

RECORD OF PROCEEDINGS

Minutes of

WEST CARROLLTON CITY COUNCIL PLANNING SESSION

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held September 6, 20 19

Mayor Sanner opened the meeting at 1:00 p.m. with City Councilmembers Rick Barnhart, Angie Fryman, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie present, along with City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, and Assistant Clerk of Council Carie Cottongim

The following were areas of consensus reached among members of City Council at the September 6 Planning Session:

- Members of Council agree the 2025 Vision looks good and is on track with what Council would like to see in the future.
- Staff Action Plan: Mr. Townsend reviewed with council the final 2019 staff action plan. A copy of the plan is available from the office of the City Manager.
- Carrollton Plaza Property – Demolition complete as of July 17, 2019. Piece of equipment still on the property as of today. There is a bid bond we are holding onto until the equipment is picked up and final payment made. Mr. Lucking suggests renaming that area so we aren't confusing it with the Carrollton Centre (old downtown area). Maybe Council could email him some suggestions. Mr. Robinson suggested "Wright's Landing." This is where we have a historical marker for one of the primary aviation locations in the country. Mr. Lucking informed council that he and the Manager have been in discussions with local developers about possible partnerships for redevelopment of the former Plaza and riverfront properties.
- Status of Other Riverfront Properties – MAK Solve sent requested information to the USEPA regarding the Appvion WWTP site on Hydraulic Road, nothing significant was found. Mike Lucking and Heidi Van Antwerp are putting together a proposal for a quarter of a million dollars Brownfield Grant which is due in December and awarded in June, 2020. Montgomery County Land Bank is going to sponsor the grant. We won't be able to demo any structures until the grant is awarded. MAK Solve has submitted a proposal to be the operator/quality control for the site so we don't have another incident like we had the last time with the illegal dumping on the property. Mr. Townsend will be speaking with the City Manager in Moraine to see about a partnership with them to complete the Low Dam safety improvements.
- Carrollton Centre Redevelopment – Mr. Lucking informed that the cell equipment on the water tower at the corner of South Elm Street and West Central Avenue will be moved to the west end of the site after the demolition of the water tower. This cell tower could hold up to four carriers. Mr. Lucking also informed he and the Planning staff have been working with Chris Papakirk with TOPOS Studio to design

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improvements for North Elm Street between Central Avenue and Main Street. There will be refreshed light fixtures, electric outlets, trees, planters, and brick pavers installed. Council asked that Mr. Lucking give a presentation at a future council meeting regarding these new improvements. Mr. Lucking informed the Miami Valley Sand's opening date has been delayed until January 2020.

- Future Commercial/Industrial Development Opportunities – Mr. Lucking informed that the Appvion site located adjacent to I-75 has approximately 90 acres and we need to get ahead of the ball and decide who/what can go there if/when Appvion moves out. Mr. Lucking has asked Mr. Harnish to give a ballpark estimate on what the property is worth and this would be a great re-development site. EJ Prescott, on South Alex Road, has inquired about moving into the Lyons Property which has approximately 16 acres but there needs to be access to Water Tower Lane for this to happen. Chris Papakirk with TOPOS Studio was hired by Barrett for a reutilization design plan for the western lakes area of their property. Mr. Townsend said he would sit in on meetings for the reutilization design as long as Barrett knew there would be no "quid pro quo" for approval of additional mining as a condition of those meetings. Calamityville and recreation uses are viable options for that property.
- Community Events – Council agreed mid-July next year it might benefit the city to have one big event concentrating on the downtown area of the community instead of having multiple events. Maybe the following year do the block parties again.
- Contractual Services – Council inquired about what the city is doing to fill employee's positions once they retire and move on or if a position is vacated by a resignation? Are we encouraging current employees to get their education or certificates to move forward up the ladder? Mr. Townsend informed that he does encourage the department directors to tell the employees that we do have employee/supervisory trainings through MVCC. We do have internal candidates for future fire chief and/or police chief positions.
- YMCA Expansion/Senior Center Decommissioning – Mayor Sanner and Mr. Townsend met with the new director of the YMCA, Dale Brunner. Mr. Brunner is very interested in working with the city on an expansion of the West Carrollton facility. The draft proposal is to add the new senior center (was in the original plans but was cut from the final plans) and a 14,900 sq. ft. multi-purpose building. Once that project is complete our senior center would be decommissioned and tore down. The building is in very bad shape and needs to go. Mr. Brunner said he would be willing to get some sponsorship help for the cost of the expansion project. Mr. Brunner spoke to Mr.

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Duncan to see about funding the multi-purpose addition. He has also spoken to Kettering Hospital about the senior center addition. Preliminary cost estimates will be around \$577,000 dollars for the senior center and the 14,900 sq. ft. multi-purpose building would be about \$1.9 million dollars. Consensus of council to go ahead with this project.

- Land Transfer to Montgomery County Land Bank – Mr. Lucking informed he has been working with Mike Grauwelman with the Montgomery County Lane Bank on transferring city owned properties being held for economic redevelopment to them. The Land Bank can hold the properties for up to 15 years. This will minimize our taxes on those properties. When we need those properties back, this can be done in a matter of two to three weeks. It was the consensus of council to go ahead with this process.
- Other Business/Future Council Retreats/Adjournment – It was the consensus of council to hold future council retreats in the same format at J. Alexander's.

There being no further business, Mayor Sanner motioned, seconded by Mr. Barnhart to adjourn the retreat. The meeting adjourned at 4:45 p.m.


Assistant Clerk of Council


Mayor

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