

President Steve Henderson called the meeting to order at 7:30pm on November 20, 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 12 visitors present.

Motion by Lee, second by Metz to approve the minutes of the November 6, 2017 Council Meeting as submitted. Vote – 7 yeas, 0 nays. Motion passed.

Finance Committee – a meeting was held on 11-16-2017 and the following was discussed:

Items for discussion:

2018 budget with department Heads

1. 101 General Fund – Fire – Tony. Stinebaugh – request for a new squad vehicle, increases to uniforms and education as new employees will be added
2. Scott received an offer to purchase city property at Middle St. and Eastown Rd. Committee recommends that legislation be prepared to appraise the property so discussion can continue about this issue.
3. 101 General Fund – Police – Cal Schneider - requests to update recording system and a new vehicle. Money is being placed in 301 (about \$270,000) for emergency vehicle purchases, so there should be funds for a police vehicle and a squad in 2018. Decision about the recording system are delayed until a new IT employee can assist in the selection.
4. Scott informed the committee that there is a 80/20 state grant to repair Defiance St. There need to be borings to determine what needs to be done about the sinking areas.
5. 201 -Streets, 650 – Refuse, 652 – Landfill Closure, 653 – Recycling, 640 - Sewer Distribution – Bill Thomas – At the building, the fence needs to be repaired. As the new levy money is received, streets will be repaired. There may not be a full depth reconstruction project in 2017. Waste Management raised their fee for refuse by 2%; dumpsters need repairs. Costs at the landfill are down a little. Recycling is not breaking even in 2017. The trucks are wearing out and will need to be replaced soon. Thomas asked why Public Works does sewer distribution work; there is no answer about why this was in this department. The funds collected for the LTCP are deposited here. There will be continued discussion in the Finance Committee about how this money is being spent.
6. Discussion about refuse and recycling needs to continue about the need to investigate privatizing these services.
7. 205 - Recreation, 207 – Swimming Pool – Jack Hayzelett – Recreation will be receiving the new levy funds which will help there; the parking lot needs to be resealed, and the parking lot at BOP needs to be paved. The swimming pool had less income in 2017 and \$15,000 was transferred in; weather is always a factor. \$30,000 can be transferred in from the general fund in 2018 if needed. Hayzelett's waterpark records need to be reconciled with Wells' records. Funds are available in the spring to repair a leak in the pool. Hayzelett will investigate why there was a high electric bill in Oct.
8. 620 – Electric, 623 – Electric Expansion – Levi Cecil – The electric fund includes updated light meters, \$500,000 to run new lines from the previously built substation, and \$100,000 to buy land for a new substation for a new business in the JRS. A new truck will be needed in 2019. In electric expansion there is \$100,000 to buy land for the new substation when arrangements are completed with AEP; this project will require much more funding at later date.
9. 701 – Engineering, 301 Street and Sewer Replacement – Mary Ruck – in engineering, funds will be used for new survey equipment and roof replacement. In 301 there will be \$1.2 million in new tax money (One pave project will be done in the fall of 2018.), and \$300,000 is transferred in from the General Fund.
10. 640 – Sewer, 642 – Sewer Replacement, 643 – Storm Sewer, 644 – Sewer Surplus, 645 – Wastewater Expansion – Justin Waid – Pump repairs and new screw pumps are needed at the plant. There are still too many CSO's especially at Hamilton Street overflow site; there may be a need for another EQ basin. In expansion, there needs to be discussion about the

choice to expand the current plant or to build a new plant. The EPA states that when the plant is at 80% capacity, there needs to be a plan to expand. The new business in the JRS requires increased capacity, so there needs to be an engineering plan. \$50,000 will be transferred from the general fund to cover this.

11. 630 – Water, 633 – Water Expansion – Brent Hamel – By Dec. 2018, state law requires that 12% of the monthly revenue needs to be shown in reserve; \$251,000 in the Water Expansion fund will cover this Asset Management requirement. Because of the new business in the JRS, the treatment plant will be need to be expanded, and a new well will be needed. The estimate is about \$4.2 million for the expansion. Funds are not currently available to do this. Also, a new Mega User water rate will need to be created.
12. \$15,000 will be available for the WDP Façade program in 2018. There will need to be Council action to continue this after 2018.
13. Funds continue to come in from the Lodging Tax. This is in the General Fund.
14. Scott reported that there were more indigent cremations in 2017. The cremains are held in storage in case of later identification.

Mrs. Wurst asked Council to review said Finance Committee minutes and prepare any questions for the next Council meeting.

Lands and Buildings Committee did not meet.

