

TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

September 19, 2016

Executive Session

The following Council Members answered roll call. President Joe Gibson, Mayor Pat Hale, Carrie Arblaster, Katie Berbach, Tom Merritt and Matt Owen. President Gibson informed everyone Council will be entering Executive Session for the purpose to consider the appointment of a public official. To include all members of Council. Ms. Berbach moved to enter Executive Session. Mr. Owen seconded. Motion carried. Council entered Executive Session at 6:36 pm. Ms. Arblaster did not participate in the Executive Session. Council returned from Executive Session at 6:45 pm. Ms. Berbach moved to return from Executive Session. Mr. Owen seconded. Motion carried.

Work Session

The work session began at 6:45 pm. The following Council members were present: President Joe Gibson, Mayor Pat Hale, Katie Berbach, Tom Merritt and Matt Owen. Also attending was City Manager Tim Eggleston, Finance Director John Green, Interim Law Director Kevin Lantz, Director of Municipal Services John Donnelly, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance. Mr. Kessler arrived at 7:00 pm.

Cost of Service Study

Deputy Director of Municipal Services and Engineering Eric Mack informed Council Sawvel & Associates recently completed a Cost of Service Study for the City. The attached presentation was reviewed with Council. Don Gruenemeyer of Sawvel & Associates informed Council the need to conduct a survey every five years helps in preventing large adjustments to the rates. Mayor Hale inquired if the survey affects the City's credit rating. Mr. Green replied it doesn't have an effect on our credit score, but rather our AMP rating. Council was informed the study assigns a share of rate class based on costs and assigning those costs appropriately. This is the function, classification and allocation. Costs are then assigned by demand, energy and customers. Council was informed the goal is to maintain financial integrity of the electric system. The year 2017 was chosen as a test year over a 5 year period to review power supplies, operation and maintenance, debt service and capital improvements. Mr. Gruenemeyer of Sawvel and Associates informed Council, there will be an adjustment in rates. Adding there will be modifications to the existing rate schedule. Mr. Merritt inquired of the need for the change. Mr. Gruenemeyer stated large customers monthly charges should be \$1,000/month. Ms. Arblaster inquired if a new rate class was being created. Mr. Green replied yes. President Gibson inquired if the similar is handled with water consumption. Mr. Green replied, "We have billing tiers. We try to recover fixed costs in the first tiers. We have kept our monthly based costs low and have rolled them into our fixed costs." President Gibson stated this risks raising the rates to individual residential accounts. Mr. Gruenemeyer stated the focus will be on costs being allocated to those classes. President Gibson inquired if this [Mr. Gruenemeyer's proposal] were added/incorporated into the rates provided. Mr. Green replied they are. Mr. Green added, "We (the City) has kept customer charges artificially low. Mr. Gruenemeyer stated the rates have been the same since 2009. President Gibson stated, "Isn't that what makes us competitive?" Mr. Green replied yes for residential properties, but not for industrial properties. Mr. Gruenemeyer stated, "The current cost of service is \$4. The study indicates this cost should be \$18. The proposal is to raise this

cost to \$10 as we understand the leap to \$18, would not be palatable.” Mayor Hale inquired, “What is the goal? Is there the hope to have a rate increase?” Mr. Eggleston replied, “Operating costs should be shared equally.” Mr. Green added, “We are not trying to generate new revenue. We are looking to re-allocate costs to customers. We have not completed a cost of service study since the fall of 2007, with a rate increase in 2009. Now was the time.” President Gibson stated he was reluctant for an increase to the residents. Mr. Kessler replied the higher bracket is subsidizing the lower to make it equitable. Ms. Arblaster added she didn’t think we “Should use our rates as an economic development tool.” Adding, “I think we do ourselves a disservice in the long run.” Ms. Berbach stated her concern was with the residential customers, not the industrial. President Gibson requested copies of each bill structure and summaries of each charge to be explained. Mr. Eggleston stated staff will bring this back to Council at a future work session.

Adjournment

Meeting adjourned at 7:47 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

September 19, 2016

Council Meeting

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

City Staff in attendance include: City Manager Tim Eggleston, Interim Law Director Kevin Lantz, Finance Director John Green, Director of Municipal Services and 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. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Guests signing the register include: Pat Benanzer, Steve DeWeese, Mark Neilson, Todd Niswonger, Jay Peterson, Mark Richey, L. Bowen, Jason Riehle, Jon Shellhammer, Dean Alexander, Andrew Doviak, Kris Jones, Ruth Reinford, Lisa Lawson, Sarah Hall, David Caldwell and Andrea Peterson.

