

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held February 23, 2021

PRESENT: Mayor Jeff Sanner, Councilmembers Leanne Nash, Jill Tomlin, Rick Barnhart, and Angie Fryman. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, Public Relations Director Heidi Van Antwerp, Police Chief Doug Woodard, and Assistant Clerk of Council Tracy Rankin

EXCUSED: Councilmembers Harold Robinson and Amanda Zennie

The meeting was called to order by Mayor Sanner at 6:30 p.m. The Pledge of Allegiance and Roll Call followed.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of February 9, 2021. A vote was taken: Ms. Nash-yes, Mrs. Tomlin-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

POLICE DEPARTMENT AWARDS - 2020

Police Chief Woodard gave a brief summary on each award recipient and Deputy Chief David Wessling presented each of them with their award and/or plaque.

Dedicated Service Award – Secretary Tracy Rankin

Perfect Attendance Award – Sergeant Jeremy Branham, Detectives Bob Bell and Scott Lawson, Officers Jared Moore and Eion Hogston, and Records Clerk Christine Tatol.

Commendation – Officer Jared Moore

Exemplary Service Award – Officers John Garwood and Chris Fairchild

Employee of the Year – Detective Scott Lawson

Council congratulated the award recipients and thanked them for their dedication and service to the city.

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COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3692 - *An Ordinance Directing the City Manager to Not Invoke the Automatic Annual Increase to the General Fee Schedule for Fiscal Year 2021 as Authorized by Ordinance.*

Mr. Townsend stated that every year at this time we calculate an adjustment to our annual fee schedule. He went on to explain that in 2009 Council adopted an ordinance that essentially directed staff to adjust fees by the average of three years annual CIP index and that those adjustments were to be made automatically each April 1st unless Council took action not to invoke those increases. Due to the prior year's pandemic and just the financial strain on folks, Mr. Townsend explained that there are two reasons this ordinance is being recommended. The first is just the general conditions and economic strife of folks. He explained that giving a break on an increase in fees, particularly on the water, sewer and trash fees, will be welcomed this year. He further explained the other reason is because it has come to our attention that we may need to examine some of our fees as they may be getting a little too high. He said that when we started this our fees were generally pretty low compared to other communities and now it's to the point where we need to take a pause and take a look at our fees and make sure that we're not overcharging folks for services. He said that specifically we are looking at Building Permit Fees and that Greg (Planning & Community Development Director) is working on that right now and that we will probably be back later this year with a proposal to adjust those a little bit. Mr. Townsend stated that staff recommends the adoption of this ordinance, and said that this is the first reading and offered Council the opportunity to ask questions. There were no questions from Council.

Resolution 8-2021 - *A Resolution Authorizing the City Manager to Enter into a Land Banking Agreement with the Montgomery County Land Reutilization Corporation Hereinafter Referred to as the Montgomery County Land Bank at a Cost Not to Exceed \$100,000 for the Acquisition and Demolition of 19 N. Smith Street Located in the City of West Carrollton, Ohio.*

Mr. Townsend explained that we've been in partnership with the Land Bank negotiating the acquisition of 19 N. Smith Street, which is the property at the corner of Smith and Central Avenue. He stated that this property abuts other properties that the city has acquired throughout the years and this would complete an assemblage along the North side of Central Avenue. The Land Bank has offered to help assist with the acquisition of the property which is currently owned by a company called Taxease, who purchased the

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NEW BUSINESS (continued)

Resolution 8-2021 (continued)

property for the back taxes on it, but they have no interest in being a long-term owner. Mr. Townsend stated they are negotiating a price and we have stipulated that we would be willing to reimburse the Land Bank for all costs not to exceed \$75,000 on the property. There is a house on the property that would be scheduled to be demolished in the future. Our stipulation with the Land Bank is that we would reimburse costs up to \$25,000. Therefore, our agreement with the Land Bank would be capped at \$100,000. Mr. Townsend explained that the Land Bank would acquire it, eventually demolish the structure and we would agree to maintain it after the structure is demolished. He stated they would hang onto it for us up to four years before we'd have to take it down. Mr. Townsend offered Council the opportunity for questions. There were no questions from Council.

Mayor Sanner moved, seconded by Ms. Nash to approve Resolution 8-2021. A vote was taken: Ms. Nash-yes, Mrs. Tomlin-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes

Resolution 9-2021 – *A Resolution Authorizing the City Manager to Sign a Contract with the Miami Valley Educational Computer Association for the Purchase and Installation of a New Phone System, Waiving Formal Bidding Requirements.*

