

**TIPP CITY WORK SESSION**

**TIPP CITY, MIAMI COUNTY, OHIO**

**January 17, 2017**

**Work Session**

The work session began at 6:30 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 Jonathan Freeman, Assistant City Manager Brad Vath, Finance Director John Green, Director of Municipal Services John Donnelly, Police Chief Eric Burris and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Others in attendance include: Mike McDermott, Mashell Stith, Sam Spano, JD Foust, Greta Kumpf, Scott George, Mike Retusc.

Comprehensive Master  
Development Plan

Mr. Vath informed Council Ms. Wendy Moeller of Compass Point Planning would be discussing the proposed plan. Mr. Vath added this plan has been reviewed by the Planning Board as required and dictated by the City Charter. Ms. Moeller stated the previous Comprehensive Master Development Plan was written by the Miami Valley Regional Planning Commission (MVRPC). Ms. Moeller stated the new plan includes two maps one showing the future land use and the other identifying industrial/non-retail uses. Ms. Moeller also informed Council this plan also looked at “reasonable expansion opportunities.” Ms. Moeller added the development of this plan included citizen involvement. Residents were surveyed on several aspects of their quality of life in Tipp City. Through this citizen engagement, five guiding principles were established for the future of the City. Maintain Tipp City’s small town character, protect neighborhoods and activity centers, ensure housing choice, broaden the tax base and ensure adequate and efficient infrastructure. Ms. Moeller informed Council the Comprehensive Master Development Plan is the decision making tool for the City. Adding the plan can be amended by Council at any time. Ms. Moeller added having a CMDP in place actually gives the City as a whole more flexibility. “Tipp City is in a good position. Keep doing what you are doing with modification. An example would be to increase senior housing. Our goal is to have this plan and to use it.” Ms. Moeller suggested Council hold an annual meeting with the Planning Board to review the Comprehensive Master Development Plan. Council thanked Ms. Moeller for her presentation.

Stadium Discussion

Mr. Eggleston reviewed the attached PowerPoint with Council. Mr. Eggleston informed Council the School is asking the City to reimburse them \$4,235 for the cost of the soil borings at the current stadium site. Mr. Eggleston added the costs for City contributions if the stadium were to remain in City Park would be \$349,000 plus the cost of the soil borings. Mr. Owen stated, “Along with Mr. Kessler and Mayor Hale, we need to support this effort. This is as close as I’ve ever seen it. The scope of the work that has been done by Tipp Pride and the donations that have already been received...I support what has been presented.” Mayor Hale thanked staff for looking into options that benefit outside of the fence. Mayor Hale added he thinks it is good if Council is involved. Ms. Arblaster inquired the timeline of the funding. “Would the funds be immediately dispersed?” MR. Green replied the funds would be from the General Fund. “We could have a \$50,000 appropriation for miscellaneous items or do parking lot one year etc.” Ms. Arblaster asked if the

City had those funds today. Mr. Green replied yes. Ms. Berbach inquired if this would be from the Economic Development fund. Mr. Green replied no, that is a separate fund account. Mr. Eggleston commented the items discussed are under Council's purview. Ms. Arblaster stated this is a good starting point. Mr. Eggleston added, "Staff is confident this could all work." Ms. Berbach inquired if the decision has been made to remain in City Park. Mr. Eggleston stated the vote on the location will be on Monday, January 23<sup>rd</sup>.

Law Director Freeman suggested Council pass a motion of improvement to begin/support the project at City Park. President Gibson inquired if this should be a motion for the total amounts. Adding "I would prefer the supplemental appropriation as a whole known as the Stadium Project." Mr. Kessler added, "We need to determine if applicable to us or not. If it is a matter of electric or water, that's a no brainer. This is not an issue for me." Mr. Kessler asked Mr. Freeman if there were a clause in the lease stating either party could cease the agreement. Mr. Freeman replied no, it is a 40 year lease. Ms. Berbach inquired of Mashelle Stith the amount that Tipp Pride currently has in donations. Ms. Stith replied, "We do not have anything in formal writing yet." JD Foust added, corporate sponsors will be big for this project.

**Adjournment**

Meeting adjourned at 7:28 pm.

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Joseph Gibson, President of Council

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

**TIPP CITY COUNCIL MEETING**

**TIPP CITY, MIAMI COUNTY, OHIO**

**January 17, 2017**

**Council Meeting**

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

Mr. Kessler moved to excuse Mr. Merritt. Ms. Arblaster seconded. Motion carried.

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 and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Guests signing the register include: Sam Spano, Mashell Stith, Gretta Kumpf, John Hughes, Andrew Doviak, Pat Langley, Carla Frame and Kevin Lantz.

**Invocation and Pledge of Allegiance**

Pastor John Hughes of Skyview Wesleyan 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. President Gibson moved to amend the agenda to correct the amount to be paid for the two Police cruisers. Mr. Kessler seconded. Motion carried. A vote was taken on the amendment. Motion carried.

**Minutes**

1/3/17 Council Work Session

Mr. Owen moved to approve the minutes of the January 3, 2107 Work Session. Mayor Hale seconded. Motion carried.

