**ITEM 1: CALL TO ORDER:**  Mayor Flaute called the Riverside, Ohio Special Council Meeting to order at 6:31 p.m. at the Riverside Municipal Center located at 1791 Harshman Road, Riverside, Ohio.

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

Staff present was as follows: Bryan Chodkowski, City Manager.

**ITEM 3: EXCUSE ABSENT MEMBERS:** Mr. Smith arrived at 6:33 p.m.

**ITEM 4: WORK SESSION ITEMS:**

1. 2012 Goals for the City Manager

Mayor Flaute asked who wanted to start the discussion.

Deputy Mayor Denning said the school facilities and the city facilities have some common situations; specifically he’s looking at the IT support since the city has to make a phone call to get that support. He said the schools have 2 full time people and 2 part time people and there may be a way to pool that and then we would have someone within a half mile to come over and help us. He said he would also like us to take a look in general and do a survey of what we have and where we are and what we may do to improve what we’ve got so we can move into the 21st century. He said there is also funding available to study joint collaboration. Mayor Flaute said he just read something where the cities in a general area of Cleveland got together to do their IT; he wasn’t sure the school was the answer. Deputy Mayor Denning said the school is physically closer to us than even Huber Heights. He said he wasn’t suggesting networking with them but they have people working full time that do that on a regular basis and it would be a lot easier to have someone than to try to do something by telephone. He asked Mr. Fullenkamp if that made sense to him.

Mr. Fullenkamp said yes; IT is less of a face operation anymore than it is a telephone call or an email.

Deputy Mayor Denning said he thought we needed a survey and these guys are more up to date on that and they work with it on a regular basis. Mr. Fullenkamp asked what he meant by a survey? Deputy Mayor Denning said a survey of what computers we have and what we might do to improve what we’ve got. Mr. Fullenkamp said he was assuming we have some inventory of equipment and the networking. Mr. Chodkowski said the main frame was updated 6 to 7 months ago; the terminal server and the finance server have yet to be moved over. He said the terminal server has been virtualized at CDO and they are waiting on a special order modem so our terminal server can communicate with the terminal server at Station 6. He said the finance server is ready to go at any time but we are in the process of arguing with our finance software service company, CMI, about the fee to move the information out of cabinet server to the in-cabinet virtualized server. Ms. Campbell asked what the cost was to move it or should we just buy a new one. Mr. Chodkowski said CMI quoted us $3,000 for the information transfer; we’ve purchased the new unit, just the information needs to be transferred.

Mr. Chodkowski said so we have been updated there. He said we have a series of desktop unit specs which are periodically updated; those came to us when we started working with Interlink Advantage. He said they came in and did a comprehensive inventory of all our systems and put together a detailed inventory of each unit based on the age of the hard drive and its functionality related to its daily use. He said we have slowly but surely tried to update those units as we have funds available but those are fairly common cookie cutter systems that we order direct from Hewlett Packard in most instances.

Mr. Fullenkamp asked Deputy Mayor Denning what we were after; a better website or better paperless sorts of things. Deputy Mayor Denning said he was looking at better service for the city and to cut our costs by sharing costs with other folks in our own community that are already doing the same thing. He said they already have full time people and we don’t so there may be a way to share some costs and get better service than we are calling someone. Mr. Fullenkamp said clearly he’s not against that sort of process and looking at ways to improve. Deputy Mayor Denning said he would just like for us to look at it and the State is pushing this intergovernmental hand shaking and having everyone work together which includes the school system with the city. He said there may be a way for us to get a grant to at least study it and see if it’s cost effective for us. Mr. Fullenkamp said he thought they needed to define the needs a little bit.

Deputy Mayor Denning said right; and we could have them come over and see if they could help us or not. He said it may not be something that would work well together such as the fuel situation. He said the IT may be similar but he thought we should at least look at it. Mr. Fullenkamp said he is open to looking at those types of things in every department, not just IT. Deputy Mayor Denning agreed and said anything we could share even grass cutting.

Mr. Smith said our line item budget for IT is about $50,000. Mr. Chodkowski said he would have to look at the line item to be specific but it covers several costs that aren’t necessarily related to service. He said our total contract for service from CDO is probably $380 per month which provides 24 hr. systems monitoring. He said typically we don’t make a phone call; they call us and identify issues with the servers. He said we may make a phone call occasionally for a desk top problem but typically they call us to say the alarm went off and here’s what we are doing. He said they have remote maintenance access and they can they fix the problem from their facility on Springfield Street. He said that’s the IT service in a nutshell. He said the IT line item could cover similar other items including the T1 access lines for data transmission, a pc desktop unit or two every year, our website fees, our email fees as well as other items. He said it’s not specific to just monitoring the maintenance of our system.

Deputy Mayor Denning said so the goal would be to try and see if there are more things besides the fuel that we could integrate with the school system and do that if possible. He said IT is one of those. Mayor Flaute said to clarify, what do those 2 people at the school do that we don’t do here. Deputy Mayor Denning said they take care of the projectors, they have smart boards, and they have huge networks in the classrooms, so they have a much larger IT system than we do. He said they also have their own intranet. He said they have very capable people and he’s just thinking the city may be able to tie into that knowledge and capability to do us both some good. Mayor Flaute said the school is just an example and maybe the City of Huber Heights doesn’t use nearly the amount of computers the school does so maybe they could be more in line to share something. He said the goal would be to investigate sharing IT. Deputy Mayor Denning said no; his goal would be to investigate what we could share with specifically the school system and to him IT was the example in which he saw the most positive possibility.

Mr. Smith said he thought the other possibility is their lawn equipment is much larger than ours.

Mayor Flaute asked if there was interest for that to be a goal. Mr. Schock said yes; he thought it should just be an investigation with the superintendant to see what services we could share including the IT. Mayor Flaute said the goal then would be to lower our costs. Mr. Schock said we would hope.

Ms. Campbell said if they have access to our main frame wouldn’t they have access to our information. Deputy Mayor Denning said the stuff we have is public information anyway. Ms. Campbell said not always right away; they might get a hold of something that’s confidential. Deputy Mayor Denning said so could CDO.

