

6:45 p.m. Executive Session

- Negotiations

Work Session

- Twp Water Service
- 2011 Council Discussion Items

Agenda

Tipp City City Council

7:30 p.m. Monday, December 20, 2010

Tipp City Government Center

260 South Garber Drive

Tipp City, Ohio 45371-3116

	Agenda Item	Presenter
1.	Call to Order - Roll Call	Mayor Gillis
2.	Prayer for Guidance, Pledge of Allegiance	Pastor Andy Warren, Victory Assembly of God
3.	Motion to Approve the Agenda	Mayor Gillis
4.	Minutes of the November 22, 2010 Operating Budget Workshop Minutes of the December 6, 2010 Pre-Meeting Study Session Minutes of the December 6, 2010 City Council Meeting Minutes of the December 6, 2010 Post-Meeting Study Session	Mayor Gillis
5.	Presentations, Proclamations, & Awards	Mayor Gillis
6.	Legislation	
	Ordinances (<i>second reading</i>) A. Ordinance No. __-10: An ordinance adopting the 2011 Annual Budget for Tipp City, Ohio. (<i>Sponsored by Mr. Lovett</i>) <u>Summary:</u> This ordinance adopts the operating budget for the fiscal and calendar year 2011 as proposed by the City Manager and reviewed by City Council.	Mr. Crusey

	<p>B. Ordinance No. __-10: An ordinance to make appropriations for current expenses and other expenditures of the Municipality of Tipp City, Ohio during the fiscal year ending December 31, 2011. <i>(Sponsored by Mr. Lovett)</i></p> <p><u>Summary:</u> This ordinance establishes the specific appropriations called for in the above-mentioned 2011 fiscal budget year.</p> <p>C. Ordinance No. __-10: An ordinance to amend the zoning code and the map attached thereto by changing the zoning of all of Inlots 953 & 954 located at 700 South Third Street, from CB (Convenience Business) to R-2 (Residential) zoning classification. <i>(Sponsored by Mr. Kessler)</i></p> <p><u>Summary:</u> The Planning Board recommended this rezoning change at their November 9, 2010 meeting.</p> <p>D. Ordinance No. __-10: An ordinance authorizing a ten-year extension of an intervening user fee agreement with Brenda and Terry Lutz for water and sewer main extensions along North Hyatt Street and Manchester Drive. <i>(Sponsored by Mr. Kessler)</i></p> <p><u>Summary:</u> This ordinance extends the intervening user fee agreement which currently expires January 3, 2011.</p>	
	<p>Resolutions <i>(one reading required)</i></p> <p>A. Resolution No. __-10: A resolution authorizing and directing the City Manager to enter into a Community Reinvestment Act (CRA) Agreement with Broadway Hair Studio & Company.</p> <p><u>Summary:</u> This Resolution will authorize a 10-year 100% incentive to relocate the Broadway Hair Studio from Broadway Avenue to 115 E. Dow Street.</p>	Mr. Crusey
	<p>Ordinances <i>(first reading)</i></p> <p>A. Ordinance No. __-10: An ordinance providing for the issuance and sale of notes in the maximum principal amount of \$4,223,000, in anticipation of the issuance of bonds, for the purpose of paying (i) 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, (ii) the costs of extending Kinna Drive both northerly and southerly from the current termini, by excavating, grading, draining, paving, and curbing, installing street lighting, water lines and storm and sanitary sewer lines, fire protection systems and electric lines, together with all necessary appurtenances thereto, (iii) the costs of improving the municipal electric utility by acquiring and installing a 1,825 kW back-up generator,</p>	Mr. Crusey

	<p>together with all necessary appurtenances thereto, (iv) the costs of acquiring and installing an advanced metering system to be used in connection with the municipal electric and water utilities, together with all necessary appurtenances thereto and (v) the costs of improving the municipal waterworks system by constructing a water storage tower and acquiring related real estate and interests therein and preparing the site therefore, together with all necessary appurtenances thereto.</p> <p><u>Summary:</u> This ordinance authorizes the reissuance of five bond anticipation notes due to the low interest rates currently available.</p>	
7.	<p>Motions</p> <p>A. A motion to approve a Sanitary Sewer Main Construction Agreement for 648 North Hyatt Street</p> <p>B. A motion to authorize a second amendment to the Ginghamburg United Methodist Church Water Line Agreement.</p> <p>C. A motion to approve the 2011 Council Calendar</p>	Mayor Gillis
8.	Miscellaneous	Mayor Gillis
9.	Citizen Comments on Items Not on the Agenda	
10.	Comments of Councilmembers/City Manager	
11.	Adjournment	

The Council would like to extend to everyone an invitation to celebrate the Season at a Holiday Reception in the Lobby immediately following the Council Meeting.

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.

