

President Steve Henderson called the meeting to order at 7:30pm on October 15, 2018 at 701 Parlette Court with the following members present: Jim Neumeier, Daniel E. Lee, Bonnie Wurst, Chad Doll, Rodney Metz, Terry Campbell and Chad Dunlap. Law Director Dennis Faller, Mayor Tom Stinebaugh and Safety Service Director Floyd Gregg were also present. There were 4 visitors present.

Motion by Lee, second by Campbell to approve the minutes of the October 1, 2018 Council Meeting as submitted. Vote – 7 yeas, 0 nays. Motion passed.

Tourism Commission – Mr. Lee noted that no meeting was held.

Lands & Buildings Committee – a meeting was held on 10-08-2018 and the following was discussed:

Items for discussion: Future need for Housing within Wapakoneta city limits, mtg. # 2

Follow-up items from last meeting,

1. Inquire as to the status of adjacent property owned by the Eisert family.

The Mayor so far was unable to make contact.

2. Instruct city engineer's office to flag the location of the existing 15" sewer line running thru the property. Flags were placed Thursday Sept. 20th

3. Investigate property layout for maximum unit capacity based on potential design concepts.

Distributed draft copy of RFP compiled by WEDAC staff and reviewed by Greg Myers

During the discussion it was discovered that part of the proposed city property may be in a flood plain. Further investigation will be necessary.

To maximize usage a townhouse design was deemed most appropriate. That prompted a discussion regarding height restrictions in a B4 zoning.

A discussion regarding builders incentives included:

1. Blanket incentive package. This has been used by St. Marys to promote development

2. Existing sewer relocation

3. Waving of tap fees

4. Property pricing

Homework items to be investigated before next meeting:

1. Investigate Eisert property availability – Mayor

2. Investigate Blanket Incentives - Mayor

3. Flood plain map – Terry

4. Height restrictions for B4 zoning – Terry

5. Final property zoning designation – Terry

6. Review RFP draft – all members

7. Begin rezoning process – Terry / Mary Ruck

Follow-up meeting to be discussed at the 10/15 Council meeting.

Mr. Campbell added that based on a 1980 survey, 2/3 of the property is within the floodplain. Mr. Campbell suggested that a topographic survey is needed next. Mayor Stinebaugh stated that he would rather save the money by waiting until the new map is complete. Mr. Neumeier asked for the height restriction in a B-4 zone. Mr. Campbell replied that he believes it is 25 feet. Mr. Metz noted that all zones have height restrictions, but that he would need to research what each of them are.

Guest Petitions –

Ms. Landa Tomlinson of 22188 Moulton-Fort Amanda Road, addressed Council to request permission to utilize a parking spot near Willipie and Auglaize Streets for a kettle corn vendor during the Holiday Open House on Saturday, November 3rd from 8am – 6pm.

Motion by Metz, second by Neumeier to approve the request, with the appropriate documentation from the vendor. Vote – 7 yeas, 0 nays. Motion passed.

Unfinished Business –

Mrs. Wurst asked if Mr. Metz wished to make a motion to have legislation prepared regarding the refuse and recycling matter.

Motion by Metz, second by Wurst to have City Administration prepare an ordinance to change the fee structure in refuse and recycling, and eliminate the automatic increase that exists currently. Vote – 6 yeas, 1 nay (Neumeier). Motion passed.

President Henderson asked Clerk to read Ord 2018-49 for the third time re: AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR THE CONSTRUCTION AND/OR REPAIR OF CERTAIN SIDEWALKS/APPROACHES IN THE CITY OF WAPAKONETA, OHIO AS PART OF THE 2016 SIDEWALK PROGRAM.

Motion by Metz, second by Campbell to adopt Ord 2018-49. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2018-52 for the second time re: AN ORDINANCE TO EXTEND THE TIME RESTRICTION OF THE RESIDENCY REQUIREMENT FOR THE POSITION OF DIRECTOR OF PUBLIC SERVICE AND SAFETY.

Mayor's Report:

Sept. 17 Participated in Groundbreaking at Flex Arm

Sept. 17 Participated in City Council meeting

Sept. 18 Participated in conference call with attorneys from Vorys

Sept. 18 Met with Deb Zwez for newspaper article

Sept. 20 Participated in Utilities Committee meeting

Sept. 25 Participated in AMP / OMEA Annual Conference in Cleveland

Sept. 26 Participated in AMP / OMEA Annual Conference in Cleveland

Sept. 27 Participated in AMP / OMEA Annual Conference in Cleveland

Sept. 27 Attended luncheon with The Ohio Plan to receive award for 30 years of membership

Sept. 30 Was on vacation thru October 5

Oct. 6 Participated in the kickoff of "The Year of Germany in the U.S." featuring Sister Cities relationships

Oct. 7 Participated in the kickoff of "The Year of Germany in the U.S." featuring Sister Cities relationships

Oct. 9 Attended Sister Cities meeting

Oct. 10 Attended meeting to hear the possibility of providing free WIFI in parts of the City

Oct. 11 Toured the Ohio Greenhouse with members of WAEDC and Jobs Ohio.

