

**TIPP CITY WORK SESSION**

**TIPP CITY, MIAMI COUNTY, OHIO**

**December 5, 2016**

**Work Session**

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

**Amendments to Chapter 76 - Parking Regulations**

Mr. Eggleston provided Council with draft legislation for proposed amendments to Chapter 76 – Parking Regulations. Mr. Eggleston discussed the rationale for the necessary updates to the Chapter.

After initial review, Ms. Arblaster inquired if an exemption would be included for those homeowners who do not have driveways. Chief Burris replied the 72 hour rule is complaint driven. Mr. Kessler inquired if residents should notify the Police Department that they will be away from the residence for an extended period of time and their vehicle will be left on the street during that time. Chief Burris suggested this could be added to the “Vacation Home Check” questionnaire.

Ms. Arblaster also suggested clarification be made in regard to motor homes and those restrictions. Chief Burris agreed pointing out “much of this language was established in 1970”. Mr. Eggleston added, there was confusing language throughout much of this section. The updated legislation will create consistent language throughout.

President Gibson stated he would like a draft version of the ordinance. He also requested this draft language be placed on the City’s website for public comment.

**Adjournment**

Meeting adjourned at 7:31 pm.

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

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

**TIPP CITY COUNCIL MEETING**

**TIPP CITY, MIAMI COUNTY, OHIO**

**December 5, 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, Law Director Jonathan B. Freeman, Assistant City Manager Brad Vath, Finance Director John Green, Director of Municipal Services and Engineering 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.

Guests signing the register include: Andrew Doviak, Mitch Eaton, Bill Vogel & Christopher Lerario.

**Invocation and Pledge of Allegiance**

Pastor Chris Heckaman 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. Mayor Hale seconded. Motion carried.

**Minutes**

11/21/16 Council Work Session

Mr. Kessler moved to approve the minutes of the November 21, 2016 Work Session. Mr. Owen seconded. Motion carried.

11/21/16 Council Meeting

Mr. Owen moved to approve the minutes of the November 21, 2016 Council Meeting. Ms. Barbach seconded. Motion carried.

**Presentations, Proclamations, & Awards**

There were none.

**Ordinances**

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

Adopting the 2017 Annual Budget

An ordinance adopting the 2017 annual budget for Tipp City, Ohio.

City Manager Comments: The Operating Budget provides a complete financial plan for all municipal funds and activities for 2017. The operating budget sets forth revenue, proposed expenditures, detailed by department including debt service and capital expenditures. The 2017 operating budget proposes \$50.2 Million in total appropriations. The operating budget was reviewed in detail at Council's October 24<sup>th</sup> Workshop. The Charter provides that the public hearing, Council may adopt the annual operating budget with or without amendments. Staff is recommending the budget be adopted.

Mr. Kessler introduced the ordinance and moved for its adoption. Ms. Arblaster seconded. Motion carried 7-0. Ordinance 25-16 was declared adopted and President Gibson affixed his signature in witness thereto.

2017 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, 2017.

City Manager Comments: This ordinance establishes specific appropriations in the above mentioned 2017 fiscal year budget. This is companion legislation to the operating budget ordinance. The appropriation ordinance authorizes the expenditure of funds while the operating budget sets forth the financial plan for the fiscal year. The proposed ordinance mirrors the proposed expenditures set forth in the operating budget.

Ms. Arblaster introduced the ordinance and moved for its adoption. Mr. Owen seconded. Motion carried 7-0. Ordinance 26-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Modifying Code Table  
154.10-2

An ordinance modifying Code Table 154.10-2 of the Tipp City, Ohio Code of Ordinances regarding off-street parking and standards for industrial uses.

City Manager Comments: This ordinance will simplify the calculation of parking spaces and aligns the number of spaces to the actual parking needs of the City's industrial business partners. Existing Code bases the number of required parking spaces on a combination of the total area of the industrial use plus a total of ancillary uses such as office, administration, sales and outdoor storage with each requiring the corresponding number of spaces. The adoption of this ordinance will simplify the calculation of parking spaces and aligning the actual number of parking spaces for industrial business partners.

