

COUNCIL WORKSHOP MEETING

August 22, 2017

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:* Ben Herron, and Clerk Cantrell. *Absent:* None.

FRONT YARD PARKING

Ben Herron read a memo from Manager Kline regarding individuals parking their vehicles on their front lawn. In the memo Mr. Kline proposed legislation be drafted and propose it at a Council meeting; then hold a public hearing(s) to give the public a chance to give feedback; and then Council could decide to either amend, pass, or table the legislation.

Councilmember Dohrman asked if it would be acceptable if all four tires are on the driveway with the front or back hanging over in the yard.

Councilmember Copp asked if this would allow someone to make their whole yard a hard surface for parking. Mr. Herron stated the current Ordinances would not allow for someone to make their front yard into a hard surface parking lot. Councilmember Tinnerman asked if commercial lots would be included. After discussion, it was determined this does not apply to commercial properties. Mayor Fogle stated he likes the idea of having a public hearing to discuss this with the citizens. Mr. Tinnerman asked if someone has to get a permit to add a parking area to their property. Mr. Herron stated it goes to zoning to make sure it conforms to the Ordinance. Mr. Dohrman suggested inviting individuals that park in their yards to attend the public hearing.

NORTH WATER TOWER

Ben Herron read a memo from Manager Kline regarding a Resolution that is necessary to execute a loan through the Ohio Water Development Authority (ODWA) to refurbish the North Water Tower. The memo stated the interest rate should be 2.64%; the length of the load should be ten (10) years; the total loan should be three hundred one thousand and fifty (\$301,050.00) dollars; and the annual payment should be approximately thirty-four thousand four hundred sixty-seven dollars and seventy-four cents (\$34,467.74). The memo also stated by dividing the annual payment by two thousand (2,000) water customers the cost to each customer comes to approximately one dollar and

forty-two cents (\$1.42) per month. The ODWA Board of Directors will be meeting on Thursday, August 31, 2017, to decide on each loan application. Mr. Kline's memo stated if ODWA denies the loan request Minister Bank would be contacted to secure the proper loan to complete the Water Tower Project.

Mayor Fogle suggested information be gotten out to the citizens letting them know why this increase is necessary.

Mr. Herron stated a Water Model Study needs to be done to see what is needed before anything is done to the South Water Tower and what would be needed for the Stillwater Crossing Project. He stated the North Water Tower would remain a part of the water system forever. Vice Mayor Miller suggested something be developed that would let the citizens know what is needed to be done to the towers. Mr. Herron explained all the planning and the process that takes place when a water tower is refurbished and how the potential of fires would be handled.

PARK ACQUISITION UPDATE

Mr. Herron read a memo from Manager Kline regarding the Park Land Acquisition. The memo stated the agreement with the Ohio Public Works Commission (OPWC) through the Clean Ohio Funds has been signed and returned. The Municipality has been awarded a grant in the amount of seventy-three thousand seventy-eight (\$73,078.00) dollars to help fund the acquisition and demolition of the dilapidated house at the main park entrance. The total project is estimated to cost one hundred twenty-two thousand (\$122,000.00) dollars. The Municipality will be responsible for forty-eight thousand nine hundred twenty-two (\$48,922.00) dollars of the project's cost. Manager Kline anticipates closing on the property sometime after Labor Day and soon after the house will be coming down and the land cleaned up.

Don Dohrman stated there are a lot more people in the park since the improvements have been completed. Anthony Miller stated individuals are coming from Englewood and Union to go to the Municipal Park.

WATER MODELING/PUMP STATION

Ben Herron read a memo from Manager Kline regarding the Pump Station Loan Agreement/Water Modeling Future. Mr. Kline has executed the project loan agreement with OPWC in the amount of five hundred eighty-three thousand five hundred fifteen (\$583,515.00) dollars. This does not mean the Municipality has a debt that needs to be paid back. This just secures the

funding source to build the pump station that is necessary to get water to the Stillwater Crossings Project. The Municipality will not proceed until an agreement is made arranging for the complete payback of the loan. Manager Kline is confident the tap fees will be the source of revenues from Phase One that will be the financial source. And should the tap fees be inadequate the Tax Incremental Financing (TIF) is a financial source. The term for this loan is 0% interest for twenty (20) years. A Water Modeling Study needs to be completed to help guide the Municipality for the next twenty (20) years due to there being too many unanswered questions that need to be answered regarding West Milton's water system. Attached to the memo for each Councilmembers review was a scope of services that need to be reviewed by different engineering firms.

Don Dohrman asked that if for some reason the Stillwater Crossing Project did not work out if the Municipality would have to pay for this. Mayor Fogle stated Council needs to have it verified that the Municipality would not have to be responsible for paying this loan.

