

CALL TO ORDER: Deputy Mayor Maxfield called the Riverside, Ohio, City Council Work Session to order at 6:00 p.m. at the Riverside Administrative Offices, 5200 Springfield Street, Suite 100, Riverside, Ohio, 45431.

PLEDGE OF ALLEGIANCE: Deputy Mayor Maxfield led the pledge of allegiance.

ROLL CALL: Council attendance was as follows: Mr. Brown, present; Mr. Denning, present; Ms. Fry, absent; Mr. Joseph, present; Ms. Lommatzsch, absent; Mr. Maxfield, present; and Mayor Williams, absent.

Staff present were as follows: Josh Rauch, City Manager; Kim Baker, Finance Director; Jim Miller, Legal Counsel; and Katie Lewallen, Clerk of Council.

EXCUSE ABSENT MEMBERS: Mr. Joseph moved, seconded by Mr. Brown, to excuse Ms. Fry, Ms. Lommatzsch, and Mayor Williams. All were in favor. **Motion carried.**

ADDITIONS OR CORRECTIONS TO THE AGENDA: Mr. Rauch stated that Ms. Henthorn was scheduled to present today but high winds at the shopping center impacted signs so she had to address that and will come to speak to them at a later date.

APPROVAL OF AGENDA: Mr. Joseph moved, seconded by Mr. Denning, to approve the agenda. All were in favor. **Motion carried.**

MONTHLY UPDATE

I) Finance Department – Ms. Baker stated they have had a busy month, and were able to finalize the notes and the bond related to Wright-Point buildings. She has met with the Shared Resource Center as they are working on a sources and uses document for the city, so they can see where they can pull money in and where they can spend it. They are also helping to identify budget needs based on trend and based on vision they may have in the future to build out 10 years. She has met with a couple of financial advisors. By the end of the year, they may need to diversify their investments as the trends imply they should do as a majority of their money is in Star Ohio. They will make a decision by third quarter. She will speak with council later in the year to get their input. They hired an intern from Stebbins High School, and he is working on assets and creating a list so that she can get a true depreciation amount for financials. Auditors will be on site at the end of May, and she needs to have assets before then. They also need the list to make sure the insurance coverage is correct. That has to be done by the end of the month. Deputy Mayor Maxfield thanked Ms. Baker for hiring an intern from Stebbins. Ms. Baker stated a lot of their time has been spent on these financial documents to get them to Julian & Grube for their

compilation. She will get them financials in the next packet. As of the end of February, the bank is reconciled, but since she has been doing it, it has been out of balanced for the same amount. The difference she sees is related to prior years. She will have to get permission to write off from council as there seems to be additional revenue on the books. Somewhere along the line money was not correctly recorded that has come into the bank. Mr. Rauch stated it is not a large amount. Ms. Baker stated it is less than \$10,000. Discussion was held on the reduction in fund balance that happened last year. She added that was for one bank being out of balance. She is balancing all banks to all funds. Mr. Joseph asked if an act of council is always required when reconciling or making a journal entry. Ms. Baker stated she believes they do as she is stating that they have revenue they did not get or that she does not have a source document. The approval from council would be her source document. She thinks the HRA account may be the issue behind being out of balance. Mr. Joseph asked if she is finding issue with the asset list and what has previously been audited against from the fixed asset list. Ms. Baker stated she is not saying that as she is not at that point. She is just trying to confirm if they have everything that is currently on the list. They also need to know the condition of the assets. She is also looking at what is insured and what needs insured. She stated the end result will be getting true assets into an accounting program so that department heads can evaluate their own asset list. They will eventually use the ClearGov product where the department heads will be able to forecast capital needs. It will all play together; it is a huge project that takes time. Mr. Joseph stated this could be a multi-year project. She stated at the end of February they had a cash balance of approximately \$14.5 million; expenses through February 29, 2024, that were \$3.75 million. She stated they had encumbrances, which are commitments to pay for product, that total \$6.18 million. The revenue through the end of February is approximately \$3.0 million.