Mr. Owen introduced the ordinance and moved for its adoption. Mr. Merritt seconded. Motion carried 7-0. Ordinance 27-16 was declared adopted and President affixed his signature in witness thereto.

**Resolutions**  
Enterprise Zone  
Agreement – Gateway  
Plastics, Inc.

A resolution authorizing and directing the City Manager to enter into an Enterprise Zone Agreement with Gateway Plastics, Inc.

City Manager Comments: Gateway Plastics, Inc. will be located on the property north of Regal and just south of the old DAP Headquarter building on S. Third Street. Mr. Vogel is here tonight to address Council after Mr. Vath explains the outlines of the project. On November 28, the School Board approved the Enterprise Zone Agreement. "I would like to welcome Gateway Plastics, to the community and looking forward to working with you on this project."

Mr. Brad Vath approached the podium. Mr. Vath informed Council that an Enterprise Zone application was received by the City on October 10 from Gateway Plastics, Inc. This application was requesting a 75%, 12 year abatement through an Enterprise Zone Agreement. This proposed project would be located on N. Third Street just north of the Regal complex. The address that will be assigned will be 725 N. Third Street. This property is located in Enterprise Zone #3 within the City of Tipp City. "To briefly outline the project for Council and the public, Gateway is proposing to construct a +/- 300,000 square foot, food grade plastics manufacturing facility here in Tipp City. As part of this construction, they will also be installing a rail service for this facility which will include a 2,500' parallel rail and a spur onto their specific

property. They anticipate approximately one rail car per day or 30 cars per month. Delivering raw materials to the facility. We are happy to announce they will initially have 200 employees at the facility; 50 in the first year, 75 in the second and 75 in the third year hiring period. Construction for the facility is not inconsequential by any stretch of the imagination. They will be investing at least \$20 Million for the cost of the construction and improvements for this particular building. They will also be investing over \$10 Million on machinery and equipment and in inventory a minimum of \$5 - \$10 Million will be kept on the property. Since this is a 12-year abatement, the City does have to receive approval from the Tipp City Exempted Village School District, and we have to provide notice to that school district. The City provided 45 calendar day notice, and on November 28, the School District did approve the resolution allowing for the 75% abatement for 12-years. Since their payroll will be well over \$1 Million, the City will have to share our local income tax in accordance with the Ohio Revised Code. Half of the income tax will come to the City and half will go to the Tipp City Exempted Village School District. There is also the non-abated portion which is 25% of the project of real property costs. When we ran the numbers, assuming approximately a \$19.5 Million real investment, captured by the Miami County Auditor, it should generate approximately \$145,000 per year revenue stream for the school district, during the first 12-years that the abatement is in place. After that, the abatement rolls off and they receive full funding at that point in time. We have used the Enterprise Zone Abatement's in the past for OTC Dye and Transfreight and also for Repacorp. Gateways Attorneys are reviewing the final draft of the Enterprise Zone Agreement. There may be some minor, non-substantial changes that we will have to put into place before it would go before the Miami County Commissioners. Tentatively, the Miami County Commissioners hearing schedule is December 14<sup>th</sup> at 1:30 pm. This project is contingent upon formal approval of workforce equipment and other assistance from State and local organizations. One such approval that was recently granted was the Ohio Rail Commission, who on November 16 granted a \$150,000 grant for the rail portion of this project." Mr. Vath informed everyone, Jobs Ohio and the Ohio Department of Transportation also helped with funding for this project.