STILLWATER CROSSINGS DEVELOPMENT UPDATE

Mr. Herron read a memo from Manager Kline regarding the Stillwater Development Update. At the September 12, 2017, Council Meeting a New Community Authority (NCA) District needs to be formed. The NCA would have the legal authority to levy community development charges that act like assessments on the real property included within the district. The property owner or developer would file a petition with Council. Council would then determine if the petition to create the NCA is sufficient and satisfies the Ohio Revised Code (ORC) 349.03 requirements. Then Council has a hearing to determine if the NCA would be conducive to the Municipality's welfare. This determination would result in the creation of the NCA and the determination comes between thirty (30) and forty-five (45) days after the petition is filed by the property owner or developer. These requirements are in ORC Chapter 349, specifically 349.03. The NCA allows for the additional five (5) mills on the residential portions to be added to make the debt structure work. It was the consensus of Council that they want to know what creating a NCA means and what the scope and the abilities of the NCA would be. Jason Tinnerman asked if Council would get the final approval of what the NCA would be doing.

DOWNTOWN CROSSWALK/PAVING

Ben Herron stated Keith Harrison of the Ohio Department of Transportation (ODOT) has confirmed ODOT would be paving St. Rt. 48 from Stillwater to

Duerr Drive in 2018 with an expected completion date to be in October 2018. Mr. Herron stated two (2) new crosswalks would be going in also. He stated he wants to put in thermal plastic and signage. Mr. Herron explained how he would like for the traffic loops to be done.

Mr. Herron stated paving of the streets last approximately thirteen (13) years and that a street is only as good as its base. He explained how he determines what has to be done to a street when considering paving a street. Mr. Herron gave information on what he thinks needs to be accomplished regarding paving the streets in the next five years. After discussion, it was the consensus of Council to do what is needed to extend the life of the streets.

LIFE SQUAD RESPONSE LETTER

A copy of a response letter to the Miami Southwest Joint Ambulance District (MSWJAD) and Union Township Life Squad (UTLS) was given to each Councilmember for their review. It was determined to take out the word “potential,” send the letter to President Baker’s home address rather than the UTLS’ address, and that all of Council wants to sign the letter.

UPCOMING LEGISLATION

Ben Herron stated the following Legislation would be introduced at the September 12, 2017, Council Meeting:

OWDA Resolution

Possible Presentation – Mr. Herron stated a twelve (12) year old girl helped get her siblings out of a house that was on fire, called 911, and then called her parents. He stated he would like to make a presentation to her for her bravery and cool responses.

BUDGET COMMITTEE

Mr. Herron stated the first meeting of the Budget Committee would be held on Tuesday, September 19, 2017, at 6:00 p.m. at the Municipal Building. The Budget Committee consists of Mayor Fogle, Anthony Miller, Karen Grudich, and Don Dohrman.

PUBLIC COMMENTS

Mayor Fogle stated Brian of Barefoot Canoe approached him and asked about a place being designated for canoes to be stored for the public. Don Dohrman stated he was at the Park Board Meeting and he remembers this

being discussed. Mr. Herron stated Brian was asking if the Municipality would designate a place for canoe storage. Mr. Dohrman stated he likes the idea of doing this but that Brian was supposed to get back to the Park Board with plans for a location. He stated he thinks Brian should do this and manage it and maybe the Municipality could lease the location to Brian for a \$1.00. Mr. Herron stated it was noted at the Park Board Meeting that the Park Board could not afford to do this.

Councilmember Dohrman stated Becky Garrett has gotten a lot of response regarding the Bulldog Bags that are filled with food for the school children to have to eat over the weekend during the school year. He would like this mentioned at the September 12, 2017, Council Meeting.

Vice Mayor Miller announced that a Neighborhood Watch Meeting would be held on Saturday, August 26, 2017, at noon, at the gazebo located behind the Hoffman Methodist Church. He stated Officer Stevens would be answering questions.

Steven Knepper who lives at 4455 St. Rt. 48, just outside of West Milton Village limits, stated he is doing a newspaper called the WMpillar.com. He asked about Minutes and Resolutions being placed on the Municipality's website. Mr. Knepper also asked for Council's contact information. He also stated the next eclipse would be April 28, 2024, and asked if West Milton would be a part of this since the path for the eclipse was supposed to go over West Milton.

ADJOURNMENT

Jason Tinnerman made a motion, seconded by Anthony Miller to adjourn the Council Workshop Meeting. The meeting adjourned at 9:28 p.m.

Linda L. Cantrell CAP-OM
Clerk of Council

Scott Fogle
Mayor