

TIPP CITY COUNCIL EXECUTIVE AND STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO

NOVEMBER 15, 2010

Call to Order

President Hale called the meeting to order at 6:30pm. The following Council members were present: President Patrick Hale, Katie Black, Bryan Budding, Joseph Gibson, Mayor Dolores Gillis, George Lovett and John Kessler.

Also attending was: City Manager Jon Crusey, Finance Director John Green, Assistant City Manager Brad Vath, Assistant Director of Utilities Christy Butera, Law Director Joe Moore, and Clerk of Council Cathy Ross. Also attending was reporter Nancy Bowman.

Executive Session

President Hale moved to go into Executive Session for Pending Litigation and Collective Bargaining. Ms. Black seconded the motion and the motion passed unanimously.

Executive Session was adjourned on a motion by President Hale, seconded by Mr. Kessler and unanimously approved.

Study Session

City Council then went into a Study Session at 7:04 p.m. Attending were: President Hale, Mayor Gillis, Mr. Lovett, Mr. Budding, Mr. Kessler, Mr. Gibson, and Ms. Black. Also attending were Finance Director John Green, Assistant City Manager Brad Vath, Assistant Utilities Director Christy Butera, Clerk of Council Cathy Ross, and Reporter Nancy Bowman.

TFAC

Mr. Crusey reviewed with Council the proposed dates and rates for the 2011 Season of the Tippecanoe Family Aquatic Center, as shown in the attached Powerpoint presentation. He noted that the rates have not gone up since 2008. Mr. Crusey also stated that the TFAC has received complaints about not enough lawn chairs and suggested that attendees be permitted to bring their own chairs to be set up in the grassy area only. He also noted that there are no funds budgeted for special events and the TFAC in 2011 and suggested that sponsorship of events be pursued with local businesses. After discussion, Council agreed to keep the shortened schedule which coordinates with the school schedule; rates and pre-season discount will remain the same as 2010; privately owned lawn chairs will be allowed in the grassy area; and, local businesses will be asked to sponsor special events.

Utility Shut-Off Procedures

Mr. Green reviewed the attached Powerpoint presentation with Council regarding current and proposed Utility Shut Off Procedures. He noted that the timing currently in place allows residents to become 2 months behind in their utility bill before they are shut off. The Utility Department proposes to change the wording on the disconnect notices to provide a range of dates for disconnection instead of a single date. They also will begin disconnecting water service instead of electric service when the temperatures are between 25° and 32° F. Landlords will also begin receiving notification if a tenant becomes delinquent in their utility bill. Council agreed with the proposed changes.

Adjournment

Study Session adjourned at 7:40 p.m.

Patrick Hale, President

Attest: _____
Cathy Ross, Clerk of Council

Council Meeting

Council meeting began at 7:45 p.m.

Attendance

Attending were: President Hale, Mayor Gillis, Mr. Lovett, Mr. Budding, Mr. Kessler, Mr. Gibson, and Ms. Black. Also attending were Finance Director John Green, Assistant City Manager Brad Vath, Assistant Utilities Director Christy Butera, Clerk of Council Cathy Ross, and Reporter Nancy Bowman.

Guests signing the register included: Steven Chaney, Rev. Gary Boggs, and Tina Davis.

Prayer for Guidance

The prayer for guidance was given by Reverend Gary Boggs and President Hale led the Pledge of Allegiance.

Agenda Approval

Mr. Gibson moved to approve the agenda and Ms. Black seconded the motion. The motion passed unanimously.

**Adoption of Minutes
Study Session 11-1-10**

Mayor Gillis moved to approve the minutes of the November 1, 2010 Study Session as presented. Motion seconded by Ms. Black and passed unanimously.

Council Meeting 11-1-10

Mr. Kessler moved to approve the minutes of the November 1, 2010 City Council meeting. Motion was seconded by Ms. Black and unanimously approved.

**Presentations,
Proclamations, &
Awards**

There were none.

**Ordinances (Second
Reading)**

An ordinance amending Section 34.20 of the Tipp City Code relating to Compensation of the Director of Law.

**Ordinance 21-10
Compensation of Law
Director**

Clerk of Council Summary: This ordinance confirms Council's appointment of the Law Director for the year 2011.

City Manager Comments: Per Section 6.03 of the City Charter the Law Director shall be appointed by the City Manager with the approval of Council. This ordinance confirms the City Manager's re-appointment of Joseph Moore as Law Director and establishes the compensation of the Law Director at \$43,092 annually for 2011. Mr. Moore's salary has not been increased since 2007. Mr. Moore has served as the City's Law Director since 1984.

There being no further discussion, Mr. Kessler sponsored this ordinance and moved for its adoption. Motion was seconded by Mr. Budding and passed with a 7-0 vote. Ordinance 21-10 was declared passed and President Hale affixed his signature in witness thereto.

Resolutions
(one reading required)
Resolution 43 -10
Capital Improvement
Program

A resolution adopting the 2011-2015 Capital Improvement Program for the City of Tipp City, Ohio.

Clerk of Council Summary: City Council reviewed the proposed update to the City's five-year Capital Improvement Program for 2011 through 2015, in an October 25, 2010 Workshop.

City Manager's Comments: This resolution adopts the 2011-2014 Capital Improvement Plan for the City of Tipp City. Per Section 7.07(B) of the Charter "the Council by ordinance or resolution shall adopt the capital program with or without amendment after the public hearing". This plan was reviewed and recommended for approval by the Planning Board at its October 12, 2010 meeting. The plan was then submitted to Council on October 15th and Council conducted a study session for the purpose of reviewing the 5-Year CIP on October 25th. A subsequent Study Session was conducted on November 1st to review proposed changes to the Plan arising from Council's October 25th meeting.

