

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 28,

2019

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff – City Manager Brad Townsend, Police Chief Doug Woodard, Public Relations Coordinator Erika Mattingly, and Assistant Clerk of Council Carie Cottongim.

EXCUSED: Councilmember Angie Fryman

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

### MINUTES

Mrs. Tomlin moved, seconded by Mrs. Zennie to approve the regular meeting minutes of May 14, 2019. A vote was taken: Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes

### PUBLIC HEARINGS

None

### COMMUNICATIONS AND PRESENTATIONS

*Police Officer, Derek Dillman, Oath of Office*

Police Chief Doug Woodard gave background on Officer Dillman. Mayor Sanner issued the Oath of Office to Officer Dillman.

Mayor and Councilmembers welcomed Officer Dillman to the city.

### COMMENTS BY THE AUDIENCE

None

### UNFINISHED BUSINESS

None

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## NEW BUSINESS

### RESOLUTION 19-2019

*A Resolution Strongly Urging the Ohio Governor and Members of the Ohio General Assembly to Restore the Local Government Fund to Pre-Recession Levels.*

Mr. Townsend informed this comes at the request of the Ohio Municipal League (OML). As you know the bi-annual budget is currently being gone through in Columbus and as part of that the OML is urging that we reach out to our senators because it's being considered by the senate now to reinstate the local government fund to pre-recession levels. Those cuts along with other cuts made during the previous administration has cost us \$1.1 million dollars annually. As a result, we have had to raise taxes and fees as you know, employees have taken less money to keep the lights on, and now that the state is doing well and the economy has turned around it's time the state reinvests in its local governments. This resolution makes it clear that we want them to make that a priority.

Mayor Sanner moved, seconded by Mr. Robinson to approve Resolution 19-2019. A vote was taken: Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes

### RESOLUTION 20-2019

*A Resolution Authorizing the City Manager to File a NatureWorks Grant Application with the Ohio Department of Natural Resources for the Replacement of Walkway at Wilson Park and Agree to Obligate the Necessary Funds to Complete the Project.*

Mr. Townsend informed that next years capital improvement budget contains funding for replacing walkway at Wilson Park as this resolution states. This would be for grants to help support that from NatureWorks through the Ohio Department of Natural Resources and would fund up to 75% of the cost of that project.

Mr. Barnhart moved, seconded by Ms. Nash to approve Resolution 20-2019. A vote was taken: Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes

### ORDINANCE 3647

*An Ordinance Removing Parcels from the Existing Fraser Mills TIF by Amending Ordinance No. 3366, and Declaring the Improvement to Parcels of Real Property Located in the City of West Carrollton, Ohio to be a Public Purpose Under Section 5709.41 of the Ohio Revised Code, Providing for the Exemption of Such Improvement from Real Property Taxation, Providing for*



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*the Collection and Deposit of Service Payments and Specifying the Purposes for Which Those Service Payments may be Expended, Establishing the Spike-It Urban Redevelopment Tax Increment Equivalent Fund, and Declaring an Emergency.*

Mr. Townsend informed that the very lengthy introduction to this ordinance basically does two things. One, it removes from an existing TIF district, known as the Fraser Mills TIF, the land that we sold to Spike-It LLC which is now known as Miami Valley Sand the sand volleyball project that is currently under construction. In doing this it provides for a new TIF to be known as the Spike-It TIF that according to our new agreement with the school district would provide for the owners of Spike-It LLC to, they would make service payments in lieu of paying taxes which would be the same number the difference would be that those service payments would be directed to the city. Second, the school district would receive 40% of those service payments in lieu of taxes and the Miami Valley Career Technology Center would receive 3% so the city would keep 57% of those service payments. From those proceeds we could pay for various costs of demolition, land remediation costs, or in this case improvements to be made to Central Avenue in which we will talk about later in Work Session. Those proceeds would be pledged toward that project. Each time we would sell a piece of property that is associated with the Fraser Mill TIF which was established by Ordinance 3366 we amend that ordinance, which this does, to remove that acreage.

Mr. Barnhart moved, seconded by Mayor Sanner to approve Ordinance 3647. A vote was taken: Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes

### APPOINTMENT TO PARKS AND RECREATION BOARD

Pursuant to Section 33.102 of the rules of the Municipal Recreation Board, Mrs. Tomlin moved, seconded by Mayor Sanner to accept the resignation of Kasandra Cooper and to appoint Mr. David Sweeney to the Municipal Recreation Board for the longest term possible. A vote was taken: Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes

### REPORTS BY OFFICERS

Mr. Townsend informed everyone's thoughts are with the tornado victims. We have reached out to the county to offer our assistance, as a number of communities have, we stand ready to help in any way we possibly can. With the mess up there, the priorities are life safety at this point making sure all the utilities are under control and clean up is yet to come it's going to be extensive and it's going to take a while. If you are wanting to donate, there are a lot of ways to do this. Teresa Brooks, our HR Manager, wanted me to pass along some ideas of items to donate that you may or may not think about. Travel size toiletries, new underwear in packages of all sizes are now being accepted at Threads in Miamisburg. They will be taking the donation items to take to the tornado victims.

