

COUNCIL WORKSHOP MEETING

February 28, 2017

Mayor Fogle called the meeting to order.

Present were: Mayor Fogle; *Councilmembers:* Scott Hurst, Sarah Copp, Don Dohrman, and Jason Tinnerman. *Also present were:* Manager Kline, Service Director Herron, and Chief Busse. *Absent:* Miller and Grudich.

Mayor Fogle explained that Council member Grudich's Mother passed away the evening before and Ms. Grudich would be absent from this evening's meeting. Council member Tinnerman also announced the passing of Allen Brown's wife. Mr. Brown serves on the West Milton Park Board.

INCOME TAX RESOLUTION:

Manager Kline briefly explained that many local municipalities are passing resolutions against the Governor's proposed budget which is recommending that the State of Ohio collect all local income taxes for all business accounts. Although it is believed this action would have a minor effect on West Milton, the fear is that it is the first step of a larger plan to take over all collections. After a brief discussion, it was decided that Council would stand in support of all municipalities and asked Manager Kline to create a resolution mirroring the City of Troy's recent legislation opposing this issue.

AGGREGATION:

Manager Kline explained the electric side of aggregation is now complete and village residents eligible for the new rate of 5.29 cents per kw hour should begin by the April 2017 billing period. Manager Kline said he expected to see a new natural gas rate in about two weeks.

NEXT WMUT MEETING:

At last week's WMUT meeting, it was assumed that the next meeting would be May 25, 2017; however, the school is requesting to move the next meeting to May 18 because of the upcoming graduation schedule. Manager Kline will provide reminders the closer it comes to the next meeting.

RECREATIONAL VEHICLE ORDINANCE:

Mayor Fogle reminded everyone that a few months ago, a resident had asked that the legislation for recreational vehicles be reviewed for possible updates. Mayor Fogle offered the initial opinion that after reviewing it himself it was his opinion that no changes should be considered at this time. During general discussion, every councilmember agreed. Mayor Fogle then invited the Milton-Union Senior Government class, who were in attendance, to take a look at the legislation and see if there are any changes they felt should be considered. Council instructed Manager Kline to send a copy of the legislation to the senior class equivalent of his position so he could distribute it among the class for review and to report back during their mock Council meeting in March.

DEVELOPMENT UPDATE:

Manager Kline provided an update on the proposed Stillwater Crossing development. He first explained the development and how the public infrastructure would be funded to the visiting crowd. Manager Kline then updated Council on how the process of securing school board approval for the proposed TIF was proceeding. A new pro-forma has been created per the instructions of the school board attorney which was distributed to the school officials and shared with Council about a week ago. Mayor Fogle had emailed a series of questions regarding the new pro-forma which Manager Kline answered during this session. Many of the questions were in regard to the many assumptions and millage numbers which were explained, including a 5 mil special assessment which was recommended by the school. Further discussion followed regarding the single family home section of the development. The question of concern was using only Ryan Homes as the home builder and would they only have very few floor plan options. Manager Kline explained that he assumed that other builders might be able to build on individual lots should the new property owner and Ryan Homes come to an agreed upon price for the lot. Manager Kline assumed that Ryan would offer a lot for a set price (*lower*) should they be the builder of the home and that a higher price for the same lot should the new owner wish to secure a different builder, but he would check back with the developer to confirm these assumptions.

An additional question was posed for an explanation of how the new water tower and pump station would be financed. Manager Kline explained it was being considered that the village of West Milton would take on the project for the need for a new water tower and pump station which would be needed for the development. The estimated cost is \$1.7 million. The primary reason for taking on this part of the project was to allow the TIF pro-forma to benefit the

school district sooner by lessening the debt to the total project. Manager Kline explained that although final numbers have not yet been determined, it was assumed that the initial development would pay tap fees for the utilities which would go toward the debt. He was estimating that the first phase would generate approximately \$400-500,000. It was also assumed there would be a second phase at the golf course land which should generate the same approximate number. The remaining debt would be collected via a small fee to the water bills, of approximately \$1.40 - \$1.75 per customer per month for the remaining life of the debt. Manager Kline explained it reasoned that all water customers would help pay toward the debt because the village is currently facing a refurbishment of the south water tower which is estimated to cost over \$1 million to accomplish, with no current way of paying for it. With the construction of a new water tower to the east, the engineers have determined that the south water tower could be eliminated, thus saving the refurbishment costs and benefiting the entire community. Manager Kline went on that in conjunction with this project, negotiations are still proceeding with the City of Troy to eventually take over the full daily operations of the water system – the goal being to lower and secure a lower rate for the customer. Should this occur, part of the plan would be to pay off the water meter debt, which is being financed with a monthly flat rate of \$2.85. He hoped during this transition, the meter debt would be eliminated and the monthly fee would be reduced to the approximate rate listed above.

At the end of the discussion, Manager Kline explained there would be two ordinances introduced for a first reading at the March 14, 2017, Council meeting. The first would be for the creation of the TIF, the second would be to increase the village's utility tap fees to be in-line with the City of Troy.

PUBLIC COMMENTS:

Councilmember Copp explained that a few residents have expressed their dismay of the drug problem that the village, county, state is facing and are asking the question what can be done? Tracie Trim and Connie Christman of W. Market Street and Cindy Howard of Stillwater Street were among the visitors. Each spoke of their concerns. Chief Busse explained the many tasks and work that the police department does on a daily basis along with several statistics he has gathered from the county and local agencies. Much discussion followed among the visiting residents, Chief Busse, and Council. Councilmember Dohrman explained many of the issues which every community and the healthcare industry is facing. There was a consensus among everyone that this is an important topic which should be continued and involve a community-wide dialogue. The topic would not be dropped and we would continue to work together.

ADJOURNMENT

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

Manager Kline/Ben Herron
Recording Secretaries

Scott Fogle
Mayor