

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 27, 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 Amanda Zennie, Rick Barnhart, Leanne Nash, Harold Robinson, and Jill Tomlin. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Finance Director Tom Reilly, Economic Development Director Mike Lucking, Fire Chief Chris Barnett, Service Director Rich Norton, Public Relations Director Heidi Van Antwerp, Civil Engineer John Vance, and Assistant Clerk of Council Tracy Rankin.

EXCUSED: Councilmember Angie Fryman

MINUTES

Mrs. Tomlin moved, seconded by Ms. Nash to approve the regular meeting minutes of July 13, 2021. A vote was taken: Mrs. Zennie-yes, Mr. Barnhart-abstain, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

OATH OF OFFICE FOR FIREFIGHTER/EMTS ALEX KOSA AND ANDREW VALENTI

Chief Barnett gave a brief background on Mr. Kosa and Mr. Valenti, followed by Mayor Sanner administering the Oath of Office.

Mayor Sanner and Councilmembers congratulated and welcomed Mr. Kosa and Mr. Valenti to the city.

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

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NEW BUSINESS

Resolution 23-2021 – A Resolution Authorizing the City Manager to Reallocate Funds Received Under the American Rescue Plan Act.

Mr. Townsend reported that we received an allocation from the American Rescue Plan and the city will receive \$1,387,518. Fifty percent of the money will be received this year and then fifty percent next year. The money can be used to replace revenue that we lost during the shutdown in 2020, and staff believes that the full amount we are receiving can be justified on that alone. Mr. Townsend mentioned that through Work Sessions that Council discussed how to reallocate these dollars. The majority will be reallocated for Capital Improvements, including 67% for paving. He also said that \$250,000 will be spent on economic development efforts, \$150,000 will go to the Wilson Park Pool for upgrades, and \$50,000 to bolster the Neighborhood Improvement Fund with the majority going to finish the North Elm Street Streetscaping Program.

Mr. Barnhart moved, seconded by Mr. Robinson to approve Resolution 23-2021. A vote was taken: Mrs. Zennie-yes, Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, and Mayor Sanner-yes.

Resolution 24-2021 – A Resolution Authorizing the City Manager to Enter into a Contract Agreement with E.M.H. & T., Inc. for the Design of the Maplehill Drive 8-Inch Water Main Replacement Project.

Mr. Norton explained that this is a water main replacement project that will start at the Elm Street bridge, go down Maplehill Drive up to Red Bud Circle. We received construction funding through Ohio Public Works Commission with a fifty percent grant loan, totaling \$475,000. Three proposals were reviewed. The lowest/best was from E.M.H. & T., Inc. out of Columbus, Ohio. This resolution will authorize us to enter into a contract agreement and begin the design. The schedule has the design being completed by the end of 2021. Construction will be bid out right after the first of the year with work being done in the Spring of 2022.

Mrs. Zennie moved, seconded by Mrs. Tomlin to approve Resolution 24-2021. A vote was taken: Mrs. Zennie-yes, Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, and Mayor Sanner-yes.

Resolution 25-2021 – A Resolution Authorizing the City Manager to Purchase 211 and 219 West Central Avenue.

Mr. Lucking reported that this resolution will allow for the purchase of two parcels on West Central Avenue directly across from Miami Valley Sand. He explained that with this purchase we will now own the entire block face from Miami to Smith and back to the alley. This will give us a nice development parcel that we can market commercially.

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NEW BUSINESS (continued)

Resolution 25-2021 (continued)

The seller is Angelia Wilson, who is a member of the community. Mr. Lucking stated that staff asks for the approval of this resolution.

Mayor Sanner moved, seconded by Ms. Nash to approve Resolution 25-2021. A vote was taken: Mrs. Zennie-yes, Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, and Mayor Sanner-yes.

Resolution 26-2021 - A Resolution Declaring It Necessary to Provide for Lighting the Streets, Lanes and Other Public Ways in the City of West Carrollton, Ohio with Electric Lighting During the Year 2021 and Authorizing the Assessments for the Cost and Expense Thereof Upon all Lots and Lands Lying and Being Within the Corporate Limits of Said City.

