions. The other parts of the bill relates to concealed carry. What I had suggested and what I believe is, you should be able to conceal/carry wherever you can open/carry. If you can put it on your holster and walk around then you should just as much be able to conceal. Because a lot of these areas; I just think it is the wrong way to approach it. You can already open/carry. That is my opinion and strategically I think they're going about it the wrong way maybe. But the end result should be that it should be safer to carry concealed and go through the training instead of the open where they can take your gun or otherwise know you're carrying a gun.

Mr. Curp: It always strikes me that there are those; if you know people in your neighborhood who are a couple bricks short of a full load you should be able to know that they are carrying if they've got a gun because that is just a risk for your own safety; if there is somebody who's just not stable enough and passionate.

Mr. Butler: Well that's a whole other issue; mental health and that needs to be looked at as well; that you have the information if you're going to sell a firearm or give a firearm to somebody. But that's for another time too. The last thing is the garbage funding issue. I did check with our legislative service commission and the tax

# DRAFT

Thursday, July 2, 2015

departments. They have indicated that it is not so much a variance that would do the trick here but just the tax commissioner kind of saying it is my opinion that this is okay.

Mayor Flaute: That what is okay?

Mr. Butler: That is okay to have garbage assessment on the property taxes. Yes, and that is actually on the bill just to clarify. It is not a separate bill in the mailing. Correct?

Mayor Flaute: Yes it's on the bill.

Mr. Butler: It's on the bill itself. So there is a prohibition about having it in the envelope if it is separate but not on the bill is what we've heard from the legislative service commission on that. I know it is a nuance.

Ms. Grandjean: I didn't understand.

Mayor Flaute: Ms. Grandjean, are you familiar with what he is saying?

Ms. Grandjean: No.

Mr. Curp: That is not the issue. That is not what has been communicated to you. The issue is the revised code allows us to assess, it's just that we cannot compel the county auditor to collect for us. And we have been doing that in the past; we been putting it on the tax duplicate. And what we are hearing is based on the attorney general's opinion back in 2009, unless there is specific permission in the code that authorizes or mandates the auditor to do the collection for us then he is not required to or permitted to. So the key would be to put some minor adjustments in that part of the legislation that addresses assessments that would then allow the auditors to collect for us and do the assessing.

Mr. Butler: Sure, and that's certainly doable. But my understanding is he needed to get something for this year right away.

Mayor Flaute: Before August.

Mr. Butler: We are on recess until then and so I was trying to figure out a way come August to get something and then we can definitely address it legislatively.

Mayor Flaute: Now why couldn't you put an amendment?

Mr. Curp: Because he didn't know.

Mr. Butler: Well yeah, I didn't know about it.

Mayor Flaute: Well I told you what three; I mean they come in at quarter till 12 and put amendments on for a midnight vote. I told you like five days in advance.

Mr. Butler: At that point; it is true that they do that but that is way above my pay grade. So all we do is we submit a suggestion, like we did with healthcare and hope they will adopted.

# DRAFT

Thursday, July 2, 2015

Deputy Mayor Reynolds: Mr. Butler will you please give Caleb my best?

Mr. Butler: I will.

Deputy Mayor Reynolds: He is a delightful young man.

Mr. Butler: Oh thanks, I will definitely tell him you said that.

Deputy Mayor Reynolds: Tell him I'm still in the dark.

Mr. Butler: I will tell him.

Mayor Flaute: So you're going to get with Ms. Grandjean on working this out.

Mr. Butler: Okay it sounds good. Well thank you guys so much and I'm sorry it I took up so much time. Any other questions?

Mayor Flaute: Does anybody else have any questions? Okay, well thank you for coming. So Mr. Highley has not shown up yet so at this point I will entertain a motion to go into executive session for the reasons on the agenda.

**c) Executive Session:**

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

A motion was made by Deputy Mayor Reynolds to go into executive session. Mr. Denning second the motion. A roll call vote was taken as follows: Deputy Mayor Reynolds, yes; Mr. Denning, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mr. Smith, yes; and Mayor Flaute, yes. **Motion passed.**

Council went into executive session at 6:37 p.m.

Council came out of executive session at 7:12 p.m.

**ITEM 7: RECESS:** The Council took a recess at 7:12 p.m.

**ITEM 8: RECONVENE:** The meeting reconvened at 7:27 p.m.

**ITEM 9: PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE** Wilson Bowman from Troop 490 led all those in attendance in the pledge of allegiance.



# DRAFT

Thursday, July 2, 2015

Mayor Flaute: Thank you very much Mr. Bowman, we appreciate that. And good luck with your citizenship project.

**ITEM 10: MINUTES: Consider approval of the minutes of the June 18, 2015 regular Council meeting.**

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

**ITEM 11: PRESENTATION: STEM SCHOOL PROJECT – Ohio Memorial**

Mayor Flaute: So we are very honored tonight to have some folks from the STEM school here. As most of you know the STEM school is just located outside our city in Kettering and they had a big project that they were doing and I will ask the presenters to explain that a little bit. Deputy Mayor Reynolds and I went and saw all of the projects that were at the STEM school and we were very, very impressed by this project so we asked them if they would please come and give us a presentation. So Emily, I'm going to ask you to come to the podium please with your co-presenter and explain why the other co-presenter is not here. Please introduce yourself.

Ms. Emrick: My name is Mollie Emrick and this is Riley Peters and we also had a third presenter, Emily Richie but she was unable to attend because she is actually sick. And we had actually just got back from our DC trip that we took and we had to make a memorial for somewhere in the Dayton area to encompass a bit of our history that meant something to us. So as a group we decided to make our Memorial about the missing and found children of Riverside. Because after we actually looked into it we found out that there have actually been over 2000 kids that have gone missing in the past 15 years and so that is the reason we decided to make the Memorial. And then he can describe more about morale and symbolism.

Mr. Peters: With the Memorial we wanted an area where people can go if their child or someone they knows' child has gone missing and has also been found and they wanted to think about it and reflect on it. One area is open and kind of free; not captured, where it seems like they are being held in one area and being forced to look at something. So we came up with was this design which is a very open feel it is going to be placed by; or at least we hope to be placed by a river so it will have more of a nature feel to it. And so with the design there are three things that are mainly focused on the missing children part which are: the water wall, the bronze plates and the roof on top. The roof on top will show it is only covering the water wall in the bronze plates and a little bit of the back to show the missing and found children are always protected and covered. It is protecting the water wall and the bronze plates. The bronze plates will actually have engravings of children's names that have been missing and found. The water wall will have engravings of people's faces that have been missing and found then the water will always be flowing over top of it because there is always constant search and hope for the missing and found children. The two infinity torches on the side; the lit one is standing for the light that will guide and showing hope for the missing children as the unlit one is to show that there are children that have been found and are protected. It's not saying that they don't need hope, I'm just saying that there are people and that there is always light and that their children will be found.

Ms. Emrick: We also have some 3-D models if you want to see them. And they are actually 3-D models that were printed out of our Monument.

# DRAFT

Thursday, July 2, 2015

Mr. Peters: With 3-D models you may notice that there is no roof on them and the back has columns on them. It was just because the 3-D printer could not print the roof on top of it because it was too complex and the back part needed stabilization for that size in the materials it was made with.

Mayor Flaute: Do you want to explain why you chose Riverside?

Ms. Emrick: Well actually when we first discovered we're going to make a memorial or a monument, one of the first things that we thought of; and I can remember Robbie he said he wanted to make it somewhere in Mad River Park. And after we did some research we found out that Mad River was actually Riverside and so the idea just kind of stuck.

Mayor Flaute: Okay, very good. Deputy Mayor Reynolds, do you want to add something before we go to questions?

Deputy Mayor Reynolds: Thank you all so much for coming. The presentation just keeps getting better all the time, better all the time, it is wonderful. You know how I feel about it; you know I told you the night we were able to visit with you. It is strong, the use of the different materials, it is just absolutely stunning. Thank you.

Mr. Fullenkamp: So do either of you have an interest in architecture? I figure one of you did. Good luck.

Mayor Flaute: As a token for coming out on a Thursday night before a holiday we would just like to give you one of our Riverside bags. And give one to Emily, we're sorry she didn't make it. And for the audience, if you will take a pencil. Thank you all very much for coming out and for recognizing Riverside as a good place to put a memorial together. Thank you very much and if everybody could give them a big round of applause. You're all welcome to stay for the rest the meeting, hopefully it won't be too long. But we do appreciate very, very much your efforts to come here. The parents and other folks, thank you for coming and being part of this.

## **ITEM 12: ACCEPTANCE OF WRITTEN CITIZEN PETITIONS**

There were no citizen petitions.

## **ITEM 13: CITY MANAGER'S REPORT**

- a) FYI**
  - i) Council Request Sheets**
  - ii) Council Agenda Calendar**
  - iii) City Manager's Project and Activities Report**
  - iv) Memo on Comparable Government Software**
  - v) Memo on Food Trucks**

# DRAFT

Thursday, July 2, 2015

Mr. Chodkowski: Thank you Mr. Mayor. You have the projects and activities report included in your packet as well as several pieces of supplemental information which staff and I would be more than happy to answer any questions on. Of note, Mother Nature is finally cooperating and as a result John R. Jurgens is expected to begin delivering equipment on Monday in the final restoration of the Harshman Road and Burkhardt Road. And American Pavements is also scheduled to be in town starting on Monday to begin all of the microsurfacing. But unfortunately A and B Asphalt, who has the mill and fill contract has now suffered the rescheduling issue as the result of the weather so they are now about two weeks out. They were originally scheduled to start this week. So those are some of the highlights that I think you've all been anxiously awaiting to hear. Staff and I will answer any other questions before the floor is yielded for departmental updates.

Mayor Flaute: Thank you Mr. Manager. Are there any questions for the manager?

Mr. Smith: Yes, on Burkhardt Road, on the westbound lane between Woodman and Burkhardt, are we going to raise the risers on the manhole covers along through there? Some of them have been done others have not. I think they possibly might be the ones AT&T owns.

Mr. Chodkowski: Are you talking west towards Dayton?

Mr. Smith: Yes.

Mr. Chodkowski: That area is all supposed to be; I shouldn't say all but most of that area is supposed be repaved. So I don't necessarily know if they will be adjusting the risers on the manholes as they would be able to adjust the grade on the paver.

Mr. Smith: Okay, all right good.

Mayor Flaute: Thank you Mr. Smith. Any other questions?

Deputy Mayor Reynolds: Mr. City Manager and Ms. Christian, I see the memo on government software packages that you have been looking at. Do you plan on doing any demos of those?

Mr. Chodkowski: We actually had intended to provide the memorandum tonight and then schedule some work session discussions to determine whether or not you are interested in pursuing any of these including the one that we recommended. And if so, we would be more than happy to schedule that presentation at the next most appropriate meeting if you are interested in pursuing or exploring our recommendation of the staff.

Mr. Denning: I think I'd like to see the one that you recommended as soon possible.

Mr. Chodkowski: Sure, will contact the vendor and review the Council calendar and we will get it on the next available, most appropriate work session.

Mr. Denning: Under Brantwood Subdivision 2, you said that they basically asked us to table the TIF. Do we have a timeline on what happens next, or what is going on with that?

Mr. Chodkowski: We were able to verify some supporting information relative to the TIF in the financing package. We were able to confirm all of the necessary information yesterday with the Auditor and today with

# DRAFT

Thursday, July 2, 2015

the Department of Development at the state level. So at this point in time I have asked the project leader at CSO, whose name is Jonathan Bills, he was here before Council a while ago. I've asked him to get with their crew and kind of put together an updated schedule they would like to begin the process of finalizing the TIF agreement, the infrastructure agreement and that would be in conjunction with construction in the spring. So they are now in the process of putting that schedule together and they will be back in touch with us again here shortly. I would assume in the next 60 days.

Mr. Denning: So what is the process now? Do they have to request it again or are we just starting where we left off or are they starting over? What's the deal?

Mr. Chodkowski: Once they are able to put together their tentative construction schedule; what we will do is we will then bring back the 30 year TIF legislation that was tabled early this year. So I would suspect that the TIF legislation would be back at the end of September or the first part of October. Because there is an agreement that goes with the infrastructure agreement that defines what the improvement is and the value of the improvement and then that sets up the escrow that has to be funded in advance of the bids. I would doubt that we would see anything any later than the second meeting in October because that would make their initial schedule.

Mr. Denning: We are not changing the request or anything like that?

Mr. Chodkowski: No Sir.

Mr. Fullenkamp: I have the memorandum from Mr. Taylor regarding food trucks. They are defined as peddlers and are currently allowed by our code. Has there been much discussion about that?

Mr. Chodkowski: We have had some discussion internally, and Mr. Taylor can touch on this during his report. We had the discussion that while 7.11 permits that type of activity that happens under licensing, what we do not have is a licensing procedure. So the zoning administrator has been tasked to create that procedure for Mr. Taylor's review and my review so that we can enable the food truck vendors who would like to provide that service in our community until such time as more definitive legislation can be corrected that is specific to that function. They would be able to do that.

Mr. Fullenkamp: Would any regulation be put forth; would they be allowed to be roving food trucks or would they be required to be stationary? Could they act like an ice cream truck?

Mr. Taylor: No. If they wanted to license themselves, which we have that policy as an ice cream truck, they could do that. But specifically looking at the code 7.11, the intent for peddlers, which is what their definition of a food truck would fall under, they could between the hours of nine and five through residential neighborhoods. They don't typically do that because there is no money. A six dollar hotdog isn't going to pay for your gas; that's not their MO. They could set up in a residential neighborhood between the hours of nine and five currently.

Mr. Fullenkamp: But it wouldn't be disallowed?

# DRAFT

Thursday, July 2, 2015

Mr. Taylor: It wouldn't be disallowed. They could do that right now. We have like Mr. Chodkowski said, we have the authority to license, we don't have the authority to have a fee for that license and of course we don't really have that license developed yet, which are new zoning administrator will develop hopefully in the next week or so. Does that answer everything?

Mr. Fullenkamp: As much as you can.

Mayor Flaute: Any other questions or comments? The only thing is I did miss the police and fire information so hopefully that will be coming and the scorecard from economic development; the financial part. It will be coming I assume.

Mr. Chodkowski: Keep in mind that this is only July 2 so we have only had the information available to create any of this for two days. So as soon as we can get it prepared it will be provided to you.

Mayor Flaute: Well then Mr. Manager we will move on to monthly updates from the various departments.

Mr. Chodkowski: Speaking of finance I will yield the floor now to Mr. Garrett for his monthly update.

## **b) Monthly Verbal Updates**

### **i) Finance Department**

Mr. Garrett: We are midyear and we're pretty much on track so nothing really going on there. Income tax kind of settled back a little bit in the month; receipts to us in the month of June so it is May's collection to RITA that we got. So we are about \$71,000 ahead of where we thought we would be. Whereas the month before we were \$100,000 ahead so it is kind of settled back a little bit during the month of June. June is also the settle up month where we pay a 3% retainer fee; an administrator's handlers fee to RITA every month on the distributions and then in the month of June they have had time to calculate for the calendar year 2014. So we've got a \$26,000 refund just on Tuesday. So that makes the true cost of the RITA service about 2 ½%; 2.49% for 2014. Another financial note, of course the state and the governor signed the bi-annual budget bill Tuesday. Included in that, they are redistributing some of the local government funds to the local cities to pay for the police training that they need to do that they took away from the cities. The county auditor gave us a little heads up that for the remainder of this year we might lose about \$7,000 of what we thought we were going to get. And next year it will be about another \$25,000 just because of that redistribution of the Local Government Fund. Again it's a fairly small percentage of our budget but still they nailed it. Just one other item to note, back in January there was a traffic accident right here where a couple cars got together and damaged one of the signal poles. We had to replace that; or have Bright Street replace that signal pole. Their estimate was \$24,000. We recently got from Bright Street, which I'm not sure is the final invoice, for about \$20,000. And the insurance from the at fault party's, they are still working on their claim. I talked to them today and the other driver had only limited insurance so the cost of the tow truck and our pole well exceeds the insurance coverage so they are going to end up prorating the coverage. So we are not going to be fully reimbursed for our loss, so pretty soon we will want to consider an appropriation out of our State Highway Fund to recoup that maintenance cost.

Mayor Flaute: Thank you Mr. Garrett, are there any questions from members of Council?

# DRAFT

Thursday, July 2, 2015

Deputy Mayor Reynolds: Mr. Garrett, you mentioned the police training that is mandated now. I believe there are so many hours yet this year and so many hours next year?

Mr. Garrett: I'm not all that familiar with the requirements but I think they have to get like 120 hours of training.

Deputy Mayor Reynolds: Do we have dollars available for those training sessions?

Mr. Chodkowski: I don't believe the training requirements take effect until calendar year 2016 and the way the fund is set up, if I recall the summary correctly, is I think every officer is already mandated 20 hours of training and so this fund will then provide payments for 10 hours of that 20 hour training. So I don't know that we do \$32,000 worth of training annually but effectively money that we spend in some capacity now for training will be reduced by the reimbursement from the state for those first 10 hours per officer.

Mr. Smith: If I could add real quick, when the police chief gave his report last time he said it wouldn't cost the city any money for those additional training hours and that it would come from the drug seizure fund; the money received that has been seized.

Mr. Chodkowski: That depends upon the type of training Mr. Smith. So certain types of training we get for free other types of training are paid for out of the state or the federal equity funds from seizures under state law or seizures under federal law and then some training we just have to pay for it because every officer is required to do firearms training, there is tactical training, those are common core training elements that cannot be paid for by those equitable funds that come out of the general fund to begin with. So the last time I think we horse traded surplus equipment to the county for the SWAT team in exchange for training. So we were able to get it, this year I believe it was at no cost because of that change but typically that would be training that we would pay for. So the reallocation of the local government fund that Mr. Butler and Mr. Garrett just spoke of would go to offset effectively half of our department being trained in that tactical and firearms training that has to occur every 24 months.

Deputy Mayor Reynolds: Are the auditor still in-house?

Mr. Garrett: They are here intermittently. They plan to be back Monday and they think they are getting near the end of the audit.

Mayor Flaute: Okay, thank you for your service. Next we'll move on to the economic development Department.

Mr. Chodkowski: Thank you Mr. Mayor, I will yield the floor to Mr. Murray for his monthly update.

## **ii) Economic Development Department**

I did produce another list. And again this is just walking through the projects that we have on our desks. It is Mr. Taylor and mine and everybody's projects but it keeps you up to date. I think it is like development gossip and what is going on. I will only go through the highlights of this. The first one is Linden Plaza and tonight you've got some legislation in front of you that would create the overlay district at the Linden Plaza. Next is Smiley's, that auction has been rescheduled, he is lowering the reserve on that. He is going to lower that down

# DRAFT

Thursday, July 2, 2015

to \$300,000. I am receiving a lot more questions about it and some of these are from very good developers so we'll keep our fingers crossed that something important will happen there.

Mr. Denning: How much land is there?

