TIPP CITY COUNCIL STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO **MARCH 5, 2007**

Study Session

City Manager David A. Collinsworth opened the Study Session at 7:01 p.m. on this date.

Roll Call

Council Members in attendance included: President William D. Beagle, Vickie K. Blakey, Rick Mains, Jr., Mayor George H. Lovett, Donald H. Ochs, and Patrick Hale.

Others in attendance included: Assistant City Manager Bradley C. Vath, *Dayton Daily News* reporter Nancy Bowman, and Clerk of Council Misty Cheshire.

Discussion - Community Development Block Grants

Mr. Vath used the attached PowerPoint presentation to discuss potential Community Development Block Grant (CDBG) projects. He noted that Tipp City must compete with other villages in Miami County for CDBG grant funds whereas in the past a formula method was used. Mr. Vath highlighted recent projects completed with CDBG funds.

Mr. Hale asked if there would be public parking at the Veteran's Memorial Park. Mr. Vath noted that three parking spaces had been designated for the park, one of which was handicap. Staff suggested signage be posted prohibiting overnight parking and limiting the amount of time a person can park in the spaces.

Mr. Vath recommended the City pursue funding for public restrooms at the Old Municipal Building. City Council agreed with staff's recommendation.

Mrs. Blakey questioned if the restrooms would be available 24 hours a day. She asked if security cameras would be installed and how the City would monitor the facility. Mr. Vath replied that the City would need to address security and maintenance of the facility. He stated that the hours of operation could coincide with the downtown business hours.

Mrs. Blakey noted that Yellow Springs has a police outpost along their bike trail that had public restrooms. Mr. Collinsworth discussed the challenges of establishing a police outpost at the Old Municipal Building. He stated that he would discuss the matter further with Chief Davidson.

Adjournment

The study session concluded at 7:20 p.m.

William D. Beagle, President of Council

Attest: Misty Cheshire

Misty Cheshire, Clerk of Council

Tipp City CDBG Grants

3.5.2007 Study Session

Bradley Vath, Assistant City Manager

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CDBG Project Objectives

- ADA Projects
  - Handicapped Ramps, Restrooms, etc.
- CBD/Historic Downtown Projects
  - Streetscape, parks, old Municipal Building repairs
- Low/Moderate Income Projects
  - Based on surveys of residents (51% min.)
  - None of Tipp City's area's meet this requirement, without a wage survey to document required levels.

2

Recent Projects – (old Municipal Building)

- FY2001 Project Scope (City budget/work in 2002):
  - Replacing 5 existing services, installing new 400 amp services, and painted the exterior of the building to help preserve the structure.
  - Expended $13,501 City & $27,000 CDBG
- FY2002 Project Scope (City budget/work in 2003):
  - Design of all internal electric replacements, replaced all wiring, outlets, fixtures, switches, removed old antenna tower, etc. – 1st Floor, and HVAC replacement of 2nd Floor unit
  - Expended $31,250, $3,250 City & $28,000 CDBG

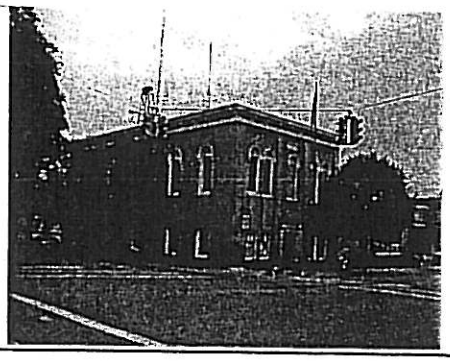
3

Recent Projects – Con.

- FY2003 Project Scope (City budget/work in 2004):
  - Replaced all wiring, outlets, fixtures, switches, etc. – 2nd floor & Fire Station
  - Cost $34,406, $6,406 City & $28,000 CDBG
- FY2004 Project Scope (Work done in 2005)
  - Design, bidding, construction administration, roof repairs, ceiling tiles & lights in second floor, bathroom renovations
  - $33,000 CDBG monies only.
- Over $139,000 spent from 2001 to 2004 on the old Municipal Building improvements!