1/3/17 Council Meeting

Ms. Berbach moved to approve the minutes of the January 3, 2017 Council Meeting. Ms. Arblaster seconded. President Gibson moved to amend the minutes President Gibson moved to amend the following typos on page 8; Mr. Hale has always been a proponent of this and expressed his displeasure and disappointment when the budget...to your credit, it is going to be a reality now. To "Mr. Hale has always been a proponent of this and expressed his displeasure and disappointment when the budget, to your credit, it is going to be a reality now."

Mayor Hale is right about those board positions as well. If you applied for something, even if you applied last year, as we weren't able to nominate you, we still have openings at this time. To "Mayor Hale is right about those board positions as well. If you applied for something, even if you applied last year, and we weren't able to nominate you, we still have openings at this time."

See what is really going on in your community. To "To . See what is really going on in your community."

Mayor Hale seconded. Motion carried. Vote was 6-0-1; Mr. Merritt abstained. A vote was taken on the amended minutes. Vote was 6-0-1; Mr. Merritt abstained. Mr. Merritt arrived at 7:43 pm.

**Presentations,  
Proclamations, &  
Awards**

Mayor Hale read a Proclamation for National School Choice Week.

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

There were none.

**Resolutions  
Purchase of 2 Police  
Vehicles**

A resolution authorizing the City Manager to purchase two vehicles for the Police Department from Lebanon Ford of Lebanon, Ohio through the State of Ohio Cooperative Purchasing Plan at a cost not to exceed \$56,660.00.

Mr. Kessler introduced the resolution and moved for its adoption. Mayor Hale seconded. President Gibson inquired if the Resolution required modification "given what we had to do to the agenda".

City Manager Comments: Mr. Eggleston stated, yes. In Section 2, it states the City Manager is hereby authorized to execute the contract for the purchase of **1** vehicle through the state of Ohio Cooperative Purchasing Plan. It should state **2** vehicles. The word one should be changed to the word two.

President Gibson moved to modify the resolution to reflect that it is two vehicles; not one. Mayor Hale seconded. Mr. Kessler inquired why the City was not using Troy Ford. Chief Burris replied Troy Ford did not submit a bid this year and the bid was through Lebanon Ford. A vote was taken on modifying the resolution. Motion carried. A vote was taken on modifying the resolution. Resolution 3-17 was declared adopted and President Gibson affixed his signature in witness thereto.

**Ordinances  
(1<sup>st</sup> Reading)  
Comprehensive Master  
Development Plan**

An ordinance adopting a Comprehensive Land Use Development Plan for Tipp City, Ohio.

City Manager Comments: The public hearing has been set for February 6<sup>th</sup> to coincide with the second reading of the ordinance. The Comprehensive Plan is the guide to find a balance for future development, capital improvements etc. while providing and maintaining the quality of life Tipp has come to enjoy. It has been a lengthy process that has now come to fruition. Staff has done a great job in providing as much input as they could. Staff is asking this ordinance be introduced.

Mr. Owen introduced the ordinance.

**Amending Chapter 37 –  
Adding Assistant Fire  
Chief/Inspector Position**

An ordinance amending Chapter 37 Municipal Employees of the Codified Ordinances Section(s) 37.04 Non-Bargaining Employees and 37.39 (E) educational training, and other expense reimbursement of the City of Tipp City for all City Employees not covered by a collective bargaining agreement.

City Manager Comments: There are two changes to Chapter 37. The first being through the budget process, we added the position of Assistant Fire

Chief/Fire Inspector. The second change staff is asking for is under the educational training and other expense reimbursements; initially only Department Directors were the only ones that received a vehicle allowance of \$250. Proposing that an employee could receive that amount in lieu of using a City vehicle. This allows a few other positions to consider the stipends as opposed to using the City vehicle, which then reduces our motor pool. This is only for those positions who use a City vehicle.

Mr. Kessler introduced the ordinance.

Amending Chapter 37 –  
Setting Assistant Fire  
Chief/Inspector Pay  
Scale

An ordinance combining Chapter 37 Exhibits “A” 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: This ordinance adds the position of Assistant Fire Chief/Fire Inspector along with the bi-weekly salary. It also makes a correction to the Zoning Administrator and IT Manager’s salary in 2018. Inadvertently the amount was the same as in 2017. We are making that correction.

Mr. Owen introduced the ordinance.

**Motions**  
Attendance Bonuses

A motion granting attendance awards to full-time employees who worked the entire calendar year and who used 8 hours or less of sick leave in 2016.

City Manager Comments: Annually, Council has found it to be beneficial to award those employees who did not use much of their allotted sick time. Staff is asking Council grant the motion as has been done in previous years.

Ms. Berbach moved to approve. Mr. Kessler seconded. President Gibson congratulated the 2016 recipients: Yates, Adkins, Rittenhouse, Spring, Deeter, Reed, Flora, Batting, Eggleston, Soutar and Koogler. “We thank them for their commitment.” A vote was taken on the motion. Motion carried.

**Miscellaneous**

There were none.

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

There were none.

**Councilmember  
Comments**

Mr. Merritt apologized for arriving to the meeting late. Mr. Merritt thanked those employees who used little sick time in 2016.

