

TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

October 19, 2015

Work Session

The work session began at 6:30 pm. The following Council members were present: President Joe Gibson, Mayor Pat Hale, Katie Berbach, Dee Gillis, Mike McDermott and Matt Owen. Also attending was City Manager Tim Eggleston, Law Director David Caldwell, Finance Director John Green, Director of Municipal Services and Engineering John Donnelly, Deputy Director of Municipal Services and Engineering Eric Mack, Zoning Administrator Matt Spring, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Also in attendance were: Judy Land, Brian Land and William Roberts.

Review Outstanding CIP Items

City Manager Eggleston informed Council that each department would be providing answers as follow-up from the September 28th CIP Workshop.

Mr. Spring informed Council the cost to replace the windows in the Old Municipal Building. The quote received from Pella includes 9 first floor windows and 15 second floor windows at a total cost of \$42,062. Due to the increased size of the windows, Pella recommends their Monumental Series which is designed to take the wind load required by code for such large openings. However, this quote is 4 years old and does not include costs of any additional repair work to the frames due to water damage. President Gibson inquired of the urgency to replace the windows. Mr. Spring stated this item has been in the CIP for numerous years and has been delayed due to other pressing items. Mr. Spring added the costs are due to the windows not being completely vinyl and are a custom size. Mr. Green agreed with Mr. Spring's comments adding the costs are for installation and customization of the sizes. Mayor Hale stated the quote provided are not bad numbers. Mayor Hale inquired the warranty and/or guarantee for the windows. Mr. Spring stated he is not sure, but would research and let Council know. Ms. Berbach stated she has attended several meetings in that building and is familiar with the drafty windows. Adding the leaking windows are certain to be causing greater damage. Mr. Owen stated, "It is absolutely needed, and I hope we would move to approve this and make it happen next year." Council agreed to retain the window replacements in the CIP budget.

Mr. Spring also provided Council with estimates for the Exit 68 beautification. Mr. Spring stated Piqua paid \$200,000 for their quadrant upgrades with \$20,000 in design. Mr. Spring added this is in alignment with the estimates that have been provided to staff. Mr. Eggleston asked the direction Council would like staff to take in regards to the design of Exit 68. Mr. McDermott said "Why not". Mr. Owen stated he believed it was a fair quote and comparable to Piqua's costs. Mr. Spring added the design would be a stacked design similar to Piqua's and would not require watering. President Gibson stated the Planning Board called for this item to be included in the CIP. Mr. McDermott added this item is also included in Council's Strategic Plan. Council agreed to retain the Exit 68 beautification costs in the CIP Budget.

Chief Burris informed Council the estimated total all-in cost for a Police cruiser is \$50,545. Chief Burris added many equipment items run through two unit cycles and not every item is purchased with each new vehicle. Chief Burris added the estimated cost to restripe Car 4 as the new DARE Vehicle is \$1,600.00. Council thanked Chief Burris for his presentation.

Mr. Donnelly informed Council staff continues to seek resolution for 5th and 6th Streets. Mr. Owen asked when Council would have an update. Ms. Berbach inquired if staff used a camera to determine the problem in Ms. Bailey's yard and if so, how far did it go. Mr. Donnelly replied 300'. Ms. Berbach asked if this same length was performed in the past. Mr. Donnelly stated staff is currently working on a solution to resolve. Mr. Eggleston inquired of the next steps. Mr. Donnelly stated the next steps would be to identify a blockage and to consult with an Engineer. Mr. Eggleston stated he will keep Council apprised.

Mr. Mack provided Council with three quotes for various irrigation systems in Kyle Park. The first is the City would tap into the water main. The soccer fields would be lined with 4" pipe to the north and south. The cost would be \$37,000 and would be all up front to include installation. Ms. Berbach asked if there were any maintenance costs for this option. Mr. Mack stated this would be virtually maintenance free and the City would maintain.

