

7:00 p.m. – STUDY SESSION

- **Utilities Restructuring**
- **HR Position**

Agenda

Tipp City City Council

7:30 p.m. Monday, May 18, 2015

Tipp City Government Center

260 South Garber Drive

Tipp City, Ohio 45371-3116

1. Call to Order - Roll Call	President Gibson
2. Prayer for Guidance, Pledge of Allegiance	Pastor John Hughes Skyview Wesleyan
3. Motion to Approve the Agenda	President Gibson
4. Minutes Minutes of the May 4, 2015 City Council Work Session Minutes of the May 4, 2015 City Council Meeting	President Gibson
5. Presentations, Proclamations, & Awards	Mayor Hale
6. Legislation	Mr. Eggleston
Ordinances (<i>second reading</i>) A. Ordinance No: __-15: An ordinance accepting the application for the annexation of certain territory containing +/- 1.619 acres from Monroe Township to the City of Tipp City. (Introduced by Mr. McDermott) Summary: This ordinance would allow for the annexation of +/- 1.619 acres beginning at the northwest property corner of Inlot 3415 on South CR25A.	
Resolutions (<i>one reading required</i>) A. Resolution No: __-15: A resolution modifying and approving a revised preliminary plan for the Rosewood Creek Planned Residential Subdivision. Summary: This resolution approves the proposed Preliminary Plan for the Rosewood Creek Planned Residential Subdivision and allows for the reconfiguration of the layouts of Phase 5 and converts the Zero Lot Line lots on Phase 5 into "Garden Lots". B. Resolution No: __-15: A resolution finding that the Council of the City of Tipp City has reviewed the submissions to be made to the Budget Commission of Miami County, Ohio, and authorized by said Commission for the fiscal year 2016 in relation to the Alternative Tax Document Format provided in Ohio Revised Code Section 5705.281 and approves the same. Summary: This resolution completes the Miami County Tax Budget Process under the "Alternate" tax budget process.	Mr. Eggleston

	<p>Ordinances (first reading)</p> <p>A. Ordinance No: __-15: An ordinance adopting the revised thoroughfare plan for the City of Tipp City.</p> <p>Summary: The approval of this ordinance would remove Barry-Logan Drive from the official City of Tipp City thoroughfare plan.</p> <p>B. Ordinance No: __-15: An ordinance vacating Barry-Logan Drive.</p> <p>Summary: This ordinance directs the Clerk of Council to notify the Auditor and Recorder of Miami County, Ohio on the vacation of alleyways and streets herein.</p> <p>C. Ordinance No: __-15: An ordinance to amend the Zoning Code and the map attached thereto by changing the zoning of +/- 8.666 acres (all of Inlots #3739 & 3740) located on Donn Davis Way from Light Industrial (LI) to Office Service (OS) Zoning Classification.</p> <p>Summary: This ordinance amends the Official Zoning Map and Zoning Code to reflect the change in zoning district enacted by this ordinance.</p>	Mr. Eggleston
7.	<p>Motions</p> <p>A. A motion setting public hearing date for the rezoning of +/- 4.831 acres (parts of Inlots 4104 & 4105) on Kinna Drive.</p>	President Gibson
8.	Miscellaneous	Mr. Eggleston
9.	Citizen Comments on Items Not on the Agenda	President Gibson
10.	Comments of Councilmembers/City Manager	President Gibson
11.	Adjournment	President Gibson

EXECUTIVE SESSION – Personnel – To Consider the employment and compensation of a public employee or official

Council welcomes the comments and input of the public during the Council meetings. In order to provide an orderly fashion in which all interested parties have an opportunity to address Council, Council has adopted the following procedure for citizen's comments during any portion of the Council meeting or Public Hearing.

Any citizen who wishes to address Council must first seek recognition from the President of Council. Upon recognition by the President, the speaker should approach the podium, state their name and make their comments. Speakers should not leave the podium to approach Councilmembers without first obtaining permission. After completion of their comments, Council would request that the speakers return to their seat so that any other interested persons could then be recognized and address Council.

The purpose of this procedure is to afford the maximum opportunity for citizen input without any type of disruption of the Council proceedings. While others are addressing Council from the podium, Council requests that audience members not make comments to Council or to individuals at the podium to prevent any potential confusion or disruption.



May 15, 2015

The Honorable President Gibson &
City Council Members

MEETINGS/EVENTS

Monday, May 18 th	7:00 pm	Work Session
Monday, May 18 th	7:30 pm	City Council Meeting

STUDY SESSION

- A. **Utilities Restructuring** – With the vacation of the Director of Utilities, an opportunity to reassess the Utilities department staffing and the interaction with other departments.
- B. **HR Position** – Part-time or Full-time

AGENDA

PRESENTATIONS, PROCLAMATIONS, & AWARDS

None

ORDINANCES (second reading)

- A. **Gulf Station Annexation** – This ordinance would annex +/- 1.619 acre tract of land at 3311 South CR25A adjoining the corporate limits of the City. The owner of the property expressed interest in being annexed into the City. City Council adopted Resolution 4-15 at its February 2, 2015 meeting authorizing the City Manager to sign the annexation petition and to enter into an annexation agreement with the Board of Trustees of Monroe Township. The Miami County Commissioners approved this annexation at their February 24, 2015 meeting.

