

## TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

February 18, 2014

### Work Session

The Work Session began at 6:45pm. The following Council members were present: President Joseph Gibson, 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, Utilities Director Christy Butera, Law Director David Caldwell, Police Chief Eric Burris and Clerk of Council Janice Bates. Reporters Carla Ungerecht and Cecilia Fox were also in attendance.

### Monroe Township Water & Sewer District – Sanitary Sewer Agreement

City Manager Crusey stated Monroe Township has established the Monroe Township Water & Sewer District. Council has already approved a master water agreement with the Township that establishes pricing and other parameters for selling water to the District. The residents of Country Estates have recently voted to move forward with both public water and sewer at this time.

Utilities Director provided Council with history of the water agreement. She continued the water service agreement between the City and Monroe Township Water & Sewer District was signed December 10, 2012. This agreement states:

- 1). Pay 125% of in City rate;
- 2). District only service residential properties;
- 3). City must review and approve construction drawings;
- 4). Notes there are no current plans for annexation of District

The District has held meetings with residents of Country Estates and are under contract for design of water and sewer system. The sewer contract has been modeled after existing Miami County Master Sewer Agreement and Districts current water service agreement. Ms. Butera continued, the District has requested specific language to be included in the agreement to include; “As of the date of the execution of this agreement, the City has no present plans to annex any part of the District but reserves the right to do so in the future in the event circumstances change.” “In any event, after the CITY approves the expansion of the District...no customer included within such area shall be required to annex to the CITY to obtain services, or continue to receive services after they have been connected to the District water line.”

Mr. Crusey stated if the Water/Sewer District wishes to extend lines, they must seek Council approval. President Gibson questioned the language “In the event circumstances change.” Mr. Crusey replied they are concerned with the City pursuing annexation. Law Director Caldwell added the Water/Sewer District requested this language in the contract.

Ms. Butera stated legislation approving the contract could be brought to Council’s March 3<sup>rd</sup> meeting for consideration. The District would vote on the same contract March 10<sup>th</sup>. Spring 2014 the District consultant would begin topo and design. Construction would begin in summer 2014 and in late 2014 connections would be made to Tipp water and sewer systems.

AMP Demand Response Contract

Ms. Butera provided Council with information on Demand Response. Demand Response is the ability for customers to voluntarily reduce their electric load during emergency electric situations as called by PJM. Tipp City, NAWA, TCA and Meijer diesel generators have participated in this program for three years. As part of their participation in the program the electric accounts have been compensated monthly. AMP has managed this program for its member cities. Under this current program customers offer their demand response capacity into a base auction 3 years in advance.

Ms. Butera stated AMP has contracted with Comverge for a 1-year pilot in the 2014/2015 delivery year. Comverge will work with Tipp City as well as any customers that have generators they would like to sign up in the program. Comverge, AMP, Tipp City and the customer would share in the revenue. Tipp City customers would only have to commit to one year in advance rather than three. The Demand Response Rules are to curtail load when event is called by PJM. This would typically happen in the months June – September from the hours of noon – 8:00 pm on non-holiday weekdays. If a demand response event isn't called for that year, a 1 hour test is held to confirm the customer is able to meet the kW that was committed.

AMP has executed a contract with Comverge. Tipp City would need to pass legislation authorizing a contract with AMP to participate. If others wish to participate, they will also need to sign a contract with Comverge and Tipp City. The customer will receive 60%, Comverge will receive 30% and AMP and Tipp City will each receive 5%. Participation is on a first-come-first served basis. Mr. Kessler inquired if participants would receive revenue even if not called upon. Ms. Butera replied yes as long as they meet 100% standards. Ms. Butera replied the funds will come directly from Comverge rather than to the City for distribution. AMP is looking at ways to off-set load and for customers like NAWA and TCA, this is a benefit. Mr. Crusey added this will be revenue for generators that we are already maintaining. Mr. McDermott stated he was concerned Comverge will be receiving 30% cut. Mr. Crusey and Ms. Butera added this is better than not receiving any revenue at all. President Gibson inquired of the downside. Ms. Butera replied the only downside is that Tipp City didn't participate in this program three years ago. Mr. Crusey added if penalized the customer will still receive revenue. This is for a one-year commitment.

2013 Year-End Financial Report

Mr. Green reviewed the 2013 Year-End Financial Report and 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 7:41 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**

**February 18, 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: Carla Ungerecht, Thomas Chaney, Gene Maddux, Jamie DeSantis, Debbie Char, Kathi Roettler, Paul Lee and Bryan Budding. Reporters Carla Ungerecht and Cecilia Fox were also in attendance.

