

TIPP CITY WORK SESSION

TIPP CITY, MIAMI COUNTY, OHIO

March 21, 2016

**Joint Planning Board
and Council Meeting –
Comprehensive Master
Development Plan**

The joint meeting of the Planning Board and Council began at 6:00 pm. The following Council members were present: President Joe Gibson, Mayor Pat Hale, Carrie Arblaster, Katie Berbach, John Kessler, and Matt Owen. Tom Merritt arrived at 6:25 pm. Also attending was City Manager Tim Eggleston, Assistant City Manager/Community and Economic Development Director Brad Vath, Finance Director John Green, Director of Municipal Services and Engineering John Donnelly, Law Director David Caldwell, City Planner Matt Spring, Police Chief Eric Burris, Fire Chief Steve Kessler and Clerk of Council Janice Bates.

Others in attendance include Joanna Pittenger, Tim Logan, Stacey Wall, Jamie DeSantis and Andrew Thornbury. John Kessler left the meeting at 6:35 pm.

Wendy Moehler of Compass Point Planning described the importance of updating the comprehensive master development plan for the City. In summary, the Comprehensive Plan Overview is a statement of community policy about the future growth and development of the community. This will be a long range vision looking 10 – 20 years in the future and refreshed every 5 years. The plan also serves as a guide for future planning decisions in the City and serves as a basis for implementation; such as Capital Improvement Projects, zoning amendments, annexation and growth, funding initiatives, public/private partnerships and the development of new plans and programs. Ms. Moehler continued, Tipp City's last comprehensive plan was completed in 2003. Prior to that, in 1989, 1977 and 1967. A lot has changed in those 13 years including leadership, available tools and resources. The update of the plan ensures there is a community driven vision for moving forward.

Ms. Moehler informed every one of the update process. Stakeholder meetings were held on March 14, a Public Meeting was held on March 16, and the Joint meeting with the Planning Board and Council (today). Through this process, we will be mapping of land uses, and resources as well as the infrastructure while also evaluating trends. Ms. Moehler continued, another public meeting will be held on April 28th and an Open House on April 29th. Following will be the development of the plan and public review and adoption of the plan at the end of Summer 2016. Ms. Moehler stressed the importance of public input throughout this process. Staff is garnering public input via various stakeholder interviews, public meetings and open houses, steering committee meetings, online surveys and through website and FaceBook interaction (www.imaginetippcity.com). Ms. Moehler stated the plan from 2003 focused on land use, parks and recreation, utility infrastructure, economic development and community services. Ms. Moehler stated, "Thus far we are hearing the desire for a balanced and controlled growth – but to maintain the small town character, there is also a need for additional housing options, particularly for empty nesters and younger population. There needs to be an investment in the infrastructure, especially in technology, expand shopping and dining opportunities and to focus on the unique features/qualities that sets Tipp City apart from the rest".

Ms. Moehler stated the results from the kick off meeting included opportunities to protect the historic resources of the district, senior housing, balanced growth, an amphitheater for City Park and Exit 68/69 Landscaping/Beautification. Other areas of quality of life include: maintain quality of school, downtown parking, maintain City infrastructure, job creation, citywide landscaping/hardscaping, alternate/diverse housing options, Kyle Park Improvements, improving Fire/EMS Services, Citywide property maintenance, recreation center, make Dow Street one way, Evanston bike path connectivity, City-wide WiFi and railroad noises round out the top areas of concern. Stacey Wall stated she would like to see realistic goals be put in place. Ms. Moehler stated sometimes, long term goals can be realistic as well.

Mr. Owen stated he is concerned about our school system. "We sometimes forget we co-exists with school system. Our school system is in dire straits and is in trouble. It is in trouble. We are in trouble. It is all the way around our community".