RESOLUTIONS (require one reading)

- A. **Rosewood Creek Planned Residential Subdivision** – This resolution would amend the originally approved Preliminary Plan that was approved by City Council by Ordinance 01-04, amended by Resolution 32-06, and Resolution 25-08. The proposed 2015 Preliminary Plan reconfigures the layouts of Phase 5, converts the Zero Lot Line lots in Phase 5 into “Garden” lots. Proposed changes to the Preliminary Plan include:
 - 1. Incorporates/cleans-up all “minor changes” that have been approved to the existing Final Plats (within Phases 1 -3) since the last revision to the Preliminary Plan in 2008.
 - 2. Previous Phases 2a & 2b combined as Phase 2 on the map.
 - 3. Previous Phase 4 now split into Phases 4 and 5.
 - 4. 12 Zero-Lot line pairs (previous Phase 4) converted into 6 single-family Garden-style lots (new Phase 5).

5. Previous Phase 5 now called Phase 6.
6. Total number of building lots decreased from 214 to 207.
7. "Executive" lots decreased from 65 to 59 total lots.
8. "Garden" lots increase from 63 to 76 total lots.
9. "Zero-Lot Line" lots decreased from 58 to 44 total lots.
10. Average size of "Estate" lots decreased by +/- .0205 acres (+/- 893 sq. ft.)
11. Average size of "Executive" lots increased by +/- .0076 acres (+/-331 sq. ft.)
12. Average size of "Garden" lots decreased by +/- .0057 acres (+/- 248 sq. ft.)
13. Average size of "Zero Lot Line" lots decreased by +/- .002 acres (+/- 87 sq. ft.)

B. Alternate Tax Budget - This resolution will authorize the Finance Director to submit the alternate format tax budget for FY 2016 to the Miami County Budget Commission. The alternative tax document serves the same purpose as the traditional tax budget being: 1) requests City's share of the General Property tax of 1.4 mills, 2) determines the City's share of the Local Government Fund, and 3) files the estimated receipts with the County Budget Commission. A memo from Finance Director Green on this matter is attached along with the alternative tax document.

ORDINANCES (first reading)

- A. Revised Thoroughfare Plan** – This ordinance would remove "Berry Logan Drive" from the official Thoroughfare Plan. Planning Board is recommending approval of the revised plan. This request was at the request of Tim Logan and Jack Berry (property owners). The +/- 42.7 acre industrially zoned property to the north of Berry-Logan Drive was sold to an adjacent residential property owner. Highway and Utility easements will be retained through the vacation plat and replat of the two affected properties, should the property owners to the north or the adjacent property owner's want/need access to Donn Davis Way from these easements.
- B. Vacating Barry-Logan Drive** – As subsequent legislation to the prior ordinance, the vacation plat will eliminate the 60' right-of-way known as Berry-Logan Drive. The property owners have also submitted a replat to the City to dedicate a 60' wide highway/utility easement where the former Berry-Logan Drive was located, so if the property owner to the north desires access to Donn Davis Way, the highway/utility easement would allow that. All other utility easements and setback lines have been maintained on the replat.
- C. Amending the Zoning Code Map** – This ordinance would rezone both interior lot 3739 and 3740 from their current Light Industrial (LI) zoning district to a proposed Office Service (OS) zoning district. The Tippecanoe High School property immediately east of these two In-lots is already zoned Office Service (OS).

MOTIONS –

- A. Setting Public Hearing Date for** – At the May 12th, 2015 Planning Board meeting the board recommended to City Council, in accordance with Code Section 154.03 (C), the zoning +/- 4.831 acres from the existing Highway Business (HB) to Light Industrial (LI), being interior lots 4104 & 4105) on Kinna Drive. The proposed rezoning ordinance would be introduced at the June 1st, 2015 meeting. A motion setting June 15th, 2015 as the public hearing date, which corresponds to the second reading of the proposed rezoning ordinance would be appropriate.

MISCELLANEOUS - None

City Manager's meetings for the month

May 18 – Council Meeting

May 19 – Downtown Tipp City Partnership Meeting

May 19 – OMEA Legislative Day (Columbus)

May 20 – Rotary

May 27 – Rotary

May 27 – 911 Board Meeting

May 28 – Mayors and Managers Breakfast

May 28 – Tri Cities Board Meeting

May 28 – NAWA Board Meeting

May 29 – Miami Valley Cycling Summit (Piqua)