

TIPP CITY COUNCIL STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO

SEPTEMBER 15, 2008

Study Session

City Manager Jon Crusey opened the Study Session at 7:02 p.m. on this date.

Roll Call

Council Members in attendance included: William D. Beagle, Council President Patrick A. Hale, George H. Lovett, John E. Kessler, Vickie K. Blakey and Dolores Gillis. Others in attendance included: Assistant City Manager Bradley C. Vath, City Engineer Scott Vagedes, Finance Director Richard Drennen, Street Superintendent Bob Steggemann, *Dayton Daily News* reporter Nancy Bowman and Clerk of Council Misty Cheshire.

**Discussion –
Road Salt**

City Manager Crusey presented the 2008 road salt bid results to City Council, PowerPoint presentation attached. He noted that Tipp City participates in the Southwest Ohio Purchasers for Government (SWOP4G) Purchasing Cooperative. SWOP4G submitted bids for 108 communities, of which only 51 communities received bids. Only two of the six companies solicited, Morton Salt and Cargill, submitted bids and those companies only gave bids to communities that had contracted with them in 2007.

Tipp City obtained a bid from Morton Salt in the amount of \$104.23 per ton, which is a 118% increase from 2007, and has the opportunity to purchase up to 800 tons. Mr. Crusey noted that Tipp City must commit to the salt order by September 26th and must purchase the committed amount by April 30, 2009. Morton will not guarantee additional salt beyond the City's committed amount.

Mr. Crusey reported that the City currently has 430 tons of salt and has budgeted \$34,000 for the purchase of salt in 2008, which would purchase an additional 325 tons of salt. Mr. Crusey predicted that 755 tons of salt may be adequate for a below average winter under the current salting practices. He estimated that an additional \$4,700 or 45 tons of salt would be needed for an average winter. An additional \$38,150 (366 tons) would be required to purchase sufficient salt for the 2008/2009 winter. Not purchasing enough salt and potentially running out could affect the beginning of the 2009/2010 season. Mr. Beagle stated that even if the City purchased the entire 800 tons, they could still potentially run out of salt. In addition, prices may not drop off in 2009.

Mr. Beagle asked if the City's bin would hold 800 tons of salt. Mr. Steggemann stated that if salt was blown in the facility could hold 1,000 tons, blowing the salt in would cost more. Mr. Vagedes stated that 650 to 700 tons of salt could be pushed into the storage facility.

Mr. Crusey discussed options for a salt conservation policy that would prioritize salting applications throughout the City. Mrs. Blakey expressed concerns about inadequate salting on school bus routes. Mr. Crusey stated that portions of the policy or parts of the policy could be adopted but it was important to have a policy in place. Mr. Crusey pointed out that the City did one light salt application last year using 40% less salt and it seemed to work well. Mr. Beagle noted that the policy

can be modified at any time. Mrs. Gillis supported a salt conservation plan and suggested the City purchase all 800 tons of salt available to the City.

Mr. Crusey noted that the Tipp City Schools have committed to purchasing 40 tons of salt from the City, which has been done for many years. In addition, The City of Vandalia may also be willing to purchase 300 tons salt from Tipp City if they are unable to acquire it themselves.

President Hale suggested the City purchase and retain the entire 800 tons of salt, minus the 40 tons being sold to the schools.

Mr. Kessler asked if the City had ever considered pre-wetting the streets with salt brine. Mr. Vagedes stated that salt brine works best with lower temperatures and ample traffic. It must be applied at proper times to be efficient. He noted that many Cities are experimenting with brine.

Adjournment

Council agreed to purchase and retain the entire 800 tons of road deicing salt. The study session concluded at 7:28 p.m.

Patrick A. Hale, President of Council

Attest: _____
Misty Cheshire, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

SEPTEMBER 15, 2008

Roll Call

President Patrick A. Hale called to order the regular meeting of the Tipp City Council at 7:31 p.m. Roll call showed the following Councilmembers present: William D. Beagle, Vickie K. Blakey, Council President Patrick A. Hale, George H. Lovett, John E. Kessler and Dolores Gillis.