Mr. Bill Vogel, President of Gateway Plastics, Inc. approached the podium. Mr. Vogel stated, "It is good to be in Tipp. We are a family company and I am third generation. Being that family type business, I can tell you, I've been up and down 175. I've looked at every city. And getting to Tipp and getting that family-like feeling. You guys have it here. You have a lot to be proud of. When you look at your area versus everyone else, you look at your reinvesting, these are things that we want to be. We want to be part of the whole community. We want someone who is reinvesting, that looks nice. We will be bringing customers in from all over the United States. We are a food supplier of containers and lids. We have a lot of things that you see at your local grocery store. We have clients as Nestle, Kraft, Heinz and Abbott. We've been around for 46 years; its family and it's great to see. I hope someday my

son can take the reins. You have so much to be proud of. The company is high volume and could employ 300 someday. The company didn't begin with food, but we are 100% food today. My grandfather started with John Deere parts and it slowly moved toward the food. The food part was my bringing to the company. I realized the packaging guys are the ones who are always doing well. They are always busy. This will be a 24/7, quiet facility. We searched for something that would meet our needs. We are very excited about Tipp City. The people is what really moved us over to here."

Mr. Merritt inquired the volume of traffic that will be created. Mr. Vogel replied this was one of the largest components for their bringing in their own raw materials. "Having the rail site was most important, we can buy in bulk...and depending on what we manufacture, we can get a lot of salad dressing lids onto one truck. This facility will be mostly for closures and tops."

Ms. Arbalster welcomed Mr. Vogel and Gateway Plastics to Tipp City. "I enjoyed your focus on sustainability and some of the themes that are running throughout your company. I hope that and trust that you take our investment in you and the investment from the State of Ohio and make good on that in our community. We are glad to have you here and welcome to Ohio."

Mr. Kessler sponsored the resolution and moved for its adoption. Mayor Hale seconded. Motion carried 7-0. Resolution 30-16 was declared adopted and President Gibson affixed his signature in witness thereto.

OPWC Grant Application

A resolution authorizing the City Manager to prepare and submit an application to participate in the Ohio Public Works Commission (OPWC) State Capital Improvement and/or local transportation improvement program(s) and to execute contracts as required for the low system water tower project.

City Manager Comments: This resolution authorizes the City Manager to apply for a 0% interest loan from the Ohio Public Works Commission District 11 for the low system water tower project replacing the 1930's water tower on Bowman Avenue. We are applying for \$2.2 Million. This is a competitive grant process and hopefully the City will score high enough to receive the funding. If the City is successful, it is our hope to begin construction beginning July 1, 2017. Staff is asking Council approve the resolution.

Mr. Owen sponsored the resolution and moved for its adoption. Mr. Kessler seconded. President Gibson inquired if the resolution were separate from final decision of location of the new tower. Mr. Eggleston agreed. Motion carried 7-0. Resolution 31-16 was declared adopted and President Gibson affixed his signature in witness thereto.

Emergency Management Services Memorandum of Understanding with Miami County

A resolution authorizing and directing the City Manager to execute a Memorandum of Understanding for Emergency Management Agency Services within Miami County, Ohio.

City Manager Comments: This resolution authorizes the City Manager to enter into an agreement with the County EMA to provide us with those

services such as environmental clean-up, and everything that goes along with that. The state has requested they go back to all municipalities and update the MOU. We are asking Council approve the resolution.

Ms. Berbach sponsored the resolution and moved for its adoption. Mr. Owen seconded. Motion carried 7-0. Resolution 32-16 was declared adopted and President Gibson affixed his signature in witness thereto.

**Ordinances  
(1<sup>st</sup> Reading)**  
Bond Anticipation Notes  
- \$5,232,000

An ordinance providing for the issuance and sale of notes in the maximum aggregate principal amount of \$5,232,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of various public infrastructure projects.

City Manager Comments: At the end of each year, the Finance Director looks at the most cost effective way to fund our long term debt and still find the short term notes with an interest rate of approximately 1%. They are more attractive than long term bonds with an interest rate of approximately 3-4%. The Finance Director is anticipating issuing notes to buy down \$803,000 of our long term debt. \$6,035,000 to \$5,232,000. Staff is asking Council introduce the ordinance.