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. Motion carried.

**Minutes
8/15/16 Council Meeting**

Mr. Owen moved to approve the minutes of the August 15, 2016 Council Meeting. Mayor Hale seconded. Motion carried.

9/12/16 Special Council Meeting

Ms. Berbach moved to approve the minutes of the September 12, 2016 Special Council Meeting. Ms. Arblaster seconded. Motion carried. Vote was 4-0-3; Mayor Hale, Mr. Kessler and Mr. Owen abstained.

Presentations, Proclamations, & Awards

Dr. Sarah Hippensteel Hall made a presentation on the Nation Water Trails Designation.

Kristina Jones, Clerk of Council for the City of Marysville presented Janice Bates with her Master Municipal Clerk (MMC) Designation.

**Ordinances
(2nd Reading)
Bond Anticipation Notes
- \$1,455,000**

An ordinance providing for the issuance and sale of notes in the maximum aggregate principal amount of \$1,455,000, in the anticipation of the issuance of bonds, for the purpose of paying the costs of various public infrastructure projects.

City Manager's Comments: Staff works with our bond counsel to issue short-term bonds each year to take advantage of the low interest rates. This practice is preferred for smaller amounts of debt obligations such as those projects described in the ordinance. This ordinance will reissue notes in the total amount of \$1,455,000 for the improvement of the South Third Street Reconstruction project, costs of renovating, expanding, equipping and

furnishing the City's Fire Station and the costs of improving Main Street.

Ms. Berbach introduced the ordinance and moved for its adoption. Mayor Hale seconded. Motion carried 7-0. Ordinance 18-16 was declared adopted and President Gibson affixed his signature in witness thereto.

AMP Solar Project II

An ordinance to approve the form and authorize the execution of a power sales contract with American Municipal Power, Inc. and taking other actions in connection therewith regarding participation in the AMP Solar Project II.

City Manager's Comments: American Municipal Power (AMP) has entered into an agreement with NextEra Energy Resources to build, own, and operate 80 MW of solar fields in AMP member communities. The City of Tipp City plans to purchase 5 MWh of power from this project, though will not be a site. The estimated energy rate for this project is \$33/MWh levelized or approximately 3.3¢ per kWh for a 25 year term. Benefits of the project include hedging against rising capacity and transmission costs and a slight reduction to the City's overall power rate utilizing Renewable Energy Certificate known as REC's. Should the REC's credits go away the cost per Meg-a-watt will increase to approximately \$40/MWh or 4¢ per kWh.

Mayor Hale introduced the ordinance and moved for its adoption. Ms. Arblaster thanked Mayor Hale for his work on this project. President Gibson added, "This allows us to diversify our portfolio". Mr. Eggleston stated that was correct. Motion carried 7-0. Ordinance 19-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Resolutions
OPWC State Capital
Improvement Program –
CR25A Project

A resolution authorizing the City Manager to prepare and submit an application to participate in the Ohio Public Works Commission (OPWC) State Capital Improvement Program(s) and to execute contracts as required for the South CR25A Project.

City Manager Comments: This resolution allows the authorization to POWC for funding. It allows the Manager to enter into the contract. Council has discussed this project at numerous Study Sessions and 5 year CIP workshops. Council previously adopted Resolution 27-11 authorizing the City Manager to file an application and to enter into any necessary contracts with ODOT to finance the project. Preliminary cost estimates for this project are \$3,050,000, of which 80% would be funded with ODOT Grant funds (\$2,440,000), and a proposed Ohio Public Works Commission (OPWC) grant (\$500,000). The preliminary estimated \$110,000 "out-of-pocket" costs would be expended by the City from the Capital Improvement Reserve Fund. The project would begin in July 2017, which will be Michaels Road to Evanston.

Ms. Berbach sponsored the resolution and moved for its adoption. Mayor Hale seconded. Motion passed 7-0. Resolution 21-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Great Miami Bikeway as a US Bicycle Route

A resolution supporting the designation of the Great Miami River Bikeway as a US Bicycle Route in Tipp City, Ohio.

City Manager Comments: The Ohio Department of Transportation has asked for the City's support to designate the Great Miami River Bikeway as a US Bike Route. There will also be designation of State Bike Routes, but none are in Tipp City. The stated goal is to "establish an Ohio network of designated and signed US and statewide bicycle routes that will connect Ohio's urbanized areas."