President Hale moved to excuse Mayor Tim E. Evans, seconded by Mr. Lovett. The motion carried with a vote of 6-0.

Others in attendance: City Manager Jon Crusey, Law Director Joseph P. Moore, Utilities Director M. J. Eichman, Finance Director Richard Drennen, Assistant City Manager Bradley C. Vath, Police Chief Tom Davidson, Street Superintendent Bob Steggemann, City Engineer Scott P. Vagedes, *Dayton Daily News* reporter Nancy Bowman and Clerk of Council Misty Cheshire.

Citizens signing the register included: Brian M. Bruggeman, Steven Chaney, Joanna Pittenger, Gordon Pittenger, Matt Owen, Scott M. Brownlee, Katie Black, Kurt Hagen, Kim Hagen, Christian Hagen, Daniel Hagen, Paul Lee, Greg Simmons, and Steve Stocker.

Invocation and Pledge of Allegiance

Pastor Jeff Seekins from Community Bible Church delivered the invocation. President Hale led the Pledge of Allegiance.

Approval of Agenda

President Hale moved to amend the agenda by deleting the Public Power Week proclamation, seconded by Mr. Lovett. The motion unanimously carried. Mr. Lovett moved, seconded by Mr. Beagle to approve the amended agenda. The amended agenda was approved by a vote of 6-0.

Adoption of Minutes

President Hale moved, seconded by Mr. Kessler, to approve the minutes of the August 18, 2008 City Council Meeting. The motion carried 6-0.

Mr. Kessler moved to approve the minutes of the August 18, 2008 Post Meeting Study Session, seconded by Mr. Beagle. The motion carried with a vote of 6-0.

Presentations, Proclamations, & Awards

Big Tree Presentation

The Tipp City Tree Board presented Kurt and Kim Hagen of 415 W. Plum the "Biggest Sugar Maple Tree" award. The Hagen's Sugar Maple had a circumference of 76", a height of 75', and an average crown spread of 60'. Mayor Evans and City Manager Crusey presented a certificate to the Hagen family. Their name will be added to the City's Big Tree plaque that is displayed in the Government Center lobby.

Downtown Tipp City Partnership Quarterly Update

Matt Owen, Executive Director of the Downtown Tipp City Partnership, updated City Council of Partnership events: Antique and Artisan Show, Farmer's Market, Window's on Tippecanoe Gala, and HarvestFest. Mr. Owen reported that the Big Robot Café, Case Crafters, and M&J's, all new businesses downtown, have done well in

the their first year of business. Mr. Owen reported that the Partnership is still awaiting approval of their 501(c)(3) status. The IRS is several months behind on reviewing new applications.

**Ordinance
(Second Reading)**

The following ordinances were presented to City Council for adoption.

Snowmobiles, Off-Highway Motorcycles, and All Purpose Vehicles (Tabled)

Mrs. Blakey sponsored an ordinance amending code section 75.27 to modify the requirements for the operation of snowmobiles, off-highway motorcycles, and all-purpose vehicles within the city.

Clerk of Council Summary: This ordinance will enact code to regulate the use of these vehicles on residentially zoned properties with less than 3 acres.

City Manager Report: Mr. Crusey stated that the ordinance would prohibit these vehicles on residentially zoned lots with less than three acres but allow their use for agricultural and/or utilitarian purposes. He noted that the passage of this ordinance would repeal ordinance 11-08.

Mayor Lovett moved to table this ordinance to the October 6, 2008 City Council meeting so a decision could be made when all of Council is present, seconded by President Hale. The motion carried with a vote of 6-0.

Ordinance 32-08
2009 Tax Rate

Ordinance 32-08: An ordinance 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, 2009 and certifying such levies to the County Auditor.

Clerk of Council Summary: This legislation approves the rate of property tax to be levied for municipal purposes at 1.4 mills in Tipp City for fiscal year 2009. This rate is the same as the 2008 rate.

