

TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

March 7, 2016

Work Session

The work session began at 6:30 pm. The following Council members were present: President Joe Gibson, Carrie Arblaster, Katie Berbach, John Kessler, Tom Merritt, 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, Deputy Director of Municipal Services and Engineering Eric Mack, Law Director David Caldwell, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Others in attendance include Robert Thomas, Heather Dorsten, Ben Deacon and Jacob Kolb

Police Department Staffing

Police Chief Burris stated currently the department has one detective. The addition of a detective at the officer rank would allow the department to proactively investigate the supply side of the drug issue and to work in conjunction with other departments. This would require hiring a new patrol officer and moving an experienced officer from Patrol into Investigations. Primary duties of the additional detective would be related to drug activity, but they would also be responsible for; linking the end user to the supplier, gather information to help patrol officers intercept the flow of drugs within the City. Develop informants and make drug buys, become a liaison and share information with neighboring departments, assist drug officers with drug related crimes such as theft rings and fraud rings that provide money for drug purchases. Additional responsibilities would include assisting Sgt. Graham with other major cases when necessary. President Gibson inquired if this officer would be used for more than just drug cases. Chief Burris replied they would be, but primary focus would be drugs?

Chief Burris stated the costs associated with creating the position for the new officer is approximately \$89,700.00. He added due to the length of the hiring process, the hire would not begin until the 4th quarter making the costs for this position in 2016 \$35,000.00. Mr. Kessler asked if the costs would drop. Chief Burris replied, "Yes. Many of the costs for a new officer are front loaded. Testing, training, outfitting, etc." Ms. Berbach asked if a current officer would be promoted and a new officer be hired. Chief Burris replied yes. Ms. Arblaster asked if there would be a change in salary for the officer being moved into investigations. Chief Burris replied the candidate being considered is not topped out. President Gibson inquired if the addition of this officer would require a supplemental appropriation. Mr. Eggleston replied it would, but there is time. Council agreed to move forward with the hiring process.

Electric Cost of Service Study

Mr. Green informed Council the last Cost of Service Study was completed in 2007. Rate increases were incorporated in 2007, 2008 and 2009 primarily for capital improvement projects. The method of recovering purchased power costs changed from 6-month true up to 6-month rolling average. AMP recommends a cost of service study be completed every 3-5 years. The current rates should provide sufficient revenue to meet the City's needs for the next five-year budget cycle. However, the current rate structure

leaves something to be desired. The customer charge is artificially low at \$4/month for residential consumption. Across AMP communities, it is not uncommon to see customer charges at \$10 - \$12/month. Low customer charges pushes more fixed operating costs into the kWh (consumption) charge which adversely affects large electric users. Additionally, purchased power costs have increased significantly since 2009. Tipp City is not competitive with DP&L for large Industrial or General Service Customers.

Staff anticipates the study will recommend an increase of the residential customer charge to \$10/month, create a new Industrial consumer class for users in excess of 1,000 kw, increase the kW demand charge for General Service, Industrial and Large Power customers and remove the kWh component from the existing rate for the General Service customer class, establish a new rate structure to generate same revenue levels taking into consideration the increased customer charge and changes in demand and kWh charges. The time implementation of these changes to have the smallest impact possible to the customer. Mr. Green continued, the effects are difficult to quantify until a new rate structure is determined. Mr. Green informed Council the Cost of Service Study is anticipated to be completed within 60-90 days. Results and final recommendations will be presented to Council at that time.

President Gibson stated this is a hard sell to raise residential rates to better accommodate larger customers. Ms. Arblaster pointed out this would be a "shift of the burden". Ms. Arblaster asked, "Why is it anticipated there will be an increase in rates"? Mr. Green replied the survey looks at business and industrial customers to make us (Tipp City) more competitive with DP&L. Mr. Eggleston stated this is a preliminary study. Ms. Arblaster inquired to what degree are we competing with DP&L. Mr. Green replied, cost. President Gibson inquired if a different rate would be established for "bigger users". Mr. Green stated that hasn't yet been determined and is part of the discussion tonight. Mr. Green added the top three users in the City are: Abbott, Meijer and Regal Beloit. Mr. Green added, "Staff wanted to provide preliminary information during a Study Session to see if Council has suggestions and or concerns that we can take back to Sawville". President Gibson stated he was not in favor of raising residential rates for the big consumer. Adding, "One mans' artificially low is another mans' competitive. Ms. Berbach stated it would be easier if staff provided Council numbers from other similar communities. Adding not necessarily other DP&L communities, but other AMP communities. "A breakdown of the numbers will make it easier to understand". Mr. Green stated staff will provide this data working 100 miles outside of Tipp City.

