

# RECORD OF PROCEEDINGS

Minutes of

WEST CARROLLTON CITY COUNCIL REGULAR

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held April 25, 20 17

PRESENT: Mayor Sanner, Councilmembers Rick Barnhart, Jim Bowers, Jim Folker, Angie Fryman, Patrick Merris, and Jill Tomlin. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Public Relations Coordinator Erika Mattingly, and Assistant Clerk of Council Carie Cottongim

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 motioned, seconded by Mr. Bowers to approve the regular meeting minutes of April 11, 2017. A vote was taken: Mrs. Fryman-yes, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, Mr. Bowers-yes, and Mr. Folker-yes

## PUBLIC HEARINGS

None

## COMMUNICATIONS AND PRESENTATIONS

### *PROCLAMATION*

*NATIONAL ARBOR DAY, APRIL 28, 2017*

Mr. Bowers read the "National Arbor Day" Proclamation.

### *PROCLAMATION*

*PUBLIC SERVICE RECOGNITION WEEK, MAY 7-13, 2017*

Mr. Barnhart read the "Public Service Recognition Week" Proclamation.

## COMMENTS BY AUDIENCE

Mr. James Napper, 43 Redington Court. We have been informed that the railroad tracks are being repaired starting the week of May 1, 2017. Would like to know if they could come to Elm Street and repair those tracks.

Mr. Townsend informed that the city has already asked the railroad to fix Elm Street crossing while they are in town. We are hoping these tracks get fixed as well.

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**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

*RESOLUTION 12-2017*

A RESOLUTION DECLARING THE NECESSITY THAT CERTAIN SIDEWALKS, CURBS, AND GUTTERS SHALL BE CONSTRUCTED.

Mr. Townsend explained this is something you see every year. It's the first piece of legislation that you enact to begin a curb and sidewalk program each year. We are just finishing up the 2016 program we usually do these over the course of 12 months so this begins the 2017 program. Attached to the resolution are the list of individual addresses and cost estimates on William Street, Robert Street, and 603 Locust Street. Procedurally, following the adoption of this resolution, we'll notify the property owners individually and give them until September 30<sup>th</sup> to complete their repairs. Any work that is not completed will be totaled and placed out for bid in the winter. This time next year the contractor awarded the bid will complete the 2017 sidewalk program repairs.

Mr. Merris motioned, seconded by Mr. Barnhart to approve Resolution 12-2017. A vote was taken: Mrs. Fryman-yes, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, Mr. Bowers-yes, and Mr. Folker-yes

*RESOLUTION 13-2017*

A RESOLUTION APPROVING REVISIONS TO THE BYLAWS OF THE FIRST SUBURBS CONSORTIUM OF DAYTON, OHIO COUNCIL OF GOVERNMENTS.

Mr. Townsend informed that in their council packets is a memo and also the attached by-law changes from Jack Jensen, the Executive Director of the First Tier Suburbs Consortium. This is a council of government that was established in 2005 and a series of by-laws were established at that time with the consent of the member agreements. We are one of the original members of this organization. It's my understanding that the consortium recently put a committee together to adopt new by-laws and by their procedure requires all the member cities to adopt those new by-laws. The draft proposal in front of you attached to the resolution are the proposed changes.



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Mr. Barnhart, the cities representative to the organization, further explained that the only real change is the annual audit. Mr. Barnhart has been the financial officer for the last few years and the organization decided it should complete audits of the finances every year.

Mayor Sanner motioned, seconded by Mrs. Fryman to approve Resolution 13-2017. A vote was taken: Mrs. Fryman-yes, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, Mr. Bowers-yes, and Mr. Folker-yes

## RESOLUTION 14-2017

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH ADVENTURES ON THE GREAT MIAMI TO LEASE THE CITY OWNED PROPERTY AT 5641 MARINA DRIVE FOR THE PURPOSE OF OPERATING A CANOE AND KAYAK LIVERY.

Mr. Lucking explained that the building the city recently purchased at the beginning of this year, 5641 Marina Drive, most recently known as the Green River building will now have a new name. This building will now be called the West Carrollton River Center. The hope is that this will become a hub of activity and a realization of your vision to utilize the river and make an entertainment district going forward. We have an experienced operator, Mr. Chris Jackson, from Adventures on the Great Miami who is very experienced and has been doing this a number of years. Adventures on the Great Miami also operate in the cities of Troy and Tipp City. One of the things that make their company unique is they have outstanding marketing ability and we should start to see a lot of energy in the community associated with that activity. It's certainly going to be a high profile location immediately adjacent to the river. We currently have a lease that will take them from June 1, 2017 through December 31, 2019. The base rate is \$1,000/month and the city manager wanted to make sure this was revenue neutral for the city so they will be taking on the taxes and utilities on the property as well. The maintenance on this building has been deferred for quite some time and part our agreement with Adventures on the Great Miami is that they take care of that maintenance. Immediately what you will see is the building being painted on the outside. There was a picture in the paper of the rendering of the updated building in this morning's paper. It's a handsome building and it will be a pride for our community once finished. That is a critical part of what they are doing. The intent is to have them up and operating this year and hopefully we will see some activity on the river in June.

Mr. Jackson thanked council for the opportunity to approach council and speak further about the West Carrollton River Center. He has been doing this for a number of years. We have 75 canoes, 75 kayaks, 10 stand up paddle boards, and 5 rafts. I am working with the scouts and I have a primitive camp ground at my place as well. With the river race out



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of Troy we are connecting hopefully Piqua, Troy, Tipp City, and West Carrollton next year to our River Race. Au Sable River in Michigan is a 99 mile all night river race which starts at 9 p.m. That is our goal here is to do something over the next 5-10 years and make a festival down the complete corridor.

