

PRESENT: Mayor Maxine Gilman; Council Members Jim Bowers, Angie Fryman, Jody Jones; Linda Lotspaih, Jeff Sanner, Harold Robinson; City Manager G. Tracy Williams; Director of Economic Development Kathy Perkins; Director of City Planning Greg Gaines; Parks and Recreation Director Christian Mattingly; Deputy Police Chief Doug Woodard; and Assistant Clerk of Council Alicia Waymire.

Excused:

The meeting was called to order by Mayor Gilman. Reverend Doris Arnett Whitaker, First Presbyterian Church, 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 October 10, 2006. A roll call vote was taken: Mrs. Lotspaih –yes, Mrs. Fryman –yes, Mr. Sanner –yes, Mr. Bowers –yes, Mrs. Jones –yes, Mr. Robinson –yes, Mayor Gilman - yes. The motion carried.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

PRESENTATION BY PEG RINALDI ON BEHALF OF THE INDEPENDENCE DAY FESTIVAL COMMITTEE

Peg Rinaldi presented Christian Mattingly and Rick Dobson with signed, framed posters from the 4th of July Festival Committee as thanks for all their work and dedication for the 4th of July Festival.

RESOLUTION NO. 24-2006

Mayor Gilman read the resolution acknowledging the appreciation of the citizens and public officials of the City of West Carrollton for services rendered unto said City by Hassel Hardin, Jr. The mayor presented Joe with a copy of the resolution thanking him for all his years of dedication and service in the water department.

Mr. Sanner wished Joe good luck at his new job in Lebanon, Ohio.

Mrs. Fryman thanked him for all his work and wished him good luck.

Mrs. Lotspaih also thanked him and wished him well at his new job.

Mr. Robinson wished him well.

Mrs. Jones thanked him and wished him well.

Mr. Bowers thanked him for all his years of dedication.

Mr. Williams stated that Joe had given many years of service and dedication.

Mayor Gilman stated that she had received many compliments over the years about Joe.

RESOLUTION NO. 25-2006

Mayor Gilman read the resolution acknowledging the appreciation of the citizens and public officials of the City of West Carrollton for services rendered unto said City by Jacquelyn A. Fultz. The mayor stated that she had presented Jackie with her copy of the resolution at her retirement reception, and indicated that she would be greatly missed. The mayor thanked Jackie for all her years of dedication and service.

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

None

REPORTS BY OFFICERS

Mr. Williams began by stating that he was grateful to all who participated in the Business Appreciation Breakfast and thanked Dr. Clifford for emceeding the event. He expressed appreciation to the Business Advisory Council for suggesting the change in the way the breakfast has been held. He extended best wishes to Maureen Parsons, Civil Engineer, who would be undergoing a hip replacement October 25.

Mr. Norton thanked Joe for his years of service and dedication. He stated that no matter what project he was asked to do, Joe would always do it.

UNSCHEDULED BUSINESS

None

COMMENTS BY THE AUDIENCE

None

COMMENTS BY COUNCIL

Mrs. Lotspaih reminded the residents that the annual Monster Mash would be Saturday, October 28. The parade would begin at 6:00 p.m. at the Civic Center, and they would parade across to the Middle School. The Monster Mash would begin immediately after the costume judging contest. She stated that the kids had lots of fun at the Monster Mash last year.

Mrs. Fryman motioned seconded by Mrs. Jones to appoint Don Ferguson and Ryan Richardson to the 4th of July Festival Committee, to serve the longest term possible. A roll call vote was taken: Mrs. Lotspaih –yes, Mrs. Fryman –yes, Mr. Sanner –yes, Mr. Bowers –yes, Mrs. Jones –yes, Mr. Robinson –yes, Mayor Gilman -yes. The motion carried.

Mrs. Fryman motioned, seconded by Mr. Robinson to appoint Dan Bir to the Board of Water and Sewer Charge Adjustment, to serve the longest term possible. A roll call vote was taken: Mrs. Lotspaih –yes, Mrs. Fryman –yes, Mr. Sanner –yes, Mr. Bowers –yes, Mrs. Jones –yes, Mr. Robinson –yes, Mayor Gilman -yes. The motion carried.

Mrs. Fryman indicated that she had recently attended the youth conference and it was a wonderful event.

Mr. Sanner reminded the residents that the Grace Lutheran Church would be holding their Fall Bazaar on November 11, 2006 beginning at 9:00 a.m. Lunch will be served from 11:00 a.m. – 2:00 p.m.

Mr. Bowers congratulated Dr. Clifford on the success of the youth conference and indicated that he looked forward to attending next year's conference. He inquired whether the information he had received regarding the rescheduling of the flu shots was correct.