TFAC Marketing
Strategies

Mr. Mack presented Council with ideas to increase attendance, concession sales and revenue at the Tippecanoe Family Aquatic Center. Mr. Mack added staff is currently in the process of sending mailings/flyers regarding pool passes. Staff is also adjusting concession items to include soft-serve. Mr. Mack informed Council as part of Dayton Pool Management's bid, they included 2 visits from Newport Aquarium, Opening Weekend DJ and Giveaways and Movie Night at the Pool. Staff is also considering adding the following to increase attendance. Special Late Nights (open until 9 or 10 pm), Dollar Days, Corporate Sponsors and Season Pass Incentives. Mr. Kessler inquired who operates the pool. Mr. Mack replied "Dayton Pool

Downtown Tipp City
Partnership – DART
Application Cost Share

Management”. Mr. Kessler stated, “If there is a profit margin, increase it. It is just good business and not necessary to ask Council”. Mr. Eggleston stated Dollar Days events would need to be approved by Council as it is not part of the current rate structure. Mr. Owen suggested putting a sandwich board along the bike path to draw riders in. Mr. Kessler stated we need to do something different than previous 10 years. President Gibson suggested the pool remain open on the 4th of July to right before the time of the fireworks. Mr. Eggleston stated staff will move forward.

Ms. Dorsten from the Downtown Tipp City Partnership informed Council the Partnership is currently in the process of seeking Main Street Designation. An assessment or Downtown Assessment Resource Team (DART) visit is required for any community wishing assistance in developing or enhancing their existing downtown revitalization program. The DART visit is designed to set priorities and provide the consensus necessary for taking significant steps to provide solid business management to the downtown. The fees for the DART visit is \$3,000. Ms. Dorsten added the Partnership is requesting \$1,500 from Council and a resolution of support for this endeavor. Ms. Dorsten stated the DART report will also assist in tying in with the City’s 10 year strategic plan. Mr. Kessler stated he does not see the benefit of Main Street designation for Tipp City. Ms. Dorsten replied, “You are taken more seriously if you have a Main Street Designation”. Ben Deacon stated, “This is actually a feather in the cap for the City. Providing for training and grants and keeping the Partnership accountable. They have set methods and their expertise will help attract new businesses downtown”. Ms. Arblaster requested they speak of the budget and how this would play into that. Mr. Deacon replied, “Currently the City provides \$25,000; this is for Heather and her assistant’s salaries. The budget for the Partnership is \$100,000 per year. There is a one-time fee of \$3,000 and annual fee of \$4,000 for designation”. Mr. Deacon added the Partnership has recently diversified by the recent chocolate event and an upcoming wine hop. “We would like to showcase our Downtown but not lose money. We would like to increase membership”. Ms. Dorsten stated the Partnership is also seeking corporate donors. Mr. Merritt inquired what the designation could provide that the Partnership couldn’t provide on its own. Mr. Deacon replied, “It is a fresh pair of eyes, those who are not familiar with the City and can provide a hard look at the City”. Mr. Kessler inquired the area that is considered “Downtown”. Mr. Deacon replied “Historic Downtown”. Ms. Berbach stated “We give \$25,000/ year, but what you do with that is up to you. I understand where you are coming from, but that \$25,000 should be included in what you want to do”. Mr. Owen inquired if the Downtown meets the criteria. Mr. Owen stated, “I support the DART report. However, there is plenty from the 2005 report that has not yet been completed and we would be duplicating efforts. I would like to review previous report”. Mr. Deacon stated a new report is required for the application. Mr. Owen stated, “I love the organization (the Downtown Tipp City Partnership), but I also agree with Mr. Kessler. Self-sufficiency has always been the goal”. Mr. Deacon replied, “We do not view Council as an open check book”. President Gibson inquired of the time frame. Mr. Deacon replied the application is due in April. The Resolution of support would be due at that time.

Kyle Park Irrigation

Mr. Mack reviewed with Council the three options for irrigation in Kyle Park. The first is treated water from the NAWA facility (could use mobile units). The second option is the use of irrigation wells – this would not use treated water, but is very labor intensive. Third and the most expensive option is a full underground irrigation system. This would be an automated system watering each field 90 minutes per week. Mr. Mack added this option could be completed in multiple phases beginning in the 2017-2021 Capital Improvement Plan (CIP). Mr. Mack added, staff does recommend option three as the best, even though it is the most cost prohibitive. Mr. Kessler stated when this park was first developed, the intent was not a “sports complex”. Adding, “If we do this, we need to do it properly (grate and drain)”. Rob Thomas from Tipp City Youth Soccer stated, “There are a lot of bad areas in the field. You would be throwing away money if you don’t irrigate first. Grass can’t grow without water”. Mr. Kessler stated he was under the impression there were injuries every week. Ms. Berbach replied no. Adding there are 729 kids who were registered in the soccer program in 2015. Mr. Thomas stated the Soccer Board pays for the goals. “We have talked extensively regarding the condition of the fields. We are not in position to pay for irrigation”. Jacob Kolb from Tipp City Jr. Baseball stated, “We are in desperate need of a concession stand. This could easily earn \$10,000 - \$12,000”. Ms. Berbach stated, “Soccer came to Council in the first place because we don’t own the fields”. Mr. Owen stated this was designed to be our rec area through TMCS (Tipp-Monroe Community Services) and private organizations. Mr. Owen agreed with Mr. Kessler stating, “If we do this then do it right from the beginning. This is well needed. An above ground system is a waste of City time. An underground system is the best bang for the buck!” Mr. Kessler stated an underground system is a waste of money. Mr. Eggleston stated based on the options provided, the City will need to know the plan of the various organizations on their use. Mr. Thomas stated if the soccer board chooses to partner with the City for financial contribution of the irrigation system, they would need security that they would not be vacated from using the park. This agreement is for 10 years for example.

