

COUNCIL WORKSHOP MEETING

April 26, 2016

Mayor Francis called the meeting to order.

Present were: Mayor Francis; *Councilmembers:* Sarah Copp (came into the meeting at 8:08 p.m.), 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

Manager Kline stated Milton-Union Schools is building a parking lot for school buses and wants to install a ten (10') foot fence. He stated the Municipality's code only allows for a six (6') foot fence. Manager Kline stated he informed them they would have to apply for a variance. Councilmember Dohrman stated he is not sure he likes how that would look. Manager Kline stated he talked the school into doing bushes along the fence also.

Ben Herron stated Joy Beetley came to the Planning Board meeting and stated the Girl Scouts would like to do some work to help improve the Municipal Park. He stated the girls painted the teeter totters green. He stated they were going to help paint the restrooms in the park and had cleaned out the planter in the park. Manager Kline stated it looks great.

Manager Kline stated the preliminary plan for the Dollar General Store's new location looks really good. He stated it would be a ten thousand (10,000) square foot building with either thirty-three (33) or fifty-two (52) parking spaces. Manager Kline stated the Municipality's code calls for fifty-two (52) spaces for that size of a building. He stated representatives from Dollar General has been proceeding ahead and doing due diligence. Manager Kline stated they have asked about the sign ordinance, setbacks, etc. A lengthy discussion took place regarding the Dollar General Store locating to a new location.

Manager Kline stated the second reading for *Ordinance CM-16-07, AN ORDINANCE TO AMEND THE "OFFICIAL ZONING MAP OF WEST*

MILTON” AS ADOPTED BY CHAPTER 150.006 OF THE WEST MILTON CODE OF ORDINANCES would be at the May 10, 2016, Council Meeting. This Ordinance is for the rezoning of an 8.6 acre lot for Gracehaven Church.

Manager Kline stated the rezoning request from Brumbaugh Engineering & Surveying has been sent back to the Planning Board for further review. He stated Brumbaugh Engineering and Surveying has made an offer on the property, formerly owned by the Eagles, contingent upon the property being rezoned. He stated the property is currently zoned as R3. Councilmember Tinnerman asked if the Municipality has a comprehensive plan for what types of business should be located on St. Rt. 48 or how St. Rt. 48 should be zoned. Mr. Tinnerman stated he believed it is written down somewhere as to what the plans were for developing the main streets in West Milton. Mayor Francis suggested Council direct the Planning Board to develop a comprehensive plan if one is not already in place. Mr. Tinnerman suggested that Council set a number as to how many apartments can be located in West Milton. Councilmember Dohrman stated the lots on St. Rt. 48 next to the property, formerly owned by the Eagles, was to be used for homes and has been available for about ten (10) years. He stated if a business can come in there faster than the homes, he is all for the business coming in. Councilmember Miller stated he looks at it as what is good for the community as a whole. Councilmember Fogle stated the Winemiller’s has owned the property next to the formerly owned Eagles for eight years now and no expansion has been done. He stated he thinks if the Brumbaugh’s wants to purchase the old Eagles property and have another business locate with them it should be allowed. Mayor Francis stated he will listen to complaints from residents not wanting a rezoning if it is bad for the community as a whole, but not if it is because it is in someone’s back yard and they just do not want it for that reason.

Manager Kline stated the second reading for *Ordinance CM-16-10, AN ORDINANCE TO AMEND THE 2016 APPROPRIATIONS* would be at the May 10, 2016, Council Meeting. He stated this is to re-appropriate funds for the grant to replace the playground equipment in the Municipal Park

Manager Kline stated the first of the two tax budget resolutions would be introduced at the May 10, 2016, Council Meeting.

Manager Kline stated the Income Tax Resolution and Ordinance for November would be introduced at the May 10, 2016, Council Meeting.

