

COUNCIL SPECIAL AND WORKSHOP MEETING

November 22, 2016

Mayor Fogle called the meeting to order.

Present were: Mayor Fogle; *Councilmembers:* Scott Hurst, Sarah Copp, Anthony Miller, Karen Grudich, Don Dohrman, and Jason Tinnerman. *Also present were:* Manager Kline and Clerk Cantrell. *Absent:* None.

DEVELOPMENT AGREEMENT/TIF

Manager Kline gave each Councilmember a copy of the PowerPoint Presentation that was given to the Milton-Union School Board during his meeting with them on Monday, November 21, 2016, for their review. The presentation was regarding the proposed Stillwater Crossing Mixed Unit Development. The presentation contained information concerning:

- 1) Conditions for Success
- 2) Proposed Stillwater Crossing Land Plan
- 3) Projected Short and Long-Term Returns on School Investment
- 4) Projected Jobs and Annual City Return on Investment
- 5) Stillwater Crossing Plans – Needs for Success
- 6) Total Projected TIF Amounts; Projected Assessed Values; What Normal Taxes Would Be After TIF Paid Off; Total Projected Bond Payments Annually; Projected Bond Funds Assessment Annually; Projected Amount Over or Under Projected PMT

Manager Kline stated he and Ron Coffman of Equity Inc. out of Columbus, OH, attended the Milton-Union School Board Meeting and presented the proposal of the Stillwater Crossing Development. He stated they also tried to answer the who, what, where, when, how, and why questions regarding a Tax Increment Financing (TIF).

Andrew Brossart, Managing Director, of William Blair & Company, L.L.C. (*a company that is an underwriter of municipal securities*) gave each Councilmember a booklet containing an overview of how TIFs work. Mr. Brossart reviewed the following items contained in the booklet:

- 1) Tax Increment Financing Basics – Acronyms & Definitions
- 2) What is Tax Increment Financing (TIF)
- 3) TIF Mechanics

- 4) Current Property Tax Flow
- 5) Flow of Funds with TIF District
- 6) Estimated Development Revenues
- 7) Examples of TIFs the William Blair & Company, L.L.C. Have Done for Liberty Town Center, Butler County, OH; City of Norwood, Hamilton County, OH; and City of Montgomery, OH
- 8) Firm Overview – William Blair & Company, L.L.C. – A Growing Global Firm and Their Expansion into the State of Ohio
- 9) National Rankings – Municipals
- 10)Municipal Rankings – Snapshot by Markets
- 11)William Blair’s Public Finance Team is Gaining Momentum Nationwide
- 12)Notice and Disclaimer

Mr. Brossart stated in order to do a TIF you have to have a Port Authority. He stated Warren County would be the Port Authority on this TIF. He stated there are two types of TIFs. One is a Residential TIF and the other is a Commercial TIF. Mr. Brossart stated a Compensation Agreement has to be established and that this is a very important document. He explained how bonds work and whether they will be rated. Mr. Brossart stated the TIF that will be established for this project will have to have an agreement with the Milton-Union School District for a 100% of valuation. He stated this type of TIF starts with a 30 year term; but can be changed to less years in the future if need. Mr. Brossart stated you can decrease the term but cannot add to the term.

Mr. Brossart stated once the Development Plan is completed and submitted by the developer figures can start to be put in place as to the cost of the proposed project. Ron Coffman of Equity Inc. is the developer on this project. Mr. Brossart stated the project gets bonded out in segments; because the Developer does things in segments. Manager Kline stated the Municipality has until February 3, 2017, to close on the property on St. Rt. 471 near Iddings Road.

Mr. Brossart stated Engagement Letters have to be received in order to start negotiations for the TIF. He stated William Blair & Company, L.L.C. is working with the Developer and the Port Authority. Mr. Brossart stated the project pays for all the attorney fees. He stated Council needs to make sure they are working with a good development team that has backing. At this time it is projected the project will cost 14.7 million dollars. Mr. Coffman stated Ryan Homes will not sign an agreement to build homes in Stillwater Crossing without a 100% TIF. Manager Kline stated engineering information is needed to get good figures as to the actual cost to do this

project. Manager Kline stated a pump station and a water tower may be needed for this project.

Manager Kline will have the necessary Resolution authorizing him to sign the Development Agreement ready for the November 28, 2016, Special Council Meeting.

At this time there are plans for a nursing home, a Randall House assisted living facility, seventeen (17) senior cottages for independent living, health care facilities, one hundred fifty-two (152) single family residential homes ranging in price from \$200,000 to \$300,000, and probably businesses as well. There will be jobs created with this development and additional tax revenue for the Municipality of West Milton. This will be done thru Tax Increment Financing (TIF) (*public financing – not by the Municipality of West Milton*). This is not a tax abatement.