Mr. Murray: 13.5 acres. So again I am encouraged. Another place I'm encouraged about is Lady Fox. She is still in there cleaning that up. That is that black bar there at the corner of Valley and across from the drive through. So there is somebody in there cleaning that up. It is the granddaughter of the owner. She's trying to make a hairstyling salon out of that. The building itself is basically sound but it is a mess and is probably going to take a while yet to do that. Next is Airway and I think you've seen that building come down. That is now destroyed and they will be putting in final submission for the plan in about a month, there are still some things they have to do there. They are accepting pre-leases and so I've offered a couple people to them who are discussing leasing that out; a portion of that out. A lot of time spent working on Radiance; Radiance of course has a huge use of the facility there at Wright Point. I think we went through the final changes on the build out that they are looking for. I think we'll receive a final floor plan next week and you will be receiving a lease for approval at the next Council meeting. Black River that you approved a couple weeks ago is in place now. They have given us their first check and they will be moving in the first part of next week. So that one is done and completed. We are working through General Dynamics, I had a letter of interest out of them next week and we should be receiving that back in and we can start the lease documents for them. CDO, we are working through a new floor plan proposal. Of course they've asked for a renewal and there is a long protracted process in getting them what they want. In the grand scheme of things, CDO is on two floors right now and we are trying to move them all to the third floor. That gives Radiance the chance to expand on the second floor where CDO is currently located. Maintenance items over at the Center of Flight, the installation of the rooftop units has been delayed due to the weather. If you remember last Friday it was a mess. What we're actually doing is we are taking these units and creating a huge hole in the roof and so none of this will take place when it is raining and we hope to get started again next week; next Friday. Sonitrol has completed the new security system, we have experienced a few problems and we are ironing those out. We need a new fire panel at 5200 to accommodate all of the changes we're making. Again that is a 30-year-old fire panel. I've got Nauman and Zelinski reviewing that to see exactly what we do need to come up with; some unique ideas on how to solve the problem at a far lesser cost than estimates I got from before. Jahn Electric has been hired to review all of the emergency lights in the stairwells at 5100. The electricity did go out on that building and we found out that a whole stairwell; the emergency lights in that stairwell did not come on. And so this is a much needed thing because there are three stairwells that we are looking to overhaul. Working with the office complexes, to switch to the next subject, we will do we what we can do with everything on top of the hill. I see I've misspelled Claypool. There are three individual realtors up there with those four buildings and I have appointments with all of them to see if there is anything we can do to help those guys increase their occupancy. An important thing that is coming up, and the city of Dayton has been years trying to get this through, is new legislation for the well field. And I will be discussing that at the earliest possible time that I can get on Council's agenda to show you what they want of us and what we can possibly ask of them in return. MVRPC is assisting me with this, they are doing all of our GIS now and helping with the evaluation of what these changes will lead into for Riverside. In exchange for that MVRPC has asked me to help them create a multi-economic development application/multi-device application. That would mean I could take my phone into the field with the developer, push a button, give you the address and give me all of the relative data connected with that piece of property. I can kind of do that now while sitting at my desk but I can't do that while out the field showing people different properties. So this will be an

# DRAFT

Thursday, July 2, 2015

application that we will be trying to create together and once we come up with something that works then we will be offering it to all of the other jurisdictions in MVRPC's area. If there are any questions?

Mayor Flaute: Thank you Mr. Murray. Are there any questions for Mr. Murray?

Mr. Fullenkamp: Is this going to be a new Taco Bell or will the one on Airway go away?

Mr. Murray: This will be a new Taco Bell.

Mr. Fullenkamp: So they are both going to be in business.

Mr. Murray: Yeah, it is a long process to get through Taco Bell's approval process. It is long, it will take it lease until mid-August or the first of August to get that approved. In the meantime, the owner is still showing the property. So Joe Smiley has the property under control and also the original listing agent. So I have taken them a few people who are interested in that site and we are 90% sure that Taco Bell will go in there. Just in case we got some backup. It is a place people are interested in; it's got great highway frontage.

Mayor Flaute: And DPL is on schedule to move that pole?

Mr. Murray: I don't know how on schedule they are but they are working towards it. I don't follow up on that stuff. It is something that has to be done.

Mayor Flaute: Any other questions? Alright, thank you for your service. And the next department update is the administrative department, Mr. Manager.

Mr. Chodkowski: Thank you Mr. Mayor. I yield the floor to Assistant City Manager Christian for her monthly update.

### **iii) Administrative Department**

Ms. Christian: Alright, thank you. Good evening everyone. I did want to provide an update on the Safe Routes to School Phase 1 Project. It is slated for sale on July 17 with construction starting August 26, just in time for school to start but it is what it is I guess. And they are slated to finish the project around December 18. I did take a look today at the specifications that are available online and it looks like there are five companies that have already pulled the specs so we'll see there might be more. So following Council's passage of the street lighting resolution necessary at the last meeting, we did send a notice to all of the property owners that will be getting a new assessment on their property tax bills in 2016. The ORC only requires us to send it to the people who are getting a \$200 or more charge but we felt it was important to just give this information to all the people who will be receiving that assessment. We sent that out early last week. Since we sent the letter out, we probably fielded about 20 calls from folks just clearing up some confusion. So if you are out and about and talking to anybody and they have some questions, feel free to send them my way and I will hopefully straighten them out. It is a somewhat complicated topic to explain.

Mr. Curp: Is this just for people who are getting the new assessment who have not gotten assessed before?



# DRAFT

Thursday, July 2, 2015

Ms. Christian: Right. We did also put an ad in the paper, in the Dayton Daily News, which is also a requirement of the Ohio Revised Code. The ordinance for assessment is slated for the July 16 agenda, so for the next meeting. In terms of human resources, the City Manager, Fire Chief and I have been doing negotiations for the fire contract which covers the full-time firefighters and lieutenants. And then we also look forward to the new police major who should be starting around July 20. So he may not be here for the next Council meeting but probably the first one in August. And then those employees who are celebrating July anniversaries are as follows:

<b>July</b>	<b>Position</b>	<b>Years</b>
Jay Keaton	Operations Mgr	26
Kevin Miller	Foreman	22
Chad Ferguson	PT FF	7
Colton Trego	PT FF	4
Craig Lairson	PT FF	2
Travis McCool	PT FF	2
Joshua Haney	PT FF	2
Bernnie Gonzalez	PT FF	2
Nicholas Page	PT FF	1

Ms. Christian: Congratulations to those folks. Does anyone have any questions?

Mayor Flaute: Thank you Ms. Christian. Does anyone have any questions for her? All right then, thank you for your service. Next the monthly update from the planning and program management department. Mr. Manager.

Mr. Chodkowski: Thank you Mr. Mayor, I will yield the floor to Mr. Taylor for his monthly update.

#### **iv) Planning and Program Management Department**

Mr. Taylor: Thank you. We've been extremely busy I am very happy to say. Wright Point one and the relocation of City Hall; as you can tell we already have several resolutions for you tonight. We've been working really hard on that. In addition to that I was able to visit our furniture supplier, Furniture Solutions. We went down there Monday and were able to finalize our selections and arrangements for our workstations. And now those configurations are going to work within the spaces which is an important piece as you can see from CDO to make sure that all the wires lineup and where they're supposed to go on the desks. So hopefully in August

# DRAFT

Thursday, July 2, 2015

when I do my next update I should have a nice little presentation and samples for how those areas will look and what the furniture is going to look like in the new City Hall. So it's kind of exciting. Second, as you know, we were looking for a zoning administrator, I am very happy to introduce Chris Lohr. He comes highly recommended from Huber Heights and the village of Enon. He has several years of experience in zoning enforcement and administration. I can't say enough about him, in the first week; a short week for him and he is already proved to be a valuable member of our team. So Chris Lohr everybody.

Mayor Flaute: Do you have anything that you would like to say?

Mr. Lohr: Thank you for the opportunity, I'm looking forward to it.

Mr. Taylor: And you stole my thunder about the food trucks. So that's all I have. Are there any questions?

Mayor Flaute: Thank you Mr. Taylor. Are there any questions for Mr. Taylor?

Mr. Fullenkamp: Don't put it in the city manager's report then.

Mayor Flaute: Alright seeing none, thank you for your service.

## **ITEM 14: PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments.

## **ITEM 15: UNFINISHED BUSINESS**

### **a) ORDINANCE**

- i) Ordinance No. 15-O-578 an ordinance expressing the city's intent to negotiate jointly with other cities in the region on one price schedule under which electric light services shall be furnished to the residents of the city for the purpose of street lighting.**

Mr. Chodkowski: Thank you Mr. Mayor. This ordinance is brought forth to authorize negotiations for the street lighting contract with Miami Valley Lighting and DPL Energy, Inc.

A motion was made by Deputy Mayor Reynolds to approve the second reading and adoption of Ordinance No. 15-O-578. Mr. Denning second the motion. The clerk of council read the ordinance by title only. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

## **ITEM 16: NEW BUSINESS**

### **a) ORDINANCE**

- i) Ordinance No. 15-O-579 an ordinance by the Council of the City of Riverside, Ohio approving a change in the district boundaries as shown on the Zoning Map of the City of Riverside, Ohio as initiated by a resolution of Council for the properties located at 4515 - 4565 Linden Avenue**

# DRAFT

Thursday, July 2, 2015

**and vacant lot on Spinning Road, Parcel ID No. I39-101-503-0005, I39-101-503-0006, and I39-101-503-0007 from B-1 to B-1 with HC-1 Overlay Zoning District.**

Mr. Chodkowski: Thank you Mr. Mayor. This ordinance is brought forth to rezone certain properties located on Linden Avenue from its current zoning classification to provide the overlay district of heavy commercial. As a procedural note, there is a public hearing required prior to the passage of this particular piece of legislation and in consultation with the law director and the applicant regarding their schedule, the law director has advised that it is appropriate for Council to provide for the first reading at this meeting and then at the July 16 meeting, the public hearing will be held prior to final adoption, which is in accordance with the code. So I want to make sure that you are all aware that this is typically out a form with our procedure but it is not out of form with the ordinance requirements.

Mayor Flaute: Thank you Mr. Manager.

A motion was made by Deputy Mayor Reynolds to approve the first reading of Ordinance No. 15-O-579. Mr. Denning second the motion. The clerk of council read the ordinance in its entirety.

Deputy Mayor Reynolds: I just have one question. Mr. City Manager, will you explain to me an HC-1 overlay? I'm not quite sure I understand that.

Mr. Chodkowski: Sure. The heavy commercial overlay effectively allows us to conditionally partition use at 60% B-2. So a heavier business district than B-1 and 40% industrial use. In this instance it accommodates the needs of the storage and rental business as opposed to giving the parcel carte blanche, I-1 industrial uses. So this is a way that allows the city to specifically control the use both for this applicant and for future applicants to limit the freedom that would come with an out right I zoning classification. Is that an adequate summary?

Mr. Taylor: It was eloquently said.

Mr. Chodkowski: Thank you.

Deputy Mayor Reynolds: Well I won't be quite as eloquent but what is the general rule for enforcing the 40% rule? What is that based upon?

Mr. Chodkowski: At this point in time I think Mr. Taylor can probably provide greater detail than I can. But effectively what would happen is we would ask the applicants to identify how much total square footage they would need for the display of vehicles and how much total area that they would need in square footage to provide for storage; physical items storage. That is then how that percentage would be allocated.

Mr. Taylor: That will be one way to do it. The code is very; the zoning code talks about the HC-1 where you can take the 60%/40% rule. It's very flexible, specifically that 40% is the uses of that I district. So there are 12 uses inside of that I district, so 40% of that is six; no that's half. Someone from STEM school help me out here. So what we are able to do is look at; it gives us the flexibility to look at the person asking for it which is U-Haul in this case and they had a very specific use which is storage. Storage is not allowed in a B-1 district or a B-2. So the initial thought was the I-1 district which allows some adverse usage like a trucking terminal which you wouldn't want to have directly across from Carroll high school. So what we are able to do is select out that 40%

# DRAFT

Thursday, July 2, 2015

of uses that we think; through planning and looking at quality uses around and what would be the best in case U-Haul ever left or sold the property and we would still have flexibility to bring something in but not the dangers of; I don't want to say that trucking terminals aren't what we want but just not across from the high school. There were some other uses like a machine shop or a research facility or a laboratory, so these are kind of scary. So that kind of gives us that flexibility. Did that answer what you are looking for?

Deputy Mayor Reynolds: My concern was in looking at the I-1, we know what is allowable around an I-1 situation and I wanted to make sure that this wasn't allowing some of those things.

Mr. Taylor: In addition to the overlay, the B-1 standards that you would normally have for B-1 still apply to the HC-1 overlay. So you can still do the B-1 uses and those additional uses in the HC one overlay. However the standards for the setbacks, driveways and all of that are still the standard B-1 use with a small couple nuance changes that don't really apply to that parcel.

Deputy Mayor Reynolds: Thank you both very much.

Mr. Fullenkamp: So this is a standard 60/40 usage distribution? Or is it tailored to the end-user?

Mr. Taylor: I would say it is kind of tailored towards the end-user because their need was specifically storage so we made sure that storage was one of those uses. The other couple uses that we brought in there; and what's really interesting about B-2 and I is that some of those uses already overlap. So if I took 40% of those I uses some of those are already in the Bs. We didn't have like 27 uses for that one parcel. So some of those uses would be a wholesale nursery, which I think would open this up if somebody would like to do a market, like a Webster Street Market, that would fall under that because they have sales and wholesale stuff. And warehouse was also intended. I was looking at that parcel specifically thinking if you have this go here what else could we use this to attract.

Mr. Fullenkamp: So is the split 60/40. In an HC-1s is that split always 60/40 or can't vary?

Mr. Taylor: No it can't, it specifically says 60% B-2 and specifically 40% I.

Mr. Fullenkamp: Okay, so we have other C2's, C-3s and C-4s?

Mr. Taylor: Current use is just considered an HC. I gave it the HC-1 designation in case you wanted to use a similar overlay; heavy commercial overlay and maybe where we wanted to not use storage and have a research facility or something like that so we could have HC-2. We could go up with HC-3 and HC-4.

Mr. Fullenkamp: So this really is tailored to this kind of situation.

Mr. Taylor: Yes it is and I think that is the intended use of the overlay.

Mr. Fullenkamp: Thank you. I think there is one thing that some people are concerned about and that is spot zoning.

# DRAFT

Thursday, July 2, 2015

Mr. Taylor: And that is what I was concerned about with the I district. You have an I that would've been next to a B-1 across from a school district next to a B-2 and it just would've been a pocket of all I and that is the very definition of spot zoning.

Mr. Curp: That was my question, how does this differ from spot zoning?

Mr. Taylor: In my opinion in the way that I look at it differs, spot zoning is specific to changing the zoning district as a whole. And so this leaves the B-1 district in place but allow these additional uses. It is very similar to the overlays for the well field's and floodplains. So it is just additional zoning on top of that. And then we extend those that I thought; there's the one parcel that they have and I extended it to their existing parcel plus the vacant lot behind it to try and expand that as far as we could. McDonald's, I didn't see where that lot would benefit from that.

Mayor Flaute: Very good, any other questions? Just for the audience's sake, this building is located across from Carroll high school. Right now it is pretty much in disarray and has been for many years. So U-Haul is interested in purchasing the property and I for one am very excited about that. This building used to be a Gold Circle so they are finally making good use out of that building. That's just for the audience information; you will see a lot of activity from that facility.

Mr. Denning: Goldman's. Their school building used to be a Gold Circle.

Mayor Flaute: I stand corrected.

With no further discussion a vote was taken. Five were in favor; one was opposed (Mr. Curp). **Motion passed.**

## **b) RESOLUTIONS**

- i) Resolution No. 15-R-2064 a resolution setting forth appointment of Mr. John Schnieders to the Health and Safety Commission for the remainder of the term ending August 2, 2016.**

Mr. Chodkowski: Thank you Mr. Mayor. Pursuant to Council's request this resolution was brought forth to appoint Mr. John Schnieders to the Health and Safety Commission.

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2064. Mr. Smith second the motion. With no further discussion a vote was taken as follows: Deputy Mayor Reynolds, yes; Mr. Smith, yes; Mr. Curp, yes; Mr. Denning, yes; Mr. Fullenkamp, yes; and Mayor Flaute, yes. **Motion passed.**

- ii) Resolution No. 15-R-2065 a resolution setting forth appointment of Mr. Wesley Livesay to the Health and Safety Commission for the remainder of the term ending August 2, 2015 and continuing through the three year term beginning August 3, 2015 through August 2, 2018.**

Mr. Chodkowski: Thank you Mr. Mayor. Pursuant to Council's request this resolution was brought forth to appoint Mr. Wesley Livesey to the Health and Safety Commission.

# DRAFT

Thursday, July 2, 2015

A motion was made by Deputy Mayor Reynolds to approve Resolution No. 15-R-2065. Mr. Denning second the motion. With no further discussion a vote was taken. All were in favor; none were opposed. **Motion passed.**

Mayor Flaute: Congratulations to both of you. Thank you for your willingness to serve our city.

**iii) Resolution No. 15-R-2066 a resolution authorizing the City Manager to enter into a contract with Brumbaugh Construction, Inc., the lowest responsive and best bidder, for the general contractor for the City Hall Relocation Project.**

Mr. Chodkowski: Thank you Mr. Mayor. Pursuant to the wishes of Council and upon the recommendation of ALT Architects and Mr. Taylor, the city Planning and Program Manager, this resolution is brought forth to authorize a contract between the city and Brumbaugh Construction for the renovation of Suite 100 at 5200 Springfield St. for the new City Hall.

A motion was made by Mr. Denning to approve Resolution No. 15-R-2066. Deputy Mayor Reynolds second the motion.

Mr. Curp: I've never been in favor of this so I'm going to vote no.

With no further discussion a vote was taken as follows: Mr. Denning, yes; Deputy Mayor Reynolds, yes; Mr. Curp, no; Mr. Fullenkamp, yes; Mr. Smith, yes; and Mayor Flaute, yes. **Motion passed.**

**iv) Resolution No. 15-R-2067 a resolution authorizing the City Manager to enter into a contract with CDO Technologies, Inc., for professional services in support of the City Hall Relocation Project.**

Mr. Chodkowski: Thank you Mr. Mayor. In furtherance of the aforesaid resolution, this resolution is brought forth for a contract for professional services to CDO Technologies for various IT and audio/visual needs associated with the City Hall Relocation Project.

A motion was made by Mr. Denning to approve Resolution No. 15-R-2067. Deputy Mayor Reynolds second the motion.

Mr. Fullenkamp: So I have some questions. I expressed my questions to you this morning at some point. Have you followed up with Mr. Taylor on that or not?

Mr. Chodkowski: We have indeed Sir. He is your target, take aim and fire at will.

Mr. Fullenkamp: Okay good. So Mr. Taylor, on the list of assumptions I see activity seven; network and backup systems. It says the city of Riverside's long-term plans call for a generator. I was unaware of this.

Mr. Taylor: As was I. In previous discussions and I hate to put this off as before I was here but that was from previous discussions before I was here. In his notes, Mr. Huff from CDO had that in there. Nobody else had

# DRAFT

Thursday, July 2, 2015

those notes and I've gone through the assistant manager's notes and I didn't see that in there so we couldn't figure out what that was.

Mr. Fullenkamp: I want to make sure that if bad things happen, more bad things don't happen.

Mr. Taylor: And that was a concern of mine and as I was going through this I talked to Mr. Huff, who is going to be our lead project manager if we go forward with this resolution, that on page 13 he explains that in section 7 that you were talking about; there are specs for the contractors that they will have. Everyone met those specs and exceeded them. So we will have over 15 minutes of UPS (uninterrupted power source) in case the power goes out while we are in the middle of working on something. The big concern is our server which is being housed at their location. I was assured there would be no loss of data. Once everything is on that server the power can cut immediately and everything is saved. So they have accounted for that.

Mr. Fullenkamp: I just want there to be a chance for a graceful shutdown.

Mr. Taylor: Yeah, they will be able to do that at their site and they have a contingency plan; we are covered.

Mr. Fullenkamp: Activity three; phone solutions, on the second line it says CDO will order 25 VoIP phones, two conferencing speakerphones, two receptionist desk phones and two VoIP.

Mr. Taylor: Which is a typo. We are missing VoIP adapters and so that will be updated. I will have the new one before we sign assuming everything passes tonight. I meet with Mr. Huff on Monday and we will have the new completely error-free document.

Mr. Fullenkamp: That's fine. My last point of interest is the execution of the Council chambers, 8.6.2. I see you have one video camera aimed at Council and will provide video feed. You put the dais to the AV system. I'm assuming this is expandable easily.

Mr. Taylor: Yeah, that was a concern of mine too because I had previously heard at Council meetings about wanting to have that ability to expand. And so that is a fully adaptable and expandable system. I think one of the concerns that you had is that we have that single camera setup already and then we want to add three or four or however many more and are cutting into walls. The conduit is already in their bid and to have a thicker conduit so they can run additional wire and then it will just go through the tray ceilings and to the locations that we want.

Mr. Fullenkamp: So that's not going to impede our ability to expand it.

Mr. Taylor: It should be a minimal cost to add to it in the future.

Mr. Fullenkamp: My final; I won't call it a concern but as a public servant I always look after the dollars. I see their final bid package here for services under recurring costs, did they bid these services through multiple vendors? Do we know specifically what they did? Let's talk about the capital cost summary quote first. Do you know what process they went through to make sure they got highly qualified and cost-effective bids?

# DRAFT

Thursday, July 2, 2015

Mr. Taylor: I was not part of that process but I was assured when we first went in through a special agreement with CDO that they have a policy and procedure in place. They do a lot of work at Wright Patterson Air Force Base so they are under the scrutiny of the eye pretty tightly there.

Mr. Fullenkamp: So they applied the same standards?

