

President Steve Henderson called the meeting to order at 7:30pm on December 18, 2017 at 701 Parlette Court with the following members present: Jim Neumeier, Bonnie Wurst, Chad Doll, Rodney Metz, Rachel Barber and Dan Graf. Mayor Tom Stinebaugh and Service Director Chad Scott were also present. There were 9 visitors present. Law Director Dennis Faller and Daniel Lee were absent.

Motion by Lee, second by Doll to approve the minutes of the December 4, 2017 Council Meeting as submitted. Vote – 6 yeas, 0 nays. Motion passed.

Finance & Utilities joint Committee meeting – a meeting was held on 12-06-2017 and the following was discussed:

1. Wells presented a draft of Supplemental Appropriations legislation that will need to be passed as emergency at the next Council meeting. This is to cover extra expenses for the waterpark and for a waste water department retirement.

2. John Courtney presented an Electric Rate and Cost of Service Study that Courtney and Associates had prepared. (A copy is available for review from a committee member or the administration.)

Three issues changes to the electric system must be considered: the new 138kV AEP substation, GFF usage and a substation for Pratt's Phase 1.

The new 138kV substation is estimated to cost about \$18 million. This will need to be borrowed and repaid; a standard loan, bonds, AMP notes, etc. are possible funding sources. However the electric income will need to be raised at least 7% to pay this back. Courtney suggested AMP notes as a good choice with a flexible principal pay back. Revenue bonds have a set pay back schedule as do general loans. The administration and the auditor will need to research these options.

Delivery Service Rate was discussed. It is now ½% per kWh. Pratt will pay ¼% when using the electricity. Pratt will pay extra fees for their substation.

The Customer Service fee for residential users is now \$2.50 per month. However, the actual cost of this is \$22.00 per month. Several ways to increase this for residential and commercial users without over burdening the customers were suggested.

The Delivery Charges for Commercial and large users are also too low and were suggested.

A 3-6 month phase in is suggested.

The committees learned that the average residential usage is 875kWh per month.

After much discussion and several proposals, the Committees determined that a workable plan is for the residential fee to increase \$4.00 per month each year for the next three years to be \$14.50 per month by 2020. The commercial fee that is now \$15 will increase by \$7.50, \$7.50 then \$5.00 to \$35.00 by 2020; the \$10 fee will increase \$5.00 per month each year to \$25.00 by 2020. The Large User Demand rate will change to \$19.00 in 2018 and \$20.00 in 2019.

Courtney and Associates will use these proposals to calculate the increase that will be needed in electric supply rates.

The administration will research energy saving plans for efficiency and rebates. AEP has information they can use for this.

The next joint meeting is scheduled for Dec. 19, 2017 at 7:00 PM.

Ms. Barber asked for further explanation on the "Customer Service Fee". Mrs. Wurst explained that said fee pays for the employees, new light poles and equipment type items. Mr. Neumeier added that this is the fee for the infrastructure to get the electricity to the customer. Mr. Doll and Mrs. Wurst noted that the \$2.50 amount has been in place for at least 10 years, and that the true cost is about \$22.00.

Ms. Barber asked about the research of efficiency and rebates. Mrs. Wurst stated that City Administration will be completing this.

Mr. Graf asked if the \$22.00 per month figure was calculated on past history. Mr. Neumeier stated this is a fixed asset, such as the investment on lines, poles, substations and other items.

Lands & Buildings Committee – a meeting was held on 12-07-2017 and the following was discussed:

The primary purpose of this meeting was to participate in a conference telephone call with Lauren Falcone of Poggemeyer and Elizabeth Baxter of the Office of Community Development, which reviewed the CDBG grant submissions for Downtown Revitalization.

The committee hoped to learn more about why Wapakoneta hadn't been funded, in part so that the City could make an informed decision about whether to apply again in 2019 (the next time Wapakoneta has this opportunity).

After introductions were made, Barber invited Baxter to explain where our deficiencies occurred. Baxter indicated that she was not at liberty to release the actual scores of the six applicant communities, two of which received funding. She then explained the parts of our application that had cost us points in the scoring protocol:

1) The application indicated that County Administrator Erica Preston was the primary administrative contact for the application. Baxter noted that Preston has "limited experience" with CDBG, and concerns were raised about her ability to administer the project on a day-to-day basis.