City Manager Report: Mr. Crusey stated that the City's current levy millage was 1.4 mills. The City receives approximately \$0.03 of every property tax dollar collected and would generate an estimated \$321,000 in FY 2008 revenues. He noted that the Miami County Budget Commission met and approved the City's authorized inside millage property tax rate for 2009.

There being no further discussion, Mr. Kessler sponsored this ordinance and moved for its adoption, seconded by Mr. Beagle. The motion carried. Ordinance 32-08 was declared passed and President Hale affixed his signature in witness thereto.

Ordinance 33-08
Corner Lot Setbacks

Ordinance 33-08: An ordinance amending Section 154.061(A) of the Tipp City Code of Ordinances to revise and clarify the setback requirements for corner lots.

Clerk of Council Summary: The Planning Board recommended this code modification at their August 12th meeting.

City Manager Report: This would remove conflicting code provisions regarding the location of the front lot line on a corner lot. Mr. Crusey noted that this amendment would clarify that on a corner lot the front lot line is the street right-of-way line with the least amount of street frontage.

There being no further discussion, President Hale sponsored this ordinance and moved for its adoption, seconded by Mr. Kessler. The motion carried. Ordinance 33-08 was declared passed and President Hale affixed his signature in witness thereto.

Ordinance 34-08
Residential Off-Street
Parking Areas

Ordinance 34-08: An ordinance amending Section 154.074(l)(3)(b) of the Tipp City Code of Ordinances to revise the requirements for the surfacing of residential off-street parking areas.

Clerk of Council Summary: This ordinance would revise the requirements for the surfacing of residential off-street parking areas.

City Manager Report: Adoption of this ordinance would require expansions of residential driveways to be a hard surface. Mr. Crusey stated that this revision would not affect existing gravel off-street parking areas.

There being no further discussion, Mrs. Blakey sponsored this ordinance and moved for its adoption, seconded by Mr. Beagle. The motion carried. Ordinance 34-08 was declared passed and President Hale affixed his signature in witness thereto.

Ordinance 35-08
Supplemental
Appropriation

Ordinance 35-08: An ordinance supplementing the appropriations in Ordinance 48-07.

Clerk of Council Summary: This ordinance authorizes an increase of appropriations for various funds of the City to supplement the 2008 fiscal year budget in the total amount of \$306,467.

City Manager Report: Mr. Crusey stated that this ordinance would authorize the appropriation of \$306,000 from the un-appropriated reserves as follows: \$50,000 from the Electric Fund to reimburse the City by NAWA to reduce the outstanding principal on the AMP-Ohio note that was issued for the Electric Fund's financing of the NAWA back-up generator; \$66,667 from the Water Fund to account for a 75% grant from the Miami Conservancy District and requisite local match (\$16,667) for groundwater monitoring and evaluation of point-source pollutants; \$189,800 from the Water Improvement Fund to account for additional water line costs in the amount of \$39,800 related to the N. Hyatt Street Reconstruction project, Phase II and \$150,000 for the Lightner Road water line extension project which is being jointly funded with the City of Vandalia.

There being no further discussion, Mr. Beagle sponsored this ordinance and moved for its adoption, seconded by Mrs. Gillis. The motion carried. Ordinance 35-08 was declared passed and President Hale affixed his signature in witness thereto.

**Resolutions
(One Reading
Required)**

Resolution 28-08
Purchase of Road Salt

The following resolutions were presented to City Council for adoption.

Resolution: 28-08: A resolution authorizing the purchase of road deicing salt from Morton Salt at a rate of \$104.23 per ton dumped or \$107.23 per ton using a piler for an amount up to 800 tons.

Clerk of Council Summary: Authorizes the purchase of road deicing salt through the Southwest Ohio Purchasers for Government (SWOP4G) cooperative bid awarded to Morton Salt from Chicago, Illinois.