The second option would be 2 mobile irrigation units. This option would allow the City to add wells. The costs for the two irrigation wells and costs for the PVC pipe are \$65,000. Mr. Mack stated the third option is a quote from GreenTech. They can provide a full underground irrigation system including a well for \$103,000. Mr. Mack added this cost is only for the soccer fields. If Council chooses to also add an irrigation system to the baseball diamonds, it would be an additional \$177,000. Mr. Owen thanked Mr. Mack for his presentation. Mr. Owen asked for the advantages and disadvantages of the options provided. Mr. Mack stated the first option is the least expensive, and the City can install the system ourselves. He added the disadvantage would be, we would need someone to set up and take down the sprinklers each night. Mr. Owen inquired if the 6" lines would support the pressure. Mr. Mack stated the school district has one and said would be willing to allow the City to use if it were for this purpose.

Ms. Berbach inquired of the estimated usage. Adding a cost can be taken to the Board of each organization and passed onto the participants. Mr. Mack stated 60 gallons per minute, adding this was purely an estimate. Mr. Owen stated he understands Council will probably not approve the third option, adding he would like to see the entire park with the irrigation system. Mr. McDermott added he was surprised the third option was so low. Mr. McDermott stated Council needs to consider the costs associated with paying someone to go out and move the sprinklers each night. Mr. Owen added, "Let's think through this and make a good decision for the money". Ms. Berbach added neither organization would probably mind paying and including an increase in their registration fees. Mayor Hale stated he knows Mr. Kessler's concern is tapping on the City's system. Mr. Mack replied with the system running at night, this shouldn't be a problem. Mayor Hale replied to Ms. Berbach's earlier comment stating, "I don't know of any organization that we charge for recreational improvements." Mayor Hale added "I want to look at

Removing 10 Walnut
Street from Restoration
District

upgrades for the community as a whole". Ms. Berbach stated, "We (the various soccer organizations) don't want to come off as trying to get something from the City".

Mr. Eggleston asked if Council had concern with the CIP Resolution being presented at Council's next meeting. Council agreed to move forward.

Mr. Spring began by providing Council with a brief background on the issue of moving 10 E. Walnut Street from the Restoration District. Mr. Brian Land is the owner of 10 E. Walnut Street and has owned the home since 1988. Mr. Land has received Restoration Board approval for projects in 1989, 1994, 1995 and 2000. He however has indicated he no longer wishes to seek Board approval for projects and also desires to re-side his home with vinyl siding, which he believes will be denied by the Board.

Mr. Land has requested that 10 E. Walnut Street be rezoned in order for the property to be removed from the Restoration District. If Council approves this request, the base zoning of Community Center would remain. Additionally, if approved, the owner would no longer be required to seek Certificate of Appropriateness (COA) and/or Restoration Board approval for exterior modifications of the home.

Mr. Spring continued, the history of the Restoration District is to preserve the City's heritage, history, and cultural attributes and upon recommendation of past Councils and recommendation from the various community and boards and adopted a historic restoration district as described. The District was established in 1974 and contains 88 properties (Ordinance 46-74). In 1978, the District was added to and further defined by Code (Ordinance 91-78). The District was listed on the National Register of Historic Places in 1982.

At the September 22, 2015 Restoration Board meeting, the Board forwarded a negative recommendation to the Planning Board and to City Council. At the October 13, 2015 Planning Board meeting, the Board forwarded a negative recommendation to Council. Code requires City Council to set a Public Hearing date (November 16, 2015) to correspond with the second reading of the ordinance to consider the request. President Gibson inquired the basis for negative recommendations. Mr. Spring stated the request is not consistent with the comprehensive plan. The request would be detrimental to the consistency and cohesiveness of the historic district and this could have a negative effect on the general welfare of the neighboring property owners still in the historic district. Removal of the property from the historic district would be a piecemeal removal of a property from the historic district and this would create a "donut hole" within the district, which is a discontinuous exclusion of property from the existing boundaries. Mr. Spring added this would create a precedence. President Gibson inquired if other residents in this area requested to be removed from the District. Mr. Spring replied no. Mr. Owen inquired if anything like this has ever been granted before. Mr. Spring replied no. President Gibson inquired if this were even permissible. Mr. Spring stated it would be a re-zoning. President Gibson inquired if this applicant has ever requested anything and it been denied. Mr. Spring stated in his tenure no case regarding Mr. Land has been denied. Ms. Land commented the request is largely due to the increased costs of replacing