Mr. Townsend stated that this is a little unusual for us, but explained that the fiber network is overwhelming our antiquated twenty-year-old phone system and it needs replaced. He explained our fire stations and service garage are experiencing a lot of outages and delays, which is compromising our service delivery capabilities and makes this of great urgency. He mentioned that Christian (Parks & Recreation Director) has been working on this project for a number of years, but we had a proposal come in from our fiber partner, MVECA, for a new system at an initial cost of \$47,000. He stated it wasn't the lowest bid, but it was the best bid and since it was under the \$50,000 threshold, we agreed to move forward with them. Subsequently, as they've come in and analyzed the infrastructure within this building and others it became necessary for them to replace switches and we also added additional services and extensions which drove the price now to about \$58,000. He stated that is over the bid limit, but we'd still like to move forward and that if we stopped to bid this out, we would probably not recommend any other vendor since this is far superior in our opinion to what we've been looking at in the past. He stated the other advantage to this system is included in the cost will be automatic upgrades to the system, so it will never become obsolete moving forward and a future City Manager will never have to do this again. He also stated that Tracy would be providing training on how to run it. Mayor Sanner asked if there were any questions. Ms. Nash asked how soon will this be implemented. Mr. Townsend answered that they are already in the building now. He said that we had to

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NEW BUSINESS (continued)

Resolution 9-2021 (continued)

run Cat5 wire, which we did ourselves, but it should be completely integrated by the middle of next month.

Mr. Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 9-2021. A vote was taken: Ms. Nash-yes, Mrs. Tomlin-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes

REPORTS BY OFFICERS

Mr. Townsend congratulated all of the Police Department Award winners. He stated that he thought the Perfect Attendance was very admirable and did stick out to him. He also mentioned, as the Chief mentioned, we've had about seventy percent of the department that fell victim to Covid while we are still waiting for our turn in line for injections. He said overall given the fact that we had seventy percent of our people out with Covid who couldn't be here because they were sick, that attendance otherwise was pretty good across the board. He said sick leave was down for the entire department and that is also wonderful example of the quality of folks we have given the stresses of the year. He also said, as Rick mentioned, that was kind of true across the entire organization. He thanked all employees for showing up during some really tough times, even when we had to work from home while we figured out this Covid thing and we are still in it, but yet employees are still coming to work and they are protecting themselves to the extent that they can. He said that when they are not here that means that they are probably sick and that they've got Covid, like Tracy just experienced here recently. He said that he is really proud of all of our people for coming to work every day and not abusing their sick leave when they really could have taken advantage and they didn't. Mr. Townsend also congratulated Tracy on her award.

Mrs. Van Antwerp congratulated the Police Officers and Tracy for their awards. She also gave the following updates:

- **Shelter Reservations** - Opens up to West Carrollton residents only on March 1st. Reservations can be made online or in person during normal business hours.
- **Sand Art Event** - Saturday, March 13 for ages 6 and up. Two sessions will be held: 10:00 a.m. to 10:30 a.m. and 11:00 a.m. - 11:30 a.m. The event will be held at the Civic Center and the cost is \$5 per person.

UNSCHEDULED BUSINESS

Comments by the Audience

None

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UNSCHEDULED BUSINESS (continued)

Comments by Council

Mrs. Tomlin asked if we still had the snowman contest going on. Mrs. Van Antwerp answered that it ended on the 15th. Mrs. Tomlin asked if there was a winner. Mrs. Van Antwerp answered the winner was posted on Facebook on the Parks and Recreation page.

Mayor Sanner congratulated Tracy on her award. He also mentioned that he received a thank you note from Rick and Susan Cochran who live on Catalina Drive. He said that they wanted to express to the Street Department and everyone that was involved in the snow removal how pleased they were with the City of West Carrollton.

RECESS

Mayor Sanner moved, seconded by Mrs. Fryman to recess to a Work Session to discuss the items on the agenda to be followed by adjournment. A vote was taken: Ms. Nash-yes, Mrs. Tomlin-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Leanne Nash, Jill Tomlin, Rick Barnhart, and Angie Fryman. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Christian Mattingly, Director of Parks and Recreation, Planning & Community Development Director Greg Gaines, and Public Relations Director Heidi Van Antwerp.

Discussion: Agreement on Fees for New School Building Project

Mr. Townsend presented a draft proposed agreement with the West Carrollton School District for the reimbursement of certain fees paid for the new PreK and First Grade building being constructed on Pease Avenue. In exchange, the district agrees to apply those fees to the addition of brick to the building façade and to construct canopies to the main entrance and District office entrance to enhance the appearance.

The Board would also agree to invite certain City personnel be a part of the design and planning of the all-future buildings to be built in the City. After a lengthy discussion, it was the consensus of council to proceed as proposed. The Manager was directed to place the agreement on the next council agenda for formal approval.

2021 WILSON PARK POOL RATES

Christian Mattingly, Director of Parks and Recreation, discussed with council the Park Boards recommendations for admission rates for the 2021 Pool Season at Wilson Park. A

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WORK SESSION (continued)

copy of Mr. Mattingly's written report is available upon request from the Office of the Director of Parks and Recreation.

After a survey of other community pool rates for 2021, the Park Board is recommending that rates be increased 10% for the season. This rate would still be lower than most area pool fees currently being charged. After a brief discussion on the proposal, it was the consensus of council to not object to the increase.

EXECUTIVE SESSION

None

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mrs. Fryman to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:05 p.m.


Assistant Clerk of Council


Mayor