City Manager Report: The adoption of this ordinance would authorize the City Manager to enter into a contract with Morton Salt for the purchase of road salt at a cost of \$104.23 per ton. Mr. Crusey stated that Tipp City participates in the Southwest Ohio Purchasers for Government (SWOP4G) purchasing cooperative for the bulk purchase of road salt. SWOP4G recently bid out road salt for 108 units of local government. Only two of the six companies invited to bid submitted bids and only 51 of the 108 communities received bids. Mr. Crusey announced that the two companies that submitted bids, Cargill and Morton, only provided bids to those communities that they provided salt to last year. Tipp City's bid from Morton was \$104.23 per ton, which is a 118% increase over last year's price of \$47.82 per ton. The City has until September 26th to commit to Morton the amount of salt that it will purchase and must purchase its committed amount before April 30, 2009.

Mrs. Gillis sponsored this resolution and moved for its adoption, seconded by President Hale. The motion carried. Resolution 28-08 was declared passed and President Hale affixed his signature in witness thereto.

Resolution 29-08
OPWC Application –
Bowman Ave. Water
Tower Replacement

Resolution: 29-08: 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 Bowman Avenue Water Tower Replacement Project.

Clerk of Council Summary: If awarded, this grant will be used fund a portion of the replacement cost of the Bowman Avenue water tower and refurbishment of the water tower west of I-75.

City Manager Report: This resolution authorizes the City Manager to submit a funding application to the Ohio Public Works Commission (OPWC) for the replacement of the circa 1931, 350,000 gallon Bowman Avenue Water Tower and the refurbishment of the existing 1,000,000 gallon water tower. The proposed OPWC funding for this \$2.4 M project is: \$700,000 in grant funds; \$400,000 in a 0% interest, 20-year loan; and a \$75,000 grant for capitalized and first year interest. Mr. Crusey noted that the remaining \$1.2 M would be the responsibility of the City and would be bonded and paid from the Water Fund. This project was originally slated for 2010/2011, but was moved forward to 2009/2010 when additional funding was made available by OPWC. Council discussed the re-prioritization of this project at its June 16, 2008 Study Session.

Mr. Lovett asked Utilities Director Eichman to explain why this project was necessary. Mr. Eichman replied that the existing tower was beyond its age and had been maintained in order to plan for the future. To replace the tower and take advantage of the grant monies the City would like to replace the Bowman Avenue tank. The EPA recommends that the City have at least a one-day storage capacity in the air.

Mr. Lovett asked why the City didn't patch the existing tower and keep it using it. Mr. Eichman stated that the tower has been repaired in the past. The real problem with the tower is the location. The City can't adequately maintain the tower in its current location. Mr. Eichman noted that the last time the tower was painted the City had to pay insurance claims due to paint splatter on surrounding homes. He noted that when the tower was originally built it was in a field away from town.

Mr. Lovett stated that the City would be paying ½ the cost for the project. Mr. Eichman agreed noting the City has acquired grant money to cover the other half of the project. Mr. Crusey noted that that the Water Fund would bond out \$1.2 M of the \$2.4 M Project. The City is also getting a \$400,000 zero percent 20 year loan through OPWC. He noted the City would get \$800,000 in grant funds for the project.

President Hale asked the City Manager to explain the bonding of the remaining \$1.2 M. Mr. Crusey stated that the City's share will be bonded out over a 20 year period. President Hale asked if Council had a say in how the bond was structured noting that he would prefer 20 equal payments rather than increased payments coming due at the end of the loan term. Mr. Drennen stated that the loan can be setup in a variety of ways but the structure of the loan would affect how the loan is sold. Mr. Crusey stated that the City will structure the loan however Council desires. He noted that staff will eventually come back to Council to issue bonds for the project. President Hale asked for Council's opinion regarding the loan term. Mr. Beagle asked if the structure of the loan affected the interest rate. Mr. Drennen replied that that structure of the loan does affect the interest. Mrs. Blakey stated that that Mr. Drennen was the expert in this area and she would be relying on his opinion.

Mr. Lovett sponsored this resolution and moved for its adoption, seconded by Mr. Beagle. The motion carried. Resolution 29-08 was declared passed and President Hale affixed his signature in witness thereto.

