

**TIPP CITY WORK SESSION**

**TIPP CITY, MIAMI COUNTY, OHIO**

**December 7, 2015**

**Executive Session**

The following Council Members answered roll call. President Joe Gibson, Mayor Pat Hale, Katie Berbach, Dee Gillis, John Kessler, Mike McDermott and Matt Owen. President Gibson informed everyone Council will be entering Executive Session for the purpose of personnel to consider the compensation of public employees or officials and collective bargaining. To include all members of Council. City Manager Eggleston and Assistant City Manager Vath attended the Collective Bargaining portion. Mr. Kessler moved to enter Executive Session. Mr. McDermott seconded. Motion carried. Council entered Executive Session at 6:30 pm. Mr. Eggleston and Mr. Vath returned from Executive Session at 6:35 pm. Council returned from Executive Session at 6:49 pm. Mayor Hale moved to return from Executive Session. Ms. Berbach seconded. Motion carried.

A brief recess was held to begin the Work/Study Session at the published time of 7:00 pm.

**Work Session**

The work session began at 7:00 pm. The following Council members were present: President Joe Gibson, Mayor Pat Hale, Katie Berbach, Dee Gillis, John Kessler, Mike McDermott, and Matt Owen. Also attending was City Manager Tim Eggleston, Assistant City Manager/Community and Economic Development Director Brad Vath, Finance Director John Green, Director of Municipal Services and Engineering John Donnelly, Law Director David Caldwell, Fire Chief Steve Kessler, and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Carrie Arblaster and Jay Corros were also in attendance.

**Hunter's Ridge Sidewalk Completion**

Mr. Vath reviewed the history of the existing subdivisions. On November 13, 2013, Council held a Study Session regarding the sidewalks in the subdivision. At that time, Council directed staff to complete sidewalks in Curry Branch and Sycamore Woods subdivisions. This work was completed in 2014 and 2015. In November 2015, staff received a request from Hunter's Ridge Home Owners Association to require installation of sidewalk on 923 Hunter's Ridge Drive.

Mr. Vath continued, code requires sidewalks to be completed within 2 years by the Subdivider/Developer. The City has allowed Developers to post surety for uncompleted sidewalks that are then installed by the builder/owners when the houses are constructed. Several subdivisions are over 10 years old with only a few lots that are not completed. These lots are creating walking issues for neighbors.

Mr. Vath informed Council there are 18 lots remaining in Section 1. The Engineer's estimate for completion of these sidewalks is \$9/sq ft. or \$36,432. Currently there is \$36,854 as surety with the City. Causing a \$422 shortfall. Mr. Vath added there are 7 lots in Section 2, which are larger lots and will increase the costs. Keeping with the Engineer's estimate of \$9/sq ft., it will cost \$56,032. Currently there is \$46,134 surety with the City creating \$11,898 shortfall.

Weller Drive Traffic  
Study

Mr. Kessler inquired who would maintain those sidewalks once installed. Mr. Vath replied it would be the homeowner's responsibility. Mr. Vath added, staff is recommending the completion of Section 1. Mr. McDermott inquired how this will be handled for future subdivision. Mr. Vath stated, in the past, staff has been relaxed; but it does become an issue adding this can be a future discussion with the City Engineer and Council. Council came to a consensus regarding the completion sidewalks in Section 1. Mr. Vath stated this project will be completed in 2016.

Mr. Eggleston introduced Jay Corros from CT Consultants to Council. Mr. Corros stated his firm was hired to conduct a traffic impact study on Weller Drive and to determine the feasibility to convert from one-way traffic to two-way operation. This phase 1 analysis only took into consideration the existing developments and the Orthopedic Center that is currently under construction. Mr. Corros added, during this phase of analysis, no additional future developments were taken into consideration. This was due to the lack of accurate knowledge as to why type and size of future development that may be constructed in the area. Mr. Corros provided Council with an Executive Summary with an understanding of the work completed, summary of findings and provide options based on the initial analysis.