Barber noted that the plan had been to contract out the actual administration of the grant, had it been awarded to us, and Baxter confirmed that this course of action would have been acceptable. (Up to 10% or \$30,000 could have been used for administrative expenses.)

2) The application was deficient in the category of "organizational strength." The two cities awarded funds are both members of the Main Street program, which Wapakoneta is not, although the city has demonstrated its commitment to downtown revitalization in other ways.

3) The leverage indicated in our application was lower in comparison to others, that is, what building owners were committing toward revitalization projects.

Baxter also indicated that the interest of the building owners wasn't as high as other communities, with only 16 building owners of 55 buildings expressing interest. The local persons present expressed their opinion that the community had done everything it could to ignite interest. Baxter continued that we didn't have any "back-up" applicants, in the event that one of the building owners changed his/her mind between the application process and implementation of the award.

Barber (and others) expressed frustration that we now had discouraged 16 building owners, and no way to assist with major rehab projects. Baxter suggested using the city's Revolving Loan fund during the interim, and again referenced the Targets of Opportunity grant program.

4) Baxter explained that the Building Conditions Form(s) needed to have been signed by an architect/designer/contractor (?)--that is, a professional in the construction field, rather than by the mayor. Barber asked how we would have known this, and Baxter explained that this was indicated in the directions for the application. Falcone stated that Poggemeyer had simply missed the new rule.

It was also noted that the City had not received "distress" points (for economic challenges in the community.)

The committee eventually learned that Wapakoneta had placed 4th out of the 6 applicants, behind Fremont (3rd), and Galion and Piqua (which were awarded funding).

The committee thanked Baxter for speaking with us, and ended the telephone call. Those present briefly and professionally expressed their frustration.

Because the conference call had been rescheduled so many times, Barber had to leave for a different meeting.

Ms. Barber then stated that an addition to the committee meeting minutes needs to be made, as Mr. Graf and Mr. Doll continued the meeting in her absence. Mr. Graf made a motion, seconded by Doll to amend section 1286.06, adding (C), that the total height of the billboard structure shall not exceed 25 feet, and individual billboards mounted on the structure shall not exceed 16 feet in width and 8 feet in height.

Ms. Barber will provide Council with an amended set of committee meeting minutes that reflect this discussion and vote.

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 zoning recommendation for the Pratt Industries and city-owned properties is scheduled for December 27th at 6:00pm at City Hall.

Clerk McDonald noted that a Special Meeting is also scheduled for December 27th at 6:15pm at City Hall for the purpose of bringing to the floor, reading and adopting emergency legislation for the zoning of the Pratt Industries and city-owned properties.

Clerk McDonald read a letter from the Ohio Division of Liquor Control of a permit change request from Dolce Cabana LTD, 806 N. Main Street, Findlay, Ohio to La Tena LTD, 1262 Bellefontaine Street, Wapakoneta, Ohio. Council did not request a hearing.

Unfinished Business -

Mr. Doll supplied Council with a final revision of the list of standing committees. Mr. Metz nominated Judy Walter to the Waste Minimization Committee. Mayor Stinebaugh suggested placing Matt Schmalenberger on the Board of Zoning Appeals. Mr. Neumeier asked for the differences between the Board of Zoning Appeals and the Board of Appeals – Building Code. Mr. Metz explained that the Board of Appeals – Building Code is for those who were cited to express their disagreement about said citation. Mr. Doll added that the Board of Zoning Appeals grants variances on porches, setbacks, etc. Mr. Graf suggested to work out all details and accept the new appointments upon the New Year. Mr. Doll suggested approving the list given, minus the appointments for Russ Hunlock and Matt Schmalenberger until further communication is made with them.

Motion by Doll, second by Wurst to approve all those appointed on said revised list of Standing Committees, with the exception of Mr. Hunlock and Mr. Schmalenberger. Vote – 5 yeas, 1 nay (Graf). Motion passed.

President Henderson asked Clerk to read Ord 2017-38 for the third 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.

Motion by Doll, second by Metz to adopt Ord 2017-38. Mr. Graf stated that he felt the costs were too expensive. Vote – 5 yeas, 1 nay (Graf). Motion passed.

President Henderson asked Clerk to read Ord 2017-39 for the third time re: ANNUAL APPROPRIATION ORDINANCE FOR FISCAL YEAR ENDING DECEMBER 31, 2018 AND DECLARING AN EMERGENCY. Motion by Wurst, second by Doll to adopt Ord 2017-39. Vote – 6 yeas, 0 nays. Motion passed.