Adjournment

Meeting adjourned at 7:00 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council

TIPP CITY COUNCIL MEETING

TIPP CITY, MIAMI COUNTY, OHIO

March 21, 2016

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 David Caldwell, Assistant City Manager Brad Vath, Finance Director John Green, Director of Municipal Services and Engineering John Donnelly, Police Chief Eric Burriss, Fire Chief Steve Kessler and Clerk of Council Janice Bates.

Guests signing the register include: Thomas Chaney

Invocation and Pledge of Allegiance

Mayor Patrick Hale gave the Prayer for Guidance. President Gibson led the Pledge of Allegiance.

Approval of Agenda

Ms. Berbach moved to approve the agenda. Mr. Kessler seconded. Motion carried.

Minutes

3/7/16 Council Work Session

Mr. Kessler moved to approve the minutes of the March 7, 2016 Study Session. Mr. Owen seconded. Motion carried. Mayor Hale abstained.

3/7/16 Council Meeting

Mr. Owen moved to approve the minutes of the March 7, 2016 Council Meeting. Ms. Berbach seconded. President Gibson moved to amend the minutes to correct the following typos on page 7: "Your candidate versus you candidate....". Also on page 7, President Gibson suggested adding a "d" to the end of purchased. Ms. Berbach seconded. Motion carried. Mayor Hale abstained. A vote was taken on the amended minutes. Motion carried. Mayor Hale abstained.

Presentations, Proclamations, & Awards

There were none.

Ordinances (2nd Reading)

There were none.

Resolutions

Resolution of Support for the Main Street Program

A resolution supporting the application for the Main Street Program.

City Manager's Comments: Recall at the last Work Session, the Downtown Tipp City Partnership asked Council to support half of the cost of the DART Study. And also support the application to apply for the designation. Unfortunately, the application is due April 1st. If Council wishes to support them on obtaining Main Street designation, we would have to approve the resolution tonight.

Ms. Arblaster introduced the resolution and moved for its adoption. Ms. Berbach seconded. Mayor Hale confirmed this resolution has nothing to do with the DART program. Mr. Eggleston stated that was correct. Mayor Hale

asked if the Partnership had made any claims as to how they were going to pay for this project. Mr. Eggleston stated, "My understanding is, they are reaching out to other individuals to pay for half. It does not appear they will be approaching Council to fund half". Mr. Merritt inquired if the Partnership withdrew their request. Mr. Eggleston stated they hadn't. Ms. Berbach stated as clarification, this isn't us stating we support the DART program as much as it is us supporting their Main Street application. Motion passed 7-0. Resolution 9-16 was declared adopted and President Gibson affixed his signature in witness thereto.

**Ordinances
(1st Reading)**

An ordinance establishing seasonal and daily pass rates and related usage fees and charges for patrons of the Tippecanoe Family Aquatic Center.

City Manager's Comments: At the March 7, 2016 Study Session, Council discussed marketing strategies for the Tippecanoe Family Aquatic Center. This ordinance authorizes the City Manager to create special "discount days" or other promotional events for the purposes of promoting the Tippecanoe Family Aquatic Center.

Mr. Owen introduced the ordinance.

Motions
Rosewood Creek Phase 5
Final Plat

A motion setting the Public Hearing accepting Rosewood Creek Phase 5 Final Plat.

City Manager's Comments: This is in conjunction with the City's zoning map. An ordinance for final plat approval will be introduced at the April 4, 2016 meeting. To meet the required 30 day notice requirement for a public hearing, staff is asking Council to approve a motion setting April 18, 2016 as the public hearing date, which corresponds to the second reading of the final plat ordinance.

Mr. Kessler moved to set the public hearing for April 18th. Mr. Owen seconded. Motion carried.

Accepting the
recommendation of the
Tax Incentive Review
Council

A motion to accept the recommendation of the Tax Incentive Review Council to continue the incentive package for Broadway Hair Studio and to find that the Granger Group/ Randall Residence Tipp City Land LLC is in compliance.

