

TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

December 21, 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 pending litigation. To include all members of Council, City Manager Eggleston and Law Director Caldwell. Mr. Kessler moved to enter Executive Session. Ms. Berbach seconded. Motion carried. Council entered Executive Session at 6:46 pm. Council returned from Executive Session at 7:11 pm. Mr. Kessler moved to return from Executive Session. Ms. Berbach seconded. Motion carried.

Work Session

The work session began at 7:15 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, Director of Municipal Services and Engineering John Donnelly, Deputy Director of Municipal Services and Engineering Eric Mack, GIS Technician/Project Manager Wil Begley, 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.

Carrie Arblaster and Tom Merritt were also in attendance.

**Great Miami River
Bikeway – Wayfarer
Signage**

Mr. Vath reviewed the attached PowerPoint with Council. Tipp City began working with Piqua, Troy & the Miami County Parks Department on a unified Wayfarer Signage Program. The goal is to direct patrons on the Great Miami Valley Bikeway into our downtown to enhance our economic development opportunities. The proposed program has been modeled after ODOT's "Logo's" program for interstate directional signs (food, lodging, gas, attractions, etc).

Mr. Vath continued, the proposed program will allow four businesses the opportunity to direct patrons off the Great Miami Valley Bikeway. There is a prioritization list for businesses that can participate in the program. Outdoor Recreation, food, retail, entertainment & attraction. The cost for businesses is \$250.00 for three-years. Additionally, the business must supply a Vector file of logo for the sign.

The signs in Tipp City will promote intersections of Main Street (SR571) and Parkwood Drive. All signs will be on City owned/controlled property. The estimated costs per sign is \$1,000 - \$1,500. Miami County Parks District will underwrite cost of signs with existing grant dollars.

Mr. Vath informed Council that Mr. Caldwell has reviewed the Administrative Policy and Contract. The same contract is being reviewed by Troy, Piqua and Miami County. The program can begin in 2016 for the 3 year-time frame of 2016 – 2018. Upon Council approval, the City Manager can sign the administrative policy tomorrow and can roll out the program to the

Downtown businesses on December 23rd. The signs can be manufactured and installed by May 1, 2016.

Ms. Gillis inquired how many “spaces for businesses” are available on the signs. Mr. Vath replied there is room for 3 or 4 logos. Mr. Vath added the business will be considered in the following order; outdoor, food, retail, entertainment, attraction. They will also be considered on a first come, first served basis. Mayor Hale inquired the height of the signs. Mr. Vath replied that he believed the signs will be 7’ tall, but will look into ODOT’s regulations to see if they have regulations regarding signage for bike paths. Mr. Owen stated this is a great idea. Asking if a business were to be featured on a sign and were to go out of business within the three years, how that would be handled. Mr. Vath replied the signs are a vinyl that can be peeled and applied, to make it easy to change if necessary. Mr. McDermott added the only problem would be if the logo is too difficult to read when applied in vinyl. Mr. Vath replied this has been considered as well adding the business might need to create a new custom logo. Mr. Owen added the business could “just use text”. Mr. Vath stated, “We are open to what they send us”. Mr. Owen added the City can consider using language on the contract that the City has the right to refuse any logo if it is not clear on the bike path.

Adjournment

Meeting adjourned at 7:24 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

December 21, 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, Deputy Director of Municipal Services & Engineering Eric Mack, GIS Technician/ Project Manager Wil Begley, Police Chief Eric Burriss, Fire Chief Steve Kessler, Acting EMS Chief Jeff Calicoat and Clerk of Council Janice Bates.

Guests signing the register include: Thomas Chaney, Jeff Calicoat, Mike McFarland, Gretta Kumpf, Virginia McDermott, Connor McDermott, Kelly Gillis, Martin English, Carrie Arblaster and Tom Merritt. Reporters Nancy Bowman, Cecilia Fox were also in attendance.

Invocation and Pledge of Allegiance

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

Approval of Agenda

Ms. Berbach moved to approve the agenda. Mr. McDermott seconded. President Gibson moved to amend the agenda; item 7 Motions to amend the motion to read "A motion establishing a steering committee for the Comprehensive Master Development Plan". And we not appoint any members until our January meeting when we appoint the other boards and commissions. And giving the public the chance to show interest and to use our new streamlined and improved appointment process. Mr. McDermott seconded. Motion carried. Ms. Berbach moved to approve the amended agenda. Mr. Owen seconded. Motion carried.