4

old Municipal Building



5

Recent Projects – Con.

- FY2005 Project Scope (City budget/work in 2006/7 but no later than 8/31/07):
  - Replace sidewalks @ B&O Railroad Station (est. $12,600)
  - Purchase 7 Restoration District Signs (est. $6,000)
  - Installed Sidewalks at Vet. Memorial Park ($4,271.25)
  - Downtown Sign Program ($4,220.59)
  - Demolition of detached structures (est. $1,000)
  - $ 28,000 CDBG amendment hearing on 3.13.2007
- FY2006 Project Scope (City budget/work in 2007):
  - Phase A - Amendment pending to allow for replacement of sewer lines & water service at old Municipal Building (preparation for public restroom project), in lieu of the original demolition program.
  - $10,000 CDBG

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TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO MARCH 5, 2007

Roll Call

President William D. Beagle called to order the regular meeting of the Tipp City Council at 7:31 p.m. Roll call showed the following Council Members present: Rick Mains, Jr., Vickie K. Blakey, Donald H. Ochs, William D. Beagle, Mayor George H. Lovett, and Patrick Hale.

President Beagle moved to excuse Councilman Tim Evans from the meeting, seconded by Mayor Lovett. The motion unanimously carried.

In attendance: City Manager David A. Collinsworth, Law Director Joseph P. Moore, Finance Director Richard Drennen, Utilities Director M. J. Eichman, Assistant City Manager Bradley C. Vath, Chief of Police Tom Davidson, Fire Chief Steve Kessler, *Dayton Daily News* reporter Nancy Bowman, *Tipp Herald* reporter Mike Kelly, *Independent Voice* reporter Matt Bayman, and Clerk of Council Misty Cheshire.

Citizens signing the register included: Kenneth Oren, Ruth Safred, Jake Roberts, Tim Logan, Jack Berry, Joe Bagi, and Matt Owen.

Invocation and Pledge of Allegiance

Pastor Kenneth Oren from the Good Shepherd Church of the Brethren delivered the invocation. President Beagle led the Pledge of Allegiance.

Approval of Agenda

Mayor Lovett moved, seconded by Mr. Ochs, to approve the agenda. The motion carried.

Adoption of Minutes

Mr. Ochs moved, seconded by Mr. Hale, to adopt the minutes of the February 20, 2007 City Council Meeting. The motion carried with a vote of 6-0.

Ordinances
(Second Reading and Public Hearing)
Ordinance 12-07
Legacy District Overlay Zoning

The following ordinances were presented to City Council for second reading and public hearing.

Ordinance 12-07: An ordinance enacting section 254.064 "LD - Legacy Overlay District" of the Tipp City, Ohio Code of Ordinances to define and implement the Legacy Overlay District.

Clerk of Council Summary: This ordinance amends the zoning code and creates a new zoning overlay district entitled Legacy District (LD). This change is recommended by the Planning Board and is consistent with the recommendations of the Legacy District Reuse Plan.

City Manager Report: During the February 5th City Council meeting staff reviewed the proposed establishment of a Legacy Overlay District zoning classification within the City's Zoning Code. The proposed Overlay District is in compliance with the Legacy Reuse Plan adopted last year by City Council. Mr. Collinsworth noted that adoption of this ordinance did not rezone any property with the Legacy District Overlay rather it merely created the classification in the code for future rezonings. The Planning Board reviewed this ordinance and recommended its approval by City Council.

Mr. Mains asked if property owners in the Legacy Overlay District had to go through the normal rezoning process. Mr. Collinsworth stated that the property owners would need to follow the normal rezoning process. He noted that rezon~~ed~~ing could be done individually or with multiple parcels.

There being no additional comments, Mrs. Blakey sponsored this ordinance and moved for its adoption, seconded by Mr. Mains. The motion unanimously carried. Ordinance 12-07 was declared passed and President Beagle affixed his signature in witness thereto.

