

President Steve Henderson called the meeting to order at 7:30pm on December 4, 2017 at 701 Parlette Court with the following members present: Jim Neumeier, Daniel E. Lee, Bonnie Wurst, Chad Doll, Rodney Metz, Rachel Barber and Dan Graf. Mayor Tom Stinebaugh, Law Director Dennis Faller and Service Director Chad Scott were also present. There were 5 visitors present.

Received Income Tax Summary Report for Month Ending 11-30-2017.

Motion by Lee, second by Doll to approve the minutes of the November 20, 2017 Council Meeting as submitted. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Lee, second by Metz to approve the minutes of the November 27, 2017 Special Council Meeting as submitted. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Lee, second by Metz to approve the minutes of the November 30, 2017 Special Council Meeting as submitted. Vote – 7 yeas, 0 nays. Motion passed.

Lands & Buildings Committee – a meeting was held on 11-21-2017 and the following was discussed:

The committee was informed that a developer had reached out to Mary Ruck, inquiring about whether the city-owned property on Easttown Road at Middle Street was for sale. The L-shaped site is approximately 4.5 acres, and Scott estimates its value at \$20,000 per acre. It is zoned B-2. Scott and Stinebaugh had brought the possible sale to the committee and council in 2016 as well (but no action was taken by council). The person currently interested in the site wishes to develop senior living housing.

Graf noted that the property had in the past been identified as a possible site for a fire department substation. Tossing out ideas, he wondered whether a substation could be constructed within Veterans' Park or Optimist Park. Of the latter, Stinebaugh noted that much-needed parking would be eliminated by the construction of a sub-station.

The group briefly discussed whether an addition might be made to the existing fire station, by demolishing the engineering department building. Barber noted that sensitivity would be needed to create a new building or addition that wouldn't ruin the architectural integrity of the 1885 building.

In any event, the group concurred that there would be no addition or new fire station within the next 10 years.

The Middle/Easttown site had previously been identified as a dumping ground for snow. Scott said that it is not ideal since the trucks can encounter soft/rutted ground when dumping.

Graf asked whether the property could be sold as two parcels, since part of the land is on the far (east) side of the Pusheta Creek. Scott said it needed to be sold as one parcel. Graf then asked whether the proceeds of such a sale would be going anywhere specific. The answer was no, not anywhere specific.

Barber recalled the old adage, that they're not making any more land, and that we should be smart about selling property we may need down the road.

Graf asked about the expenses associated with keeping the property. Mowing is the specific expense/outlay of resources.

It was finally determined that the issue would be brought up at council for a discussion by all members.

The committee then discussed the legislation related to garage sales within the city, which had previously been discussed in May, with the subsequent recommendation then authorized:

The group discussed Garage Sale legislation. Doll made a motion, seconded by Graf that our municipal code include:

Garage sales, including patio, basement, yard, or block sales, subject to the following:

1. Hours of Operation. Garage sales may be held from 7:00 a.m. to 8:00 p.m. Outside set up and tear down may extend an hour (sixty minutes) before and after sale hour limits.

2. Length of Sales. No garage sale may extend for more than three (3) consecutive days (or portion thereof).

3. Number of sales. No more than two (2) garage sales per dwelling unit may be held on any such zoning lot in any calendar year.

4. On-Premise Sign. One (1) non-illuminated sign not exceeding four (4) square feet in size, or more than three (3) feet in height above grade may be displayed on the property where the sale is being held.

5. *Special lighting, noise-making devices or other similar advertising displays shall not be used to call attention to the garage sale.*

6. *No permit is required for garage sales.*

The group decided to bring this back to the floor and asked that legislation be prepared to include the above.

The committee turned its attention to the conference call with the state development office, to determine why our CDBG application for Downtown Revitalization had not been funded. The group selected December 7, December 18, and December 19 (3:15 p.m.) as workable dates for said conference call. Barber will follow up with Lauren Falcone of Poggemeyer.

