

**TIPP CITY WORK SESSION**

**TIPP CITY, MIAMI COUNTY, OHIO**

**September 18, 2017**

**Executive Session**

The following Council Members answered roll call. President Joe Gibson, Mayor Pat Hale, Carrie Arblaster, Katie Berbach, John Kessler, Tom Merritt and Matt Owen. President Gibson informed everyone Council will be entering Executive Session for the purpose of imminent litigation and pending litigation to include all members of Council, City Manager Eggleston, Law Director Freeman, and Special Council Kevin Lantz and Ned Dowd. Ms. Berbach moved to enter Executive Session. Mr. Owen seconded. Motion carried. Council entered Executive Session at 6:20 pm. Ms. Arblaster exited Executive Session at 6:42 pm. The remaining members of Council returned from Executive Session at 6:50 pm. Mr. Owen moved to return from Executive Session. Ms. Berbach seconded. Motion carried.

**Work Session**

The work session began at 6:55 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, Finance Director John Green, Law Director Jon Freeman, 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, EMS Chief Jeff Calicoat and Clerk of Council Janice Bates. Reporter Carla Ungerecht was also in attendance.

Guests include Heather Dorsten, Donnie Chaney, David Stockler, Mike Whitby, Doug Trent and Tony Fleet

**Sewer Systems Study  
Follow-Up**

Deputy Director of Municipal Services Eric Mack provided Council with additional information regarding updates to the sewer system. Mr. Mack informed Council there is a need to separate the flows. In reviewing Council's request to do Phase II first and perhaps limiting the need to complete Phase I. Mr. Mack stated Phase I is needed and Phase II is needed only on future growth of the City and is not necessitated at this time. President Gibson inquired what has changed since the last meeting. Mr. Mack stated, "There is not new information; staff has once again reviewed the study and determined it is best to separate those two main users (Abbott and Meijer). By separating them, provides additional capacity."

Ms. Berbach inquired of the estimated cost of this project. Mr. Mack replied estimates are around \$600,000. Ms. Berbach inquired if this project was in the budget. Mr. Mack replied it is included in the 5-year CIP.

**Ambulance Committee  
Review – Purchase of  
Medic**

Donnie Chaney, member of the Fire and EMS Departments and member of the ambulance review committee provided Council with information regarding the desired specifications of the new medic. Mr. Chaney informed Council this medic would be replacing the 2009 unit with 100,000 miles. The committee is between two makes; Horton and Braun. Mr. Chaney informed Council the committee prefers the Horton model at a cost of \$215,990.00. Mr. Chaney confirmed this item would be a state bid purchase. Mr. Owen commented, "If this is what you want, we will get it for you."

Community Investment  
Corporations - CIC

Law Director Freeman informed Council of the Tipp Improvement Corporation (TIC) and the possibility of revitalizing this program for the City. Mr. Freeman continued, this program acts as an economic driver or “agent” for the City. Mr. Freeman provided Council with a brief history of the program. In 1975, the Tipp Improvement Corporation received its 501C(4), charitable tax for social causes. Mr. Freeman added, Resolution 68-05 designated the CIC as the “City’s agent” for the industrial, economic, civic, commercial, distribution and research development of the municipality of Tipp City, Ohio. Specifically, the Resolution states, “The Corporation shall prepare a plan for the municipality of industrial, economic, civic, commercial, distribution and research development, and such plan shall provide therein the extent to which the Corporation shall participate as the agency of the municipality in carrying out such plan. Such plan shall be confirmed by the Council. The Corporation may incur debt, mortgage its property acquired under this section or otherwise, and equipping buildings, structures and other properties, and acquiring sites therefor, for lease or sale by the Corporation in order to carry out its participation in such plan. Any such debt shall be solely that of the Corporation and shall not be secured by the pledge of any moneys received or to be received from any political subdivision.” Mr. Freeman informed Council staff is interested in revitalizing this dormant program, but some of the policies need to be updated. Mr. Eggleston inquired what is necessary to get this program started again. Mr. Freeman replied the first step is to update and redevelop documents regarding the program. Then we can move forward in identifying properties and projects. Ms. Arblaster stated she would like to see the City be more pro-active and on the forefront of shaping how the community grows. President Gibson inquired if the role of this committee was for acquisition only. Mr. Eggleston replied there is also a component for Downtown Revitalization as well. Mr. Merritt inquired if this mechanism is currently in place. Mr. Eggleston replied not as it is currently being proposed. President Gibson agreed the information presented seems outdated.

**Adjournment**

Meeting adjourned at 7:27 pm.

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

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

**TIPP CITY COUNCIL MEETING**

**TIPP CITY, MIAMI COUNTY, OHIO**

**September 18, 2017**

**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, Finance Director John Green, Director of Municipal Services and Engineering John Donnelly, Police Chief Eric Burris, Fire Chief Steve Kessler, EMS Chief Jeff Calicoat and Clerk of Council Janice Bates. Reporter Nancy Bowman was also in attendance.

