

WEST CARROLLTON CITY COUNCIL REGULAR

NOVEMBER 27,

07

PRESENT: Mayor Gilman, Councilmembers Jim Bowers, Jody Jones, Linda Lotspaih, Angie Fryman, Harold Robinson and Jeff Sanner; City Manager G. Tracy Williams; Law Director Lori Kirkwood; Director of City Planning Greg Gaines; Human Resources Manager Sherry Callahan; Police Chief Rick Barnhart, Deputy Police Chief Doug Woodard, and Assistant Clerk of Council Alicia Waymire.

The meeting was called to order by Mayor Gilman. Tracy Williams, City Manager, gave the Invocation. The Pledge of Allegiance and Roll Call followed.

MINUTES

Mrs. Lotspaih motioned, seconded by Mr. Sanner to approve the Regular Meeting Minutes of November 13, 2007. A roll call vote was taken: Mr. Robinson –yes, Mayor Gilman –yes, Linda Lotspaih –yes, Mrs. Fryman –yes, Mr. Sanner –yes, Mr. Bowers –yes, Mrs. Jones –yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

KURT RINEHART

MIAMI CONSERVANCY DISTRICT UPDATE

Mr. Rinehart gave an update on the projects for the Miami Conservancy District. He stated that among the various projects they were doing, Lockington Dam Phase I had been completed. He reported that Germantown, Englewood and Taylorsville Dams had passed inspections. He also stated that they had completed the 4th year of "Play It Safe" Low Dam Safety Program. He reported that they would be adding 14 additional danger signs at the low dams. He concluded by thanking Tracy and stating that he appreciated being able to work with Tracy. He thanked the Mayor as well and wished them both a long and happy retirement.

Mayor Gilman thanked him for coming to the meeting.

PRESENTATION OF THE ANNUAL MAYORS AWARDS

Mayor Gilman and Christian Mattingly presented the Mayors Awards to the volunteers who were nominated for 2007.

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Mr. Sanner thanked everyone for supporting their community and stated that the volunteers make the city great.

Mrs. Fryman also thanked everyone for volunteering their time and stated that she felt it was important for people to see everyone who volunteers.

Mrs. Lotspaih thanked everyone. She stated that everyone is busy, but the volunteers find the time to help others, she stated that it was great to live in a city where there are so many volunteers.

Mr. Robinson thanked everyone for giving of their time and stated that it is remarkable to live in a city where so many care.

Mrs. Jones thanked the volunteers and stated that without them West Carrollton wouldn't be such a great city.

Mr. Bowers thanked all the volunteers and stated that everyone has the opportunity not to help, and these volunteers choose to help, and it makes the city a great place.

Mr. Williams thanked the volunteers and said they make the community great.

Mayor Gilman stated that words can't express the gratitude of the people who receive the help. They are always so grateful to receive help. She thanked everyone for volunteering.

COMMENTS BY THE AUDIENCE

Kim Hall-Alt

Stated that today we are celebrating volunteers which are asset #9 in the assets they are working on with the children. She stated that they are also working on the Relay for Life with the children, and they are selling purple Christmas balls for \$1.00. The balls will be displayed through Christmas, and they will be taken down and distributed back to the kids at the Relay for Life event in June. Anyone interested in purchasing a purple Christmas ball should go to www.westcarrolltonschools.com or contact her at 859-5121 ext. 4401.

Rebecca Lucas

Reminded the residents that on December 1st from 12:00 – 4:00 p.m. the Historic Homes tour would be taking place. She encouraged the children to become interested in history and stated that there would be a toy display and a kids craft at the Historical House.

Joseph Koussa

Asked God to watch over the troops and bring them home safely. He stated that he was tired of the mudslinging campaigns and wished the political candidates would stated what they were going to do for the country instead.

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Myra Gowdown

Stated that she had written to Maureen Parsons regarding the catch basins, and had not had a response. She stated that she had also written to Mr. Robinson and Mr. Sanner about this, with no response from them either.

Mr. Sanner stated that he had Mr. Williams enlighten him about the condos and what happened, and received a different account. He stated that they are a private property, and as such the city cannot go out and give a report on the work done on the catch basins.

Mr. Williams stated that he understood that Mrs. Parsons had been in the area doing something else, and was asked to come and look at it and give her opinion. She gave her opinion, but it was not as a city employee since they are a private property.

Ms. Gowdown stated that she wanted to know why no one had responded to her.

Ms. Kirkwood stated that this is private property and Mrs. Parsons' opinion was not a city opinion, which is why she didn't sign it. She stated that since Mrs. Parsons wasn't at the meeting, she'd get with Mrs. Parsons tomorrow and get back to Ms. Gowdown on this issue.