Mayor Flaute asked council if they wanted that to be a goal. Mr. Smith said he thought they should extend it a little bit and say what other cost saving measures can we be involved in with other communities that will save us money next year on our budget.

Mr. Fullenkamp said more intergovernmental cooperation.

Mayor Flaute asked if anyone had another goal for the City Manager.

Mr. Fullenkamp said this probably doesn’t need to be stated but we want to continue moving forward with the Center of Flight process. He said it’s going along pretty nicely but anything we can do to sort of foster that. He said he was encouraged by the article in the paper yesterday; was the kind of thing he would like to see other communities looking at and saying “hey – who’s this City of Riverside”. He said how we go about laying that out as a goal he’s not sure since we are dependent on a lot of other outside forces to determine the schedule but the core is just to continue to make this happen. Mayor Flaute said do you want to be a little more specific, for example, maybe saying we want to break ground sometime in the next year. Mayor Flaute said he knew the manager is going forward with the Center of Flight. Mr. Fullenkamp said he didn’t know how to be more specific; it was just an idea on that.

Mr. Chodkowski said in response to that particular realm of thought, perhaps it would be to facilitate the completion of our Bridge Plan Contract and at the conclusion of the Bridge Plan Contract, facilitate Phase 3. He said there are many directions in which this could point at the end of Phase 2, though he thought it would provide clearer direction in what we want to accomplish as far as an overall project and a regional and national development competitor related to DOD businesses but being able to know what to do and then doing, are not necessarily one in the same. Mayor Flaute said so the goal would be to finish Phase 2, the Bridge Plan. Mr. Chodkowski said correct and following the Bridge Plan create an RFQ or an RFP or an advancement strategy which he’s not sure what that will look like. He said we are just starting the Bridge Plan which was delayed because of the JRS (Job Ready Site) issue. He said at the end of the year - to know we got quality information from Phase 2 and have a way to implement that in Phase 3.

Mr. Smith said we have 4 bridge plans in the city Floral Park, Route 35, etc. Mr. Chodkowski said the Forest City Bridge Plan is bridging the Master Plan and covering the gap to implement that Master Plan. Mr. Smith said he just wanted to make sure we were on the same bridge.

Mayor Flaute asked if council wanted that to be a goal. Mr. Schock said it’s more of an ongoing project. Deputy Mayor Denning said he thinks the goal is to get the Bridge Plan done and move on to Phase 3.

Mr. Curp said he agreed that the Bridge Plan should be part of the objectives; the key is to get something going with Forest City. He said it’s always elongated planning but never gets anywhere; it’s way out in the future too far. He said we need to get the bridge plan finalized with some milestones identified. Deputy Mayor Denning said short term. Mr. Curp said short term, medium term, and we know what the long term is – a dated plan with milestones in it from Forest City. Mr. Chodkowski said he has begun to have those conversations with Forest City and they are cognizant of the fact that they wanted to be more than plans on paper, so they are taking the necessary steps to bring information to council to help make that happen. Mayor Flaute asked when would be a goal for that to happen. Mr. Chodkowski said that he can’t say because that’s from their end but he can say it will be sometime in the near future.

Mr. Smith said he was getting tired of all these studies; we could probably fill half a library with all these studies we’ve invested in. He said every time you turn around someone’s doing a study.

Mayor Flaute asked what council wanted this goal to look like – do they want to put some dates in it. Mr. Schock suggested a timeline study by June. Mr. Chodkowski said the Bridge Plan is 90 days from start to finish which is what they proposed and the original plan was to start that soon rather than later. He said but that plan and that timeline were proposed prior to them providing gratis consult services on the JRS grant. He said that has caused a delay to the Bridge Plan.

Mr. Curp said he didn’t know how the JRS should interrupt the Bridge Plan effort; he didn’t see them as being dependant on each other unless they don’t have enough people to deal with our project and the JRS grant at the same time. He said he didn’t think that was the problem because they have offices and staff in a number of locations. He said his concern is that creates a situation for them that the next time we have something else quasi independent that comes in front of us; they use that as another excuse to delay the forward progress of the Bridge Plan. Deputy Mayor Denning asked if the Bridge Plan was moving forward right now. Mr. Chodkowski said his understanding in conversations with Forest City is that they are complete or nearly complete with Phase 1 which is the research component of other similar types of development authorities that we are discussing establishing here. He said he has not had the opportunity other than a brief phone call a week ago to put down enough time to contact Forest City and nail down some more definitive dates on when this information is going to be available, when we can get together, and when we can initiate Phase 2.

Mayor Flaute asked when the 90 days starts; we signed the contract at least 60 days ago. Mr. Chodkowski said he thought everyone agreed at the time the contract was signed that the timetable was aggressive which we appreciated but we also acknowledged the fact that several components of that contract were contingent upon other parties. He said you can say who you will meet with in the first week of April but if they are doing something else then you can’t meet. Mayor Flaute said then we can put by August 1st. Mr. Chodkowski said before we speculate, he would like an opportunity to contact them to see where they are and what they are proposing as far as the timetables in light of some of the delays. Mayor Flaute said after you do that we’ll put it in the goal; make sure they stay on task and you stay on task.

Mr. Smith said maybe they should come in and brief us. Mayor Flaute said as long as they give us a timeframe and we say okay, that’s the timetable we want; they need to be adhering to that timetable. Mr. Smith said it’s been quite a while since we signed that agreement so maybe we should have them come in and explain where they are so far. Mr. Chodkowski said technically we didn’t sign the agreement until early February because the proposal for the Bridge Plan didn’t come in until after we approved the 2012 appropriations. He said there was a supplemental appropriation in January to allocate the funds for the Bridge Plan to occur. He said the contract couldn’t have been signed until the first full week in February because the funds hadn’t been appropriated.

Deputy Mayor Denning said part of that is setting up appointments with other people so the 90 days was flexible. He said he thought we were still in that timeline right now.

Mayor Flaute asked Mr. Fullenkamp that after hearing this discussion was there some way he wanted to put this into a goal that would be reasonable. Mr. Fullenkamp said the city manager is going to get a timeline and that is some sort of goal. Mr. Chodkowski said keep in mind one of the things we specifically asked them to amend as part of their contract was to structure it in a way that there would be physical delivery for each phase. He said it could be that Phase 1 is done and they are in the process of putting together that physical deliverable and they would be within their timeframe. He said he’s not saying Forest City has done zero work on the bridge plan; he’s saying that in light of his schedule, Mr. Murray’s schedule, and the work on the JRS – he and I have not been in a position to actively pursue where Forest City is. Mayor Flaute said tell them we want to know.