Adjournment

Meeting adjourned at 7:58 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

March 7, 2016

Council Meeting

The following Council Members answered roll call. President Joe Gibson, Carrie Arblaster, Katie Berbach, John Kessler Tom Merritt and Matt Owen.

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

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 and Engineering John Donnelly, Deputy Director of Municipal Services & Engineering Eric Mack, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates.

Guests signing the register include: Robert Thomas, Ben Deacon, Jacob Kolb, Heather Dorsten, Thomas Chaney, Paul Reece, Brad Havenar, Rosario and Callie Picardo. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Invocation and Pledge of Allegiance

Reverend Rosario Picardo from Ginghamburg United Methodist Church gave the Prayer for Guidance. President Gibson led the Pledge of Allegiance.

Approval of Agenda

Ms. Arblaster moved to approve the agenda. Mr. Owen seconded. Motion carried.

Minutes

2/16/16 Council Work Session

Ms. Berbach moved to approve the minutes of the February 16, 2016 Study Session. Mr. Kessler seconded. Motion carried.

2/16/16 Council Meeting

Mr. Kessler moved to approve the minutes of the February 16, 2016 Council Meeting. Ms. Berbach seconded. President Gibson moved to amend the minutes to correct the following typos on page 6: "Mayor Hale stated "As always, we are **lucky**..." As opposed to luck. Also on page 6, President Gibson **echoed** versus echoes Mr. Merritt's sentiments. Add **Committee** to the sentence regarding the Master Development Plan. Mr. Kessler seconded. Motion carried. A vote was taken on the amended minutes. Motion carried.

2/19/16 Council Goal Setting Retreat

Mr. Kessler moved to approve the minutes of the February 19, 2016 Goal Setting Retreat. Ms. Berbach seconded. Motion carried.

Presentations, Proclamations, & Awards

There were none.

Ordinances (2nd Reading)

Amending Master Fee Schedule to include Veteran's Memorial Park and Dog Park Pavers

An ordinance amending the schedule of fees to include paver fees for the Veteran's Memorial Park and the Dog Park.

Mr. Owen introduced the ordinance and moved for its adoption. Motion passed 6-0. Ordinance 4-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Resolutions

Milcon Concrete, Inc.

A resolution authorizing the City Manager to enter into a contract with Milcon Concrete, Inc. of Troy, Ohio for the 2016 Water & Sanitary Sewer Improvements at a cost of \$654,910.00.

City Manager Comments: This is for the Rosalyn subdivision. This puts the funding in place so the project can move forward.

Mr. Kessler introduced the resolution and moved for its adoption. Ms. Berbach seconded. Motion passed 6-0. Resolution 6-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Barrett Paving

A resolution authorizing the City Manager to enter into a contract with Barrett Paving Materials, Inc. of Middletown, Ohio for the 2016 Asphalt Resurfacing Program at a cost of \$442,153.00.

Mr. Kessler introduced the resolution and moved for its adoption. Ms. Arblaster seconded. Mr. Merritt inquired if it were unusual to only receive two bids. Mr. Eggleston replied it is dependent upon how busy everyone is. President Gibson informed everyone the streets involved this year include: Claymore Ct., Hardwick Ct., Pinehurst, Winston, Oak Lea Dr., Fairlawn Ct., Dustin Ct., South Sixth St., South Seventh, West South, South Fourth, West German, Tyler Lane, W. Plum, E. Plum, N. 6th, Crane St., W. Walnut, E. Walnut. Ms. Arblaster asked if a list of upcoming projects can be added to the City's website. Mr. Eggleston stated, "I will make sure it is". Motion passed 6-0. Resolution 7-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Coate Construction

A resolution authorizing the City Manager to enter into a contract with Coate Construction, LLC of West Milton, Ohio for the 2016 Sidewalk Replacement program at a cost of \$25,558.40.

