

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL PLANNING SESSION Meeting

Held September 10,

2021

Mayor Sanner opened the meeting at noon 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 Tracy Rankin.

The following were topics discussed amongst members of City Council at the September 10TH Planning Session:

- **Riverfront Development:** Council discussed the status of ongoing discussions with a significant development partner for the redevelopment of properties owned by the City at the Exit 47 interchange and along the riverfront on Marina Drive. Council's vision for the area would be entertainment based taking advantage of the highway and the active recreational opportunities available on the river. Possible redevelopment opportunities could include expanded recreational opportunities, office buildings, bars, restaurants and hospitality and maybe even some riverfront housing. It is hoped that a development plan could be finalized and a formal project announcement made in the first quarter of 2022.

Former County Administrator Joe Tuss, Economic Development Consultant, has been retained by the city to assist with the redevelopment effort and finding funding solutions for the whitewater project. Mr. Tuss was present for the discussion and reported that he has been getting significant positive feedback for the whitewater project and we have even been included in a budget earmark request from Senator Browns office.

- **Review West Carrollton Vision 2030:** Council reviewed the 2030 Vision Statement. No changes were proposed.
- **Staff Action Report on the Top Ten List of 2021:** Mr. Townsend reviewed with council the final 2021 Staff Action Plan. A copy of the plan is available from the office of the City Manager.
- **Future Commercial/Industrial Development Opportunities:** Mr. Lucking discussed the history of the area west of the Great Miami River, commonly referred to the "Western Lakes" area. These "Lakes" were created over time by various mining operations. The City has looked at this area for future development opportunities, most recently in 2018. The absence of utilities provides a significant barrier to development of the area in the absence of an organized development plan. Therefore, staff is proposing contracting with a firm to develop a viable development plan for the area what would include a reclamation plan for the existing "Lakes". A process was conducted and a

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consultant selected for council to consider at the September 14th council meeting. The Planning Director is scheduled to make a presentation at that meeting.

Mr. Townsend reported that negotiations with Sprint and AP Wireless to remove and relocate the cellular equipment attached to the Cell Tower at the corner of S. Elm and Central have come to a head. Sprint does not intend to renew the lease that expires in February 2023 (per AP wireless). Sprint is willing to leave earlier if asked by AP wireless. AP willing to ask if the City will make them whole on their contract. Maximum exposure of \$15,000. Consensus was to send agree to AP's conditions and ask Sprint to vacate early so that the water tower can be removed at the earliest possible time.

- **Summer Concert Series and Other Event Planning:** Mr. Townsend discussed the status of the redevelopment efforts of the vacant parcels next to and around the Miami Valley Sand volleyball complex (referred to as Carrollton Centre). Most developers that have looked at the property have concluded that development around the exit 47 interchange should happen first and that will drive future development at this location. As an alternative, Mr. Townsend proposed using a portion of the five-acre site at the corner of South Elm and Central to stage various music and recreation events designed to bring people to the community in a positive way. The proposal included a series of three free concerts, an ice festival and site preparation work. A budget of \$105,000, including funding a large concert on the riverfront, was proposed to be included in the recreation budget in 2022. After a brief discussion, it was the consensus of to proceed as proposed.
- **Council Community Meet & Greet/"Brag & Gripe" Event:** Councilmembers discussed the potential of having a food truck event or ice scream social to give citizens the opportunity to interact with members of Council.
- **Review of Discussions and Plans for Landscaping Around Exit 47:** Mr. Robinson asked what action the staff was taking with respect to developing a more manageable landscaping plan for the exit 47 area. Mr. Townsend reported that the Park Director has contracted with Deans Landscaping to come up with proposals for council to consider. Once they are available, it will be placed on a future council work session.
- **Property Maintenance Strategies:** Council expressed concern about the lack of maintenance of City properties and private properties in general. Mr. Robinson specifically mentioned the retaining wall on Elm Street and the general unsightliness of that area. Also, the bushes next to the senior center need trimmed and various other city owned properties that needed mowed. Other

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council members mentioned PODS in driveways for long periods of time, unlicensed, inoperable vehicles parked on the street and vehicles parked in yards. It was asked why our employees that are out in the community each day could not report these violations to our code enforcement officers. Mr. Townsend stated he would address these concerns at the staff retreat next week and a plan would be developed.

- **Other Business:** Mr. Townsend asked for feedback from Council on the Montgomery County Health Department's recent request that local communities pass mandatory mask ordinances. It was the consensus of council not to consider it at this time.

Mr. Townsend discussed the recent announcement by President Biden to mandate vaccination or testing for all employers with more than 100 employees. At this time, staff is unsure how this will affect the city. The majority of council expressed their opposition to mandatory vaccine requirements.

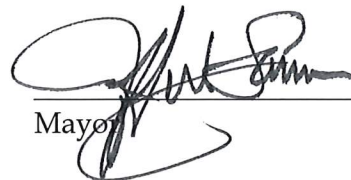
Council decided that Jill Tomlin and Amanda Zennie would join Leanne Nash as judges for the walk of fame applications. A total six nominations have been presented for consideration. Winners to be announced at the September 28th council meeting.

Mr. Townsend discussed the vacant property on Silver Bugle that City owns as part of a land swap with Montgomery County MRDD. The home owners association of the Longbow Condominium Association, of which this parcel is a part of, has expressed interest in acquiring the parcel as open space, if the city would donate it. It was the consensus of council to consider donating the property to the HOA only if they would agree to maintain it to code standards and a deed restriction specifying that it can only be used as open space and not developed on the future or resold to another third party.

There being no further business, Mayor Sanner motioned, seconded by Mrs. Tomlin to adjourn the Council Planning Session of September 10, 2021. The meeting adjourned at 4:45 p.m.



Assistant Clerk of Council



Mayor