Mr. Fullenkamp said that’s a product we can ask for, Phase 1’s mock up, whether they make a personal appearance or get us the right information. Deputy Mayor Denning said the goal is to actually facilitate that and keep us up to date. Mayor Flaute added bring us a timeline and adhere to that timeline. Mr. Fullenkamp said he understood there are outside forces that could slow it down. Mayor Flaute said there are other outside forces too – “I’ll do that tomorrow” and he can see Forest City saying that. He believed timetables are important.

Mayor Flaute said he would like to see the same on the Brantwood project; he asked if there was any time table on that. Mr. Chodkowski said you are spoiling page 3 and 4 of my manager’s report but we met last week over the final construction plans and final plat plans. He said there were 4 minor issues that needed explanation; those explanations and amended plan sheet were sent to the engineer earlier this week and although the engineer hasn’t prepared a formal document, it was indicated those were compliant with the Planning Commission’s conditional approval. He said they are working to put together the design standards but he has a verbal approval. He said additionally, Steve McHugh, our Deputy Law Director, did receive an updated TIF agreement that on its face value appears to meet all the necessary conditions we stipulated with respect to project funding. He said that will be included in your packet and Mr. McHugh will be here Thursday night to brief council in detail and answer any questions you may have. He said appropriate legislation related to that TIF agreement will also be drafted and a purchase order for creation of the bid documents has been authorized and LJB is working on that. He said this has all been within the last 5 or 6 days. Deputy Mayor Denning said so if everything gets approved, there’s a good chance we will be breaking ground this spring. Mr. Chodkowski said they would like to be in a position to have bid advertisements in the Dayton Daily News around the first full week in April but that does require council action a week from tonight. He said it is incumbent upon them to provide us the information we’ve requested. Mayor Flaute said he guessed there’s not the urgency because if they don’t do it, they are not going to make money, basically. Mr. Chodkowski said correct; Mr. McHugh will review this in greater detail in executive session, but what he can say is that the agreement is specifically designed to extremely minimize any exposure the city might have with respect to this project to its funding and to its construction.

Mayor Flaute said so we don’t need a goal for Brantwood. Deputy Mayor Denning said he thought we needed to set the goal that it moves forward the way it’s supposed to; it may be an easy one for him to reach, but it’s a goal. He said last year it was a goal that we do something with that property and that goal is met; so now we need for Phase I of the Brantwood Project to be up and running. Mayor Flaute said what you are suggesting is the same thing we asked for the Center of Flight – timetables and to meet those timetables.

Mr. Curp said that is a difficult one to pin on the manager from the standpoint that there are more external market forces there that impact the deliverables that we, as a city, don’t control. He said once we turn that property over to them, they can sit on it even though everybody thinks that’s not what they want to do. He said if the market doesn’t rebound and if the housing market doesn’t grow like everybody wants it to, they may decide the time is not right for them to move forward. He said the manager can’t control that and the council can’t say “we sold you the property, now go dig”.

Mr. Chodkowski said when we review the agreement with you next week you will see that they are motivated to do this. Mayor Flaute said so we’ll forget that one until we hear next week. Deputy Mayor Denning said he still thinks that having the streets and the sewers in place by fall is still a good goal. He said he agrees that they could not put the bids in the paper in April and stuff like that but he still thinks it needs some positive movement. Mr. Smith said he agreed; we need some kind of timetable for getting the infrastructure in. Mr. Fullenkamp said we can’t tell them how to build the infrastructure. Mr. Chodkowski said he can explain this all in greater detail but not in open session; they are motivated and have cause to do so. Deputy Mayor Denning asked if Mr. Chodkowski had some wording on how to put this into a goal. Mr. Chodkowski said he thought to make this a goal is much ado about nothing; the biggest issue will be the weather during construction, if it is an incredibly wet spring it will cause some delays and if it is a dry spring it will advance. He said those are elements we cannot control. Mayor Flaute said when you put in a road you put timetables in it. Mr. Chodkowski said all those things will be done according to city standards and they will all be inspected by the city. Mayor Flaute said when we have a bid contract for a road, we say it has to be done by a certain amount of time or you get penalized; maybe there’s some way of doing that after we know all the information.

Ms. Campbell said she didn’t know if you would call this a goal or a plan and she’s talked about this before – fixing the streets. She said maybe put back half a mill this year, half a mill next year, until we’ve got it. She said she knows a lot is covered under grants. She said slurry the ones that are not real bad to prolong the life then mill and fill the bad ones. She said by the time we get done with the mill and fills, we can go back and do the ones we slurry sealed. Deputy Mayor Denning said the Multimodal Transportation Commission is looking at that also and Mr. Miller is working with us. Mr. Chodkowski said we have specifically authorized about $200,000 of road work this year based on what council has approved in the budget. He said it includes crack sealing those roads that are in a condition to be crack sealed to prolong the life; berming within the Avondale subdivision on 4 streets; there is some mill and fill work that will be done on the north end of Union Schoolhouse in an area that was skipped several years ago, and then there will be some specific patching and some striping. He said all that will be in advance of some discussion which council needs to have regarding evaluation of addressing our revenue situation so sufficient funds could be made available to do several things, most notably roads. He said he has always been of the impression that looking at those ways to generate revenue and providing that to council in a format showing the positives and negatives of each option, as well as making recommendation for implementing these and how they could be used. He said he has been under the impression that was going to be a goal and objective from our discussion earlier this year and from previous discussions we had related to the budget. He said he may have just written his own goal.