Manager Kline stated the Municipality of West Milton needs to have a written agreement with Ludlow Falls to provide them with sanitary sewer before grants can be filed to obtain funding for this project. He stated the Municipality of West Milton and Ludlow Falls need to agree that extending the sanitary sewer from West Milton to Ludlow Falls is a joint project. Manager Kline stated a gentleman by the name of Nathan from the RPEG organization helps small communities find funding for these types of projects. He stated he has asked Nathan for information to bring back to Council for review.

Sarah Copp came into the meeting at this time.

Manager Kline stated the Vice Mayor's position has to be put on the ballot for November 2016. He stated he would get legislation ready for the May 10, 2016, Council Meeting.

Manager Kline stated fifty (50) or more letters went out this week to property owners regarding high grass, areas that need to be cleaned up, etc. He stated if the owners do not comply then the grass is mowed or the areas cleaned up and the cost, if not paid directly to the Municipality, is put on the property taxes. Councilmember Miller asked if there is anything in the Municipality's code regarding dead trees. Manager Kline stated yes. He stated if the Municipality is afraid it would fall and cause damage or someone to get hurt it has to be taken down.

Manager Kline stated the Police Department had gotten a grant to have Automated External Defibrillators (AEDs) and this past weekend they had to use it and it helped save a life. Councilmember Fogle suggested Manager Kline give updates on these items at the regular Council Meetings.

Manager Kline stated he received a call from the Miami County Goodwill asking about bringing a truck over to West Milton and parking it where citizens that were participating in the community garage sale May 19-21, 2016, could donate their unsold items to the Goodwill should they want to.

He stated he told them they could park the truck in the Municipality's parking lot.

Councilmember Fogle gave an update on vendors that want to participate in the Fall Fling.

Manager Kline stated the Planning Board met and decided to slow down the process of replacing playground equipment in the Municipal Park. He stated the grant money does not have to be completely spent until December of 2017. Manager Kline stated the Planning Board wants to do something unique with the restoration of playground equipment in the Municipal Park. He stated the Park Board is going to have three different vendors pitch their products and see what they think would be the best playground items to place in the park. Councilmember Dohrman stated he thinks it should be items that would make young families want to come to West Milton. Manager Kline stated the owner of Jaccyn Design would be coming Thursday, May 5, 2016, to look at the park so she can put together an outline of what the Park Board would like to place in the park. Then the Park Board will tell the vendors the amount that can be spent for each area and see what the vendors recommend. Councilmember Fogle stated these areas may need to be done in phases. Councilmember Copp asked if anything could be done about the pond area in the Municipal Park. Ben Herron stated it is going to take concrete to fix that area. He explained why. Ms. Copp stated Marilyn Lightner wants to pick up trash in the park.

Councilmember Fogle stated the Planning Board has set the grand opening of the Disc Course for Saturday, May 28, 2016, at 6:00 p.m. He stated a movie would be shown later that evening. Mr. Fogle gave information as to what vendors would be located in the park at the time of the Disc Course grand opening and the showing of the movie.

Councilmember Fogle gave information as to vendors that would be located on the top of the hill at Washington Street and the parking lot area for the Fourth of July Celebration.

Councilmember Fogle suggested getting someone from the community to volunteer to spearhead the startup and overseeing of a Farmers Market in West Milton. Mr. Fogle asked all the Councilmembers to reach out to people

they know and see if they can find anyone willing to take leadership of this project. Councilmember Dohrman suggested putting a posting on the electronic sign out front of the Municipal Building and having Tom Beck put it on WMPA that the Municipality is looking for someone to lead this project.

Councilmember Copp stated Marilyn Lightner has formed a garden club consisting of seven people to help with the planting of the pots and water the flowers once the pots have been setup in the downtown business area of West Milton. Ms. Copp stated they also want to spruce up the signs coming into West Milton by planting perennials. She stated six or seven pots would be planted and setup on Friday, May 6, 2016.

ADJOURNMENT

Scott Fogle made a motion, seconded by Jason Tinnerman to adjourn the meeting. The meeting adjourned at 9:16 p.m.

Linda L. Cantrell CAP-OM
Clerk of Council

Fred Francis
Mayor