Streets & Alleys Committee – a meeting was held on 11-09-2017 and the following was discussed:

1. Approved minutes of September 12, 2017 meeting. Neumeier/Graf, passed 2-0
2. The committee discussed a request from Auglaize County Library (Beth Steiner) to make the alleys on the west and south side of the Wapak library as one-way. The request was made to facilitate the proposed new traffic flow pattern for the library's parking lot and drive-thru window. Mrs. Steiner reported that adjoining property owners (Auglaize County and First English Lutheran Church) did not oppose the request. The one-way designations would extend from Mechanic to Pearl and Perry to Blackhoof. The committee agreed to support this request and asked Mr. Scott to install proper signage indicating the one-way designations. Graf/Neumeier, passed 2-0
3. There was a brief discussion about merchants placing benches on the walks in front of their buildings and on the city right-of-way. The committee agreed that the merchants are responsible for the conduct of persons using the benches and that walks were not obstructed.

Communications -

Clerk McDonald acknowledged receipt from the Clerk of the Board of County Commissioners, Auglaize County, Ohio of a certified transcript of all orders of the Board of County Commissioners, the petition, map, and all other papers on file relating to the proceedings of the annexation of 142.525 acres, more or less, to the City of Wapakoneta, petitioned by VITA Holdings, LLC, John P. Knueve and City of Wapakoneta from Pusheta Township, and filed by Gregory Myers named as agent for the petitioner.

Mr. Neumeier asked if the liquor permit paperwork regarding La Tena LTD had been resolved. Clerk McDonald replied that Mayor Stinebaugh did sign the form and McDonald mailed it back.

Guest Petitions -

Mr. Jim Elshire of 314 Dogwood Drive addressed Council regarding the flooding that occurs around his home and driveway during heavy rains. Mr. Elshire stated that he has approached the City several times over the years about this issue, but it is still unresolved. Mr. Elshire provided Council with a photo of the flooding. Mayor Stinebaugh advised that the City has removed a large tree on private property that was causing some of the problem, and that the roots are still clogging the sewer. Mayor Stinebaugh continued to explain that the equipment used to remove the roots has not been enough, so the City has decided to remove the sidewalk in this area to access and remedy the problem. The City also removed other problem trees in the area, and Mayor Stinebaugh noted that the City is short-staffed at the moment. Mr. Graf added that Council has not obstructed City Administration from remedying the issue.

Unfinished Business -

Mr. Doll stated that the vacancies within the Standing Committees and Commissions are still being worked on.

Mr. Doll noted that the Natural Gas help evening at the library was a success.

New Business -

Motion by Graf, second by Neumeier to designate the alleyways west and south side of the Wapak Library as one-way and the designation extend from Mechanic to Pearl and Perry to Blackhoof. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-36 for the third time re: AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS AND DECLARING AN EMERGENCY.

Motion by Metz, second by Doll to adopt Ord 2017-36. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-37 for the second 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.

President Henderson asked Clerk to read Ord 2017-38 for the first 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 Wurst to bring Ordinance 2017-39 to the floor. Vote – 7 yeas, 0 nays. Motion passed.

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

Motion by Metz, second by Doll to bring Ordinance 2017-40 to the floor. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-40 for the first time re: AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SAFETY AND SERVICE TO NEGOTIATE AND EXECUTE A FACILITY AGREEMENT WITH AMERICAN ELECTRIC POWER AND DECLARING AN EMERGENCY. Motion by Metz, second by Doll to suspend the rules for Ord 2017-40. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Doll, second by Metz to adopt Ord 2017-40. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Metz, second by Doll to bring Ordinance 2017-41 to the floor. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-41 for the first time re: AN ORDINANCE TO AUTHORIZE EXECUTION, DELIVERY AND PERFORMANCE OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WAPAKONETA, PRATT PAPER OHIO LLC AND PRATT INDUSTRIES INC. AND DECLARING AN EMERGENCY.

Motion by Metz, second by Lee to suspend the rules for Ord 2017-41. Mr. Neumeier asked if City Administration has seen the agreement. Mayor Stinebaugh answered that he did not believe they have seen the final one. Mr. Greg Myers then provided Council with a copy of the development agreement, project overview, incentives and utilities for their review. Mr. Myers gave a summary of the project details and current status. Law Director Faller added that the legislation is to authorize the Mayor to execute the document, but specified that the Mayor will not act until all details are in place in their final form. Mr. Neumeier asked for the important changes within the development agreement from the rough draft to its final form. Mr. Myers advised that the water and wastewater amounts changed, as well as the electricity location and minor wording changes within the document. Mr. Neumeier asked if the water and wastewater rate changes affected the City's offer to Pratt Industries. Mr. Myers replied, no. Ms. Barber asked Mr. Myers to comment on citizen concerns regarding possible foul odor resulting from a paper mill.