Mr. Taylor: They assured me they applied the same standards and I also believe that in our meeting notes that we had asked them if they had that in place and if they document that. And they said they do. I don't have those documentations with me now. If it comes to a point where we need them I can ask for them.

Mr. Fullenkamp: So with a recurring costs summary quote I guess it's the same question. For phone service and for internet service how do we know that these are competitive quotes for that sort of service?

Mr. Taylor: I missed those conversations previously but I know through the file that we have that we had numerous quotes from different phone companies. We already use AT&T and their quote was the best so that should've already been embedded in it and it appears to be so in the notes that we have.

Mr. Fullenkamp: And the same is true for internet service?

Mr. Taylor: Yes.

Mr. Fullenkamp: Okay I just want to make sure that we are getting good value.

Mr. Taylor: And I believe as we go through this, once we get over there in the move, I think we're locked in with a contract with AT&T but it's not a forever contract.

Mr. Fullenkamp: I'm assuming a recurring thing can be negotiated annually or whatever the term of the contract is.

Mr. Taylor: I'm not sure what those terms are but I want to be able to keep an eye on this in the future.

Mr. Fullenkamp: Thank you.

Deputy Mayor Reynolds: Mr. City Manager I am concerned with the key card operation and 8.8.2 execution and all of these things that we are doing to secure the locations for our employees. Are you satisfied that the system you're looking at is the best that we can provide?

Mr. Chodkowski: We feel that the total set up of all of these security measures is a significant improvement over those security measures that we currently have in place at this facility. And they are adequate to meet the needs of our staff based on our anticipated clientele for that particular operation.

Deputy Mayor Reynolds: Considering that we are in a completely new location; a new environment for all staff members and a new environment for different types of traffic, I just want to make sure that we have researched that and made sure that that is a good system and there is not a breakdown of things other than what Mr. Fullenkamp has brought up to you.



# DRAFT

Thursday, July 2, 2015

Mayor Flaute: Okay, then the question that I have is back to those cameras. Should the Council decide they want to televise our meetings as a lot of other cities do, will we have the capability to do that with the plans that we have?

Mr. Chodkowski: Yes Sir, it currently is designed that with the click of a button we could effectively record Council and that's why the one camera that is being installed is specifically being aimed at the Council dais. So whether or not we choose to implement that immediately or whether or not that's something that the city would choose to add on later once we are in the facility and have used it for little bit, that's exactly what it is assigned to. And then in the event that we become more technically proficient in-house and we can add additional cameras, those that would show the staff tables and the podium, those are all future upgrades or add-ons to that system. But the immediate system is effectively designed to videotape just the Council, record that to a device and we could upload that to our website or hand it over to PBS or whatever the Council might desire.

Mayor Flaute: So wouldn't we want to add the podium camera now?

Mr. Chodkowski: You're talking about the filming? The issue is our ability to operate that particular system. At this point we don't have a policy in place; we don't have a procedure in place to videotape Council meetings. We're not familiar with this technology yet because it's not in place. So I would tell you in the event that this is the direction that Council would like to go I think it is best that we do some test runs with a very basic system before we look at upgrading because once again somebody that is sitting at one of these tables or an additional staff member will have to be called in to change camera angles and edit and do all that jazz to have a fully functional system that gets not only Council but staff and members of the audience.

Mayor Flaute: For safety reasons we will want that also. Okay.

With no further discussion a vote was taken as follows: Mr. Denning, yes; Deputy Mayor Reynolds, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mr. Smith, yes; and Mayor Flaute, yes. **Motion passed.**

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

## **ITEM 18: COUNCILMEMBER COMMENTS**

Mr. Denning: Happy Fourth of July everybody.

Deputy Mayor Reynolds: Thank you all for coming tonight and happy fourth to everyone as Councilman Denning said. Please be safe and enjoy the fireworks.

Mr. Denning: Thank you for staying for the whole meeting. Seriously, a lot of times folks come in and give their presentation and they are out the door so thank you for staying for the whole meeting.

Mr. Curp: I attended the ribbon-cutting for the opening of the new section of the Soin Medical Center Emergency Department. One of the good news-bad news things is that; the good news is that they're getting a lot of traffic from the communities around here. And that's the bad news; they are getting a lot of traffic. But the point is that people are exhibiting confidence in the quality of attention that they get there. I know we

# DRAFT

Thursday, July 2, 2015

transport a lot of our residents and nonresidents who are involved in traffic accidents and things like that. So it is good to see that we have a facility nearby and it cuts down on transport time. It was nicely done.

Mayor Flaute: Thank you Mr. Curp. I just have a couple of things here. I went to the groundbreaking ceremony at NAISC at the Base. That's a big deal. That thing has been in the works for five or six years at least and there has been a lot of tug-of-war going on with that and Wright Patterson prevailed. And that's very, very good for Wright Patterson and for the community. And again, I want to the ribbon-cutting ceremony that Mr. Curp talked about, it was a good event. I also went to the hundred anniversary of the Miami Conservancy District. They have been around 100 years, since the 1913 flood. They were celebrating their agendas for what they were doing. I also went to the release of command for Col. Donald Grannan and Lt. Col. Brenda Oppel to Col. Rick Johns and Lieut. Col. Brian Snyder and they are of the 88th Communications group here at Wright Patterson. They had a very impressive ceremony for that. If anyone is interested that is there. Also I received a card from one of the winners of the bicycle and it says, dear city of Riverside, Council members, firefighters and all those who participated in the Bike Rodeo, our five-year-old Blake won the boys bike and he is thrilled. His old bike was getting very worn out and his legs were growing and he was too small for the bike. The timing couldn't have been better so thanks a bunch. And it is signed by Blake Kiesel and family. So they appreciated it and Chief if you would send that message over and give it to the Health and Safety Commission. At least two of our members now know the importance of just that one event and the whole commission does a lot more things to help out. And again, thank you all for giving us the presentation, we appreciate it very, very much. I see a lot of future mayors out there or Council members; it's a good job, or city manager's. It's a good job, it is public service, we don't get paid a lot of dollars for what we do but there is a lot of good that comes from what we do and I hope you got a little flavor of the things that your city is doing to make sure you have a good place to work, play and spend some time. Again thank you very, very much for coming and we appreciate that.

## ITEM 19: ADJOURNMENT

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

The meeting ended at 8:40 PM.

---

William R. Flaute, Mayor

---

Clerk of Council

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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 12

**AGENDA ITEM CAPTION:** CITY MANAGER'S REPORT

**ADMINISTRATIVE COMMENTS:** VERBAL SUMMARY

**STAFF RECOMMENDATION:** RECEIVE THE REPORT

**FISCAL IMPACT:** N/A

**SOURCE OF FUNDS:** N/A

**EXHIBITS:** CITY MANAGER'S REPORT

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MADE BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_

---

## M E M O R A N D U M

---

Date: July 16, 2015  
To: Mayor, City Council & Department Heads  
From: Bryan R. H. Chodkowski, City Manager  
Re: City Manager's Report

The City Manager's report includes the following items:

- (1) FYI
  - a. Council Request Sheets
  - b. Council Agenda Calendar
  - c. City Manager's Project and Activities Report
  - d. Quarterly Financial Information
  - e. Memo regarding City of Trotwood Cooperative Project
  
- (2) Monthly Verbal Updates
  - a. Police Department
  - b. Fire Department
  - c. Service Department


If you have any questions regarding the items listed above, please advise. Thank you for your time and attention to this matter.



<p style="text-align: center;"><b>June 4, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Finance; Economic Development; Administration; Planning and Program Mgt.</li> <li>2. Work Session: Trash Collection Bid</li> </ol>	<p style="text-align: center;"><b>June 18, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Police; Fire; Service</li> <li>2. Work Session: Trash Collection Bid</li> <li>3. Work Session: Discussion with Rep. Jim Butler</li> <li>4. Resolution: VOCA/SVAA Grant Application</li> <li>5. Resolution: Purchase of 2 fire trucks.</li> </ol>
<p style="text-align: center;"><b>July 2, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Finance; Economic Development; Administration; Planning and Program Mgt.</li> <li>2. Work Session: Discussion - Rep. Jim Butler &amp; Rep. Michael Henne</li> <li>3. Work Session: Discussion - Waste Collection</li> <li>4. Resolution: Appoint Mr. Schneiders to H&amp;S</li> <li>5. Resolution: Appoint Mr. Livesay to H&amp;S</li> </ol>	<p style="text-align: center;"><b>July 16, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Police; Fire; Service</li> <li>2. Work Session: Discussion – Major Thoroughfares</li> <li>3. Work Session: Discussion – Waste Collection</li> <li>4. Ordinance: Supplemental Appropriation (1<sup>st</sup> and 2<sup>nd</sup> Reading)</li> <li>5. Resolution: Purchase of Police cruiser.</li> <li>6. Resolution: ODOT improvement for Airway Rd.</li> <li>7. Resolution: Reject Trash Bids</li> <li>8. Resolution: IAFF Contract</li> </ol>
<p style="text-align: center;"><b>August 6, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Finance; Economic Development; Administration; Planning and Program Mgt.</li> <li>2. Work Session: Boards and Commissions Interviews</li> <li>3. Ordinance: Rezoning (2nd Reading and Consideration of Approval)</li> <li>4. Resolutions: Expiring Parks &amp; Rec and Health and Safety Terms</li> <li>5. Resolution: COG</li> <li>6. Resolution: OPWC</li> </ol>	<p style="text-align: center;"><b>August 20, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Police; Fire; Service</li> <li>2. Work Session: Presentation – Software Solution</li> <li>3. Work Session: Presentation – Safe Streets</li> <li>4. Resolution: Grass Mowing Assessments</li> <li>5. Resolution: Purchase Road Salt</li> <li>6.</li> </ol>
<p style="text-align: center;"><b>September 3, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Finance; Economic Development; Administration; Planning and Program Mgt.</li> <li>2. .</li> <li>3. Work Session:</li> <li>4. Proclamation – Prostate Cancer Awareness Month</li> </ol>	<p style="text-align: center;"><b>September 17, 2015</b></p> <ol style="list-style-type: none"> <li>1. Monthly Update: Police; Fire; Service</li> <li>2. Work Session:</li> <li>3. Resolution: Accepting Amounts &amp; Rates for Tax Year 2016</li> <li>4.</li> </ol>
<p style="text-align: center;"><b>October 1, 2015</b></p>	<p style="text-align: center;"><b>October 15, 2015</b></p>

## MEMORANDUM

**TO:** Riverside City Council

**FROM:** Bryan RH Chodkowski,  
City Manager 

**DATE:** July 10, 2015

**SUBJECT:** Bi-Monthly Projects & Activities Report

**CC:** City Department Heads

The following is a brief summary of activities and their progress over the last two weeks. The title-lines highlighted in grey represent areas where information reported has changed from the previous Project & Activities Report.

### **PERSONNEL & HUMAN RESOURCES:**

**Administrative Assistant:** On Wednesday, July 8; Administrative Assistant Shylah Stewart announced her intention of leaving the City's employ pending the birth of her first child. A specific separation date will be scheduled sometime in late-August or early-September. During this period, we will begin the process of finding the most ideal candidate to fill this pending vacancy.

### **PUBLIC SERVICES AND GENERAL CONSTRUCTION:**

**Harshman Road Resurfacing Project:** In coordination with the work schedule for Burkhardt Rd., the contractor is targeting to be completed with crack-sealing, reclamite treatment, and thermoplast applications the week of July 27. Work delays continue to be the result of unfavorable weather conditions.

**Burkhardt Road Reconstruction Project:** Mill-n-fill work has been scheduled for the week of July 6 with asphalt to be laid the remainder of that week. Crack-sealing, reclamite treatment, and thermoplast applications are planned to be complete by July 31.

**Safe Routes to School, Phase I:** ODOT has scheduled a sale date of July 17, 2015 for this project. To date, five contractors have requested bid documents for this project. On July 1, the City forwarded to the School a draft maintenance agreement for the walkways. Comments are expected back from the School shortly.

**Woodman Median Removal and Sign Relocation:** Reference the June 26 PAR and the Engineer's updated project estimate of \$93,000; a supplemental appropriation has been submitted for this project. This supplemental appropriation will shift the expenses specific to the median removal and sign relocation to the State Highway Fund; Fund 205. Once the supplemental appropriation is approved, the City Engineer will establish a new project bid schedule.

## MEMORANDUM

### PUBLIC SERVICES AND GENERAL CONSTRUCTION (CONT'D):

#### Local Street Improvements:

- Micro-surfacing: Weather issues are continuing to cause schedule adjustments. American Pavements has delayed the start of their work until the week of July 13. This amended schedule is the result of poor weather conditions over the last several weeks.
- Mill-n-Fill: As reported to Council on July 2, weather conditions have caused A&B Asphalt to amend their work schedule for a second time. Work is now planned to start Monday, July 13 and is expected to be complete by July 27.
- City of Trotwood Cooperative Project: Please see the memorandum on this subject in your July 16 Council Packet.

### PUBLIC SAFETY:

Police Service Information for June 2015: For the month, the Riverside Police Department responded to 2,205 dispatches which generated 1,134 Incident and 155 Offense reports. Personnel working Community Patrol initiated 268 traffic stops; issuing 226 citations and responding to 63 crashes. The Victim Advocate provided 63 individuals with service while receiving 33 new cases for new client needs.

Fire/EMS Service Information for June 2015: For the review period, Fire personnel responded to 389 calls for service. Of these calls, 321 were for medical-related incidents and 68 were fire-related incidents. During the month of June, the City provided 74 medic responses under mutual aid while receiving eight mutual aid medics. Also, the City provided two fire engines under mutual aid and received five fire apparatus under mutual aid.

### ECONOMIC DEVELOPMENT:

Wright Point I & II: Due to on-going weather issues, installation of the new HVAC units will begin the weekend of July 10 and continue every weekend thereafter until complete. The final terms of the lease between Radiance Technologies and the City have been tentatively set and formal legislation on this matter will be presented to Council on August 6. RFPs for their suite renovation should be complete and will be released shortly after August 6. Discussions with CDO and General Dynamics on new leasing agreements continue.

Business Development: No new information to report at this time.



## MEMORANDUM

### PLANNING & PROGRAM MANAGEMENT:

Valley St. Sidewalk Improvements: Preliminary engineering is underway and limited field surveying is complete. LJB staff are now reviewing the project area to identify issues with regard to grades, right-of-way intrusions, and property access. Initial comments and notes of concern for this project are expected at City Hall the week of July 20.

Code Enforcement – Active Enforcement Period (June 2015): For the month of June, 55 Notice of Violations were issued for inoperable vehicles and 230 Notice of Violations were issued for grass and noxious weeds. The City abated nine inoperable vehicles and 67 grass and noxious weeds conditions during the month.

Cooperative Boating Facility Grant: With the contract approved and executed, *ms consultants* has now begun preliminary design work. Current project scheduling notes this work should take approximately 45 days to complete. Once preliminary design work is complete, Council will be provided an update.

RTA Community Grant: The City received, executed, and returned the grant agreement on Thursday, July 2. Once the fully executed agreement is returned from RTA, the City will begin the work of identifying vendors and establishing a schedule for this project.

#### City Hall Relocation Project:

- Suite Renovations: The agreement between Brumbaugh Construction and the City was executed on July 8 with the PreCon Meeting set to occur the afternoon of Friday, July 10 and construction to begin Monday, July 20.
- Audio/Visual/IT: The agreement between CDO Technologies and the City was executed on July 7 and the PreCon Meeting is schedule for the afternoon of Friday, July 10.
- Furnishings: Final product selection and specific office layouts occurred on Monday, June 29. A final purchasing contract, including delivery and installation schedules, is expected the week of July 13.

General Planning Activities: Due to publication issues from the Dayton Daily News, the public hearing on the rezoning for the UHaul project on Linden Ave has been rescheduled from July 16 to August 6. Regarding the operation of food trucks in the City, ZA Lohr is drafting the necessary policy in reference to the requirements of Chapter 711 of the COR.

### GENERAL ADMINISTRATION:

Stormwater Master Plan: Staff continues to review the draft material. Comments from staff to URS are expected to be delivered the week of July 20. Once URS has had an opportunity to review and evaluate staff's comments, we will provide Council an updated schedule on final deliverables and a summary presentation as soon as possible.

## MEMORANDUM

### GENERAL ADMINISTRATION (CONT'D):

Brantwood Subdivision, Phase II: As shared with Council at its May 21 Business Meeting, the developer has asked that Council delay the adoption of any TIF legislation until a later date. This request was based on the developer's intent to fund the public improvements for the Spring 2016 construction season. Once the developer and City can coordinate an updated funding/construction schedule, Council will be requested to remove the pending TIF legislation from the table and vote its enactment.

Residential Waste Collection: A memorandum on this subject has been included in the July 16 Council Packet. Discussion on this matter is also listed under the July 16 Worksession and relevant legislation is provided for in the July 16 Business Session.

### 2015 GOALS & OBJECTIVES:

Major Thoroughfare Improvement Plan: Included in the July 16 Council Packet is a brief memorandum on this matter with corresponding discussion scheduled in Worksession.

Springfield Street Corridor Improvement Plan: DPPM Taylor and I have met to discuss this item. DPPM Taylor is looking to create a long-term, staged plan to improve the corridor which will culminate with the resurfacing of Springfield St. as referenced in the Major Thoroughfare Improvement Plan. DPPM Taylor and I are scheduled to meet the week of August 3 to review a draft outline of the plan. Once we've had a chance to review and discuss the draft content, DPPM Taylor will begin assembling the plan in greater detail. An update to Council on this item will be provided in the August 14 PAR.


Integrated Office Plan: DED Murray has met with the owners of the Claypool Office Buildings and discussed with them their current position in the market, long-term plans, and vision for the facilities. Similar meetings with the owners of the BAE and 1023 Woodman buildings are currently being scheduled.

International Restaurant Association: DED Murray has received one marketing proposal and is seeking two additional proposals. After receipt and review of all proposals, DED Murray and I will advise Council on the next, most appropriate action. Additionally, DED Murray has been in contact with the Midwest Restaurant Association for guidance and insight.

If you have any questions or concerns regarding any of the information contained in this report, or on any other matter, please do not hesitate to contact me. I can be reached via cell phone (937-903-1736) or via email ([bchodkowski@riverside.oh.us](mailto:bchodkowski@riverside.oh.us)).

MEMORANDUM

**TO:** Councilmembers

**FROM:** Thomas F. Garrett  
Finance Director 

**DATE:** July 8, 2015

**SUBJECT:** City Financial Reports

**CC:** Bryan RH Chodkowski  
City Manager

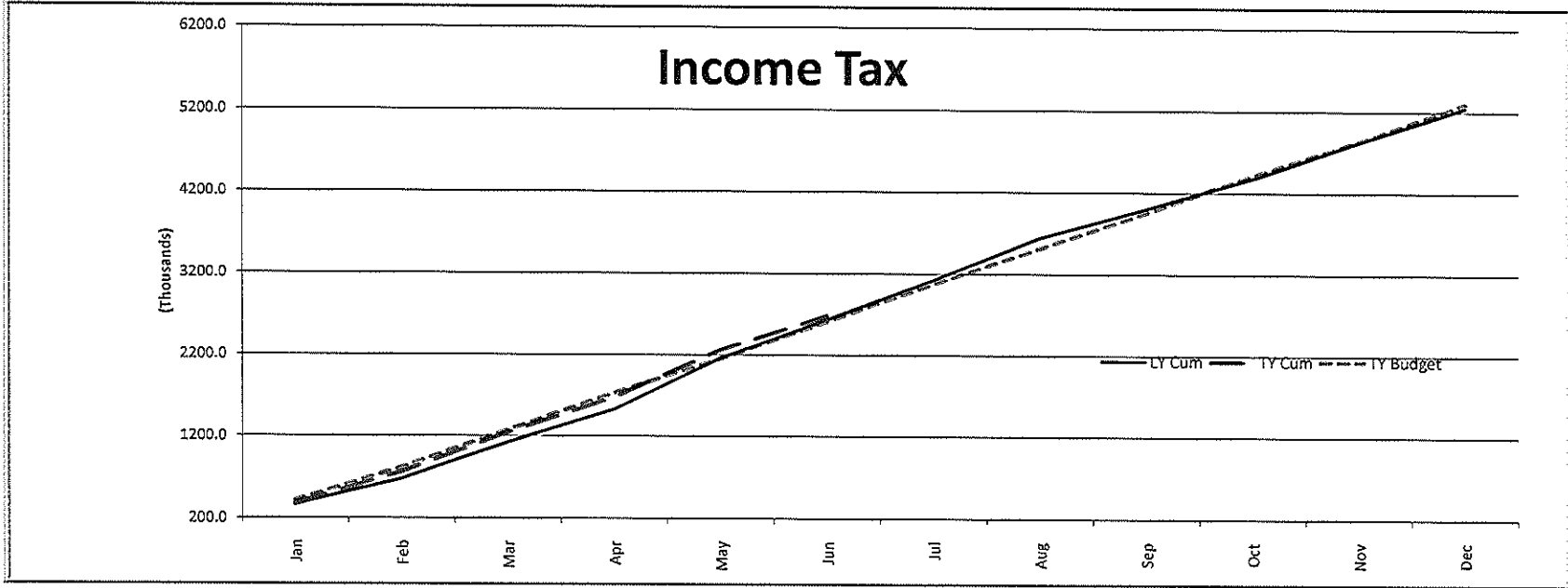
Council has discussed financial transparency of City operations.

