

COUNCIL WORKSHOP MEETING

May 28, 2013

Mayor Coate called the meeting to order.

Present were: Mayor Coate; *Councilmembers:* Fred Francis, Debbie Miller, Ora Ashley, and Susan Willis. *Also present were:* Manager Kline, Ben Herron, Tim Swartztrauber, and Clerk Cantrell. *Absent:* Tinnerman and Fogle.

The following Certificate of the Clerk of the Council to the presiding Officer of the Council of the Municipality of West Milton was read: The undersigned certified that all requirements to notice and notification has been done or attempted to be done in compliance with Council Rule III.

Dated: May 28, 2013

Signed: Linda L. Cantrell CAP-OM
Clerk of Council

DP&L ENERGY

Bob Stallman from DP&L Energy stated they sell electric at retail prices rather than regulated rates. He stated they have been non-regulated since 2001. Mr. Stallman stated since May 2010 they have started to become competitive in the residential market and since May 2012 they have really become even more competitive. He stated they are doing door-to-door marketing. Mr. Stallman showed pictures as to how the marketers should be dressed. They wear red hats, blue shirts, a lanyard with ID, and a large badge. He stated they always contact the local government to make sure they are following all the rules for marketing. Mr. Stallman stated there are a lot of options for residential clients. He stated regulated utilities are not allowed to do door-to-door marketing. Mr. Stallman stated if their people are being aggressive to please let them know. He stated they started the community savings project back in December 2012 and they have a lot of residents sign up from West Milton. Mr. Stallman stated rates can change based on market conditions. He explained how pricing happens in the market. Mr. Stallman stated it looks like prices may increase going forward. He stated for residents already in the program noting will change; but for new people it may go up some. Mr. Stallman thinks the prices may go up starting June 2013.

STREET LEVY

Manager Kline stated the Municipality received a letter from the County Auditor reminding the Municipality it has a current Street Levy running through 2014. He stated it is a three mill levy that has been renewed several times. Mr. Kline stated the levy was on the ballot for the first time in 1984. He stated the Municipality receives approximately ninety-three thousand dollars (\$93,000) from this levy. Mr. Kline stated that figure is based off of 1984 taxes. Manager Kline asked Council if they want to do a replacement levy or a renewal levy and if they want to do it this year or wait until 2014. He stated if Council wants to do a replacement levy it needs to be put on the ballot this year and the legislation needs to be completed by August 2013. Manager Kline stated this would replace the current levy. Fred Francis stated Council needs to address why the Municipality needs the additional money. Mr. Francis also asked if the I&I could be included with this. Manager Kline stated he and Ben Herron would prepare information for the citizens to let them know what the dollars from this levy would be used for. Manager Kline stated they need to lay out the Municipality's expenses and explain the amount of dollars the Municipality no longer receives from the State. A lengthy discussion took place regarding whether to do a renewal or a replacement levy and if it is to be a replacement levy should it be a two mill, two and a half mill, or a three mill levy. Ora Ashley asked what would be the difference in what the citizens pay for the current levy verses a replacement levy. Manager Kline stated he would work on getting figures for Council to review.

NUISANCE/EXTERIOR MAINTENANCE UPDATE

Manager Kline showed pictures of various views of the property located at 230 Forrest Avenue. The yard is over grown, has trash of all kinds in it, and the fence is falling down. Manager Kline stated he sent the current owner a letter regarding this problem. He stated the owner stated her husband left her, she is giving the property back to the bank, and that she was not going to do anything about it. She gave Mr. Kline her attorney's number. Manager Kline explained to the owner the yard has to be cleaned up and the fence repaired. He told her if not, the Municipality would have to come in and clean up the yard, tear down the fence, and remove the pool since the fence would be gone. Manager Kline stated the owner of the property basically told him to go for it. Mr. Kline stated Assistant Law Director Brosh instructed him that he had to send another letter. Once the clean up is completed, the cost would be added to the property taxes. After a lengthy discussion of ways to get this property cleaned up for as low a cost as possible, it was the consensus of Council to have Manager Kline contact a contractor to get a quote on what it would cost to clean up this property.

Manager Kline stated he would prefer a contractor come in and do this since the contractor would have liability insurance.