Ordinance 13-07
County Road 25A
Construction Note
Refinancing

Ordinance 13-07: An ordinance providing for the issuance and sale of notes in the maximum principal amount of $600,000 in anticipation of the issuance of bonds, for the purpose of paying the City's portion of the costs of improving County Road 25A between certain termini within the City in cooperation with the Director of Transportation of the State of Ohio by paving, draining and constructing curbs, gutters and necessary approaches, together with all necessary appurtenances thereto.

Clerk of Council Summary: This legislation authorizes the issuance of one-year bond anticipation notes in an amount not to exceed $600,000 to finance certain costs associated with the County Road 25A widening project.

City Manger Report: Mr. Collinsworth reported that 2 years ago City Council authorized the issuance of a one-year note that would finance the City's portion of the improvements for the widening of County Road 25A. The note was renewed in 2006 and will expire on April 25, 2007. Staff requested City Council authorize the re-issuance of the note in the amount of $600,000.

There being no additional comments, President Beagle sponsored this ordinance and moved for its adoption, seconded by Mr. Ochs. The motion unanimously carried. Ordinance 13-07 was declared passed and President Beagle affixed his signature in witness thereto.

Ordinance 14-07
Electric Rate
Ordinance

Ordinance 14-07: An ordinance amending Chapter 53 of the Codified Ordinances of Tipp City, Ohio entitled "Electric Regulations".

Clerk of Council Summary: This legislation authorizes an increase in and modification of the current rate schedule for all Electric customers within the corporate limits.

City Manager Report: Mr. Collinsworth noted that on January 16th John Courtney from Courtney and Associates presented an analysis of Tipp City's electric rates and cost of service. The last cost of service study was conducted in 1990. Mr. Courtney determined that Tipp City's current rates were not sufficient and would need to be increased by 15% over the next three years in order to meet the projected 2009 revenue requirements. It was also recommended that the City adjust the demand charge basis from a Kilovolt calculation to a more standard Kilowatt calculation. The most significant recommendation concerns changing the power cost adjustment charge from the current formula which includes past and future estimated power costs to a rolling six-month

look-back calculation. Mr. Collinsworth noted that the average impact on a residential customer would be about $10 per month at the end of the three year period phase-in.

Mr. Ochs stated that Tipp City's electric rates would still be comparable with other investor owned utilities. He asked Mr. Collinsworth to explain what would happen to the electric budget if the rates were not changed.

Mr. Collinsworth replied that the City would have to draw down the Electric Fund reserves which would impact the City's ability to complete certain projects or provide adequate coverage for bonding purposes for a major capital project. Mr. Collinsworth recommended the Electric Fund reserve be not less than 15–20% of the operating fund.

There being no additional comments, Mr. Ochs sponsored this ordinance and moved for its adoption, seconded by Mr. Mains. The motion unanimously carried. Ordinance 14-07 was declared passed and President Beagle affixed his signature in witness thereto.

Resolutions (One Reading Required)
Resolution 10-07
Historic Preservation Plan

The following resolutions were presented to City Council for adoption.

Resolution 10-07: A resolution adopting the City of Tipp City's Historic Preservation Plan.

Clerk of Council Summary: This resolution adopts the City's proposed Historic Preservation Plan as reviewed and recommended by the Plan Steering Committee. The plan outlines strategies for the City as well as the entire community and was presented to the community at a public forum on February 5th.

City Manager Report: On February 5th a public forum and presentation to Council was held at the Lutheran Church wherein the draft recommendations and plan summary of the City's Historic Preservation Plan was presented by consultants, Benjamin D. Rickey & Company. Mr. Collinsworth noted that the plan outlined strategies for the entire community, with specific recommendations for action items in terms of policy and physical improvements. The City has solicited comments from the general public on the plan and none have been received. Staff's recommended the plan be adopted.

Mrs. Blakey asked how the City planned to approach projects recommended in the plan. Mr. Collinsworth stated that the City would review the recommendations and determine which project can be completed without maximum expense or effort. Then the City would focus on the more significant long-term issues in the plan. Mr. Collinsworth noted that the City had already completed a component of the plan related to public education/information by holding public workshops. Whereas, the preservation and restoration of the Opera House would be a project that would a long-term challenging project.

