

COUNCIL WORKSHOP MEETING
and
SPECIAL COUNCIL MEETING
February 23, 2016

Mayor Francis called the meeting to order.

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

GENERAL UPDATES

Mayor Francis thanked everyone for attending the meeting.

Manager Kline stated the Sludge Removal Bids for the Wastewater Treatment Plant had been opened. He stated two companies bid. Manager Kline stated Mike's Sanitation bid the same price as the Municipality currently has. He stated the cost now is around thirteen (\$0.13) cents per gallon. Manager Kline stated the sludge is basically ninety-seven (97%) water and three (3%) solids. He stated Mike's Sanitation has removed the sludge for the Municipality of West Milton for the last three years and has always done an excellent job. Manager Kline stated he would have a Resolution prepared for the March 8, 2016, Council Meeting for the Sludge Removal Contract.

Manager Kline stated the Paving Bid came in around one hundred eleven thousand six hundred (\$111,600) dollars. He stated there is a water issue at Jefferson Street near Hoffman United Methodist Church. Manager Kline stated there has been three different types of paving done at that location and it is causing ponding to occur at the Church's parking lot. He stated Ben Herron would be working with Wagner Paving to get this water to go to the storm sewer like it is supposed to go. Manager Kline stated he would like to add this to the contract. He stated Tanner alley, Smith alley, and one other alley needs to be paved. Manager Kline stated he would like to add the Hoffman United Methodist Church parking lot project and the three alley projects into the contract since the bids came in much lower than expected. Ben Herron stated he is not sure he can get pricing in time to put it in the contract. Manager Kline assured Council the Municipality would not go over

the allotted budget for paving. He stated he would have a Resolution for the Paving Contract for the March 8, 2016, Council Meeting.

Manager Kline stated at the last joint meeting with the Milton-Union School Board and the Union Township Trustees it was discussed about applying for a Community Development Block Grant. He stated curbs and sidewalks needs to be put in on Hasket Road. Manager Kline stated he and Ben Herron have estimated it would cost less than sixty thousand (\$60,000) to install the curbs and sidewalks in this area. He stated Miami County has allotted one hundred thousand dollars for the Community Development Block Grant. Manager Kline explained the process of preparing to apply for the Community Development Block Grant.

Manager Kline stated Monty Fogle has applied for a zoning change to the 8.6 acres of land he owns on South Miami Street across from the storage units due to an offer contingent upon the property being changed from an A-1 Zone to an R-1 Zone. He stated Grace Haven Church wants to build a church on this property.

Manager Kline stated he had a meeting with the Village of Ludlow Falls, a consulting Engineer from Choice One, and a state agency to discuss getting grant money to extend West Milton's sanitary sewer to Ludlow Falls. He stated he feels the sanitary line should be extended to Ludlow Falls. Manager Kline explained the process it takes to apply for a grant to help with the extension of West Milton's sanitary sewer to Ludlow Falls.

Ben Herron stated there are storm sewer capital improvements that need to be done for the Municipality of West Milton. He stated they would be using the camera to see where the problem areas are. Mr. Herron stated there is one line that may need to be relined and that they would be using the camera next week to check this line out to see what needs to be done. He stated depending on the issue with the line the Municipality may need to move forward on repairing this area of storm sewer within the next thirty days.

Manager Kline stated the Municipality would be taking orders for the Hometown Heroes Program again this year. He stated there have already been thirty-eight (38) applications for banners for this year. Manager Kline stated the banners and brackets cost two hundred and ten (\$210.00) dollars.

GARBAGE UPDATE

Mayor Francis stated Council had been asked about exempting individuals from having to pay for trash removal. He stated the Codified Ordinance

states all residents must participate in the trash removal program and if the Municipality changes anything at this point it would be in breach of the contract. Mayor Francis stated Resolution CM-10-20 passed August 13, 1991, put this in place. He stated Resolution CM-10-20 was amended by Resolution CM-97-34. Mayor Francis, Manager Kline and Law Director Brosh recommends that the Municipality not break the contract.

LAND UTILIZATION

Manager Kline stated he had an opportunity to speak to some representatives from the City of Piqua regarding a Land Reutilization Program. He stated the City of Piqua created a Land Reutilization Program by adopting and implementing the procedures set forth in the Ohio Revised Code Chapter 5722. Manager Kline stated this would help with properties that have been abandoned or have been foreclosed on. He stated an Ordinance would need to be passed creating a Land Reutilization Program for the Municipality of West Milton. Manager Kline stated there is a process that has to be gone through for foreclosed property. Manager Kline stated the property would have to go through a Sheriff's sale and if no one bids on the property then there has to be a second Sheriff's sale and if no one bids on the property the second time the property becomes the property of the Municipality of West Milton. He stated then the Municipality could work to make the land regenerate taxes or could sell the property or the property could be split between the adjacent property owners if they agreed to keep the property in an orderly manner. Manager Kline gave each Councilmember a copy of the Land Reutilization Program used by the City of Piqua for their review.

Scott Fogle stated the Council of Churches would be meeting on Monday, February 29, 2016, at 7:30 p.m. at the Hoffman United Methodist Church.

Scott Fogle stated the next Park Board Meeting would be on Wednesday, March 16, 2016, at 6:30 p.m. at the Municipal Building.

OTHER

Jason Tinnerman stated Council needs to look at the Municipality of West Milton's nuisance and motor vehicle ordinance. Mayor Francis stated if the Municipality of West Milton utilizes the ordinance that is on the books already and goes through the process outlined by the ordinance it works. He stated the process is a complaint driven process.

Scott Fogle asked about the sign coming into West Milton on State Route 571 by the golf course. Ben Herron stated he has the new sign and once the weather breaks his department will put it up.