Mr. Schock said we have talked about that. Deputy Mayor Denning said we need to put a timeline on that and get it done sooner rather than later. He said the grid on what the possibilities of financing the road repairs are; the priorities aren’t going to do us any good if we can’t fund it. Ms. Campbell said can’t we get a grant like we did on the two blocks they did on Valley to finish it on down; instead of putting down restoring, put down re-modification to be eligible for a grant. Mr. Chodkowski said all that is true but it also drives up the cost of the project so you are disproportionately receiving grant dollars on top of which you also have to look at the pool in which you are competing and with whom you are competing and the resources you have available to bring to the table. He said the minimum match is 20% which is well and good if everybody brings 20% to the table; the first person that brings 30% to the table is going to prevail. Ms. Campbell asked if it was still considered a state route and what about a Well Field Grant. Mr. Chodkowski said it is acknowledged as a state route but that doesn’t factor into the scoring. He said the Well Field Board would not approve that particular grant; they have limited how they are evaluating and reviewing grant applications and they are specifically focusing their resources on buying down hazardous material storage credits within the well field. Ms. Campbell said Burkhardt needs fixed too doesn’t it. Mr. Chodkowski said correct.

Mr. Smith said he thought we are looking at a street levy or an increase in the income tax. He said that has to be done in time to put it on the ballot for November. Deputy Mayor Denning said that’s why he said sooner rather than later that we need this table that tells us what the possibilities are. He said he thinks we would need that no later than our first meeting in June in order to think about it and make a decision. Mr. Chodkowski said he could get the basic information to council by that date but he thinks they will find it is a very complicated matrix and they will have to take a little of this and a little of that. Deputy Mayor Denning said he understands that; he’s saying we need to get the information so we can start digesting it. He said if we are going to do this in November, we have to have a decision by August. Mrs. Brane said it would have to be to the Board of Elections by August 5th. Mr. Denning said we would have to pass legislation in July, so we need to have the information by June because we don’t make decisions quickly.

Ms. Campbell said people are losing their houses and their jobs…..Deputy Mayor Denning said there are a hundred different ways which is why we need the matrix. Mr. Schock said info by June 7th. Mr. Chodkowski said he would do this as soon as possible. Ms. Campbell said what kind of levy. Mayor Flaute said that’s something we have to discuss. Ms. Campbell said how can you put it out there if you don’t know the amount needed. Mayor Flaute said that’s what the goal is to find out how much. Mr. Chodkowski said the identification of the money is how to generate the money, while complicated to summarize and present, it is the easy part. He said he guessed he needed to know what council wants the money for. He said there are a lot of different ways to skin the cat; statistics would dictate that if you put money towards public safety, it would have a greater possibility of being approved than for another purse. He said if you did that, the specially designated money would go into public safety and the general fund money we normally use to supplement would be pulled out and applied to capital. Mr. Schock said no. Mr. Chodkowski said it’s not just as simple as a levy; there is the tax credit, there are assessments, there are several different things you could use but at the end of the day, he has to have a number council is after to generate so he can say if you want to do roads or operations or equipment over “*x”* number of years, that creates an expense number which tells him how much matching revenue we need to come up with so he can make a recommendation. He said it might be one option or a combination of options.

Mr. Fullenkamp asked who drives what the needs are; we are going to need information from the city manager to know what the need is and then it will be up to council to decide what percentage of that need we can go after. Deputy Mayor Denning said the big thing he is looking at is the streets; that’s probably the biggest problem we have here and part of that is, what we have isn’t going to last much longer. He said how much longer is Burkhardt going to last and there are other streets that have 5 or 10 years, so he’s looking for a dollar value in 5 years so we can get what needs to be done in 5 years and then rotate that to the next 5 years, then by that time we would hopefully be back to the first 5 years. He said he would like to see us be able to do continuous maintenance on all the streets in the city not just the main streets.

Mayor Flaute said we have more than street problems, we have operational problems; we go in the hole every year. Ms. Campbell said if we don’t get our city looking good, we are not going to get any businesses in here. She said she doesn’t want to see anymore storage buildings and she heard we were going to get one. She said she is sick of looking at storage buildings and parking lots. She said she would like to see a nice restaurant around here besides Bob Evans.

Mr. Fullenkamp said he thought part of the city’s goal should be that if we have solid funding for roads, we should use that as leverage for more grant funding. He said he thinks that’s one of the goals we should set. Mr. Schock said everybody keeps depending on grants, we are looking for handouts and we all know the State and the Federal governments are tightening their grip on the grants. He said you are putting your hope on a grant. Mr. Fullenkamp said no he’s not; if we can do long term planning then we will have an opportunity to leverage our money. Mr. Schock said he would highly advise council not to depend on grants. Mr. Fullenkamp said he’s not suggesting that. Mayor Flaute said it’s got to be part of the discussion when we have the discussion, so he guessed the goal would be to have that discussion.

Deputy Mayor Denning said we need a matrix so we have some idea of how we can fund it; we need the information so we can start making some decisions on what we are going to do. He said the decision might be that we can’t fix roads for 10 years; he doesn’t think that is the right decision and if the cost is high we need to figure out a way to fund it but we need to know how we can fund it before we make a decision.

Mr. Smith said we have more than one issue other than the roads. He said we have the flooding problem on Ingleside/Marianne as well as the Springfield Street area. He said we’ve talked about putting something together on how we would fund those repairs and we also have a bridge in Floral Park that needs to be repaired. He said if we are looking at a safety levy; wouldn’t that include flooding. Mr. Chodkowski said all he was saying is that is an avenue we would look at; we would ask for a designated revenue and use that to fund some public safety operation, then in turn general fund money that we currently use to fund that operation would be assigned to do streets. He said the overall tone he is picking up is that council wants to focus on infrastructure aside from operations. He said basically you want to know what we as staff think needs to be the focus of these infrastructure improvements – what it’s going to cost and how are we going to pay for it.

Deputy Mayor Denning said we’ve had discussions about an assessment to folks on rooftop square footage and whatever non-permeable surfaces they have; we’ve talked about inside levies; we’ve talked about increasing income tax, but whatever we do he knows that in order to get buy in from the public we need to have some specific goals on what we are going to do with the funding. He said we can’t just say we are going to charge an extra $200 per year and we are going to spend it. Mayor Flaute said that shouldn’t be part of the goal. Deputy Mayor Denning said no; the goal is to get council information on what the possibilities for funding are and what staff thinks are the things the city needs to get fixed in the next 5 years so we aren’t falling farther behind than we already are.