Mr. Corros continued the purpose of the Study was to determine the impacts of converting Weller Drive from one-way to two-way operation and to provide suggested mitigation methods if advantages were presented for the conversion. Traffic counts were conducted at the following intersections: Weller Drive at Main Street, Weller Drive at Harmony Drive, Harmony Drive at Kinna Drive and Kinna Drive at Main Street. The primary focus of phase 1 was to evaluate the level of service or capacity at each of the intersections. Also monitored were the vehicle stacking lengths at the intersection of Weller Drive at Main Street if Weller were converted to two-way operation. The level of service is summarized by a letter grade from A to F, where A is excellent traffic flow and F is very poor and unacceptable traffic flow. Typical acceptable levels of service are A through D, where E and F are unacceptable.

Mr. Corros stated the current level of service of each of the intersections evaluated were at an acceptable level of D or better under today's conditions. Vehicle stacking under current conditions are reasonable and are not excessive. Mr. Corros added the proposed conditions of opening Weller Drive to two-way traffic and when the Orthopedic Center is open, the level of service for Southbound left movement onto Well Drive will degrade from an acceptable level D to an unacceptable level of service of F. This will increase traffic counts to over 300 vehicles.

Mr. Corros provide mitigation options for Council's consideration. The first option, is to modify the signal timings at Weller Drive and Main Streets with the assumption that Weller Drive is modified to two-way operation. Mr. Corros added additional analysis is recommended to evaluate the coordinated signal system during Saturday peak hours to determine if impacted. This option would be minimal costs to the City. If analysis of the coordinated intersections indicate minimal or no impact, this option may suffice until new development occurs along Weller Drive, Harmony Drive and Kinna Drive. Mr. Corros continued, the second option would be to modify the lane geometry to include a dedicated left turn lane and shared left/thru/right lane with modified

signal phasing and timings at Weller Drive and Main Street with assumption that Weller Drive is modified to two-way traffic operation. Additional analysis is recommended to evaluate coordinated signal system during Saturday peak hours to determine impact, if any, on any downstream traffic. This would be the largest cost to the City. If analysis of the coordinated intersections indicate minimal or no impact, this option may be a solution to apply if unsatisfactory results have met met with other options or until future development occurs along Weller Drive, Harmony Drive and Kinna Drive.

Mayor Hale commented that he felt the study has been completed and Council hasn't been provided with any answers. Mr. Corros replied he had spoken with Mr. Eggleston and it was determined this would be a two phase process. President Gibson added, "This doesn't seem that complicated". Mayor Hale also requested clarification on the additional study. "The traffic flow is acceptable today, but need to conduct an additional study on three additional lights"? Mr. Corros stated his firm wasn't scoped to go beyond the study for Weller Drive. Adding at service level F, the City will need to mitigate the issue. Which requires further study and to include the Main Street and Garber Drive intersection for traffic flows. Mr. Corros added they tried all means to be most cost effective. Mayor Hale added the City should already have the counts provided by ODOT for the intersections of SR571 at the exit ramp and Main at Garber. Ms. Gillis added, those two intersections should have been considered all along. Ms. Berbach inquired the additional costs to complete the next phase of the project. Mr. Corros replied \$8,000. Mr. Kessler commented if additional development comes in, that will tie up traffic making it worse! Mr. Corros stated, "We chose not to do future developments because we do not know what those are". Mr. McDermott asked for clarification on the Weller Drive/Main Street intersection. Mr. McDermott stated there is a chance this intersection could go from a D to an F with no modifications and a two-way left is possible. Mr. McDermott stated "Sounds like there is a solution not to let this become an F". Mr. Corros stated the intent was to do in steps to see what would work. Mr. Kessler stated he is no longer in favor of doing it after learning the numbers.