Mr. Reilly stated that this is an administrative process that we have to go through every year, which includes three steps - a resolution and then two ordinances. He stated that it is a necessity to continue assessing street lights. He said the cost has been about the same for the last twelve years, which is \$29 for a \$100,000 valued home.

Ms. Nash moved, seconded by Mrs. Tomlin to approve Resolution 26-2021. A vote was taken: Mrs. Zennie-yes, Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, and Mayor Sanner-yes.

Ordinance 3702 - An Ordinance Levying Special Assessments for the Repair of Certain Described Sidewalks and Curbs in the City of West Carrollton, Ohio. (1st reading)

Mr. Vance explained that this is the ordinance to the resolution that was passed on June 22, 2021. It lists the official and final costs for the 2020 Curb and Sidewalk Program. He stated there were no objections. He advised if the ordinance is approved the bills will be mailed out and then payment will be due on August 31st. Any unpaid balance will be sent to the county to be assessed starting January of 2022.

Mayor Sanner asked if there were any objections to the assessments. Mr. Vance answered no.

Ordinance 3703 - An Ordinance Imposing a Nine Month Moratorium, from the Effective Date of This Ordinance, 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. (1st reading)

Mrs. Denlinger explained that we've had some inquiries on short-term rentals, such as Airbnb. She said that staff has concern if we don't regulate short-term rentals that

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NEW BUSINESS (continued)

Ordinance 3703 (continued)

we could have issues, like parking, trash, and congestion in neighborhoods. She explained this moratorium would allow us to take a pause so council can determine if they want to allow short-term rentals in the city.

Ordinance 3704 – An Ordinance Authorizing the City Manager to Enter into a Sales Agreement with Kellogg Equities L.L.C., (Hereinafter Referred to as the Purchaser) for the Purpose of Selling the City Owned Property at 31 Locust Street for a Sales Price of \$89,000.00 and Further Providing the Purchaser a Five-Year (5) Forgivable Loan in Consideration for Meeting Defined Investment and Job Creation Pledges. (1st reading)

Mr. Lucking gave some history on the building and our relationship with Mr. Kellogg, followed by the details of the loan. Mr. Lucking explained that we would be looking at a five-year forgivable loan. The building is priced at \$89,000. Mr. Lucking stated that Mr. Kellogg would invest approximately \$200,000 in the building and bring his brokerage operation to the city. This would include 10 employees generating an annual payroll of approximately a half million dollars a year. Mr. Lucking opened the floor to Mr. Kellogg.

Mr. Kellogg explained that Agora Reality Group has approximately 50 real estate agents and this will be considered the home office. He said Eros Investments will also move to this location. They currently have 6 full-time employees. Mr. Kellogg said that he plans to do a limewash on the brick, repair the slate roof, and add new landscaping to the outside of the building. The inside will be a modern / farmhouse / industrial look with glass walls and open space. He hopes to raise the ceilings, expose beams, and possibly put in a stone double sided fireplace.

Mr. Kellogg asked if Council had seen the progress on Alex Road. He said that they broke ground two weeks ago yesterday and it is already under roof. He mentioned that they got hung up on Central Avenue with some internal repair issues, but they are aiming for mid to the end of August on that one.

Mr. Robinson and Ms. Nash commented that we are glad Mr. Kellogg is here. Mr. Kellogg answered that you guys are investing in the community and that is what attracted him.

Ordinance 3705 - 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, 2021, Amending Section 2 of Ordinance 3685, and Repealing any Ordinances in Conflict Herewith, and Declaring an Emergency.

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NEW BUSINESS (continued)

Ordinance 3705 (continued)

Mr. Reilly explained that the lion's share is from the American Rescue Plan, but there are also other pieces including membrane filtration replacements in the water fund.

Mr. Barnhart moved, seconded by Mayor Sanner to approve Ordinance 3705. A vote was taken: Mrs. Zennie-yes, Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, and Mayor Sanner-yes.