II) Community Development Department – Mr. Rauch stated that they posted the Community Development Technician position; and it closes this week. There are a couple of candidates about whom they are excited. They are continuing the public service director search and are in the middle of second round interviews. He added that last week Congressman Turner's office was instrumental in securing \$1.5 million in funding for Woodman Drive between Springfield Street and Airway Road. He added they will put the money to use quickly and be able to build on the Safe Streets For All project being done this year. The funds will be used to get to full design and address the wall. They are well on their way to having an actual cost for what it will take to redo the Woodman corridor and go compete for more money to get it built. He thanked the congressional support, in particular, Congressman Turner and the progress this will help to bring the land use plan to life. Deputy Mayor Maxfield asked if he had a guess as to when construction may begin out there. Mr. Rauch stated he does not have an idea of the date, but they are moving as quickly as possible. He stated that generally speaking for a major road project like this, a city would be in front of it usually about seven years out in the sense that it is on a capital plan, there is some seed money to start throwing at it, and then they go to find grants and things of that nature. They are moving very quickly. If they are able to keep the momentum going

and complete design over the next couple of years that puts the city in a really good spot to be able to compete for funds much sooner, but they have to get through the design process first. This is a priority for the community in terms of redevelopment.

WORK SESSION ITEMS

I) Supplemental Appropriations – Mr. Rauch stated they will be bringing a supplemental appropriations ordinance before council at the next meeting. Ms. Baker said a substantial portion of this is reclassifying some things. They are trying to do quarterly supplementals then move to bi-annual.

II) Springfield Street Tax Increment Financing (TIF) – Mr. Rauch stated that about a month ago, they discussed potentially establishing some TIF districts to get ahead of development in key corridors. Given all the momentum they have along Springfield Street and with the Center of Flight, staff's view is to start in the Springfield Street area. He stated that a TIF district takes any extra property tax that comes in from new development and allows those proceeds or portion of those property taxes, new property taxes, to be diverted into a fund that the city would own the control and that could be used for public improvement purposes like streets, roads, infrastructure, and those sorts of things. It does not reduce existing property taxes that already go to other organizations like the school districts or the county for example. It is only the new amount of property taxes that come in that going to the TIF fund. The proposed corridor was shown on a map and indicated three sections: the west end near Dayton, the central end that has the Danis property and Glendean, and the eastern portion with Huberville. He added that this is a central development focus area in the land use plan. He stated that they propose to establish a TIF district in that geography that would be a 75 percent TIF over a 10 year term that they could then accumulate funds to assist with roadway reconstruction on the redevelopment efforts. In theory, if the TIF was established and they got new development and began to attract some additional property tax revenues, then they could apply that this local share towards redoing the intersection or construction costs. This is another reason they suggest getting ahead of the curve and having that funding mechanism in place. He gave an example of how to calculate TIF proceeds at 100 percent. He stated they are only establishing a 75 percent TIF, so each taxing district would still get some additional revenue, but the rest of the balance goes into a TIF Fund. Mr. Denning asked if it was only for 10 years from the date in which they pass it. Mr. Rauch confirmed that was correct. Mr. Denning asked if nothing got built, they would get nothing, but any increase they would get 75 percent of the additional tax on it. Mr. Rauch stated that was correct. Mr. Maxfield asked if this could be renewed after 10 years. Mr. Miller stated that another piece of legislation would come before council for them to establish a new TIF once the first one ran out; it is a bit different in that it is not a renewal just a new TIF. Mr. Rauch stated that ordinance will come before them at the next meeting. Mr. Joseph asked if any agreements

had to be obtained with other organizations. Mr. Rauch stated that is why they re going with the 75 percent threshold, so they do not have to involve any other parties.

III) UDO Rewrite Update – Mr. Rauch presented a map of the city’s current zoning. Part of the land use plan is to figure out what they want the environment to look like and if the zoning matches that for the community’s future. They are unique in several respects, not only because of the geography and how separated the city is, but a lot of land in Riverside around Eastwood Park is in the Source Water Protection Area; a lot of land around the base is affected by base land use planning, airport regulations, noise control regulations, and FEMA requirements. There are a lot of codes that sit on top of the city code like layers on a cake. He stated that he is working with Ms. Holt on a two part question: find a consultant to identify whether they should adopt a new zoning code or if it is more beneficial to move to have a form based code where the land use does not matter so much, but rather what it looks like when it is built. There are advantages and drawbacks to both types, but they want a professional opinion about whether one or the other makes more sense based on their geography. If they go with more traditional zoning, then they will look at what MKSK identified in terms of a proposed zoning map and the suggested zoning districts they laid out and determine if it is viable. They first need to find the right service provider for this review, and that may take a few months. Then based on their recommendation they will come forward with legislation that tells staff the professional recommendation is ‘x’ go produce this zoning code. The second phase will take approximately 12 months for a rewrite. Mr. Joseph asked if it will be done by December. Mr. Rauch stated that it will not be done by December. They will have the consultant and recommendation by December, but a rewrite will take longer. Discussion was held on the moratorium and if it needed to be extended or not. Mr. Rauch stated it depends on how quickly the consultants are able to move on it. Mr. Rauch stated the theory on the moratorium is to push pause on development in the community on certain businesses, so they can make sure when it starts up again it is in alignment with what the community wants as determined in the land use plan. Moratoriums are just a temporary measure to treat people equitably and treat the zoning requests in a way that conforms with the new plan.