Minutes
12/7/15 Pre Meeting
Work Session

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

12/7/15 Council
Meeting

Mr. Kessler moved to approve the minutes of the December 7, 2015 Council Meeting. Mr. Owen seconded. Motion carried.

**Presentations,
Proclamations, &
Awards**

Mayor Hale presented Mr. McDermott with a plaque recognizing his years of service on Council.

Mayor Hale presented Ms. Gillis with a plaque recognizing her years of service on Council.

Ordinances
(2nd 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: This authorizes the Finance Director to reissue those bonds with the 1% interest rate. We do this every year to take

advantage because the interest rate is lower than long term bonds. We are asking the ordinance be adopted.

Mr. Kessler introduced the ordinance and moved for its adoption. Mr. Kessler inquired with the recent interest rate increase could the short term rate be increased to a longer term. Mr. Green approached the podium and stated "Short term rates can only be issued for a period up to one year. The Feds ¼ percent is not going to dramatically affect our borrowing. Short term notes right now are 1.25% and the effective rate after premiums and our effective rate is about 0.8%, which is pretty good. Bonds right now are in the 3.5 – 4% neighborhood. If we can borrow at 0.8% versus 3.5%... we have committed to having all of the non-utility debt paid off by 2020, which is only a few years down the road. Right now it makes more sense to leave it in short term than to go to the 3.5% for the long term debt. We do have some utility debt that we will bring back next year to talk about long term bonds, but this is currently the best option for the City". Mr. Kessler thanked Mr. Green for his explanation. Motion passed 7-0. Ordinance 51-15 was declared adopted and President Gibson affixed his signature in witness thereto.

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: This project was bid, re-bid, and re-bid again. We've come down from \$1.2 million to \$700,000. Staff is elated to the fact that are going to save some dollars in the capital and we ask Council to approve this ordinance.

Ms. Gillis introduced the ordinance and moved for its adoption. Motion passed 7-0. Ordinance 52-15 was declared adopted and President Gibson affixed his signature in witness thereto.

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: This ordinance takes care of the "housekeeping" and getting all of our end of the year line items for projects that were unanticipated. We are asking Council to approve the ordinance to clean up the books at the end of the year so to speak.

Mr. McDermott introduced the ordinance and moved for its adoption. Motion passed 7-0. Ordinance 53-15 was declared adopted and President Gibson affixed his signature in witness thereto.

Resolutions
Clerk of Council
Compensation

A resolution authorizing a change in the compensation of the Clerk of Council.

City Manager Comments: Based on a successful performance evaluation, Council is seeking modification to the current compensation for the Clerk of Council and increase the compensation from \$120/week to \$150/week. Ms. Bates will receive compensation for her duties as the Clerk of

Council in addition to her current salary under Chapter 37. This resolution makes this act retroactive to November 1, 2015.

Mayor Hale sponsored the resolution and moved for its adoption. Ms. Berbach seconded. President Gibson stated "For purposes of the record, there was a typographical error that has been corrected for the final version. It has not been included in the packet of information that was disseminated to the public, but it is up on the dais if anyone wishes to view it in final form. It is in essence the same resolution as what was proposed with typographical errors corrected to clarify the legislation. I myself have had the pleasure of working with our Clerk of Council for some time now as President, and I can say that she has handled the job in addition to her position as Executive Secretary to the City Manager with professionalism and grace and it is a pleasure to work with her. She has worked hard to "keep informed in the faith", so to speak, and has attended conferences and has received her certification. Including attendance at the International Institute of Municipal Clerks, and became a certified municipal clerk for the State of Ohio. And, as recently as today, we received a letter from Professor Paul Craig from the University of Illinois who participated in a recent event with Ms. Bates, at a recent conference, of the Ohio Municipal Clerks Association. This letter has been provided recently to the Council Members. The public is certainly welcome to view this document as well and we will have available if anyone wishes to review. It also gives her a glowing evaluation in terms of her analytical skills and her communication skills. We are very lucky to have Janice here and we appreciate all of her efforts over and above her Executive Secretary duties as Clerk of Council. It is our pleasure to now call the roll on this resolution for your compensation package". Motion passed 7-0. Resolution 53-15 was declared adopted and President Gibson affixed his signature in witness thereto.

