

## TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

January 21, 2014

### Work Session

The Work Session began at 6:30pm. The following Council members were present: Mayor Pat Hale, Katelyn Berbach, Dee Gillis, John Kessler, Mike McDermott and Matt Owen. Also attending was: City Manager Jon Crusey, Assistant City Manager Brad Vath, Finance Director John Green, City Engineer Scott Vagedes, Law Director David Caldwell, Police Chief Eric Burriss, EMS Chief Mark Senseman, EMT Michael Whitby and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Others in attendance include Ron Coffman and Rick Mosier

Centerville Development Group/Fieldstone Place Senior Living Campus, Phase II – Tax Increment Financing

City Manager Crusey stated during Council's October 21, 2013 study session that staff discussed with Council a request from the Centerville Development Group for Tax Increment Financing (TIF) funding for \$1,415,622 in public infrastructure improvements for Phases 2 and 3 of the Fieldstone Place Senior Living Campus. The proposal was to construct 18 quad style buildings on a single lot with private interior roads and water and sewer lines located in public easements. Mr. Crusey continued, at that time, Council agreed that it was not in the best interest of the City to support the requested project with TIF financing. The owners of Centerville Development Group were not present for the October 21, 2013 study session discussion and have requested an opportunity to personally present their project to Council.

Ron Coffman of Centerville Development Group stated his company is seeking Tax Increment Financing from the City. Mr. Coffman added this project is needed within Tipp City and it is the opinion of Centerville Development Group they will be unable to develop the property without a TIF. Mr. Coffman added the City would not be financially responsible nor would there be a financial risk required of the City for the TIF. He asked Council to reconsider their earlier opinion. Mr. Kessler inquired what the perimeter of the lot would be. Mr. Coffman replied it would be white fencing and evergreens. "Tipp City deserves first class offerings, and this would not only attract people from Tipp City, but also within a 4-5 county radius". Mayor Hale asked if staff is more comfortable with the structure of the proposal now than in October. Mr. Crusey replied the structure is the same. Mr. McDermott asked of the financial value Tipp City will receive from the TIF since it is revenue neutral. Mr. Crusey replied this is best for the schools to receive additional funding without additional students. Mayor Hale asked if this would be setting a precedent for other developers seeking TIF financing. Mr. Crusey replied that other developers may seek TIF financing, but ultimately Council has the authority to approve, or not approve, any future request for TIF financing. . This isn't considered a residential development, it is defined by the ORC as commercial.

Rick Mosier, owner of the property stated he receives 3 – 4 calls each week inquiring when the condos will be open and when deposits can be placed on them. He added this is needed within this market.

Mr. Crusey inquired of Council if this were an appropriate use of public financing. Mr. McDermott stated he anticipates future requests like this in the future. Mr. Coffman stated Mr. Mosier has no other options with the property. Adding the property needs to be "developed properly". "This is a high quality area and I would hate for it to be developed improperly".

Ms. Berbach asked how the school board feels about this project. Mr. Crusey stated he didn't want to speak for the school district; but this would increase revenue with no additional students. Mr. Crusey stated a decision wasn't required at this meeting. Ms. Berbach stated she is very leery of TIF situations. "I didn't like it the first time; and I am not happy now. I understand the need for the residents, what are the other benefits"? Mayor Hale asked if this were setting precedent. Mr. Crusey replied not necessarily and Council doesn't have to vote for the next one. Mayor Hale agreed stating that each case will be evaluated separately.

Mr. Owen stated he understands that he is late to the discussion, but there are three conditions to consider for economic development; want, need and will the citizens allow it. Ms. Berbach commented, "Shouldn't we have a developer who can finance their project? Also I would not want future developers to request TIF. I understand this will be evaluated on case by case basis". Mr. Crusey replied there is no guarantee for future requests. Mr. McDermott commented that TIF's are not regular financing and the continued financing does invite continued requests. Mr. Kessler stated he felt this was attractive being by Randall Residence. Mr. Owen agreed stating it is also in a good location. Mr. Hale stated he would like to wait two weeks and get President Gibson's comments.

