

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 25, 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 Harold Robinson, Jill Tomlin, Amanda Zennie, Rick Barnhart, Angie Fryman, and Leanne Nash. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, and Assistant Clerk of Council Tracy Rankin.

AMMENDMENT TO AGENDA

Ms. Nash moved, seconded by Mrs. Tomlin, to move the scheduled Work Session and to change the order of the Public Hearing and Communications and Presentations. A vote was taken: Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of May 11, 2021. A vote was taken: Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

COMMUNICATIONS AND PRESENTATIONS

Resolution 16-2021 – A Resolution Recognizing the West Carrollton High School Class of 2021 Valedictorians and Salutatorian.

Valedictorians

Ashton Davey
Keaton Kinderline

Salutatorian

Zeff Sutter

Mayor Sanner read the Resolution in its entirety.

Mr. Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 16-2021. A vote was taken: Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

Deputy Mayor Nash presented Valedictorian Ashton Davey with a signed copy of the Resolution. (Valedictorian Keaton Kinderline and Salutatorian Zeff Sutter were not in attendance.)

Mayor Sanner and all Councilmembers congratulated Mr. Davey and wished him well in his future schooling and endeavors.

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 25, 2021

PUBLIC HEARINGS

Ordinance 3699 - *An Ordinance Approving a Major Amendment to the South Alex Road Planned Unit Development to Permit Adult Daycare Facilities.*

Mr. Townsend explained that Planning and Community Development Director Greg Gaines couldn't be at the meeting, so he would try to fill his shoes. He went on to explain the Ordinance is a major amendment to what is known as the South Alex Road Planned Unit Development, specifically for 1625 South Alex, the former Miamisburg Family Practice building that sits at the corner of South Alex and South Elm Street. Perspective owner, John Goris, wishes to acquire the property and run two businesses out of the building. First, to continue as a doctor's office with his company Goris Counseling & Consulting Services. That would be in the top floor, and the bottom floor, a new business, called Rachel & Friends, which would be an adult daycare business, which is the main purpose for the PUD. The PUD currently allows for the medical office practice to continue; however, it does not include adult daycare, so the major amendment would be to permit adult daycare. He advised Council that they've been provided with the minutes and proceedings from the Planning Commission Meeting on May 6th. The Commission held the required public hearing and analyzed the proposal and they are recommending that the amendment be approved. He said Council has also been provided a very extensive staff analysis and report from Mr. Gaines plus all of the accompanying documentation where public notice of this public hearing was filed. Mr. Townsend said that the staff concurs with the recommendation of the Planning Commission and recommends approval of the amendment. Mr. Townsend offered the opportunity for the Mayor and Councilmembers to ask questions.

Mayor Sanner asked if anyone had any questions or comments. There were none.

Mayor Sanner declared the Public Hearing of Ordinance 3699 be open for public comment. He gave the opportunity for anyone who wanted to speak in favor for Ordinance 3699 to come to the podium with their name and address for the clerk's record. He advised that there is a time limit of three minutes and that the floor is open for folks wishing to speak in favor of the ordinance.

John Goris, 1102 Lord Fitzwalter Drive of Miamisburg, came forward to explain the plan. He stated the upstairs would be a counseling practice, and said that he is a licensed counselor with the State of Ohio, so he would be working with folks with mental health issues, etc. Downstairs would be Rachel & Friends, and mentioned that his daughter Rachel was at the meeting with him. He went on to explain that when children with developmental disabilities age out of the school system there isn't any where for them to go and that they aren't able to be employed as others are able to be employed. He said the program is about 5 hours daily and is Medicaid funded. He said they do skills training, integration into the community and that he is hoping to reach out to Parks & Rec to work with them. He said this isn't a day camp or craft show, but is getting these folks out and engaging with others and making them a part of what is in

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 25, 2021

the community. He mentioned the other goal that he has as a father of a child with special needs is to bring other families together or provide a community around these families. He said he would like to have a movie night once a month or other activities that give them the opportunity to have friends and social events. He stated there is value in what these folks can provide and stated this is what he hopes to be doing. He thanked the Mayor and Councilmembers for listening.

Mayor Sanner asked if there were any questions from Councilmembers.