City Manager's Comments: The Tipp City Tax Incentive Review Council (TIRC) met on March 10th to review the performance and compliance of active Enterprise Zone, Post 1994 Community Reinvestment Area agreements, and Tax Increment Financing (TIF) agreements. There are currently no active Enterprise Zone Agreements. Broadway Hair Studio is the only active Post 1994 CRA agreement. The Randall Residence Assisted Living Facility is the only active TIF agreement. A motion to accept the recommendation of the Tax Incentive Review Council to continue the incentive package for Broadway Hair Studio and to find that the Granger Group/Randall Residence Tipp City Land LLC is in compliance would be appropriate. A copy of the TIRC report is attached for your review.

One appointment to the Comprehensive Master Development Plan Steering Committee

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

A motion to make one appointment (resident) to the Comprehensive Master Development Plan Steering Committee.

City Manager's Comments: The City's consultant recommended a list of categories for the makeup of the steering committee that best represents the demographics of the community. To include: a member of Council, a member of the Planning Board, two business owners (one outside of downtown and the other industrial/office), a representative of the Restoration District and two residents. Council voted to approve these categories at their December 21, 2015 meeting. At Council's January 19, 2016 meeting, Council voted to amend the composition of the committee to also include a representative of the Downtown Tipp City Partnership, one (1) additional Council Member, and two (2) additional residents. This appointment now fills all vacancies on the City's Comprehensive Master Development Plan Steering Committee.

Mr. Owen nominated Kevin Cox. Mr. Cox's appointment was unanimous.

Restoration Board appointment

A motion to make one appointment to the Restoration Board for a three year term expiring December 31, 2018.

City Manager's Comments: The Clerk of Council has received the enclosed applications from person's interested serving on a board or commission. The vacant position on the Restoration and Architectural Board of Review is a three year term expiring December 31, 2018.

Ms. Arblaster nominated Heather Wendle. Ms. Wendle's appointment was unanimous.

Annexation and Service Agreement – 6460 S. CR25A

A motion regarding annexation and service agreement for 6460 S. CR25A – Tipp City Church of Christ.

City Manager's Comments: The property owner of 6460 S. CR25A has requested permission to connect into the City's existing potable water system at Randall Residence. This water main was installed as part of the public improvements for the Randal Residence project. The property owner has executed an Annexation & Service Agreement, which details the standard terms and conditions for City service and potential future annexation. The property will only be required to annex when the property is sold, leased or transferred. The property owner will pay the full cost of tap fees prior to connection and pay out-of-town rates. This property is already connected to Tipp City Municipal Electric (out-of-town rates) and Miami County Sewer. A motion by Council approving this Annexation & Service Agreement would be appropriate.

Mr. Kessler moved to approve. Mr. Owen seconded. Motion carried.

Miscellaneous

There were none.

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

There were none.

**Councilmember
Comments**

Ms. Arblaster thanked everyone who has volunteered to be part of the Comprehensive Master Development Plan. "Over the next month and half, there will be a lot of activity on this issue and I encourage everyone to be aware and engage as much as they possibly can".

Mr. Owen reminded everyone there will be a 4th of July festival in City Park, on Monday, July 4th. We are looking for volunteers for that particular committee. If you would like to be on it, please contact Liz Sonnanstine at the Tipp City Chamber of Commerce.

Ms. Berbach reminded everyone soccer season will be starting soon. Registration for SAY Soccer opens April 1st. You can sign up for SAY and Select soccer on their website tippssoccer.org. Ms. Berbach cautioned everyone to be extremely careful when in Kyle Park with all of the kids for both soccer and Jr. baseball.

Mr. Merritt stated "I would like to echo what Ms. Arblaster said. Regarding all of our volunteers who seem genuinely interested and willing to serve on some of the committees available within the community". Mr. Merritt wished everyone a blessed Easter holiday.

Mr. Kessler reminded everyone to be cautious next week as the schools' will be out for Spring break. Mr. Kessler also wished the two Senior students in the audience well on their last vacation before they join the real world.