Mr. Robinson stated that he had never received the letter and this was the first he was hearing about it.

Mr. Sanner stated that he had been trying to follow up on the issue since he received his letter.

Mr. Robinson stated that Ms. Kirkwood had stated what the city's response is and that someone would get back to Ms. Gowdown on it.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

REPORTS BY OFFICERS

Mr. Williams stated that there is a new audio system in place and that Mr. Mattingly had worked very hard to get it into place. He stated that they were still fine tuning the system to get the bugs worked out.

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He stated that the Police Department had opened bids for the Communication Center Furniture. One bid had been received from P&R Communications. The bid was for \$48,635.25 which was close to the estimated budget. This equipment would be similar to Kettering and Miami Township.

Chief Barnhart stated they had put the bids out, but since it's specialized equipment only a few vendors deal with this type of furniture. He stated it's the latest state-of-the art and is ergonomically correct for health and posture.

Mr. Sanner motioned, seconded by Mrs. Fryman to accept the bid from P&R for the Communication Center Furniture. A roll call vote was taken: Mr. Robinson –yes, Mayor Gilman –yes, Linda Lotspaih –yes, Mrs. Fryman –yes, Mr. Sanner –yes, Mr. Bowers –yes, Mrs. Jones –yes.

Mr. Williams stated that he had been on vacation at the last meeting and congratulated Mrs. Jones and Mrs. Fryman on their re-elections and Mayor Elect Sanner on his election.

He stated that council had selected a new City Manager, Brad Townsend, and wished him the best.

Mr. Mattingly reminded the residents that the Holiday Festival would be December 1st. He reminded the residents that everything was free and there would be lots to do.

UNSCHEDULED BUSINESS

None

COMMENTS BY AUDIENCE

None

COMMENTS BY COUNCIL

Mr. Robinson stated that he had received an update from Mr. Norton regarding the Farmersville-West Carrollton Road flooding issue. He stated that it had been remapped and submitted to FEMA so it can be approved and we would be able to get grant money to fix the issue.

He asked if the city had ever set aside garden plots to have citizens to pay and be able to have a garden.

Mr. Williams stated that it had been talked about, but never done. He was concerned about availability of water and animals eating the garden.

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Mr. Robinson stated that he would like to have this investigated further. He talked about the Business Appreciation Breakfast and stated that one thing came up several times. They talked about the lack of skilled labor for businesses in the community. He stated that he would like to offer a Job Fair in conjunction with the Home Improvement Fair.

Mrs. Lotspaih invited everyone to join us on December 1 for the Holiday Festival and stated there would be a coloring contest at the Holiday Festival too.

Mrs. Fryman reminded the residents that Friday, November 30 was the deadline for the city council seat letters to be turned into the city manager's office. She congratulated the employees at the Moraine Assembly Plant; they were the top production plant for GM.

Mr. Sanner asked Mr. Williams if he would reiterate, that Mrs. Parsons was in the area for something else, and was asked if she would give her opinion on the catch basin issue.

Mr. Williams stated that she had been in the area, and went over to be helpful, and it is now backfiring in our faces.

Mayor Gilman reminded residents not to put their leaves in the street, it causes a dangerous situation.

She thanked the students for attending the meeting.

RECESS

Mayor Gilman motioned, seconded by Mr. Sanner to recess a work session to discuss the items on the agenda. A unanimous roll call carried the motion.

WORK SESSION

PRESENT: Mayor Gilman, Councilmembers Jim Bowers, Jody Jones, Linda Lotspaih, Angie Fryman, Harold Robinson, and Jeff Sanner; City Manager G. Tracy Williams; Law Director Lori Kirkwood; City Planner Greg Gaines; Finance Director Tom Reilly; Human Resources Manager Sherry Callahan; Police Chief Rick Barnhart, and Assistant Clerk of Council Alicia Waymire.

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SOUTH SUBURBAN TEEN ALCOHOL AND OTHER DRUG PREVENTION TASK FORCE

City Council said they had considered the presentation from the last City Council meeting and that they wanted to join with the consortium on this matter. They requested that this be placed on their next agenda for formal action. Following discussion on this matter Police Chief Barnhart left.

