

## Wayne Gates

**From:** Wayne Gates <administrator@villageofripley.com>  
**Sent:** Thursday, August 24, 2023 3:55 PM  
**To:** 'Nowana Bingaman'; 'Nick Owens'; Charles Poole; Alvin Wallace;  
'seagan@villageofripley.com'; 'tregenstein@villageofripley.com'; 'Nick Owens';  
'hmccclain@villageofripley.com'  
**Subject:** Strategic Plan Changes

The last section of the 2019 Strategic Plan is "Waterfront Development" which is where I think the boat club/Lion's club issue falls under. There are already three Action Steps called for. Number one has already been achieved, which is getting grants for the boat dock. I recommend that it be removed and the new one we are discussing added.

The format is below with my suggested text.

<b>WATERFRONT DEVELOPMENT</b>	
Committee: To be named if necessary for further refining of goal	
<b>GOAL: The village will extend long term leases to the Ripley Boat Club and Ripley Lions Club to provide certainty and support for planning and development of riverfront assets</b>	
Action step #3:	Village Council acts to approve long term leases.
What	Certainty and support for Ripley Boat Club and Lions Club
Who	Village Council
Resources have	Developed areas of Ripley Boat Club and Lions Club Park
Resources needed	Support of village for possible grant or economic development opportunities
Grants or funding	Appalachian Community Grant Program
Timeline	2024

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***VILLAGE OF  
RIPLEY, OHIO***

***STRATEGIC  
PLAN***

***2019***

## CORE VALUES

The scenic village Ripley, Ohio located on the banks of the beautiful Ohio River ensures quality of life for its citizens and visitors because of:

- Its friendly people who work together with strong volunteer organizations
- Clean streets and well-maintained homes
- Its churches
- Good schools
- Public parks and waterfront
- Businesses, medical services, restaurants, banks, variety stores, gas, car and home repair
- Recreational sites, campgrounds and lodging
- The Union Township Public Library and its meeting center
- Its unique historic past with the Underground Railroad that is preserved and promoted (2 National Historic Landmarks and 2 museums)

The Village government serves its citizens and visitors with:

- Strong leadership in village council and administration
- A responsive police department
- A highly rated fire department
- Well maintained infrastructure and on-call utility repair
- Support of the Ripley Life Squad

## VISION

**Ripley is a beautiful, friendly, safe community where its citizens love to make their homes, raise families, support local business, embrace their history and provide multiple recreational activities for themselves and visitors.**

## MISSION STATEMENT

The Village of Ripley is a scenic river town where the past has been preserved and is working actively to create a promising future.

# STRATEGIC PLAN PARTICIPANTS

<b>Name</b>	<b>Representing</b>
Tom Leonard	Mayor
Pete Renshaw	Village Administrator
Thomas Mayes	Solicitor
Brooke Butcher	Financial officer
Travis Arnett	Council member
Nowana Bingaman	Council member
Kathy Lewis	Council member
Charles Poole	Council member
Tiffany Regenstein	Council member
Alvin Wallace	Council member
Marty Regenstein	Village department
Ray Turner	Village department
Kerry Burns	Water department
David Klump	Wastewater
Matthew Layford	Electric
Josh Miller	Police
Sonja Cropper	ARC, tourism, business owner, citizen
Carol Stivers	Women's Club, tourism, citizen, Tree Comm.
Kristi Scott	Grant writer, citizen
Betty Campbell	Certified Local Government, tourism
Julie Carpenter	Women's Club Pres.
Jim Settles	Drug committees, churches
Michael Mussinan	Economic Development, Bank
Nelson Otto	Downtown Business
Tony Pfeffer	Fire Chief
Phil White	Citizen, Save Our Buildings Group
June and Zip Zipperian	Citizen, SOB Group
David Poole	Council attendee, business owner
Robin Gilbert	Women's Club, Friends of the Library
Jane Zachman	Facilitator