AFSCME Contract

A resolution authorizing the City Manager of the City of Tipp City, Ohio to enter into an amended agreement on behalf of the City with the American Federation of State, County & Municipal Employees (AFSCME), dealing with matters covering wages, benefits, hours, terms and conditions of employment with the City of Tipp City, Ohio for the non-supervisory employees of the various service and utility departments.

City Manager Comments: The City and AFSCME are parties to a Collective Bargaining Agreement with an expiration date of November 30, 2015. City Council has reviewed said tentative collective bargaining agreement and it is the desire of Council to accept the proposal. A three-year agreement has been proposed with an increase in all wage rates by 2.5% effective December 1, 2015; 2.5% effective December 1, 2016; and 2.5% effective December 1, 2017. We have also cleaned up some of the language in some of the sections regarding call in pay. Staff is asking this be passed.

Mr. Kessler sponsored the resolution and moved for its adoption. Ms. Berbach seconded. Motion passed 7-0. Resolution 54-15 was declared adopted and President Gibson affixed his signature in witness thereto.

**Ordinances
(1st Reading)**

There were none.

Motions
Comprehensive Master
Development Plan
Steering Committee

A motion establishing a steering committee for the Comprehensive Master Development Plan.

City Manager Comments: Staff has provided a list of individuals who would like to serve on this board. I understand Council would like to open this up in January. The consultant has asked there be a member from City Council, a member from the Planning Board, two business owners (one retail focused outside of downtown and one non-retail, industrial/office), a representative of the Restoration District and two residents. One from an older section of town, non-restoration district and one from a newer development. Staff is looking for direction from Council.

Mr. Kessler moved to approve. Mayor Hale seconded. President Gibson inquired of Mr. Eggleston to elaborate further on the City's Master Plan. What it is and what the committee will be doing. Mr. Eggleston stated the Master Plan or Comprehensive Plan guides the plan for City's future. "How the community sees their community growing. Whether they would like to see retail, or residential development. Those types of things, streets, anything that would be for the development of the community. Hopefully, you get various members from the community that have different perspectives to bring that forth and design the future community. What would you like to stay, what would you like to change, those types of things". President Gibson inquired if a Master Plan was already in effect. Mr. Eggleston replied there is and it is an older plan. President Gibson stated this new plan would amend or modify the existing plan. Mr. Eggleston stated, "Ohio does not mandate that you have to have one, but several entities do. Every five years or so, you like to revisit that to make sure what you've decided in the past.... Once you get through this process, you might decide that everything is okay and there are no changes that need to be made. By re-visiting it every five years you can look at your community and determine if it is what you would hope it would be. Mayor Hale inquired the last year this was completed. Mr. Vath replied 2003. Motion carried. President Gibson and Mayor Hale voted no.

Setting Public Hearing -
15 North Hyatt Street
Rezoning

A motion setting a public hearing date for the rezoning of 15 North Hyatt Street.

City Manager Comments: This is the property next to the DQ. The individual that has requested this basically, would like to see the property returned back to single family. It is next to a single family district. The Planning Commission has reviewed this and its conformance with the Comprehensive Master Development Plan. It is not spot zoning, it is next to a single family district. Therefore, it could be rezoned and staff is asking for the motion to set a January 19, 2016 date to have the public hearing. This also corresponds to the second reading of the proposed zoning ordinance.

Ms. Berbach had a question regarding the date, pointing out January 19th is a Tuesday. President Gibson stated that is correct, because of the Martin Luther King holiday, the meeting has been moved.

Mr. Kessler moved to approve. Ms. Berbach seconded. Mr. Vath stated as a point of clarification, the property owner wishes to use the property as a single family; but the proposed zoning is R2, which is a two family zoning, which allows for single family zoning within that zoning designation. President

Gibson inquired the need for the change. Mr. Vath replied the home owner is seeking to change to residential. The adjacent district is R2, which happens to be the same zoning district he is requesting, which allows for a single family use within an R2. Mr. Eggleston indicated it was a single family rezoning and it is technically an R2 zoning, which allows two families and single family. Mr. Vath added he wanted the record to properly reflect the motion. President Gibson thanked Mr. Vath for his input. Motion carried.