ODOT will pay for and install additional signage along the Great Miami River Bikeway after the designation. This legislation acts as a "designation" effort and all maintenance will remain the responsibility of Tipp City. Promoting the Great Miami River Bikeway is a positive step to increase commerce in Tipp City's Historic Downtown and to increase utilization of the Great Miami River Bikeway.

Ms. Arblaster sponsored the resolution and moved for its adoption. Mr. Merritt seconded. Motion passed 7-0. Resolution 22-16 was declared adopted and President Gibson affixed his signature in witness thereto.

2017 Tax Levies

A resolution accepting the amounts and tax rates as determined by the Miami County Budget Commission, authorizing the regular statutory tax levies authorized and allowed by law thereby for the municipality of Tipp City, Ohio, for such fiscal year beginning January 1, 2017 and certifying such levies to the County Auditor.

City Manager Comments: Being accepted are the 10-mill inside (unvoted) property tax levy which has been in place since approximately 1920. The City has received the same 1.4 mills of property tax since that time which generates approximately \$360,000 for the City's General Fund.

Mr. Owen sponsored the resolution and moved for its adoption. Ms. Berbach seconded. Motion passed 7-0. Resolution 23-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Ordinances
(1st Reading)
Right-of-Way Dedication

An ordinance approving the dedication of Right-of-Way for part of County Road 25A from SR571 to Evanston Road.

City Manager Comments: At its August 1st meeting Council authorized the annexation of +/-4.478 acres of right-of-way from unincorporated Monroe Township into Tipp City. The Miami County Commissioners approved that annexation at their September 8th meeting. The Planning Board reviewed this matter at their September 13th meeting and recommended approval.

Ms. Berbach introduced the ordinance.

Amending Chapter 37

An ordinance combining Chapter 37 Exhibits "A" & "B" of the Codified Ordinances of the City of Tipp City establishing pay and benefit schedules for all City Employees not covered by a collective bargaining agreement.

City Manager Comments: During the last update of Chapter 37, the vehicle stipend was inadvertently left. If Council remembers, we combined all

of the pay structures that was contained in the ordinance. This will amend to reflect what has been going on of \$250 per month for individuals designated by the city manager to use their own vehicle in lieu of using a city vehicle. We are asking this be moved forward.

Mr. Owen introduced the ordinance.

Modifying Code Section
154.11(l)(4)(d)(iii)

An ordinance modifying Code Section 154.11(l)(4)(d)(iii) regarding highway signs.

City Manager Comments: Apparently there was language in the sign ordinance which would lead someone to believe they could build a ground sign 70' tall. Staff has caught the error and has suggested the addition of the word "pole" be added to this section.

President Gibson introduced the ordinance.

Motions
Planning Board

A motion to make one appointment to the Planning Board fling an unexpired term expiring December 31, 2016. Ms. Berbach moved to open the floor to nominations. Mayor Hale seconded. Motion carried. President Gibson stated the floor was open to nominations. Mr. Merritt nominated Jeff Sebor. Mr. Owen seconded. Mayor Hale moved to close nominations. Ms. Berbach seconded. Motion carried. A vote was taken on Mr. Sebor's nomination. Motion carried 6-0-1; Ms. Arblaster abstained.

Liquor Permit – 1200
West Main Street

A motion to request or not request a public hearing on the issuance of a new C2 liquor license to Duncan Oil Company (dba Tipp City Citgo) at 1200 West Main Street.

City Manager Comments: The City has received notice from the Ohio Division of Liquor Control regarding the proposed issuance of a new C2 Liquor Permit for Duncan Oil Company (dba Tipp City Citgo) located at 1200 West Main Street. This permit would allow them to sell wine and mixed beverages in sealed containers for carry-out purposes only. The Police Department has no objection to the issuance of this liquor license. No action on this matter is required unless Council wishes to object to the issuance of this liquor license.

Ms. Berbach moved to not request a public hearing. Mayor Hale seconded. Motion carried.

Liquor Permit – 1015
West Main Street

A motion to request or not request a public hearing on the issuance of a transfer of a C1, C2 liquor license Tipp City Gas and Food Mart from True North Energy, LLC at 1015 West Main Street.

City Manager Comments: This permit would allow them to sell wine and mixed beverages in sealed containers for carry-out purposes only. The Police Department has no objection to the issuance of this liquor license. No action on this matter is required unless Council wishes to object to the issuance of this liquor license.