IV) CIC Update – Mr. Rauch stated they have done homework with the Downing Group and personnel attorney Steve McHugh, and he thinks in the past Mr. McHugh has filed paperwork with the state for a previous CIC. They asked him to look at the status of those filings and what they need to do to resurrect the CIC. They are looking at a board composition of an elected official, key staff, and a representative from the planning commission. He will have a firmer timeline in April when they can get this spun up and capitalize it. Their goal is to have it in a place to present to council in the middle of the year.

V) FY2024 Budget Book – Mr. Rauch stated all edits and adjustments submitted have been made, so there will be a resolution for council to approve the document next week.

Once council does that, they will post it online and the links will be out there as well. They will then use the budget book as a template going forward.

VI) Eclipse Update – Mr. Rauch stated that a total solar eclipse will occur in Riverside, Ohio, around 3:08 p.m. on April 8, 2024. The eclipse is expected to last two to three minutes depending on location. The population draw is expected to be significant to Ohio and to the City of Riverside. There will potentially be 20,000 – 30,000 people at the Air Force Museum, which would be equivalent to the entire population of Riverside concentrated in a small area. They are looking at the population of Riverside being doubled during this event. Mr. Rauch stated that there could be up to 13 hours of gridlock due to highway congestion. He advised residents to treat this like a severe weather event and if staying home, get gas and food the week before. People coming into the area will probably start on the Friday before since the eclipse is on a Monday. If traveling outside the area, expect delays upon returning home as roads will be heavily congested and difficult to navigate. He added that closures should also be expected. Roads and lanes will close as needed to manage traffic. Parks will close the weekend before to discourage camping, dumping, and to protect the infrastructure; parks will reopen on the day of the event. He added that schools and many businesses will be closed that day. Police, fire, and service will be working, and roadways need to be clear enough for those vehicles to get through. Mr. Rauch advised residents to do the following: prepare ahead of time and not the day before, plan where you will be and how you will get there, prepare for traffic, prepare to be significantly delayed coming and going, prepare to change plans if needed, use paper maps, look out for cyclists and pedestrians, and be patient. He stated they tried to get ODOT to open the ramp early to 35 off of Woodman, but that may not happen. There will be temporary signs up to keep people away from the south end of town on Woodman and push traffic to 675. He added that cell phone towers will be taxed so paper maps will be handy. Things that should **not** be done include: congregating on the road shoulders or in other prohibited areas, relying on electronics or the internet as coverage may be unstable or fail, driving distracted or impaired, calling 9-1-1 because of traffic jams or non-emergencies, and putting yourself or others in unsafe situations. He stated this is once in a lifetime and wants everyone to be safe. They have to make plans to try and make everyone as safe as possible and think about how to manage for a worst case scenario. He stated he will bring forth legislation that will allow him to declare a state of emergency and have legal counsel explain the rationale.

Mr. Miller stated that he has spoken with the city manager about the safety and legal aspects of what he has addressed to them. He stated that he just received word that a branch of the Montgomery County courts will be closed for that day as well. He stated that emergency management and emergency preparedness are terms used in the Ohio Revised Code that provide a level of authority and responsiveness that does not necessarily exist when there is not a hazard. The ORC and charter allow the city manager to supervise the department of public safety, fire, EMS, and police, and it opens up access to other funding