Miscellaneous

There were none.

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

There were none.

**Councilmember
Comments**

Mr. Kessler thanked Ms. Gillis & Mr. McDermott for their time on Council. "It's been a great 8 years! You should have stuck around and rattled them some more, but that's ok. I appreciate it. Mike, I had a good time and I wish you well in the future. You gave some direction on some stuff that I didn't think you would and you did. And I appreciate it". Mr. Kessler continued, "It is still the holiday season and New Year's is coming up, be careful, be safe. Make it easy on our law enforcement and EMS crews".

Mr. Owen wished to welcome Tom and Carrie to Council. "Congratulations and I look forward to serving with you. Thank you for all that you've done to get here. It takes a lot, and all of us have been through that. Welcome!" Mr. Owen also wanted to thank Mike and Dee for their service on Council. "Both Mike and Dee served as board chairs of the Chamber of Commerce when I was serving there and I could go on and on about the sub-committees, the events, and others that they served on. It's numerous amounts of giving and donating of their time, and I certainly appreciate that. Both are great friends and community servants. I appreciate both of you very much, they helped me to adjust to coming onto Council".

Ms. Berbach said farewell to Mike and Dee. "Enjoy your newfound openings on the first and third Monday's of the month. Enjoy your time. It has been a pleasure working with both of you. I wish you well in all of your endeavors". Ms. Berbach also wished everyone a Merry Christmas and Happy New Year and to "love your families".

Mayor Hale informed everyone the dedication of the new Service Center was this past Saturday. "I thought that it went very well and I've heard there was as many as 70 people there. It was great to see so many different members of Council there and Department heads. It was nice and a good turnout. It is really a very nice building also, and very well done". Mayor Hale inquired of President Gibson if there will be a goal setting session with the new Council. President Gibson replied "Yes, it is scheduled for February". Mayor Hale encouraged anyone who is interested in the process of determining the location of the new football stadium so begin getting involved in that process. The first thing to do would be to attend the first school board meeting in January to find out where they are going with that. "That project has been going on for decades now and has been analyzed from different ways and it is coming down to a head now as to the decision to be made. It is very important

that everybody in the community have an opportunity to give their peace on that topic.

President Gibson informed everyone that “We are taking things out of order a bit, so our out-going Council Members speak toward the conclusion of this. So I shall say my peace, then you two can do your thing...so we haven’t forgotten about you”.

“First and foremost, I hate to lose you, congratulations. It has been a pleasure to work with both of you. You have both always been approachable and patient and understanding and you both offer a perspective that I respect and appreciate. From your vantage points, in the City, and in your life experiences, I have greatly appreciated the opportunity to hear from you and to work with you and you will be sorely missed. We do have our differences, we have voted different ways sometimes on Council, but I could always approach both of you with candor, professionalism and I know I can get the straight scoop every time. Dee, I met you on the campaign trail many many moons ago, we had a good laugh. Mike thank you for all of your time and service to the community. And continued success to both of you. Speaking of retrospection here, this is the end of the year. It is also the end of the two-year legislative session that we have operated under. That means it is the conclusion of Mayor Hale’s two-year term as Mayor and my two-year term as Council President. I think I can speak for Mayor Hale as well to say it has been an honor to have been able to serve you these two years. What a privilege and pleasure it has been for me as President to be selected. First, I need to thank Mayor Hale for all of his sage wisdom. He has been an invaluable resource for me. With questions, whether it is procedure, or custom and usage. I want to thank you for your time and your efforts and your patience and your tolerance. It has been a pleasure, so thank you very much. Thank you for Council for letting me serve and selecting me, and allowing me to run the meetings. Again, it has been an honor and I thank each and every one of you for all that you have done to make this job easier and for your input and so forth. In these two-year terms here, we have said good bye to one City Manager, we said hello to another. We’ve hired a new City Manager. We’ve had some difficulties with some folks who weren’t happy. We’ve had flooding. We came through it okay with the City Staff behind us. We have a good bunch of people. The citizens who have always come together for every necessary reason. It has been my honor and my privilege to serve, not only as President but as Council Member as well. During the holidays of course, you reflect on that sort of stuff. I want to say thank you to the citizens of Tipp City as well”. President Gibson invited everyone to stay after the meeting and join Council for a holiday reception.