Mr. Eggleston stated additional studies are required to evaluate additional intersections and exit ramps. What works and what doesn't. The second evaluation is necessary to see where stacked cars and problems exist. Mayor Hale inquired if signage could be added to re-direct to I75. Mr. Vath commented this is already done. Mr. Corros added a lighted sign can be used when the stacking becomes at a predetermined length to detour traffic. President Gibson inquired if the businesses along Weller Drive have been contacted. Adding he is curious of their input. Mr. Corros stated part of the exercise is the traffic on Main at Weller. President Gibson inquired if Weller Drive was originally designed as two way. Mr. Vath replied it was not. Mr. Vath inquired of Mr. Corros if he had read the previous Engineer's report regarding why it is not feasible for Weller Drive to become feasible. Mr. Corros replied he had read the report. Mr. Eggleston stated "Logic and circumstances change. The proposal is if someone else comes in, they will conduct their own study. It is not an absolute one way or the other". Mr. McDermott pointed out it simply comes down to numbers. Low volume business are the only business that can be located there. Ms. Gillis stated she has heard of other businesses interested in locating to Tipp City and Weller Drive but change their minds because the street is one-way. Mr. Eggleston stated the next step is for

Council to determine what to do. President Gibson inquired if this could be completed by spring. Mr. Corros stated it will take approximately 2 – 2.5 weeks for his firm to complete the additional counts. President Gibson inquired of Council if they wanted to move forward. Ms. Berbach stated she prefers doing the additional study first. Ms. Berbach also requested a breakdown of expenses for the second study. Ms. Berbach added if it will be another Executive Summary just with counts, she would have to say no. Mr. McDermott added he is disappointed to see the counts did not include ODOT data.

**Adjournment**

Meeting adjourned at 7:46 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**

**December 7, 2015**

**Council Meeting**

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

City Staff in attendance include: City Manager Tim Eggleston, Law Director David Caldwell, Assistant City Manager Brad Vath, Finance Director John Green, Director of Municipal Services & Engineering John Donnelly, Police Sergeant Nick Creech, Fire Chief Steve Kessler and Clerk of Council Janice Bates.

Guests signing the register include: Thomas Chaney, Mike McFarland, Rachel Billups, Kathy Taylor, Carrie Arblaster and Tom Merritt. Reporters Nancy Bowman, Cecilia Fox and Carla Ungerecht were also in attendance.

**Invocation and Pledge of Allegiance**

Pastor Rachel Billups from Ginghamburg United Methodist Church gave the Prayer for Guidance. President Gibson led the Pledge of Allegiance.

**Approval of Agenda**

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

**Minutes**

11/16/15 Pre Meeting Work Session

Ms. Gillis moved to approve the minutes of the November 16, 2015 Pre-Meeting Work Session. Ms. Berbach seconded. Motion carried 7-0.

11/16/15 Council Meeting

Mr. Owen moved to approve the minutes of the November 16, 2015 Council Meeting. Mr. Kessler seconded. President Gibson moved to amend the minutes to reflect excusing Mayor Hale from the previous meeting. Mr. Owen seconded. Motion carried. Vote was 6-0-1; Mayor Hale abstained. A vote was taken on the amended minutes. Motion carried. Mayor Hale abstained.

**Presentations, Proclamations, & Awards**

There were none.

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

Adopting the 2016 Annual Budget

An ordinance adopting the 2016 annual budget for the City of Tipp City, Ohio.

City Manager Comments: The Operating Budget sets forth estimated revenues and proposed expenditures detailed by department including debt service and capital expenditures. The 2016 Operating Budget proposes \$42,586,033 in total appropriations. The Operating Budget was reviewed at Council's October 28<sup>th</sup> Work shop. The Charter provides that after the public hearing, Council may adopt the annual operating budget with or without amendments. By amending the annual Operating Budget, it might add or decrease programs, amounts and may also delete or decrease any programs or amounts. Staff is asking this be adopted.

Mr. Kessler introduced the ordinance and moved for its adoption. Mr. Owen thanked staff for all of their hard work. "This is a very detailed oriented

procedure that we go through. I want to thank you for all of your hard work and I also want to thank my fellow Council Members as well. There is a tremendous amount of detail that goes into the budget. I think my fellow Council Members have helped me see the importance of knowing our budget and understanding it and I appreciate that very much. So thank you". Motion passed 7-0. Ordinance 48-15 was declared adopted and President Gibson affixed his signature in witness thereto.