## GOALS AND ACTION STEPS

<b>PUBLIC SAFETY</b>	
Committee: Police Chief, Rev. James Settles, Fire Chief, Mayor, Cathy Lewis, Robin Gilbert	
<b>GOAL: The Village of Ripley will enhance public safety by initiating several new programs each year for the next 2 years that will be evaluated annually in April.</b>	
Action step #1:	Substance abuse in the village will be decreased and those needing help for recovery will have a local resource team to contact.
What	Establish a quick response team for aiding village residents who have addiction problems.
Who	Jim Settles and Police Department
Resources have	Brown County Program that can be replicated
Resources needed	Police Officer EMT or medical person or social worker Clergy Volunteers
Grants or funding needed	Cost of printed material to leave with the individual or his/her family
Timeline	Immediately establish a referral system with Police Department and EMT Squad for the individuals or families who are affected by ODs. The Quick Response Team (QRT) will visit these families within one week of the referral. QRT will offer information or steps to receive recovery help or next steps if the OD was fatal.
Action step #2:	Crime in the village will decrease.
What	The Village of Ripley will restore the neighborhood watch programs and train new participants.
Who	Police Department (name a lead officer) with community volunteers (name a lead volunteer)
Resources have	Trained officer and a small cadre of trained volunteers
Resources needed	Materials for the training program for new volunteers. Recruitment of a new cadre of volunteers from all areas of town.
Grants or funding	Materials and training budget from Police Department.
Timeline	Train in the fall 2019 and institute the program immediately. Review results April 2020.

Action step #3:	Ripley Fire Department will reinstitute a program for Fire safety.
What	<ol style="list-style-type: none"> <li>1. During Fire Prevention Week (week that contains October 9), the Ripley Fire Department will institute an education program in all 4 school buildings (RULH and St. Michael) that teaches fire safety, fire escape plans and fire prevention. Each student will receive take home materials to institute a plan for their home. Fire prevention materials will also be available to the public in several locations throughout the village.</li> <li>2. The Fire Department in collaboration with Ripley Friends of the Library will sponsor a public awareness program in advance of the October Fire Prevention Week. Fire trucks and equipment will be on display at Ripley Library with materials distributed.</li> </ol>
Who	<ol style="list-style-type: none"> <li>1. Chief Tony Pfeffer and department members</li> <li>2. Fire Department and Friends of the Library (Robin Gilbert, chair)</li> </ol>
Resources have	Fire equipment and volunteers
Resources needed	Materials to pass out
Grants or funding	<ol style="list-style-type: none"> <li>1. Materials available through state fire marshal's office.</li> <li>2. Friends of the Library will write a Youth Service America Grant to involve youth in Fire Awareness Week.</li> </ol>
Timeline	Begin September, 2019 for yearly programs and report number of students served/number of materials distributed. Reporting each April.

## INFRASTRUCTURE AND VILLAGE SERVICES

Committee: Village Administrator, Village Clerk, Nowana Bingaman, Nelson Otto

**GOAL: The Village of Ripley will create processes that will monitor services and prioritize infrastructure projects.**

Action step #1:	The village will study electric rates for possible restructure.
What	The village will collect data that shows usage for the last 2 years and develop a plan for the rate structure for the next 2 years.
Who	Electric Department, Village Administer, Clerk
Resources have	Data from past bills and rate study from other villages,
Resources needed	Data collection. Finance committee participation.
Grants or funding	Time and village funds to complete study.
Timeline	2-year plan

Action step #2:	The village will study and solve the inconsistency of its water service.
What	The village will develop a map of water systems and a prioritized list of sections needing repair or replacement.
Who	Water supervisor, Village Administrator, EPA and Village Clerk
Resources have	Staff
Resources needed	Rare study, funding to replace affected parts of system
Grants or funding	Community Block Grants, Possible levy for water system or for match money for other grants
Timeline	2 years
Action step #3:	Keep all village roads in good repair.
What	The village will develop a prioritized list of roads needing repair and a time and budget for completing the work.
Who	Street department and Village Administrator.
Resources have	\$25,000
Resources needed	Unknown amount of funds.
Grants or funding	State fund, looking for funding for emergency repair such as Rankin Road slippage.
Timeline	Evaluate on a year to year basis

## ECONOMIC DEVELOPMENT AND COMMERCE

Committee: Michael Mussinan, Carol Stivers, Phil White, Travis Arnett, Charles Poole

**GOAL: The Village of Ripley will support commerce and economic development by forming a task force to meet with business owners and potential business ventures.**

Action step #1:	Signage will be designed or improved that direct visitors to village services.
What	Signs will be developed or modified to welcome visitors to the village and will be placed at the 4 entrance points (includes waterfront). Within town limits additional signs will point to businesses, restaurants and attractions.
Who	Signage committee
Resources have	Entrance billboards (chain-link), volunteers to landscape the entrance areas
Resources needed	New signs that focus on economic development
Grants or funding	Grants (African American Studies for Parker House), Network to Freedom, State of Ohio, Village, Ripley Economic Development Committee
Timeline	ASAP (June 2019)

