

COUNCIL SPECIAL AND WORKSHOP MEETING

November 28, 2016

Mayor Fogle called the meeting to order.

Present were: Mayor Fogle; *Councilmembers:* Scott Hurst, Sarah Copp, Anthony Miller, Karen Grudich (*came into the meeting at 7:41 p.m.*), Don Dohrman, and Jason Tinnerman. *Also present were:* Manager Kline and Clerk Cantrell. *Absent:* None.

COMMENTS FROM CITIZENS

There were no comments from citizens at this time.

EXECUTIVE SESSION

Jason Tinnerman made a motion, seconded by Don Dohrman to go into an Executive Session pursuant to Charter Section 4.12 (b)(5)(b) to consider the purchase of property for public purposes. After a roll call vote, the motion passed with Hurst, Copp, Miller, Dohrman, Tinnerman, and Mayor Fogle voting *yes*. *Abstain:* None. *Absent:* Grudich.

Council adjourned into Executive Session at 7:34 p.m.

Jason Tinnerman made a motion, seconded by Don Dohrman 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 8:42 p.m.

ORDINANCES AND RESOLUTIONS

Resolution CM-16-41

Resolution CM-16-41 was introduced by Council and read by Manager Kline, A RESOLUTION AUTHORIZING THE MUNICIPAL MANAGER TO ENTER INTO A DEVELOPMENT AGREEMENT WITH STILLWATER CROSSINGS, LLC. Don Dohrman made a motion, seconded by Scott Hurst to adopt *Resolution CM-16-41*. After a roll call vote, the motion passed unanimously. *Abstain:* None. *Absent:* None. *Resolution CM-16-41 adopted.*

Manager Kline stated the Development Agreement is with Stillwater Crossings, LLC out of Columbus, OH. Manager Kline stated Ron Coffman, the developer, has done mixed use projects in Springboro and West Chester. He stated the developer has to have letters of intent for a Senior Health Care facility, an assisted living facility, and cottages for seniors. Manager Kline stated the developer also has to have a letter of intent for single family homes. He stated Randall House has committed to the senior facilities and Ryan Homes has committed to the single family homes. Manager Kline stated the public improvements have to be done through Tax Increment Financing (TIF). He stated public improvements include water lines, sewer lines, streets, curb, gutters, sidewalks, bike paths, and common areas that are used by the public. Manager Kline stated the developer will be responsible to pay off the TIF bonds. Manager Kline explained the process of how this all would work. He stated a Land Plan has to be completed. Manager Kline stated it may be necessary to have a pump station and water tower in the area of the project. He stated the Municipality has to pay a two hundred and fifty thousand (\$250,000.00) dollar fee to the developer. This fee can be paid in twelve (12) payments. Manager Kline stated the Municipality has to pay sixty thousand (\$60,000.00) dollars for engineering fees. He stated the Municipality would be reimbursed these fees out of monies issued for the first borrowing of improvements. Manager Kline stated should the project not work out the most the Municipality would lose would be the sixty thousand (\$60,000.00) dollars paid for engineering plans and two payments to the developer equaling forty-one thousand six hundred (\$41,600.00) dollars. He stated the TIF has to be approved by both the Milton-Union School Board and Council. Then the whole plan has to be approved by Council. Manager Kline stated a lot of work has to be completed between now and February 3, 2017. He stated there are clauses in the contract allowing either party to get out of the agreement if necessary. Mayor Fogle thanked Manager Kline for the time and effort he has put into this since June 2016. He stated he thinks it is a very positive thing for the community. Jason Tinnerman thanked Manager Kline and Council for putting up with him and all his questions. He stated Council is taking this optimistically and cautiously.

MUNICIPAL MANAGER

Manager Kline stated he is looking into the possibility of getting a grant through the Ohio Public Works (OPW) Grant Program for work that would need to be done to the Stillwater Crossing Project public areas. He stated if the Municipality could get a grant it would help to lessen the TIF dollars needed for the project.

Manager Kline stated he would be meeting Wednesday with the engineers to do a water study for the proposed Stillwater Crossing project. He stated he would have these expenses included in the re-appropriation Ordinance for the December 13, 2016, Council Meeting.

COMMENTS FROM CITIZENS

There were no comments from citizens at this time.

ADJOURNMENT

Jason Tinnerman made a motion, seconded by Anthony Miller to adjourn the Special Council and Workshop Meeting. The meeting adjourned at 9:12 p.m.

Linda L. Cantrell CAP-OM
Clerk of Council

Scott Fogle
Mayor