Mayor Hale introduced the ordinance.

Bond Anticipation Notes  
- \$5,000,000

An ordinance providing for the issuance and sale of notes in the maximum aggregate principal amount of \$5,000,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of improving the municipal electric utility by replacing transformers at the City's Electric Substation #1, together with all necessary appurtenances thereto.

City Manager Comments: This money is to reconstruct the Substation #1 at the site of the old power plant. Instead of 4KV transformers, the City is moving to 12KV transformers, which will be a cost savings to the City for the long term. The existing equipment would then be removed and disposed of when the new substation is online. Staff is asking the ordinance be introduced.

Ms. Arblaster introduced the ordinance.

2016 Appropriations

An ordinance amending 2016 appropriations and modifying the annual operating budget as a result of this action.

City Manager Comments: This ordinance is "clean-up" for the end of the year in which to make adjustments to the line items, purchased power and other costs that have gone over our estimates. We are asking this be introduced.

Mr. Owen introduced the ordinance.

Zoning Code Map  
Amendments

An ordinance to amend the Zoning Code and map attached thereto by changing the Zoning of Miami County Parcel G15-090600 (PT. OL 15), +/-0.598 acres, located at the southeast corner of N. Sixth Street and Crane Street from two-family residential (R-2) to Legacy Development (LD) Zoning Classification.

**Motions**  
Restoration Board's  
2017 Annual Plan

City Manager Comments: At the November 8 Planning Board meeting, the Planning Board recommended to rezone this parcel to City Council. There is a part of Tipp Novelty that when the Zoning Map was updated, somehow half of the parcel was missed. This will make a correction to the Comprehensive Master Development Plan. Staff is asking the ordinance be introduced.

Mr. Kessler introduced the ordinance.

A motion approving the Restoration Board's 2017 Annual Plan.

City Manager Comments: Per Section 36.047, of the Tipp City Code of Ordinances, the Restoration Board is required to provide an annual plan, outlining its priorities. The draft plan is submitted to Council for review. The Restoration Board met on November 22 and approved the plan for Council's review.

Ms. Arblaster moved to approve. Mr. Owen seconded. President Gibson inquired if this had any major changes from their previous plan. Mr. Eggleston replied it does not. Motion carried.

**Miscellaneous**

There were none.

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

There were none.

**Councilmember  
Comments**

Mr. Merritt thanked Mr. Vogel for coming to Tipp City and for making his presentation regarding Gateway Plastics. Mr. Merritt discussed his concerns of the recent warehouse fire in Oakland that killed 36 people. Mr. Merritt wanted to ensure the City will not have a similar catastrophe. Mr. Eggleston stated the City performs regular inspections of buildings and ensure the building are meeting their intended use and following code.

Mr. Kessler had nothing additional.

Ms. Arblaster had nothing additional.

Mr. Owen also welcomed Gateway Plastics to our community. Mr. Owen thanked staff (Mr. Vath) and all the staff that participated in making this happen. Economic Development is not an exact science. I am so pleased of how the outcome of this turned out. It seems like it will be a very good match. I am hoping in the future, we will see a lot of great, new people in our community because of this. I am sure they will be a good corporate citizen. Mr. Owen reminded everyone to shop in Tipp City for their holiday needs.

Ms. Berbach also welcomed Gateway Plastics to Tipp City.

