

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 10,

2022

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 Keith Tilton, Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, and Angie Fryman. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Police Chief Doug Woodard, Public Relations Director Heidi Van Antwerp, Deputy Chief David Wessling, and Assistant Clerk of Council Tracy Rankin.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of April 26, 2022. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-abstain, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Resolution 20-2022 – A Resolution Recognizing The West Carrollton High School Class Of 2022 Valedictorian And Salutatorian.

Mayor Sanner read the Resolution in its entirety.

Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 20-2022. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

Mrs. Tomlin presented Valedictorian Kylie Burr and Salutatorian Aurora Nunnery with a signed copy of Resolution 20-2022. Mayor Sanner and Councilmembers congratulated and wished them well in their future endeavors.

Proclamation for National Police Week

Councilmember Rick Barnhart read the Proclamation in its entirety.

Proclamation for Emergency Medical Services Week

Councilmember Keith Tilton read the Proclamation in its entirety.

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COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3725 – *An Ordinance Imposing An Extension Of Six Months To Ordinance 3703 On The Issuance And Processing Of Permits, Or Certificates Of Occupancy For Any Building, Being Used As A Short-Term Rental Operation Including But Not Limited To Individuals And Platforms Such As Airbnb, Homeaway, And Vrbo, To Allow City Council Time To Study And Review The Long-Term Impact On The Municipality As Well As The Implications Of House Bill 563 And Declaring An Emergency.*

Law Director Denlinger presented Ordinance 3725. She explained this Ordinance would extend Ordinance 3703 which placed a moratorium on short-term rental properties. The purpose of that moratorium was to determine whether or not that business model is good for the city. While the City Staff was researching short-term rental properties, the State of Ohio introduced House Bill 563. House Bill 563, as it is written, would limit our ability to regulate those properties and it would also prohibit us from banning them outright. Mrs. Denlinger explained it is necessary for us to extend the moratorium to allow us to see the impact of House Bill 563. She recommended the approval of Ordinance 3725.

Mayor Sanner asked if there were any questions. Mr. Tilton asked what the current procedures are for persons who want to operate a short-term rental. Mrs. Denlinger answered currently there are no regulations by the State of Ohio. She also stated the city regulations are just the current zoning regulations, like noise ordinances, property maintenance, etc. When it was brought to Council's attention that short-term rentals already exist in the city, Council determined that we need to figure out if there should be regulations. She explained we aren't for or against, but wanted time to determine if this is a good business model for the city. She stated before we could get too far into the research House Bill 563 came up. She explained this bill hasn't passed yet, but if it does that will cause a problem for cities regulating them as they choose.

Mayor Sanner asked if there were any other questions. There were none.

Mr. Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3725. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

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NEW BUSINESS (continued)

Ordinance 3726 – *An Ordinance Revoking Any Ordinances In Chapter 139: Weapons And Explosives Of The Code Of Ordinances Of West Carrollton Regarding Possession, Use, And Sale Of Fireworks.*

Chief Woodard presented Ordinance 3726. Chief Woodard explained Governor DeWine signed House Bill 172, which completely changed the fireworks laws for the State of Ohio. He explained Ordinance 3726 will allow us to follow state regulations on fireworks. He stated we would remove our local fireworks ordinances that currently exist, and then we would follow the state code instead.

Mayor Sanner asked if there were any questions for Chief Woodard. There were none. Mayor Sanner stated this will be the first reading of this ordinance, and it will be on the agenda at the next meeting.

REPORTS BY OFFICERS

Mrs. Van Antwerp gave updates on the following events:

Bicycle Fun Day – This event will be held on Saturday, May 14th from 10 a.m. until 12 p.m. at Miami Erie Canal Park on Marina Drive. It is geared for children between the ages of 4 and 11. Kids can practice their biking skills on our activity course. There will also be bicycle safety checks, free bicycle repair, free helmets given out as available), activities for kids, touch a truck – Police & Fire, and a short ride and safety pledge with a Police Officer. In addition, there will be an ice cream trolley if anyone would like to purchase treats.

Community Pride Day – This event will be held on Saturday, May 21st beginning at 9 a.m. Volunteers will meet at the Civic Center and then go out to assist neighbors with small outdoor projects like pulling weeds, planting flowers, etc. If you need assistance or would like to volunteer please call (937) 859-5182.

Pool Season – Discounted pool passes are available through May 27th. They can be ordered online under the Parks & Rec page or they can be purchased at the Civic Center during business hours of 8:00 a.m. – 4:30 p.m.

UNSCHEDULED BUSINESS

Comments by the Audience

None

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UNSCHEDULED BUSINESS (continued)

Comments by Council

Mr. Tilton stated someone reached out to him via email to report persons riding four wheelers and dirt bikes up and down the alleys in the north end of town and wanted to pass that information along to Chief Woodard. He also asked how we go about making sure that Owl Creek is kept up and cleaned out. He mentioned he walked the creek and found an area that could definitely cause a back up on Gibbons Road if we get heavy water. Mayor Sanner asked if the city is responsible. Mr. Townsend answered Miami Conservancy District is responsible. Mayor Sanner commented he worries about it too. Mr. Tilton commented that we've made great strides in widening bridges, but he was curious about where the next bottle neck could be. He went hiking with his son and found an area that has six-foot tall trees the entire width of the creek. Mr. Townsend asked where exactly. Mr. Tilton responded just past Miami Valley Sands building.

Mrs. Fryman asked Mrs. Van Antwerp when and how the Summer Concert Series is going to be promoted. Mrs. Van Antwerp answered the promotion will start within the next few weeks. She also stated Dillin Events will assist with the promotion. It will be done via Facebook, emails, and press releases. Mayor Sanner commented people are already talking about it.

RECESS

Mayor Sanner moved, seconded by Mrs. Fryman to recess to a Work Session to discuss the items on the agenda. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

Mayor Sanner moved, seconded by Mr. Barnhart to recess to an Executive Session pursuant to Ohio Revised Code 121.22 (G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, to return for adjournment. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Keith Tilton, Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, and Angie Fryman. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, and Public Relations Director Heidi Van Antwerp.

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Quarterly Economic Development Update - Mike Lucking, Director of Economic Development

Mike Lucking, Director of Economic Development, updated council on economic development activity in the community during the first quarter of 2022. A copy of Mr. Lucking's report is available upon request from the office of the Director of Economic Development.

Other Business

Cheryl Dillin of Hardy Communications presented to council a list of possible branding names for the proposed redevelopment area around exit 47. After individual conversations with council, certain members of the staff and the development team, a list of five names were proposed. The proposed names are, River Bend Levee, The Cutbank, Great Bend District (GBD), Big Water Bend or River Run District.

After a brief discussion, it was the consensus of council that the preferred name(s) would be River Bend District or River Run District. Mrs. Dillin will follow up with additional branding information around those two identifiers and report back to council for a final decision.

EXECUTIVE SESSION


PRESENT: Mayor Jeff Sanner, Councilmembers Keith Tilton, Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, and Angie Fryman. City Staff - City Manager Brad Townsend, Law Director Lori Denlinger, Arik Sherk, Bond Attorney and Economic Development Director Mike Lucking.

Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(8) to consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant for economic development assistance, to return for adjournment.

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mr. Barnhart to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:35 p.m.


Assistant Clerk of Council


Mayor