The City's financial software has the capability to output reports in Adobe pdf format.

As an initial step toward improved availability of information to the general public, City financial reports will now be posted on the City website. These reports can be found on the website under Government/Finance Department.

Because these reports are now posted on the website, the quarterly financial reports are not being included in your Council packet.





Month	Target	Tax 2014	Tax 2015	LY Cum	TY Cum	TY Budget	Variance
Jan	418.6	367.5	378.3	367.5	378.3	418.6	(\$40.30)
Feb	397.7	307.8	384.2	675.3	762.5	816.3	(\$53.80)
Mar	460.4	449.1	484.5	1124.4	1247.0	1276.7	(\$29.70)
Apr	460.4	407.4	433.4	1531.8	1680.4	1737.1	(\$56.70)
May	418.6	629.2	585.9	2161.0	2266.3	2155.7	110.6
Jun	460.4	476.8	421.6	2637.8	2687.9	2616.1	71.8
Jul	460.4	486.1		3123.9		3076.5	
Aug	439.5	522.7		3646.6		3516.0	
Sep	439.5	356.3		4002.9		3955.5	
Oct	460.4	377.4		4380.3		4415.9	
Nov	418.6	441.0		4821.3		4834.5	
Dec	460.5	427.6		5248.9		5295.0	
YTD	5,295.0	5,248.9	2,687.9				

# CITY OF RIVERSIDE - INCOME TAX COLLECTION SCORECARD

INCOME (\$000)

Tax Year 2013														
Days Collected	21	19	21	22	22	20	22	22	20	23	20	21		
Tax Category	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	253 TOTAL
WITHHOLDING	349.9	287.2	228.1	187.8	306.4	260.6	268.4	276.3	276.7	304.5	277.5	292.3	3295.7	
INDIVIDUAL	28.9	57.3	35.5	70.5	165.7	76.2	64.8	66.5	72.5	42.4	94.9	49.1	824.3	
NET PROFIT	2.6	7.1	-1.6	24.8	41.9	17.1	16.9	5.3	12.9	15.7	8.9	17.2	168.8	
Credit	7.6	4.9	7.6	3.5	26.5	7.7	6	22	29.1	15.8	34.5	21.4	185.6	186.6
1.0 % GenTax	256.8	222.7	177.2	189.9	351.5	238.5	235.4	239.4	251.1	247.0	265.7	246.2	2921.4	
0.5 % P/F Tax	124.6	108.9	84.8	93.2	162.5	115.4	114.7	108.7	111.0	115.6	115.6	112.4	1367.4	
<b>TOTAL</b>	<b>381.4</b>	<b>331.6</b>	<b>262.0</b>	<b>283.1</b>	<b>514.0</b>	<b>353.9</b>	<b>350.1</b>	<b>348.1</b>	<b>362.1</b>	<b>362.6</b>	<b>381.3</b>	<b>358.6</b>	<b>4288.8</b>	
Target Amount	364.0	329.3	364.0	381.3	381.3	346.7	381.3	381.3	346.7	398.7	346.7	364.0		17.3
Month Variance	17.4	2.3	-102.0	-98.2	132.7	7.2	-31.2	-33.2	15.4	-36.1	34.6	-5.4		4385.2
YTD	381.4	713.0	975.0	1258.1	1772.1	2126.0	2476.1	2824.2	3186.3	3548.9	3930.2	4288.8		

Tax Year 2014														
Days Collected	21	19	21	22	21	21	22	21	21	23	19	22		
Tax Category	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	253 TOTAL
WITHHOLDING	317.5	216.5	349.0	280.1	244.0	255.7	342.2	270.0	229.9	308.0	305.6	327.5	3446.0	
INDIVIDUAL	32.1	78.4	86.3	105.9	322.2	194.4	134.5	242.0	93.0	43.2	125.9	95.0	1552.9	
NET PROFIT	17.9	12.9	13.8	21.4	63.0	26.7	9.4	10.7	33.4	26.2	9.5	5.1	250.0	
Credit	10.5	25.8	45.0	50.7	171.4	101.5	73.0	126.7	44.9	20.7	63.6	46.6	780.4	780.4
1.0 % GenTax	248.5	213.8	314.4	288.5	476.6	351.7	348.4	390.7	252.5	258.5	315.2	300.6	3759.4	
0.5 % P/F Tax	119.0	94.0	134.7	118.9	152.6	125.1	137.7	132.0	103.8	118.9	125.8	127.0	1489.5	
<b>TOTAL</b>	<b>367.5</b>	<b>307.8</b>	<b>449.1</b>	<b>407.4</b>	<b>629.2</b>	<b>476.8</b>	<b>486.1</b>	<b>522.7</b>	<b>356.3</b>	<b>377.4</b>	<b>441.0</b>	<b>427.6</b>	<b>5248.9</b>	
Target Amount	411.9	372.6	411.9	431.5	411.9	411.9	431.5	411.9	411.9	461.1	372.6	431.5		19.6
Month Variance	-44.4	-64.8	37.2	-24.1	217.3	64.9	54.6	110.8	-55.6	-73.7	68.4	-3.9		4961.9
YTD	367.5	675.3	1124.4	1531.8	2161.0	2637.8	3123.9	3646.6	4002.9	4380.3	4821.3	5248.9		


  

Tax Year 2015														
Days Collected	20	19	22	22	20	22	22	21	21	22	20	22		
Tax Category	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD	253 TOTAL
WITHHOLDING	313.4	257.2	352.2	266.7	288.7	255.6							1733.8	
INDIVIDUAL	56.8	129.5	116.8	142.1	236.5	139.1							820.8	
NET PROFIT	8.1	-2.5	15.5	24.6	60.7	26.9							133.3	
Credit	25.2	81.2	63.6	79.7	132	78.1							459.8	459.8
1.0 % GenTax	260.6	283.2	344.2	315.5	434.6	307.1							1945.2	
0.5 % P/F Tax	117.7	101.0	140.3	117.9	151.3	114.5							742.7	
<b>TOTAL</b>	<b>378.3</b>	<b>384.2</b>	<b>484.5</b>	<b>433.4</b>	<b>585.9</b>	<b>421.6</b>							<b>2687.9</b>	
Target Amount	418.6	397.6	480.4	460.4	418.6	460.4	460.4	438.5	439.5	460.4	418.6	460.4		20.9
Month Variance	-40.3	-13.4	24.1	-27.0	167.3	-38.8								5285.0
YTD	378.3	762.5	1247.0	1680.4	2266.3	2687.9								

Target Amount = No. of Days Collected X Budgeted Amount divided by Total Days

MEMORANDUM

**TO:** Riverside City Council

**FROM :** Bryan RH Chodkowski   
City Manager

**SUBJECT:** City of Trotwood Cooperative Project

**DATE:** July 8, 2015

**CC:** Emily M. Christian, Assistant City Manager  
Mitch Miller, Director of Public Services

Included in your July 16 Council Packet you will find two references to the City of Trotwood Co-Operative Project. First is a notation included with the July 10 PAR referencing this memorandum as well as a funding request of \$100,000 in the supplemental appropriation listed as Ordinance 15-O-580. As we are approaching the point where actions by both Riverside and Trotwood will soon be necessary to execute this project; it is now time to provide detail on the proposal to Council.

In February of this year while commuting to a First Tier Suburb's event in Columbus, I had the opportunity to talk at length with Trotwood Councilmember Rap Hankins. A great deal of our conversation focused on the financial challenges of our communities and some of the different things our cities were doing to respond to these challenges. One of the items discussed with Mr. Hankins was how Trotwood had purchased a conventional paving machine. The concept is that by bringing a limited paving capability in-house, Trotwood would be able to increase the amount of conventional paving it could perform with its limited funding. The basic premise of this concept had merit and I began to think if there was an opportunity for Riverside to take advantage of this paving capability to maximize our limited funds as well.

In May, I contacted Trotwood City Manager Michael Lucking to discuss this matter and if there was a way Trotwood and Riverside could cooperate to take advantage of the paving capabilities of Trotwood. Our conversation resulted in our agreeing on a long-term objective of sustainable, cost-effective cooperative regarding paving beneficial to both our organizations. Furthermore, we also wanted the ability to pilot our cooperative concept in an appropriate way to confirm if our plan met all its objectives in the future.

After discussing the concept of the cooperative, we decided on an approach which can best be summarized as a labor trade. Our concept involves Trotwood sending to Riverside their paving equipment and the necessary staff to operate this equipment. After the agreed upon work (overlaying/repaving Pleasant Valley) has been calculated, the total time Trotwood personnel spent in Riverside will be totaled. Riverside will then send to Trotwood personnel and the equipment necessary to assist Trotwood with their public service needs in the amount of time equal to that time provided by Trotwood in Riverside.

## MEMORANDUM

In the grander sense, if this pilot cooperative is successful, the cities could better plan and expand the cooperative in future years. By utilizing Trotwood's in-house paving abilities; Riverside would benefit by expanding the impact of its limited capital funds. This benefit is possible because the estimated cost to repave streets utilizing Trotwood under this partnership is 20%-30% less expensive than contracting with a private company. Trotwood benefits in that it will have access to an expanded workforce with no additional direct cost.

Presently, the Law Director for Trotwood is completing a Memorandum of Understanding to be signed by both cities. Once executed, the memorandum of understanding along with funds noted in the pending supplemental appropriation will provide the opportunity to pilot our potential cooperative for future applications and sustainability.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me.



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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 14 A) I)

**AGENDA ITEM AND CAPTION:** Ordinance No. 15-O-579 an ordinance by the Council of the City of Riverside, Ohio approving a change in the district boundaries as shown on the Zoning Map of the City of Riverside, Ohio as initiated by a resolution of Council for the properties located at 4515 - 4565 Linden Avenue and vacant lot on Spinning Road, Parcel ID No. I39-101-503-0005, I39-101-503-0006, and I39-101-503-0007 from B-1 to B-1 with HC-1 Overlay Zoning District.

**ADMINISTRATIVE COMMENTS:** Tabled until August 6, 2015. Unable to publish public hearing due to the July 4<sup>th</sup> holiday and 10 day advanced requirement for publication.

**STAFF RECOMMENDATION:** None

**EXHIBITS:** None

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MADE BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_



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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 A) I)

**AGENDA ITEM AND CAPTION:** Ordinance No. 15-O-580 an ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Riverside, State of Ohio, for the period January 1 through December 31, 2015.

**ADMINISTRATIVE COMMENTS:** First Reading, Second Reading and Consideration of Approval

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached ordinance.

**EXHIBITS:** ORDINANCE, EXHIBIT A and MEMO

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MADE BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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

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


APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_

MEMORANDUM

**TO:** Bryan RH Chodkowski  
City Manager

**FROM:** Thomas F. Garrett   
Finance Director

**DATE:** July 9, 2015

**SUBJECT:** Rationale for Supplemental Appropriation

The attached Exhibit A to the proposed supplemental appropriation Ordinance includes the following items.

The Service Fund has remaining funds after purchasing mowers and new digital radio equipment. The existing appropriation for Capital Outlay is decreased by \$65,500 and reclassified as Operating Expense to help fund paving of Pleasant Valley Avenue. Operating Expense is increased an additional \$100,000 to fund the Pleasant Valley paving. This \$100,000 is transferred from the General Fund. This Pleasant Valley paving is part of the City of Trotwood cooperative paving effort.

Capital Outlay is increased by \$100,000 in the State Highway Fund to pay the increased cost of relocating the Woodman Drive Entry Sign. Also, Operating Expense is increased by \$25,000 to cover the expense to replace a traffic signal pole damaged in a vehicle accident. Funds are available in the current Fund balance.


The existing appropriation for Capital Outlay in the State Law Enforcement Trust Fund is reduced and a new appropriation is made in the Federal Equitable Sharing Fund because the State Law Enforcement Trust Fund cannot be used to buy marked Police vehicles. Capital Outlay is increased to \$52,500 and will be used to purchase one marked Police cruiser and an unmarked general purpose vehicle. Funds come from a seizure sharing distribution received in early June.

The Wright Point Fund requires an additional appropriation for Capital Outlay of \$200,000 to fund Tenant Improvement modifications because of lease changes in the Wright Point buildings. Operating Expense is increased \$12,000 for legal expenses of lease documents.

The revised fiscal effect of these changes is an increase in annual appropriations of \$459,500.

MEMORANDUM

**TO:** Bryan Chodkowski  
City Manager

**FROM:** Frank Robinson   
Chief of Police

**DATE:** June 26, 2015

**SUBJECT:** Federal Equitable Sharing Program Funds

**CC:** Thomas Garrett  
Director of Finance

---

In 2015, Council approved the purchase of 4 new Police Cruisers. We purchased 3 new Ford Explorer Police Cruisers in 2015. Looking at mileage and the vehicle years of the current fleet it was decided to wait until 2016 to purchase 4 new cruisers. Due to regular mechanical maintenance as well as several cruisers being involved in accidents, I am requesting to purchase the 4<sup>th</sup> cruiser at this time. I am also requesting the purchase of 1 Administrative/Detective vehicle. Currently we have 3 unmarked vehicles assigned to the Detective Section. The Detective Section as you know is very active and it is imperative that all 3 Detectives have the ability to be mobile at the same time. Currently we do not have a backup vehicle for Administrative/ Detective use. In addition the Police Major will need to be mobile at any given time and the purchase of the Administrative/ Detective vehicle will meet both needs.

The City of Riverside Police Department received funds in the amount of \$58,000 from the Federal Equitable Sharing Program. At this time I feel the funds can best be used to purchase an additional cruiser and to increase the police administration fleet by one car for a total of five. The following is an estimate of the costs associated with this proposal:

1- Cruiser, SUV, state bid	27,000.00
2- Outfitting, stripping	10,000.00
3- Sedan	15,000.00
4- Misc.	500.00
5- Total	52,500.00

# ORDINANCE NO. 15-R-580

**AN ORDINANCE TO MAKE SUPPLEMENTAL APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES OF THE CITY OF RIVERSIDE, STATE OF OHIO, FOR THE PERIOD JANUARY 1 THROUGH DECEMBER 31, 2015.**

WHEREAS, the Finance Director does report and recommend that certain supplemental appropriations be made.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That the Council of the City of Riverside, State of Ohio, to provide for current and other expenditures for the period January 1 through December 31, 2015, the following additional sums and amounts as listed in Exhibit "A" attached hereto and incorporated herein by this Ordinance be and they are hereby set aside and appropriated as a supplemental appropriation to the existing appropriation.

Section 2: That the Finance Director is hereby authorized to draw warrants on the City Treasury for payments from the foregoing supplemental appropriation as authorized by legislation of Council to make appropriations.

Section 3: That this Ordinance, being an Appropriation Ordinance, shall take effect immediately upon its passage as provided for in the Charter.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

# ORDINANCE NO. 15-R-580

## CERTIFICATE OF THE CLERK

I, \_\_\_\_\_, Clerk of the City of Riverside, Ohio,  
do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No.  
\_\_\_\_\_ passed by the Riverside City Council on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2015.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK

That there be appropriated within and from the Service Fund the following:

202.202.	<u>Service Fund</u>	
	Operating Expense	Increase by \$65,500
	Capital Outlay	Decrease by \$65,500

That there be appropriated within and from the State Highway Fund the following:

205.205.	<u>State Highway Fund</u>	
	Capital Outlay	Increase by \$100,000
	Operating Expense	Increase by \$25,000

That there be appropriated within and from the State Law Enforcement Trust Fund the following:

231.231.	<u>State Law Enforcement Trust Fund</u>	
	Capital Outlay	Decrease by \$30,000

That there be appropriated within and from the Federal Equitable Sharing Fund the following:

232.232.	<u>Federal Equitable Sharing Fund</u>	
	Capital Outlay	Increase by \$52,500

That there be appropriated within and from the Wright Point Fund the following:

402.402.	<u>Wright Point Fund</u>	
	Capital Outlay	Increase by \$200,000



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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 A) II)

**AGENDA ITEM AND CAPTION:** Ordinance No. 15-O-581 an ordinance determining to proceed with the improvement of certain streets between certain termini in the City of Riverside, Ohio, by lighting the same with electricity.

**ADMINISTRATIVE COMMENTS:** First Reading

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached ordinance.

**EXHIBITS:** ORDINANCE, EXHIBIT A

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

MADE BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_

# ORDINANCE NO. 15-O-581

**AN ORDINANCE DETERMINING TO PROCEED WITH THE IMPROVEMENT OF CERTAIN STREETS BETWEEN CERTAIN TERMINI IN THE CITY OF RIVERSIDE, OHIO, BY LIGHTING THE SAME WITH ELECTRICITY.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:**

**SECTION 1.** That it is hereby determined to proceed with the improvement in the City of Riverside of the streets designated, between certain termini set forth in Resolution 15-R-2062, adopted June 18, 2015.

**SECTION 2.** That said improvement shall be made in accordance with the provisions of Resolution 15-R-2062, adopted June 18, 2015, and with the plans, specifications, estimate of cost and profiles heretofore approved and now on file in the office of the Director of Finance by lighting said streets with electricity for a period from January 1, 2016, through December 31, 2016.

**SECTION 3.** That Council hereby finds and determines that no claims for damages resulting from said improvement have been filed.

**SECTION 4.** That portion of the cost provided in that above-mentioned Resolution of Necessity to be assessed shall be assessed in accordance with Exhibit "A" attached hereto on the lots and lands described therein.

**SECTION 5.** That the estimated assessments heretofore prepared and filed in the office of the Director of Finance be and the same are hereby adopted.

**SECTION 6.** The Clerk of Council is hereby directed to deliver a certified copy of this Ordinance to the County Auditor within thirty days after its passage.