Mr. Curp said to him those things dictate more the size of the dollars that you go ask for as opposed to addressing what he thinks is the core issue and that is, we have a structural deficit problem. He said what he thinks we should have from the city manager and staff is a plan on how and when to fix the structural deficit and then if we want to add to that, put some frosting on the cake, talk about enhancing capital things – streets and whatever. He said that simply dictates how much money we go after as opposed to how we solve the structural deficit issue. Mayor Flaute said structural deficit issue meaning how we spend money. Mr. Curp said based on what he read in the minutes last year, we have a red ink budget for this year, and we will have a red ink budget if we continue to spend at the same rate next year. He said we will run out of surplus in the middle of next year. He said we are structurally spending more than we are bringing in. He said the core issue for him is coming up with an assessment of what needs to be done and when to fix the structural deficit; then if you want to add to that it would be for streets, fire equipment, police equipment, street equipment, and other capital stuff. Deputy Mayor Denning said he agrees but thinks we need to show the public something for what we are asking them for.

Mr. Curp said we only budgeted $200,000 this year for one time things such as a backhoe. Deputy Mayor Denning said if we had a capital budget then the money we use for capital already, like the police cars, could be filtered in to help the structural problem. Mr. Curp said last year we didn’t have a capital budget and this year we really don’t have a capital budget but we are spending some money. He said we are still budgeted to run in the red, so we need to be in the situation where we have enough revenue coming into the budget to operate in the black. He said how much in the black dictates how large a tax issue you go after.

Mayor Flaute said he thinks we are pretty much talking the same thing and he asked the city manager if he knew what they wanted. Mr. Chodkowski said yes. Mayor Flaute asked if there were other goals anyone wanted to discuss.

Mr. Curp said following up on what Mr. Fullenkamp brought up earlier on Center of Flight; in looking through the document put together by Forest City, there are some things in the document he thinks the city could do without waiting for Forest City. He said for example, one of the things they talked about was the inconsistency in the street lighting infrastructure – the kinds of poles and those kinds of things. He said he didn’t think the city needed to wait for Forest City to come in with a detailed plan of where we are going to dig over in the Center of Flight and we are going to this and do that. He said something like the poles is something we can do without waiting for them and probably should do without waiting for them because the study in the document goes beyond just the Center of Flight; it talks about other aspects of the community that contribute to the success of bringing businesses in. He said we can call DP&L Energy and have them work with us on upgrading the street lighting infrastructure and it may not cost us much to do that. He said they talked about the physical appearance of the community regarding signs in the key business areas and those may be things we can do but they all deal with aesthetics and appearance of the community and we don’t have to wait on Forest City to accomplish those things.

Mayor Flaute said he disagreed on that; he thought we really needed to wait on Forest City to tell us what we need to be doing. He said we pay them to do that and it’s not going to help us that much to jump ahead and start messing with lighting and those kind of things at this point; that’s what Forest City is supposed to tell us to do. Mr. Curp said he didn’t agree with that. Mayor Flaute said he doesn’t want to be doing much out there without Forest City saying this is what we want to do. Mr. Fullenkamp said he understands the aesthetics part and he agrees. Mr. Curp said the example given is that in some places we have wooden light poles and other places we have metal light poles and sometimes they are right next to each other going down the street. He said that creates an adverse image for the city and it’s not necessarily in the Center of Flight area. He said it’s up and down Burkhardt; up and down Springfield Street. Mayor Flaute said if you want to talk about that then that’s fine but in the Center of Flight we need to pretty much listen to what Forest City is saying. Mr. Curp said he stated other places in the city we could do these things.

Mayor Flaute said Forest City is looking at the whole area here. Mr. Curp said he didn’t think the city needed to pay Forest City premium dollars to tell us how to deal with the street lights on Burkhardt Road. Mr. Fullenkamp said he agreed with that. Mayor Flaute said they aren’t. Deputy Mayor Denning said they are telling us we need to be consistent. Mr. Smith said you are thinking more about the Center of Flight. Mayor Flaute said Center of Flight does take in Eastwood Park and Burkhardt Road.

Mr. Chodkowski said to the extent he thinks Mr. Curp is talking, and you will hear Mr. Murray talk about this soon in relation to the Airway TIF District he’s proposing, is that “cute sells”. He said that’s how Mr. Murray puts it and he thinks what Mr. Curp is saying is that while Forest City was hired to consult and plan related to the Center of Flight; the Center of Flight is a component of Riverside and in a general stand point Riverside needs to be able to work to establish consistency in some of these other areas that make it “cute”. He said he understands what Mr. Curp is saying; let’s assume every light pole is the same but not every light fixture is the same. He said if you drive through the city and 3 lights are white and 1 is yellow, then you drive down further and 4 lights are yellow and 2 lights are bright yellow; it’s those types of things. Mayor Flaute said what does that have to do with Forest City. Mr. Chodkowski said all Mr. Curp is saying is that Forest City addresses in its plan that outside of the Center of Flight, the city has to work at making itself “cute”. He said Mr. Curp is saying we don’t have to wait on Forest City to come and tell us in 3 years that now we are making progress on Center of Flight you need to “cute” up Woodman. He said we already know we can do that.

Mr. Schock said to bounce off what Mr. Curp is saying, he has been trying for the past 4 years to get rid of AT&T telephone poles that are right next to DP&L poles that they cut down and left. Mayor Flaute asked where that was at. Mr. Schock said on Old Harshman where we had the project of Mr. Singh’s going on. He said nobody can get that done. Mayor Flaute said it needs to be done. Mr. Schock said that bounces off what Mr. Curp is saying; we need to be more uniform in our lighting in all aspects of the city and part of that is getting rid of abandoned poles as well as wires hanging. Mr. Curp said that’s what Forest City is saying in the master plan. Mr. Schock said he agreed; we need to accelerate on that, get a plan and get a cost to unify the lighting in all the main thoroughfare areas that are visible by everyone, then we can work back into the plats to do the same thing.

Mayor Flaute said so all we are talking about is lighting. Mr. Schock said lighting; we’ve been working on the signage and it has been changed just recently at Airway and Woodman, trying to make our signs more uniform. Mr. Curp said it’s not just yard signs it’s businesses too. Mr. Schock said right; everything on the main drags.

