

TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

February 21, 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 and John Kessler. Also attending was City Manager Tim Eggleston, Law Director Jonathan Freeman, Finance Director John Green, Director of Municipal Services John Donnelly, Deputy Director of Municipal Services and Engineering Eric Mack and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Others in attendance include: Gail Porto, Pat Langley, Susan Langley, Ed Wingham, Karen Jackson, Mike Jackson, Steve Staub, David Wirth, John Richards, Rich Weethee and Betty Weethee.

Year-End Financial Review

Mr. Green reviewed the attached PowerPoint with Council. Mr. Green added, by the year 2020 all non-utility debt will be paid off. Mr. Green stated the City ended 2016 better than anticipated.

Review of Administrative Charges

Mr. Green reviewed the Administrative Charges to Utility Funds PowerPoint with Council. Mr. Green stated, since 1998, the City has charged the Utility funds for shared administrative costs to include personnel allocations. During the 2015 audit, a verbal (non-binding) recommendation was made for the City to complete a cost allocation plan identifying shared costs. The State Audit team also recommended this cost allocation plan be reviewed by and to obtain formal approval (motion) by Council.

President Gibson inquired why this needs to be completed. Mr. Green stated it isn't just for Tipp City. Adding, "There is not a formal recommendation by the Auditor's office for the City to do this. However, I anticipate this will come up as part of this years' audit." President Gibson commented, "This just seems like a lot of work for staff." Mr. Kessler added, "This is another way the state is taking home rule away from municipalities."

Mr. Green added, AMP can also provide a cost allocation if Council desires. The materials presented were completed internally, but can be outsourced if Council desires. Mr. Green requested Council review the allocations so staff may address any questions. A motion to formally approve the cost allocation methodology and future charge backs will be on the March 20 agenda for Council's consideration.

Water Tower Update

Due to the age and costs associated with the rehabilitation of Tower #1 (Bowman Avenue), Council requested staff to locate alternate sites for the tower. Mr. Mack reviewed potential sites for Water Tower #1. Site #1 is located on South Hyatt Street. This location allows for a 500,000 gallon tank which is +800 GPM (gallons per minute) increase over the existing Bowman Avenue tower. Estimated costs for the tower to be erected at this site is \$2.4 million. This includes costs to the purchase property.

Site #2 is located at the Service Center. This location would also allow for a 500,000 gallon tank, however looping the water main & upsizing to 12" pipes on 7th Street would be required for this location. This location allows for

300 GPM (gallons per minute) increase over the existing Bowman Avenue tower. Estimated costs for the tower to be erected at this site is \$2.6 million.

Mr. Mack also provided Council with cost estimates for the rehabilitation of the existing tower. The existing tower is a 350,000 gallon tank and the estimated rehabilitation costs are \$1 million dollars.

Mr. Eggleston asked for Council direction. Mr. Eggleston reminded Council drawings need to be rendered prior to the OPWC funds becoming available July 1. Mr. Kessler stated he was in favor of the Hyatt Street location. Mr. Kessler stated, "For fire prevention and safety of the residents...for all residents on the low pressure side, this would alleviate pressure problems." President Gibson asked for further clarification. Mr. Mack replied, "The average per minute is 1,900 gallons. The Service Center location would provide 2,200 gallons per minute and the Hyatt Street location would provide 2,700 gallons per minute. When dealing with fire suppression, more water is better; but either site would be okay." Ms. Berbach inquired how much longer the Bowman site would last if rehabbed. Mr. Mack replied 30-35 year estimate if maintained regularly. Mr. Eggleston added the rehabilitation of the existing tower could climb upwards of \$1 million. Ms. Berbach inquired the average for a new tower. Mr. Mack replied 40-50 years. President Gibson commented previous estimates had the Service Center at lower estimates. Mr. Mack replied that was correct, but that estimate did not include the necessary tie-ins or the pipe upsizing. Mr. Kessler stated the visual impact for the tower to be placed on Hyatt Street is "minimal". "Safety is more important than the visual. We need to give the best service to the community." John Richards inquired of Council and staff if the residents were unsafe. Mr. Mack stated he didn't want to speak for Chief Kessler and the estimates were established for fire flows. President Gibson inquired if the additional 500,000 gallons/minute were necessary for safety. Mr. Eggleston reminded Council during a large fire event, there will be multiple trucks on the scene draining pressure. "Each fire will have its own behavior and characteristic requiring different means to fight." Mr. Kessler stated in the last 40 years, there has only been 3 major fires in the City. Mr. Kessler added, "What if there are multiple fires? Safety remains an issue."

The residents in attendance inquired how the sites were chosen. Mr. Mack replied a consultant was hired to determine the best sites. "Including tying into the existing system and availability of land." President Gibson inquired of the residents in attendance if they were all against the Hyatt Street location. They all responded they were. Steve Staub requested staff research the decline of property values when a water tower is nearby. Mr. Eggleston stated in his years working for various municipalities, "I've never seen property values decrease because of the proximity of a water tower." Mayor Hale stated he would like to hear Chief Kessler's opinion on the matter.