Mr. Kessler had nothing additional.

Ms. Arblaster wished to revisit the proclamation that was presented earlier. “While I am certainly not against choice which is what America is. I think that it is important to recognize that school choice around our state has been a highly contentious issue. And one in which our state has received constant repeat national press on how we have mismanaged our choice system. While public education was grouped within the proclamation, I want

to say and to acknowledge that I know a lot of our public school teachers and administrators feel threatened by or at least under attack by the expansion of choice in our state. I don't know the origin of the proclamation and I am certainly not picking on anybody on Council for having that or presenting that; but I did want to recognize that school choice is certainly not an issue that everybody is certainly all happy-go-lucky about."

Mr. Owen stated he home schools his children and that's my choice and "I love it". Mr. Owen thanked everyone who was involved with the Comprehensive Master Development Plan. It was a project that took nearly half of a year. I thought it went very well and I appreciate everyone who participated on that. The stadium discussion tonight, I felt went very well. I want to thank Mayor Hale and Mr. Kessler for participating in that as well. There are some great citizens in our community that have stepped forward and who are leading this progress and I want to thank them as well. I also want to thank some people that have reached out over the past several weeks and have expressed their concern as to what the City will be doing. I have tried to enlighten them as to what is our role was and the process that we have to go through. To hear the concerns of the citizens, reaching out to a Council Member, and wanting to know what is going on. I think that shows that they are paying attention to this process.

Ms. Berbach had nothing additional.

Mayor Hale also thanked Mr. Owen and Mr. Kessler for their work on the stadium issue. Mayor Hale also thanked Council for their discussion tonight and to hear the decision as to what we are going to try to do from an in-kind and supportive point. In trying to get the project to get started and actually move forward. I do think that is a good thing for the community as a whole. Yes, I personally still hope it ends up at the park.

President Gibson echoed the sentiments of Mayor Hale and Mr. Owen, "It was a nice presentation, thank you Mr. Eggleston for providing all of that information. I hope this helps the schools make an informed decision. One that would call for the stadium to be down here where it has been. It is a lot of money and a lot of commitment. As I mentioned in the study session, I hope that it shows our commitment to the schools, and to work with the school system and to help them where we can. It is a huge step. It also bears recognizing the leadership of Mayor Hale and Council Member Kessler and Council Member Owen and even Council Member Arblaster. There is a lot of over and above stuff that they have done and it was a lot of time consuming efforts. We appreciate all of your efforts on that. That lends itself to the leadership you have on Council here. We have some good people working for you here. Also, Mr. Owen mentioned the Comprehensive Plan. I think that it is worthy to repeat that there is a public hearing on the adoption of that Comprehensive Plan next meeting. Which is February 6<sup>th</sup>. Anyone wishing to comment on that, the public hearing is on February 6<sup>th</sup>. We would love to hear from you if you cannot make the meeting. Contact any Council Member." President Gibson also reminded everyone of the many upcoming galas that will be held for the various community groups. President Gibson also informed everyone it is necessary for Council to enter Executive Session. "There will be a 10 minute recess between the conclusion of tonight's meeting and our Executive Session.

**City Manager  
Comments**

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 Time Warner or Spectrum channel 5 of the cable lineup. You can also log onto kittv.org and download meetings of the Tipp City Council, Monroe Township Trustees, School Board and other community events."

Mr. Eggleston stated staff is planning ethics training on February 9th. There will be two sessions; 10:00 am – 11:30 am and 1:00 pm – 2:30 pm. Tipp has opened this up to other communities as well. This will be mandatory training for our City employees as well. Any Council Member who would like to attend, please let Ms. Bates know.

Mr. Eggleston also informed everyone signs will be posted in all City parks prohibiting smoking. This oversight was brought to staff's attention by the Parks Board. Staff is working with the Parks Board to designate all City Parks as smoke free zones. A future work session will be scheduled in April or June.

Mr. Eggleston informed everyone staff is moving forward with the irrigation in Kyle Park. The hope is to have everything complete prior to the start of the soccer season.

**Adjournment**

President Gibson stated, "I declare it necessary for City Council to enter into an Executive Session to discuss two items; Pending Litigation and to Consider the Compensation of a Public Employee. Present at these discussions will be entire members of City Council, the Law Director, City Manager and City Council's Counsel, Mr. Kevin Lantz for the Pending Litigation part and for the Compensation of a Public Employee will be just the seven members of Council.

Mr. Kessler moved to adjourn. Mr. Owen seconded. Motion carried.

Meeting adjourned at 8:08 pm. Council entered Executive Session at 8:18 pm. Mr. Eggleston, Mr. Freeman and Mr. Lantz ~~existed~~ ~~exited~~ Executive Session at 8:30 pm. Ms. Arblaster entered Executive Session at 8:30 pm. Council returned from Executive Session at 8:57 pm. Ms. Berbach moved to return from Executive Session. Mr. Kessler seconded. Motion carried. Mr. Kessler moved to adjourn. Ms. Arblaster seconded. Motion carried. Meeting adjourned at 8:58 pm.

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Joseph Gibson, President of Council

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