the wood. Mr. Land commented the house next to his has aluminum siding and it looks bad. Adding the entire issue is around vinyl siding. Mr. Land stated the vinyl will make his house look better making it easier to sell. Joel Gruber from the Restoration Board stated he was not speaking on behalf of the Board, but rather informing Council about specific construction materials and vinyl does not qualify within a Restoration District. Mr. Gruber added, we have a design manual we must follow. President Gibson commented that vinyl was not the material of the time. Mr. Gruber agreed adding vinyl is not acceptable according to code. Mr. Land added it is difficult to match the wood that is already existing on the house. Mr. Land added he hears the City's concern that this could create a domino effect and others will request to be removed as well. Mr. Land stated, "I do not see that as a problem". Mr. Land added this is not an issue for the houses on Main Street, because they are made of brick or stucco. President Gibson informed Mr. and Ms. Land there would be a public hearing on the matter. Mr. Land said he was aware and will be there. President Gibson thanked the Land's for their time and presentation.

Storm Water Utility

Mr. Donnelly reviewed the attached PowerPoint with Council. President Gibson inquired why the use of electric meters was used in calculating the cost versus water meters. Mr. Donnelly replied the electric meters are the most accurate and ERU's are the best method for calculation. Mr. Donnelly continued, the calculations are based on impervious areas and square footage and there is some flexibility in the rates. President Gibson asked if residents/business owners are not paying the figures in the charts, they would owe. Mr. Green agreed stating that the City pays \$357,000 from the CIP line items. President Gibson inquired of the projects that would be taken care of with the funds. Mr. Green stated, I & I's, slip lining construction and improvements. All projects which currently are paid for from the CIP; but if Council chooses to do this, it would become its own line item. Mayor Hale stated this proposal is not business friendly.

Adjournment

Meeting adjourned at 7:35 pm.

Joseph Gibson, President of Council

Attest: _____

Janice Bates, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

October 19, 2015

Council Meeting

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

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

City Staff in attendance include: City Manager Tim Eggleston, Law Director David Caldwell, Finance Director John Green, Director of Municipal Services & Engineering John Donnelly, Deputy Director of Municipal Services and Engineering Eric Mack, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates.

Guests signing the register include: Judy Land, Thomas Chaney, Mike McFarland, Carrie Arblaster, Julian Arblaster, Tom Merritt, Will Roberts, Andrew Thornbury and Bob Archer. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Invocation and Pledge of Allegiance

President Gibson gave the Prayer for Guidance and led the Pledge of Allegiance.

Approval of Agenda

Ms. Berbach moved to approve the agenda. Mr. Owen seconded. President Gibson moved to amend the agenda to remove the presentation from Heather Dorsten regarding the Downtown Tipp City Partnership's quarterly report. Mr. McDermott seconded. Motion carried. President Gibson moved to approve the amended agenda. Mayor Hale seconded. Motion carried.

Minutes

10/5/15 Pre Meeting Work Session

Ms. Gillis moved to approve the minutes of the October 5, 2015 Pre-Meeting Work Session. Ms. Berbach seconded. President Gibson moved to amend the minutes on page 3 first paragraph, to correct the dates for the last modification of Council Rules to include 1993 and 1977 rather than 1993 and 2007. Mr. Owen seconded. A vote was taken on amending the minutes. Motion carried. Ms. Gillis moved to approve the amended minutes. Ms. Berbach seconded. Motion carried.

10/5/15 Council Meeting

Mayor Hale moved to approve the minutes of the October 5, 2015 Council Meeting. Mr. Owen seconded. Motion carried.