2016 Appropriations

An ordinance to make appropriations for current expenses and other expenditures of the Municipality of Tipp City, Ohio during the Fiscal Year ending December 31, 2016.

City Manager Comments: The 2016 appropriation ordinance is companion legislation to the Operating Budget ordinance. The appropriations ordinance authorizes expenditures of funds while the operating budget sets forth the financial plan for the ensuing fiscal year including estimated revenue, proposed expenditures. The appropriation ordinance mirrors those expenditures set forth in the operating budget presented to Council this evening. Staff is asking the ordinance be adopted.

Ms. Gillis introduced the ordinance and moved for its adoption. President Gibson thanked everyone for all of their hard work. Motion passed 7-0. Ordinance 49-15 was declared adopted and President Gibson affixed his signature in witness thereto.

Chapter 32 Amendments

An ordinance amending Chapter 32- Executive Authority, Sections 32.01 and 32.02 of the Codified Ordinances of the City of Tipp City.

City Manager Comments: Staff is recommending minor changes to Chapter 32 to bring it up-to-date. The City provides the bonds of the City Manager, so the Manager does not have to pay for that himself. The job title of the Secretary to the City Manager has been updated to be in-line with Chapter 37 to add Executive to the title as well as allowing Council to decide if they want the Executive Secretary as the Clerk of Council. The Law Director has reviewed this piece of legislation and we are asking for its adoption.

Ms. Berbach introduced the ordinance and moved for its adoption. Motion passed 7-0. Ordinance 50-15 was declared adopted and President Gibson affixed his signature in witness thereto.

**Resolutions**  
Tipp-Monroe  
Community Services  
Renewal Contract

A resolution authorizing the City Manager of Tipp City, Ohio to enter into a contract with Tipp-Monroe Community Services, Inc. for the provision of various recreational programs for the year 2016 at a cost not to exceed \$17,700.

City Manager Comments: The terms of the agreement are identical to the agreements authorized in 2009 through 2015. And includes a base cost of \$17,700. Staff is asking Council adopt the resolution as presented.

Mayor Hale sponsored the resolution and moved for its adoption. Ms. Gillis seconded. Kathy Taylor, Executive Director of Tipp-Monroe Community Services approached the podium. Ms. Taylor stated she was in attendance to answer any questions Council might have regarding the contract. Mr. Owen

thanked Ms. Taylor for everything that she does for Tipp-Monroe Community Services and our community. "It is a tremendous amount of work and we certainly appreciate it". Ms. Gillis stated, "I don't know what we would do without you". Ms. Taylor wished Council a Merry Christmas and a Happy New Year. Motion passed 7-0. Resolution 50-15 was declared adopted and President Gibson affixed his signature in witness thereto.

MVRPC – Moving Ahead  
for Progress Grant

A resolution authorizing the City Manager to file applications and enter into agreement(s) with the Ohio Department of Transportation for the purpose of acquiring funds from the Moving Ahead for Progress in the 21<sup>st</sup> Century Act for the CR25A Widening Project & SR571 StreetScape/Upgrades Project.

City Manager Comments: The 25A Widening Project (From Meijer to Interchange 69) and the second is for the proposed SR571 StreetScape upgrades from 1<sup>st</sup> Street to Great Miami River Bike trail. Both projects were discussed with Council at their September 21<sup>st</sup> Study Session. Council passed Resolution 45-15 on October 5, 2015 approving the submission of the applications. MVRPC has requested slight modifications to the originally passed legislation to include the "local match amounts". The City anticipates requesting an 80/20 grant for funding of both projects. Staff is requesting the resolution be adopted.