Guests signing the register include: Gordon Pittenger, Ruth Reinhard, Frank Scenna and Heather Dorsten.

**Invocation and Pledge of Allegiance**

President Gibson offered 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**  
8/21/17 Work Session

Mr. Owen moved to approve the minutes of the August 21, 2017 Council Work Session. Ms. Berbach seconded. Motion carried.

8/21/17 Council Meeting

Ms. Arblaster moved to approve the minutes of the August 21, 2017 Council Meeting. Ms. Berbach seconded. President Gibson moved to amend the minutes on page 4 to clarify language from "This doesn't enumerate, in my view, but I am willing to entertain any arguments that merit an emergency status." TO; "This doesn't qualify, in my view an emergency, but I am willing to entertain any arguments that merit an emergency status. Ms. Berbach seconded. A vote was taken. Motion carried. A vote was taken on the amended minutes. Motion carried.

**Presentations, Proclamations, & Awards**

Heather Dorsten provided Council with the quarterly update on Downtown Tipp City.

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

Amending Chapter 39.05

An ordinance amending Chapter 39.05 of the Codified Ordinances of the City of Tipp City.

City Manager Comments: This is just a simple language change. This ordinance changes the language in item B to clarify "an asset of a market value less than \$1,000 must be declared surplus by the City Manager.

Ms. Berbach introduced the ordinance and moved for its adoption. Motion carried. Ordinance 17-17 was declared adopted and President Gibson affixed his signature in witness thereto.

Amending Chapter 150  
Sections 150.20-.21

An ordinance amending Chapter 150 Sections 150.20-.21 of the Codified Ordinances of the City of Tipp City.

City Manager Comments: The Miami County Building Department performs building inspections and services for Tipp City. Therefore this section is no longer needed and is being reserved for future use.

Mr. Owen introduced the ordinance and moved for its adoption. Motion carried. Ordinance 18-17 was declared adopted and President Gibson affixed his signature in witness thereto.

**Resolutions**  
Police Services Shared  
Costs with Tipp City  
Village Exempted  
Schools

A resolution authorizing the City Manager to enter into an agreement with the Tipp City Exempted Village Schools to provide police services and share costs.

City Manager Comments: Staff held a study session and discussed the proposed agreement. Currently the officers are paid by the school directly. Chief Burris had concerns that our officers are wearing their uniforms during school events but not on the City's payroll. We questioned what would the liabilities be, if any. Is the officer on school time or City time? Chief Burris worked with the schools, and made a proposal that they (the schools) contract the officers from the City and the officer will be City employees and will be paid overtime. Tipp Schools are agreeing to pay 60% of the overtime costs. This keeps a Tipp City Police Officer in the schools, which allows our officers to build rapport and trust among the students. The schools are in agreement with the proposed.

Ms. Berbach moved to approve the resolution. Ms. Arblaster seconded. Motion carried. Resolution 28-17 was declared adopted and President Gibson affixed his signature in witness thereto.

Miami County Public  
Defender

A resolution authorizing and directing the City Manager to enter into a contract with the law office of the Miami County Public Defender.

City Manager Comments: This is our annual agreement with the Miami County Public Defender's Office. This contract will commence on January 1, 2018 and expires on December 31, 2018. For an amount not to exceed \$,4060.23

Ms. Arblaster moved to approve the resolution. Ms. Berbach seconded. Motion carried. Resolution 29-17 was declared adopted and President Gibson affixed his signature in witness thereto.

Miami County Budget  
Commission

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, 2018 and certifying such levies to the County Auditor.

City Manager Comments: The Budget Commission provides the inside millage of 10-mills among the taxing authority 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 moved to approve the resolution. Ms. Berbach seconded. Motion carried. Resolution 30-17 was declared adopted and President Gibson affixed his signature in witness thereto.

**Ordinances  
(1<sup>st</sup> Reading)**

Bond Notes - \$1,100,000

An ordinance providing for the issuance and sale of notes in the maximum aggregate principal amount of \$1,100,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of various public infrastructure projects.

City Manager Comments: Each year the Finance Director reviews the City's debt and decides the best course of action to reduce the City's debt and possible interest savings. Each year, the Finance Director has opted to issue notes on short term due to the low interest rates available. The three projects remaining to be paid off are the South Third Street Reconstruction Project, costs of renovating and equipping the Fire station and the costs of improving Main Street.

Mayor Hale introduced the ordinance.

Amending Code Section  
154.03(J)(5)

An ordinance amending Code Section 154.03(J)(5) of the Tipp City, Ohio Code of Ordinances to revise when a Temporary Certificate of Occupancy can be issued.

City Manager Comments: The change to this section provides the Zoning Administrator with greater flexibility to meet the demands of the contractor, business owner or resident. The changes allows the contractor, business owner or resident to provide surety and to cover the costs if the site work is not completed and upon receiving a copy of a final occupancy permit by the building department.