Presentations, Proclamations, & Awards

There were none.

Ordinances (2nd Reading)

Solar Code Modifications

An ordinance modifying code section 154.06(A)(4)(t)(iv)(A) regarding roof-mounted solar panels.

City Manager Comments: This modification will change the Zoning Code to allow the solar panels be six inches above the roof as opposed to being flush mounted. This is following industry standards and Staff is asking this be

adopted. We do have a resident who has already installed some solar panels, so this will help.

Mayor Hale introduced the ordinance and moved for its adoption. Motion passed 6-0. Ordinance 43-15 was declared adopted and President Gibson affixed his signature in witness thereto.

Resolutions
Tipp-Monroe Cable
Access Commission
Contract

A resolution authorizing the City Manager to contract for a four year period with the Tipp-Monroe Cable Access Commission.

City Manager Comments: This is the four-year contract at a \$23,000 base payment plus a \$3,000 capital allowance. I understand this amount has not increased since Council has been providing this funding. Staff is asking for the adoption of the resolution.

President Gibson sponsored the resolution and moved for its adoption. Ms. Berbach seconded. President Gibson confirmed that this resolution allows the Cable Access Commission to video football games, the parade for the Mum Festival, City Council Meetings, School Board Meetings, etc. I think it is a worthy cause, and it does come from the franchise fee that is charged by the cable carrier. Mr. Eggleston agreed adding the franchise fee is 5%. Motion passed 6-0. Resolution 46-15 was declared adopted and President Gibson affixed his signature in witness thereto.

Ordinances
(1st Reading)

There were none.

Motions
Removing 10 Walnut
Street from Restoration
District

A motion setting November 16, 2015 as the Public Hearing date to remove 10 Walnut Street from the Restoration District.

City Manager's Comments: As we discussed in the Work Session, the property owner has gone through the Planning Commission, and the Planning Commission gave their request of a negative recommendation, but ordinance, Council still needs to move forward with a public hearing to decide on this matter. There will be an ordinance introduced at the next meeting and the second reading will correspond with the November 16th public hearing date.

Mr. McDermott moved to set November 16, 2015 as the Public Hearing date. Ms. Berbach seconded. Motion carried.

EMS Anniversary Dinner

A motion providing up to \$2,000 for the EMS Anniversary Dinner.

City Manager's Comments: EMS has requested from Council that they allow them up to \$2,000 to hold a dinner for their 40th anniversary. So, this would need Council's approval since this was not included in the budget. It is to Council's discretion as to whether or not you would like to do that.

Ms. Berbach moved to approve the requested \$2,000 for the EMS dinner. Mr. Owen seconded. Mayor Hale inquired the number of people that will be attending the event. Mr. Eggleston replied "I have no idea. They said the last time they had an event, they did as they are now and requested up to \$2,000 and whatever they don't spend will be reimbursed back to the City. I don't believe they have ever spent \$2,000. They pay for past and current

members". President Gibson said, "I think it is a great idea to recognize our first responders". 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 had nothing additional.

Ms. Berbach reminded everyone Halloween is coming up and to watch out for all the kids trick-or-treating.

Mr. McDermott had nothing additional.

Mayor Hale reminded everyone to exercise their right to vote November 3rd. We have Council Members and School Board Members that you need to make decisions on and whom you wish to support. Mayor Hale also stated he was glad Council passed the Solar measure this evening. "There are some other things that will have to come together on solar issues as far as the City is concerned".