Mr. Robison asked if Mr. Goris was going to be upstairs. Mr. Goris answered that he would be overseeing both programs. He said the upstairs would be the counseling practice and the downstairs would be for the program. Mr. Robinson stated that it sounded like a great use of the facility and wished him luck. Mr. Goris said it is an amazing building and that it is already handicap accessible. He said that they don't have a lot of wheelchair folks, but it would be good for people who have difficulty walking steps.

Mayor Sanner mentioned the entrance on the lower level would work out perfect. Mr. Goris answered yes, and that it already has handicap restrooms. He said the building is in really nice shape.

Ms. Nash asked as the participants continue through this program is it Mr. Goris's goal to have them be more independent. Mr. Goris answered yes. Ms. Nash went on to clarify that this isn't just a daycare, but something that will help them, depending upon their level, have some independence. Mr. Goris answered that there is such a variance in the different skill levels each person has, but it's amazing when you can engage them in the that level that they are at. He explained his daughter is amazing, but she will probably never work a job and that's ok but she can do so many other things and she can bring something to someone else and have that engagement in the community.

Mayor Sanner asked if there was anyone else wishing to speak in favor. No one came forward.

Next Mayor Sanner gave anyone wishing to oppose Ordinance 3699 the opportunity to make their comments. No one came forward.

Mayor Sanner closed the Public Hearing on Ordinance 3699. He stated that this would be the first reading and that it will be on the next agenda.

COMMENTS BY THE AUDIENCE

None

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 25, 2021

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3700 - *An Ordinance Providing for the Annual Compensation for the Members of the City Council of the City of West Carrollton, Ohio, Effective January 1, 2025 and Repealing Ordinance 2793 and Any Other Ordinances in Conflict Herewith.*

Mr. Townsend explained last year, as required by the Charter, the Charter Commission made a number of suggestions and recommendations for changes to the City Charter. One of the things they did as a part of that process is to look at how Council is compensated, which is section 4.08 of the Charter. While not making any specific recommendations on language changes, the Charter Commission did conduct a survey of other Council and Mayor salaries and realized that since Council has not adjusted their salary since 1991 that it might be time for an increase in salary. Comparatively, Council is making about half of what their colleagues make. The Charter Commission recommended that Council adopt an ordinance increasing the Council compensations by \$3,000 a year, going from \$3,000 a year to \$6,000 a year. Mr. Townsend explained that this would bring them up to the average with their colleagues around the area. The Charter prohibits Council from voting themselves a raise, so the Charter Commission recommended making this ordinance effective January 1, 2025. On January 1, 2025, all of the council seats will have been up for reelection, and in that manner all Councilmembers can be compensated at the same time versus having part of Council making one salary and the others making another. The last provision is that the Charter requires that any ordinance that adjusts Council's salary must be done at least 100 days before the next Municipal Election which will be this Fall. So, in order to take this action this has to be done by the next Council Meeting.

Mayor Sanner asked if there were any questions for the City Manager. There were none. Mayor Sanner stated this would be the first reading and said that they will see it again in two weeks.

Resolution 17-2021 - *A Resolution Authorizing the City Manager to Enter into a Special Employee Agreement with Douglas M. Woodard to Perform the Duties of Police Chief.*

Mr. Townsend explained that Police Chief Doug Woodard is scheduled to retire through the DROP Program with Ohio Police & Fire next month. Doug wishes to continue on past his retirement date. This Resolution will authorize signing a special employee contract, which is essentially more commonly known as a retire/rehire agreement. Mr. Townsend went on to say this is very similar in nature to agreements that have been executed with both Fire Chief Barnett and Tom Scherack who is our Public Utilities Superintendent. It specifies that Doug will continue on at his current rate of pay as long as he continues to waive the City's health insurance. If he were to in the future want to

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 25, 2021

be on the City's health insurance program then Doug would agree to take a salary reduction equal to the cost of that health insurance and then in doing that then there is savings for the City and incentive for us to continue. This would be effective June 14.