At this point Greg Myers and Jessica Muhlenkamp from the Economic Development Council had arrived at the meeting. Muhlenkamp presented what she had learned about the Targets of Opportunity grant program. In general this program provides "gap" funding for the rehabilitation of single buildings. The county is still the applicant of record, and the project still needs to meet the CDBG goals (for example, elimination of slum and blight). Barber will follow up with County Administrator Erica Preston about this program.

Barber will also follow up with Law Director Faller about his research on prohibitions against/guidance in regard to the erection of billboards and cell phone towers within municipal boundaries.

Graf wondered whether it would be possible to discuss options for the previously authorized double-decker, double-sided, 40' billboard to be installed on Willipie Street, south of Benton. Stinebaugh stated that changing this billboard is not an option.

Stinebaugh informed the committee about the potential development of acreage on Middle Pike for eight units of townhouses.

Doll made a motion, seconded by Graf, to adjourn. The motion passed.

Mr. Graf clarified that his concern about billboards would be with future construction, not with existing billboards.

Mrs. Wurst suggested that a timeframe be established regarding garage sale signs.

Council then discussed whether the city-owned property on Easttown Road at Middle Street might be for sale. Mr. Neumeier expressed that he does not foresee a substation being built on the property in the future, therefore he would not be opposed to selling the property. Mr. Doll agreed, and suggested that the money from such a sale could be earmarked for Fire Department needs. Ms. Barber stated that the decision to sell it or not should be made with city-planning in mind. Mr. Metz suggested that the city ought to research how much the land is worth. Mr. Graf suggested the matter be put to the Health & Safety Committee for review. President Henderson stated that Health & Safety Committee already reviewed the matter years ago, but they could revisit the issue.

Communications -

Clerk McDonald noted that the first Council Meeting of 2018 is scheduled for January 3rd, 7:30pm at City Hall, due to the holiday.

Clerk McDonald noted that a Public Hearing regarding the Pratt Industries zoning recommendation is scheduled for December 27th at 6:00pm at City Hall.

Clerk McDonald noted that a Public Hearing is scheduled for December 18th at 7:15pm regarding the 2018 Annual Appropriations Budget.

Unfinished Business -

Mr. Doll supplied Council with a revised list of standing committees, as well as a 'to-do' list for items that need attention. Mayor Stinebaugh asked if Council intends to follow through with having a design review board, even though the City was not awarded the grant money. Mr. Doll agreed that this is something all of Council ought to consider.

New Business –

Motion by Barber, second by Doll to have legislation prepared to include the language regarding garage sales within the city's municipal code, as written within the Lands & Buildings Committee meeting minutes. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-37 for the third time re: AN ORDINANCE AUTHORIZING THE DIRECTOR OF SAFETY AND SERVICE TO EXECUTE AN AGREEMENT WITH THE AUGLAIZE COUNTY SOLID WASTE MANAGEMENT BOARD FOR OPERATION AND MANAGEMENT OF THE "YARD WASTE" DISPOSAL FACILITY.

Motion by Metz, second by Doll to adopt Ord 2017-37. Vote – 6 yeas, 0 nays, 1 abstain (Wurst). Motion passed.

President Henderson asked Clerk to read Ord 2017-38 for the second time re: AN ORDINANCE TO AUTHORIZE THE MAYOR TO JOIN A COALITION OF MUNICIPALITIES RETAINING SPECIAL COUNSEL FOR PURPOSES OF INITIATING LITIGATION TO CHALLENGE THE CONSTITUTIONALITY OF AMENDMENTS TO CHAPTER 718 OF THE OHIO REVISED CODE RELATING TO MUNICIPAL INCOME TAX, AND DECLARING AN EMERGENCY.

Mr. Graf asked for the amount of investment. Mayor Stinebaugh replied, \$2000.

President Henderson asked Clerk to read Ord 2017-39 for the second time re: ANNUAL APPROPRIATION ORDINANCE FOR FISCAL YEAR ENDING DECEMBER 31, 2018 AND DECLARING AN EMERGENCY.