Mr. Curp said the guidance from Forest City is, and it’s something we’ve talked about over the years, in order to get prospects to the Center of Flight, they’ve got to come down Springfield Street from Smithville and see what they see there; they have to come from other places and see what they see there; and if we don’t spruce that up and deal with the aesthetics for those major entry points and through points that go to the Center of Flight then it makes it difficult to bring businesses in and get them excited about being here. Mr. Schock said same thing Ms. Campbell was talking about just a little while ago and he thinks we should think about that.

Mayor Flaute said how do we put that in a goal. Mr. Schock said the manager is going to have to study it and give us a cost effective plan. He said Mr. Murray our Economic Developer is already working on that graph. Mr. Chodkowski said there are several things we have in the works and we can identify for council areas or items that we see that making them cute would be effective. He said he can put together a menu of potential items and the cost, but at the end of the day we are going to need council to tell us what resources you want to use to have these. He said he thought what would be appropriate for staff would be to assemble a plan for street lighting on certain streets and talk with DP&L Energy to find out what that would be, what it would cost, who could pay for that. He said maybe look at things like rather than going through one bus shelter at a time, work with RTA and maybe some can be eliminated and some can be consolidated and maybe 8 bus shelters can be done on Harshman Road instead of bringing you those one at a time. He said we can bring that all back later this year with all the options and put together a funding package for 2013.

Mr. Fullenkamp said we are going to do the improvement at Airway Shopping Center and that might be a tough one for the style. Mr. Chodkowski said some people may look at it as a negative; he thinks it is a positive; but the fact is that our city is long and skinny and is built around these corridors. He said Linden and Woodman can have one concept that is different than the concept at Airway and Woodman which is different than the concept Springfield because each one of those intersections represents a different make up of commerce or transit. He said you might have a common element theme in colors or in font but the theme from Linden to Spinning will be significantly different than the Center of Flight.

Mr. Smith said he would like to see the same street lighting all throughout the city. He said when you start looking at different colors or different styles you start to create a hodge-podge. He said what we are trying to do in the city is create an identity so when you see signs that are white letters on a blue ground you know you are in the city of Riverside. He said he thinks changing the color schemes and the style of the street lights and so forth may confuse people. He said it should be all uniform. Mr. Chodkowski said Yorktown Colony Apartments have an architectural design and you could use those elements with our font and our colors so you know you are in Riverside and you know you are in a specific section of Riverside. He said whereas when you cross through the intersection there would be different design elements for the Center of Flight but you would still have the colors, the font, and the wave pattern so you know you are still in Riverside just a different section. Mr. Schock said he wasn’t really buying all that and would need to see some pictures.

Mayor Flaute asked how it would be put into a goal. Mr. Chodkowski said what he would propose is that with council’s help….Mr. Denning brought to our attention the fence in front of the Harshman Cemetery. Mr. Denning said that looks 10 times better just cleaning the brush out. Mr. Chodkowski said we all become creatures of habit so it helps when you say look at this or look at that. He said we can talk with DP&L about taking out all the wood poles along Woodman and replacing them with steel poles as well as talking about putting in LEDs; we put that together with several other suggestions you might have and when we program the 2013 budget, we’ll have a menu of cute things we can do. Mr. Schock said also include cleaning up the unused poles and the excess wiring; most of the excess wiring is Time-Warner Cable.

Mr. Smith said along these lines, can we look at the established neighborhoods to put the electrical wires underground. Mayor Flaute said we would pay dearly for that. Deputy Mayor Denning said so the answer is to have DP&L look at it to see if they can clean it up and make it more efficient. He said we might not be happy with the cost but he thinks we would be interested in their answer. Mr. Chodkowski said ultimately DP&L’s plan is to do just that; our current code includes language that compels all new construction to have the utility lines buried. He said DP&L wants the lines buried because it is the lines that are exposed that get clipped in storms and they are trying to make a conscientious effort to address that long term; Mr. Rieves told us about the smart grid and they are trying to find a way to blend that all together but ultimately it is the cost issue as much as it is for anyone else.

Ms. Campbell said most of the lines are between the houses in the back down the property lines; is there a way to make sure they cut the tree limbs out of the lines. Mr. Chodkowski said they are responsible for only the transmission line and following the wind storm, they did come through and trim the trees on their easements away from the transmission lines; what they didn’t trim were the trees that were not on their easement that could interfere with a distribution line – that is the property owner’s responsibility.

Mr. Schock asked if the manager had an idea of what they were after, the idea Mr. Curp started. Mr. Chodkowski said yes; you want me to put together a lunch menu of cutesy things you can shop from. Mr. Curp said we do street lighting infrastructure before the end of the year. Mr. Denning asked where the funds would come from for that. Mr. Curp said he was just saying he didn’t think it should take a year to plan this. Mr. Denning agreed and said he thought there was more than just the street lighting and the manager can give us the cutesy list on top of the lighting; he thinks the answer is streetscape because we need it to all look the same. Mr. Curp said we need more consistency within clusters or areas; he can also understand and agrees with the concept of neighborhood identities.

Mayor Flaute said we now have 4 goals; do we want to keep it to only 3? Mr. Curp said he had another one. Mr. Schock said he had another one too. Mr. Chodkowski said you guys can have 20 and whatever you vote on is what we are going to work on. Mayor Flaute said he thought we should stick to about 3. Mr. Curp said we can select from a list. Mr. Smith said he thought we could have long term and short term goals.

Mr. Curp said he would like to see us do a retail demonstration project in the housing area at the Center of Flight. He said do a web search on Kimmswick Village which is downstream from St. Louis and it is akin to the main street in Waynesville except Waynesville has an architectural style for their antique stores. He said Kimmswick is more like the houses we have over in the Center of Flight area and what they have done is put retail shops in those little houses. He said we are not going to take ownership of a bunch of those houses in the Center of Flight area for a long time; we own a property or two over there and he would like to see a retail demonstration project – help somebody put a little retail shop in that might attract visitors that go to the museum. He said museum visitors might see an awning offering souvenirs or it could be a sandwich shop or an ice cream shop; it doesn’t matter but it could require some type of subsidy to start up. He said we could at least see if something could be successful. Mayor Flaute said we already have the Center of Flight doing that.