Alicia Waymire responded that the flu shots had been rescheduled for October 25, 2006 from 1:30-3:45 p.m. in the West Carrollton Civic Center.

Mr. Bowers concluded by reminding the residents that Beggars Night was Tuesday, October 31, 2006 from 6:00 p.m. – 8:00 p.m.

Mr. Robinson stated that the youth conference was wonderful, and that all sessions were excellent. He stated that the City of West Carrollton had recently installed new computers throughout the city offices, and inquired as to whether any training was being scheduled for city staff.

Mr. Williams responded that the following training will be scheduled for 2007. The Police Department had indicated that are planning on having staff attend training for Microsoft Access, Excel and Power Point, the Finance Department indicated that they are scheduling training for Access, the Building Department is scheduling a demonstration of ZonePro software, the Parks and Recreation Department had adequate training to date, and Alicia was very competent with computer training and usage. He indicated that Christian was very fortunate to have her in his department. He concluded by stating that the Fire Department had several staff that had requested training for computer programs as well.

Mr. Robinson asked if there was any update on the West Carrollton Farmersville Road flooding issue.

Mr. Williams indicated that Montgomery County had committed \$15,000 towards the project, and the total cost would be approximately \$52,000. He indicated that a proposal had been received from DLZ which was currently being reviewed. The proposal is also being reviewed by the Conservancy District, and the study will take about 5 months to complete. He indicated that we should have a complete study by March.

Mr. Norton stated that originally three options were being considered, and just the study for these options was very costly. In the 80's the Conservancy District did the same study and determined that widening the bridge would take about 12 million dollars. The least expensive remedy would be to raise the roadway, and this is currently the option being looked at. He indicated that the Conservancy District is currently reviewing the scope of the work to be done.

Mr. Robinson indicated that Mrs. Perkins can't achieve economic development until the flooding issue is taken care of.

Mr. Williams indicated that MVRPC is looking at these projects and should help in getting funding for them:

1. Flooding of Farmersville West Carrollton Road
2. Widen the road to Rt.
3. An overpass over Jessie RR.

Mr. Robinson stated that we had moved seriously into an economic development phase by hiring Greg Gaines and Kathy Perkins. He inquired as to how we will measure our success. He indicated that one way to measure is the number of jobs now in the area, and to do a comparison from a point of time and then do a follow up every few months or so. He indicated that he had not received any data showing any information regarding economic development.

Mr. Williams indicated that he had spoken to Mr. Reilly about personal, business and withholding accounts for taxes. He indicated that he felt a true measurement would be a tax base not the number of jobs in the area. He indicated that he wanted Kathy to

choose two or three key points for her monthly reports, and he agreed that some type of measurement is definitely needed.

Mrs. Perkins also agreed that some type of measurement tool is needed. She indicated that Business Retention and Business Creation, or the number of Commercial and Industrial Building permits issued per month is one way to measure growth. She also agreed that income tax revenue is another excellent way to measure growth. She stated that she would include these in her monthly reports along with national indicators. She stated it would reflect a more accurate reading to use several indicators instead of just one indicator.

Mr. Robinson addressed the YMCA and the city sponsorship. He indicated that he felt like it's a wonderful asset for the city, but wondered how we are represented on their advisory board. He asked if the members of the board are appointed by council, who the members were, and how long a term they serve.

Mayor Gilman indicated that Mrs. Lotspaih and Mr. Jensen were board members for the YMCA, and that the YMCA makes their own board appointments.

Mr. Robinson wanted to know why they make the decision instead of city council, since council approved the spending of funds for the building of the YMCA. He indicated that he had spoken to Mr. Helm, who had indicated the YMCA by-laws state the YMCA appoint their board members, but also indicated that he would speak to Bambi Puckett and the board and determine if it would be ok if council makes the board appointments.

Mrs. Fryman inquired if the board meetings are open to the public, and Mr. Robinson asked for minutes from previous meetings to be given to council. He stated that other cities financial support and relationship with the YMCA is different than ours has been.

Mr. Robinson indicated that there are several issues on the ballot that residents need to be aware of and informed about. These issues are #3,4 and 5. Issue #3 appears to be about scholarship money for students in Ohio, but in reality it would legalize gambling in Ohio with a Casino in Cleveland and slot machines at horse tracks. Issue #4 is a Constitutional Amendment, and if both Issue 4 and 5 pass, Issue 4 wins over 5. Issue 5 bans smoking, but can be amended by legislature. He urged everyone to be sure about what they are voting on.

The Mayor indicated that the Women's League of Voters will have a guide in Thursday's paper and urged everyone to vote next Tuesday.