Ms. Berbach moved to not request a public hearing. Mr. Owen seconded. Mr. Kessler inquired if this transfer were between two different

Miscellaneous

owners, or a change in dba name. Ms. Bates replied it will be a complete transfer of ownership and the new owners are seeking a complete transfer of that liquor permit. Motion carried.

There were none.

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

Jason Riehle of 818 Elderwood Avenue approached the podium. Mr. Riehle stated he was in attendance on behalf of the Tipp City Soccer Board and his three children who play soccer at Kyle Park. Mr. Riehle stated he wished to express the Board's gratitude for allowing them to play at Kyle Park. "It is a wonderful facility. We love it. As far as some of the other fields, it is top notch. It has allowed us to have the area tournament the last several years. We got nothing but positive feedback. As you know from previous Study Sessions, and the feedback that we have given you, we have been struggling with the field condition. There is no water source out there, and we have spent many hours and thousands of dollars putting seed and fertilizer and trying to do other things in working with the City and the Maintenance Department....trying to maintain them. But, we have been fighting a losing battle the last few years. It has been a struggle and they continue to get worse. Couple years ago, we began consulting turf experts to get feedback and see what we can do to improve those conditions. We've received the same feedback. They are under fertilized, and we need to thicken the turf out there. But, without a water source, and irrigation, we are unable to do that. We are expressing our support for the Kyle Park irrigation project and we would really like to see that move forward and to see if it can get into the budget for next year. So we can begin the process in getting the fields back up to snuff". President Gibson inquired of Mr. Riehle if he had a preference of the alternatives which Council has been previously presented? Mr. Riehle stated, "Obviously, we prefer the underground, automated system. Just because it takes out the need for need for having volunteers or the City to maintain them. From a price difference, I know it is more expensive... we appreciate the magnitude of this project. As an organization, we would be certainly willing to entertain the maintenance of the system. We would be happy to supply the manpower as much as we can. We will need to understand how it works, because it if requires special training, or if anyone can move it, we can certainly manage that." President Gibson informed Mr. Riehle that Council will be holding the Capital Improvement Workshop coming up. "And that Capital Improvement Program and that is where we will discuss the "budget" per se or what we spend on stuff/projects, police cars, construction. The Capital Improvement Program is in its proposal stage right now. We don't vote on it until later on in the year. And it is subject to modification. The first place where that would be, would be this workshop. That will be on the 26th. It is on Monday and will start at 3:00. We go through every department and every police car and every lawn mower and everything we need to buy, so it is a marathon session, and it is open to the public. Members of the public can speak at that. To express preference or to try to convince Council to reprioritize, spend a little more here or a little less there. That's what this process is." Mr. Riehle asked if a representative from the

**Councilmember
Comments**

Board should be present. President Gibson replied that was completely up to them. Mr. Riehle added, "As far as the manual operation, we need to understand what our commitment would be. We are a volunteer organization, and we want to do whatever we can do to maintain and continue in keeping the fields in excellent condition. The Board will be happy to support this and appreciate your help with this."

Mr. Merritt reminded everyone the Mum Festival was this weekend and the car show on Friday night. Mr. Merritt also congratulated Ms. Bates. "That is a tremendous achievement and a lot of hard work and dedication." Mr. Merritt also commented on the news of being named a "National Water Trails Designation". We need to promote our water access.

Mr. Kessler had nothing additional.

Ms. Arblaster also wished to "Extend another hearty congratulations to Janice. Good job on all of your work". Ms. Arblaster informed everyone the Downtown Tipp Partnership will be starting up their First Friday's once again. And tickets are now on sale for the Christmas home tours. This year the homes are on North and South Second Street.

Mr. Owen also congratulated Janice. "Job well done. I know that there is a lot of hours put into that. You do a great job and keep us in line. Congratulations and a job well done!" Mr. Owen also thanked the citizens who have been emailing Council Members on their request for the need of an irrigation system. "I certainly appreciate your input. That is something you know, me being involved in soccer, I would like to see something out there. To get it improved. The job of volunteer deserves a big pat on the back, so thank you for your volunteering all those hours." Mr. Owen also reminded everyone the Mum Festival is this weekend with the car show on Friday night. Mr. Owen also reminded everyone to shop in Downtown Tipp City for their holiday shopping needs.

Ms. Berbach also congratulated Janice. "Obviously you had to put in all of the work to get there. We were just stewards of giving you that opportunity. It was all you. Way to Rock It!" Ms. Berbach also commented on all of the emails that Council has received from soccer parents and coaches. Ms. Berbach thanked those in attendance. "I appreciate you coming out here tonight to show your support. The Capital Improvement Budget is coming up and that is something that we want to look at." Ms. Berbach also reminded everyone to be careful during the Mum Festival, especially by the park. "Be mindful and watch the general area."