Mr. Myers explained that breaking down wood cellulose to pulp involves a strong chemical process, as used in the paper mill located near Chillicothe, Ohio, but that this process is much different from breaking down existing paper and cardboard to recycle it into new cardboard material, as will be used in the plant in Wapakoneta. Mr. Myers stated that he personally toured existing Pratt paper mills where said recycling techniques are used, and there was no smell whatsoever. Mr. Graf asked for a reference sheet for the benefits and revenue to the City of Wapakoneta from this project. Mr. Myers replied, kilowatt hour tax, water, wastewater, electric, construction wages, and employee wages.

Vote – 7 yeas, 0 nays. Motion passed.

Motion by Doll, second by Lee to adopt Ord 2017-41. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Doll, second by Metz to bring Ordinance 2017-42 to the floor. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-42 for the first time re: AN ORDINANCE AUTHORIZING THE CITY OF WAPAKONETA TO ACCEPT THE PARTIAL ASSIGNMENT OF CERTAIN OPTIONS FROM THE WAPAKONETA AREA JOB READY SITES COMMUNITY IMPROVEMENT CORPORATION AND DECLARING AN EMERGENCY.

Motion by Doll, second by Wurst to suspend the rules for Ord 2017-42. Mr. Neumeier asked if this Ordinance is regarding the purchasing of the land. Law Director Faller replied, essentially, yes. Mr. Neumeier asked if separate action will be needed to annex the property. Mr. Faller replied, yes, once the City owns it. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Metz, second by Wurst to adopt Ord 2017-42. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Doll, second by Lee to bring Ordinance 2017-43 to the floor. Vote – 7 yeas, 0 nays. Motion passed.

President Henderson asked Clerk to read Ord 2017-43 for the first time re: AN ORDINANCE TO FUND THE ACQUISITION OF CERTAIN REAL PROPERTY TO DESIGNATE THE WAPAKONETA AREA JOB READY SITES COMMUNITY IMPROVEMENT CORPORATION AS AGENT TO SELL CERTAIN REAL PROPERTY TO PRATT PAPER LLC AND DECLARING AN EMERGENCY.

Motion by Doll, second by Wurst to suspend the rules for Ord 2017-43. Vote – 7 yeas, 0 nays. Motion passed.

Motion by Doll, second by Metz to adopt Ord 2017-43. Vote – 7 yeas, 0 nays. Motion passed.

The Mayor gave the following report:

Nov. 6 Spoke at Rotary Club

Nov. 6 Participated in City Council Meeting

Nov. 7 Participated in Tree Commission Meeting

Nov. 7 Met with representatives of Project Transfer

Nov. 8 Participated in teleconference with Project Transfer

Nov. 9 Met with Greg Myers concerning Project Transfer

Nov. 9 Attended Chamber of Commerce annual banquet where Jordan Reineke received Service Person of the Year

Nov. 12 Participated in several calls with Deloitte Lawyers

Nov. 13 Met with Grey Myers, John Knueve and Gary and Mike Ruhe Concerning land acquisition

Nov. 13 Attended Open House at Wendy's for Foster Children

Nov. 14 Met with candidate for IT Position

Nov. 14 Participated in semi-annual Solid Waste Policy Committee Meeting

Nov. 14 Participated in conference call with attorneys concerning Project Transfer

Nov. 14 Attended and assisted with Public Meeting at Library concerning Natural gas

Nov. 16 Attended Department Budget Meetings

Nov. 17 Participated in Project Transfer status call

Nov. 18 Participated in several calls with Dept. Heads with Project Transfers Attorneys

Nov. 19 Participated in several calls with Dept. Heads with Project Transfers Attorneys

The Service Director gave the following report:

Service Director Scott asked Mrs. Wurst for an update on the intended verbiage regarding Section 1292.08 (b) of the Planning and Zoning code. Mrs. Wurst replied that she believes the word "or" was intended. Mr. Graf agreed.

Mr. Scott placed the storm sewer proposed changes within Council packets and asked Council to review same.

Mr. Metz asked if Mr. Scott received his list of questions regarding the refuse & recycling department. Mr. Scott replied, yes.

Mr. Graf asked if the restrooms at Breakfast Optimist Park have been completed and locked up. Mr. Scott replied, yes.

The Law Director gave the following report:
Nothing further.

SCHEDULING OF MEETINGS:

Lands and Buildings Committee will meet on November 21st at 3:00pm at City Hall.

Miscellaneous business –

Law Director Faller reminded Council that there is a zoning element to the Pratt Industries matter, and that Mary Ruck will be meeting with the Planning Commission on November 27th to provide a recommendation as to the zoning. Upon that, Council must schedule a Public Hearing on said matter 30 days after Clerk McDonald receives said zoning recommendation.

Motion by Doll, second by Metz to adjourn at 8:48pm. Vote – 7 yeas, 0 nays.

President

Clerk of Council