an egregious or unforeseen circumstances from this event. By a team effort, the resolution coming to council authorizes the manager to declare a state of emergency and will provide resources to respond to hazards, traffic problems, safety issues with directing fire/EMS. It gives him the authority to close roads, buildings, parks, and anything that falls in that aspect that will keep residents and visitors safe. This is the purpose of the declaration of the emergency. There is authorization in the law to flank an event for days prior and days after. The Friday before until the Friday after the event will help to provide for parks and traffic to be managed and for adequate staffing to mitigate any hazards. The declaration of an emergency will give the manager the authority to respond in a more streamlined manner. The authority is granted to him in the charter, but the legislation will show the joint collaborative effort by council recognizing this is a significant event and providing the manager to exercise safety measures, preparedness measures, and response measures. Mr. Joseph asked if the base has reached out. Mr. Rauch stated that they are in contact on numerous levels. There is an internal meeting next week to discuss all the meetings that have been happening externally. The goal is to be as flexible as possible regardless of what happens. There will be a northern command center and southern command center since the geography of Riverside is broken up. This way if Route 4 or the bridges back up they are not stuck; they want to build redundancy to react where needed. Mr. Denning stated that the base will be starting things early that day. Mr. Rauch stated if the event at the base draws a lot of people and they begin to limit the attendees, then the city will have the challenge of redirecting traffic. A communication plan is being developed once details are finalized.

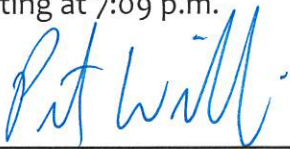
CITY MANAGER UPDATES - Mr. Rauch stated there is information going in the packet for Montgomery County 9-1-1 services. This does into impact the relationship with Huber Heights for dispatch. This is due to recent state legislative changes. The county has a 9-1-1 planning committee, and while Riverside is not a voting member, the state requires every municipality to approve the plan the committee produces. It is a list of all dispatch centers, how they are staff, who they cover, and if they are going to do next-gen 9-1-1. The resolution states they have seen and received the plan. It needs to be approved by April 1, 2024, which is why it is coming to them at the next council meeting.

Mr. Joseph stated that he was recently at the NLC Congressional Conference and met a councilmember from Youngstown, Ohio, who is on the Ohio 250 board. Ohio 250 is a bipartisan resolution passed by the State House; there is a planning committee with all the municipalities in the state of Ohio to commemorate our country's 250th anniversary or birthday. There is a templated resolution he gave to the city manager that he would like for council to consider adopting at a future meeting. It shows council's support, and they could think about something that they can do with Ohio 250 to celebrate America's 250th birthday, some type of community engagement. He added that the state has allocated funds to different programs or community events. Funding is listed on their website. He would like the city to have some engagement. The 250th is in 2026, but there is a series of

events happening up to then. Mr. Denning stated that in 1921 is when the city was chartered by the state making 2026 the 105th birthday of the city, of the village. Mr. Rauch stated he will get it put on as a work session item. Discussion was held on when the city/village became incorporated. Mr. Denning stated they need to give credit to the village to be able to become a city. He stated the village was incorporated in late June of 1921.

COUNCILMEMBER COMMENTS: Mr. Brown thanked the city manager for the eclipse preparedness. There are no hotels available in the area around that time. Mr. Joseph stated the trip to DC was neat to go and meet other elected officials from Ohio. He had a brief discussion with the Secretary of Transportation and talked about the infrastructure projects in Riverside. He stated they are not alone as a city with big infrastructure projects coming along. With the right planning, right staff, and the right grants being written, federal dollars are attainable. Discussion was held on planning for Woodman redesign and when it started. Mr. Rauch stated it was a team effort with Ms. Bartlett, the TID, with engineers to try to find a way to bridge the gap. He is excited they are at a point to do some community engagement to get feedback on what people want. They were part of the first round of funding that was awarded, and Riverside had the highest award for a planning grant in the state of Ohio. Mr. Joseph stated the delegation he was with was with was able to meet with Congressman Turner and his staff and just bringing up Riverside he obviously knew because he was directly involved with that. Mr. Joseph stated he thank him for working with Riverside. They met with Sherrod Brown and J.D. Vance. State Senator Brown asked him where he was from, and he said Riverside. Brown then said Riverside has some exciting things going on there. He stated that the work they are doing is reaching those levels in government, and it gives them adequate recognition. He reminded everyone to go out and vote on Tuesday. The police levy is on the ballot, and he would appreciate it if voters supported it. He added that severe weather is coming tonight and reminded everyone to be weather aware. He suggested having a plan to wake up to get them to safety. Deputy Mayor Maxfield thanked the city manager and finance director on the work they are doing. He thanked police, fire, and public works for future events to take place.

ADJOURNMENT: Being no further business, Deputy Mayor Maxfield adjourned the meeting at 7:09 p.m.



Pete Williams, Mayor



Katie Lewallen, Clerk of Council