

SPECIAL COUNCIL WORKSHOP MEETING
September 6, 2017

Mayor Fogle called the meeting to order.

Present were: Mayor Fogle; *Councilmembers:* Scott Hurst, Sarah Copp, Anthony Miller, Karen Grudich, and Don Dohrman. *Also present was:* Manager Kline, Ben Herron, and Clerk Cantrell. *Absent:* Tinnerman.

WATER SYSTEM

Ben Herron stated in the past the South Water Tower was painted outside but nothing was done to the inside of the tower. He stated the North Water Tower has never had anything done to it. Mr. Herron stated the UV coating is gone off the North Water Tower and that it is deteriorating fast. Manager Kline stated the Municipality recently bid out the refurbishing of both the North and South Water Towers. He gave each Councilmember a memo dated September 6, 2017, containing information on the bid tabulations for their review. Manager Kline stated he is recommending the contract be awarded to Horizon Brothers in the amount of three hundred thirty thousand nine hundred (\$330,900.00) dollars to refurbish the North Water Tower only. He stated if the Stillwater Crossings Development goes forward a new water tower would be required. Manager Kline stated then there would be a question as to whether the South Water Tower would still be needed. He explained where the funding would come from to pay for the North Water Tower refurbishing. Manager Kline stated he recommends Council approve a monthly debt fee of one dollar and thirty-five cents (\$1.35) be added to the current water bills for citizens in West Milton.

Manager Kline stated it is important that a Water Model Study be completed for West Milton. He stated a Water Model Study is a complete review of the distribution system including the current inventory and any future needs such as expansion and future growth. Manager Kline stated the study would give Council and the Administration guidance to properly manage the system. He explained that West Milton has one water pressure; but if the Stillwater Crossings Development goes forward West Milton will have two water pressures. Manager Kline explained water pressures. He stated the study would tell you your weakest link. Manager Kline stated three firms were invited to provide the Municipality with a three-phase Water Model Study that would include calibrating the model into an electronic format (WaterCAD) for future use. He explained the timeline for the Water Model Study and the proposal results. Manager Kline stated he is recommending Council authorize a contract be given to FTC&H in the amount not to exceed eighteen

thousand eight hundred (\$18,800.00) dollars to do the Water Model Study for West Milton.

SANITARY SEWER TO LUDLOW FALLS

Manager Kline stated for the last couple of years a small team of individuals have been attempting to get the sanitary sewer from West Milton to Ludlow Falls with no success. He stated the Army Corps of Engineers has decided to fund the project via a grant for one million (\$1,000,000.00) dollars. Manager Kline stated signatures are needed on the grant forms as soon as possible. He stated there are several signatures that need to be gathered before December 31, 2017. Mr. Kline will have a Resolution prepared for the September 12, 2017, Council Meeting. He stated this would start the process to secure a major funding source to complete this project. Manager Kline stated there is no payback clause and there is a termination clause should this project not move forward. Manager Kline explained the process as to where additional funding would come from in order to do the project and the time line that would be involved in getting this project completed.

GENERAL UPDATES

Manager Kline suggested writing a Front Yard Parking Ordinance first and then asked for public input. It was the consensus of Council to write the Ordinance.

Manager Kline asked each Councilmember to sign the letter responding to the Miami Southwest Joint Ambulance District's and the Union Township Life Squad's recent letter to Council addressing their concerns should the Stillwater Crossing Development go forward.

STILLWATER CROSSINGS DEVELOPMENT UPDATE

Manager Kline stated now that the Stillwater Development has been created, a New Community Authority (NCA) is now needed to be able to create the financial means to payback the financing of construction of public infrastructure. He stated it is a quasi-governmental body that is able to provide services and public infrastructure. Manager Kline stated it is a governing body of the Stillwater Development; not the Home Owners Association, but one that is more powerful. He stated the main purpose of the NCA is to levy the community development charge to provide a stream of revenue sufficient to pay all the costs of the public infrastructure needed to develop the site. Manager Kline stated the charge will consist of both the extra five (5) mills and a full replacement of all tax millage during the CRA abatement periods. He stated the NCA typically consists of seven (7) individuals. Four (4) of these members are appointed by Council and three (3) are appointed by the

developer. Manager Kline gave each Councilmember a copy of the Petition for Establishment of the Stillwater Crossing New Community Authority as a New Community Authority Under the Ohio Revised Code Chapter 349 for their review. He explained the process of establishing the NCA.

UPCOMING LEGISLATION

Manager Kline stated the following Legislation would be introduced at the September 12, 2017, Council Meeting:

- OWDA Emergency Ordinance
- North Water Tower Project Resolution
- Water Model Study Resolution
- New Community Authority Resolution
- Army Corps Grant Resolution
- Miami County Budget Commission Mileage - Motion

BUDGET COMMITTEE

Manager Kline stated the first meeting of the Budget Committee has been rescheduled to Monday, September 18, 2017, at 6:00 p.m. at the Municipal Building. The Budget Committee consists of Sarah Copp, Karen Grudich, Don Dohrman, and Mayor Fogle.

COMMENTS

Mayor Fogle stated Hamilton Street is in need of resurfacing and asked why it would not be chosen before say streets in the Stone Meadows subdivision. Ben Herron stated it is not too late to do the micro-surfacing to the streets in the Stone Meadows subdivision; but that Hamilton Street needs to have an overlay. He explained the process.

Mayor Fogle stated his Church wants to do some outreach in the community along with other Churches. He stated they plan to give out gift baskets to individuals who move into West Milton.

Don Dohrman asked if West Milton's logo and the wording "Home of the Bulldogs" would be put on the new water tower. Manager Kline stated it could be if Council wants to have it done.

Scott Hurst stated it is hard to see to pull out when you are next to the old Fifth Third Bank building. Manager Kline stated he would have Mr. Herron take a look at this.

Ben Herron stated the 9/11 Memorial Bike contains the name of every first responder that died during the 9/11 attacks. He gave information as to where the 9/11 Memorial Bike will be located and when. Mr. Herron stated the 9/11 Bike Ride will be coming through West Milton at approximately 4:00 p.m. on Saturday, September 9, 2017. He also stated there will be a 9/11 ceremony held at the Memorial Wall in West Milton at 7:00 p.m. on September 11, 2017. The Memorial Wall is located next to the Union Township Building in West Milton. The Miami County Sheriff's Department, the Union Township Life Squad, and the West Milton Police Department participate in the 9/11 ceremony.

Manager Kline stated the Christmas Tree Lighting Ceremony will be held on Friday, November 17, 2017, at approximately 7:15 p.m. in West Milton.

ADJOURNMENT

Scott Hurst made a motion, seconded by Don Dohrman to adjourn the meeting. The meeting adjourned at 7:45 p.m.

Linda L. Cantrell
Clerk of Council

Scott Fogle
Mayor