Mr. Owen sponsored the resolution and moved for its adoption. Mr. Kessler seconded. President Gibson inquired if there were any particular reason why this second resolution is necessary. Mr. Eggleston replied we did not have the local share included on the last resolution and they wanted that update to show that match. President Gibson inquired if that were a change from previous practice or did we not know the amount? Mr. Vath stated he was not sure if it were an oversight or a change in their policy. "When we sent in the original resolution, it came back with that clarification". Motion passed 7-0. Resolution 51-15 was declared adopted and President Gibson affixed his signature in witness thereto.

City Manager  
Compensation

A resolution authorizing the amendment of an employment contract between the City Council of Tipp City, Ohio and the City Manager.

City Manager Comments: Based upon a satisfactory performance review the Council directed the President of Council to offer to the Manager an increase in the Managers bi-weekly salary from \$3,558 to \$3,735.90 and increase the monthly car allowance from \$250 a month to \$400. There are no other changes to the terms or conditions of the employment contract. The Manager is asking this be adopted.

President Gibson sponsored the resolution and moved for its adoption. Mayor Hale seconded. President Gibson offered congratulations and thanked Mr. Eggleston for everything you have done the past year. "Congratulations and continued success". Motion passed 7-0. Resolution 52-15 was declared adopted and President Gibson affixed his signature in witness thereto.

**Ordinances**  
**(1<sup>st</sup> Reading)**  
Bond Anticipation Notes  
- \$5,335,000

An ordinance providing for the issuance and sale of notes in the maximum aggregate amount of \$5,335,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of various public infrastructure projects.

City Manager Comments: Every year, the Finance Director reviews the interest rates and has found that issuing the debt that is on a yearly basis saves us money based on the fact that the long bonds are a greater interest rate and the short term seem to be 1% which is great for us. There is a savings to the City, there are 12 projects totaling approximately \$5.3 million for 2016 being refinanced at the 1% interest rate. Staff is asking this move forward.

Mr. Kessler introduced the ordinance.

Bond Anticipation Notes  
- \$700,000

An ordinance providing for the issuance and sale of notes in the maximum principal amount of \$700,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of improving the public infrastructure serving the Roselyn subdivision by installing new water and sewer line, together with all appurtenances thereto.

City Manager Comments: The re-bid quantities and price came down. Staff is elated to let you know that we can do the project next year. We are asking Council introduce this ordinance.

Ms. Gillis introduced the ordinance.

2015 Appropriations

An ordinance amending 2015 appropriations, authorizing a transfer of funds, and modifying the annual operating budget as a result of this action.

City Manager Comments: At the end of the year, to address the unanticipated expenses that were incurred during the year an ordinance has been prepared by the Finance Director to appropriate funds in various accounts and line items. Staff is asking the ordinance be introduced.

Mr. McDermott introduced the ordinance.

Motions

A motion approving the Restoration Board's 2016 Annual Plan.

City Manager Comments: The Restoration Board is required to prepare an annual plan outlining its priorities and activities. The draft plan is to be submitted for Council and public review. The Restoration Board met on November 24, 2015, and approved the attached 2016 Annual Plan for Council's review. We are asking for a motion to accept the plan.

Mr. Kessler moved to approve the Restoration Board's annual plan. Mr. Owen seconded. Ms. Gillis inquired if this would be the board who would be the ones who would look to see if the new types of vinyl can be used. Adding, "Should we ask them to add that to their plan"? President Gibson comment those were his sentiments as well. Mr. Eggleston replied, "Staff is preparing a memo to Council regarding those issues, so you can better understand how the ordinance has been laid out. I think it will then come back to whether you want to modify the regulations later on. Which then I think can be turned over to the board". President Gibson stated that should be part of the annual plan. "There should be a concerted effort to evaluate and....." Mr. Eggleston stated, "This is the board's plan, the other plan is the Council's plan. Council directed the Manager to look into what was passed because at that point, you believed that you were able to use vinyl siding onto these structures. Going through the ordinance, there are things that are conflicting, that need to be brought to