SPECIAL MEETING

Jason Tinnerman made a motion, seconded by Don Dohrman to have a Special Council Meeting on Monday, November 28, 2016, at 7:30 p.m. in Council Chambers. After a roll call vote, the motion passed unanimously. *Abstain: None. Absent: None.*

OTHER ITEMS

Manager Kline showed Councilmembers a commercial that Tom Beck of WMPA did featuring the Municipality of West Milton and the Milton-Union Schools. He stated this commercial will be posted on the Municipality's website and Facebook site.

Karen Grudich stated she has had a request for a crosswalk to be painted on St. Rt. 48 by Wertz Hardware. She stated she has also been asked about the sidewalk program for West Milton. Manager Kline stated he wants to get the development started and then wants to work on getting the sidewalk program started back up. He explained how they did the sidewalk program in his hometown years ago. Manager Kline stated he would like to form a committee to work on this program in the future.

Karen Grudich also read an article that was in *The Troy Daily News* thanking the individuals that worked to have and maintain the flowers in the downtown area.

2017 BUDGET

Manager Kline stated the Budget Committee met three times and the Committee is made up of Anthony Miller, Sarah Copp, Mayor Fogle, Finance Director Grise, Service Director Herron, Fire Chief Frantz, Police Chief Busse, and the Municipal Manager. Mayor Fogle suggested keeping the Budget Committee but switch members each year; allowing everyone on Council a chance to see the inner-workings of developing a Budget for the Municipality.

Mayor Fogle lead the discussion regarding amendments to the 2017 Budget. These amendments affects the following funds:

- 1) General Fund
- 2) Street Levy Fund
- 3) Street Fund
- 4) St. Highway Fund
- 5) OPWC Fund
- 6) Water Capital Fund
- 7) Sewer Capital Fund
- 8) Water Fund
- 9) S/C/G Fund
- 10) Sewer Fund

Manager Kline stated the 2017 Budget includes large ticket items such as the Development Agreement, Sewer Plant Upgrades; Forest Avenue Curb and Sidewalk (*grant paid*), Emerick Road Sewer (*\$100,000 Grant*), Playground (*75% Grant*), additional equipment for the Police Cruiser, Street Department lift, Crime Lab Fees, and Fire Equipment.

After discussion, it was the consensus of Council to pay the West Milton Fire Department employees \$1.00 above minimum wage.

Manager Kline stated a citizen needs a new sewer line put in for new construction on Donna Jane Court. He stated since the Municipality is working to do a sewer line extension from Donna Jane Court to Ludlow Falls in the future he suggested a 15" line be put in now rather than having to tear up the line later just to make the line larger. It was the consensus of Council to put in a 15" line now.

After discussion, it was the consensus of Council to put a 2 ½% increase for the Municipal employees in the 2017 Budget.

Manager Kline stated the Municipal Building needs to be painted so he has included fifteen thousand (\$15,000.00) dollars in the budget for this project.

Jason Tinnerman stated Council has been discussing a general clean-up of West Milton. He suggested hiring a part-time person to help Manager Kline with the work on this. A lengthy discussion took place about what duties would be assigned to this part-time position. Manager Kline would like for the person to serve as the secretary to the Park Board and the Board of Adjustment. It was the consensus of Council to put fifteen thousand (\$15,000.00) dollars in the budget to hire someone for this position.

Mayor Fogle stated he thinks Council's pay should be increased from \$50.00 per meeting to \$75.00 per meeting. Manager Kline will have the Law Director look into how soon the increases could take effect.

RE-APPROPRIATION FOR DECEMBER MEETING

Manager Kline stated since the Development Agreement has to be signed next week the Municipality will need to add twenty-two thousand (\$22,000.00) dollars to the budget in order to pay the first payment to the Stillwater Crossing developer by the end of 2016. He stated he will check to see if any other re-appropriations need to be done for the remainder of 2016; and if so, he will add that to the legislation for the December 13, 2016, Council Meeting.

AGGREGATION LEGISLATION

Manager Kline stated four separate pieces of legislation regarding the Gas and Electric Aggregation needs to be passed at the December 13, 2016, Council Meeting.

HOUSE AT THE PARK

Manager Kline stated there is a house for sale near the entrance of the Municipal Park. He stated he would like to purchase this property for the park. A lengthy discussion took place regarding the pros and cons of purchasing this property. It was the consensus of Council to hire a Real Estate Agent to check into this and bring back options.

EXECUTIVE SESSION

Jason Tinnerman made a motion, seconded by Anthony Miller to go into an Executive Session to consider the employment of a public employee. After a roll call vote, the motion passed unanimously. *Abstain:* None. *Absent:* None.

Council adjourned into Executive Session at 10:45 p.m.

Don Dohrman made a motion, seconded by Anthony Miller to reconvene out of Executive Session. After a roll call vote, the motion passed unanimously. *Abstain: None. Absent: None.*

Council came back into session at 11:03 p.m.

ADJOURNMENT

Don Dohrman made a motion, seconded by Anthony Miller to adjourn the Special Council and Workshop Meeting. The meeting adjourned at 11:04 p.m.

Linda L. Cantrell CAP-OM
Clerk of Council

Scott Fogle
Mayor