

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held April 27, 2021

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

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

EXCUSED: Councilmembers Amanda Zennie and Jill Tomlin.

AMMENDMENT TO AGENDA

Mayor Sanner moved, seconded by Mr. Robinson, to move the scheduled Executive Session to the May 11, 2021 Council Meeting. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman,-yes, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes.

MINUTES

Mrs. Fryman moved, seconded by Ms. Nash to approve the regular meeting minutes of April 13, 2021. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman-abstain, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

OATH OF OFFICE FOR PART-TIME FIREFIGHTER/EMT'S

*Benjamin Schimer
Connor Bush*

Chief Barnett gave a brief introduction on each FF/EMT, followed by Mayor Sanner administering the Oath of Office.

Mayor and Councilmembers welcomed them both to the city.

COMMENTS BY THE AUDIENCE

None

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UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3694 - *An Ordinance Authorizing the City Manager to Enter Into a Purchase Agreement with Eros Investments, LLC., an Ohio Limited Liability Company for the Sale of 323 East Central Avenue, West Carrollton, Ohio.*

Mr. Lucking explained that by the approval of this ordinance Council will authorize the City Manager to allow Eros Investments, Mr. Craig Kellogg, to remodel 323 East Central Avenue, which is the former Historical Society home. Under the terms of the agreement, Mr. Kellogg will invest a minimum of \$125,000 in the property, which will include an exterior and interior renovation. Once he has done that, the property will be sold to him for \$25,000 to subsidize his investment. Then the intent is that the house will sell for a minimum of \$175,000. If he makes more than the \$175,000, the city will share in the additional profits and receive 10% of the profit above the \$175,000. Mr. Lucking explained that there is risk involved for hitting the dollar amount of \$175,000, but that is Mr. Kellogg's risk and not the city's risk.

Mayor Sanner gave the opportunity for Councilmembers to ask questions and there were none. This was the first reading of Ordinance 3694.

Ordinance 3695 - *An Ordinance Authorizing the City Manager to Enter Into a Purchase Agreement with Eros Investments, LLC., an Ohio Limited Liability Company for the Sale of 505 Burns Avenue, West Carrollton, Ohio.*

Ordinance 3696 - *An Ordinance Authorizing the City Manager to Enter Into a Purchase Agreement with Eros Investments, LLC., an Ohio Limited Liability Company for the Sale of 111 West Pease Avenue, West Carrollton, Ohio.*

Ordinance 3697 - *An Ordinance Authorizing the City Manager to Enter Into a Purchase Agreement with Eros Investments, LLC., an Ohio Limited Liability Company for the Sale of 235 East Main Street, West Carrollton, Ohio.*

Mr. Lucking stated that he was going to talk about the next three ordinances together because they mirror each other with the exception of the individual addresses. Ordinance 3695 is 505 Burns Avenue, Ordinance 3696 is 111 West Pease Avenue and Ordinance 3697 is 235 East Main Street. All of these properties are vacant lot properties that the city had acquired with the intent of removing properties that had become damaged or become nuisances. All of these properties have been cleared for quite some time and have been in our inventory. The ordinances will authorize the City Manager to sell each of these properties for an amount of \$5,000 per property. Mr. Kellogg is going

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Ordinance 3695, Ordinance 3696 and Ordinance 3697 (continued)

to construct new homes on these properties. The anticipated selling price for those homes will be in the range of \$150,000. This will be new investment in neighborhoods that haven't seen that for a while, so the intent is to create new high comp sales so that everybody gets to enjoy that rising tide. Mr. Lucking noted, a side benefit is that the city will no longer have to maintain those lots.

Mayor Sanner gave the opportunity for Councilmembers to ask questions and there were none. This was the first reading of Ordinance 3695, Ordinance 3696 and Ordinance 3697.

Ordinance 3698 - An Ordinance Authorizing the City Manager to Enter Into a Purchase Agreement with Eros Investments, LLC., an Ohio Limited Liability Company for the Sale of 1201 Sherwood Forest Drive, West Carrollton, Ohio.

Mr. Lucking explained that Mr. Kellogg has also agreed to purchase 1201 Sherwood Forest Drive, which is a vacant lot. He is going to build a new home on this property to sell in the range of \$250,000. Our agreement with him is that we will sell him this lot for \$15,000. If he is able to achieve a number above \$250,000, then he agreed to pay us an additional \$5,000 for the property.

Mr. Lucking also added that we are working to create new housing and renovate existing housing, which is consistent with Council's strategic plan.

Mayor Sanner gave the opportunity for Councilmembers to ask questions and there were none. This was the first reading of Ordinance 3698.

Consideration of a Donation Request for a 2021 Family Pool Pass for the West Carrollton Baseball Club

Ms. Nash moved, seconded by Mr. Barnhart to approve the donation request for a 2021 family pool pass for the West Carrollton Baseball Club. A vote was taken: Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes.

REPORTS BY OFFICERS

Mrs. Van Antwerp gave the following updates:

- Arbor Day Tree Planting Ceremony - Friday, April 30th at 5:30 p.m. at Wilson Park near the pool entrance.
- Garage Sale Saturday - Will be held Saturday, May 1st rain or shine. Wednesday April 28th is the last day to register. Registration can be completed online or by calling 937-847-4635. The list of participating homes will be available by the end of Thursday, April 29th.

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REPORTS BY OFFICERS (continued)

- Bulk and Large Item Pick Up – The week of May 3 to May 7 on your normal trash day.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mrs. Fryman thanked the citizens for voting for the Emergency Services Levy.

Mayor Sanner thanked Ms. Nash for attending the Moraine / West Carrollton Little League and throwing the first pitch.

RECESS

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

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Angie Fryman, Leanne Nash, and Harold Robinson, City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Police Chief Doug Woodard and Public Relations Director Heidi Van Antwerp

Body-Worn Camera Presentation by Chief Woodard

Chief Woodard presented a written report and PowerPoint presentation on the departments research into body worn camera systems. A copy of Chief Woodard's report is available upon request from the office of the Chief of Police.

The costs form and function of six different camera systems were evaluated by the department, with the system offered by Utility, inc. as being the lowest cost and best system available. After a lengthy discussion, it was the concerns of council to proceed with the recommendation of Chief Woodard to contract with Utility, Inc. for a body worn camera system. Staff was directed to prepare legislation for consideration at the next council meeting.

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Proposed ODOT Improvements to Exit 44

Mr. Townsend presented a 17-minute video distributed by the Ohio Department of Transportation concerning a proposed traffic pattern safety improvement to exit 44 known as a "double diverging diamond". ODOT is requesting public feedback on the proposal by June 16, 2021. Council thanked the manager for the presentation and requested that it be posted on the City's website.

Other Business

None

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Angie Fryman to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:01 p.m.



Assistant Clerk of Council



Mayor