Oct. 11 Attended the 2019 Gala and showing of "First Man"

Oct. 12 Met with Reps from Encompass concerning new substations.

Mayor Stinebaugh then asked if Council officially voted to keep the refuse and recycling services 'in-house' or to sub it out. Mr. Doll answered that this will be determined based on the vote for the legislation just requested in Mr. Metz's recent motion. Mayor Stinebaugh added that he can put the legislation together, but he is unsure what other figures or information Council would like to see. Mr. Metz stated that once Council sees the rate structure and fees that are being proposed, they will have a better understanding and will be able to vote. Mayor Stinebaugh further expressed that before he and Safety Service Director Gregg take the time needed to prepare said ordinance, he would like to see a vote by Council on the matter of keeping services 'in-house' or not. Mayor Stinebaugh added that unless Council approves said ordinance quickly, the City cannot purchase the trucks needed to adequately pickup refuse and recycling during the upcoming Thanksgiving holiday. Mr. Lee noted that he does not feel comfortable voting on said ordinance if it is listed as an emergency and not read at least three times. Mayor Stinebaugh suggested keeping the residential and commercial services separate with regards to legislation. Mayor Stinebaugh agreed to prepare legislation for the residential increase, and then work towards the figures needed for commercial. Law Director Faller then asked about the fee increase for residents who chose to use the rolling totes. Mr. Faller added that Council must also consider how the residents will elect to have totes versus bags. Mayor Stinebaugh stated that the City would make totes available at the homeowners' expense. Mrs. Wurst suggested amending 'part A' as needed once information is available. Mr. Faller noted that the motion Mr. Metz made does not reflect what Council is communicating. Mrs. Wurst asked if Mr. Metz wishes for his original motion to stand. Mr. Doll asked Clerk McDonald to re-read the motion made by Mr. Metz. Clerk McDonald re-read the motion. Mr. Doll suggested that the motion be amended to clarify that only the residential monthly fee will change, at this time. Mr. Faller then read this section as it is currently stated within Wapakoneta's Codified Ordinances. Mr. Doll then made a motion, seconded by Mr. Campbell, to amend Mr. Metz's previously passed motion

under 'Unfinished Business', to specifically include a \$2.00 increase to the pickup rate for residential refuse and recycling, with said \$2.00 increase used to pay for the purchase of new trucks. Mr. Neumeier asked if the \$2.00 increase will show up as a separate entry. Mr. Metz replied, yes. Mayor Stinebaugh and Mr. Campbell indicated that this need not be listed separately on the bill. Mr. Lee requested that said amendment have the required three readings. Mayor Stinebaugh agreed. Vote – 6 yeas, 0 nays. Motion passed.

Mr. Campbell asked if Mayor Stinebaugh had any new information about a petition for a ditch near the 'Rolling Acre Estates'. Mayor Stinebaugh replied, no.

Mr. Neumeier asked how much has been collected for the Long Term Control Plan thus far, and how much longer it will be on utility bills. Mr. Neumeier also asked for an update on the landfill leaching costs.

Service Director report:

No report.

Law Director report:

No report.

SCHEDULING OF MEETINGS:

Streets & Alleys Committee will meet on October 22nd at 7pm at City Hall. Mr. Neumeier asked for said meeting to be rescheduled. Mr. Doll will look into this and communicate any changes.

Finance Committee will meet on October 26th at City Hall, all day.

Tourism Commission will meet on November 19th at 6:15pm at City Hall.

Miscellaneous Business-

Mr. Campbell noted that he was the only person who attended the tour of the water treatment plant, and gave a summary of same. Mayor Stinebaugh clarified that the total dissolved solids are over the EPA's limit due to the way the water is softened.

Motion by Doll, second by Metz to enter into executive session at 8:04pm for the purpose of considering confidential information related to economic development. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Metz, second by Campbell to exit executive session at 8:22pm.

Motion by Metz, second by Lee to adjourn at 8:22pm. Vote – 7 yeas, 0 nays.

President

Clerk of Council