

Wilmington City Council met on Thursday, January 16, 2014, at 7:30 p.m. with President Cindy Peterson presiding.

Call to Order

Roll Call: Jaehnig, present; Spicer, present; Stuckert, present; Mead, present; Miller, absent; Milburn, present; McKay, present.

Chief Weyand was also present.

A motion was made by Jaehnig and seconded by Mead to excuse the absent member (Miller).

Motion passed. All yeas.

Absent member excused.

Pledge of Allegiance

Council gave the Pledge of Allegiance to the flag.

President of Council asked cell phones to be set to silent mode.

President of Council

A motion was made by Stuckert and seconded by Jaehnig to approve the minutes of the regular meeting, December 19, as presented.

Motion passed. All yeas.

Minutes approved as presented.

A motion was made by Stuckert and seconded by Milburn to approve the minutes of the special meeting, December 23, as presented.

Motion passed. All yeas.

Minutes approved as presented.

A motion was made by Stuckert and seconded by Milburn to approve the minutes of the special meeting, December 26, as presented.

Motion passed. All yeas.

Minutes approved as presented.

A motion was made by McKay seconded by Jaehnig to approve the minutes of the special meeting, December 30, as presented.

Motion passed. All yeas.

Minutes approved as presented.

A motion was made by McKay and seconded by Spicer to approve the minutes of the last regular meeting, January 2, as presented.

Motion passed. All yeas.

Minutes approved as presented.

President Peterson presented the 2014 Committee Assignments and noted that she will reevaluate them after three months.

A motion was made by Stuckert and seconded by McKay to approve the Committee Assignments for 2014.

Motion passed. All yeas.

Committee Assignments approved.

A motion was made by McKay and seconded by Mead to confirm the appointment of Laura Railing, Assistant Director of Law.

Motion passed. All yeas.

Appointment of Assistant Law Director confirmed.

Mayor - Mayor Riley presented the 2013 State of the City Address.

Madam President, Members of Council, fellow elected officials, city staff, citizens and friends:

I will repeat what I said two years ago. In January of 2012, in my first State of the City Address, I admitted to being an optimist. Again, last January I stated that "I am boldly and defiantly an optimist."

Last year, I also noted that I should probably refer to myself as being a pragmatic-optimist. When asked what it means to be a 'pragmatic-optimist,' I would have to say that it is being a 'glass-half-full kind-of-guy' while still realizing that there is still plenty of room in the glass for more. There is plenty of room... for more.

Last year I also spoke about light: the light at the end of the tunnel, the light signaling the end of the darkness of recession, the light that brightens when the economy starts to turnaround and jobs are being created. This past year, we have seen some significant changes within the city and we are setting the stage for a bright, sunny future.

I think I surprised some people last year when I projected that we would see 750 new jobs by early in 2014.

Well, here we are in January of 2014, and here they are. These are the jobs that have been publicly announced as coming to our community since the State of the City address last January:

| | | | |
|--|-----------------|----------------------------------|-----------------|
| <i>1. ATI</i> | <i>65 jobs</i> | <i>6. Praxair</i> | <i>25 jobs</i> |
| <i>2. AMES</i> | <i>259 jobs</i> | <i>7. DealerTrack</i> | <i>213 jobs</i> |
| <i>3. Cole Taylor</i> | <i>140 jobs</i> | <i>8. Custom Molded Products</i> | <i>40 jobs</i> |
| <i>4. Cape May</i> | <i>35 jobs</i> | <i>9. TimberTech</i> | <i>85 jobs</i> |
| <i>5. Ahresty</i> | <i>100 jobs</i> | <i>10. Polaris</i> | <i>100 jobs</i> |
| <i>These 10 Companies Total - 1,062 jobs</i> | | | |

[Applause]

This success is not the accomplishment of one person or one organization. These accomplishments are the result of wide cooperation and teamwork. The City and City officials, County officials, Township Trustees, the staff at the Wilmington Air Park, our friends in Regional Planning and the Chamber of Commerce, JobsOhio, the Dayton Development Coalition; our State Representative and State Senator; our Congressman and Senators who have worked and lobbied on our behalf; all of these partners, and others, have helped bring about this success.

But, very importantly, the businesses and industries that have chosen Wilmington as their home; those corporate leaders who have chosen to put their trust in our community; they have teamed with us to make this job growth a reality.

Now, let us resolve to do more. Let us commit ourselves to continue the progress we have made. We need to commit ourselves to continue the work, to continue the cooperation and to continue the teamwork that has helped this community move forward.

Cooperation and Teamwork... That will be the focus of this administration for 2014. We all need to work together, but more importantly, we need to work with a new, heightened spirit of cooperation and teamwork.

We lost a good friend last month; a friend who could have taught us volumes about working with others and accomplishing goals. John Hosler got things done

and he got things done, not by working alone, but by working with and cooperating with other people.