**SECTION 7.** That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

# ORDINANCE NO. 15-O-581

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

## **CERTIFICATE OF THE CLERK**

I, \_\_\_\_\_, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. \_\_\_\_\_ passed by the Riverside City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK

Ordinance No. 15-O-581  
Exhibit A-Street Lighting Districts

District	#of Parcels	2016 Total Assessments	Assessment per Parcel	5% County Fee	2016 Total Assessment per Parcel
Aerial	89	\$1,383.24	\$15.54	\$0.78	\$16.32
Balsam	89	\$2,496.48	\$28.05	\$1.40	\$29.45
Barrett	8	\$225.84	\$28.23	\$1.41	\$29.64
Bayside	439	\$12,165.84	\$27.71	\$1.39	\$29.10
Beverly Gardens	337	\$5,779.20	\$17.15	\$0.86	\$18.01
Bonnieview	26	\$823.56	\$31.68	\$1.58	\$33.26
Brantwood*	55	\$1,798.20	<i>see next page</i>		
Chesterfield	75	\$1,661.40	\$22.15	\$1.11	\$23.26
Danforth	247	\$6,641.40	\$26.89	\$1.34	\$28.23
Deerland	108	\$2,611.32	\$24.18	\$1.21	\$25.39
Delhi	61	\$1,295.88	\$21.24	\$1.06	\$22.30
Denny Lane	14	\$511.20	\$36.51	\$1.83	\$38.34
Eastland	217	\$3,428.04	\$15.80	\$0.79	\$16.59
Eastman	21	\$196.08	\$9.34	\$0.47	\$9.81
Ellington	93	\$2,185.56	\$23.50	\$1.18	\$24.68
Fairpark	26	\$278.88	\$10.73	\$0.54	\$11.27
Feldman	8	\$98.04	\$12.26	\$0.61	\$12.87
Floral Park	304	\$5,133.12	\$16.89	\$0.84	\$17.73
Harlou	12	\$294.12	\$24.51	\$1.23	\$25.74
Lane Gardens	25	\$718.84	\$28.75	\$1.44	\$30.19
Leising	34	\$1,120.44	\$32.95	\$1.65	\$34.60
Longview	35	\$777.48	\$22.21	\$1.11	\$23.32
Lynnhaven	85	\$2,270.64	\$26.71	\$1.34	\$28.05
Meyer	24	\$511.20	\$21.30	\$1.07	\$22.37
Penn	407	\$7,381.20	\$18.14	\$0.91	\$19.05
Prince Albert	863	\$11,757.60	\$13.62	\$0.68	\$14.30
Rausch	20	\$500.88	\$25.04	\$1.25	\$26.29
Sanford	116	\$2,131.32	\$18.37	\$0.92	\$19.29
Sheller	12	\$196.08	\$16.34	\$0.82	\$17.16
Sheller East	34	\$686.28	\$20.18	\$1.01	\$21.19
Silverberry	25	\$627.48	\$25.10	\$1.25	\$26.35
Spinning Hills	200	\$2,276.28	\$11.38	\$0.57	\$11.95
Spinning Road	21	\$711.60	\$33.89	\$1.69	\$35.58
Tall Oaks	29	\$894.60	\$30.85	\$1.54	\$32.39
Teaberry	128	\$3,202.20	\$25.02	\$1.25	\$26.27
Torlage	24	\$816.00	\$34.00	\$1.70	\$35.70
Valentine	88	\$2,358.36	\$26.80	\$1.34	\$28.14

Ordinance No. 15-O-581  
Exhibit A-Street Lighting Districts

Valley View*	109	\$7,044.53	<i>see next page</i>		
Wagon Wheel	187	\$4,985.28	\$26.66	\$1.33	\$27.99
Warrendale	9	\$224.64	\$24.96	\$1.25	\$26.21
Woodman	39	\$777.48	\$19.94	\$1.00	\$20.93
General District*	281	\$8,416.74	<i>see next page</i>		

Total \$109,394.55

With 5% County \$114,864.28

\* based on lot frontage

Exhibit A: Valley View District

PARCEL ID	Address	Street	LOC_S	Frontage	2016	5% COUNTY	TOTAL 2016
					ASSESSMENT	FEE	ASSESSMENT
I39 00814 0001	2012	MATT	WAY	55	54.97	2.75	57.72
I39 00814 0002	2016	MATT	WAY	60	59.96	3.00	62.96
I39 00814 0003	2020	MATT	WAY	60	59.96	3.00	62.96
I39 00814 0004	2024	MATT	WAY	66	65.96	3.30	69.26
I39 00814 0005	2026	MATT	WAY	43	42.97	2.15	45.12
I39 00814 0006	3016	MUGAVIN	CT	76	75.95	3.80	79.75
I39 00814 0007	3020	MUGAVIN	CT	75	74.95	3.75	78.70
I39 00814 0008	3024	MUGAVIN	CT	80	79.95	4.00	83.95
I39 00814 0009	3028	MUGAVIN	CT	61	60.96	3.05	64.01
I39 00814 0010	3032	MUGAVIN	CT	61	60.96	3.05	64.01
I39 00814 0011	3036	MUGAVIN	CT	133	132.92	6.65	139.57
I39 00814 0012	3040	MUGAVIN	CT	41	40.97	2.05	43.02
I39 00814 0013	3044	MUGAVIN	CT	41	40.97	2.05	43.02
I39 00814 0014	3035	MUGAVIN	CT	41	40.97	2.05	43.02
I39 00814 0015	3031	MUGAVIN	CT	83	82.95	4.15	87.10
I39 00814 0016	3027	MUGAVIN	CT	70	69.96	3.50	73.46
I39 00814 0017	3023	MUGAVIN	CT	73	72.95	3.65	76.60
I39 00814 0018	3019	MUGAVIN	CT	75	74.95	3.75	78.70
I39 00814 0019	3015	MUGAVIN	CT	72	71.95	3.60	75.55
I39 00814 0020	3011	MUGAVIN	CT	97	96.94	4.85	101.79
I39 00814 0021	4012	ATHA	CT	61	60.96	3.05	64.01
I39 00814 0022	4016	ATHA	CT	79	78.95	3.95	82.90
I39 00814 0023	4020	ATHA	CT	53	52.97	2.65	55.62
I39 00814 0024	4024	ATHA	CT	84	83.95	4.20	88.15
I39 00814 0025	4015	ATHA	CT	150	149.91	7.50	157.41
I39 00814 0026	4011	ATHA	CT	77	76.95	3.85	80.80
I39 00814 0027	2042	MATT	WAY	35	34.98	1.75	36.73
I39 00814 0028	2039	MATT	WAY	101	100.94	5.05	105.99
I39 00814 0029	2035	MATT	WAY	101	100.94	5.05	105.99
I39 00814 0030	2031	MATT	WAY	86	85.95	4.30	90.25
I39 00814 0031	2027	MATT	WAY	60	59.96	3.00	62.96
I39 00814 0032	2023	MATT	WAY	60	59.96	3.00	62.96
I39 00814 0033	2019	MATT	WAY	60	59.96	3.00	62.96
I39 00814 0034	2015	MATT	WAY	110	109.93	5.50	115.43
I39 00814 0035	2011	MATT	WAY	87	86.95	4.35	91.30
I39 00814 0036	1011	GLEASON	DR	54	53.97	2.70	56.67
I39 00814 0037	1015	GLEASON	DR	63	62.96	3.15	66.11
I39 00814 0038	1019	GLEASON	DR	64	63.96	3.20	67.16
I39 00814 0039	1023	GLEASON	DR	64	63.96	3.20	67.16
I39 00814 0040	1027	GLEASON	DR	64	63.96	3.20	67.16
I39 00814 0042	1031	GLEASON	DR	55	54.97	2.75	57.72
I39 00814 0043	1035	GLEASON	DR	60	59.96	3.00	62.96
I39 00814 0044	1041	GLEASON	DR	60	59.96	3.00	62.96
I39 00814 0045	1045	GLEASON	DR	60	59.96	3.00	62.96
I39 00814 0046	1049	GLEASON	DR	40	39.97	2.00	41.97
I39 00814 0047	1053	GLEASON	DR	39	38.98	1.95	40.93
I39 00814 0048	1040	GLEASON	DR	39	38.98	1.95	40.93
I39 00814 0049	1036	GLEASON	DR	39	38.98	1.95	40.93
I39 00814 0050	1032	GLEASON	DR	74	73.95	3.70	77.65
I39 00814 0051	1028	GLEASON	DR	61	60.96	3.05	64.01
I39 00814 0052	1024	GLEASON	DR	115	114.93	5.75	120.68
I39 00814 0053	2043	MATT	WAY	78	77.95	3.90	81.85

Exhibit A: Valley View District

I39 00814 0054	2047	MATT	WAY	60	59.96	3.00	62.96
I39 00814 0055	2051	MATT	WAY	66	65.96	3.30	69.26
I39 00814 0056	2046	MATT	WAY	58	57.96	2.90	60.86
I39 00814 0057	2050	MATT	WAY	60	59.96	3.00	62.96
I39 00814 0058	2054	MATT	WAY	60	59.96	3.00	62.96
I39 01620 0001	2058	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0002	2062	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0003	2066	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0004	2070	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0005	2074	MATT	WAY	60	59.96	3.00	62.96
I39 01620 0006	2078	MATT	WAY	61	60.96	3.05	64.01
I39 01620 0007	2082	MATT	WAY	71	70.96	3.55	74.51
I39 01620 0008	2086	MATT	WAY	71	70.96	3.55	74.51
I39 01620 0009	2090	MATT	WAY	71	70.96	3.55	74.51
I39 01620 0010	2055	MATT	WAY	74	73.95	3.70	77.65
I39 01620 0011	2059	MATT	WAY	74	73.95	3.70	77.65
I39 01620 0012	2063	MATT	WAY	61	60.96	3.05	64.01
I39 01620 0013	2067	MATT	WAY	60	59.96	3.00	62.96
I39 01620 0014	2071	MATT	WAY	58	57.96	2.90	60.86
I39 01620 0015	2075	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0016	2079	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0017	2083	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0018	2087	MATT	WAY	56	55.96	2.80	58.76
I39 01620 0019	2091	MATT	WAY	61	60.96	3.05	64.01
I39 01621 0001	0	-	-	9	8.99	0.45	9.44
I39 01621 0002	2095	MATT	WAY	65	64.96	3.25	68.21
I39 01621 0003	6016	KAY	CT	59	58.96	2.95	61.91
I39 01621 0004	6020	KAY	CT	59	58.96	2.95	61.91
I39 01621 0005	6024	KAY	CT	56	55.96	2.80	58.76
I39 01621 0006	6030	KAY	CT	54	53.97	2.70	56.67
I39 01621 0007	6034	KAY	CT	57	56.96	2.85	59.81
I39 01621 0008	6038	KAY	CT	38	37.98	1.90	39.88
I39 01621 0009	6042	KAY	CT	38	37.98	1.90	39.88
I39 01621 0010	6051	KAY	CT	38	37.98	1.90	39.88
I39 01621 0011	6049	KAY	CT	43	42.97	2.15	45.12
I39 01621 0012	6045	KAY	CT	60	59.96	3.00	62.96
I39 01621 0013	6041	KAY	CT	49	48.97	2.45	51.42
I39 01621 0014	6039	KAY	CT	37	36.98	1.85	38.83
I39 01621 0015	6035	KAY	CT	35	34.98	1.75	36.73
I39 01621 0016	6031	KAY	CT	67	66.96	3.35	70.31
I39 01621 0017	6027	KAY	CT	61	60.96	3.05	64.01
I39 01621 0018	6023	KAY	CT	65	64.96	3.25	68.21
I39 01621 0019	6019	KAY	CT	65	64.96	3.25	68.21
I39 01621 0020	6015	KAY	CT	64	63.96	3.20	67.16
I39 01621 0021	6011	KAY	CT	68	67.96	3.40	71.36
I39 01621 0022	5011	KATHERINE	CT	66	65.96	3.30	69.26
I39 01621 0023	5015	KATHERINE	CT	46	45.97	2.30	48.27
I39 01621 0024	5019	KATHERINE	CT	53	52.97	2.65	55.62
I39 01621 0025	5023	KATHERINE	CT	59	58.96	2.95	61.91
I39 01621 0026	5027	KATHERINE	CT	65	64.96	3.25	68.21
I39 01621 0027	5031	KATHERINE	CT	53	52.97	2.65	55.62
I39 01621 0028	5035	KATHERINE	CT	53	52.97	2.65	55.62
I39 01621 0029	5038	KATHERINE	CT	53	52.97	2.65	55.62
I39 01621 0030	5043	KATHERINE	CT	31	30.98	1.55	32.53

Exhibit A: Valley View District

I39 01621 0031	5024	KATHERINE	CT	146	145.91	7.30	153.21
I39 01621 0032	5020	KATHERINE	CT	79	78.95	3.95	82.90
I39 01621 0033	5016	KATHERINE	CT	123	122.92	6.15	129.07
I39 01621 0034	5012	KATHERINE	CT	65	64.96	3.25	68.21
		Total Front Footage		7,049			<b>7,396.98</b>
		Total Cost (minus City sh		\$7,044.53			
		Per Foot Cost		0.9994			



Exhibit A: General District

Parcel ID	Address	Street	Frontage	2016 Assessment	5% County Fee	Total 2016 Assessment
I39 01209 0026	784	Spinning	9	\$1.84	\$0.09	\$1.93
I39 00801 0010		Old Troy	10	\$2.07	\$0.10	\$2.17
I39 00509 0014	3309	Old Troy	20	\$4.13	\$0.21	\$4.34
I39101408 0035	1102	Mayapple	23	\$4.71	\$0.24	\$4.95
I39 00202 0024	3431	Valley	25	\$5.17	\$0.26	\$5.43
I39 01208 0002	5514	Burkhardt	25	\$5.17	\$0.26	\$5.43
I39101407 0080		Sheller	25	\$5.17	\$0.26	\$5.43
I39101502 0068		Rausch	29	\$5.95	\$0.30	\$6.25
I39101411 0036	1231	Mayapple	31	\$6.46	\$0.32	\$6.78
I39 00204 0030	2500	Harshman	34	\$7.03	\$0.35	\$7.38
I39 00505 0001	3001	Old Troy	35	\$7.13	\$0.36	\$7.49
I39101411 0037	1235	Mayapple	40	\$8.27	\$0.41	\$8.68
I39101411 0041	1305	Mayapple	40	\$8.27	\$0.41	\$8.68
I39 00716 0002	2623	Valley	40	\$8.27	\$0.41	\$8.68
I39 00716 0003	2623	Valley	40	\$8.27	\$0.41	\$8.68
I39 00203 0051	3049	Valley	40	\$8.27	\$0.41	\$8.68
I39 00716 0004		Valley	40	\$8.27	\$0.41	\$8.68
I39101408 0015	1105	Mayapple	43	\$8.89	\$0.44	\$9.33
I39101408 0012	1125	Mayapple	43	\$8.89	\$0.44	\$9.33
I39101409 0009	1306	Ames	43	\$8.89	\$0.44	\$9.33
I39101408 0013		Mayapple	43	\$8.89	\$0.44	\$9.33
I39101408 0014		Mayapple	43	\$8.89	\$0.44	\$9.33
I39101409 0008	1304	Ames	43	\$8.94	\$0.45	\$9.39
I39401315 0011	5528	Ila	43	\$8.94	\$0.45	\$9.39
I39101408 0016	1105	Mayapple	44	\$9.09	\$0.45	\$9.55
I39101408 0017	1105	Mayapple	44	\$9.09	\$0.45	\$9.55
I39101408 0018	1105	Mayapple	44	\$9.09	\$0.45	\$9.55
I39101408 0011	1125	Mayapple	44	\$9.09	\$0.45	\$9.55
I39 00711 0012	2307	Valley	45	\$9.30	\$0.47	\$9.77
I39 00711 0010	2317	Valley	45	\$9.30	\$0.47	\$9.77
I39 00717 0064	2600	Valley	45	\$9.30	\$0.47	\$9.77
I39 00717 0065	2604	Valley	45	\$9.30	\$0.47	\$9.77
I39 00717 0067	2612	Valley	45	\$9.30	\$0.47	\$9.77
I39 00717 0068	2616	Valley	45	\$9.30	\$0.47	\$9.77
I39 00505 0015	2819	Old Troy	45	\$9.30	\$0.47	\$9.77
I39 00506 0011	3009	Old Troy	45	\$9.30	\$0.47	\$9.77
I39 00506 0010	3011	Troy	45	\$9.30	\$0.47	\$9.77
I39 00511 0001	3318	Old Troy	45	\$9.30	\$0.47	\$9.77
I39101407 0011	4407	Sheller	45	\$9.30	\$0.47	\$9.77
I39101407 0009	4415	Sheller	45	\$9.30	\$0.47	\$9.77
I39 00711 0011		Valley	45	\$9.30	\$0.47	\$9.77
I39 00711 0013		Valley	45	\$9.30	\$0.47	\$9.77
I39 00710 0059		Valley	45	\$9.30	\$0.47	\$9.77
I39101406 0011	4313	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0010	4315	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0009	4321	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0008	4325	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0007	4327	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0006	4329	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0005	4331	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0004	4333	Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0003	4345	Sheller	46	\$9.51	\$0.48	\$9.98

Exhibit A: General District

I39101407 0008	4419	Sheller	46	\$9.51	\$0.48	\$9.98
I39101407 0007	4421	Sheller	46	\$9.51	\$0.48	\$9.98
I39101401 0008		Sheller	46	\$9.51	\$0.48	\$9.98
I39101401 0002		Sheller	46	\$9.51	\$0.48	\$9.98
I39101401 0006		Sheller	46	\$9.51	\$0.48	\$9.98
I39101401 0003		Sheller	46	\$9.51	\$0.48	\$9.98
I39101401 0007		Sheller	46	\$9.51	\$0.48	\$9.98
I39101401 0005		Sheller	46	\$9.51	\$0.48	\$9.98
I39101406 0016	1198	Dora	47	\$9.71	\$0.49	\$10.20
I39101406 0002	4349	Sheller	47	\$9.71	\$0.49	\$10.20
I39 01002 0048	4422	Airway	48	\$9.89	\$0.49	\$10.39
I39101407 0013	4403	Sheller	49	\$10.13	\$0.51	\$10.63
I39101407 0012	4405	Sheller	49	\$10.13	\$0.51	\$10.63
I39101411 0039	1237	Mayapple	50	\$10.34	\$0.52	\$10.85
I39 00204 0020	2418	Harshman	50	\$10.34	\$0.52	\$10.85
I39 00204 0021	2424	Harshman	50	\$10.34	\$0.52	\$10.85
I39100505 0043	2503	Old Troy	50	\$10.34	\$0.52	\$10.85
I39100505 0041	2555	Old Troy	50	\$10.34	\$0.52	\$10.85
I39100505 0038	2607	Old Troy	50	\$10.34	\$0.52	\$10.85
I39100505 0039	2607	Old Troy	50	\$10.34	\$0.52	\$10.85
I39100505 0040	2607	Old Troy	50	\$10.34	\$0.52	\$10.85
I39100505 0037	2611	Old Troy	50	\$10.34	\$0.52	\$10.85
I39100505 0036	2615	Old Troy	50	\$10.34	\$0.52	\$10.85
I39100505 0035	2621	Old Troy	50	\$10.34	\$0.52	\$10.85
I39 00511 0003	3403	Old Troy	50	\$10.34	\$0.52	\$10.85
I39 00511 0025	3410	Old Troy	50	\$10.34	\$0.52	\$10.85
I39101405 0010	4330	Sheller	50	\$10.34	\$0.52	\$10.85
I39101407 0014	4403	Sheller	50	\$10.34	\$0.52	\$10.85
I39101405 0004		Sheller	50	\$10.34	\$0.52	\$10.85
I39 00505 0019	2815	Old Troy	52	\$10.77	\$0.54	\$11.31
I39101409 0016	1204	Ames	60	\$12.40	\$0.62	\$13.02
I39101409 0023	1207	Ames	60	\$12.40	\$0.62	\$13.02
I39 01208 0004	5636	Burkhardt	60	\$12.40	\$0.62	\$13.02
I39 00914 0048	5663	Burkhardt	60	\$12.40	\$0.62	\$13.02
I39 00919 0008	501	Woodman	63	\$13.10	\$0.65	\$13.75
I39101409 0014	1210	Ames	66	\$13.57	\$0.68	\$14.24
I39 00204 0022		Harshman	66	\$13.64	\$0.68	\$14.32
I39 01214 0002	607	Crestmont	70	\$14.47	\$0.72	\$15.19
I39 01214 0003	613	Crestmont	70	\$14.47	\$0.72	\$15.19
I39101405 0008	4332	Sheller	72	\$14.78	\$0.74	\$15.52
I39 00413 0001	3131	Harshman	73	\$15.13	\$0.76	\$15.89
I39 00204 0025	2512	Harshman	76	\$15.61	\$0.78	\$16.39
I39101410 0058	1380	Obie	76	\$15.75	\$0.79	\$16.53
I39 00203 0052	3053	Valley	81	\$16.64	\$0.83	\$17.47
I39101502 0032	4215	Linden	81	\$16.70	\$0.83	\$17.53
I39100701 0016	2300	Valley	81	\$16.74	\$0.84	\$17.58
I39101409 0017	1202	Ames	81	\$16.79	\$0.84	\$17.63
I39 01212 0004	872	Spinning	82	\$16.95	\$0.85	\$17.80
I39 01212 0005	888	Spinning	82	\$16.95	\$0.85	\$17.80
I39 01209 0023	5506	Marblehead	82	\$16.98	\$0.85	\$17.83
I39 01212 0003	860	Spinning	84	\$17.34	\$0.87	\$18.20
I39 01209 0025	766	Spinning	84	\$17.34	\$0.87	\$18.21
I39 01209 0027	804	Spinning	84	\$17.34	\$0.87	\$18.21
I39 01212 0001	836	Spinning	84	\$17.34	\$0.87	\$18.21
I39 01212 0002	848	Spinning	84	\$17.34	\$0.87	\$18.21