Ordinance 3706 – An Ordinance Determining to Proceed with the Lighting of Streets, Lanes and Other Public Ways in the City of West Carrollton, Ohio. (1st reading)

Mr. Reilly explained as mentioned in the resolution this is the second step to determine whether we are going to proceed.

Ordinance 3707 - An Ordinance Levying Special Assessments for the Lighting of Streets, Lanes and Other Public Ways in the City of West Carrollton, Ohio with Electric Lighting. (1st reading)

Mr. Reilly explained this is the third, and final step, to levy the tax.

REPORTS BY OFFICERS

Mr. Townsend asked Mr. Kellogg if Burns was going to be the next lot for home construction. Mr. Kellogg answered Sherwood Forest Drive is the next lot, and then Burns will follow.

Mrs. Van Antwerp gave the following updates:

- **Citizens Police Academy (CPA)** - The 16th Annual CPA will be held this fall. The academy is free. It will be held on Wednesdays from 6:30 p.m. to 9:00 p.m. from September 1st to November 3rd. Applicants must be at least 18 years of age. Applications can be found on the website, www.westcarrollton.org, under the "Police Department" page or at the civic center between the hours of 8:00 a.m. and 4:30 p.m. The application deadline is Sunday, August 1st.
- **Plaza Hall of Fame Award** - The city is still looking for nominations for 2021. This award is where city council recognizes an individual who has made a unique and/or noteworthy contribution in making the city a better place to live. Council will select a nominee and a ceremony will be held in the fall. To nominate someone, please download and complete a form from the "City Council" page of the website, www.westcarrollton.org, or pick one up in person at the civic center between the hours of 8:00 a.m. and 4:30 p.m. The deadline for nominations is Tuesday, August 31st.

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REPORTS BY OFFICERS (continued)

Mr. Robinson asked Mrs. Van Antwerp if she knew how many people in total have attended the academy over the last 15 years. Mrs. Van Antwerp answered that she did not know. Mr. Robinson commented that it has always been well received and participated in. He stated it is a neat experience and we need to encourage people to look into it and take advantage of it if they can. Mrs. Van Antwerp mentioned we did an interview with WDTN that should be airing tomorrow, and that Sgt. Biggs mentioned that we have a total of 25 slots, so she hopes we can fill it up. Mayor Sanner mentioned that we had good exposure in the paper this morning.

UNSCHEDULED BUSINESS

Comments by the Audience

Julie Neff of 222 East Main Street and Business Owner of Swart Funeral Home at 207 East Central Avenue addressed council regarding traffic issues with the two lanes that merge into one on Central Avenue in the area of Poplar Street. She gave details on four major traffic accidents that have taken place since the lane merge went into effect eighteen months ago. She believes that there is not enough space between Cedar Street and Poplar Street to merge from the left-hand lane to the right-hand lane. She also mentioned there is only one sign posted giving notice of the merge, and made a suggestion on how she feels the merge could be improved.

Mr. Robinson asked Mrs. Neff if she had spoken with Mr. Norton. She answered yes. Mr. Robinson asked Mr. Norton if there is a solution to the problem and commented that it is an awkward space. Mr. Norton agreed and said that he will find a solution that is safer. Mayor Sanner commented that he knows we rely on engineers, but he thinks someone needs to go and observe how the traffic is merging in person. Mrs. Neff commented that her porch is open if anyone would like to do that. Mrs. Tomlin commented that one of the problems is speed through there. Mrs. Neff agreed and reiterated how dangerous it is.

Comments by Council

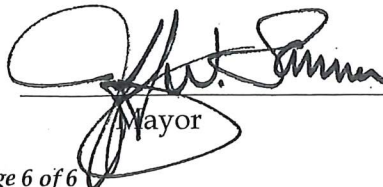
None

ADJOURNMENT

Mayor Sanner moved, seconded by Ms. Nash to adjourn the City Council Meeting of July 27, 2021. A vote was taken: Mrs. Zennie-yes, Mr. Barnhart-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, and Mayor Sanner-yes.



Assistant Clerk of Council


Mayor