#### Purchase of New Medics

Mr. Crusey stated the 2012 budget appropriated \$150,000 while \$170,000 was budgeted in 2014, for a total of \$320,000, for the purchase of two new medics. The EMS Committee has evaluated quotes through the State of Ohio Cooperative Purchasing Program from four vendors and has recommended the purchase of two medics from Road Rescue on a Ford E-450 V-10 gasoline chassis. Each medic is \$165,868. The current 2004 has a trade in value of \$6,500 and the 2006 has a trade in value of \$7,500. The total cost for the purchase of both medics is \$308,736. An additional \$5,000 per medic is estimated for accessories and striping once the medic is received from the dealer. During Council's September 23, 2013 CIP Workshop, staff was asked to evaluate the cost and safety associated with medic color; and evaluate reconditioning the old medic box versus buying new. The EMS Committee is recommending a standard white medic with additional reflective material for maximum night visibility. The cost to upgrade from a standard white medic to any paint color is \$2,740 per medic. There are several studies that have identified the color yellow-green as being the most ideal for maximizing visual safety for public safety vehicles. White, which is ranked third for visual safety, is a suitable color only when partnered with bright reflective florescent materials. Chief Senseman has recommended the purchase of yellow-green medics while the Committee recommends the purchase of white medics.

Mr. Kessler stated he is not convinced the color of the medic makes a difference. It is the lights and sirens on the medic that gets attention. Chief Senseman stated there have been several studies indicating the brightly

painted medics are safer for the crews, while white medics knowingly increases the risk. Mr. Kessler stated that Chief Senseman's comment was not fair. Mr. Owen inquired how many accidents have Tipp City EMS medics been in in the past 20 years. Chief Senseman stated none. Mayor Hale asked why the medic was not purchased last year. Mr. Crusey stated there was a conflict between the Committee's choice and Chief Senseman's choice. Mayor Hale inquired how the purchase of two medics in one year will affect the rotation of vehicles. Adding are two new medics needed this year. Chief Senseman replied the purchase of two medics in one calendar year will not alter the vehicle rotation. Two vehicles are needed as we (the City) are putting more money into the maintenance of one of the vehicles than what it is worth.

Mr. McDermott stated he had conducted his own research on the matter and the yellow-green medic is the most recommended choice by several EMS trade publications in regards to safety. Mr. McDermott added when an EMS crew reports to a call within a neighborhood, the risk of it being in an accident is rather low. However, if this same crew is reporting to an accident on the highway, that risk increases significantly. Mr. McDermott asked Chief Senseman for clarification regarding calls on the highway. He asked if EMS receives a call for an accident on the highway if a fire engine is also dispatched. Chief Senseman replied, "EMS crews respond to medical only calls. Meaning if someone is having a heart attack and has pulled off the side of the road, Fire crews are not dispatched". Mr. McDermott asked for all other calls a Fire engine is also dispatched which in essence protect the EMS truck and crew. Chief Senseman stated Mr. McDermott was correct, adding the majority of EMS accidents happen in intersections within the City, not along the interstate. Mr. Kessler inquired if the yellow-green color is so highly recommended for safety, then why aren't the City's Police cruisers this color? Chief Senseman replied, "There are things we can do to be safer. Tipp City is always ahead of that. Best practices to benefit our customer. It is in poor judgment to ignore the practice of best practice". Mr. Kessler stated he notices the lights and sirens first. Not the color of the medic. Mayor Hale stated he was not willing to risk the safety of the EMS crews. Mr. Owen inquired how long Tipp City has been using the yellow-green medics. Chief Senseman stated since 1992. Mr. Owen said he agreed with Mr. Kessler that he hears the medic before seeing it. Mr. Owen asked if color will be mandatory in the future. Chief Senseman stated he was not sure. It is purely historical. Some cities who have already had yellow medics continue to purchase yellow medics while other cities who have had other colors continue to purchase the color they have had in the past. Mr. Crusey stated there will be considerable striping and lights on the sides and back. Mr. Kessler asked if additional reflective materials will be on the medic, why pay additional costs for the color.

EMT Michael Whitby stated the Committee prefers the white medics. Chief Senseman stated the Committee also included the cost of the yellow-green medics in the quotes. Mr. McDermott asked if anything were being sacrificed on the trucks. Chief Senseman stated, "We have not sacrificed employee safety nor medical equipment". Mr. McDermott asked of the location of the siren. Chief Senseman stated the siren is located behind the front bumper in front of the engine. Tipp City has had the sirens placed in this location for the last 16 years.