City Manager Comments: This resolution allows staff to recalculate what the individuals will be assessed and what their costs will be. We are asking that this be approved so we can move forward.

Mr. Owen introduced the resolution and moved for its adoption. Mr. Kessler seconded. Motion passed 6-0. Resolution 8-16 was declared adopted and President Gibson affixed his signature in witness thereto.

**Ordinances
(1st Reading)**

There were none.

Motions
Tree Board Annual Plan

A motion accepting and approving the Tree Board Annual Plan for 2016.

Mr. Kessler moved to approve the Tree Board's Annual Plan. Ms. Berbach seconded. President Gibson informed everyone this year's Arbor Day Celebration is scheduled for April 29, 2016 at 10:00 am in City Park. Motion carried.

Miscellaneous

There were none.

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

Paul Reece from Piqua approached the podium. Mr. Reece informed Council he is one of the four candidates currently running for Sherriff in Miami County. Mr. Reece made a brief presentation regarding his qualifications and plans for the position if elected.

**Councilmember
Comments**

Ms. Arblaster had nothing additional.

Mr. Owen informed everyone the 4th of July celebration that began as part of the 175th will continue this year. "We are planning on having some entertainment as well as booths representing the community down at the park". If you are interested in being part of this group, contact Liz Sonnanstine for additional information.

Ms. Barbach reminded everyone soccer season will be starting soon as well as Jr. baseball and other sports. Registration for Tipp City SAY Soccer and Select is April 1st. Interested participants can register on the website at tippcitysoccer.org. Ms. Barbach also informed everyone there will be a fish fry on March 19th from noon to 5:00 pm at 3G Tactical in Support of Guns and Ribbons.

Mr. Merritt stated he had the opportunity to attend the Community Services Annual Dinner. "It was a wonderful night had by all. After that I was able to experience Mayor Hale's chili, where he was the silver medalist". Mr. Merritt also encouraged everyone to exercise their right to vote.

Mr. Kessler had nothing additional.

President Gibson stated, "I once again echo Mr. Merritt's sentiments on both the Tipp-Monroe Community Services Dinner. It was a great time. And to recognize their efforts as well as the chili cook-off sponsored by the Optimists Club. Mayor Hale won last year and came in a very close second place. First place went to the chili made by Buckeye Distillery. I found it interesting that the distillery with the secret ingredient won the chili cook-off. I would also echo Mr. Merritt's sentiments with regard to the voting. Early voting is going on right now. The primary election in both parties is Tuesday, March 15th here in Ohio. If you can't make it on March 15th, you can vote at the Courthouse, the Old Courthouse, the one with the dome on it. It is on the first floor. You can go in and tell them your address and they will give you the appropriate ballot for your precinct and you can vote in advance of the election. There really isn't an excuse. I encourage everyone to get out and vote wherever you are, whatever your issue and whoever your candidate". President Gibson reminded everyone pool passes are currently on sale and can be purchased at the Utility Billing window. The first meeting of the City's Comprehensive Master Plan Steering Committee and they will be meeting periodically. The next meeting will be on March 16th. There will be a members of the public opportunity for people to come in to see what we are talking about. It includes infrastructure, economic development, and other various aspects. "If we are missing something, or if you have an idea, please feel free to come. We want your input on this as well. The Steering Committee is made of several folks, members of Council, business owners, residents. We would love whatever input the citizenry wishes to provide. That March 16th meeting will be held in Council Chambers. We appreciate and would love to hear anything the citizens wish to provide on that date. There will be other

meetings and other opportunities on that as well. Our next meeting is scheduled for March 21, 2016." President Gibson reminded everyone, "These proceedings have been recorded and will be rebroadcast over the next two weeks on the local cable access station. In this area, it is Time Warner Cable channel 5 of the Time Warner Cable lineup. You can also log on anytime day or night to download videos of City Council, Monroe Township Board of Trustees and Tipp City School Board meetings. Anytime on your computer by logging onto kittv.org. You can download this meeting and previous meetings of the bodies I mentioned. Again, that is kittv.org."

**City Manager
Comments**

Mr. Eggleston reminded everyone the March 21st Study Session will begin at 6:00 pm as it will be a joint meeting of the Comprehensive Master Development Plan Steering committee and Council.

The rain date for the July 4th fireworks display will be July 5th unless Council decides otherwise.

Activity will once again commence on County Road 25A with the break in weather. "Be aware of your surroundings while driving through the work area."

"As President Gibson stated, the chili cook-off was a success. But it appears as though someone might have received a Fitbit by mistake, so if they could return that to the City Manager's office I would appreciate it. We will take care of getting that to the individual who won the bid." Mr. Eggleston also provided Council with the schedule for the Leshar Woods pathway.

Adjournment

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

Meeting adjourned at 8:45 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council



