

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held September 14,

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 Jill Tomlin, Amanda Zennie, Rick Barnhart, Angie Fryman, and Leanne Nash. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Finance Director Tom Reilly, Planning & Community Development Director Greg Gaines, Service Director Rich Norton, Economic Development Director Mike Lucking, Public Relations Director Heidi Van Antwerp, and Assistant Clerk of Council Tracy Rankin.

EXCUSED: Councilmember Harold Robinson

### MINUTES

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of August 10, 2021. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-abstain, Ms. Nash-yes, and Mayor Sanner-yes.

### PUBLIC HEARINGS

None

### COMMUNICATIONS AND PRESENTATIONS

None

### COMMENTS BY THE AUDIENCE

None

### UNFINISHED BUSINESS

None

### NEW BUSINESS

*Ordinance 3708 – An Ordinance Providing for the Issuance of General Obligation Bonds in an Aggregate Principal Amount Not to Exceed \$1,900,000 by the City of West Carrollton, Montgomery County, Ohio for the Purpose of Refunding a Portion of Outstanding Bond Anticipation Notes, the Proceeds of Which Notes Were Used to Finance Various Roadway Enhancements on Central Avenue and Related Costs, and Declaring an Emergency.*

Mr. Reilly presented Ordinance 3708. He explained this is a debt service that we rolled over every year. He stated we were waiting to make sure all of the unknowns

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### NEW BUSINESS (continued)

#### Ordinance 3708 (continued)

with Carrollton Centre were completed. He stated this would lock those in for fifteen years and the bids that went out today were right around two percent.

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

Mrs. Zennie moved, seconded by Mrs. Fryman to approve Ordinance 3708. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

*Ordinance 3709 - An Ordinance Providing for the Issuance of General Obligation Bonds in an Aggregate Principal Amount Not to Exceed \$1,750,000 by the City of West Carrollton, Montgomery County, Ohio for the Purpose of Refunding a Portion of Outstanding Bond Anticipation Notes, the Proceeds of Which Notes Were Used to Finance the Cost of Acquisition of Motor Vehicles, Road Construction and Servicing Equipment, Fire Equipment and Related Costs, and Declaring an Emergency.*

Mr. Reilly presented Ordinance 3709. He stated this is the time to lock in. He explained this is for eight years at close to one percent. He stated the majority of this was the ladder truck and ambulance.

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

Mayor Sanner moved, seconded by Ms. Nash to approve Ordinance 3709. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

*Resolution 30-2021 - A Resolution Authorizing the City Manager to Enter into an Agreement with the Cincinnati Urban Design & Architecture Studio, LLC for Professional Services to Prepare the Western Lakes Master Plan.*

Mr. Gaines presented Resolution 30-2021 on behalf of the staff team that has been working on this project. Mr. Gaines gave a PowerPoint presentation regarding working with a consulting team to create a master plan for the "Western Lakes" area of the city. A copy of this presentation is available upon request from the office of the Planning & Community Development department. Mr. Gaines stated the proposed fee for this service is \$60,000 plus \$2,500 for reimbursable expenses. He explained we would be taking this out of funds that were budgeted for updating the Comp. Plan this year. He stated staff feels this is a little more pressing right now, so we would be looking at pushing the Comp. Plan off to next year. He stated the schedule would be about 180 days. He stated the staff team includes him and Economic Development Director Mike



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## NEW BUSINESS (continued)

### Resolution 30-2021 (continued)

Lucking, Parks & Rec Director Christian Mattingly, Service Director Rich Norton, and Public Relations Director Heidi Van Antwerp.

Mayor Sanner asked if there were any questions for Mr. Gaines. Mrs. Fryman asked if it was 180 days for the entire process. Mr. Gaines answered yes, that was the target.

Mr. Barnhart moved, seconded by Mayor Sanner to approve Resolution 30-2021. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

Resolution 31-2021 – A Resolution Authorizing the City Manager to Apply for Surface Transportation Resurfacing Program (STP) Funding via Federal Fast Act Funds Through the Miami Valley Regional Planning Commission for Roadway Resurfacing Along East Dixie Drive.