Mayor Hale stated, "Obviously the Mum Festival is important to our community. Hopefully it will be beautiful and not be a wash out." Mayor Hale also congratulated Ms. Bates. Mayor Hale inquired of Ms. Bates the length of time it took her to receive this designation. She replied she began her position with the City in November 2011. "This has been 5 years from start to finish.

Congratulations on this accomplishment.” Mayor Hale added he had the opportunity to view the recent County Hazmat Drill. “It was great to see all of the various organizations working together.”

President Gibson stated, “To round out the batting order, let me congratulate our Clerk Janice. Unfortunately for her, I am the one that probably works with her the most this term as Council President. I can tell you all that she works very hard. She spends countless hours working on the agenda, record keeping, making sure everything is signed, making sure everything is in order. She actually makes us look pretty good. Looks like it runs pretty smoothly up here, it is all because of her. I know it is a lot of hard work. A long amount of time on this and to remind everyone, she is only 1 of 43 people in the State of Ohio who has this designation. It is that whole magnet thing that Tipp City has. Where we attract good people, whether that is the Chief of Police, our EMS, our Clerk. We are very pleased to have her on board. Congratulations and thank you for all that you do here. It is well deserved. Congrats and continued success.”

President Gibson added, “As everyone else has mentioned Mum Festival is this coming weekend. It is the last full weekend in September. There is still time to volunteer. There is still time to sponsor, or if you want to help out at some of the events. There is still time, so please feel free to do that. It is always a great time. It is the City’s opportunity to shine. Please come out and join us this weekend. Great food and great entertainment, tons of vendors. Come to the Mum Festival, it is really a great time.” President Gibson wished to express his “delight” with the designation of the National Water Trails in Tipp City. “This is a great thing to happen to us. A lot of big things happening tonight, with a big thing happening to our Clerk and a big thing happening to our City in terms of the rivers.” President Gibson reminded everyone the Capital Improvement Program is coming up. “This is an opportunity for everyone to comment or provide input on all of the “stuff” that we purchase year to year. Whether it is a lawn mower, or a construction project, or irrigation project. Along those lines, I want to thank the folks from the soccer area. It always takes a lot of guts to come up here and to speak your peace and to speak your mind we always like to have input. I encourage anybody who is interested in how your money is being spent, please come to the Capital Improvement Program on the 26th. Come to the budget meeting which will be held in October. You literally see how every dime of your City tax dollars are spent. It is a fascinating meeting. It is long and every department weighs in. You really get a good read on what is going on with your money.

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 Chanel 5 on the Time Warner Cable lineup. You can also download the meeting today, meetings of the School Board and Monroe Township Trustees and other community events by logging onto kittv.org.” President Gibson informed everyone it was necessary for Council to enter into Executive Session after tonight’s proceedings. “After a 15 minute comfort break, we will enter Executive Session.”

**City Manager
Comments**

Mr. Eggleston thanked everyone for their participation in the mock hazardous materials dill on September 10th. We will receive the final report of our score in October.

Mr. Eggleston informed everyone the slip lining program began today and should be completed within six weeks. This project will slip line 2,600 feet of sanitary sewer on Main at S. Second Street and line approximately 94 manholes on Second, Third, Fourth and Fifth Streets. "Please be careful of the workers". The project will reduce inflow and infiltration of ground water into the sanitary sewer system.

Mr. Eggleston encouraged everyone to take a walk down the new Leshar Woods walking trails. "It is really a serene walk. The lights will be done in the next four weeks."

"Staff is currently reviewing website proposals for Council's consideration."

Mr. Eggleston reminded everyone the OML Annual Conference is on October 26 – 28 and encouraged interested Council Members to notify Ms. Bates to get them registered.

Adjournment

President Gibson informed everyone Council will not be adjourning, but will take a brief recess prior to entering Executive Session to discuss Pending Litigation and Compensation of a Public meeting to include all sitting Council Members, the Acting Law Director and City Manager.

Ms. Berbach moved to enter Executive Session after 10 minute break. Ms. Arblaster seconded. Council entered Executive Session at 9:00 pm.

Ms. Berbach moved to return from Executive Session. Mayor Hale seconded. Motion carried. Council returned from Executive Session at 9:44 pm.

Mayor Hale moved to adjourn. Ms. Berbach seconded. Motion carried. Meeting adjourned at 9:45 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council



