

TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

October 20, 2014

Work Session

The work session began at 6:30 pm. The following Council members were present: Mayor Pat Hale, Katie Berbach, Dee Gillis, John Kessler, Mike McDermott and Matt Owen. Also attending was Acting City Manager John Green, Assistant City Manager Brad Vath, Law Director David Caldwell, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates. Reporter Nancy Bowman was also in attendance.

Others in attendance included Jason Hadden and Hugh Hadden.

Driving Range in Kyle Park

Acting City Manager Green reviewed the attached PowerPoint regarding Pin High Golf with Council. Mr. Green continued the initial contract between the City and Mr. Jason Hadden (DBA Pin High Golf) that was signed in 1997 has expired and there is not a signed lease extension on file. There are copies of a 2004 proposal to extend the original lease retroactive to 2002, but Mr. Green has been unable to locate an executed copy. Mr. Green continued the City does pay property taxes on the entire property (Kyle Park), due to the driving range. If there were no driving range the City would not need to pay those property taxes. Mr. Vath inquired who is responsible for the electric bills for the facility. Mr. Green replied Mr. Hadden is responsible for electric bills. Mayor Hale asked staff's recommendation. Mr. Green replied staff does not have a recommendation and currently the City is covering its costs. Mr. McDermott asked how many months of the year the facility is open. Jason Hadden replied at most 6 months of the year. He continued, "We are open 4 solid months with a month and half ~~and~~ **at** both the beginning and end of the season". Mayor Hale asked if it was worth it to keep it open. Mr. Hadden replied he spoke with former City Manager Greg Horn in 1996 and Dave Collinsworth after his succession of Mr. Horn. Mr. Hadden continued he believes it is because of the driving range that the baseball diamonds moved from City to Kyle Park. Mr. Hadden continued he was responsible for the engineering of the drive from the stop sign to the range parking lot. He also built the building and the drainage system. Mr. Hadden also informed Council the facility is more than just a business. Riverside of Miami County uses the facility as well as the High School Golf teams. Mr. Hadden continued "Money is not really made at the facility, but it does serve a purpose".

Mr. Green continued if a contract extension was signed in 2004 for the period September 2002-2007, the City remains 7 years outside of a contract. Staff is seeking direction as to how Council would like to proceed. Mr. Green added other uses for this space have been proposed. Mr. McDermott asked what the other proposed uses were. Mr. Green replied converting the range to additional sports fields.

Ms. Berbach asked Mr. Hadden if he was seeking the terms of his contract to change. Mr. Hadden replied he had a similar business in Beavercreek which is now closed. Mr. Hadden continued by stating he is providing a "good service" and helped in moving the ball diamonds to Kyle Park. Mr. Hadden said his and other courses are struggling and many are closing. The game of golf is not where it was fifteen years ago.

Mr. McDermott asked how this contract was not monitored as closely as Barefoot Canoe. Mr. Green replied it had “fallen off the radar”. Mr. Owen suggested Council bring this back at a future meeting to discuss. Mr. Green stated the next meeting will not be good because that will be the budget follow-up meeting. Mr. Green added potentially this can be a study session topic in four weeks which will provide Mr. Hadden time to prepare his presentation to Council.

Mr. Green provided Council with follow-up information from the CIP Meeting that was held on September 22, 2014.

- **Land purchase for debris management – could a decision to delay purchasing land for debris management affect future FEMA funding in case of a disaster event** – Retired City Engineer, Scott Vagedes, was the City’s key point of contact concerning the debris management requirement. We have been unable to locate the required information in his absence. To the best of our knowledge and understanding, if the City had to store disaster debris in a previously undesignated area outside the flood plain, impacts to FEMA funding would be limited to costs of storage, not the overall costs of the disaster event. Staff believes this can be pushed back three years.

Mr. Vath replied Miami County has a plain that has been approved by FEMA. Ms. Berbach asked what their plan consisted of. Mr. Vath replied he was not sure of the specifics. Ms. Berbach stated she would like to see their approved plan allowing Council to review and potentially use that site as well.