Chief Senseman informed Council this isn't the low bid for the medics. The low bid was from a Canadian manufacturer. Mr. Crusey added, the quote vehicle is domestic and was chosen by the Committee. Chief Senseman stated he feels as a steward of City tax payers and customers that the most financial decision is made. Ms. Gillis stated she was okay with buying American. Mr. McDermott added it is his understanding this is the best vehicle on the market. Chief Senseman agreed the Committee found a "good truck". Ms. Gillis, Ms. Berbach and Mayor Hale initially approved the yellow trucks. Mr. McDermott stated he is going with the yellow truck purely for safety purposes. Mr. Kessler and Mr. Owen stated they were not pleased with the color. Mr. Owen added, he is making his choice on need versus color.

2013 CIP Projects  
Update

Mr. Green reviewed the attached Power Point with Council and asked if they had any questions. Council had no questions for Mr. Green regarding his presentation.

**Adjournment**

Meeting adjourned at 7:45 pm.

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Joseph Gibson, President of Council

Attest: \_\_\_\_\_  
Janice Bates, Clerk of Council

**TIPP CITY COUNCIL MEETING**

**TIPP CITY, MIAMI COUNTY, OHIO**

**January 21, 2014**

**Council Meeting**

City Staff in attendance include: City Manager Jon Crusey, Law Director David Caldwell, Assistant City Manager Brad Vath, Finance Director John Green, City Engineer Scott Vagedes, Utilities Director Christy Butera, Police Chief Eric Burris and Clerk of Council Janice Bates.

Guests signing the register include: Pamela Hale, Thomas Chaney, Barbara Helm, Robert Helm, Ethan Dohle, Jacob Jensen, Ryan Ogden, Josh Dohle, Adam Reed, Doug Whitney, Jeff Perilman, Nick Creech, Scott Connor, James Hunt, Mike Scinto, Kathy Scinto, Stephanie Black, Karen Dickerson, Daniel Crego, Tina Crego, Gannon Owen and Kevin Lantz. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Mayor Hale moved to excuse President Gibson. Mr. Owen seconded. Motion carried.

**Invocation and Pledge of Allegiance**

Ms. Gillis gave the Prayer for Guidance. Boy Scout Troop 294 and Mayor Hale led the Pledge of Allegiance.

**Swearing in of Newly Elected Council Member**

Pat Hale was sworn in by Law Director David Caldwell

**Swearing in of Mayor**

Pat Hale was sworn in by Law Director David Caldwell

**Amendment/Approval of Agenda**

Ms. Berbach moved to approve the agenda. Mr. Kessler seconded. Motion carried.

**Minutes**

12/16/13 Pre-Meeting Study Session

Ms. Berbach moved to approve the minutes of the December 16, 2013 Pre-Meeting Study Session. Mr. McDermott seconded. Motion carried. Mr. Owen abstained.

12/16/13 Council Meeting

Mr. Kessler moved to approve the minutes of the December 16, 2013 City Council Meeting. Mr. McDermott seconded. Motion carried. Mr. Owen abstained.

1/6/14 Council Meeting

Mr. Kessler moved to approve the minutes of the January 6, 2014 City Council Meeting. Mr. Owen seconded. Motion carried. Mr. Kessler moved to amend the minutes page 1 under Swearing in of Newly Elected Council Members, from "President Gibson informed Council that Mr. Hale was stuck in Denver due to weather and that he would be sworn in at Council's January 21<sup>st</sup> meeting". To "President Kessler..." Mr. Owen seconded. Motion carried.

**Presentations, Proclamations, & Awards**

Mayor Hale swore in new Police Officer Stephanie Dickerson.

**Ordinances (2<sup>nd</sup> Reading)**

Amending 2014 Appropriations

An ordinance amending 2014 appropriations and modifying the annual operating budget as a result of this action.