Exhibit A: General District

I39 01209 0021	813	Gleneagle	85	\$17.57	\$0.88	\$18.45
I39 01209 0020	819	Gleneagle	85	\$17.57	\$0.88	\$18.45
I39 01209 0017	837	Gleneagle	85	\$17.57	\$0.88	\$18.45
I39 01209 0016	839	Gleneagle	85	\$17.57	\$0.88	\$18.45
I39101409 0013	1208	Ames	86	\$17.70	\$0.88	\$18.58
I39101409 0025	4545	Oakdell	86	\$17.73	\$0.89	\$18.62
I39101409 0038	1205	Ames	87	\$17.93	\$0.90	\$18.83
I39101409 0022	1207	Ames	88	\$18.09	\$0.90	\$18.99
I39101409 0020		Ames	88	\$18.09	\$0.90	\$18.99
I39 01209 0022	807	Gleneagle	88	\$18.17	\$0.91	\$19.08
I39 01209 0019	825	Gleneagle	90	\$18.60	\$0.93	\$19.53
I39 01209 0018	831	Gleneagle	90	\$18.60	\$0.93	\$19.53
I39101411 0040	1301	Mayapple	91	\$18.86	\$0.94	\$19.80
I39 00508 0024	3303	Old Troy	93	\$19.23	\$0.96	\$20.20
I39 00801 0009	4001	Old Troy	97	\$20.05	\$1.00	\$21.05
I39 00507 0039	3006	Old Troy	98	\$20.22	\$1.01	\$21.23
I39 00801 0011		Old Troy	99	\$20.46	\$1.02	\$21.49
I39 00417 0004		Trade Cente	99	\$20.49	\$1.02	\$21.51
I39 00204 0019	2410	Harshman	100	\$20.67	\$1.03	\$21.70
I39100505 0042	2507	Old Troy	100	\$20.67	\$1.03	\$21.70
I39101405 0007	4304	Sheller	100	\$20.67	\$1.03	\$21.70
I39101405 0006	4308	Sheller	100	\$20.67	\$1.03	\$21.70
I39101409 0024	4555	Oakdell	100	\$20.67	\$1.03	\$21.70
I39101405 0005		Sheller	100	\$20.67	\$1.03	\$21.70
I39 00203 0053		Valley	100	\$20.67	\$1.03	\$21.70
I39101601 0007	4001	Linden	103	\$21.39	\$1.07	\$22.46
I39401506 0036	14	Tulip Ln	105	\$21.69	\$1.08	\$22.77
I39101409 0037	1204	Obie	105	\$21.70	\$1.09	\$22.79
I39101409 0035	1214	Obie St	105	\$21.70	\$1.09	\$22.79
I39 01214 0001	5662	Burkhardt	105	\$21.71	\$1.09	\$22.79
I39101405 0002	1217	Obie	105	\$21.76	\$1.09	\$22.84
I39 00203 0078	3081	Valley	106	\$22.01	\$1.10	\$23.11
I39 00509 0010	3315	Old Troy	108	\$22.35	\$1.12	\$23.47
I39101409 0036	4404	Sheller	109	\$22.43	\$1.12	\$23.55
I39401506 0035	24	Tulip Ln	109	\$22.53	\$1.13	\$23.66
I39 01209 0024	5500	Marblehead	110	\$22.78	\$1.14	\$23.92
I39 00801 0006		Old Troy	115	\$23.76	\$1.19	\$24.95
I39 01208 0005	5616	Burkhardt	115	\$23.77	\$1.19	\$24.96
I39401505 0017	1371	Spaulding	116	\$24.02	\$1.20	\$25.22
I39401505 0042		Spaulding R	117	\$24.26	\$1.21	\$25.47
I39 00717 0069	2620	Valley	118	\$24.47	\$1.22	\$25.70
I39 00803 0027		Old Troy	124	\$25.70	\$1.29	\$26.99
I39 00203 0077	3081	Valley	125	\$25.84	\$1.29	\$27.13
I39 00204 0026	2520	Harshman	127	\$26.15	\$1.31	\$27.45
I39 00204 0027	2600	Harshman	127	\$26.15	\$1.31	\$27.45
I39 00204 0028	2608	Harshman	127	\$26.15	\$1.31	\$27.45
I39 00204 0029	2620	Harshman	127	\$26.15	\$1.31	\$27.45
I39 00202 0025	3425	Valley	129	\$26.56	\$1.33	\$27.89
I39401506 0038	5030	Linden	130	\$26.82	\$1.34	\$28.16
I39100505 0029	2717	Old Troy	130	\$26.87	\$1.34	\$28.21
I39101411 0035	1231	Mayapple	131	\$27.13	\$1.36	\$28.48
I39101409 0015	1206	Ames	131	\$27.13	\$1.36	\$28.49
I39 00511 0029	3308	Old Troy	133	\$27.49	\$1.37	\$28.87
I39401503 0015	4420	Linden	142	\$29.29	\$1.46	\$30.76
I39 00417 0002		Trade Cente	145	\$29.97	\$1.50	\$31.47

Exhibit A: General District

I39 01208 0003		Burkhardt	150	\$30.99	\$1.55	\$32.54
I39101502 0005	4318	Linden	151	\$31.17	\$1.56	\$32.73
I39 00702 0024	98	Hypathia	151	\$31.28	\$1.56	\$32.85
I39101502 0065	4251	Linden	155	\$32.02	\$1.60	\$33.63
I39 00203 0019	3283	Valley	160	\$33.07	\$1.65	\$34.73
I39401506 0037	5010	Linden	162	\$33.46	\$1.67	\$35.13
I39 00804 0001	4052	Old Troy	164	\$33.98	\$1.70	\$35.68
I39451320 0004		Linden	173	\$35.67	\$1.78	\$37.45
I39101503 0007		Spinning-Da	173	\$35.77	\$1.79	\$37.56
I39 00520 0019	3600	Old Troy	175	\$36.17	\$1.81	\$37.98
I39 00805 0001	4109	Schwinn	179	\$36.90	\$1.85	\$38.75
I39 00204 0016	2336	Harshman	180	\$37.21	\$1.86	\$39.07
I39401505 0005	4601	Linden	182	\$37.57	\$1.88	\$39.45
I39 00204 0018	2404	Harshman	192	\$39.69	\$1.98	\$41.67
I39 00202 0019	3591	Valley	192	\$39.71	\$1.99	\$41.69
I39 00918 0009	4939	Burkhardt	194	\$40.05	\$2.00	\$42.05
I39 00811 0002	4542	Kalida	197	\$40.81	\$2.04	\$42.85
I39101501 0007	4419	Linden	197	\$40.82	\$2.04	\$42.86
I39 00203 0034	1791	Harshman	200	\$41.34	\$2.07	\$43.41
I39 01208 0001	5580	Burkhardt	205	\$42.37	\$2.12	\$44.49
I39101405 0003	4346	Sheller	210	\$43.32	\$2.17	\$45.49
I39 00204 0004	2405	Harshman	210	\$43.41	\$2.17	\$45.58
I39 00520 0026		Old Troy	210	\$43.46	\$2.17	\$45.64
I39401505 0024	4700	Linden	215	\$44.36	\$2.22	\$46.57
I39 00702 0001	2701	Valley	216	\$44.54	\$2.23	\$46.77
I39 00203 0024	3201	Valley	219	\$45.19	\$2.26	\$47.45
I39 00204 0002		Harshman	237	\$48.88	\$2.44	\$51.33
I39 00505 0002	2907	Old Troy	240	\$49.53	\$2.48	\$52.00
I39401506 0007	4917	Linden	241	\$49.87	\$2.49	\$52.36
I39100505 0028	2735	Old Troy	250	\$51.61	\$2.58	\$54.19
I39101409 0019	4424	Sheller	250	\$51.68	\$2.58	\$54.26
I39101602 0009		Linden	263	\$54.36	\$2.72	\$57.07
I39 00812 0001		Old Troy	274	\$56.70	\$2.83	\$59.53
I39 00401 0001	3500	Valley	275	\$56.86	\$2.84	\$59.71
I39401506 0008	5031	Linden	277	\$57.19	\$2.86	\$60.05
I39 00204 0005	2333	Harshman	277	\$57.24	\$2.86	\$60.10
I39 00918 0010	499	Woodman	280	\$57.88	\$2.89	\$60.77
I39 00811 0001	4542	Kalida	281	\$58.08	\$2.90	\$60.98
I39 00203 0080	1991	Harshman	284	\$58.78	\$2.94	\$61.72
I39101501 0010	4317	Linden	293	\$60.56	\$3.03	\$63.58
I39 00520 0018	3730	Old Troy	300	\$62.01	\$3.10	\$65.11
I39 00204 0043		Harshman	303	\$62.62	\$3.13	\$65.75
I39 00202 0029	3448	Valley	304	\$62.84	\$3.14	\$65.98
I39 00204 0012	2231	Harshman	326	\$67.38	\$3.37	\$70.75
I39 00204 0014	2221	Harshman	331	\$68.42	\$3.42	\$71.84
I39401505 0028	1390	Spaulding	359	\$74.30	\$3.72	\$78.02
I39101602 0001	4032	Linden	361	\$74.57	\$3.73	\$78.30
I39401505 0016	4640	Linden	377	\$78.00	\$3.90	\$81.90
I39 00401 0003	3560	Valley	390	\$80.63	\$4.03	\$84.66
I39 00204 0017	2320	Harshman	420	\$86.72	\$4.34	\$91.06
I39 00509 0009	3403	Old Troy	465	\$96.21	\$4.81	\$101.02
I39 00203 0020	3225	Valley	466	\$96.30	\$4.81	\$101.11
I39101503 0005	4515	Linden	500	\$103.35	\$5.17	\$108.52
I39 00509 0001	3675	Old Troy	503	\$104.05	\$5.20	\$109.26
I39 00203 0072	2700	Valley	506	\$104.54	\$5.23	\$109.77

Exhibit A: General District

I39 00408 0001	4151	Amston off	506	\$104.60	\$5.23	\$109.83
I39 00202 0025	3425	Valley	519	\$107.24	\$5.36	\$112.60
I39101412 0001		Penn	525	\$108.41	\$5.42	\$113.83
I39 00202 0020	3535	Valley	543	\$112.14	\$5.61	\$117.75
I39 00204 0001	2661	Harshman	548	\$113.22	\$5.66	\$118.88
I39 00801 0005		Old Troy	600	\$124.02	\$6.20	\$130.22
I39401505 0032	4740	Linden	633	\$130.85	\$6.54	\$137.40
I39 00202 0022	3505	Valley	635	\$131.30	\$6.57	\$137.87
I39 00203 0039	2714	Valley	696	\$143.92	\$7.20	\$151.11
I39100701 0014	2300	Valley	792	\$163.66	\$8.18	\$171.84
I39401503 0008	4524	Linden	881	\$182.01	\$9.10	\$191.11
I39 00203 0046	2801	Valley	886	\$183.15	\$9.16	\$192.30
I39 00203 0025	1900	Harshman	924	\$190.99	\$9.55	\$200.54
I39 00901 0001	5500	Airway	935	\$193.26	\$9.66	\$202.93
I39101503 0002	4433	Linden	1024	\$211.57	\$10.58	\$222.15
I39 00114 0046	4912	Airway	1173	\$242.46	\$12.12	\$254.58
I39 00203 0027	3318	Valley	1230	\$254.18	\$12.71	\$266.89
Total				\$8,015.94	\$400.80	\$8,416.74

Exhibit A: Brantwood District

Parcel ID	Address	Frontage	2016 Assessment	5% County Fee	Total 2016 Assessment
I39 00520 0035	500 Reading Road	194.17	\$77.51	\$3.88	\$81.39
I39 00520 0036	502 Reading Road	53.37	\$21.31	\$1.07	\$22.37
I39 00520 0037	504 Reading Road	50.56	\$20.18	\$1.01	\$21.19
I39 00520 0038	506 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0039	508 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0040	510 Reading Road	58.33	\$23.29	\$1.16	\$24.45
I39 00520 0041	512 Reading Road	53.87	\$21.50	\$1.08	\$22.58
I39 00520 0042	514 Reading Road	68.28	\$27.26	\$1.36	\$28.62
I39 00520 0043	516 Reading Road	68.28	\$27.26	\$1.36	\$28.62
I39 00520 0044	518 Reading Road	53.87	\$21.50	\$1.08	\$22.58
I39 00520 0045	520 Reading Road	53.87	\$21.50	\$1.08	\$22.58
I39 00520 0046	522 Reading Road	55.21	\$22.04	\$1.10	\$23.14
I39 00520 0047	524 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0048	526 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0049	Reading Road	81.16	\$32.40	\$1.62	\$34.02
I39 00520 0050	530 Reading Road	87.29	\$34.85	\$1.74	\$36.59
I39 00520 0051	532 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0052	534 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0053	536 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0054	539 Reading Road	73.55	\$29.36	\$1.47	\$30.83
I39 00520 0055	537 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0056	535 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0057	533 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0058	531 Reading Road	54.53	\$21.77	\$1.09	\$22.86
I39 00520 0059	2401 Brantwood Boulevard	179.45	\$71.64	\$3.58	\$75.22
I39 00520 0060	2403 Brantwood Boulevard	95.26	\$38.03	\$1.90	\$39.93
I39 00520 0061	526 Recess Drive	198.15	\$79.10	\$3.96	\$83.06
I39 00520 0062	528 Recess Drive	60.31	\$24.08	\$1.20	\$25.28
I39 00520 0063	530 Recess Drive	60	\$23.95	\$1.20	\$25.15
I39 00520 0064	532 Recess Drive	60	\$23.95	\$1.20	\$25.15
I39 00520 0065	534 Recess Drive	60	\$23.95	\$1.20	\$25.15
I39 00520 0066	536 Recess Drive	59.64	\$23.81	\$1.19	\$25.00
I39 00520 0067	538 Recess Drive	58.56	\$23.38	\$1.17	\$24.55
I39 00520 0068	539 Recess Drive	56.77	\$22.66	\$1.13	\$23.80
I39 00520 0069	537 Recess Drive	60	\$23.95	\$1.20	\$25.15
I39 00520 0070	535 Recess Drive	60	\$23.95	\$1.20	\$25.15
I39 00520 0071	533 Recess Drive	60	\$23.95	\$1.20	\$25.15
I39 00520 0072	531 Recess Drive	60	\$23.95	\$1.20	\$25.15
I39 00520 0073	529 Recess Drive	58.03	\$23.17	\$1.16	\$24.32
I39 00520 0074	527 Recess Drive	53.87	\$21.50	\$1.08	\$22.58
I39 00520 0075	525 Recess Drive	167.03	\$66.68	\$3.33	\$70.01
I39 00520 0076	505 Reading Road	114.89	\$45.86	\$2.29	\$48.16
I39 00520 0077	507 Reading Road	60	\$23.95	\$1.20	\$25.15
I39 00520 0078	509 Reading Road	79.81	\$31.86	\$1.59	\$33.45
I39 00520 0079	511 Reading Road	116.24	\$46.40	\$2.32	\$48.72
I39 00520 0080	513 Reading Road	116.24	\$46.40	\$2.32	\$48.72
I39 00520 0081	515 Reading Road	213.62	\$85.28	\$4.26	\$89.54
I39 00520 0082	2402 Brantwood Boulevard	60	\$23.95	\$1.20	\$25.15
I39 00520 0083	2404 Brantwood Boulevard	60	\$23.95	\$1.20	\$25.15
I39 00520 0084	2406 Brantwood Boulevard	99.83	\$39.85	\$1.99	\$41.84
I39 00520 0085	2502 Brantwood Boulevard	93.27	\$37.23	\$1.86	\$39.10

Exhibit A: Brantwood District

I39 00520 0086	2504 Brantwood Boulevard	60	\$23.95	\$1.20	\$25.15
I39 00520 0087	2506 Brantwood Boulevard	227.2	\$90.70	\$4.53	\$95.23
I39 00520 0088	Brantwood	131	\$52.30	\$2.61	\$54.91
I39 00520 0089	Reading Road	49.85	\$19.90	\$1.00	\$20.90
	Total Frontage	4495.36			
	2016 Street Lighting Cost	\$1,798.20			
	Minus City Share	\$1,794.60			
	Per Foot Cost	0.3992			





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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 B) I)

**AGENDA ITEM CAPTION:** Resolution No. 15-R-2068 a resolution authorizing the City Manager to enter into a contract for the purchase of one police vehicle for use at the Division of Police under the 2015 State of Ohio Cooperative Bid Program from Lebanon Ford.

**ADMINISTRATIVE COMMENTS:** None

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached resolution.

**EXHIBITS:** RESOLUTION AND MEMO

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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


AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_

MEMORANDUM

**TO:** Tom Garret  
Finance Director

**FROM:** Frank Robinson   
Chief of Police

**DATE:** July 7, 2015

**SUBJECT:** Declaration of Surplus Vehicles

**CC:** Bryan RH. Chodkowski  
City Manager

I would like to declare the following vehicles as surplus:

2011 Ford Crown Victoria Car# 711	2FABP7BV3BX185905
2011 Ford Crown Victoria Car# 811	2FABP7BV7BX185907

The two vehicles will be used as trade-ins to purchase a 2015 Ford Explorer Interceptor cruiser.  
If you have any questions please feel free to contact me.

# RESOLUTION NO. 15-R-2068

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PURCHASE OF ONE POLICE VEHICLE FROM LEBANON FORD FOR USE AT THE DIVISION OF POLICE UNDER THE 2015 STATE OF OHIO COOPERATIVE BID PROGRAM.**

WHEREAS, the City Manager and Chief of Police do report that the State of Ohio, Department of Administrative Services has awarded a contract for the purchase of one police vehicle from Lebanon Ford under the Cooperative Bid Program; and

WHEREAS, the City Manager does recommend that a police vehicle be purchased by the City under said Program; and

WHEREAS, The Chief of Police and Director of Finance do hereby recommend that two 2011 Crown Victoria Police Interceptors be declared surplus and traded-in for a credit applied to the purchase of the new police vehicle;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That upon review and consideration of the contract awarded by the State of Ohio, Department of Administrative Services under the Cooperative Bid Program and in accordance with the recommendations of the City Manager and the Chief of Police, this Council does herewith determine that it is in the best interest of the City to purchase one (1) 2015 Ford AWD Utility Cruiser and all necessary equipment from Lebanon Ford at a price not to exceed \$40,000. Accordingly, the City Manager is hereby authorized to enter into said contract, and said contract together with all bid specifications and documents shall constitute the total agreement between the parties.

Section 2: That two 2011 Crown Victoria Police Interceptors, VIN#'s 2FABP7BV3BX185905 and 2FABP7BV7BX185907, are hereby declared surplus to be traded-in as a credit applied to the purchase price of the new police vehicle;

Section 3: Said amounts as detailed within this Resolution shall be paid from budgetary line-item 232.232.5521 Equipment: Fund 232 Federal Equitable Sharing.

Section 4: That this Resolution shall take effect and be in full force from and after the date of its passage.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

# RESOLUTION NO. 15-R-2068

ATTEST:

\_\_\_\_\_  
CLERK

## CERTIFICATE OF THE CLERK

I, \_\_\_\_\_, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. \_\_\_\_\_, passed by the Council of the City of Riverside on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK

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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 B) II)

**AGENDA ITEM CAPTION:** Resolution No. 15-R-2069 a resolution authorizing the City Manager of Riverside, Montgomery County, Ohio to enter into a contract with the Ohio Department of Transportation (ODOT) for improvements to County Road 194 (Airway Road) Straight Mile 2.74 to 3.54 plus or minus within the City of Riverside.

**ADMINISTRATIVE COMMENTS:** None

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached resolution.

**EXHIBITS:** RESOLUTION AND LETTER

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_



# OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 7 • 1001 ST. MARYS AVENUE • SIDNEY, OHIO 45365-0969 • (937) 492-1141  
JOHN R. KASICH, GOVERNOR • JERRY WRAY, DIRECTOR • RANDY CHEVALLEY, P.E., P.S., DISTRICT DEPUTY DIRECTOR

June 30, 2015

Mr. Bryan RH Chodkowski  
City Manager  
City of Riverside  
1791 Harshman Road  
Riverside, OH 45424-5017

**RE: MOT W AIRWAY RD, PID #100348  
Preliminary Legislation Participatory**

Dear Mr. Chodkowski:

Enclosed are three copies of preliminary legislation which is a requirement for us to complete the programming on a project proposing to improve pavement condition by milling and resurfacing with asphalt concrete, improving drainage, and spot repairs of curb and sidewalk on County Road 194 (Airway Road) Straight Mile 2.74 to 3.54 plus or minus, within the City of Riverside, Montgomery County, Ohio. This project is currently scheduled for Bid Letting scheduled in State Fiscal Year 2020. The current construction estimate is \$2,684,000.00

In completing these forms, please be sure to indicate the Ordinance/Resolution No. in the upper right-hand corner of Page 1. You will note in Section VI, the Contractual Officer's signature must appear on Page 3 in the space provided for Contractual Officer, as well as in the space for Officer of the City. Both should be attested to by a Councilman or the Clerk. If the City has no President of Council, please write the word "SAME" in quotes in that space provided. Also on Page 3 in the "Certificate of Copy", please be sure to fill in the Ordinance Record Number and Page Number. If the Clerk has a seal, it should be affixed to the "Certificate of Copy". **If there is no seal**, a letter stating that the City does not have a seal must accompany the executed legislation.