Anthony Miller stated he would like to review the ordinance that deals with the maintenance and upkeep of properties within West Milton.

Don Dohrman stated he would like to look at five ordinances to see if there are ways to better enforce these ordinance and then narrow down what issues Council would like to work on to improve the Village of West Milton.

MILTON-UNION HIGH SCHOOL SENIOR GOVERNMENT CLASS

Manager Kline stated Andy Graflin, the instructor for the Honors Government Class from Milton-Union High School, was in attendance tonight with his government class students. He stated the students would be choosing students from their class to serve as Mayor, Vice Mayor, Council, the Municipal Manager, Law Director, and Clerk of Council for the mock Council Meeting on Tuesday, March 8, 2016.

Nathaniel Hurst serving as the Municipal Manager for the government class stated the students would like to address the following items with Council:

- 1) Parking on St. Rt. 48 and Hamilton Street – he stated it is difficult to get out at this intersection and the students would like to eliminate at least one parking space at the location or change the direction as to how you go at that intersection. Ben Herron stated that area has been an on-going problem for thirty years. Mr. Herron stated four or five parking spots have already been eliminated from that area. He stated a meeting should be set to discuss what could be done in that area.
- 2) Vacant land where the old Milton-Union High School used to be located – Mr. Hurst asked what was being done with this land. Mayor Francis stated the contract the Municipality of West Milton had with the Board of Education for utilizing the area where the old Milton-Union High School was located has been terminated and the land has been given back to the school. Mayor Francis asked the students to take their questions regarding the old school property to the school board. Mr. Hurst stated the students would like to have a community farm on that property. Mayor Francis and Manager Kline stated they thought a community farm was a great idea and suggested the students attend the next school board meeting on Monday, March 14, 2016.
- 3) Abandon buildings – Mr. Hurst stated Council had already discussed that issue at this meeting.

- 4) Dress up the Village of West Milton – make the downtown look nicer. Mr. Hurst stated the students would like to see the Municipality do lighting like the City of Union does for Christmas. He stated they would like to see benches and potted plants in the downtown area. Mr. Hurst stated the students would like to see something done year round for the downtown area. Ben Herron stated the Municipality of West Milton has to keep in mind what they do downtown has to be compliant with the American Disabilities Act (ADA). Jason Tinnerman stated Tom Beck of WMPA is looking into doing music in the downtown area. Manager Kline stated the Municipality has applied for a grant to provide music for the downtown area and to use the PA system in the Municipal park. He stated this would also provide sound for movies being shown in the park. Sarah Copp stated she would like to see benches located in the vacant lot next to McDonalds. Manager Kline stated that property is owned by McDonalds. Jason Tinnerman asked the students if they would be helping with the community project that Mr. Grudich, an instructor for Milton-Union High School, is planning to do to assist citizens needing help with repairs and cleanup of their property.
- 5) Incentives to bring business to West Milton – Mayor Francis stated one of the problems the Municipality of West Milton is having is property owners tend to want more for their property than it is worth therefore making it hard for some business to locate in West Milton. He stated the fact that West Milton is situated on limestone makes it more difficult to build new homes. Mayor Francis stated Council has been looking at different options to try and bring businesses to West Milton. He stated it is hard to find the right fit for the community. Mayor Francis stated there are tax incentives and tax abatements in place for businesses wanting to locate in West Milton.
- 6) More community events for the park – Scott Fogle stated the Park Board is looking into doing more movies in the Municipal park. Manager Kline state the Municipality received a grant in the amount of one hundred and ten thousand (\$110,000) dollars to replace the playground equipment in the Municipal park. He stated there is also a new Disc Golf course in the Municipal park. Manager Kline stated there would be a major grand opening for the Disc Golf course and the new playground equipment. He stated there is a Fall Fling and Fourth of July activities in the downtown area each year. Manager Kline stated the Girl Scouts are donating benches for the Municipal park. Scott Fogle stated the Park Board would be working on doing other things in the Municipal park. Sarah Copp stated Council is looking into having a Farmers Market in West Milton. Mayor Francis challenged the students to come up with something they would like to see done in West Milton and how they would go about addressing their concern. Ben Herron asked if there was a student that

was artistic that could help put the Disc Golf course map on line for citizens to view. Jason Tinnerman encouraged the students to become involved in the community. Mayor Francis told the students to not be afraid to ask questions about things being done in the community and why it is being done in a certain way.

Scott Hurst of 808 S. Jay Street asked why the Municipality put up a mirror at Jay Street. Ben Herron stated because a residential street and a rural road comes together and most vehicles come into that area at a high rate of speed. Mr. Herron stated he uses the mirror and he can see way down the street. He stated in his opinion it is a safer way to stop vehicles. Chief Busse stated to improve this area would take major changes.

EXECUTIVE SESSION

Jason Tinnerman made a motion, seconded by Scott Fogle to go into a special session of Council. After a roll call vote, the motion passed unanimously. *Abstain:* None. *Absent:* None.

Jason Tinnerman made a motion seconded by Scott Fogle to go into an Executive Session for the purpose of considering the purchase of property for a public purpose. After a roll call vote, the motion passed unanimously. *Abstain:* None. *Absent:* None.

Council adjourned into Executive Session at 8:40 p.m.

Scott Fogle made a motion, seconded by Jason Tinnerman 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 10:14 p.m.

ADJOURNMENT

Anthony Miller made a motion, seconded by Don Dohrman to adjourn the meeting. The meeting adjourned at 10:15 p.m.

Linda L. Cantrell CAP-OM
Clerk of Council

Fred Francis
Mayor