**Ordinances
(First Reading)**

Rosewood Creek,
Section Three, Final
Plan/Plat

The second reading and public hearing for the following ordinances will be held at the October 6, 2008 City Council Meeting.

Mr. Beagle sponsored an ordinance approving the Final Plan/Plat for Phase Three of the Rosewood Creek PRD Subdivision.

Clerk of Council Summary: The Planning Board reviewed and recommended approval of the final plat for Section Three of this subdivision. Council approval is the final step in the platting process.

City Manager Report: Mr. Crusey acknowledged that this ordinance would approve the Final Plan/Plat for the Rosewood Creek Planned Residential Development (PRD), Section 3. This plan/plat is in

Acceptance of
Rosewood Creek Lift
Station

compliance with the approved Preliminary Plan for this subdivision and required surety will be in place prior to the second reading of this ordinance on October 6th. This ordinance will also approve the Subdividers Agreement/Subdivision Construction Agreement.

Mr. Lovett sponsored an ordinance accepting certain public improvements (lift station) as completed by the developer of Rosewood Creek PRD Subdivision, Section One.

Clerk of Council Summary: All public improvements for Section One were accepted by Council with the adoption of Ordinance 27-05, with the exception of the lift station.

City Manager Report: Mr. Crusey reported that this ordinance would accept the Rosewood Creek lift station public improvements in compliance with Miami County Court of Common Pleas order which determined that the improvements were constructed in accordance with the drawings, specifications and design standards in effect

Rehiring of Retired
Division of Fire
Employees

Mrs. Blakey sponsored an ordinance amending Code Section 37.29 to modify the requirements for the rehire of retired employees by allowing for the rehire of retired Division of Fire Employees.

Clerk of Council Summary: This ordinance will affect five firefighters currently paying into PERS.

City Manager Report: This ordinance provides the City Manager the authority to rehire retired Division of Fire employees that have retired into their respective public retirement system. Mr. Crusey noted that this ordinance affects five volunteer firefighters that were hired prior to 1985 that are paying into the Ohio Public Employees Retirement System (OPERS). Firefighters hired after 1985 are required to pay into Social Security. The rehired firefighters will also be required to pay into Social Security. Given the unique nature of Tipp City's Fire Department and the difficulty of recruiting and training qualified volunteers, this ordinance allows the Fire Department to retain the expertise and institutional knowledge of long-term volunteer firefighters.

Motions
Schedule Public
Hearing – BZA Case
19-08 Appeal

President Hale moved to schedule a public hearing on October 6, 2008 for an appeal of a BZA decision regarding Case No. 19-08, seconded by Mr. Beagle. The motion carried with a vote of 6-0.

Schedule Public
Hearing – Chapter 153

President Hale moved to set a public hearing for Chapter 153 (Flood Damage Reduction Code) for October 20, 2008, seconded by Mr. Kessler. The motion unanimously carried with a vote of 6-0.

Civil Service
Commission
Appointment

Mrs. Blakey moved to appoint Stephen E. Hamant to the Civil Service Commission for a partial term expiring April 5, 2013, seconded by President Hale. Stephen E. Hamant was unanimously appointed to this Commission.

Deer Cliff Subdivision
Sewer Rates

President Hale moved to delay the implementation and collection of the sewer rate increase for Miami County/Deer Cliff Subdivision established by Ordinance 31-08 until December 15, 2008, and to maintain the current sewer rate until December 15, 2008 or until such time as an agreement for sewer service is reached between the

parties, whichever is sooner. Mrs. Gillis seconded the motion. The motion carried 6-0.

Citizen Comments

There were no citizen comments on items not on the agenda.

**Councilmember
Comments**

Mrs. Gillis announced that the Mum Festival will be held September 26-28. This will be celebrating its 50th Anniversary.

Mr. Lovett announced that Council would be holding a retreat on September 19th and a prime topic will be how to deal with making cuts to an already strained budget. Key needs are not being met and costs keep increasing. He noted that the budget is being balanced by not making key repairs and replacements of equipment.