Ms. Berbach introduced the ordinance.

Amending Code Section  
Table 154.04-5

An ordinance modifying Code Section Table 154.04-5 of Principally Permitted Uses of the Tipp City, Ohio Code of Ordinances.

City Manager Comments: In 2014-2015, Council modified Table 154.04-5 to include in the conservation and light industrial district, fraternal, charitable and service oriented clubs which would allow the seniors to use certain parcels of property located in the district. These modifications were given a positive recommendation by the Planning Board. At the September 12, 2017 Planning Board meeting, the Planning Board voted 3-2 recommending to Council to modify the Table to exclude fraternal, charitable and service oriented clubs in the conservation and light industrial districts.

Mr. Owen introduced the ordinance.

**Motions**

Liquor Permit – 3311 S.  
CR 25A

A motion to request or not request a public hearing on the issuance of a TREX Agreement C2 liquor license to Shree Gurudev, Inc. (dba Troy Food Mart) at 3311 S. CR25A.

City Manager Comments: Mr. Eggleston deferred to Mr. Freeman to provide a brief history on this matter. "Under the guise of the TREX Agreement, it allows through economic development to have that license

transfer. Pursuant to that as indicated, even though the City did sign off onto that TREX Agreement, if for some reason the state would still send the City a notice to either accept or reject. It would be at this point, it would be appropriate for Council to Not request a public hearing.”

Mr. Kessler moved to not request a public hearing. Ms. Berbach seconded. Motion carried. Vote was 6-0-1; Mayor Hale abstained.

**Miscellaneous**

There were none.

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

There were none.

**Councilmember Comments**

Mr. Merritt thanked those members of the Electric Department who helped those affected by hurricane Irma in Florida. Mr. Merritt thanked Mr. Freeman, Mr. Chaney and Ms. Dorsten for their presentations. Mr. Merritt announced he is now a grandfather.

Ms. Arblaster thanked Ms. Dorsten on her presentation. Ms. Arblaster reminded everyone Mum Festival is this weekend and encouraged everyone to participate.

Mr. Owen thanked staff for their presentations during the Study Session. Mr. Owen stated he was looking forward to the car show on Friday and all of the other Fall and Winter activities happening in Tipp! Mr. Owen also thanked the Tipp City Electric crews for what they are doing in Florida.

Ms. Berbach reminded everyone soccer is winding down for the SAY program and Kyle Park will continue to be busy. Ms. Berbach informed everyone soon a THOR System (lightening detection system) will be installed at the park. Ms. Berbach also thanked the Electric crews for their work in Florida. As well as those who made presentations during the Study Session; “It gives us a lot to think about.”

Mr. Kessler had nothing additional.

Mayor Hale also thanked the Electric Department for sending crews to Florida. “I am excited that Mum Festival is coming up this weekend.” Mayor Hale gave a special thank you to the ambulance committee for their presentation and recommendation of the medic. “I am very thankful that we have leadership that is willing to listen to the recommendations.”

President Gibson also thanked the ambulance committee. “We are very happy the leadership is willing to involve staff on this decision, as they are the ones using the equipment. I think their needs being addressed in providing the best service that we can, especially in the life saving area is crucial.”

President Gibson also thanked Ms. Dorsten on her presentation.

President Gibson reminded everyone the Mum Festival is this weekend. There is still time to offer sponsorship and to volunteer. This is the time for

Tipp City to shine once again. "I look forward to seeing everyone at the Mum Festival!"

President Gibson also reminded everyone that on Monday, September 25<sup>th</sup> beginning at 3:00 pm, Council will be holding the annual Capital Improvement Program Workshop in Council Chambers. This is an informal session that is open to the public. President Gibson thanked staff for all of their hard work in preparation and putting the CIP presentation together.

President Gibson also thanked the Electric Department crew who provided mutual aid to the hurricane victims in Florida. "It is always nice that our City stands ready to help one another in times of need."

President Gibson also offered congratulations to "Grandpa Merritt".

President Gibson reminded everyone these proceedings have been recorded and will be rebroadcast over the next few weeks over the local cable access station. In this area, it is Spectrum Channel 5 of the cable line up. You can also log onto kittv.org and download meetings from City Council, Monroe Township Trustees, School Board and other community events.

**City Manager  
Comments**

Mr. Eggleston informed everyone that hopefully by the end of the week the Electric crews dispatched to Homestead, Florida will be returning.

Mr. Eggleston informed everyone at the upcoming OML Conference, Ms. Bates will be presenting a program titled "That's How We Role", designed to describe the Clerk's interaction with Council, Administrators etc. "We are happy to see that she will be participating in that."

StreetScape engineering is in the process and survey crews are out on 25A by Meijer getting ready to get that project designed.

**Adjournment**

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

Meeting adjourned at 8:25 pm.

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

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