**Invocation and Pledge of Allegiance**

Deacon Gene Maddux from First Baptist Church gave the Prayer for Guidance. President Gibson led the Pledge of Allegiance.

**Amendment/Approval of Agenda**

Ms. Berbach moved to approve the amended agenda. Mr. Owen seconded. Motion Carried.

**Minutes**  
1/27/14 Joint Council/Planning Board Meeting

Ms. Berbach moved to approve the minutes of the January 27, 2014 Joint Council/Planning Board Meeting. Mr. Owen seconded. Vote was 6-0-1. Mr. Kessler abstained.

2/3/14 Pre-Meeting Study Session

Mr. Kessler moved to approve the minutes of the February 3, 2014 Pre-Meeting Study Session. Ms. Berbach seconded. Vote was 7-0.

2/3/14 Council Meeting

Mr. Kessler moved to approve the minutes of the February 3, 2014 Council Meeting. Mayor Hale seconded. Vote was 7-0.

**Presentations, Proclamations, & Awards**

There were none.

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

There were none.

**Resolutions**  
Valley Ford Truck, Inc.

A resolution authorizing the City Manager to purchase a 1 ton Ford F450 Dump Truck for the Street Department from Valley Ford Truck, Inc. through the State of Ohio Cooperative Purchasing Plan at a cost not to exceed \$37,165.45 and declaring personal property owned by the City of Tipp City to be declared surplus property and no longer useful in the general operation of the City.

City Manager Comments: This resolution authorizes the purchase of one 2014 Ford F450 1 Ton Dump Truck for the Street Department at a cost of \$37,165.45 through the State of Ohio's Cooperative Purchasing Plan. The 2014 budget appropriated \$48,000 for the purchase of this vehicle. This resolution also declares two vehicles as surplus property: 1) a Street Department 1998 GMC 1 Ton Dump Truck with 60,725 miles and mechanical issues; and 2) a Parks Department 1994 Ford ¾ Ton Pickup with 68,309 miles and mechanical issues. This resolution also authorizes the City Manager to

dispose of the surplus vehicles at public sale, auction, or trade-in; or by sale, donation or agreement to another political subdivision without the requirement of competitive bidding; or to be disposed of in the most cost-beneficial means as determined by the City Manager if such vehicles cannot be sold, leased or transferred.

Mr. Kessler sponsored the resolution and moved for its adoption. Ms. Gillis seconded. Mr. McDermott inquired of the intention of disposal. Mr. Crusey replied Gov.deals. Motion passed 7-0. Resolution 7-14 was declared adopted and President Gibson affixed his signature in witness thereto.

Underground Utilities,  
Inc.

A resolution authorizing the City Manager to enter into a contract with Underground Utilities, Inc. of Monroeville, OH for the Westedge Avenue Utility Replacement Project at a cost of \$930,954.

City Manager Comments: Bids were also opened on Friday, January 24<sup>th</sup> for the Westedge Utility Replacement Project. The budget for this project is \$943,119 from the following funds: \$40,000 CIP for stormwater improvements; \$75,000 from the Water Tower Construction Fund for a pressure reducing valve; \$327,556 from the Water Fund; \$200,563 from the Sewer Fund; and \$300,000 Ohio Public Works Grant. Six bids were received from a low of \$930,954 to a high of \$1,046,690. This project involves the installation of a 12-inch water main, various storm pipes, slip lining the existing 8-inch and 24-inch sanitary sewers, and road paving on Westedge Avenue, between Hyatt and Bellaire. This resolution authorizes the City Manager to enter into a contract with Underground Utilities, Inc., the low bidder for the project.

Mr. Kessler sponsored the resolution and moved for its adoption. Ms. Berbach seconded. Motion passed 7-0. Resolution 8-14 was declared adopted and President Gibson affixed his signature in witness thereto.

O.R. Colan Associates

A resolution authorizing the City Manager to enter into an agreement with O.R. Colan Associates for the right of way acquisition services for the Co. Rd. 25A Reconstruction Project in the amount of \$155,050.

City Manager Comments: This resolution authorizes the City Manager to enter into a contract with O. R. Colan Associates at a cost of \$155,050 for right-of-way acquisition services for the CR 25A Reconstruction Project. Because federal funds will be utilized in the CR 25A Reconstruction Project we are required to follow federal procedures for the acquisition of right-of-way and easements to ensure that people whose real property is acquired will be treated fairly and equitably. The cost for these services and the cost to acquire any necessary right-of-way or easements is part of the City's local match for this project. The City received Letters of Interest from three ODOT pre-qualified right-of-way acquisition firms. Upon an evaluation of the firm's qualifications, experience, project approach, and timeline, O. R. Colan was selected as the most qualified firm for this project.