City Manager Comments: During Council's October 28, 2013, Operating Budget Workshop a proposal was made to transfer \$100,000 from the General Fund to a newly created Economic Development Fund. However, after discussions with the State Auditor's office it was determined that if the primary source of revenue for this new fund consists of a transfer from the General Fund, that it does not meet the requirements to establish a separate fund. This information was shared with Council at your December 16, 2013 study session. Therefore, this ordinance proposes to appropriate \$100,000 to a new line item in the General Fund's Community & Economic Development Department for potential future economic development incentives. Use of these funds for economic development purposes will be at the discretion of Council.

Mr. McDermott sponsored the ordinance and moved for its adoption. Mayor Hale seconded. Motion passed 6-0. Ordinance 2-14 was declared adopted and Vice President Hale affixed his signature in witness thereto.

**Resolutions**  
West Dow Street  
Reconstruction Project  
Phase 2

A resolution of necessity for improvements on West Dow Street from Rohrer Drive east to South Hyatt Street by reconstructing the street and replacing and assessing the curb and gutter, sidewalk, and driveway approaches to the abutting property owners, as necessary for the West Dow Street Reconstruction Project, Phase 2.

City Manager Comments: This Resolution is the first step in the assessment process for the Dow Street Reconstruction Project, Phase 2. This project involves the reconstruction of the street base and pavement, constructing storm sewers, installing water and sewer mains and services, replacing curb and gutter, driveway approaches, and sidewalks. This resolution declares the necessity to improve Dow Street from Hyatt Street to Rohrer Drive, and assess the cost of curb & gutter, sidewalk, and driveway approaches against all lots and lands abutting said improvements. The estimated cost for this project is \$397,000 to be funded with \$250,000 from the Capital Improvement Reserve Fund; \$80,000 from the Water Fund; and \$67,000 from the Sewer Fund. A three-fourths majority or 6 votes of Council is necessary to adopt this resolution. Adjoining property owners would then be notified in writing of their estimated assessment for this project. Upon completion of the project an assessment ordinance will be presented to Council for the actual cost of the improvements to be assessed.

Mr. Kessler sponsored the resolution and moved for its adoption. Mr. McDermott seconded. Motion passed 6-0. Resolution 1-14 was declared adopted and Vice President Hale affixed his signature in witness thereto.

Purchase Police Vehicle

A resolution authorizing the City Manager to purchase one vehicle from Lebanon Ford of Lebanon, Ohio, through the State of Ohio Cooperative Purchasing Plan at a cost not to exceed \$25,987.

City Manager Comments: This resolution authorizes the purchase of one 2014 Ford Utility Police Interceptor at a cost of \$25,987 through the State of Ohio's Cooperative Purchasing Plan. The Utility Interceptor is V-6 powered with All Wheel Drive. The 2014 budget appropriated \$26,000 for the purchase of this vehicle. Being replaced is a 2010 Crown Victoria with 91,000

miles and 4,036 hours. The Crown Victoria will be declared surplus once it is taken out of service and then sold on GovDeals.

Ms. Gillis sponsored the resolution and moved for its adoption. Ms. Berbach seconded. Mr. McDermott inquired when this vehicle would begin service. Chief Burris replied the vehicle will be ready to be in service as soon as we receive it. Motion passed 6-0. Resolution 2-14 was declared adopted and Vice President Hale affixed his signature in witness thereto.

**Purchase Police Radios**

A resolution authorizing the City Manager to purchase nine portable radios from WS Electronics, LLC of Xenia, Ohio, through the State of Ohio Cooperative Purchasing Plan at a cost of \$26,947.08.

City Manager Comments: This resolution authorizes the purchase of nine Harris XG-75 Portable Radios through the State of Ohio's Cooperative Purchasing Plan. The 2014 budget appropriated \$27,000 for the replacement of portable radios. The radios being replaced range in age from being purchased in 1995 to 1997.

Mr. Owen sponsored the resolution and moved for its adoption. Ms. Berbach seconded. Motion passed 6-0. Resolution 3-14 was declared adopted and Vice President Hale affixed his signature in witness thereto.

**Ordinances  
(1<sup>st</sup> Reading)**

There were none.

**Motions  
Attendance Awards**

A motion granting attendance awards to employees who used 8 hours or less of sick leave in 2013.