Not only was John one of my favorite members of the Wilmington City Golf League, but he also served this City and this entire community in other capacities. John was a teacher and a businessman, but he also served as a member of City Council. He was also a volunteer firefighter for the City. For many years, he was the director of Clinton County Jobs and Family Services, and, for several terms, served on the Board of Directors for the Clinton County Community Action.

John also holds a place in Wilmington City trivia as being the shortest serving Director of Public Services we have ever had. Apparently, while Mayor Bob Moyer was out of town, President Pro Tem David Hockaday appointed John to be the Public Service Director. As soon as Mayor Moyer returned (2 days later), John lost that job. John was actually quite proud of the distinction and bragged about it often.

John accomplished a lot in his service to the City and community, but he would be the first to tell you that it takes a team of people, all pulling in the same direction, to move an organization toward their goals. We have an excellent team in place. I have confidence that we are going to get a lot of good things accomplished.

Many positive things were accomplished this past year.

We laid the groundwork to expand the overall size of the City with the pending annexation of over 1,100 acres near the Wilmington Air Park. This is a joint project involving private business, Wilmington College, the Union Township Trustees, the Clinton County Commissioners and the City of Wilmington. It has taken considerable discussion, negotiation and compromise to arrive at a deal that is in the best interest of the entire community. As a result, McMahan's Mobile Home Park will soon be able to tie into the City wastewater treatment system, and we will stand ready to expand our economic development capability beyond Airborne Road. It is a fair deal for the entire community.

Cooperation and Teamwork perfectly describes the efforts that went into the development of the recently unveiled "Wilmington Succeeds" project. Credit for the inspiration for Wilmington Succeeds belongs to Jan Blohm of Wilmington College, but the project was developed through the efforts of a team. The team members consisted of the President of Wilmington College, the President of Southern State Community College, the Superintendent of Wilmington City Schools, Clinton County Regional Planning Commission and the City of Wilmington. Together, this team fashioned a program that will encourage college education for Wilmington High School graduates, at a reasonable cost, and will help keep our young professionals from leaving their hometown by reducing their college expenses and helping them purchase a home in Wilmington.

It's a win-win for everyone – especially the students at Wilmington High School who might have less hope of a college education without this program. This is cooperation and teamwork at its best; providing hope for our best and brightest.

In 2013, we also expanded our sphere of relationships to include the country of Ukraine. Through cooperation and teamwork with the Cincinnati/Kharkiv Sister City Project, we now have are new partners half a world away.

Our economic development partners in Clinton County had already included Turkey as a partner in local economic development activity. Then, last October we established Sister City relationships with three communities in the Kharkiv region of Ukraine; Solonytsivka, Chuguiv and Merapha. We may not realize the impact of that relationship for quite some time, but the door has been opened.

We are not going to rest on the successes of 2013. There are more jobs in the economic development pipeline that we will continue to work on. There are more things that we need to do for our citizens and for the businesses that are looking to Wilmington as a possible home. There is always room for improvement.

The glass may only be half full, but let us assure that, through teamwork and cooperation, the glass will eventually be filled to the brim with good jobs and new opportunity; that Wilmington will once more be recognized as one of the outstanding small cities in America.

To quote Henry Ford:

Coming together is a beginning.

Keeping together is progress.

Working together is success.

Henry Ford

Randy Riley

Mayor

Mayor Riley introduced members from the Ohio Environmental Protection Agency. They are at the meeting to discuss running a landfill. They will also explain violations and fines that occurred at the Wilmington landfill during the past year. The City of Wilmington is the only city of its size who still operates its own landfill.

Russ Brown – Manager of Division of Materials and Waste Management at Ohio EPA presented information on the City of Wilmington Landfill. He described the landfill and its capacity. The landfill currently has a permit in review for vertical expansion. In the past five years, there have been compliance issues of a type normally seen in small landfills. The City's landfill is very small in comparison to other area landfills. The trend in the state is toward the closure of small landfills and instead having fewer but larger landfills. The economy of scale makes the operation of small landfills difficult from an economic perspective. The options for the landfill at this point include continuing the status quo and operating the landfill, leasing the landfill to a management operation, closing the landfill, or closing the landfill and operate a transfer station. The city could still be responsible for hauling trash.

[Discussion of landfill]

Mayor Riley – It is my understanding that we cannot financially maintain the landfill with just the volume that is generated within the city. We really do need to go outside the city to bring in the volume that we need to make the extra money to open and close and operate. There is a balance between being an enterprise and between serving the citizens as inexpensively as we can. If we decide to keep the landfill, we need to run it as well as possible.

[Discussion of expansion plans of the current landfill]

Mayor Riley – In terms of the violations, the biggest violation was the overfill. The Health Department didn't see this as a major problem because we were waiting to approval to move that trash into a cell that had been approved. It was a temporary thing. In terms of ponding and erosion, the local Health Department said they didn't see that as being significant. Some of the ponding and erosion was actually after a heavy rain and was actually puddles in the equipment tracks. Our local Health Department was with us when we met with the EPA in Dayton and they supported our view that there shouldn't be a fine. The original fine was over \$28,000 and was bargained down to \$12,000. The payment came out the landfill enterprise fund.