Manager Kline stated he spoke with the owner of the old opera house and told him people want to see action and that he needs to start doing something to fix up the property. Manager Kline stated Teresa from the County came to speak with the owner regarding the necessary cleanup also.

GENERAL UPDATES

Tim Swartztrauber stated the meter specs have been finalized. He stated the advertising for companies to bid on providing the meters will start on June 12, 2013. Mr. Swartztrauber brought in two (2) samples for Council to look at. He stated a drive-by meter does not compare with the fixed base meter. A fixed base meter can be read in the office. Debbie Miller asked Mr. Swartztrauber if he could give Council an estimated savings of time. Mr. Swartztrauber stated now it takes forty-eight (48) hours to read the meters. He stated with a drive-by meter it would take four (4) hours and with a fixed base meter it would take a few minutes to read the meters. Mr. Swartztrauber stated this could free up a Municipal employee to do other jobs for the Municipality. He stated all the other communities he talked to that went to the fixed base meters stated they had a six (6) to eight (8) percent increase in revenues. Mr. Swartztrauber stated the life of the fixed base meter is twenty (20) years and the drive-by meter is fifteen (15) years.

Tim Swartztrauber stated the company doing the gas project has about all of the mains in the ground and is waiting on an easement to finish. He also explained a few other problems. He stated the restoration on Washington Street should be done by the Fourth of July.

Tim Swartztrauber stated he is trying to set up a meeting with Glenn from the Ohio EPA. He stated he has started getting the bid packet ready for the effluent channel replacement. Mr. Swartztrauber stated this cannot be done until after July 1, 2013.

Ben Herron stated the Municipality had Milton-Union Student Government Days. He stated it was very successful. Mr. Herron stated all of the Municipal departments participated and the students did a lot of work for the Municipality.

Ben Herron stated the Park Board Meeting was productive. He stated they did a lot of brainstorming at the meeting. Mr. Herron stated he is excited about the Park Board. He also stated that Manager Kline has done a lot of work on this.

Ben Herron stated he had been off for ten (10) days and he wanted to state while he was gone his guys did a good job.

Manager Kline stated he send out forty-six (46) or forty-eight (48) letters instructing citizens to mow their lawns. He stated a vast majority have responded and that six (6) or eight (8) of the lawns have been mowed. He stated most that are not being mowed are abandoned homes.

Ben Herron stated on Memorial Day the Fire Department employees did a group photo. He stated there are thirty-five (35) firemen.

Manager Kline stated he has had several people asking for permission for exotic chickens and Peking ducks. He stated the Municipality's rules state you have to have a permit in order to have farm animals. Mayor Coate asked if there is a time limit. After discussion, it was the consensus of Council to allow them to have the animals for a period of one (1) year if the animals are for a county fair or 4-H project.

Manager Kline stated Officer Jason Newton has been given a conditional offer from the Piqua Police Department. Officer Newton was sworn in about two (2) months ago. Manager Kline stated he and Chief Kempel have discussed this and feel it is a good move for both parties. After discussion, Council suggested in the future new officers be required to sign a contract. Debbie Miller asked if the retention police for the Police Department needs to be revisited. Manager Kline stated not with the group of Police Officers the Municipality has now.

Susan Willis stated she needs to know who needs a car for the Independence Parade. Fred Francis needs a driver and Debbie Miller needs a car. Ms. Willis stated the next meeting will be held on June 5, 2013, at 7:00 p.m.

Mayor Coate asked if Council wanted to name the new parking lot. Council will talk about this at the next Council Workshop Meeting.

Fred Francis asked since Council is looking at the exterior maintenance could they talk about having brush pickup again.

Ora Ashley asked if a deal has been met regarding the Brick House Café. Manager Kline stated Jolene Sell met with the architect, the builder, and the owner of the building. He stated the owner of the property wants to sell Ms. Sell the property and that she met with the bank last week. Manager Kline stated she will be making a counter offer to Mr. Sarver for the property.

ADJOURNMENT

Susan Willis made a motion, seconded by Ora Ashley to adjourn the meeting. The meeting adjourned at 8:55 p.m.

Linda L. Cantrell CAP-OM
Clerk of Council

Michael Coate II
Mayor