Mr. Lovett thanked the electric crews for their response to the electric outage due to the wind storm triggered by Hurricane Ike. He noted that the City of Galveston, TX was the hardest hit by the storm. He noted that his family has vacationed in Galveston over the past three years. If citizens wanted to help the residents of Galveston donations could be made to the American Red Cross, The Red Cross of Galveston County, 918 Broadway Street, Galveston, TX 77550, or the Sacred Heart Church of Galveston www.sacredheartgalveston.org.

Mr. Beagle commended City staff for their hard work during the storm and thanked the citizens who helped their neighbors with fallen limbs and trees. Mrs. Blakey echoed those comments.

Mr. Kessler stated that he was driving around the City during the storm and observed the electric department hard at work and saw citizens trying to clean up after the storm. He thanked staff.

President Hale stated that Council often sees articles in the newspapers criticizing staff and yesterday was a perfect example of how hard employees work and how lucky the City is to have such dedicated and knowledgeable employees.

**City Manager
Comments**

Mr. Crusey stated that there are areas of Miami County and greater Dayton that are not going to have electricity for 1 to 5 days. Tipp City crews were able to get everyone powered back up by 7 a.m. the following morning. These efforts speak to the quality of our employees and the benefits of owning your own municipal electric. The Street and Parks department will be picking up brush over the next two weeks throughout the City. Residents should cut the branches into a manageable size.

The City will be losing \$8,200 in Local Government Funds but the City will be saving about \$3,000 in the City's dental plan. Mr. Crusey announced that CXS will be closing roads in Tipp City to make repairs to the line which will create road closures throughout the City. The City will try to keep the residents posted as information becomes available.

Adjournment

There being no further business, it was moved by Mrs. Blakey, seconded by President Hale, that the meeting be adjourned. The motion unanimously carried. President Hale declared the meeting adjourned at 8:26 p.m.

Patrick A. Hale, President of Council

Attest: _____
Misty Cheshire, Clerk of Council



TIPP CITY COUNCIL STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO

SEPTEMBER 15, 2008

Study Session

City Manager Jon Crusey opened the Study Session at 8:32 p.m. on this date.

Roll Call

Council Members in attendance included: William D. Beagle, Council President Patrick A. Hale, John E. Kessler, George H. Lovett, Vickie K. Blakey and Dolores Gillis. Others in attendance included: Utilities Director M. J. Eichman, Finance Director Richard Drennen, Brian M. Bruggeman, *Dayton Daily News* reporter Nancy Bowman, and Clerk of Council Misty Cheshire.

**Discussion –
Utility Center**

Utility Director Eichman used the attached PowerPoint presentation to discuss the proposed Utility Center Project. Mr. Eichman discussed the existing conditions of the Old Power Plant and its inadequacies. He noted that the design work was budgeted and would be paid for using Capital Improvement Funds (70%) and Electric, Water, and Sewer Funds (30%). Mr. Eichman acknowledged the fiscal state of the City and asked if there would be a better time in the future to construct this facility noting that constructions cost will most likely continue to rise. He pointed out that the City already owned the land for the facility.

Mr. Crusey noted that the project has been broken down into four phases and Council has the ability to stop the project after any phase.

Council discussed the need of the facility and potential electric rate increases that may result due to the construction of facility. Noting that the construction of this facility would also require roadway improvements. Mr. Hale asked if the City had considered other options such as a larger garage for vehicle storage. He stated that this facility would be nice to have but now wasn't the best time to build it.

Mr. Eichman reiterated the deteriorating conditions of the plant. He noted that it was recently broken into and controlling access/security at the currently location was an issue. Mr. Eichman stated that money would always be an issue no matter when Council decided to move forward with the project. He stated that the new facility was a necessity. The small staff needed good equipment and a place to store their equipment and supplies.

Adjournment

Mr. Lovett requested a cost breakdown for all four stages of the project and asked staff to look at other options. Staff said that they could provide Council a cost breakdown of the phases by the end of the week. The study session concluded at 9:11 p.m.

Patrick A. Hale, President of Council

Attest: _____
Misty Cheshire, Clerk of Council