[Discussion of EPA violations and Health Department]

Mayor Riley said that if we decide we want to have a landfill, we need to make sure it is well-run. We should look toward the future.

Auditor – Auditor David Hollingsworth had no report.

Asset, Acquisition and Use. - Chairperson Mead said the regular meeting time for Asset, Acquisition and Use would be the Thursday prior to the first council meeting of each month at 7 p.m.

[Discussion of council committee schedules]

Finance Committee - Chairperson Mead introduced legislation making supplemental appropriations.

A motion was made by Mead and seconded by McKay to give the first reading only on the ordinance Making Supplemental Appropriations.

President called for a vote.

Motion passed. All yeas.

Director of Law read ordinance by title only.

A motion was made by Mead and seconded by McKay to suspend the rules and give the second and third reading on the ordinance by title only.

Roll call: Jaehnig, yes; Spicer, yes; Stuckert, yes; Mead, yes; Miller, yes; Milburn, yes; McKay, yes.

Director of Law read the ordinance by title only.

A motion was made by Mead and seconded by McKay to pass the ordinance as read.

Roll call: Spicer, yes; Stuckert, yes; Mead, yes; Miller, yes; Milburn, yes; McKay, yes; Jaehnig, yes.

Motion passed.

President of Council declared Ord. No. 5133 passed as read.

Councilman Mead said he is tentatively setting up a regularly scheduled Finance Committee meeting the Thursday prior to each council meeting at 6:00 p.m.

Mayor Riley said he would routinely miss those meetings because of a prior engagement. Clerk Brenda Woods expressed concern that it was too far before the council meeting. Councilman Mead said the schedule was tentative.

Water Committee - Chairperson McKay said there was a Water Committee meeting the previous evening. They will meet again next month.

Streets Committee - Chairperson McKay announced that the newly purchased truck for the Street Department is parked in the parking lot.

Solid Waste/Recycling - Chairperson Jaehnig had no report.

Wastewater/Sewer Committee - Chairperson Stuckert had no report.

Judiciary Committee - Chairperson Jaehnig introduced legislation to create a Gateway District Zone in the City. This creating of this zone has been through Planning Commission and is now moving on to council. This is a buffer area between the Historic District and the B1 areas. The general concept is to protect the fabric of our community in those gateway areas. The current regulations have no review for tearing down homes in the city, and this legislation would soften the changeover from Historic to B1; it is not nearly as strict as the Historic District but not as wide open as B1. This is also our first step into what they call form-based zoning. The legislation does not automatically place any areas of the city into the zone. That will be an additional discussion. The potential gateway areas will be South Street, Main Street, and Locust Street. In a Gateway Zone area, if a home is older than 75 years, then it would have to go through review before it could be demolished. If someone wants to take a home down in one of these areas, what they put back in its place would have to have a similar footprint or form. It will also

consider if the replacement business is fitting the fabric of the community. There will be opportunities for variances. The goal is to provide protection to those who make investments and rehab these older homes so that they will not end up with some type of a box next door that lowers their property value or ruins the value of the area. Hopefully, it will spur investment in those areas to build them into strong neighborhoods. We will have three individual readings to give time for public comment.

[Discussion of the G1 Gateway Zone]

Councilman Jaehnig said Chris Schock would be at the next meeting to give further explanation of the zone.

A motion was made by Jaehnig and seconded by Stuckert to give the first reading only on the ordinance Amending Section 1141.01 and Adding Chapter 1152 to the Codified Ordinances of the City of Wilmington Creating the G1 Gateway District Zone.

President called for vote.

Motion passed. All yeas.

Director of Law read ordinance by title only.

Jaehnig requested that the second reading be on the Agenda for the next meeting.

Safety Committee - Chairperson Jaehnig announced a meeting at 8 a.m. on January 20.

Downtown Revitalization Committee – Convener McKay had no report.

Parks and Recreation Committee – Convener Stuckert said the Park Board did meet on Monday, and he would provide a full report at the next council meeting.

Service Director - Service Director Reinsmith had no report.

Safety Director – Safety Director Russ Burton had no report.

Reports

A motion was made by Jaehnig and seconded by Stuckert that the Income Tax Report, December 2013; Income Tax Report, Annual 2013; and 2014 Projected Revenue Report be accepted as presented.

Motion passed.

Reports accepted as presented.

President Peterson opened the meeting up to the general public and/or members of council to address council while in session.

President Peterson asked if anyone else wished to address council while in session.

Seeing no one wished to speak, President Peterson asked for a motion to adjourn.

A motion was made by Jaehnig to adjourn.

President Peterson declared the meeting adjourned.

Council adjourned.

ATTEST:

President of Council

Clerk of Council