Mr. Schock said the incubators for small business is pretty much what you are talking about but the pieces of land we own back there – some of the houses are gone and some are off the beaten path so far, it would be hard for them to draw in the customers. He said the idea would have been great on Old Harshman because all the traffic goes up and down the street there. Mr. Curp said the traffic on Old Harshman is because people are going to the apartments where they live or they are taking their kids to school, they aren’t tourists. He said tourists don’t go up and down Old Harshman; tourists come out of the gate at the museum and it’s the tourist we want to attract and have them spend more money in Riverside. Mayor Flaute said don’t you think Forest City is doing that now. Mr. Curp said he has no idea what they are doing; he agrees with Mr. Smith, he has seen a bunch of plans for the Center of Flight. He said regardless of what they are doing, next week, next month, or even next year Forest City will not have purchased all the properties remaining over in the Center of Flight area. He said we are talking about purchasing a property on Huberville and since it’s right along the main drag in front of the museum fence, we could try it as a demonstration project to see if we could be successful.

Deputy Mayor Denning said do we keep ownership. Mr. Schock said we have to because if it’s successful, they will triple the price. Mayor Flaute said Forest City has already stated the hotel was probably not put in the best place, so if we start messing around… Mr. Curp said we are putting a business in a structure just to see if it can work; the question is not mechanically how we do it – we give that objective to the city manager and staff to plan and see how it could work; the question is does this council want to do it. Deputy Mayor Denning said the question is if this is counterproductive to the existing process Forest City has planned for and given us. Mr. Curp said he didn’t know that it would be counterproductive; if we seed a little retail project like that and we are talking about a mixed use project with little store fronts on the lower level and apartments or offices on the upper levels, it could be that you take the little start up business that you helped get going and move them out of a house you are going to demolish and put them into the store front because they are already established in that corridor.

Mr. Schock said what he’s afraid of is those who own the properties are going to want to do that; they want their houses zoned mixed use so they can sell trinkets and if it does well, a property we could have bought for $30,000 now is going to cost $60,000.

Mr. Fullenkamp asked why we would want to seed a business; why wouldn’t someone come in and say here is an opportunity for me just the way it sits right now. He said he hasn’t seen that happen with the Center of Flight yet; people haven’t come running saying here’s a great opportunity for me to be next door to one of the biggest attractions in the State of Ohio – he’s not certain why that hasn’t happened. He said feasibility is what he would be concerned about; is there any chance for success without some of the other core aspects of development. Mr. Curp said don’t know. Mayor Flaute said that’s why we should wait for Forest City to tell us.

Mr. Schock said that’s what the Old Harshman Village was supposed to be, it’s what Mr. Singh had in his vision. Mr. Curp said Mr. Singh was more service oriented – coffee shop, dry cleaners, and things like that.

Mayor Flaute asked if anyone had any other goals.

Mr. Schock said the Lily Creek project has been a hot issue and they have talked about helping their neighbors clean up their yards to slow the water. He said he wants to make sure we help the volunteers with our resources; they bring it to the curb and we pick it up. He said help the volunteers as much as we can. He said he knows we have the grant going on through the EPA but the goal would be to help clean up the creek. Mayor Flaute said he agreed, the only problem is they are going to need to do that very quickly. He said if they wait any more than a month, there is going to be leaves growing back there and there will be snakes. Deputy Mayor Denning said if they are going to do it, it should be done now; he found that out working at Glendean, it was a lot easier in March than it was in June. Mr. Smith said he didn’t see how that could be made a goal.

Ms. Campbell asked when Forest City was going to start. Mr. Chodkowski said the information from Phase I would be due sometime in the next week or so; that’s just simply me having the ability to follow up with them in relation to what we’ve asked them to do and see where they are with that and when they are going to be able to produce that Phase I end product. Ms. Campbell said if they don’t meet their end time, then what? Mr. Chodkowski said he wasn’t sure he had the answer to that question at this point. He said we’ve been working quite closely with them for quite some time but understand we’ve been focused on other things with the Job Ready Sites Grant and some other issues we’ve had locally; we’ve not been in constant communication with them on what they are doing and how they are doing it.

Mayor Flaute said we have 6 goals right now and he thinks we ought to bring it down to 3. He reviewed the items: the IT idea, the Center of Flight Bridge Plan, funding priorities/matrix, consistency of neighborhoods, retail demonstration project, and Lily Creek support.

Mr. Smith asked if everyone was sold on the retail demonstration project. Mayor Flaute said he was not sold on it at all. Ms. Campbell said she was. Mayor Flaute said he thought they needed to narrow the list down. Mr. Schock said none of them seem like they are really time consuming. Mr. Denning said not until you add them to the 27 other things he is doing. Mayor Flaute said is there a motion to narrow these down. Mr. Smith said just make them short term and long term. Mr. Schock said we don’t want to knock out anybody’s idea just make them long term and short term and give him the time. He said each person has their own idea, let him look into them and if he can’t get something until December of 2013; fine. Mayor Flaute said nothing against you and nothing against Mr. Curp but he doesn’t think the manager should be working on items 5 and 6. He said he thinks the manager should be working on at most the first 4; if you give him too much to do, nothing gets done. Mr. Schock said half this stuff he’s already doing anyhow.

Mr. Smith said he thought they were going to have to address Lily Creek; it’s not going to go away. Deputy Mayor Denning said he thought helping with Lily Creek would just be standard operating procedure so he didn’t think it needed to be one of the goals. He said it’s an understood situation.

Deputy Mayor Denning said he is afraid the retail incubator item is counterproductive to the Forest City plan we already have. He said until we get the bridge plan and understand what is going on there, he didn’t think that should be a goal either.

Mayor Flaute said so that takes the list down to 4; does everyone agree with that. Mr. Curp said he doesn’t agree with that. Deputy Mayor Denning said of course you aren’t going to agree. Mr. Curp said all you have to do is read the document which says that one of the additional things in the bridge plan is to come up with a timeline and methodology for developing all the cooperative…. Deputy Mayor Denning said he understood what he is trying to do. Mr. Smith said the plan also says to buy up all the properties contiguous to what we already own so we need to continue buying up those properties. Mayor Flaute said but should we do that before Forest City presents to us. Deputy Mayor Denning said he doesn’t have a problem buying the properties; he has a problem incubating businesses in them that are going to end up being counterproductive because they become successful, they don’t want to move, and then we can’t get them out.