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

Mr. David Schlenker of 824 Glynwood Road requested to address Council on this ordinance. Mr. Schlenker stated that he feels said ordinance may make some properties undevelopable due to the costs. Mr. Schlenker urged Council to study and understand Ord 2017-46 prior to voting on it. Service Director Scott added that Choice One and two other local engineers worked on the wording for Ordinance 2017-46.

President Henderson asked Clerk to read Ord 2017-47 for the first time re: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS AND DECLARING AN EMERGENCY.

Motion by Doll, second by Wurst to suspend the rules for Ord 2017-47. Vote – 6 yeas, 0 nays. Motion passed.

Motion by Wurst, second by Doll to adopt Ord 2017-47. Vote – 6 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-48 for the first time re: AN ORDINANCE AUTHORIZING MAYOR THOMAS A. STINEBAUGH TO SIGN AN AGREEMENT WITH THE STATE OF OHIO, DEPARTMENT OF DEVELOPMENT, TO EXECUTE AN ECONOMIC DEVELOPMENT REVOLVING LOAN FUND ADMINISTRATION AGREEMENT AND DECLARING AN EMERGENCY.

Service Director Scott advised that this contract expires every three years, and referenced Ord 2015-12.

President Henderson asked Clerk to read Ord 2017-49 for the first time re: AN ORDINANCE ENACTING SECTION 1292.22 OF THE CODIFIED ORDINANCES OF THE CITY OF WAPAKONETA, OHIO, REGARDING GARAGE SALES.

President Henderson asked Clerk to read Ord 2017-50 for the first time re: AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN REAL PROPERTY TO BE A PUBLIC PURPOSE; DECLARING SUCH PROPERTY TO BE EXEMPT FROM REAL PROPERTY TAXATION; DESIGNATING SPECIFIC PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, OR IN THE PROCESS OF BEING MADE THAT DIRECTLY BENEFIT, OR THAT ONCE MADE WILL DIRECTLY BENEFIT, THE PARCELS FOR WHICH IMPROVEMENT IS DECLARED TO BE A PUBLIC PURPOSE; REQUIRING ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND; PROVIDING RELATED AUTHORIZATIONS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40 (B), 5709.42, 5709.43, AND 5709.85; AUTHORIZING THE CITY TO ENTER INTO A TAX INCREMENT FINANCING AGREEMENT; AND DECLARING AN EMERGENCY.

Motion by Doll, second by Metz to suspend the rules on Ord 2017-50. Vote – 6 yeas, 0 nays. Motion passed.

Motion by Doll, second by Metz to adopt Ord 2017-50. Vote – 6 yeas, 0 nays. Motion passed.

The Mayor gave the following report:

Dec. 4th Participated in Council meeting
5th Participated in Tree Commission meeting
6th Participated in CIC meeting
Participated in Utilities committee meeting concerning rates Met with Louis from GFF, Levi Cecil and Steve Henderson
7th Attended OMEA meeting in Columbus
8th Met with reps from AMP on electric expansion
12th Met with Greg and Mike Burton concerning WAEDC luncheon Participated in interviews for IT position
13th Participated in WAEDC annual luncheon
14th Attended Eagle Scout court of honor for Vincent Bajwa 16th Attended celebratory party for Andrew Augsburger

Mayor Stinebaugh noted that interviews for the IT position have ended, and he has offered the position to one of the applicants, who has accepted.

Mayor Stinebaugh added that he spoke with Service Director Scott and Auditor Wells regarding adding a full-time engineer position to the budget.

The Service Director gave the following report:

There has been an error made on the power cost adjustment factor on all electricity bills. Said charge will be credited in January 2018.

SCHEDULING OF MEETINGS:

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

Miscellaneous business –

President Henderson thanked Mr. Graf and Ms. Barber for their service on Wapakoneta City Council.

Motion by Graf, second by Barber to have legislation prepared to amend section 1286.06 to have an addition of a section 'C', as stated in the Lands & Buildings Committee meeting minutes. Vote – 6 yeas, 0 nays. Motion passed.

Motion by Doll, second by Metz to adjourn at 8:20pm. Vote – 6 yeas, 0 nays.

President

Clerk of Council