Mayor Gilman indicated that the Business Appreciation Breakfast was a big success and everyone enjoyed the new way it was held, and stated that BAC was to be commended for their suggestion.

Mayor Gilman stated that the Youth Conference was very education and informative. She reminded the residents that the County Corp open house (the 1st of 5 houses), at 201 W. Main Street, is scheduled for each Sunday in November from 1:00 p.m. – 4:00 p.m. She indicated that they are accepting 1st time Homeowners applications for the lottery.

Mayor Gilman reminded the residents that the Mayors Award nominations are due by November 14. Nominations are to be turned into the City Managers Secretary. She reminded the residents that the Methodist Church is selling their caramels again, and to place an early order, please call 859-4444.

She concluded by reminding residents to set their clocks back an hour this Saturday, and to check the batteries in their smoke detectors.

RECESS

A motion was made by Mayor Gilman, seconded by Mrs. Jones, to have a brief recess and then adjourn to a work session to discuss the items on the agenda. A unanimous roll call vote carried the motion.

Council adjourned.

WORK SESSION

COMPREHENSIVE PLAN

Bill Grunkemeyer with the Ohio State University Extension Center discussed with City Council the process they use to assist communities in developing Comprehensive Plans. Following his presentation a discussion was held about the methodology used by the Ohio State University Extension Service and assisting communities in developing a comprehensive plan for a sustainable community that focuses on three key factors:

1. Economic
2. Social
3. Environmental

Mr. Grunkemeyer left following the presentation.

RENTAL PROPERTY INSPECTION

Renee' Snodgrass, Building & Zoning Inspector, discussed with City Council the draft ordinance that had been prepared for cities to consider in the Dayton area to implement an inspection program for rental units within their communities. Following discussion of this matter, it was the consensus of City Council that the city currently has in place adequate regulations and an inspection program that allows the city to appropriately

maintain all properties within the city and that no further legislation was needed at this time.

It was proposed that the city consider charging a \$75.00 per hour reinspection fee for properties that do not comply by the required deadline and require additional inspections in order to be brought into compliance. City Council felt this would be an appropriate charge for those who do not comply and requested that an ordinance be drafted implementing the \$75.00 reinspection fee for their consideration at the next City Council meeting.

Renee' Snodgrass left following this discussion.

ED/GE GRANT

City Manager Williams reviewed plans to submit an ED/GE Grant application to Montgomery County for the demolition of the former Woody's Market. The grant will request \$150,000 in ED/GE funds and would be matched by a \$25,000 grant from the City of West Carrollton to assist the proposed developer for this site in the demolition and redevelopment of this property. City Council expressed support for this grant application.

COUNTY CORP

City Manager Williams discussed an effort by County Corp to build houses in the Dayton area that incorporate what is known as "Green Technology." County Corp requests that communities that are interested donate a lot to this program and that the design and construction of the house would be done by the private sector under the direction of County Corp. The City Council expressed an interest in being a part of this program and requested that staff identify possible vacant lots and associated costs for their further consideration. City Manager Williams noted that city staff would prepare a report for Council to consider on this matter.

ANNUAL BUDGET REVIEW

City Council set two budget work sessions, one for Tuesday, November 7th beginning at 6:30 p.m. and a second budget work session is scheduled for Tuesday, November 21st at 6:30 p.m.

CITY ATTORNEY

City Manager Williams noted that staff had provided Council with the applications from attorneys to fill the vacant position of City Law Director. City Council indicated they wanted an opportunity to review the approximately 25 résumés that were received and would discuss this further in the next executive session following their next regular meeting.

ANNUAL HIGH SCHOOL YEAR BOOK

City Council indicated that they did not wish to place an ad in the annual yearbook.

FIRST SUBURBS CONSORTIUM

City Manager Williams noted that the First Suburbs Consortium would be establishing a housing committee to explore ways and means to maintain and improve the housing stock throughout the Dayton area. Greg Gaines will be as the representative to that committee and Renee' Snodgrass will be the alternate.

CITY BEAUTIFUL COMMISSION

Councilmember Harold Robinson suggested that Council may want to consider contributing more money to the City Beautiful Commission as their annual allocation has been at \$1,500 for several years. He expressed appreciation for the excellent work they do each year. This will be considered in the 2007 Budget discussions.

COMMENTS BY THE MAYOR

Mayor Gilman reviewed various upcoming civic events and discussed attendance at these events with City Council.

ADJOURNMENT

There being no further business, a motion was made by Councilmember Jones, seconded by Councilmember Sanner to adjourn. All present voting in favor, the meeting was adjourned at 9:15 p.m.

MAYOR

CLERK OF COUNCIL