City Manager Comments: Annually, Council has provided City employees an incentive for attendance and non-use of sick leave. Employees with zero sick leave usage during the previous year are awarded \$100 and employees with 8 hours or less of sick leave are recognized with a \$50 award. During 2013, 7 employees used 0 sick leave hours and 6 employees used 8 hours or less for a total incentive of \$1,000.

Mr. Kessler moved to grant the attendance awards. Ms. Gillis seconded. Motion carried.

**Miscellaneous**

There were none.

**Citizen Comments on Items  
not on the Agenda**

There were none.

**Councilmember  
Comments**

Ms. Gillis encouraged everyone to be safe.

Ms. Berbach congratulated new Police Officer Stephanie Dickerson. Ms. Berbach also encouraged everyone to drive safely and to be careful.

Mr. Owen welcomed our new Police Officer. Mr. Owen also congratulated Mayor Hale on being selected as the new Mayor. "This is what happens when you get stuck in an airport in Denver, you come home and you are Mayor". Mr. Owen also thanked City Staff and employees for clearing the

streets and keeping everyone safe. "I know they have been out and about quite a bit over the last six weeks and it looks like that is going to continue". Mr. Owen also encouraged everyone to be safe.

Mr. Kessler echoed the comments of Mr. Owen adding City Staff has done a great job in clearing the streets. Mr. Kessler also commended the Fire Department for their work in subzero temperatures during the Walnut Street Fire. Mr. Kessler reminded everyone to keep warm and to dress in layers.

Mr. McDermott said one of the nice things about being on City Council has been the ability to "dig into the details" of how things are processed and the thought processes behind making purchases at the City level. And looking at how we finance those projects.

Mayor Hale welcomed Mr. Owen to Council. Mayor Hale also congratulated Ms. Berbach and President Gibson on their being re-elected to Council. Mayor Hale stated he has been asked, "What is it like being called "Mayor". Mayor Hale continued, it is a very humbling experience. Mayor Hale thanked Council for the honor and the people of Tipp City. Mayor Hale also congratulated new Police Officer Stephanie Dickerson. Mayor Hale also informed everyone he was appointed to the APPA (American Public Power Association) Policy and Review Board and is excited to serve on that Board. Mayor Hale also congratulated the employees who received the awards this evening. Mayor Hale reminded everyone the Fire/EMS Station Dedication will be held on Saturday, February 8th at 10:00 am. This will be an opportunity to participate in the dedication and tour the facility.

**City Manager  
Comments**

Mr. Crusey informed everyone the Fourth Street traffic signal mast arms were delivered Friday, and they are in the process of being wired and installed. We anticipate they will be operational within the next couple weeks.

Interviews with architectural firms for the Electric Service Center were completed today. I will have a recommendation by the end of the week. Our goal is to have a contract for Council's consideration at the February 3<sup>rd</sup> meeting.

Mr. Crusey also informed everyone Council has a joint meeting with the Planning Board next Monday, January 27<sup>th</sup> beginning at 6:30 pm. We will be reviewing the updates to the Zoning Code and Zoning Map, the updates to the Zoning Regulations as well as the Restoration guidelines. This has been a year and a half process. Mr. McDermott asked if this meeting will be held in Chambers. Mr. Crusey replied yes.

**Adjournment**

Mayor Hale informed everyone Council will not be adjourning at this time, but will be going into Executive Session to discuss two different topics. The first is potential litigation to include members of Council, Mr. Crusey City Manager, Mr. Caldwell Law Director, Scott Vagedes City Engineer and Kevin Lantz from the law firm Surdyk, Dowd and Turner. The second Executive Session concerns economic development to include members of Council, Mr. Crusey, Mr. Caldwell, John Green Director of Finance, Brad Vath Assistant City Manager and Christy Butera Utilities Director.

Council entered Executive Session at 8:05 pm.

Council returned from Executive Session at 9:53 pm. Ms. Berbach moved to return from Executive Session. Mr. Kessler seconded. Motion carried.

Mr. Kessler moved to adjourn. Ms. Berbach seconded. Motion carried.

Meeting adjourned at 9:54 pm.

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Joseph Gibson, President of Council

Attest: \_\_\_\_\_  
Janice Bates, Clerk of Council