President Gibson thanked the Staff and City Manager for all of the information they provided on the Capital Improvement Plan. "We had our final discussion on that tonight and that should be up for a vote coming up. We appreciate the follow-up information again, I know a lot of work goes into providing all of these facts and figures and a lot of research and you have provided us with a lot of enlightening information as well as all of the Department Heads, so we appreciate that and on the Budget which is our next order of business of course. On October 26th we will hold our Budget Meeting. The proposed is on—line as well as past budgets. On Monday, October 26th we will hold the Operating Budget Workshop and it is of course, open to the Public and is a great way to learn about your local government and how they operate and how they literally spend your money. Feel free to come. If you see anything on any of these items that you have a question on, please feel free to see me or any Council Member, or City Staff Member for explanations or further information. The meeting is several hours duration; but hopefully, it will be interesting for you to see where your tax dollars are going. The Operating Budget and the Capital Improvement Plan are both available on-line at the City's website at tippcityohio.gov. Click under resident information and the choices will be available to you including budget and other information. When you click on it, it says financial reports, and the CIP and Operating Budget are there and they take a while to download. It does take time, so let your computer do the work and let that download for you. Most current items are up there for review. So, take a look if you wish. Let us know if you have any questions or concerns on that. Also coming up in December of course, we have the Christmas in the Village Tour of Homes and the whole Downtown will be participating in the Christmas celebration so that is coming as well. And as the Mayor said, Election Day is coming up soon, and this will probably be the last meeting we can have advanced information to the public and to the people

watching on TV. Early voting is going on right now and you can stop by the County Courthouse in Troy and tell them your City and your precinct and vote if you cannot vote on Election Day. There really is no excuse, so please get out and vote. Research your candidate, research your issues etc and if you can't get out and vote on Election Day itself, you can vote during business hours Monday – Friday at the Board of Elections. Best of luck to all of those people running and best of luck to those who are pursuing issues on this. Finally, before we adjourn, I just wish to inform everyone that we will not be available if anyone wishes to talk to Council. We will be available only on a limited basis just after we adjourn, because we will be going into Executive Session. We apologize in advance if we cannot spend a whole lot of time with you. We will be taking about a 10 minute comfort break but then we will have to retire into Executive Session thereafter. So, just be advised of that and we apologize if we are not available for a very long period of time. With that, I would like to remind everyone that these proceedings have been recorded and will be rebroadcast several times in the upcoming two weeks on the local cable access station. In this area it is Tipp-Monroe Cable Access Commission, which will air on channel 5 of the Time Warner cable lineup. You can check your local listings for the date and time, the schedule is also available on the City's website at tippcityohio.gov or at kittv.org. If you wish any information about scheduling or programming, the number for the station is 667-8622".

**City Manager
Comments**

Mr. Eggleston reminded everyone the Northbound lanes of CR25A from Evanston to SR 571 will be open to local traffic only, while the Southbound lanes will remain closed. Staff expects the work from Curry to 571 to be completed, depending on weather, by May 15, 2016.

Tipp City Chamber of Commerce is looking for nominations for Small Business and Business of the Year. You can go to tippcitychamber.org for more information.

This Thursday is Meet the Candidates Night from 6:30 – 8:30 in the Council Chambers. There will be a reception following the event. This is your night to meet and talk with all of the candidates personally.

Staff has watching some of the legislation being proposed by the House. One being HB 233, which will allow Municipal Corporations to create and fund downtown redevelopment district, renovation district, while exempting certain properties from taxation in an effort to promote redevelopment of historic districts. To recruit and expand businesses and create an incubator for business development. The legislation does not apply to residential developments.

Mr. Eggleston informed everyone he would not be at the next Council Meeting, (November 2nd) as he would be at leadership training in Williamsburg, Virginia.

Adjournment

President Gibson informed everyone Council would not be adjourning at this time, but would be entering Executive Session for the purposes of Collective Bargaining to include all six members of Council present, City Manager Eggleston and Finance Director Green.

Mr. McDermott moved to enter Executive Session after a 10 minute recess. Mr. Owen seconded. Motion carried.

The regular City Council meeting entered a 10 minute recess at 8:00 pm. Council entered Executive Session at 8:10 pm.

Council returned from Executive Session at 8:21 pm. Ms. Gillis moved to return from Executive Session. Mayor Hale seconded. Motion carried.

Ms. Berbach moved to adjourn. Mayor Hale seconded. Motion carried.

Meeting adjourned at 8:22 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council