Mr. Budding asked if passing this resolution this will set the budget in stone. Mr. Crusey replied that approving the CIP does not authorize the expenditure of any funds. Even once Council approves the budget and the appropriations, projects over \$25,000 still requires Council approval.

There being no further discussion, Mr. Kessler sponsored this resolution and moved for its adoption. Motion was seconded by Mr. Lovett. Resolution 43-10 was declared adopted with a 7-0 vote and President Hale affixed his signature in witness thereto.

Resolution 44-10
Fieldstone Place Senior
Living Campus

A resolution approving the revised preliminary plan for the Fieldstone Place Senior Living Campus Planned Residential Development Subdivision.

Clerk of Council Summary: The revised Preliminary Plan was recommended by the Planning Board at their November 9th, 2010 meeting.

City Manager's Comments: Tipp City Land Co., LLC has submitted a Revised Preliminary Plan for the Fieldstone Place Senior Living Campus to be located at the northwest corner of CR 25-A and Evanston Road. The original Preliminary Plan was recommended for approval by the Planning Board on June 12, 2007; however, the developers did not proceed with the project. A Revised Preliminary Plan was reviewed by the Planning Board at their November 9th meeting and recommended for approval. The development plan proposes 80 Assisted Living Units, 138 Congregate Living Apartments, and 72 Independent Living Cottages/Villas. The plan proposes to develop the 44.58 acre site in five phases with an overall density of 6.7 units per acre. A waiver is necessary for the development of lot # 2 which, by itself, will have a density greater than the 10 units per acre allowed by code. The development also proposes to provide 30.36% common/open space; however, a waiver is necessary for Lot #1 which, by itself, does not meet the 25% open/common space requirement. Both Evanston Road and CR 25-A will be widened and improved as part of this project and utilities will be extended in compliance with City requirements.

Mr. Budding asked if the developer would be responsible for the cost of

road widening and Mr. Crusey replied yes. Mr. Gibson asked if there was a timeframe in place for this project. Mr. Crusey stated that this is just a preliminary plan and Mr. Vath added that the Planning Board will be conducting a hearing on the first lot at its December meeting. Mr. Lovett asked when they would start moving dirt. Mr. Vath replied that he has not been informed of a specific start date. Mr. Lovett stated that any business development will be wonderful to see and noted that he is especially happy to see more senior housing. He encouraged Council to vote yes. President Hale asked if there were current utilities. Mr. Vath stated they will tie in to sanitary and water mains already in place. President Hale asked if these costs were the developers and Mr. Vath replied yes. Mr. Budding asked how many units would be built. Mr. Crusey replied a total of 290 units.

There being no further discussion, Mr. Lovett sponsored this resolution and moved for its adoption. Motion was seconded by Mr. Kessler. Resolution 44-10 was declared adopted with a 7-0 vote and President Hale affixed his signature in witness thereto.

Motions

President Hale made a motion to set December 20, 2010 as the public hearing date for the rezoning of 700 South Third Street. Motion was seconded by Mr. Lovett and passed 7-0.

Citizen Comments

There were no comments from Citizens on items not on the agenda.

**Councilmember
Comments**

Mayor Gillis had the opportunity to present a 50th anniversary proclamation to Jim and Judy Slaughtery. She encouraged residents to stop by Community Services and participate in the basket auction for "Lunch on Us", a program to feed kids in the summertime that won't have the opportunity to eat lunch at school. Mayor Gillis thanked the Veterans, and took Thanksgiving time as an opportunity to thank her family, and her fellow Councilmembers.

Mr. Budding thanked the Veterans for the choices we have and encouraged everyone to enjoy the freedoms they have allowed us.

Mr. Gibson thanked the Veterans and those responsible for the program at the Veterans Memorial. He noted that the Winters Gathering seemed to be a success and thanked the City, merchants, and those who came to patronize the shops. Mr. Gibson also thanked his colleagues for making this a good experience and reminded everyone that these proceedings are being recorded by KIT-TV and will be replayed on Timer Warner Cable Channel 5.

Ms. Black congratulated everyone, especially the Downtown Partnership, on the Yuletide Gathering, thanked Veterans for their service, and wished everyone a Happy Thanksgiving.

President Hale thanked the Veterans and noted that his father and two uncles were veterans and that it meant a lot to him. He also congratulated the downtown merchants on a successful Winters Gathering and wished everyone a Happy Thanksgiving. President Hale also congratulated Mr. Moore for receiving another contract with the City, and noted that he had served Tipp City for 31 years.

City Manager Comments

Mr. Crusey noted that the Operating Budget Workshop will be held

Monday, November 22nd. The AMR kick-off meeting will be held Thursday and Friday and an implementation schedule for the pilot area will be created and affected citizens will be notified. Council will receive an update at the December 6 meeting. Mr. Crusey also reported that the Citizens CIP Committee took a 3 hour tour and visited the Fire Station and had a tour of the streets that need to be reconstructed or resurfaced. He noted that the Committee will meet again tomorrow evening at 6 p.m.

Adjournment

Council meeting was adjourned on a motion by Mr. Kessler, seconded by Ms. Black and unanimously approved at 8:05 p.m.

Patrick Hale, President

Attest: _____
Cathy Ross, Clerk of Council