Adjournment

Meeting adjourned at 7:50 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

February 21, 2017

Council Meeting

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

President Gibson moved to excuse Mr. Owen. Ms. Berbach seconded. Motion carried.

Mr. Merritt arrived at 7:53 pm.

City Staff in attendance include: City Manager Tim Eggleston, Law Director Jonathan B. Freeman, Finance Director John Green, Director of Municipal Services and Engineering John Donnelly, Police Sergeant Marc Bayse and Clerk of Council Janice Bates. Reporters Nancy Bowman and Cecilia Fox were also in attendance.

Guests signing the register include: Susan Langley, Pat Langley, Gail Porto, Dave Wirth, Rich & Betty Weethee, Ruth Reinford, Walter Burton, Jeff Sebor and Barb DeAngelis.

Invocation and Pledge of Allegiance

Mayor Hale gave the prayer for guidance. President Gibson led the Pledge of Allegiance.

Approval of Agenda

Mayor Hale moved to approve the agenda. Ms. Berbach seconded. Motion carried.

Minutes

2/6/17 Council Work Session

Mr. Kessler moved to approve the minutes of the February 6, 2017 Work Session. Ms. Berbach seconded. Motion carried.

2/6/17 Council Meeting

Ms. Berbach moved to approve the minutes of the February 6, 2017 Council Meeting. Mr. Kessler seconded. Motion carried.

Presentations, Proclamations, & Awards

There were none.

Ordinances (2nd Reading)

Amending 2017 Appropriations

An ordinance amending 2017 appropriations and modifying the annual operating budget as a result of this action.

City Manager Comments: This amends appropriations to increase the Clerk salary from \$150/week to \$163.46/week; which is \$8,500 per year. In addition, it gives her a one-time \$5,000 stipend. Staff is asking the ordinance be adopted.

Ms. Arblaster introduced the ordinance and moved for its adoption. President Gibson stated, "I can say that in working with our Clerk, she does an outstanding job. This is a well-deserved ordinance. And long overdue. I want to congratulate her on all of her work and it is indeed the result of a favorable employee evaluation conducted by Council Members. We thank you for all of your hard work. And continued success and best of luck in your future...here with us." Ordinance 5-17 was declared adopted and President Gibson affixed his signature in witness thereto.

Resolutions
Opposing the Governor's
2017-2018 Budget

A resolution strongly opposing the State of Ohio Governor's proposed 2017-2018 budget, which proposes centralized collection of net profit tax returns and other provisions related to the municipal income tax, which will cause a substantial loss of revenue needed to support the health, safety, welfare and economic development efforts of Ohio Municipalities and declaring an emergency.

City Manager Comments: The Managers and Mayors organization has asked their respective Council's to send on to our legislators' a resolution opposing the budget. The downside of central collection is, we will not be able to audit and make corrections to tax returns, which part of the law states you cannot calculate. It does deal with businesses at this point and the fear is that it will be expanded to residential income tax collection. Which can then create more issues. The Manager's in the Dayton region have collaborated with the Central Ohio Manager's Association to watch this proposed budget. And if there is any other action that needs to be taken whether that needs to be legal or opposing certain aspects. We are asking Council pass this resolution.

Mayor Hale moved to approve the resolution. Ms. Berbach seconded. President Gibson stated, "To the average person, centralized collection might seem like a good idea. But in my honest opinion, the way that this is being processed, and the way that this is all turning out, I am concerned. It will result in a substantial loss of funding for the City of Tipp City in particular. I urge the other Council members to look at this at well and to give it the credence that it deserves. The City is going to lose a lot of money. It is as simple as that. The City is going to lose a lot of money as a result of this process. We hope the state legislature will reconsider or change this particular element of the budget." Mr. Kessler added, "I deal with this collection agency through the employees he has to pay and it is a bear. Everything is online. It is horrendous. In reality, the loss of monies here in the community is one thing, but it is also taking away our Home Rule. I urge citizens themselves to also contact their legislators to strike this down because this is going to affect everybody." Mayor Hale added, "We certainly don't need to send the State our money so they can turn around and give it back to us, which is basically what this is about." Motion carried. Resolution 6-17 was declared adopted and President Gibson affixed his signature in witness thereto.

Surplus Property

A resolution declaring personal property owned by the City of Tipp City to be declared surplus property and no longer useful in the general operation of the City.

City Manager Comments: Staff has bundled up a few items. We have a 1998 Ford Ranger 4WD Pick-up with 63,589 miles. It was replaced with a 2014 newer model. We also have a 1992 New Holland Leaf Loader. The items will be placed on Gov.Deals.

Ms. Berbach moved to approve the resolution. Mr. Kessler seconded. Motion carried. Resolution 7-17 was declared adopted and President Gibson affixed his signature in witness thereto.