Mr. McDermott stated, “I got interested in Council probably five or six years ago. At that time, Mayor Lovett requested that I join the 10 year CIP committee. He said it will be a great thing for you, you are already involved with downtown, you know a lot of people and see if you can coordinate this band of 20 some folks, come to a consensus and determine what is best for Tipp City. That was the charge for the CIP committee, and ever sense, I think that has what my charge has been on Council. Was to work and to prepare good legislation, ask all the right questions, to make sure we are only spending the money that is required for our City to operate. I think I’ve been blessed to been able to serve with these Council Members. We’ve had some great staff members as well. Really, I think those guys are the unsung heroes because as

a Council Member, we have the ability to go in and communicate with staff. And they report back to us and they provide status on things. They allow us a very close understanding of what is going on in the City. It goes so much far in depth than what a resident of Tipp City would have to do. I appreciate everything that the staff has done. Working with you guys has been amazing. Thank you Council, I have enjoyed serving with all of you guys and I appreciate the four years". Mr. McDermott wished the new Council Members good luck and "knows they are both well outfitted and prepared for this job". "I wish you guys a wonderful four years".

Ms. Gillis stated she wanted a speech that was longer than "any of Joe's". Adding "I couldn't do that to everyone". Ms. Gillis stated "First I want to say thank you to all of the citizens of Tipp City for allowing me to serve you. It has been humbling, uplifting, frustrating at times, it has been satisfying, and rewarding. We have accomplished a lot over the past 8 years. A few of my highlights are the new ramp at Exit 69, welcoming Abbott to Tipp City, passing the tax levy, so we could pave our streets and expand the Fire Station and purchase our new ladder truck. The Downtown reconstruction, it looks fabulous! Our new Electric Service building, and so many other things, I know I am leaving out. It's really been a good year and we've come from being almost in a depression to being really really good with our finances, so I that is owed to everyone who has worked so hard to make sure that's happened. I also want to thank my fellow Council Members for their friendship, their kindness, and especially for the privilege that you gave me to serve as the Mayor of this City. It was a real honor and it was always fun. From the beginning, I believed that communication with the citizens and City Council was something that was really really important. And serving as Mayor gave me that opportunity to accomplish that. I attended so many events, gave out proclamations, cut ribbons, wrote articles for the newspaper, and I fully enjoyed officiating 40 weddings. This has been an experience I would have never have dreamed of. I want to thank my Council Members and my citizens for the opportunity.

President Gibson stated prior to turning things over to Mr. Eggleston he wanted to remind everyone that these proceedings have been recorded and will be rebroadcast for the next two weeks on the local cable access station. In this area it is Time Warner channel 5 of the Time Warner cable lineup. You can download videos of this meeting as well as that of the School Board and the Township Trustees by logging onto kittv.org. Videos for those meetings and other events of public interest are available for download.

Mr. Eggleston informed everyone the leaf pick-up for the 2015 season has been completed.

With the upcoming New Year and official roll-out of our paperless agenda system, staff will be purchasing iPads for Council use. Please let either myself or Ms. Bates know by December 23rd if you need a device added to the order. This will ensure we have it in, set-up and ready for the first meeting on January 4th.

CR25A will be open to traffic. Take note, the contractor will possibly be working in the Northbound lane, weather permitting. Please be aware there may be delays, and be alert as there may be workers in the construction zone.

**City Manager
Comments**

There will be a flagger when needed. At some point, snow will fall, so please make sure you drive according to the road conditions. Mr. Eggleston wished everyone a Merry Christmas and a Happy New Year. Mr. Eggleston also introduced Wil Begley, the City's new GIS Technician/Project Manager.

Adjournment

Mr. McDermott moved to adjourn. Ms. Gillis seconded. Motion carried.

Meeting adjourned at 8:13 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council



