

COUNCIL WORKSHOP MEETING

May 27, 2014

Mayor Coate called the meeting to order.

Present were: Mayor Coate; *Councilmembers:* Fred Francis, Susan Willis, Jason Tinnerman, Scott Fogle, Ora Ashley, and Anthony Miller. *Also present were:* Manager Kline, Ben Herron, and Clerk Cantrell. *Absent:* None.

Dated: May 27, 2014

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

HOMETOWN HERO'S FINANCES

Manager Kline stated there are twenty-nine (29) places to put banners. He stated at this point thirty-five (35) banners have been sold. He stated they would be ordering more frames in order to put up all of the banners. Manager Kline stated they would continue putting up the banners down South Miami Street. He stated if they continue to get orders they would continue to find places to put them. Manager Kline stated he asked Chris Carpenter to take over the program. He stated after paying for the banners there would be money left over to donate to the Wounded Warriors. Manager Kline stated Council would need to make a motion to donate the money. Scott Fogle asked how much per banner would be donated. Manager Kline stated he did not know at this time. Susan Willis stated she would like for a presentation to be made to someone from the Wounded Warriors.

METER GROUNDING

Manager Kline stated a resident came to the May 13, 2014, Council meeting and made a complaint about the new meters being installed. He stated he wanted the resident to know the complaint was not ignored. Vice Mayor Tinnerman read a memo from the Office of the Commissioners of Miami County dated May 14, 2014, signed by Bob Bowman CBO:

Metal Underground Water Pipe (*used as a grounding electrode*)
Per the 2011 National Electric Code 250.53(D)1, 2

Metal Underground Water Pipe

If used as a grounding electrode, metal underground water pipe shall meet the requirements of 250.53 D1 and D2.

(1) Continuity of the grounding path or the bonding connection to interior piping shall not rely on water meters or filtering devices or similar equipment.

The Miami County Department of Development takes the stance that if the water pipe is a minimum 30" deep and at least 8' of water line is between the house and the meter then no jumper is required.

Older homes that were exempt from inspections (*pre 1979*) have a right to exist as they are now unless an electrical service upgrade has taken place since.

Mayor Coate stated he called Rob at the County the next day after the May 13, 2014, Council meeting. He stated Rob stated there was no problem with the installation of the new meters. Manager Kline stated the gentleman that made the complaint regarding the new meters (*Mr. Green*) came to his office and asked for a letter stating he would not be liable if he grounded his new meter and something happened to the meter. He stated he would not give him a letter.

LANDSCAPE ARCHITECTURE FOR OLD SCHOOL PARK

Manager Kline stated there is approximately eight thousand five hundred (\$8,500.00) left in the Park Capital Funds. He stated the basketball goals were put up; and he has received bids to do the basketball courts. Manager Kline stated he would like to repaint the courts and have the Municipality's logo put on the center of the court. He stated the Master Plan for the Old School Park was submitted at the May 13, 2014, Council Meeting; and he would like to push this forward and keep the momentum going. Manager Kline stated construction drawings need to be drawn up showing where the water, sewer, electrical, and drainage lines would be located. He stated it would cost approximately one thousand and nine hundred (\$1,900.00) dollars to get these drawings drawn up. Manager Kline stated he would like to get the cost to do the construction of these lines. He stated the cost to repair the cracks on the basketball courts, repair the tennis court, do the sealant, and the drawings would be more than what is in the budget. Manager Kline stated he would need approximately two thousand (\$2,000.00) dollars to complete all the work and drawings. He stated they would need topographical drawings of how the land needs to lay to do all of the items proposed for the park. Manager Kline stated May 2015 is the deadline to apply for a grant for the restrooms in the park. He stated he would like to have the drawings before getting the grant. Scott Fogle stated the grant would be for seventy-five (75%) percent of the cost and the Municipality would have to pay the other twenty-five (25%) percent. Manager

Kline stated he would like to know how much it would cost to get the land ready to be buildable. He stated he would like to put budget costs together. Susan Willis asked if the re-appropriations for this project could be done in the fall. Manager Kline stated he would go ahead with the repairs on the basketball and tennis courts and see how much is left for engineering drawings and then re-appropriate funds in the fall. Ben Herron stated he would call and see if he could negotiate prices to keep the costs as low as possible.

OTHER

Manager Kline stated S. Market Street is almost finished. He stated Alan Smith lives on S. Market Street and has agreed to allow a speed sign to be placed in front of his property. Manager Kline stated the sign would be put up this week.

Susan Willis asked about the motor home that Mr. Green complained about at the May 13, 2014, Council Meeting. Scott Fogle stated there is a motor home parked across from the Library. Manager Kline stated that is the motor home Mr. Green was talking about. He stated the Planning Board is looking to change the Ordinance regarding motor homes. Manager Kline stated the Planning Board would be meeting next Wednesday and would probably make a recommendation for changing the Ordinance for campers, boats, and recreational vehicles. Scott Fogle asked if someone could be identified to carry out and enforce the Ordinance regarding these vehicles. Manager Kline states those duties fall to him. He stated he mostly handles these issues when he receives complaints. Manager Kline stated these vehicles can be on your property if they are parked in the side or back yard; but setbacks must be maintained.

Scott Fogle asked if the bench in dedication of Duke Small had been placed in the Park yet. Ben Herron stated, "Yes."

Scott Fogle asked if McDonalds had a target date as to when their building would be demolished and rebuilt. Manager Kline stated the current ownership is getting out of the business and sold the business to someone from Cincinnati. He stated the current owner stated it would probably be a couple of years before the new owners would be required to rebuild.

Scott Fogle asked when Manager Kline needed Council's Pride Award nominations. Manager Kline stated by June 6, 2014.

Scott Fogle read the following from the *Division of Real Estate Professional Licensing* Newsletter, Spring 2014 edition:

Ohio businesses setting up shop in vacant buildings may be eligible for a financial incentive for each new full-time job created. The Ohio Vacant Facilities fund, administered by the Ohio Development Services Agency, offers Ohio businesses five hundred (\$500.00) dollars for each new, full-time employee employed at the facility for at least one (1) year.

This \$2 million fund encourages Ohio businesses to occupy vacant facilities, building stronger communities and supporting small businesses as they work to create jobs. With ten (10) projects underway and more than three hundred (300) new jobs created, this incentive is already making a big impact across Ohio.

The funding can in turn be used for a number of uses including acquisition, construction, enlargement, improvement, or equipment. To qualify, a for-profit business must occupy the facility for at least twelve (12) months. Additionally, the building must be at least seventy-five (75%) percent vacant for at least a year at the time of move-in. The business must employ at least fifty (50) employees or house half of its Ohio employees at the facility. The funding process is on an open cycle and the money is authorized through August of 2015.

Manager Kline stated he would pass this information along to the building owners.

ADJOURNMENT

Susan Willis made a motion, seconded by Ora Ashley to adjourn the meeting. The meeting adjourned at 8:22 p.m.

Linda L. Cantrell CAP-OM
Clerk of Council

Michael Coate II
Mayor