Council's attention. I think it is more of a minor modification to be able to possibly be allowed to use vinyl". President Gibson stated vinyl isn't the only issue. Adding there is a series of issues. There is an issue and in all fairness to the board, they met in November and this took place after their meeting, so they might not even be aware of our concern at this point". Ms. Berbach stated, "I don't think it's as much of an annual plan as it is us changing an ordinance that is already on the books. This is what they are going to direct their efforts towards and not so much what we give them the right to approve. The ordinances lay out that you are not allowed to have vinyl siding, windows etc." President Gibson stated as part of their annual plan, it might be wise subject to amendment, to take a look at their statutes to see if there are any areas that changes can be made. Going back to Ms. Gillis' thoughts, that maybe there should be something in their annual plan to do that in 2016. They would be in a better position to do that than us". Mr. Kessler stated, "We just had them do that not too long ago. We directed them to clean-up their guidelines, and they did that just a year or two ago". Mr. Eggleston stated there are conflicting regulations. The way that the ordinance is written in the overlay district is creating conflict with how it is being enforced and historic preservation. Because if you follow the Secretary of State's Design Standards, they basically state there are very rare instances that you can use vinyl siding. It is if the siding is so badly deteriorated, then they allow that. The other caveat is that they don't recommend nailing into the existing siding or trim because that damages it". Now there is conflict stating vinyl siding is permitted, while the regulations state it can't be nailed on. "There has to be a blending of, for the board to consider, changing the regulation. Getting away from the Restoration standards, allowing them to do what they need. You also have in the ordinance that if it is historically significant. There is no true definition as to what is historic significance. Is it a figure head that was in the community, that structure takes a greater standard to preserve? Where maybe the house on Walnut does not meet that standard. The board is going to have to look at that and decide whether they believe it is acceptable to go ahead and take care of that standard".

President Gibson inquired of Mr. Kessler asked if his original motion can be modified to "call for them to evaluate their ordinances in light of Ms. Gillis and Mr. Owen's comments from the last meeting". Mr. Kessler stated for the sake of moving this item along, this motion if for their annual plan, and we are asking them to do more. Mr. Kessler stated, "That will be fine". Mr. Owen seconded.

Mr. McDermott sought clarification. "The Restoration Board is allowed to go in and call a committee to go in and look at items separate from City Council. We do not have to go in and ask them to convene a committee or conduct a committee to look up a particular issue. They can do this themselves". President Gibson stated, "They can do it on their own volition, or we could call for them to do that". Mr. McDermott stated, he thinks it is probably the best to do a possible recommendation for them to call their own committee so that Council doesn't have to make such a request. President Gibson added, "At the very least staff could bring that issue to them. Maybe that would be the appropriate path to take on this motion". Mr. Kessler stated, "I believe this would be the best path myself". President Gibson inquired if Mr. Kessler wished to reinstate his original motion. Mr. Kessler stated his original motion is fine. Mr. Owen seconded the original motion. Motion carried.

**Miscellaneous**

There were none.

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

There were none.

**Councilmember  
Comments**

Ms. Gillis commented on “how beautiful our Downtown looks”. Ms. Gillis also stated she enjoyed the home tour this past weekend.

Mr. Owen added there are plenty of shopping days left. Shop local, buy local. “I encourage you to get Downtown and throughout our community and keep our dollars local. To add to Dee’s comments, the Downtown does look beautiful and our entire community looks great. I want snow! I think it modifies the lights Downtown”. Mr. Owen also reminded everyone to be patient with the lights, and intersections and to be careful of the little ones crossing the streets as well as the shoppers in our shopping districts.

Ms. Berbach reminded everyone today is the 74<sup>th</sup> anniversary of the attacks on Pearl Harbor. “I know in our busy lives, we tend to forget our history. Take a moment to think about what happened 74 years ago. And to remember those that were there that day”.

Mr. Kessler stated the holidays are upon us and asked everyone to support the Salvation Army. Mr. Kessler also reminded everyone Needy Basket and Feed Ohio has baskets around town collecting non-perishable items. “Help our local pantries and citizens who need assistance at the holidays”.

