

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 28,

2020

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Angie Fryman, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Finance Director Tom Reilly, Planning & Community Development Director Greg Gaines, Police Chief Doug Woodard, Public Relations Director Heidi Van Antwerp, Chief Code Enforcement Officer Carl Enterman, and Assistant Clerk of Council Carie Cottongim

The meeting was called to order by Mayor Sanner at 6:30 p.m.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of July 14, 2020. A vote was taken: Mrs. Tomlin-abstain, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

ORDINANCE 3671

An Ordinance Providing for the Submission to the Electorate for Approval of Amendments to the City Charter, Section 4.14, of the City of West Carrollton, Ohio. (2nd reading & adopt)

Mr. Barnhart moved, seconded by Ms. Nash to approve Ordinance 3671. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes

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ORDINANCE 3672

An Ordinance Providing for the Submission to the Electorate for Approval of Amendments to the City Charter, Section 6.01, of the City of West Carrollton, Ohio. (2nd reading & adopt)

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Ordinance 3672. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes

NEW BUSINESS

ORDINANCE 3673

An Ordinance Repealing Chapter 158 of the Code of Ordinances of the City of West Carrollton Known as the "Property Maintenance Code," and Adopting a New Chapter 158: Property Maintenance Code Containing Amendments Based on the 2018 International Property Maintenance Code; and Adopting an Amendment to Chapter 37: General Fee Schedule Regarding Rental Registration Late Fees. (1st reading)

ORDINANCE 3674

An Ordinance Adopting a New Chapter 160 of the Code of Ordinances of the City of West Carrollton Known as "Public Nuisances" and Amending Chapter 37: General Fee Schedule Regarding Assessment of Costs by the City, in Order to More Effectively and Efficiently Abate Public Nuisances Related to Properties. (1st reading)

Chief Code Enforcement Officer, Carl Enterman, gave a brief presentation on the needed changes and additions to the Property Maintenance Code/Public Nuisances and the General Fee Schedule. A copy of his presentation can be obtained from his office.

RESOLUTION 17-2020

A Resolution Authorizing the City Manager to Advertise for Bids for the Construction of the North Elm Street Water Main Replacement Phase 2 Project and to Expend a Sum in Excess of \$50,000 Therefore.

Mr. Townsend informed that this 8" watermain replacement project will go together with the streetscape project. Funding will come from a Community Development Block Grant and also from Issue 2 in the form of a 50% loan and 50% grant which should pay for the construction of the entire project. The CDBG application for design was also approved. The estimated cost is around \$403,000.

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Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 17-2020. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes

RESOLUTION 18-2020

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.

Finance Director Tom Reilly informed this resolution and the next two ordinances are housekeeping items we do every year for the maintaining of our street lights in the city.

Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 18-2020. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, and Mayor Sanner-yes

ORDINANCE 3675

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

ORDINANCE 3676

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)

REPORTS BY OFFICERS

- Public Relations Director, Heidi Van Antwerp informed the city will be doing waterline inspections starting today and should last only around 5 or 6 business days. The company doing the testing will have utility trucks with flashers and employees will have identification. They will be doing the testing at night between the hours of 8 p.m. and 2 a.m. Your water pressure will not be affected in any way during the testing times.
- The Parks Department will be having a Chalk Art Contest for children and adults from July 13-31, 2020. Draw your chalk art on your driveways and/or sidewalks and submit a photograph to the Parks Department. There will be prizes awarded to age groups K-5, 6-12, and adults and the art will be featured on our Facebook page.

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- The Parks Department will have a Bike Rodeo on Saturday August 8, 2020 from 10:00 a.m. – 11:30 a.m. at Wilson Park (poolside Parking Lot). This will be for ages 4-11 and the cost is \$5/child. You can register online under Parks & Recreation. Each child registered will receive a medal and be entered into a raffle for additional prizes. Registration deadline is August 5.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mr. Robinson inquired about the watermain inspections and what do they do? Mr. Townsend informed the employees doing the testing will have a “listening” device and will be listening for water leaks in the watermain. Mr. Robinson asked about the markings on Central Avenue where the two lanes merged to one. Will that be on the schedule anytime soon to be remarked? Mr. Townsend informed that should be done by the end of the month.

RECESS

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

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Angie Fryman, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, and Public Relations Director Heidi Van Antwerp,

DISCUSSION – 534 EAST DIXIE DRIVE

Mr. Gaines discussed with council a request from Mr. & Mrs. Larry Keys to operate a traveling nurses’ business at 534 E. Dixie Drive under the emergency declaration ordinance adopted earlier this year by council. The operation would consist of short-

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term rental income of the property for nurses that are traveling to the area to assist local hospitals during the pandemic. Thee Keys are already operating a small machine shop in an accessory building to the property and the zoning does not permit two different types of business to operate on a single lot. Also, if the lots were split, it would be necessary to sell the Keys some adjoining property that the City owns to make the lots large enough for development under the code.

After a lengthy discussion of the pros and cons of the proposal, it was the consensus of council to authorize a temporary 6-month certificate of occupancy for the nursing business until March 1, 2021. Staff was directed to begin a process to look at the long-term development of the area and future zoning before deciding weather or not to sell the Keys any additional property.

ADJOURNMENT

With no further business, Mayor Sanner motioned, seconded by Angie Fryman to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 7:38 p.m.


Assistant Clerk of Council


Mayor