Ordinances
(1st Reading)
Public Impound Lots

An ordinance enacting code section 154.04(G)(41), modifying code table 154.04-5 and code section 154.14 (B) of the Tipp City, Ohio Code of Ordinances regarding the establishment of public impound lots.

City Manager Comments: In preparation of the possibility for the water tower going in at the Service Center, the Manager asked staff to look at locating the proposed impound lot to the Old Electric Building. The Zoning Administrator developed the language and we are asking Council that this ordinance be moved forward.

Mr. Kessler introduced the ordinance.

Motions
Connection Fee Waiver

A motion waiving the \$8,611.00 connection fees for the Tipp City Senior Citizen Center.

City Manager Comments: At the last work session, staff provided Council with information regarding the request by the Senior Citizens for the City to forego the connection fees and possibly paying their utility costs. Council did agree to waive the connection fees at this point in time and are still looking at the possibility of waiving the fee for utilities. We are asking for a motion to solidify that so they know they don't need to budget that item.

Ms. Arblaster moved to approve. Mr. Merritt seconded. Motion carried.

Miscellaneous

There were none.

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

There were none.

**Councilmember
Comments**

Mr. Merritt apologized for being late.

Ms. Arblaster informed everyone she attended the Community Services banquet and reminded everyone Thursday evening is the Founder's Event hosted by the Downtown Tipp City Partnership.

Ms. Berbach informed everyone soccer signups will begin on April 1st. "This is the time that you sign up for SAY soccer as well as select try-outs." Ms. Berbach informed everyone the Tipp City/Fire Department basketball game is coming up on April 8th. Tickets can be purchased at the Police Department. With the donation of a canned good, the price is \$1 off each ticket. "There will also be a fish fry and free-throw basketball competition at the Community Bible Church and 3G Tactical coming up on March 11th. This is a fundraiser for Guns and Ribbons, an event that is held in June. If you would like more information, you can email me, or find additional information on Facebook."

Mr. Kessler had nothing additional.

Mayor Hale stated, "I know he left and retired without any real fanfare, but Jim Asher retired. And I want to make sure that he knows and the public knows that I appreciate everything that he did for this community all these years. He's doing it just because that is the type of guy that he is. That he didn't want any fanfare from us or anything. Thank you Jim, and I wish you would be willing to come in here and let Council thank you if nothing else."

Mayor Hale reminded everyone he will be in Washington D.C. next week attending the OMEA Legislative rally.

President Gibson also offered congratulation to Mr. Asher. "Many years of service. He worked at various positions and we bumped him up to the Street/Parks Manager and we appreciate his willingness to do that and serve as he has. Thank you Jim and the Mayor is right, that is just the kind of guy that he is. Thank you Jim wherever you are and best of luck to you in your retirement." President Gibson also thanked Finance Director Green for his report regarding the conclusion of the 2016 budget and where we are financially. "I know a lot of hard work goes into that. The auditors make it even harder with more allocations and all kinds of extra stuff to do. You put it in a cogent and easy to understand form. And we do appreciate all of your work on that." President Gibson also thanked all of those who provided information on the water tower project. "We do appreciate everyone coming out and giving us their thoughts on that. That's what we want. I enjoy discussions from the residents. It is good they ask questions and give us their input because that's our job to listen to that and to act accordingly. It might have made a difference in where the water tower goes. That's why it is always worth it to be in touch with all of your local officials and state and nationally as well."

President Gibson reminded everyone registration for the swim team is still going on. "You can still buy your pool passes, shelter rentals begin the first Monday in March, which is March 6th this year. The Battle of the Badges is also coming up on April 8th as well as the Downtown Tipp City Partnership's Annual Dinner. Also coming up is the purse auction presented by Tipp-Monroe Community Services and the chili cook-off presented by the Tipp-Monroe Optimist Club."

**City Manager
Comments**

Mr. Eggleston informed everyone Phase II of the CR25A project is coming along. We anticipate this project beginning July 1st.

Mr. Eggleston informed everyone the residents Wunderwood Drive, (a private drive in the City) have been working on a plan to benefit both parties. We are hoping for resolution in the next few months. Mr. Eggleston added staff is planning to bring a resolution to Council in the next few months to remove the "bump" at Weller Drive.

Mr. Eggleston informed everyone he will be attending the OMCA Conference the remainder of the week and will be out of the office but will still be available via phone or email.

President Gibson informed everyone Council will not be adjourning but will be entering Executive Session regarding Pending Litigation after a brief ten minute recess. Those included in Executive Session are Members of Council, City Manager, Law Director and Outside Counsel.

Adjournment

Mayor Hale moved to enter Executive Session after a ten minute recess. Mr. Kessler seconded. Motion carried. The regular meeting ended at 8:17 pm. Council entered Executive Session at 8:27 pm. Ms. Arblaster did not enter Executive Session.

Council returned from Executive Session at 8:48 pm. Ms. Berbach moved to return from Executive Session. Mr. Kessler seconded. Motion carried.

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

Meeting adjourned at 8:49 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council