Mr. Graf gave a reminder that a Public Hearing regarding same is scheduled for December 18th at 7:15pm at City Hall.

President Henderson asked Clerk to read Ord 2017-46 for the first time re: AN ORDINANCE AMENDING SECTION 1248.05 OF THE CODIFIED ORDINANCES OF THE CITY OF WAPAKONETA, OHIO, REGARDING STORM DRAINAGE SYSTEMS.

Mr. Neumeier asked who wrote the language. Service Director Scott replied that Choice One helped, as well as a local engineer. Mr. Neumeier asked if the City's Engineering Department provided input on the matter. Mr. Scott replied, yes, but reminded Council that the city does not have an engineer on staff. Mr. Scott explained that this legislation's purpose is to prevent future flooding issues, and reminded Council that much work still needs to be done to alleviate current flooding issues within the city. Mr. Neumeier asked how big a city needs to get in order to justify having an engineer on staff. Mayor Stinebaugh advised that the City of St. Marys has 4 on staff, with varying degrees of experience, and that he feels the City of Wapakoneta ought to have an engineer on staff as well.

The Mayor gave the following report:

- Nov. 20 Teleconference concerning Project Transfer
- Nov. 20 Participated in City Council Meeting
- Nov. 21 Participated in Councils "Lands & Buildings" Meeting
- Nov. 22 Met with representatives of Waste Management
- Nov. 27 Attended Board of Zoning Appeals Meeting
- Nov. 27 Participated in Planning Commission Meeting
- Nov. 27 Participated in special Council Meeting
- Nov. 28 Represented the City at closing at First National Bank of NB
- Nov.28 Met with Amy Hoffman of Ohio Municipal League on Gas Aggregation
- Nov.30 Met with Greg Myers concerning ground for new road at Pratt Site
- Nov. 30 Attended closing on behalf of city for the purchase of ground in Job Ready Site
- Nov.30 Participated in special Council Meeting
- Dec. 01 Met with Greg concerning a potential for business expansion

Mayor Stinebaugh added that the City of Celina's Mayor wrote a letter of thanks to the City of Wapakoneta for the assistance and supplies provided during the tornado cleanup.

Mayor Stinebaugh noted that the income tax receipts are still very low, with no solid explanation or reason.

The Service Director gave the following report:

Service Director Scott meets with Choice One Engineering tomorrow to review the storm sewer study.

The Law Director gave the following report:

Law Director Faller suggested that Council hold a Special Council Meeting after the December 27th Public Hearing in order to bring to the floor, read and adopt emergency legislation to zone the land according to the recommendation given. Mr. Faller added that this is not just regarding the Pratt Industries property, but also some land that the city will be retaining.

Mr. Faller added that the Lands & Buildings Committee needs to consider the consequences for the garage sale matter, as well as whom would be charged, and the enforceability and prosecution of said offense. Ms. Barber and Mr. Doll advised that these items were discussed, but unfortunately were not included in the committee minutes. Mrs. Wurst added that not clarifying a timeframe for allowing garage sale signs is a concern.

SCHEDULING OF MEETINGS:

Lands and Buildings Committee will meet on December 7th at 3:15pm at City Hall.

Utilities & Finance Committees will meet on December 6th at 6:30pm at City Hall.

Utilities & Finance Committees will meet on December 19th at 7:00pm at City Hall.

Miscellaneous business –

President Henderson noted that many citizens are not aware that there will be no medical marijuana facilities being built in Wapakoneta, and asked Wapakoneta Daily News to assist in getting this information out to the public.

Motion by Doll, second by Metz to enter into executive session at 8:31pm for the purpose of preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees and inviting City Administration. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Lee, second by Metz to exit executive session at 8:55pm. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Metz, second by Lee to accept the fact finding report and contract for OPBA for 2017, 2018 and 2019. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Doll, second by Lee to adjourn at 8:56pm. Vote – 7 yeas, 0 nays.

President

Clerk of Council