Mayor Hale informed everyone he attended the OMEA/AMP conference in Washington DC during the last meeting. Mayor Hale informed everyone solar continues to become a bigger part of the power that we create and produce. We are going to have more opportunities within our own community to look at solar. Not only from possible fields of solar panels, but AMP will also be coming back later this Spring or Summer to propose ways for us to get involved in a very large solar project. I know I've asked Mr. Eggleston to have a presentation for Council that shows what our average uses are per year and where we get that power from. We need to shorten that gap between the power we already are under contract for and buying off of the grid. Solar is one of those methods that I think we should take a strong look at.

President Gibson stated, "I would echo Ms. Arblaster and Mr. Merritt's sentiments on the Comprehensive Master Plan Steering Committee. I think we have had a couple of different meetings that were productive and they continue to work for us in those lines. We look forward to seeing the project develop and grow. I encourage everyone to spread the word and to give us your comments. Give the Steering Committee your comments, City Council Members or even the Planning Board. If you see a direction that you would want Tipp City to go, let us know. It's a very broad question. You can give us specifics, or generalities, but we would love to hear from you. The whole point of this committee is to get as much public input as possible. There are other events coming including an April 28th Open House. To allow for public comment. Please let us hear from you. The same goes for the City's charter.

The City's charter is under review by statute once again. We have appointed a Charter Review Board to take a look to see if there are any areas in our City Charter that need correction or modification or improvement. If anyone has been out there looking at the Charter and has seen areas that needs improvement, please let us know that too. You can let the Charter Review Committee know or a member of Council because both will provide input on that issue. Pool passes are available in advance of the pool season. They are on sale right now at the Utility Billing window. Anyone wanting to get discounted pool passes, you can do that up until April 30th. Hurry hurry if you want to get a discounted pool pass. In my view it is worth every penny and we have a terrific aquatic center. Along those lines, I believe that registration for the Tipp-Monroe Swim Team might be going on too. Anyone interested in joining the swim team, please check that out as well". President Gibson also wished everyone a Happy Easter. President Gibson reminded everyone, "These proceedings have been recorded and will be rebroadcast over the next two weeks on the local cable access station. In this area, it is channel 5 of the Time Warner Cable lineup. You can also log on to kittv.org and download videos of City Council Meetings, Township Trustee Meetings, Board of Education and other community oriented events by logging onto kittv.org, 24 hour video streaming service that you can tap into."

**City Manager
Comments**

Mr. Eggleston informed everyone the process has begun for Council's desire to add a second Detective for the Police Department. The advertisement for the officer position has been advertised in local papers, the Department's FaceBook Page. Applications are due no later than 4:30 pm April 13th. With testing to be done at LT Ball on April 23 at 8:00 pm. The Detective position is being looked at internally. The testing that will be done will create a new list of recruits to draw from. If anyone is interested, please get your applications in.

Crews are out cleaning sanitary sewers in various areas, so please be aware and drive accordingly. Westedge Storm Sewer upgrades and 4" water line replacement is in the design phase. The waterline was added as it was not in the original scope or work. Since the street will be torn up, staff thought it would be beneficial to replace the 4" water line and get the whole project done. That project will be forthcoming.

Weather permitting, Miami County will be activating their weather warning system on Wednesday, March 23rd at 9:50 am. Should local weather be threatened, the sirens will not be activated.

Adjournment

President Gibson informed everyone it was necessary for Council to enter Executive Session for the purpose of Pending Litigation to include all seven members of Council, City Manager Eggleston, Law Director Caldwell and Director of Municipal Services and Engineering Donnelly.

Ms. Berbach moved to have a brief recess prior to entering Executive Session. Mr. Kessler seconded. Motion carried. The regular meeting of the City Council ended at 8:04 pm.

Ms. Berbach moved to return from Executive Session. Mr. Kessler seconded. Motion carried.

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

Meeting adjourned at 8:36 pm.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council