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We do not have any damage in West Carrollton from those tornados, however, our residents on the east side of I-75 and up on Watertower Lane were affected by the county's water boil advisory because they are on Montgomery County's water system. The County is asking that once that comes back on line to please conserve water to help that system come up more quickly. We had a conversation with the County about how we might be able to help. We have a cross connection with them that would feed the Lindbergh Plat, Student Street, the high school, and up to Camphill Way. Once everything is back to normal myself and Service Director Rich Norton will sit down with the County and come up with an emergency plan since this is the second boil advisory from the County within a few months.

Mrs. Mattingly gave community updates:

- Pool has opened and will be back open Saturday and Sunday, June 1<sup>st</sup> and 2<sup>nd</sup>. The following week June 3-7 the pool will be open at 3 p.m. Questions about swim lessons or hours can be directed to Wilson Pool at 937-859-5334.
- June 4<sup>th</sup> - Pizza with the Police at the West Carrollton YMCA from 5:30 p.m. - 7:30 p.m. There will be pizza and a chance to talk with the local police officers.
- June 8<sup>th</sup> - Family Camp Out at Hintermeister Park at 7 p.m. The cost is \$10 per family and registration is available through the website at [www.westcarrollton.org](http://www.westcarrollton.org).
- One typo in the newsletter. The high school swim night was listed as Wednesday June 1<sup>st</sup> it will actually be June 19<sup>th</sup> from 9 p.m.-11 p.m. Admission is \$1.00 with a student ID.
- June 22<sup>nd</sup>, noon - 2 p.m. - first Neighborhood Block Party behind Harry Russell Elementary School. Rain date will be the following day.

### UNSCHEDULED BUSINESS

#### Comments by the Audience

Karen Findley, West Carrollton Library Branch Manager. Summer Challenge Kickoff Red Carpet event on Thursday Evening May 30<sup>th</sup> from 6 p.m. - 8 p.m. There will be assorted activities for students and families of all ages.

#### Comments by Council

Mr. Robinson informed he went over last Saturday to 203 West Pease Avenue which is the house being built by Habitat for Humanity. Foundation was poured and there were about 40 or more people waiting to start working on the home. The family stopped by and one of the children has spina-bifida and is confined to a wheel chair so this house



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will be built with that in mind. I didn't realize most of the workers for Habitat for Humanity, at least in this region, are from a Catholic or Presbyterian church. The priest also blessed the house, workers, and tools before the work began.

Mrs. Tomlin thanked some members of the West Carrollton High School Band for the time they took on Sunday to perform at the Memorial Day Service at Evergreen Cemetery.

### RECESS

Mayor Sanner moved, seconded by Mr. Barnhart to recess to a Work Session to discuss the items on the agenda to be followed by adjournment. A vote was taken: Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes

### WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff – City Manager Brad Townsend, Service Director Rich Norton, and Public Relations Coordinator Erika Mattingly

#### West Central Avenue Reconstruction Project

Rich Norton, Service Director, presented to council the final design plans and cost estimates for phase one of the West Central Avenue Reconstruction project. A copy of Mr. Norton's presentation is available upon request from the Office of the Service Director.

The base project scope includes widening the roadway 3 feet with new curbs on the South side of Central, reduce from four travel lanes to two, install new dedicated left turn lane throughout, install new right turn lanes at Miami and Elm Street intersections, remove existing decorative wall on south side of Central, partial repaving of Central Avenue, and add on street parking on south side of Central Avenue. The estimated cost of base improvements is \$ 901,000 or about \$76,000 over the project budget of \$825,000. Mr. Norton also provided a list of items that were cut from the project in order to reduce it down.

Mr. Townsend explained that the budget was based upon the anticipated TIF service payments to be generated by the Spike-It development, issuing debt in the form of a TIF bond. If additional project funds are desired, bond council is recommending that we consider issuing a general obligation bond in lieu of a TIF bond. The only other outstanding G.O. debt the City currently has is the YMCA building debt, which will be retired later this year.

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After a lengthy discussion, it was the consensus of council to increase the size of the project budget by authorizing the issuance of a general obligation bond. Items to be added back to the project include new ornamental streetlights, new mast arm traffic signals at Miami and Elm street and repaving the entire section between Elm and Miami. Staff will consult with bond council and determine how much additional funds are available through the issuance of a G.O. bond and revise the project scope accordingly.

## ADJOURNMENT

With no further business, Mayor Sanner motioned, seconded by Harold Robinson to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 7:50 p.m.

  
Assistant Clerk of Council

  
Mayor