AGENDA INFORMATION

ORDINANCES (second reading)

- A. **2011 Annual Budget** – The 2011 Operating Budget proposes \$34,292,956 in total appropriations. General Fund appropriations are proposed at \$5,953,448. General Fund expenditures are 1.7% below 2009 levels while revenue is projected to decrease by 3.5%. The operating budget was reviewed and amended by Council during its November 22 workshop and then presented to Council for first reading on December 6th. The operating budget was subsequently reviewed again by Council during a post-meeting study session on December 6th with additional revisions being recommended. Those revisions are included in the ordinance presented to Council this evening for adoption. Section 7.06(B) of the Charter provides that “after the public hearing, the Council may adopt the annual operating budget with or without amendment. In amending the annual operating budget, it may add or increase programs or amounts and may delete or decrease any programs or amounts . . .”
- B. **2011 Appropriation Ordinance** – The appropriation ordinance is companion legislation to the approval of the operating budget. The appropriation ordinance authorizes the expenditure of funds while the operating budget sets forth the financial plan for the ensuing fiscal year, including estimated revenue and proposed expenditures. This appropriation ordinance mirrors the proposed expenditures set forth in the operating budget presented to Council for adoption this evening.
- C. **Rezoning of 700 S. Third Street** – This ordinance, if adopted, would rezone 700 South 3rd Street from Convenience Business (CB) to R-2 (Residential). This property is surrounded by R-2 zoning to the north, south and east. This property is also located within Planning Area #31 of the Comprehensive Master Development Plan which recommends that the residential neighborhood be preserved and encourages property maintenance and rehabilitative property improvements. The Planning Board reviewed this request at its November 9th meeting and recommended approval of this rezoning request. A map depicting the property and a memo from Assistant City Manager/Community & Economic Development Director Vath are attached for your review.
- D. **Manchester Chase Intervening User Agreement Renewal** – This ordinance would extend the intervening user agreement with Brenda Seagraves and Terry Lutz for an additional 10-year period expiring January 3, 2021. The intervening user agreement authorizes reimbursement for water and sewer main extensions along North Hyatt Street and Manchester Drive necessary for the development of Manchester Chase Subdivision. The developers who paid for the construction and installation of these utility lines would be reimbursed for their expense when these water and/or sewer mains are tapped as vacant lots adjacent to said lines develop.

RESOLUTIONS (one reading required)

- A. **CRA Tax Abatement, 115 East Dow Street** – Debbie Dungan, owner of Broadway Hair Studio, has purchased the former Town & Country Market property at 115 East Dow Street. Mrs. Dungan plans to invest an additional \$130,400 to renovate the building by constructing four retail/office spaces, one of which will house Broadway Hair Studio. Improvements to the exterior of the building are also planned. The Economic Development Committee met on December 7th and recommended approval of Mrs. Dungan’s request for a 100%, 10-year property tax abatement related to her improvements to the property. Board of Education approval is also required since the requested abatement is greater than 50%. The Board of Education is expected to act on this request Monday evening prior to the Council meeting. A memo from Assistant City Manager/Community & Economic Development Director Vath is attached for your review.

ORDINANCES (first reading)

- A. **Bond Anticipation Notes Rollover** – The adoption of this ordinance would authorize the re-issuance of bond anticipation notes for an amount not to exceed \$4,223,000 for a period of one year. This Ordinance combines and reissues five previous bond anticipation note issues in preparation of the issuance of long-term bonds in 2012. The City originally planned to issue long-term bonds in 2011, but the interest rates on short-term debt remain so attractive that another year in notes is preferred. A memo from Finance Director Green is provided for Council’s review.

The amounts to be reissued are as follows:

<u>Project</u>	<u>Principal Outstanding at</u>	<u>2011 Principal Retirement</u>	<u>2012 Note Issuance</u>
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	<u>12/31/2010</u>		
County Road 25A Improvements (2005)	\$ 525,000	\$ 25,000	\$ 500,000
Kinna Drive Improvements (2008)	\$ 425,000	\$ 120,000	\$ 305,000
NAWA Generator (2006)	\$ 925,000	\$ 25,000	\$ 900,000
Utility AMR/AMI Project (2010)	\$ 1,250,000	\$ 62,000	\$ 1,188,000
Water Tower Construction (2010)	\$ 1,400,000	\$ 70,000	\$ 1,330,000
Total	\$ 4,525,000	\$ 302,000	\$ 4,223,000

MOTIONS

- A. **Sanitary Sewer Construction Agreement: Upper Room Church** – The Upper Room Worship Center has requested approval to extend an 8-inch sanitary sewer and relocate a fire hydrant to accommodate the construction of a new church on its property at 648 North Hyatt Street. Planning Board approval was recently granted for the development of this site. This agreement is necessary to authorize the construction of public improvements by a private developer. Attached is the proposed Construction Agreement and a memo from Assistant City Manager/Community & Economic Development Director Vath for your review.
- B. **Second Amendment to Ginghamburg United Methodist Church Water Line Agreement** – Ginghamburg United Methodist Church has requested an amendment to its Waterline Construction Agreement regarding the timing of its payment of the NAWA Waterline Intervening User Fees as follows:

<u>Property</u>	<u>Original Timeline</u>	<u>Proposed Timeline</u>
46.300 acres	Prior to construction	Prior to construction
36.300 acres	January 2, 2012	January 15, 2012
14.655 acres	January 1, 2017	When developed/used
30.90 acres	Not Included	When developed/used

A memo from Assistant City Manager/Community & Economic Development Director Vath is attached for your review.

- C. **2011 Council Calendar** – The Clerk of Council has prepared the enclosed 2011 meeting calendar. This calendar proposes to continue Council's past practice of cancelling the first meeting of July and the first meeting of September due to conflicts with Independence Day and Labor Day. Tri-Agency meetings are scheduled for fifth Monday's, with the exception of May 30th which falls on Memorial Day. Also, the annual CIP and Budget workshops are scheduled for the fourth Monday's of October and November as noted on the attached calendar.