Mayor Hale informed everyone he attended Anytime Fitness' grand re-opening/ribbon cutting ceremony. "They have really done a nice job on the inside. They have put some money into it to make it nice. I wish them a bunch of success." Mayor Hale added the tree lighting also took place on Friday. Mayor Hale stated it was a nice turnout and growing from previous years. "It

is great to see that event is picking back up again.” Mayor Hale stated he had the pleasure of meeting Mr. Vogel and was impressed to learn of the company and the operation of the facility. Mayor Hale also thanked Mr. Vath and staff for getting Gateway Plastics to locate in Tipp City. “We know that we have a great community when it comes to our people and things like that. One of the things that I found interesting in the conversation, was that he went up and down 75 and went to these other towns and came to Tipp City. He saw that we aren’t afraid to reinvest in the community, to make our community look new and updated. He loves our downtown. The recent Streetscape in Downtown is a big update that makes our downtown look nicer. We do the \$400-500,000 to resurface our streets, to make our streets look nice. We do these things all year long, so it is those types of investments we do as a community through Council, through the people who make suggestions that make businesses make that extra push to want to come here.”

President Gibson echoed Mayor Hale’s sentiments regarding Gateway. “Welcome and thank you for choosing our community and welcome. They saw what a great place this is to raise a family, work, do business. It is a good sized company and Mr. Vogel took the time to come here and speak to us personally about that. He didn’t have to do that. That makes him and his people special and I think they recognize what a special place this is. As the Mayor says, it is not only the people...he went up and down the interstate looking for possible sites and something struck him here in Tipp City. Something struck me when I first moved to Tipp City. This is a great place. In large part because of what the people do. They come together, they volunteer, they vote the right way on levies to reinvest and so forth. That is a ringing endorsement for the people and for what we have going on here in Tipp City. My hats go off to Mr. Vath and staff for being able to get another deal such as this together. My compliments to Brad and all of his hard work and to staff for all that they did on that.”

President Gibson thanked the staff for putting together the budget, making corrections and addressing issues. “I tip my hat to the staff and financial people for doing that. We voted tonight on some bond issues that will save the City some money and that shows you that our finance people are watching and saving us considerable amounts of money through their diligence. Thanks to the finance people, thanks to all of the Department Heads for putting together all of the numbers and for answering our questions and always being there.”

President Gibson informed everyone after the next Council Meeting on December 19, Council will be hosting their annual Holiday Reception. “It is open to the public. Not only do you get to meet Council Members in a traditional holiday setting, but I also think it is fitting for us to introduce our new Law Director. I ask the members of the public to come to that. Meet your elected officials, meet your City folks. Spread the word. We would love to see you there. Please consider attending that as well. And to meet our new Law Director personally.”

President Gibson also encouraged everyone to visit Downtown. “It looks great for the holidays...all of Tipp City is looking great! Shop at all of our merchants; Downtown, and all of the others along the interstate. We’ve got



some great shops, some great restaurants. Please patronize our local folks throughout the holiday season and the entire year.”

President Gibson reminded everyone “These proceedings have been recorded and will be rebroadcast over the next two weeks over the local cable access station. In this area, it is channel 5 of the Time Warner Cable lineup. You can also download these meetings on your computer by logging on to kittv.org. There is also a link on the City’s website you can download City Council meetings, Monroe Township Trustee meetings, School Board meetings, and other community events.”

**City Manager  
Comments**

Mr. Eggleston informed everyone Vectren hit a water main on S. First Street during installation of gas lines. “I would like to apologize for the inconvenience.”

Mr. Eggleston informed everyone Staff has submitted an application to AMP for the Reliable Power Award. This is a three-year award, similar to what was received last year. The application covers 2017, 2018 and 2019. To qualify, an applicant needs to document safety practices, reliability issues; such as outages and workforce development. The award notices are given out sometime in January/February. Only 5% who apply receive this recognition. Due to the amount of funding left on the OPWC grant for our I&I Project, staff has added approximately 33 more manholes to the sliplining project. The additional work should be completed within the next few weeks. Mr. Eggleston also informed everyone the Stadium Design group will be holding a meeting on December 15, 2016 at 11:30 at the School Board offices.

**Adjournment**

Ms. Berbach moved to adjourn. Ms. Arblaster seconded. Motion carried.

Meeting adjourned at 8:25 pm.

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

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



