

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 24,

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 Angie Fryman, Keith Tilton, Amanda Zennie, and Rick Barnhart. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Fire Chief Chris Barnett, Planning & Community Development Director Greg Gaines, Public Relations Director Heidi Van Antwerp, and Assistant Clerk of Council Tracy Rankin.

EXCUSED: Councilmembers Rick Dobson and Jill Tomlin

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of May 10, 2022. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Oath of Office for Firefighter/Paramedics Anthony Asencio and Alex Kosa

Fire Chief Barnett gave a brief background on Firefighter/Paramedics Anthony Asencio and Alex Kosa. He also administered a badge pinning ceremony. Mayor Sanner administered the Oath of Office.

Mayor Sanner and Councilmembers congratulated and welcomed both employees to the City of West Carrollton.

Whitewater Park Design Project – John Anderson, McLaughlin Whitewater

Mr. Anderson from McLaughlin Whitewater introduced and gave a brief background on himself. He gave a PowerPoint presentation on the proposed plans of the West Carrollton River Park at the South Montgomery Dam. He stated over the last two days he has been a part of several meetings, including a technical meeting with MCD, an informational meeting with river enthusiasts, a question-and-answer meeting with the general public, and this meeting with City Council. Mr. Anderson spoke about how this project can be a true community asset for not only the City of West Carrollton, but surrounding area. He highlighted their approach, including safety being a top priority. He also advised the hope is to reduce debris capture which would mean reduced cleanup. The next phase would be to attract new river recreation and an attractive site for people who would want to enjoy viewing the river. He also stated the

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COMMUNICATIONS AND PRESENTATIONS (continued)

Whitewater Park Design Project – John Anderson, McLaughlin Whitewater (continued)

goal would be to respect existing users, like boaters or fishermen. A copy of this presentation can be obtained from the office of Economic Development.

Mayor Sanner asked if there were any questions for Mr. Anderson. There were none.

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

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.*

Mayor Sanner stated this is the second reading of this ordinance and asked if there were any additional questions or comments. There were none.

Mr. Barnhart moved, seconded by Mr. Tilton to approve Ordinance 3726. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Zennie-no, Mr. Barnhart-yes, and Mayor Sanner-yes.

NEW BUSINESS

Resolution 21-2022 – *A Resolution Authorizing The City Manager To Enter Into A Development Services Agreement With Woodard Development, LLC And Dillin, LLC For The Development Of City Owned Parcels Of Property On East Dixie Drive, Marina Drive, Bowman Lane, North Alex Road And East Central Avenue At I75 Exit 47*

Mr. Lucking presented Resolution 21-2022. He explained this resolution would authorize the City Manager to enter into a Development Services Agreement with Woodard Development, LLC and Dillin, LLC for various city owned parcels which equate to approximately 25 acres along the Dixie Drive corridor. Under the terms of this agreement, the developers will formulate a Master Development Plan for a mixed-use development that includes a medical office facility, a premium flag hotel, a financial services establishment, free standing fast casual and premium restaurants, for sale townhouse condominiums, and a market rate multi-family complex. Mr. Lucking went on to say that we have a dynamic team with Woodard and Dillin. He believes they are two of the most prominent firms in the Dayton market area. He stated they will work on behalf of the City of West Carrollton to create a unique destination location where visitors can come to dine, work, play, and live. During the next nine months, the

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NEW BUSINESS (continued)