- **Streetscape project from Hyatt to the railroad tracks, should this be included in the five year CIP Plan** – When the initial 10-year CIP plan was being reviewed and evaluated by the Citizen’s committee the emphasis was on the City’s needs vs. wants. The Downtown Utilities/Streetscape Project was driven by a need to replace utility infrastructure in the downtown area and an evaluation of how much of the street/sidewalk infrastructure would need to be replaced as part of that utility project. At this time there is not a similar infrastructure need in the area between Hyatt St. and the railroad tracks. This does not preclude Council from determining the project should be completed for consistency and beautification purposes and to upgrade the existing roadway and sidewalk infrastructure.

Mr. Green stated similar infrastructure improvements are not needed at this time, however there is nothing to stop Council from adding this project to the five or 10 year plan. Mr. Kessler inquired if all underground utilities were ok. Mr. Green stated he had spoken with Ms. Butera and she has indicated there is no need to replace them at this time.

- **Park Safety Surface - cost difference between poured in place vs.**

granular material – Service Superintendent, Jim Asher, confirmed the cost for granular material is about one-half (1/2) the cost of the poured in place surface but does require ongoing maintenance. The City’s plan is to use the granular material in future park projects where safety surface is installed.

- **Specifics on the Streets Department cold storage building** – this building is intended to be a four-sided enclosed structure located at the current Service Center location (map attached) with a concrete floor and push wall to be used for storing dry materials (sand, gravel, mulch, etc.). Storing these materials inside will promote accessibility and use in periods of inclement weather.

Mr. Green stated staff’s goal is to bring a resolution adopting the five-year CIP back to Council at the next meeting.

Meeting adjourned at 7:07 pm.

Adjournment

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

October 20, 2014

Council Meeting

The following Council Members answered roll call. Mayor Pat Hale, Katie Berbach, Dee Gillis, John Kessler, Mike McDermott and Matt Owen.

Ms. Berbach moved to excuse President Gibson. Ms. Gillis seconded. Motion carried.

City Staff in attendance include: Acting City Manager John Green, Law Director David Caldwell, Assistant City Manager Brad Vath, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates

Guests signing the register include: Jason Hadden, Hugh Hadden, Thomas Chaney, Kathy Vukovic, Elden Eidemiller and Joe Bagi.

Invocation and Pledge of Allegiance

Matt Owen gave the Prayer for Guidance. Mayor Hale led the Pledge of Allegiance.

Approval of Agenda

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

Minutes

10/6/14 Council Meeting

Ms. Berbach moved to approve the minutes of the October 6, 2014 Council Meeting. Mr. Owen seconded. Motion passed 6-0.

10/15/14 Special Council Meeting

Ms. Berbach moved to approve the minutes of the October 15, 2014 Special Council Meeting. Mr. McDermott seconded. Motion passed 5-0-1. Mr. Kessler abstained.

Presentations, Proclamations, & Awards

There were none.

Ordinances (2nd Reading)

There were none.

Resolutions

Resolution of Necessity – Replace sidewalk, curb gutter and driveway approaches

A resolution of necessity for improvements on various streets upon the addresses attached to replace sidewalk, curb, gutter, and driveway approaches where necessary.

City Manager Comments: The City of Tipp City annually has conducted a sidewalk improvement program whereby the City has inspected sidewalks, curbs and gutters, and driveway approaches throughout the City and has pursued replacement of those areas which are in poor or failing condition. This annual program has been delayed since 2010 due to the number and complexity of capital improvement projects. The need for sidewalk repairs has not diminished since 2010. This resolution, if adopted, authorizes the City to contact certain property owners to notify them of the need to replace sidewalks, curbs and gutters, and driveway approaches. The property owner will have 30 days to comply. If a property owner does not comply, this resolution permits the City to perform the necessary repairs and to bill those costs incurred back to the property owner.

Mr. Kessler sponsored the resolution and moved for its adoption. Mr. Owen seconded. Motion passed 6-0. Resolution 45-14 was declared adopted and Mayor Hale affixed his signature in witness thereto.

**Ordinances
(1st Reading)**

Revised Codification of
the Tipp City Municipal
Code

An ordinance adopting a revised codification of the Tipp City Municipal Code.