Action step #2:	Fill stores downtown/search for missing services (Ex. Accountant)
What	An economic development committee will develop a list of actions they will undertake to fill downtown stores and attract missing service providers. The plan will assign team members to specific actions with timelines.
Who	Ripley Economic Development with interested residents and business owners, village.
Resources have	New business owners who are offering storefronts with free rent for a year. Council approved 20% electric discount for new businesses.
Resources needed	Other incentives to attract new business, and service providers (accountant, emergency medical, health-wellness, exercise etc.)
Grants or funding	Grants or village incentives
Timeline	1 or more new businesses per year for the next 5 years
Action step #3:	Create events that bring people to downtown.
What	A downtown event committee will form to coordinate and all existing events (Christmas, Garden, Holiday Market, Fireworks, etc) as well as creating new events (sidewalk sales, farmers market etc.) to fill in the gaps.
Who	Event committee suggested: 2 council members, 2 business owners, 2 community members, 1-2 service club members.
Resources have	River Village Christmas, Memorial Day Services, Walk in the Garden, Ohio Heritage Festival, Lions Club July 4, Friends of the Library Fish Fry, Hoilday Market
Resources needed	New ideas such as Music on the River, Brats and Boats, Festival of Flowering Trees
Grants or funding	unknown
Timeline	Maintain all festivals/events and add one new event per year.

## TOURISM

**Committee:** Sonja Cropper, Betty Campbell, Alvin Wallace, Carol Stivers

**GOAL:** The Village of Ripley will promote tourism by forming a group that will meet once per month with the purpose of attracting tour groups and creating products that will attract people to come dine and shop Ripley.



Action step #1:	Create/update a walking tour brochure.
What	A walking tour brochure featuring village businesses, services and historic sites will be created and made available to visitors at multiple sites and electronically.
Who	A formal Ripley tourism committee will be formed and this will be the first project.
Resources have	Old brochure, historical research material, ripleyohio.net web site which features tourism
Resources needed	Picture map, professional set-up, text
Grants or funding	Ohio Humanity grants deadline
Timeline	Aug. 15 for pre-app and September 15 for full application
Action step #2:	Tourism committee will contact and invite riverboat companies to stop at Ripley
What	Ripley is a prime visitation spot for tourism that will educate and entertain visitors. The committee will design programs and creative methods to attract pleasure boats and large commercial riverboats.
Who	Tourism committee
Resources have	Ohio River and historic sites
Resources needed	Docking, marketing, entertainment
Grants or funding	Seek grants for repair and expansion of river docking area.
Timeline	Have materials available before 2020 tourist season.
Action step #3:	Marketing plan/branding
What	In addition to the historic sites (already have marketing) Ripley Village will have and branding and marketing plan.
Who	Tourism Committee
Resources have	Historic sites, Ohio River Byway, Ohio Appalachian Country, UGRR Bicycle Trail designations
Resources needed	Input and ideas
Grants or funding	
Timeline	2020

## DOWNTOWN REVITALIZATION

**Committee:** Village Administrator, Jane Zachman, Kristi Scott, Julie Carpenter, Tiffany Regenstein, June Zipperian

**GOAL:** The Village of Ripley will revitalize its core downtown by creating a five-year plan for stabilizing and beautifying the downtown buildings.

Action step #1:	The village will develop a plan to collaborate with building owners to save/stabilize buildings.
What	All building owners in the downtown area will be contacted and will provide phone number, email and ideas for saving and stabilizing all buildings in the area. They will be kept informed on any grant opportunities and will give input on a regular basis to the town of their needs.
Who	Downtown committee and building/business owners.
Resources have	Downtown maps and addresses, grant writers
Resources needed	Funding and cooperation of owners Ripley Website to report progress Newspaper articles, monthly, what's going on in Ripley Monthly email communication with building/business owners
Grants or funding	Downtown Revitalization Grant July-Dec, 2019
Timeline	Two to three buildings completed per year
Action step #2:	The downtown will have annual painting and beautification. As an extension, all village property owners will be encouraged to clean up and beautify.
What	Dates for downtown cleanup will be set and advertised. Township trustee cleanup dates will be advertised. Hazardous waste dates will be advertised.
Who	Volunteers from service clubs and school groups
Resources have	Committee members to organize the volunteers.
Resources needed	Offer incentives (cash awards) for exceptional participations or random drawing of participating homes/businesses.
Grants or funding	Contributions from service clubs or small grants
Timeline	Annually in Spring
Action step #3:	The village will place signage throughout the village welcoming visitors and pointing to the main attractions and businesses.
What	The committee will submit a design plan for signs and their placement to the village council for approval as soon as possible.
Who	Business owners, historic sites, village departments and the downtown revitalization committee.
Resources have	Many ideas
Resources needed	Funding for purchasing the signs,
Grants or funding	Possibilities include Ripley Economic Development, village, grants (such as Natureworks)
Timeline	Begin now. Finish and report April 2020.
Action step #4:	Village owned properties will have a usage plan.
What	The village will make an inventory of their properties, clear them of parked cars/trailers and create a usage plan for establishing public parking, farmers markets, weekend vendors, renters or licensees.
Who	Village administrator, street department