When the legislation has been properly executed and all **inked original** signatures affixed, please return all three (3) originals to the **District Seven Planning Office at the address shown above**, Attention: Robin Castle, **no later than December 30, 2015**, to maintain the current project schedule. After the Director of the Ohio Department of Transportation has signed all copies, one original will be returned to the City.

Please feel free to contact this office if you have any questions. Your cooperation in this matter is greatly appreciated.

Respectfully,

*Gary M. Parrill P.E.* BCH

Gary M. Parrill, P.E.  
Transportation Planning and Engineering Administrator

GMP:rac

Enclosures (3)

c: file w/att.

# RESOLUTION NO. 15-R-2069

**RESOLUTION AUTHORIZING THE CITY MANAGER OF RIVERSIDE, MONTGOMERY COUNTY, OHIO TO ENTER INTO A CONTRACT WITH THE OHIO DEPARTMENT OF TRANSPORTATION (ODOT) FOR IMPROVEMENT TO COUNTY ROAD 194 (AIRWAY ROAD) STRAIGHT MILE 2.74 TO 3.54 PLUS OR MINUS WITHIN THE CITY OF RIVERSIDE.**

**WHEREAS**, the City of Riverside has identified the need for the project to improve pavement condition by milling and resurfacing with asphalt concrete, improving drainage, and spot repairs of curb and sidewalk on County Road 194 (Airway Road) Straight Mile 2.74 to 3.54 plus or minus, within the City of Riverside, Montgomery County, Ohio. Said project further identified as MOT W AIRWAY RD, PID No. 100348.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RIVERSIDE, OHIO, THAT:**

**Section 1:** Being in the public interest, the City of Riverside gives consent to the Director of Transportation to complete the above described project.

**Section 2:** The City of Riverside shall cooperate with the Director of Transportation in the above-described project as follows:

The City of Riverside agrees to assume and bear one-hundred percent (100%) of the entire cost of this improvement, less the amount of Federal-aid and State funds set aside by the Director of Transportation for the financing of this improvement from funds allocated by the Federal Highway Administration, U.S. Department of Transportation.

In addition, the City also agrees to assume and bear one-hundred percent (100%) of the cost of any construction items requested by the City of Riverside on the entire improvement, which are not necessary for the improvement, as determined by the State and Federal Highway Administration.

The City of Riverside further agrees to pay one-hundred percent (100%) of the cost to install and/or repair curb ramps at all necessary intersection to ensure compliance with the Americans with Disabilities Act.

# RESOLUTION NO. 15-R-2069

**Section 3:** The City of Riverside agrees to acquire and/or make available to ODOT, in accordance with State and Federal regulations, all necessary right-of-way required (if applicable) for the described Project. The City of Riverside also understands that right-of-way costs include eligible utility costs. The City of Riverside agrees to be responsible for all utility accommodation, relocation, and reimbursement and agrees that all such accommodations, relocations, and reimbursements shall comply with the current provisions of 23 CFR 645 and the ODOT Utilities Manual.

**Section 4:** Upon completion of the Project, and unless otherwise agreed, the City of Riverside shall: (1) provide adequate maintenance for the Project in accordance with all applicable state and federal law, including, but not limited to, Title 23, U.S.C. Section 116; (2) provide ample financial provisions, as necessary, for such maintenance of the Project; (3) maintain the right-of-way, keeping it free of obstructions; and, (4) hold said right-of-way inviolate for public highway purposes.

**Section 5:** The City Manager of the City of Riverside is hereby empowered on behalf of the City of Riverside to enter into contracts with ODOT prequalified consultants for the preliminary engineering phase of the Project and to enter into contracts with the Director of Transportation necessary to complete the above described project. Upon the request of ODOT, the City Manager of the City of Riverside is also empowered to assign all rights, title and interest of the City of Riverside to ODOT arising from any agreement with its consultant in order to allow ODOT to direct additional or corrective work, recover damages due to errors or omission, and to exercise all other contractual rights and remedies afforded by law or equity.

The City of Riverside agrees that if Federal Funds are used to pay the cost of any consultants contract, the City of Riverside shall comply with 23 CFR 172 in the selection of its consultant and the administration of the consultant contract. Further, the City of Riverside agrees to incorporate ODOT's "Specifications for Consulting Services" as a contract document in all of its consult



## RESOLUTION NO. 15-R-2069

contracts. The City of Riverside agrees to require, as a scope of services clause, that all plans prepared by the consultant must conform to ODOT's current design standards and the consultant shall be responsible for ongoing consultant involvement during the construction phase of the Project. The City of Riverside agrees to include a completion schedule acceptable to ODOT and to assist ODOT in rating the consultant's performance through ODOT's Consultant Evaluation System.

**Section 6:** That this Resolution shall take effect and be in full force from and after the date of its passage.

# RESOLUTION NO. 15-R-2069

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

## CERTIFICATE OF THE CLERK

I, \_\_\_\_\_, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. \_\_\_\_\_ passed by the Riverside City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, and that the publication of such Resolution has been made and certified of record according to Law.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK

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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 B) III)

**AGENDA ITEM CAPTION:** Resolution No. 15-R-2070 a resolution authorizing the City Manager to reject all bids submitted for the City of Riverside Waste Collection and Recycling Services Contract.

**ADMINISTRATIVE COMMENTS:** None

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached resolution.

**EXHIBITS:** RESOLUTION

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_



# RESOLUTION NO. 15-R-2070

## **A RESOLUTION AUTHORIZING THE CITY MANAGER TO REJECT ALL BIDS SUBMITTED FOR THE CITY OF RIVERSIDE WASTE COLLECTION AND RECYCLING SERVICES CONTRACT.**

WHEREAS, the City of Riverside advertised for bids for the five-year Waste Collection and Recycling Services Contract; and

WHEREAS, the City Manager recommends that all bids be rejected in accordance with Riverside Ordinance § 139.08(a).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

Section 1: That all bids received for the City of Riverside Waste Collection and Recycling Services Contract are hereby rejected.

Section 2: The City Manager is hereby directed to notify all bidders of City Council's determination to reject all bids.

Section 3: The City Manager is hereby directed to re-bid the five-year Waste Collection and Recycling Services Contract with contract set to commence on January 1, 2016.

Section 4: That this Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

RESOLUTION NO. 15-R-2070

**CERTIFICATE OF THE CLERK**

I, \_\_\_\_\_ Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. \_\_\_\_\_ passed by the Riverside City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK

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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 B) IV)

**AGENDA ITEM CAPTION:** Resolution No 15-R-2071 a resolution setting forth appointment of Mary Kay Walters to the Health and Safety Commission for the three year term beginning August 3, 2015 through August 2, 2018.

**ADMINISTRATIVE COMMENTS:** None

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached resolution.

**EXHIBITS:** RESOLUTION

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_





# RESOLUTION NO. R-15-2071

**A RESOLUTION SETTING FORTH APPOINTMENT OF MARY KAY WALTERS TO THE HEALTH AND SAFETY COMMISSION FOR A THREE YEAR TERM BEGINNING AUGUST 3, 2015 THROUGH AUGUST 2, 2018.**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

SECTION 1: That the Council of the City of Riverside, Ohio hereby appoints Mary Kay Walters to the Health and Safety Commission for three (3) year term beginning August 3, 2015 and ending August 2, 2018.

SECTION 2: That the Clerk be and is hereby authorized and directed to forward a certified copy of this Resolution to the City Manager, Finance Director and Ms. Walters.

SECTION 3: That this Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

## CERTIFICATE OF THE CLERK

I, \_\_\_\_\_, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. \_\_\_\_\_ passed by the Riverside City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

# RESOLUTION NO. R-15-2071

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_  
day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK

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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 B) V)

**AGENDA ITEM CAPTION:** Resolution No. 15-R-2072 a resolution declaring certain property owned by the City to be surplus or no longer of value for City purposes and authorizing its disposition.

**ADMINISTRATIVE COMMENTS:** None

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached resolution.

**EXHIBITS:** RESOLUTION AND EXHIBIT A

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_

# RESOLUTION NO. 15-R-2072

## **A RESOLUTION DECLARING CERTAIN PROPERTY OWNED BY THE CITY TO BE SURPLUS OR NO LONGER OF VALUE FOR CITY PURPOSES AND AUTHORIZING ITS DISPOSITION.**

WHEREAS, the City Manager does report that various personal property belonging to the City is no longer needed for municipal purposes and should be declared surplus or no longer of value, as appropriate; and

WHEREAS, the City Manager does recommend that said items be sold at the best obtainable price, or, if having no value, to be salvaged.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

- Section 1: That this Council hereby finds and determines that the property listed in Exhibit "A" attached hereto and incorporated by reference herein is no longer needed for municipal purposes and is hereby declared to be surplus or salvage as indicated.
- Section 2: Accordingly, the City Manager is hereby authorized to sell said items at the best obtainable price. Those items identified as having no remaining value are approved for salvage disposition.
- Section 3: The Clerk is hereby authorized and directed to forward a copy of this Resolution to the City Manager and Finance Director.
- Section 4: This Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

# RESOLUTION NO. 15-R-2072

## **CERTIFICATE OF THE CLERK**

I, \_\_\_\_\_ Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. \_\_\_\_\_ passed by the Riverside City Council on the \_\_\_\_ day of \_\_\_\_\_, 2015.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK

## RESOLUTION 15-R-2072

### EXHIBIT A

#### Surplus Items to be Salvaged

Serial Number	Make	Model	Type
5TS1PH1	Dell	Vostro 410	Desktop Computer
7TS1PH1	Dell	Vostro 410	Desktop Computer
8TS1PH1	Dell	Vostro 410	Desktop Computer
2TS1PH1	Dell	Vostro 410	Desktop Computer
3VHZQL1	Dell	Vostro 230	Desktop Computer
FTWWPH1	Dell	Optiplex 330	Desktop Computer
35KCTJ1	Dell	Optiplex 360	Desktop Computer
02110037003	5 O'Clock		Desktop Computer
21765419192	5 O'Clock		Desktop Computer
02108189032	5 O'Clock		Desktop Computer
02111285066	5 O'Clock		Desktop Computer
02103096009	5 O'Clock		Desktop Computer
06601148003	Antec		Desktop Computer
113005RW	Pak	330-920-1136	Desktop Computer
TW03N64212961	Dell	Inspiron 8100	Laptop Computer
TW11500276	HP	Pavilion N5390	Laptop Computer
ETLDQ0C011842130714022		Acer V193bm	LCD Computer Monitor
ETLC1081470090BCCC4203		Acer V193W	LCD Computer Monitor
98677CA000378		AOC 177Sa	LCD Computer Monitor
A19024624759		Viewsonic VG800	LCD Computer Monitor
PIR044701388		Viewsonic VE710s	LCD Computer Monitor
CN-OH265R6418003501ML		Dell E2210Hc	LCD Computer Monitor
LCD17509093465		Super Circuits LCD17	LCD Computer Monitor
MY5C3210S4	HP	K550	Inkjet Printer
CNBJ276586	HP	Laserjet 1000	Laser Printer
CNBJ276539	HP	Laserjet 1000	Laser Printer
	Canon	MP25DIII	Printing Calculator
	Panasonic	Microcassette	Tape Transcriber

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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 15 B) VI)

**AGENDA ITEM CAPTION:** Resolution No. 15-R-2073 as resolution by the Council of the City of Riverside, Ohio authorizing the City Manager to enter into lease agreements with Radiance Technologies, Inc.

**ADMINISTRATIVE COMMENTS:** None

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached resolution.

**EXHIBITS:** RESOLUTION, EXHIBIT A AND EXHIBIT B

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_

# RESOLUTION NO. 15-R-2073

## **A RESOLUTION BY THE COUNCIL OF THE CITY OF RIVERSIDE, OHIO AUTHORIZING THE CITY MANAGER TO ENTER INTO LEASE AGREEMENTS WITH RADIANCE TECHNOLOGIES, INC.**

WHEREAS, the City of Riverside is owner of the office building addressed as 5100 Springfield Pike; and

WHEREAS, the City Manager and Director of Economic Development have reported to Council that RADIANCE TECHNOLOGIES, INC., an Alabama corporation, with its principal business offices at 350 Wynn Drive, Huntsville, Alabama; wishes to enter into lease agreements with the City; and

WHEREAS, the City Manager and Director of Economic Development further report that two new leases, attached hereto as “Exhibit A and B” for Radiance Technologies, Inc.; have been negotiated; and

WHEREAS, it is the recommendation of the City Manager and Director of Economic Development that the City Council authorize the execution of the aforementioned lease agreements with Radiance Technologies, Inc.;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO, THAT:

- Section 1: In accordance with the recommendation of the City Manager and Director of Economic Development, this Council does determine that it is in best interest of the City to enter into the aforementioned leases with Radiance Technologies, Inc., attached hereto as “Exhibit A and B.” Accordingly, the City Manager is hereby authorized to enter into said lease agreements.
- Section 2: That the Clerk be and is hereby authorized and directed to forward a certified copy of this resolution to the Director of Finance, and the duly recognized agent of Radiance Technologies, Inc.
- Section 3: This Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:



# RESOLUTION NO. 15-R-2073

\_\_\_\_\_  
CLERK

## **CERTIFICATE OF THE CLERK**

I, \_\_\_\_\_, Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing is a true and correct copy of Resolution No. \_\_\_\_\_, passed by the Council of the City of Riverside on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Clerk of Council

# Exhibit A

## LEASE AGREEMENT

for office space

WRIGHT POINT II OFFICE BUILDING

Riverside, Ohio

---

**LESSOR** – City of Riverside, Ohio  
1791 Harshman Road  
Riverside, Ohio 45424-5017

Tax ID: 31-6007853

**LESSEE** – RADIANCE TECHNOLOGIES, INC.  
350 Wynn Drive  
Huntsville, AL 35805

Lease Date: \_\_\_\_\_, 2015

## INDEX

<u>Article Number</u>	<u>Title</u>	<u>Page No.</u>
1	Grant	1
2	Description	1
3	Term	2
4	Commencement of Rent	2
5	Common Area	2
6	Rental – Security Deposit	3
7	Intentionally Reserved	5
8	Rent Payable	5
9	Remodeling of Premises	5
10	Other Covenants of Lessee	6
A	Use	6
B	Care of Premises	6
C	Rules and Regulations	6
D	Signs	7
E	Discharge of Liens	7
F	Indemnification	7
G	Liability Insurance	8
H	Alterations	8
I	Trash and Odors	9
J	Laws	9
K	Assignment or Sublease	9
L	Subordination – Documents Required by Mortgagee	10
<u>Article Number</u>	<u>Title</u>	<u>Page No.</u>

M	Surrender of Premises	12
N	Inspection	12
11	Other Covenants of Lessor	12
A	Liability Insurance	12
B	Fire Insurance	12
C	Quiet Enjoyment	12
D	Repairs and Maintenance	13
E	Utilities	13
F	Janitorial Services	14
G	Payment of Real Estate Taxes	15
12	Other Mutual Covenants	15
A	Waiver of Subrogation	15
B	Fixtures and Personalty	15
C	Damage or Destruction	15
D	Force Majeure	16
E	Condemnation	17
F	Default of Lessee	17
G	Liability for Damage	19
H	Physical Fitness Room	20
I	Exculpation	21
J	Relocation	22
K	Notices	22
L	Laches	23
M	Severability	23
N	Titles	23
O	Ohio Law	23

P	Memorandum of Lease	24
Q	Time of Essence	24
R	Late Charges	24
S	Holding Over	25
T	Heirs and Assigns	25
U	Entire Agreement	25
V	No Reservation	25
	Signature Page	26
	Lessor's Acknowledgement	26
	Lessee's Acknowledgement	26

EXHIBIT "A" - Floor Plan

EXHIBIT "B" - Standard Building Specifications and Standard Allowances

EXHIBIT "C" - Lessee's Office Layout Drawing

EXHIBIT "D" - Rules and Regulations

EXHIBIT "E" - Cleaning Specifications

## LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between THE CITY OF RIVERSIDE, OHIO, an Ohio Municipal Corporation, the business address of which is 1791 Harshman Road, Riverside, OH 45424-5017, hereinafter called "LESSOR" and RADIANCE TECHNOLOGIES, INC., an Alabama corporation, with its principal business offices at 350 Wynn Drive, Huntsville, AL 35805, hereinafter called "LESSEE",

### WITNESSETH:

1. GRANT: THAT LESSOR, in consideration of the rents, covenants, conditions, and terms hereinafter stipulated to be paid and performed by LESSEE, does hereby lease, demise and let unto the LESSEE, the premises situated in the City of Riverside, County of Montgomery, and State of Ohio, and being an office suites located in a five (5) story office building owned by LESSOR and located in WRIGHT POINT II OFFICE BUILDING, said office suite premises being more particularly described as follows:

### 2. DESCRIPTION:

Being an office suites located on the second floor of said WRIGHT POINT II OFFICE BUILDING as shown outlined in red on the Floor Plan attached hereto as Exhibit "A" and made a part hereof. For purposes of this lease, the demised premises consists of Suite 211 of 3,726 rental square footage (RSF) and Suite 201 of 1,857 rental square footage (RSF) for a total of 5,583 square feet of Rentable Area (4,871 square feet of Usable Area) as computed in accordance with an American National Standard for Measurement code #ANSI-Z-65.1-1980, modified to provide an average R/U factor based upon all

rentable/usable space within a subject building. The address of said premises will be Suite 201, 5100 Springfield Pike Riverside Ohio 45431.

3. ORIGINAL TERM: TO HAVE AND TO HOLD said premises and the appurtenances thereto unto LESSEE on a month-to-month basis commencing on the first day of June 2015 and ending at the close of business on the last day of the month the LESSEE decides to vacate the premises. The LESSEE may extend occupancy of the PREMISES or a proportion of the PREMISES at its sole discretion. Rent for the occupancy of a portion of the PREMISES will be based on the actual rentable square footage occupied for the amount established in this agreement.

4. COMMENCEMENT OF RENT: LESSEE shall commence paying the full monthly rent under this Lease, on June 1, 2015.

5. COMMON AREA: In conjunction with the lease of said premises, the LESSEE shall have the non-exclusive right to use all common areas and facilities of the building within which the premises is contained, including but not limited to vestibules, passageways, stairways, elevators, restrooms and vending areas which are provided by LESSOR in said building for the common use of all tenants and their customers, employees and invitees. Further LESSEE shall also have the non-exclusive use of all common areas and facilities within the office park, including but not limited to, parking areas, driveways, conference room, service roads, service areas, sidewalks, landscaped areas, approaches and exits. The LESSOR shall keep and maintain all said common areas and facilities in good repair and condition, including lighting, cleaning, resurfacing, painting and striping the parking lots and drives, removing snow, ice and debris therefrom and regulating traffic thereon; and shall maintain, repair and/or replace when necessary the paving, curbs, walkways, lighting, landscaping, parking bumpers, drainage pipes, ducts, conduits and similar or dissimilar items therein. The LESSOR shall neither fence nor otherwise unreasonably obstruct LESSEE's free use of the said common areas and facilities; provided, however, that said common areas and facilities shall at all times remain under the full control of LESSOR and that LESSEE shall respect all reasonable rules and regulations regarding the use of such common areas and facilities as from time to time may be prescribed by the LESSOR.

LESSOR further reserves the right from time to time to make changes in and to such common areas and facilities as LESSOR in its sole discretion deems appropriate and to erect or place improvements thereon or do any other things with respect thereto so long as the doing of such things does not unreasonably interfere with the business of LESSEE in the office park.