Mr. McDermott stated, “As most of you know Tipp City has been recognized by Ohio Magazine as one of the top small towns in the State of Ohio. In fact, we made the cover of the magazine. That was a pretty impressive feat. The other evening, I had the opportunity to attend the tree lighting where they presented the award to Mayor Hale and to the City of Tipp City for that distinction. I think all of the other Council Member comments, really echo how beautiful our Downtown is and how vibrant our shopping scene is. I’ve always been a big fan of the small business. We have a booming small business district”.

Mayor Hale thanked Jim Vickers from Ohio Magazine for coming to Tipp City and making the presentation. Mayor Hale added he also participated in the Home Tour that Friday evening. Adding it was nice to go during the preview hours rather than with all of the crowds so you could really see the homes. Mayor Hale commented he also attended the reception for the Home Tour at the Eagles. Jim Vickers attended this event as well and presented the award again before the crowd at the Eagles. Mayor Hale informed everyone on December 19<sup>th</sup> at 10:00 am there will be an Open House and Dedication of our new Electric Service Center. “Hopefully most of Council will be able to be there for that. It is open to the public and I hope a lot of people from Tipp City will come down and take the opportunity to see what the new Service Center is like. Also on that following Monday, the 21<sup>st</sup>, we will be having our little holiday get together here after our Council meeting that we have each year. That will be an opportunity for our community to come in and thank Mike McDermott and Dee Gillis for serving our City and community so well”.

President Gibson also wished to congratulate the Home Tour “folks”. “They did an outstanding job it was absolutely beautiful downtown. The tree lighting was also great. It was good to see that Ohio Magazine came to recognize the City once again for that in person. Senator Beagle was there to read a proclamation as well. That was nice. It is just another feather in our cap for our hometown”.

“Congratulations to our new two City Council electees. Mr. Tom Merritt and Ms. Carrie Arblaster. Congratulations to Mr. Kessler for being re-elected again. The two members went through orientation and I made a little presentation and tried to convince them not to go through with it, but they are trained and ready to take office at the first meeting in January. I look forward to working with you folks. And also a word of thanks to Mr. McDermott and Ms. Gillis for their years of service on Council. All are invited to that Monday meeting on the 21<sup>st</sup> after our Council meeting, I promise, we will try to have a short agenda, and I won’t be nearly as long winded as I normally am. Please come and tell your friends and citizens. We would love to see as many folks as we can from our town for that reception. Again, that is after the meeting on the 21<sup>st</sup>. We are also looking forward to the meeting on Saturday the 19<sup>th</sup>, the dedication to the Service Center is on the 19<sup>th</sup>, which is a Saturday. It is kind of an open house thing, refreshments will be there. We encourage everyone, citizens and neighbors alike to come visit us at our open house on the 19<sup>th</sup>. From 10:00 am to 12:00 pm. At our new Service Center. A lot of work went into that. We are quite proud of it and hope everyone can make it for that. Finally, I would like to remind everyone that these proceedings have been recorded and will be rebroadcast for the next two weeks on the local cable access television station. In this area it is Time Warner channel 5 of the Time Warner cable lineup. You can also log in and get videos of City Council, Monroe Township Trustees or Tipp City School Board and any other community events by logging onto kittv.org. There is a link on the City’s website as well for that”.

**City Manager  
Comments**

Mr. Eggleston provided an update on the EMS Department stating additional personnel are being interviewed in an effort to keep employees under the 30 hours/week that require the City to offer health insurance. EMS employees are also reaching out to the community to provide CPR classes, and are also developing a Senior Wellness Program.

The Walnut Street Project is coming to a close, just in time for winter. The City recently hired Will Begley as the City’s GIS Technician/Project Manager. He has been with us for a week now and is a nice young man who has a very outgoing personality.

Mr. Eggleston informed everyone he also participated in the Home Tour this past weekend. It was nice hearing everyone comment on how nice the event was and what a nice community Tipp City is. Another testament to why Tipp City is a great place to work, live and play.

**Adjournment**

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

Meeting adjourned at 8:30 pm.

\_\_\_\_\_  
Joseph Gibson, President of Council

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