Resources have	Property
Resources needed	Ordinances that define how properties may be used.
Grants or funding	None needed
Timeline	Soon
Action step #5:	Village owned streetscape will have a revitalization plan.
What	The village will have a plan to check and revitalize when necessary the following: metal fence, garbage cans, metal benches, play equipment, street signs, street striping (parking stripes), streetlamps, sidewalks
Who	Street department and village administrator
Resources have	Street department funds
Resources needed	Funding for replacement of items
Grants or funding	Possibly Ripley Economic Development would match funds or CBG money could qualify.
Timeline	Annually each April.

## WATERFRONT DEVELOPMENT

Committee: Travis Arnett, Don Zipperian, Kristi Scott, Jane Zachman, Village Administrator

**GOAL: The village will form a waterfront committee that will initiate programs and write grants to improve the downtown riverfront.**

Action step #1:	Village will repair launch ramp and seek funding for a permanent concrete boat landing.
What	Improved and expanded launch ramp and permanent 300 foot landing.
Who	Freedom Landing Committee
Resources have	Launch ramp, apron and parking for boat trailers.
Resources needed	Launch ramp needs repair or replacement. Need funding for permanent landing.
Grants or funding	Currently seeking funds from State of Ohio with several agencies being contacted.
Timeline	2021
Action step #2:	Village waterfront committee will meet and devise a specific plan for bank cleanup and repair.
What	<ul style="list-style-type: none"> <li>• Cleaning and weeding the bricks on the 3 overlooks.</li> <li>• Repairing/painting rust metal benches.</li> <li>• Painting or replacing metal garbage containers around town,</li> <li>• Riverbank clean up at specified intervals.</li> <li>• Refinement of bank in front of Lions Park.</li> </ul>
Who	Volunteers, village employees, Living Land and Waters barge
Resources have	Occasional clean up days
Resources needed	A schedule of work and scheduled clean up days.

Grants or funding	Possible Natureworks Grant which focuses on outdoor activity
Timeline	Every Spring and Mid-summer
Action step #3:	Waterfront activities (bike, kayak rental etc.)
What	The village will form a designated waterfront committee that will plan an annual weekend that will incorporate activities such as fishing tournaments, boat/paddleboat races, bike excursions with designated stops, kayak rentals for the day.
Who	Waterfront committee and volunteers
Resources have	The venue
Resources needed	Planning and volunteers, marketing
Grants or funding	Pay to play or prizes for participants
Timeline	2020

## Section 721.03 | Lease or sale of real estate - advertisement for bids.

Ohio Revised Code / Title 7 Municipal Corporations /

Chapter 721 Sale Or Lease Of Property

*Effective: September 29, 2013    Latest Legislation: House Bill 59 - 130th General Assembly*

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No contract, except as provided in section [721.28](#) of the Revised Code, for the sale or lease of real estate belonging to a municipal corporation shall be made unless authorized by an ordinance, approved by a two-thirds vote of the members of the legislative authority of such municipal corporation, and by the board or officer having supervision or management of such real estate. When the contract is so authorized, it shall be made in writing by such board or officer, and, except as provided in section [721.27](#) or [721.29](#) of the Revised Code, only with the highest bidder, after advertisement once a week for five consecutive weeks in a newspaper of general circulation within the municipal corporation or as provided in section [7.16](#) of the Revised Code. Such board or officer may reject any bids and readvertise until all such real estate is sold or leased.

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### Available Versions of this Section

September 29, 2013 – House Bill 59 - 130th General Assembly

## Section 721.28 | Contracts for urban redevelopment or urban renewal.

Ohio Revised Code / Title 7 Municipal Corporations /  
Chapter 721 Sale Or Lease Of Property

**Effective:** September 11, 1961    **Latest Legislation:** Senate Bill 490 - 104th General Assembly

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The legislative authority of a municipal corporation may authorize the transfer, lease, or conveyance of any real property in accordance with and for the purposes of a plan adopted by the legislative authority for urban redevelopment or urban renewal upon such lawful terms and conditions and in such manner as are prescribed by the legislative authority, without competitive bidding as required by section [721.03](#) of the Revised Code.

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### Available Versions of this Section

September 11, 1961 – Senate Bill 490 - 104th General Assembly