Woodard/Dillin development team will create a final master development plan for the city owned properties and establish the terms and conditions for marketing, sale, and development of the properties. He explained during the planning period, the city will work in conjunction with the developer to assess the current infrastructure and plan for new public utilities and services as needed. Mr. Lucking stated during the first twenty-four months of the Development Services Agreement the city will compensate the developer \$120,000 payable in four semi-annual installments. Mr. Lucking stated the anticipated buildout period for the project is 7 to 10 years. Upon project completion, it is estimated that the built value of the development will total in excess of 70 million dollars. The development area is in an established Tax Increment Finance District (TIF), and the TIF funds that will be generated will be used to pay for the city's development costs. Mr. Lucking explained the city will also pursue all public opportunities for grant funds to subsidize the public development cost. The city will also recoup from land sales the funds utilized to purchase and prepare the 25 acres that will be redeveloped. Mr. Lucking stated the total investment of this project is estimated to be 84.8 million dollars, 72 million projected to be private investment, leaving the balance being the site infrastructure and the land acquisitions that have already been accounted for. The annual tax revenues that are expected to be generated in terms of new real estate tax when fully built out is 2.5 million dollars, payroll tax of \$319,000, income tax of \$175,163, sales tax of \$478,000, and we will have a new community authority that will have generated approximately \$160,000 annually. Mr. Lucking reminded City Council the project that was presented for the Whitewater Facility and this development project are their two top ten objectives for this year. Mr. Lucking recognized Joe Tuss, who is a Development Consultant working with the city through JT Development Consulting. Mr. Lucking also introduced Larry Dillin and Todd Duplain who are also members of the development team. Mr. Lucking turned the floor over to Larry Dillin for a presentation.

Mr. Dillin spoke about some of the studies he has done with City Council regarding where and how economic growth can be achieved in the city. He gave a detailed PowerPoint presentation on the West Carrollton Dixie & 75 Interchange Project. A copy of this presentation can be obtained from the office of Economic Development. Mr. Dillin spoke about how the Waterfront Park will be an asset and will help make this project successful, but the overall development of the Dixie & 75 Interchange is not dependent on the Waterfront Park. He highlighted all of the areas that they are proposing for development along with the usage of each area. Mr. Dillin then turned the floor over to Mr. Duplain.

Mr. Duplain commended City Council for the steps they have taken in controlling their own destiny. He spoke about the uniqueness in this project by the city owning the land versus developers owning the land. Mr. Duplain stated they are going to take the next six to nine months to do a deep dive study on the master plan, the market demand, and

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NEW BUSINESS (continued)

the public finance package. He stated this is going to be a very market driven project. Mr. Duplain then opened the floor for questions.

Mr. Dillin added that he is very excited to have Woodard as a partner. He stated Dillin is known for what they do on the planning side and Woodard brings an expertise on the execution. He stated he is delighted to be in a "marriage" with them. Mayor Sanner commented that we are happy to be a part of that "marriage" as well. Mayor Sanner asked if there were any questions for Mr. Dillin or Mr. Duplain.

Mrs. Fryman commented there have been so many work sessions with them over the last couple of years that most of their questions have been answered. She stated we started this about fifteen years ago and she is happy that we are at this point. She also stated she thinks they need to thank the community because of the comprehensive plan they did years ago told Council what they wanted and that is what Council has been working towards. She thanked Mr. Dillin and Mr. Duplain for being at the meeting.

Mayor Sanner commented we've received a lot of criticism for holding onto this property for so long, but we knew when the right development was here we would know it. He stated it has finally come to that and he's been ecstatic for the last couple of weeks knowing that tonight was going to happen.

Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 21-2022. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

REPORTS BY OFFICERS

Mrs. Van Antwerp reminded everyone the Civic Center will be closed on Monday, May 30, 2022 for Memorial Day. There is no delay for trash or recycling. She also gave updates on the following events:

Pool Season – The pool opens on Saturday, May 28th. 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.

Bands & Sands – The first concert of a free concert series will be held on June 2, 2022 from 7:00 p.m. to 9:00 p.m. in the field next to Miami Valley Sand. The Toledo based band Distant Cousinz will perform. There will be a food truck and an "adult" beverage tent. All of the proceeds from the "adult" beverage tent will go to the West Carrollton Wee Pirates Football Team. Please bring your own lawn chairs.

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REPORTS BY OFFICERS (continued)

Sandmazing – Please join us for the first time hosting this event at the field next to Miami Valley Sand. We will be bringing in approximately 70 tons of sand for sand sculptors to work on multiple different designs, including one massive 30-ton sculpture. All of these sculptures will be viewable throughout the week of June 6th through June 11th. Then on Saturday June 11th from 10:30 a.m. to 5:00 p.m. we will host an all-day event that will include bounce houses, water slides, a zip line, and face painting. We will also have food trucks and the “adult” beverage tent, with the proceeds of the beverage tent going to the West Carrollton Wee Pirates Football Team.