There being no further discussion, Mrs. Blakey sponsored this resolution and moved for its adoption, seconded by Mr. Hale. The motion unanimously carried. Resolution 10-07 was declared passed and President Beagle affixed his signature in witness thereto.

Motions
Schedule Public Hearing

Mayor Lovett moved to schedule a public hearing on March 19, 2007 to consider the renewal of an Agricultural District located at 3401 S. Peters Road, seconded by President Beagle. The motion carried with a vote of 6-0.

Main Street Banner Request

Mr. Hale moved, seconded by Mrs. Blakey, to approve a request submitted by the Tipp City Church of the Nazarene to hang a Main Street Banner from July 9 – 22 to announce their annual Vacation Bible School. The motion carried with a vote of 6-0.

Rotary Donation

Mayor Lovett moved to accept a donation in the amount of $1,000 from the Tipp City Rotary Club for tree planting in Kyle Park to honor past Rotary Club Presidents, seconded by Mr. Ochs. The motion unanimously carried.

Miscellaneous
Agricultural District Renewal

President Beagle opened the public hearing. Law Director Moore swore in those citizens wishing to testify during the public hearing.

Mr. Collinsworth noted that under §929.02 of the Ohio Revised Code owners of farmland in Ohio can apply to have their property classified as an Agricultural District which provides certain benefits to those property owners if they actively farm the land. The request before City Council concerns the renewal of an existing Agricultural District along Donn Davis Way, containing 89.2 acres, owned by Berry-Logan Properties Staff expressed no objections to the renewal.

Mr. Mains asked if the farming activity would remain grain oriented. Mr. Logan stated that the farmer would probably plant corn or beans on the property.

Mrs. Blakey moved to approve the agricultural district renewal submitted by Berry Logan Properties, LLC, seconded by Mayor Lovett. The motion carried with a vote of 6-0.

Citizen Comments

Ruth Safred, 105 W. Main Street, introduced Matt Owen to City Council. Mr. Owen stated that it was a pleasure to be on board with the City and Chamber. He stated that the bylaws for the Downtown Partnership are coming together and events are being planned for 2007. He noted that the Chamber was focusing on improving member benefits and services.

Council Member Comments

Mr. Hale announced that the boy's basketball team would play in the District Finals on Wednesday, March 7th at 5:15 at the University of Dayton. He encouraged citizens to buy tickets locally because the money stayed with the school. "Go Red Devils."

President Beagle thanked those who were involved with the development of the Historic Preservation Plan. He also thanked Tipp Rotary Club for their donation.

Mr. Ochs noted that he was reappointed to the MVRPC Executive Committee. He stated that the voting method prevented other Miami County members from being elected to the Committee. Mr. Ochs noted that he challenged the voting method and changes will be made in 2008.

City Manger Comments

Mr. Collinsworth noted that at the last meeting City Council discussed removing the barricades on Burnside Drive. Mr. Collinsworth noted that he contacted the Monroe Township Trustees and conveyed the City's interest in fulfilling the original development agreement and remove the barricade. The Trustees expressed concern over the removal of the barricades based upon concerns voiced by Township residents. They requested the barricades be retained until the Hunter's Ridge subdivision was 80% built out, similar to the Curry Branch agreement. If City Council decides to remove the barricades, the Township requested the barricades be staggered, required street clean-up and directional signage be installed prohibiting construction traffic through the subdivision.

City Council agreed to try the staggered barricades and require the developer to install and pay for directional signage. Mr. Collinsworth stated that the City would provide guidelines as such to the developers when building permits are issued.

Adjournment

There being no further business, it was moved by Mr. Ochs, seconded by Mayor Lovett, that the meeting be adjourned. The motion unanimously carried. President Beagle declared the meeting adjourned at 8:21 p.m.

William D. Beagle, President of Council

Attest: Misty Cheshire

Misty Cheshire, Clerk of Council

TIPP CITY COUNCIL STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO **MARCH 5, 2007**

Study Session

City Manager David A. Collinsworth opened the Study Session at 8:30 p.m. on this date.

Roll Call

Council Members in attendance included: President William D. Beagle, Vickie K. Blakey, Rick Mains, Jr., Mayor George H. Lovett, Donald H. Ochs, and Patrick Hale.