CONSISTANCY OF INFORCEMENT OF REGULATIONS

Councilmember Harold Robinson noted that he has received concerns from citizens concerning the apparent inconsistency with which the City applies certain regulations. Specifically, concern was expressed about water bills for structures that contain multiple users. Question pertains to whether or not each user should receive a minimum water bill or whether there should just be one bill based on the single meter serving that unit. In response to this matter Service Director, Rich Norton, gave a brief history on the use of water meters in the City and noted that the staff would be taking an inventory of those areas where there is a single meter that serves multiple tenants and that a report on this matter would be presented to City Council for further discussion on how these properties should be billed. Additionally, Rich Norton noted that the City had received notice recently from the EPA that will require additional businesses to install backflow prevention devices on their water service lines. Mr. Norton was uncertain at this point as to how many businesses will be impacted by this EPA requirement but that the City would need to follow the requirements set forth by EPA to be in compliance for the City's drinking water system. A question was raised in the course of this discussion as to whether or not the City needed to have an annual inspection of the backflow prevention system. Rich Norton noted that this was a requirement from EPA and to have backflow prevention devices inspected annually.

Councilmember James Bowers asked a question regarding the \$38.00 trash collection fee for those that are out of town and whether or not that fee could be waived. Rich Norton noted that this matter would be further researched and discussed at a further time.

Also concern was expressed about the City's approach to tree trimming. Question is whether or not it is the property owners responsibility to trim the tree or whether the City will take responsibility. Also concerns were expressed concerning the City's position on sidewalk repairs caused by tree damage. With regards to tree trimming, Christian Mattingly said he would investigate this matter further and noted that the City has previously adopted an ordinance outlining the City's policy regarding the maintenance of trees planted by the City as opposed to those planted by the individual. However, he noted he would take a fresh look at this ordinance and that Council could discuss this policy further to determine whether changes to current ordinances and practices are needed.

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Lastly, a concern was expressed about the City's enforcement of the regulations requiring dumpsters to be screened. It was noted that some businesses have been required to screen their dumpsters and others remained unscreened at this time. Greg Gaines, Director of City Planning, noted that the City has sent notices to those property owners that have screening around their dumpsters that needs to be replaced or repaired and then the City would be sending notices to those businesses that have unscreened dumpsters and are not grandfathered. Mr. Gaines noted that possibly the City should consider adopting an ordinance that requires all dumpsters to be screened and to eliminate any grandfather clause so that there is consistency for all businesses having dumpsters. Also a question was raised as to why a concrete pad is required under dumpsters as opposed to asphalt. Mr. Gaines said he would research this matter further and report back to City Council.

TAX INCREMENT FINANCING (TIF)

Jeff Bothwell, the City's Economic Development Consultant, discussed with City Council plans to adopted Tax Increment Financing districts within the City of West Carrollton and reviewed the status of this effort. He noted that this matter would be going before the West Carrollton School Board and he hoped that this matter would be on the City Council agenda prior to the end of 2007. Following discussion on this matter, Jeff Bothwell left.

SONIC

Greg Gaines, Director of Planning, noted that Sonic is very interested in locating a new restaurant on the site between the new McDonalds and the Little Farm Liquor Store. This site was previously the parking lot for Woody's Market. Mr. Gaines noted that Sonic intended to attend the next City Council meeting to discuss their request to put a Sonic restaurant on this location.

KROGERS

City Manager Williams noted that Kroger's intends to remodel the store located at the corner of Springboro Pike and Alex-Bell Road in Miami Township. Mr. Williams noted that there was discussion with Kroger's several months ago about possibly purchasing property in the vicinity of the northwest corner of Alex-Bell and Springboro Pike that would have necessitated purchasing several homes in the neighborhood. However, Mr. Williams noted that in a recent conversation Kroger's indicated that they have abandoned those plans and plan now to proceed with staying at their current location on Alex-Bell Road.

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COMMENTS BY COUNCIL

Councilmember James Bowers complimented city staff on the business newsletter and discussed how it was distributed. He indicated he felt this was a very good public relations piece for the City that really helped people understand the many activities going on in the City in the area of Economic Development.

Councilmember Angie Fryman asked for a sample copy of the new resident packet. She also noted that Realtor Dave Cope had advised her that the owner's of the former Fraser Papermill site plan to put the site on the market for \$1.5 million. Councilmember Fryman also noted that she felt the City Council and the new City Manager, Brad Townsend, needed to take time in early 2008 to review the City Charter. Also, discussion was held concerning the process which Council would use for selecting the new City Councilmember to replace the vacancy created by the election of Deputy Mayor Jeff Sanner to the position of Mayor.

ADJOURNMENT

At the conclusion of the executive session Councilmember Jody Jones moved and seconded by Councilmember Jeff Sanner to adjourn. The motion was approved and the meeting was adjourned at 9:04 p.m.

MAYOR

CLERK OF COUNCIL