

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 26,

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 Rick Dobson, Amanda Zennie, Rick Barnhart, and Keith Tilton. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Finance Director Tom Reilly, Economic Development Director Mike Lucking, Planning & Community Development Director Greg Gaines, Public Relations Director Heidi Van Antwerp, Chief Code Enforcement Officer Carl Enterman, and Assistant Clerk of Council Tracy Rankin.

EXCUSED: Councilmembers Jill Tomlin and Angie Fryman

MINUTES

Mrs. Zennie moved, seconded by Mr. Barnhart to approve the regular meeting minutes of July 12, 2022. A vote was taken: Mr. Dobson-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3734 – An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of West Carrollton, State Of Ohio, During The Fiscal Year Ending December 31, 2022, Amending Section 2 Of Ordinance 3721, And Repealing Any Ordinances In Conflict Herewith, And Declaring An Emergency.

Mr. Reilly presented Ordinance 3734. He explained this ordinance allows some of our major projects to move forward, like the Whitewater Project, Exit 47, and the Appvion Project. He stated this ordinance would put funds aside so these projects can get started. He further explained the majority of these projects are being paid through grants. In one

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 26,

2022

Ordinance 3734 (continued)

case we have to match the grant. He also stated we have a small loan and some income tax revenue will be used, but the majority will be paid for by grants. He stated it is good news that these projects are moving forward.

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

Mayor Sanner moved, seconded by Mr. Barnhart to approve Ordinance 3734. A vote was taken: Mr. Dobson-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

Resolution 25-2022 – A Resolution Authorizing The City Manager To Enter Into An Agreement With JT Development Consulting, LLC For Development Consulting Services For The Period Of July 1, 2022 Through December 31, 2022 In An Amount Not To Exceed \$18,000.00 Dollars.

Mr. Lucking presented Resolution 25-2022. He explained this is a professional services agreement with Joe Tuss, who is an integral part of the development team. The agreement would be for the next six months at a rate of \$3,000 per month. Mr. Lucking explained over the next six months a significant portion of the project is the public piece, which is the building and design of the Whitewater Dam feature. The projection is in the neighborhood of ten million dollars. He explained there will also be public infrastructure that needs to be built to support the development. This is estimated to be in the range of six to eight million dollars. He stated we will have to borrow that money and ultimately pledge our TIF revenues and other sources of funds for the development. Mr. Lucking stated in addition we've been working with the Woodard / Dillin group on a weekly basis and they will be delivering the promised agreement at the end of the year. Mr. Lucking mentioned the third piece is the public financing piece. He stated we've been very active in seeking grant money and we've raised over four million dollars in public grants since the beginning of the year. He stated this will go as immediate equity into the project. Mr. Lucking stated we have a busy six months ahead and it is a team effort. He asked for Council's approval of Resolution 25-2022.

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

Mr. Barnhart moved seconded by Mrs. Zennie to approve Resolution 25-2022. A vote was taken: Mr. Dobson-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

REPORTS BY OFFICERS

Mr. Townsend reminded everyone that Council passed Ordinance 3733 last meeting which will place an initiative on the ballot that will allow the city to participate in a buying group for electric for the community, also known as electric aggregation. He

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 26,

2022

REPORTS BY OFFICERS (continued)

stated it will be on the ballot in November and mentioned that staff is already speaking with different brokers that would put the program together if voted in. He mentioned there will be more information coming as we get closer to the election in November. He stated the community has already authorized a gas aggregation program, and there will be more information to come on that at a later date as well. He stated if anyone has questions they can call and talk to either him or Heidi Van Antwerp, Public Relations Director.

Mr. Lucking advised Council that Woodard Development and Dillin created a video for marketing purposes of Exit 47. Mr. Lucking played the video for Council. The video can be found at the following web site: <https://vimeo.com/721760192>

Mrs. Van Antwerp gave updates on the following events:

A Family Adventure Series – The final event in this series is scheduled for Thursday, August 4th at Wilson Pool from 6:30 p.m. to 8:30 p.m. There will be pool games, popcorn, and the concession stand will be open.

Movie Night – This free event will be held at Weidner Park on Friday, August 12th from 8:30 p.m. to 10:30 p.m. The West Carrollton Nazarene Church will be showing the Disney Movie Luca.

Community Police Academy – The Police Department will be hosting the 16th Community Police Academy this fall. It is for West Carrollton residents ages 18 years and older. Citizens will participate in ride-a-longs and learn about crime scene and evidence collection/processing, traffic stops, the accident and detective investigation process, and why/how tasers are used. They will also get to learn about and use the firearms simulator. If interested, please submit an application as soon as possible as the class will fill up at 25 persons. The academy will be held Wednesday evenings from 6:00 to 8:30 p.m. on September 14th through November 2nd. Applications can be picked up at the Police Department or they can be found online under the Police Department page of www.westcarrollton.org

Plaza of Fame – We are currently accepting nominations for the 2022 inductee. This award recognizes current or former residents that have made a unique or noteworthy contribution in making the City of West Carrollton a better place to live. The award has been given out since 2003 and is selected by members of the City Council. Nomination forms can be picked up from the Civic Center during business hours or they can be downloaded from the City Council page at www.westcarrollton.org

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 26, 2022

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mr. Dobson reinforced the City Manager's comments about the electric aggregation. He encouraged citizens to remember to vote in November. He stated citizens have absolutely nothing to lose but possibly everything to gain. He also thanked Nate Mundy, the West Carrollton School Board Representative, for attending the meetings regularly. He stated he thinks Mr. Mundy is excited to see how the school and the city can work together to make the city a better place.

Mrs. Zennie commented that the July concert was fun and thought the turnout was great. She reminded everyone that there will be some special things at the August concert, including the sky diver and honoring of our local heroes. She encouraged everyone to attend. Mayor Sanner commented the concert is August the 18th.

Mr. Barnhart asked the citizens to keep Deputy Yate's family from Clark County Sheriff's Department in their prayers.

Mayor Sanner commented the concert was good and is looking forward to the one in August.

RECESS

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

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Dobson, Amanda Zennie, Rick Barnhart, and Keith Tilton. City Staff - City Manager Brad Townsend, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, Public Relations Director Heidi Van Antwerp, and Chief Code Enforcement Officer Carl Enterman.

EXCUSED: Councilmembers Jill Tomlin and Angie Fryman

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 26,

2022

Discussion: Proposed Fence Regulation Amendment

Greg Gaines, Director of Planning and Community Development, presented a proposal for an amendment to the City's fence regulations. A copy of the proposal is available upon request from the office of the Director of Planning and Community Development.

According to Mr., Gaines, the proposal came from a fence projected that NuVasive wished to undertake to provide added security to their facility on Liberty Lane. NuVasive wishes to erect a new six-foot fence around the parameter of their property, with entrance and exit gates at the entrance to the property. Mr. Gaines explained that the current city code would not permit fencing in the front of the building. But, rather than grant NuVasive a variance, which we could not legally do, Mr. Gaines suggested a code amendment based on other exiting conditions in the community and best practices of other communities. Based on that research, staff is recommending a code change to allow fences in industrial zones areas up to 6 feet in the front yard and 42 inches in commercial areas.


After a brief discussion, it was the consensus of council to forward the issue as proposed on tot eh planning commission for the required public hearing and recommendation.

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 7:36 p.m.



Assistant Clerk of Council



Mayor