Others in attendance included: Assistant City Manager Bradley C. Vath, Finance Director Richard Drennen, Utilities Director M.J. Eichman, *Tipp Herald* reporter Mike Kelly, *Dayton Daily News* reporter Nancy Bowman, and Clerk of Council Misty Cheshire.

Discussion - Sewer Rates

Mr. Collinsworth used the attached PowerPoint Presentation to discuss the City's sewer rate analysis and rate history. Staff recommended an increase in the City's sewer rate. Mr. Drennen stated that without increasing the rates the City would have to draw down the reserves in the fund. Mr. Eichman pointed out the City will likely have to replace old water and sewer lines downtown during future reconstruction projects. In addition, the City needed to have the ability to monitor and maintain existing lines throughout the City.

City Council agreed to move forward with the sewer rate recommendations. Mr. Collinsworth noted that the City would review the sewer revenues annually to ensure the sewer rate was adequate to cover the cost of operating and maintaining the system. He noted that at the end of the three-year increase period, Tipp City's sewer rates would remain competitive within the region.

Adjournment

The study session concluded at 8:58 p.m.

William D. Beagle, President of Council

Attest: Misty Cheshire

Misty Cheshire, Clerk of Council

Sewer Fund Rate Analysis

City Council Study Session

March 5, 2007

Rate Recommendations

	Current	7/1/07	1/1/08	1/1/09
1st 3,000 Gal.	$1.00/1,000 gal	$1.30	$1.60	$1.90
After 3,000 Gal.	$0.53/1000 gal.	$0.83	$1.13	$1.43
Treatment	1.57/1000 gal	$1.57	$1.57	$1.57
Minimum Bill Scenario (3,000 gallons)				
Collection Chg.	$3.00	$3.90	$4.80	$5.70
Treatment Chg.	$4.71	$4.71	$4.71	$4.71
Total Bill	$7.71	$8.61	$9.51	$10.41
Average Bill Scenario (7,000 gallons)				
CollectionChg.	$5.12	$7.22	$9.32	$11.42
Treatment Chg	$10.99	$10.99	$10.99	$10.99
Total Bill	$16.11	$18.21	$20.31	$22.41
Increase $$$		$2.10	$2.10	$2.10
Increase %		13.04%	11.53%	10.34%

Sewer Fund Financial Snapshot

- 2007 projected year end balance = $61,415
- 2008 projected year end balance without rate adjustment = ($222,222)
- 2007
  - Projected Receipts = $956,659
  - Budgeted Expenses = $1,298,189
    - Operating = $978,564
      - $595,000 (60%) is treatment charge from Tri-Cities
    - Other = $319,625 (capital, debt service, state loan)

Sewer Fund Financial Impact

- Projected Fund Balance EOY 2007 = $197,756
- Projected Fund Balance EOY 2008 = $153,019
- Projected Fund Balance EOY 2009 = $213,132
  - Approximately 15% of estimated expenses
- Other Variables
  - Development/Tap-In Fees (could be $30,000 - $40,000 higher during peak development)
  - TCA Treatment Charge Rate - not expected to increase at any time in foreseeable future

Rate History

- Last base sewer rate increase = 1990
- Consumer Price Index (CPI)Increase since 1990 = 54%
- Over 4500 customers
  - 46 % receive minimum bill
  - 85% are at 7,500 gal. usage (residential average) or less
- Basic cost drivers
  - Inflation
  - Inflow & Infiltration (must pay to treat, but with no revenue offset)
  - Capital projects
    - 10 year average annual capital expenditure = $73,850

Rate Competitiveness

- Even after third year increase, Tipp's sewer rate remains extremely competitive within region
- 2006 Oakwood Survey of 65 Water & Sewer utilities
  - Tipp presently second lowest @ $49.24
    - Quarterly bill @ 7,500 per month/22,500 quarterly
  - Range = $45.50 to $152.85
  - Average = $97.39
  - Tipp's place in 2009 = 12th place @ $71.73(lowest quintile)
    - Assumes all other remain same
    - See Handout