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

Mayor Sanner moved, seconded by Mr. Robinson to approve Resolution 17-2021. A vote was taken: Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

REPORTS BY OFFICERS

None

UNSCHEDULED BUSINESS

Comments by the Audience

Karen Findlay from the West Carrollton Branch Library came forward to share that they will begin Phase 2 of reopening the library on June 2. This will include:

- Quarantining of materials will be ending.
- Computer classes will be starting up.
- Summer Challenge will be starting.
- Meeting spaces will be available.
- Self-checks will still be available.
- All of the key boards and mice will be returned to all of the computer stations, so the six-foot distancing will go away.
- Groups will be allowed to visit the library in-person.
- Groups of children who cannot be vaccinated must still wear a mask.
- If you have chosen not to be vaccinated then you should still wear a mask, but it's on an honors system.
- The greeter station in the lobby will move back into the library.
- Toys will be back out in the library by June 14.
- Gaming systems will be back up by June 14.
- Everything will still be sanitized.
- The in-person Summer Challenge program will be mostly outside the building. The materials were delivered and include microphones, blankets for people to sit on under the trees, and portable white boards for students to work at.
- Masks will be available.
- The library staff is happy to sanitize the space and/or equipment when requested.

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 25, 2021

Lee Munger from Crown Cork and Seal introduced himself to the Mayor and Councilmembers and advised that they will be at the next Work Session if needed. Mayor Sanner thanked him for his introduction.

Comments by Council

Mr. Robinson mentioned that a few weeks ago he spoke with City Manager Townsend about the looks of the landscape and the grounds around the Exit 47 interchange. Mr. Robinson was concerned because it looked like it hadn't been mowed in some time and there was some trash under the overpass. He said if we are interested in some day becoming a destination city then we need to look like it. He encouraged other Councilmembers to take a look at it. He said shortly after that conversation right around the intersection was mowed. He said the point where the gateway sign is located always looks nice and is well mowed, but he doesn't think that we keep up with rest of the area as nice as we should to help with our image. Mr. Robinson said that we probably have a budget for increased lawn mowing, and understands that there is a good bit of real estate that needs to be taken care of but said that one week after the mowing had taken place it looked like it needed to be mowed again and that he is sure we are not used to doing that kind of thing. He said that he just wanted to point out what he thinks is a need to pay better attention and maybe reallocate a few funds if that is the gateway to our city.

Mayor Sanner asked Mr. Townsend if we take care of the point. Mr. Townsend answered yes. Then Mayor Sanner asked if around the highway was a contractual thing with a company that comes in and mows that because he has seen a private company in there working. Mr. Townsend answered that they maintain the landscaping but we take care of the mowing. He said that we are behind.

Mr. Robinson said that he knows it is a problem and not one that is intentional. He said he knows it is a matter of staff and funds, but thinks we need to take a little harder look at maintaining a little better going forward.

Mayor Sanner said that he wondered if Christian could put in place some standards of what we expect for landscaping and then when it is put out for bid they know what is expected.

Mrs. Zennie congratulated all of the 2021 graduates.

Mrs. Fryman mentioned that she also had it on her agenda to speak to Mr. Townsend about the landscaping around the sign at the interchange. She said whoever did the landscaping this year and edged the beds did a better job than anybody in the past, but thinks that there needs to be a work session about that area. She said a lot of the bushes and landscaping have died and there is a larger mulch bed where maybe we need to look at putting some thick stones towards the front as a barrier to keep the weeds out.

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 25, 2021

She said we need to look at that whole area and maybe reduce the size of it where the stuff has died off.

Ms. Nash asked everyone to be extra careful with the Holiday Weekend coming up. She also asked everyone to remember that Memorial Day is in honor of those who died for our country. She said sometimes people get confused with Veterans Day and what needs to be done Memorial Day, which used to be Decoration Day. She said, for a little bit of brief history, when it was Decoration Day it was her parent's anniversary and her brother's birthday. She said she just wanted to put it out there to take a minute to appreciate what we have here in the United States for everyone that's given their lives for us.

Mayor Sanner said that he noticed they are going to town on the Historical House and that it will be interesting to see what looks like when it is done. He also said on the topic of landscaping, around the water tower up on Watertower, they keep it mowed but it looks like that they need to go in with a weed whacker around the fence. He said that he noticed it needs more attention.

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Ms. Nash to adjourn the City Council Meeting of May 25, 2021 at 6:58 p.m. A vote was taken: Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.


Assistant Clerk of Council


Mayor