City Manager Comments: The adoption of this ordinance would approve the codification of legislation that has been passed by City Council from March, 2009 to December, 2013 plus Ordinances 5-14 and 6-14 dealing with the Zoning Code Updates. Codification involves placing laws in a code in a systematic order. Section 4.17(B) of the Tipp City Charter requires that Council periodically “provide for the preparation of a general codification of all ordinances and resolutions having the force and effect of law.” This process is typically performed annually or bi-annually depending on the volume of legislation required to be codified. Staff has provided a memo and chart of ordinances to be incorporated.

Mr. Kessler introduced this measure.

Motions

Rotary \$1,000 Tree
Donation

Rotary \$1,000 Tree Donation.

Mr. Owen moved to accept the \$1,000 tree donation from Rotary. Mr. McDermott seconded. Motion carried. Mayor Hale accepted the donation from Kathy Vukovic, Tipp City Rotary President.

Barefoot Canoe/
Bryan Budding \$500
Fireworks Donation

Barefoot Canoe/Bryan Budding \$500 Fireworks Donation for 2015 Display.

Ms. Berbach moved to approve the \$500 fireworks donation from Barefoot Canoes/Mr. Bryan Budding. Mr. McDermott seconded. Motion carried.

Miscellaneous

There were none.

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

There were none.

**Councilmember
Comments**

Ms. Gillis had nothing additional.

Mr. Owen reminded everyone to visit Downtown during the holidays.

Ms. Berbach thanked the Rotary and Bryan (Mr. Budding/ Barefoot Canoes) for their donations. Ms. Berbach also wished everyone a Happy Halloween.

Mr. Kessler reminded everyone Beggar’s Night will be October 30th encouraged everyone to drive safely with the “little goblins” running on the streets. Mr. Kessler added he attended his son’s wedding in Washington D.C. and while there he took the opportunity to visit Arlington National Cemetery. Mr. Kessler added, “It is extremely impressive to see thousands of acres and tens of thousands of headstones and the changing of the guard and all of the

sacrifices that has been done by our Veteran's and I would like to thank all of them for serving and everything they have done for us".

Mr. McDermott reminded everyone of the City's leaf pick-up. Pick-up is City wide and the schedule is posted on the City's website as well as in the Tippecanews. The City is also making FaceBook and Twitter updates letting everyone know when leaves are getting picked up around the City. Mr. McDermott also thanked the Rotary for their tree donation. Mr. McDermott added it is always a great opportunity for our City to revitalize and make our City special. Mr. McDermott also thanked Bryan Budding, "He is the first business to step-up to bat to do a sponsorship for our annual Fourth of July fireworks. He said when a member of Council he would like to do that and now that he is a "regular citizen" he did exactly that".

Mayor Hale also thanked the Rotary for their \$1,000 donation toward the trees. Mayor Hale also thanked Mr. Budding for his \$500 donation toward the fireworks for next year. Mayor Hale wished to let everyone know there are several venues around Tipp City for gatherings, reunions, and parties. There are now four different places; Harrison's upstairs, above Coldwater Café, the Hotel Gallery and Greenfire Bistro now has a room in the back of their place that has been completely remodeled.

**City Manager
Comments**

Mr. Green reminded everyone next Monday, October 27th at 3:00 pm we will be having the operating budget review in Council Chambers. This will be an afternoon with each of the Department Heads as they explain our plans for next year.

Mr. Green added the Fourth Street Culvert the contractor has mobilized and has begun work on excavating and preparing the ditch for the concrete footers. Thus far the weather has not been cooperative. We anticipate this project should be substantially complete within the next four to six weeks. Mayor Hale inquired when the holiday lights will be installed Downtown. Mr. Green replied he received an email from Ms. Butera earlier in the day and the crews will be working on this in the next week or two. They needed to purchase additional lights as the lights from last year were damaged in the flood in the Electric Department. They are currently purchasing and when they have enough lights that are the same type and size they will start getting them strung Downtown.

Adjournment

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

Meeting adjourned at 7:42 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council