Mr. Curp said lord help us if we have a successful business. Deputy Mayor Denning said he’s not against having a successful business; he’s against them being a roadblock if we have something larger come along. He said he would rather rent space at Airway Shopping Center and give a business that space than put them in a house. Mr. Curp said here’s one different, put one over in Wright Point; we’ve talked with Beerman Realty over the years about putting a restaurant or a sandwich shop on the ground floor of one of those buildings. He said they didn’t seem to be able to do it or care to do it; he knows there is there is a new leasing agent and if we ever want to have something different to provide amenities for the people in those buildings, then maybe we have to do it ourselves through some kind of demonstration project. Mr. Denning said incubating it there would be different; he just thinks it would be counterproductive on Huberville.

Mayor Flaute said he thought they had agreement of at least the first 4.

Mr. Smith said he thought the ideas Mr. Curp has for the retail demonstration project would be excellent for the Valley Street area. He said there are trucking companies over there and other small businesses – it would be an ideal spot for sandwich shops and service providers. Mayor Flaute said he agreed completely. Mr. Smith said that area needs to be changed about. Mr. Fullenkamp said we already have businesses doing that; a new restaurant opened – it just needs a fresh look.

Mr. Chodkowski said if you are looking for a fresh look then he wouldn’t necessarily think you would want to start an incubator plan. He said you could establish a façade improvement program for those types of businesses; set up a grant fund to put money into on a regular basis. He said a business could apply for funds to make certain improvements such as painting the building or installing an awning or updated signage; things that for $5,000 total cost – the business owner paid 50% and the city paid 50%. He said you would make your improvement, bring your receipt to the city, and the city would write you a check. He said you would be amazed at what a coat of paint can do or a sign or some landscaping. He said there’s a set of criteria of what this fund will pay for and 2 awards could be made in the first half of the year and 2 awards could be made in the second half of the year. Deputy Mayor Denning said it’s like CDBG. Mayor Flaute said that could help with the consistency of neighborhoods goal that we talked about earlier. Mr. Chodkowski said some of it could extend to houses and you could specifically limit that type of program to a CDBG eligible area and federal guidelines would already dictate this was a social/economic disadvantaged area that might need that type of assistance whereas somewhere else in the city might not. He said that might be another avenue you might want to think about as opposed to the incubator business. He said it’s something that the new restaurant might have been able to take advantage of as well as other businesses along Valley.

Mayor Flaute said so we’ve pretty much agreed at this point that we have 4 goals we would like to move forward with that he believed council has all agreed on. Mr. Smith said he has 5. Ms. Campbell said you forgot one. Mayor Flaute said we have the IT one. Mr. Curp said it’s not IT, its intergovernmental cooperation. Mayor Flaute said the next is Center of Flight. Mr. Smith said that’s the follow up with Forest City. Mayor Flaute said right; they’ll put in some timelines. Ms. Campbell said so we’re not going to buy the buildings up, right. Mayor Flaute said not unless they tell us to. Mr. Curp said they have already told us to; it’s in the book. Mr. Smith agreed and said it’s in the solution, to buy up the buildings. Mayor Flaute said the Center of Flight Bridge Plan is what we are talking about and we wanted dates with that. Mr. Chodkowski said if he understood that one properly, it is for him to shepherd things through in the appropriate time frames and to facilitate putting together what Phase III might be upon the completion of Phase II and outline what Phase III might be by year end. Council members agreed. Mayor Flaute said the next goal he has listed in to address funding issues. Mr. Smith said that’s funding issues for road repairs and possible street levy. Deputy Mayor Denning said a matrix on how we are going to fund whatever we want to fund. Mr. Curp said for him this is to address the structural financial issue and incorporate streets and infrastructure into that plan. Mr. Chodkowski said basically what he is going to do is put together a grid that says here are all the different ways to increase the revenue coming into the city in a meaningful way. He said we will talk about the whole thing so you can see it and he will outline capital issues – equipment and infrastructure. Mayor Flaute said the fourth goal he has listed is consistency in the neighborhoods; the lighting and those kinds of things that Forest City addressed. He said those are the 4 goals he has and he asked if there were any others.

Mr. Schock said you just knocked the others out. Mayor Flaute said unless a majority wants to do a retail demonstration project, he doesn’t. Ms. Campbell said she wanted to do it. Mr. Schock said he didn’t think the majority wanted to do it. Ms. Campbell said how about Mr. Fullenkamp. Mr. Fullenkamp said he saw some benefit but he would rather discuss it and think about it a little more. Ms. Campbell said now’s your chance. Deputy Mayor Denning said he thought it would be a long term thing to think about but not necessarily a goal for the manager. Mr. Fullenkamp said if we do something in the Center of Flight, he would really like to discuss it with Forest City before we did something; if they were to say yes, they may determine it’s a great idea. Mayor Flaute said we gave them $300,000 - $400,000 to tell us what we should be doing with that and he didn’t think we should be running over there putting in these little shops. Mr. Fullenkamp said it doesn’t need to be a goal to have a discussion about it; he thinks it is something we can continue to talk about.

**ITEM 5: RECESS/RECONVENE:** The council took a short recess at 8:27 p.m. and the meeting was reconvened at 8:40 p.m.

**ITEM 6: EXECUTIVE SESSION:**  A motion was made by Deputy Mayor Denning to enter into executive session for the purpose of discussing the annual performance review of the Clerk of Council. Mr. Schock seconded the motion. A roll call vote was as follows: Deputy Mayor Denning, yes; Mr. Schock, yes; Ms. Campbell, yes; Mr. Curp, yes; Mr. Fullenkamp, yes; Mr. Smith, yes; and Mayor Flaute, yes. The council entered into executive session at 8:43 p.m.

**ITEM 7: ADJOURNMENT:**  The council came out of executive session at 9:34 p.m. and a motion was made by Deputy Mayor Denning to adjourn. Mr. Schock seconded the motion. All were in favor; none were opposed. The meeting was adjourned at 9:34 p.m.

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William R. Flaute, Mayor Clerk of Council