A Family Adventure – The second event in this series will be held at Wilson Pool on Thursday, June 9th from 7 p.m. to 9 p.m. There will be pizza and games for the entire family. Previously purchased swim passes will be accepted or families without a pass will pay the daily after 5 p.m. entrance fee.

High School Swim Night – This event will be held at Wilson Pool on Wednesday, June 15, 2022 from 9 p.m. to 11 p.m. for West Carrollton High School Students. Admission is \$1.00 if a student ID is presented, or \$2.00 without the student ID.

Memorial Day Weekend - The VFW will hold their Memorial Day services on Sunday May 29th at 2:00 p.m. The ceremony will begin on the Little Miami River Bridge next to Evergreen Cemetery and then proceed to the cemetery for the remainder of the program.

UNSCHEDULED BUSINESS

Comments by the Audience

Jordan Lytle, of 225 Tulip Drive, addressed Council about a problem regarding chickens. He stated on May 4th he was notified by his soon to be father-in-law that the city notified him that he has to get rid of chickens that he has in his back yard. He stated he understands that his soon to be father-in-law worked and retired for the city, but wants to understand why he was notified instead of him, the owner of the chickens. He stated he tried to find an ordinance, but didn't locate anything when he first looked for it, but then found it under the wild/dangerous/and exotic animals. He stated with rising costs, fresh eggs from the chickens are a benefit to his family. He inquired if there was an extension for the 30-day notice since he wasn't informed directly.

Mayor Sanner asked if his father-in-law was informed to tell him. Mr. Lytle answered yes. Mrs. Fryman asked if his father-in-law owns the house. Mr. Lytle answered no. Mayor Sanner asked if his father-in-law owns chickens. Mr. Lytle answered no. Mayor Sanner stated that we would look into it. Mr. Lytle asked if he needed to come back for another Council Meeting. Mr. Townsend answered that we will contact him. Mayor Sanner stated he didn't understand why we didn't just go directly to him, but we would figure it out.

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Comments by Council

Mrs. Fryman thanked Erica Shade, former Councilmember, for being at the meeting. She stated Mrs. Shade was a part of this project several years ago when she served on Council. She also thanked all of the other Councilmembers that have served over the last ten to fifteen years that have been a part of this vision for the city.

Mr. Tilton thanked Mr. Lucking, Mr. Tuss, Mr. Dillin, and Mr. Duplain for all of their work on this project. He stated this is his first term, but feels they've done an excellent job. He stated he's had some people reach out to him regarding concerns with the rentals, but he feels the team hears what Council is saying and will work through that.

Mrs. Zennie commented she is excited for this project to move forward. She stated she is confident and fully supports the project. She hopes the rest of the community has a positive attitude and realizes that the city is deserving of this development project that will allow our city to grow. She thanked the development team.

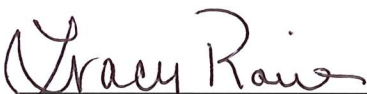
Mr. Barnhart stated he is in his third term and this has been a long journey, but Covid set us back. He stated he appreciates the development team sticking with us. Mr. Barnhart mentioned it is going to be a long project and we won't see anything happening down there for a while, but things are in the works and it is looking good. He thanked everyone.

Mayor Sanner stated this is definitely a step in the right direction. He stated he's been here for thirty-four years. He went on to say when Mr. Townsend became City Manager he had a solid vision that we needed to acquire property. He stated Mr. Townsend brought in Mr. Covell who was able to get the Exit 47 Interchange accomplished. The city tried to do that for years, but with the people that Mr. Covell knew at a State and Federal level we were finally able to get it accomplished. He stated they thought that it would take no time at all for Exit 47 to develop, but Austin Landing got started before we could get started. Mayor Sanner stated he is glad we are seeing light at the end of the tunnel. He thanked the development team and stated he can't wait for it to get started.

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mrs. Fryman to adjourn the City Council Meeting of May 24, 2022. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

The meeting was adjourned at 7:24 p.m.



Assistant Clerk of Council



Mayor