6. RENTAL -: The LESSEE does hereby covenant and agree to pay rent to LESSOR during said lease term (including any period of occupancy for business purposes prior to said lease term), in lawful money of the United States, at the following rates:

Monthly installments of [REDACTED] and  
00/100 Dollars [REDACTED] each beginning on the date as determined in  
Paragraph 4.

7. INTENTIONALLY RESERVED.

8. RENT PAYABLE: All rent and/or other sums due and payable hereunder shall be paid on or before the due date specified for such payment, or if no date specified, as may be directed by the LESSOR, to

City of Riverside, Ohio  
Attn: Finance Department  
1791 Harshman Road  
Riverside, OH 45424-5017

unless and until otherwise directed in writing by LESSOR.

9. REMODELING OF PREMISES: The LESSOR will remodel and/or construct in accordance with the work and requirements described on Exhibit "B" (Standard Building Specifications and Standard Allowances) and Exhibit "C" (LESSEE's Office Layout Drawing) to this Lease and LESSEE, by executing and delivering this lease to LESSOR, is hereby confirming approval and authorization for such work.



Should LESSEE hereafter authorize in writing any additional work or items to be done for LESSEE upon the premises over and above the work provided for on said Exhibits "B" (as hereafter finalized) and "C", then, and in such event, LESSEE hereby agrees to pay the full cost and amount of such excess work, each as authorized in writing by LESSEE, to LESSOR upon completion of such work and upon receipt of an invoice therefor from LESSOR; provided, however, that in no event shall LESSEE be responsible for costs that were not authorized in writing by LESSEE.

10. OTHER COVENANTS OF LESSEE: In addition to the foregoing covenants and conditions with which LESSEE has agreed to comply, the LESSEE hereby further agrees that it shall:

A. Use – Use and occupy the leased premises for and during the term of this lease for general office purposes only. LESSEE shall use no part of the common areas or facilities outside the premises for display or storage purposes, or other purposes not expressly permitted hereunder.

B. Care of Premises – Not permit the demised premises to be overloaded, damaged or defaced; not place a load upon the premises exceeding 75 pounds of live load per square foot of floor area; and not move any safe, vault or other heavy equipment in, about or out of the premises, except in such manner, and at such time as LESSOR shall in each instance authorize. LESSEE's business machines and mechanical equipment which cause vibration or noise that may be transmitted to the building structure or to any other space in the building shall be so installed, maintained and used by LESSEE as to eliminate such vibration or noise; no nuisance will be permitted on or about the demised premises; the LESSEE will procure all licenses and permits which may be required for any use made of the demised premises; nothing shall be done upon or about the demised premises which shall be contrary to any law, ordinance, regulation or requirement of any public authority having jurisdiction; the LESSEE will keep the demised premises reasonably clean; the LESSEE will not litter or place any obstruction in any portion of the common facilities; the LESSEE will not do, nor suffer to be done, nor keep or suffer to be kept, anything in or upon the demised premises or the building which may prevent the obtaining of any insurance (including fire, extended coverage and public liability insurance) on the demised premises or the building or on any property therein, or which may make void any such insurance, or which may create any extra premiums for, or increase the rate of any such insurance. If such

The missing body of this lease is omitted to conserve paper and reduce the size of the packet.

Mr. Murray will furnish you a copy upon request.

IN WITNESS WHEREOF, the LESSOR and LESSEE have caused this lease to be duly executed as of the day and year first above set forth.

Witnesses:

LESSOR – CITY OF RIVERSIDE, OHIO

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_

Title \_\_\_\_\_

LESSEE – RADIANCE TECHNOLOGIES, INC.

\_\_\_\_\_

By \_\_\_\_\_

\_\_\_\_\_

Title \_\_\_\_\_

STATE OF OHIO            )  
  ) SS:  
COUNTY OF MONTGOMERY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of THE CITY OF RIVERSIDE, OHIO, LESSOR in the foregoing lease, and he acknowledged that he did sign said lease for and on behalf of LESSOR and that such act was his voluntary act and deed for all the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

STATE OF OHIO            )  
  ) SS:  
COUNTY OF MONTGOMERY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of RADIANCE TECHNOLOGIES, INC. an Alabama corporation, LESSEE in the foregoing lease, and acknowledged that he/she did sign said lease for and on behalf of LESSEE, being thereunto duly authorized by the Board of Directors thereof, as the voluntary act and deed of said corporation and of him/herself as an officer thereof, for all the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

Reviewed as to form and legal sufficiency:

\_\_\_\_\_  
Dalma C. Grandjean  
Law Director, City of Riverside



# Exhibit B

## LEASE AGREEMENT

for office space

WRIGHT POINT I OFFICE BUILDING

Riverside, Ohio

---

**LESSOR** – City of Riverside, Ohio  
1791 Harshman Road  
Riverside, Ohio 45424-5017

Tax ID: 31-6007853

**LESSEE** – RADIANCE TECHNOLOGIES, INC.  
350 Wynn Drive  
Huntsville, AL 35805

Lease Date: \_\_\_\_\_, 2015

## INDEX

<u>Article Number</u>	<u>Title</u>	<u>Page No.</u>
1	Grant	1
2	Description	1
3	Term	2
4	Commencement of Rent	2
5	Common Area	2
6	Rental – Security Deposit	3
7	Option to Terminate	5
8	Rent Payable	5
9	Remodeling of Premises	5
10	Other Covenants of Lessee	6
A	Use	6
B	Care of Premises	6
C	Rules and Regulations	6
D	Signs	7
E	Discharge of Liens	7
F	Indemnification	7
G	Liability Insurance	8
H	Alterations	8
I	Trash and Odors	9
J	Laws	9
K	Assignment or Sublease	9
L	Subordination – Documents Required by Mortgagee	10

<u>Article Number</u>	<u>Title</u>	<u>Page No.</u>
M	Surrender of Premises	12
N	Inspection	12
11	Other Covenants of Lessor	12
A	Liability Insurance	12
B	Fire Insurance	12
C	Quiet Enjoyment	12
D	Repairs and Maintenance	13
E	Utilities	13
F	Janitorial Services	14
G	Payment of Real Estate Taxes	15
12	Other Mutual Covenants	15
A	Waiver of Subrogation	15
B	Fixtures and Personalty	15
C	Damage or Destruction	15
D	Force Majeure	16
E	Condemnation	17
F	Default of Lessee	17
G	Liability for Damage	19
H	Physical Fitness Room	20
I	Exculpation	21
J	Relocation	22
K	Notices	22
L	Laches	23
M	Severability	23
N	Titles	23

O	Ohio Law	23
P	Memorandum of Lease	24
Q	Time of Essence	24
R	Late Charges	24
S	Holding Over	25
T	Heirs and Assigns	25
U	Entire Agreement	25
V	No Reservation	25
	Signature Page	26
	Lessor's Acknowledgement	26
	Lessee's Acknowledgement	26

EXHIBIT "A" - Floor Plan

EXHIBIT "B" - Standard Building Specifications and Standard Allowances

EXHIBIT "C" - Lessee's Office Layout Drawing

EXHIBIT "D" - Rules and Regulations

EXHIBIT "E" - Cleaning Specifications



## LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between THE CITY OF RIVERSIDE, OHIO, an Ohio Municipal Corporation, the business address of which is 1791 Harshman Road, Riverside, OH 45424-5017, hereinafter called "LESSOR" and RADIANCE TECHNOLOGIES, INC., an Alabama corporation, with its principal business offices at 350 Wynn Drive, Huntsville, AL 35805, hereinafter called "LESSEE".

### WITNESSETH:

1. GRANT: THAT LESSOR, in consideration of the rents, covenants, conditions, and terms hereinafter stipulated to be paid and performed by LESSEE, does hereby lease, demise and let unto the LESSEE, the premises situated in the City of Riverside, County of Montgomery, and State of Ohio, and being an office suites located in a three (3) story office building owned by LESSOR and located in WRIGHT POINT I OFFICE BUILDING, said office suite premises being more particularly described as follows:

### 2. DESCRIPTION:

Being an office suites located on the second floor of said WRIGHT POINT I OFFICE BUILDING as shown outlined in red on the Floor Plan attached hereto as Exhibit "A" and made a part hereof. For purposes of this lease, the demised premises consists of Suite 200 of 11,690 rental square footage (RSF) (10,288 square feet of Usable Area) as computed in accordance with an American National Standard for Measurement code #ANSI-Z-65.1-1980, modified to provide an average R/U factor based upon all rentable/usable space within a subject building. The address of said premises will be Suite 200, 5200 Springfield Pike Riverside Ohio 45431.

3. ORIGINAL TERM: TO HAVE AND TO HOLD said premises and the appurtenances thereto unto LESSEE for and during a lease term of five (5) years commencing on the first day of the month following the date that LESSOR actually occupies the premises, and ending at the close of business on the last day of said five (5) year term or the Options for additional five (5) year terms (the "Initial Term"). Not later than ten (10) days after said commencement date is finally determined as herein provided, the parties shall execute a written acknowledgement thereof. Said premises shall be deemed to be completed when LESSOR has substantially finished all of LESSOR's work as set forth and described on the Building Specifications and Office Layout Drawing, attached hereto as Exhibits "B" and "C", respectively, and made a part hereof. If the Premises and the Building are not substantially in the condition required under this Lease and Exhibits B and C on or before November 1, 2015, then LESSEE shall accept possession of the Premises and complete all work necessary to bring the Premises into the required condition, and shall pay rent based upon the square footage of rentable space LESSEE actually occupies. At no time will The LESSEE pay "double rent" for both Premises at 5100 and 5200 Springfield Street but rent only for the space it actually uses and occupies.

A. LESSOR and LESSEE agrees that LESSEE may terminate this Lease at the end of the above stated Initial Term by giving LESSOR written notice thereof at least ninety (90) days prior thereto. B. Option to Extend. Provided LESSEE is not in default under any provision of the Lease and has faithfully performed the terms or conditions of the Lease, LESSEE shall have the right to extend the Initial Term of this Lease for two (2) additional periods of Five (5) years each (each, an "Additional Term") commencing upon the expiration of the then expiring term, provided that Lessee shall give Lessor written notice of such election at least Ninety (90) days prior to the expiration of the next expiring term. Time is of the essence with respect to this article. Except as expressly otherwise provided herein, the Additional Term shall be upon all of the terms and conditions of the Lease except that any articles which were intended to be one time, initial provisions or concessions (such as free Rent or a Tenant

there is no option to further extend the Term of the Lease beyond the expiration date of the last Additional Term. The renewal option set forth in this Article is exclusively for the benefit of LESSEE as herein named.

4. COMMENCEMENT OF RENT: LESSEE shall commence paying the full monthly rent under this lease, prorated for a fraction of a month, upon the earlier of (i) the date LESSEE occupies such premises for business purposes or (ii) the third (3rd) day following delivery of the substantially completed premises to LESSEE, but in either case no later than November 1, 2015. Substantial completion shall be evidenced by the issuance of a Certificate of Occupancy by the applicable governmental authority.

5. COMMON AREA: In conjunction with the lease of said premises, the LESSEE shall have the non-exclusive right to use all common areas and facilities of the building within which the premises is contained, including but not limited to vestibules, passageways, stairways, elevators, restrooms and vending areas which are provided by LESSOR in said building for the common use of all LESSEEs and their customers, employees and invitees. Further LESSEE shall also have the non-exclusive use of all common areas and facilities within the office park, including but not limited to, parking areas, driveways, conference room, service roads, service areas, sidewalks, landscaped areas, approaches and exits. The LESSOR shall keep and maintain all said common areas and facilities in good repair and condition, including lighting, cleaning, resurfacing, painting and striping the parking lots and drives, removing snow, ice and debris therefrom and regulating traffic thereon; and shall maintain, repair and/or replace when necessary the paving, curbs, walkways, lighting, landscaping, parking bumpers, drainage pipes, ducts, conduits and similar or dissimilar items therein. The LESSOR shall neither fence nor otherwise unreasonably obstruct LESSEE's free use of the said common areas and facilities; provided, however, that said common areas and facilities shall at all times remain under the full control of LESSOR and that LESSEE shall respect all reasonable rules and regulations regarding the use of such common areas and facilities as from time to time may be prescribed by the LESSOR. LESSOR further reserves the right from time to time to make changes in and to such common areas and facilities as

LESSOR in its sole discretion deems appropriate and to erect or place improvements thereon or do any other things with respect thereto so long as the doing of such things does not unreasonably interfere with the business of LESSEEs in the office park.

6. RENTAL: The LESSEE does hereby covenant and agree to pay rent to LESSOR during said lease term (including any period of occupancy for business purposes prior to said lease term), in lawful money of the United States, at the following annual rates:

A. During First Lease Year - [REDACTED]  
[REDACTED], payable in twelve equal monthly installments of [REDACTED] each.

B. During Second Lease Year - [REDACTED]  
[REDACTED] payable in equal monthly installments of [REDACTED] each.

C. During Third Lease Year - [REDACTED]  
[REDACTED], payable in equal monthly installments of [REDACTED] each.

D. During Fourth Lease Year - [REDACTED]  
[REDACTED] Dollars [REDACTED], payable in equal monthly installments of [REDACTED] each.

C. During Fifth Lease Year – [REDACTED]  
[REDACTED] payable in equal monthly  
installments of [REDACTED]  
[REDACTED] each.

After the Initial Term, if not terminated pursuant to paragraph 3, LESSEE shall pay to LESSOR an increased rent amount of the current monthly installment plus two percent (2%) increase over the prior year's amount and two percent (2%) every year thereafter until termination in advance for each current month of the renewing lease term, commencing on the 1<sup>st</sup> day of the month and continuing until the lease is terminated.

7. TERMINATION OPTION, LESSOR agrees that LESSEE may terminate this Lease at the end of the above stated Initial Term by giving LESSOR written notice thereof at least ninety (90) days prior thereto.
8. RENT PAYABLE: All rent and/or other sums due and payable hereunder shall be paid on or before the due date specified for such payment, or if no date specified, as may be directed by the LESSOR, to

City of Riverside, Ohio  
Attn: Finance Department  
1791 Harshman Road  
Riverside, OH 45424-5017

unless and until otherwise directed in writing by LESSOR.

9. REMODELING OF PREMISES: The LESSOR will remodel and/or construct in accordance with the work and requirements described on Exhibit "B" (Standard Building Specifications and Standard Allowances) and Exhibit "C" (LESSEE's Office Layout Drawing) to this Lease and LESSEE, by executing and delivering this lease to LESSOR, is hereby confirming approval and authorization for such work. LESSEE shall be granted a refurbishment allowance of up to One Hundred Fifty Thousand and no/100 Dollars (\$150,000.00) less any amounts paid by LESSOR for

remodeling of Wright Point II Office Building 5100, Suite 211 (defined to include Suite 215 and hereafter designated as Suite 211) (the "Refurbishment Allowance"). The cost of any work exceeding the Refurbishment Allowance shall be paid by LESSEE.

Should LESSEE hereafter authorize in writing any additional work or items to be done for LESSEE upon the premises over and above the work provided for on said Exhibits "B" (as hereafter finalized) and "C", then, and in such event, LESSEE hereby agrees to pay the full cost and amount of such excess work, each as authorized in writing by LESSEE, to LESSOR upon completion of such work and upon receipt of an invoice therefor from LESSOR; provided, however, that in no event shall LESSEE be responsible for costs that were not authorized in writing by LESSEE.

10. OTHER COVENANTS OF LESSEE: In addition to the foregoing covenants and conditions with which LESSEE has agreed to comply, the LESSEE hereby further agrees that it shall:

A. Use – Use and occupy the leased premises for and during the term of this lease for general office purposes only. LESSEE shall use no part of the common areas or facilities outside the premises for display or storage purposes, or other purposes not expressly permitted hereunder.

B. Care of Premises – Not permit the demised premises to be overloaded, damaged or defaced; not place a load upon the premises exceeding 75 pounds of live load per square foot of floor area; and not move any safe, vault or other heavy equipment in, about or out of the premises, except in such manner, and at such time as LESSOR shall in each instance authorize. LESSEE's business machines and mechanical equipment which cause vibration or noise that may be transmitted to the building structure or to any other space in the building shall be so installed, maintained and used by LESSEE as to eliminate such vibration or noise; no nuisance will be permitted on or about the demised premises; the LESSEE will procure all licenses and permits which may be required for any use made of the demised premises; nothing shall be done upon or about the demised premises which shall be contrary to any law, ordinance, regulation or requirement of any public authority having jurisdiction; the LESSEE will keep the demised premises reasonably clean; the LESSEE will not litter or place any obstruction in any portion of the common facilities; the

The missing body of this lease is omitted to conserve paper and reduce the size of the packet.

Mr. Murray will furnish you a copy upon request.

IN WITNESS WHEREOF, the LESSOR and LESSEE have caused this lease to be duly executed as of the day and year first above set forth.

Witnesses:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LESSOR – CITY OF RIVERSIDE, OHIO

By \_\_\_\_\_

Title \_\_\_\_\_

LESSEE –RADIANCE TECHNOLOGIES, INC.

By \_\_\_\_\_

Title \_\_\_\_\_

STATE OF OHIO                    )  
  ) SS:  
COUNTY OF MONTGOMERY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of THE CITY OF RIVERSIDE, OHIO, LESSOR in the foregoing lease, and he acknowledged that he did sign said lease for and on behalf of LESSOR and that such act was his voluntary act and deed for all the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_ )  
  ) SS:  
COUNTY OF \_\_\_\_\_

BEFORE ME, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of RADIANCE TECHNOLOGIES, INC. an Alabama corporation, LESSEE in the foregoing lease, and acknowledged that he/she did sign said lease for and on behalf of LESSEE, being thereunto duly authorized by the Board of Directors thereof, as the voluntary act and deed of said corporation and of him/herself as an officer thereof, for all the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my notarial seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

Reviewed as to form and legal sufficiency:

\_\_\_\_\_  
Dalma C. Grandjean  
Law Director, City of Riverside



The missing body of this lease is omitted to conserve paper and reduce the size of the packet.

Mr. Murray will furnish you a copy upon request.







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

**MEETING DATE:** July 16, 2015

**AGENDA ITEM NO(S):** 18 A) I)

**AGENDA ITEM CAPTION:** Resolution No. 15-R-2074 a resolution authorizing the City Manager to enter into a collective bargaining agreement between the City of Riverside and the International Association of Firefighters, AFL-CIO-CLC Local 2938 for the period June 29, 2015, through June 28, 2018

**ADMINISTRATIVE COMMENTS:** None

**STAFF RECOMMENDATION:** It is respectfully recommended that the Mayor and City Council approve the attached resolution.

**EXHIBITS:** RESOLUTION AND CONTRACT

**SUBMITTED BY:** BRYAN R. H. CHODKOWSKI, CITY MANAGER

**APPROVED FOR COUNCIL CONSIDERATION:** BRYAN R. H. CHODKOWSKI

---

ACTION TAKEN

MOTION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

AGAINST: \_\_\_\_\_  
APPROVED ( )      DENIED ( )      TABLED ( )

OTHER (EXPLAIN): \_\_\_\_\_  
\_\_\_\_\_

COMMENTS/STAFF FOLLOW UP: \_\_\_\_\_  
\_\_\_\_\_

# RESOLUTION NO. 15-R-2074

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF RIVERSIDE AND THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS, AFL-CIO-CLC LOCAL 2938 FOR THE PERIOD JUNE 29, 2015, THROUGH JUNE 28, 2018.**

WHEREAS, the City Manager does report that the City of Riverside has reached tentative agreement with the International Association of Firefighters, AFL-CIO-CLC, Local 2938 on a collective bargaining agreement regarding certain employees in the fire department.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RIVERSIDE, STATE OF OHIO:

- Section 1: That the collective bargaining agreement between the City of Riverside and the International Association of Firefighters, AFL-CIO-CLC, Local 2938, covering the period beginning June 29, 2015, through June 28, 2018, be and the same is approved; and the City Manager is hereby authorized to enter into said agreement on behalf of the City.
- Section 2: That the Finance Director is hereby authorized to pay from the appropriate fund(s) all appropriated monies necessary to carry out the terms and conditions of said agreement retroactive to June 29, 2015.
- Section 3: That the Clerk be and is hereby authorized and directed to forward a certified copy of this Resolution to the City Manager and Finance Director.
- Section 3: That this Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK

# RESOLUTION NO. 15-R-2074

## **CERTIFICATE OF THE CLERK**

I, \_\_\_\_\_ Clerk of the City of Riverside, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. \_\_\_\_\_ passed by the Riverside City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

IN TESTIMONY WHEREOF, witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
CLERK