Mayor Sanner motioned, seconded by Mr. Folker to approve Resolution 14-2017. A vote was taken: Mrs. Fryman-yes, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, Mr. Bowers-yes, and Mr. Folker-yes

**REPORTS BY OFFICERS**

Mr. Townsend informed that we have received notification that Norfolk Southern will be in our area from May 1-12, 2017 to repair South Alex Road railroad crossing pavement. This is weather permitting and the road will be shut down during this time. The detours during this repair have been issued by press release and also posted on our website and social media. We also requested that while they are in town they repair South Elm Street railroad crossing and they said they will look at that.

Mr. Townsend informed that bids were opened at the end of March for the 2016 Sidewalk Program and the low bid was submitted by Mega Construction LLC of Dayton in the amount of \$129,051.75 which is 18% under our estimate. The contractor will be given their notice to proceed tomorrow and they have until the end of July to finish all the improvements.

Mr. Townsend informed that the demolition of Sonny's Car Wash will be done in two phases. The first phase will be the removal of the tanks and the second phase will be the removal of the building. The removal of the tanks require state permits, inspection and oversight, and soil testing. This is a very precise procedure with a lot of documentation to be filled out by the contractor. That is why we split this demolition into two phases and we will be going ahead with the first phase which we received a single bid from Plant Priorities in the amount of \$77,220. Carl Enterman reviewed that bid and verified they have those capabilities to complete this phase of the demolition. We will give them notification tomorrow and you will soon see activity as soon as they get their state permits. The tanks are polyurethane not the older type tanks that leaked and nothing came up in the environmental study. We received 5 bids for the demolition of the building. Since we do not own the property we will have to confer with Kettering Hospital and the Montgomery County Land Bank on the bid prices and we will report back to you on the award of the bid. I hope to do this by the second meeting in May.

Mr. Townsend reminded everyone that next Tuesday, May 2, 2017, is the primary election and the city is on the ballot for an income tax renewal which is Issue 13. This is not a new

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tax merely a renewal of ¼% income tax that was adopted in 2014. This tax is important to us because it generates about \$600,000 to our general fund which about 65% goes to support the police and fire departments. It does not affect retirees nor does it affect anyone that works in a community where the tax is 2.25% or higher. We hope everyone will come out and vote next Tuesday on Election Day.

Mrs. Mattingly gave community updates:

- Friday, April 28, 5:30 p.m., Wilson Park. The annual tree planting ceremony for Arbor Day. This year Canterbury Court has offered to sponsor a tree and a plaque in honoring retiring West Carrollton school superintendent, Dr. Rusty Clifford.
- Saturday, April 29, 2 p.m., 416 Greenport Drive. Public open house for the newly renovated property at 416 Greenport Drive. This is the second renovated home with the City's and land bank partnership.
- Saturday, May 6. Garage Sale Saturday. If you would like your address added to the list please contact Carie Cottongim at 847-4633 by Wednesday, May 3<sup>rd</sup>. The list and a map of the address participants will be posted on our website and you can pick up a copy at the city offices as well.
- Pre-season pool passes are on sale. You can purchase them on line or come into the city offices. This is the first year we are offering the ability to purchase them on line. You can go to [www.westcarrollton.org](http://www.westcarrollton.org) and go to the Parks and Recreation section to purchase your passes.

## UNSCHEDULED BUSINESS

None

## Comments by the Audience

None

## Comments by Council

Mayor Sanner reminded everyone to get out and vote on Tuesday, May 2, 2017, Election Day.

Mayor Sanner motioned, seconded by Mr. Barnhart to recess to a Work Session to discuss the items on the agenda. A vote was taken: Mrs. Fryman-yes, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, Mr. Bowers-yes, and Mr. Folker-yes



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Mayor Sanner motioned, seconded by Mr. Folker to recess to an Executive Session as per Ohio Revised Code Section 121.22 (G)(1) to be followed by adjournment. A vote was taken: Mrs. Fryman-yes, Mr. Merris-yes, Mrs. Tomlin-yes, Mayor Sanner-yes, Mr. Barnhart-yes, Mr. Bowers-yes, and Mr. Folker-yes

## WORK SESSION

PRESENT: Mayor Sanner, Councilmembers Rick Barnhart, Jim Bowers, Jim Folker, Angie Fryman, Patrick Merris, and Jill Tomlin. City Staff - City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, and Public Relations Coordinator Erika Mattingly.

### *416 GREENPORT DRIVE UPDATE*

Mike Lucking, Economic Development Director, informed council that after only 12 hours on the market, we have 416 Greenport under contract, pending the appraisal and final approval by council. The agreed upon purchase price is for \$167,900 (\$4,000 over asking price), and our agreement to pay \$1,750 of the closing costs. After a very brief discussion, it was the consensus of council to accept those terms. Formal legislation to effect the sale will be presented at a later council meeting.

## EXECUTIVE SESSION

PRESENT: Mayor Sanner, Councilmembers Rick Barnhart, Jim Bowers, Jim Folker, Angie Fryman, Patrick Merris, and Jill Tomlin. City Staff - City Manager Brad Townsend and Law Director Lori Denlinger.

Council met pursuant to ORC Section 121.22 Section (G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official.

## ADJOURNMENT

With no further business, Mayor Sanner motioned, seconded by Jim Bowers to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 7:35 p.m.

  
Clerk of Council

  
Mayor