Ms. Berbach sponsored the resolution and moved for its adoption. Mr. Kessler seconded. Motion passed 7-0. Resolution 9-14 was declared adopted and President Gibson affixed his signature in witness thereto.

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

An ordinance approving the Preliminary/Final Plat for Link Plat (Subdivision) & accepting the existing public improvements.

City Manager Comments: John and Patrice Link have proposed to modify the common property line between their two properties at 215 N. Hyatt Street and 227 N. Hyatt Street. However, because the street right-of-way adjacent to these properties was never been dedicated, an ordinance approving this plat and accepting the existing public improvements is necessary. The Planning Board reviewed this plat at their February 11, 2014 meeting and recommended approval.

Mr. Owen sponsored the ordinance.

**Motions**  
Setting Public Hearing  
Date for Zoning Code &  
Subdivision Regulations

A motion to set March 17, 2014 as the public hearing date for the consideration of an updated Zoning Map as part of the ordinance updating the Zoning Code and Subdivision Regulations. President Gibson moved to set the public hearing date of March 17, 2014. Ms. Gillis seconded. Motion carried.

Board and Commission  
Appointments –  
Tree Board

A motion to make one appointment to the Tree Board for a three year term ending December 31, 2016. Ms. Berbach moved to open nominations. Mayor Hale seconded. Vote passed 7-0. Mayor Hale nominated Adam Blake. Ms. Berbach moved to close nominations. Ms. Gillis seconded. Motion carried. A vote was taken on Mr. Blake's nomination. His appointment was unanimous.

**Miscellaneous**

There were none.

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

Debbie Char representative from the 2014 Troy Strawberry Festival approached the podium. Ms. Char stated she was bringing an open invitation for Tipp City to participate in this year's festival. Ms. Char continued she was extending an invitation to elected and administrative staff to participate in the 2014 Troy Strawberry Festival Parade which will take place on Saturday, June 7<sup>th</sup> at 9:30 am in downtown Troy. Additionally, the festival committee requests a Council Proclamation in support of the festival outlining non-profit organizations are encouraged to raise funds and awareness of their organizations by participating in this event.

**Councilmember  
Comments**

Ms. Gillis thanked all City employees for keeping the roads safe.

Mr. Owen had nothing additional.

Ms. Berbach had nothing additional.

Mr. Kessler had nothing additional.

Mr. McDermott had nothing additional.

Mayor Hale said there was a nice turnout at the Fire/EMS Dedication ceremony. Mayor Hale thanked the taxpayers for supporting the Capital Improvement Levy that made the Fire/EMS renovation and so many other

projects possible. Mayor Hale also was a judge at the Miami County Science Day. The Mayor's Award to Leah Vias for her project on "Wind Power Generation".

President Gibson thanked the Steering Committee for all of their work on the review of the Zoning Code. President Gibson reminded everyone there is still time to offer their feedback before legislation is passed. The Downtown Tipp City Partnership and Tipp Monroe Community Services will be hosting their annual appreciation dinners in the next several weeks. President Gibson also reminded everyone pool passes to the Tippecanoe Family Aquatic Center are currently on sale and the discounted rate is available until April 30<sup>th</sup>. President Gibson concluded by reminding everyone these proceedings are being recorded and will be rebroadcast several times over the next two weeks on local cable access station which is KIT-TV. Video of the meeting can be accessed at [www.kittv.org](http://www.kittv.org).

**City Manager  
Comments**

Mr. Crusey stated we currently have 254 tons of salt in storage. An order was placed in mid-January for an additional 300 tons and thus far, we have received over 70 tons of that order.

With Mr. Blake's appointment all of our Boards and Commissions are currently staffed. Mr. Crusey thanked all of the residents within the community for volunteering their services to the City.

Council received an email from Ms. Bates regarding the AMP survey of elected municipal officials. If you have not completed the survey please do so. If you need the informational email once again let Janice know and she will forward to you.

Above ground construction of one of TCA's two equalization tanks is now underway on the property south of NAWA.

Council was notified last week of the retirement in the Parks Department. John Richards has announced his retirement effective February 28<sup>th</sup>. He is an Equipment Operator. We will be moving forward this week with advertising. We are still in the process of receiving applications for the new position in the Parks Department and Water/Sewer Department. That closes this week and we will start the process to hire an Equipment Operator next week.

**Adjournment**

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

Meeting adjourned at 7:55 pm.

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Joseph Gibson, President of Council

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