Mr. Norton presented Resolution 31-2021. He stated this is a grant application that is administered through MVRPC and managed by ODOT for federal funding through their Fast Act program. He explained they have a fund balance in their previous funding and when that happens they advertise for applications for what they call “simple resurfacing”, which is just mill and paving of a road. He stated the roads have to be on the federal highway list. Mr. Norton stated that we are proposing to pave East Dixie Drive between Cedar Street and about 340 feet east of Alex-Bell near ele’ Cake Company. He stated if approved this would be a 3-inch milling and resurfacing of the roadway, redoing the pavement markings, and miscellaneous pavement repairs that are needed. The total cost estimate is \$392,700. The construction funding on this pot of money is funded at 80 percent, which would be a \$314,160 grant, and the remaining for engineering, project management, and the other 20 percent for construction would be funded locally. He stated we are proposing to use the Permissive Tax Funds that we have a balance of, which is a little under \$130,000. If the grant goes through, the design will be completed in 2022, the paving bid will go out in the Spring of 2023, and the paving completed in the summer of 2023. Mr. Norton stated with the passing of this resolution the City Manager is authorized to do all of the paperwork and applications for this grant.

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

Mayor Sanner moved, seconded by Mrs. Tomlin to approve Resolution 31-2021. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

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## NEW BUSINESS (continued)

*Resolution 32-2021– A Resolution Authorizing the City Manager to Apply for Investing in America's Future Funds for Water and Wastewater Infrastructure as Administered by the Ohio Department of Development in Partnership with the Ohio Environmental Protection Agency for the Central Lane 8" Water Main Replacement Project.*

Mr. Norton presented Resolution 32-2021. He stated this project is funded by the recent coronavirus stimulus funding that the federal government approved. The State of Ohio received \$250,000,000 to complete water and wastewater projects. Mr. Norton stated the funding can be used for either a construction or design project. We do not have any shovel ready construction projects at this time, so we submitted three design projects to the county. The county engineers in each county score and rate a priority list. One of our projects ranked number seven on that list. This project is to replace a 4" waterline that is along Central Lane between Alex Road and Stadium Drive, and then the gap between there and Handle Street, with an 8" line to tie to an existing main. The design for the project is estimated at \$40,000. The grant request is \$36,000 with \$4,000 in local funding. If the grant is approved, the design would be completed as soon as possible because once that is done if there is any money left in the pot then we can reapply for construction funding. Mr. Norton stated with the approval of this resolution, we will be able to complete all of the paperwork required for this grant application.

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

Ms. Nash moved, seconded by Mrs. Zennie to approve Resolution 32-2021. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

*Resolution 33-2021– A Resolution Authorizing the City Manager to Enter Into a Real Estate Contract to Purchase 440 East Central Avenue for a Purchase Price of Ninety-Nine Thousand Five Hundred Dollars (\$99,500.00).*

Mr. Lucking presented Resolution 33-2021. Mr. Lucking stated we are looking to acquire 440 East Central Avenue, also known as the Dayton Sports Car Group, that recently went up for sale. He stated this is an opportunity to beautify the corridor. The acquisition would also be consistent with the Downtown Corridor Master Plan that was adopted by this council. Mr. Lucking explained we would be acquiring the property and not the business. He stated the sales contract would call for our occupancy, or possession of the property, upon closing. He stated we are looking to close by September 30, 2021. Mr. Lucking stated the current use is a nonconforming use. Ultimately we would look to tear the building down and bring it back to green space while looking for future uses of this property.

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



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## NEW BUSINESS (continued)

### Resolution 33-2021 (continued)

Mr. Barnhart moved, seconded by Ms. Nash to approve Resolution 33-2021. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes.

## REPORTS BY OFFICERS

Mrs. Van Antwerp gave the following updates:

- **City Wide Garage Sale** - Will be held Saturday, October 2<sup>nd</sup>. Register online at [www.westcarrollton.org](http://www.westcarrollton.org) or call 937-847-4635 and leave your name, address, and telephone number. A list of participating homes will be available at 3 p.m. on Thursday, September 30<sup>th</sup>. The list can be downloaded from the website or picked up in person from the Civic Center.
- **Bulk Trash Pick Up** - The week of October 4<sup>th</sup> through the 8<sup>th</sup>. This is the last free bulk pick up for the year. Items will be picked up on the resident's regularly scheduled trash collection day.
- **Parks & Rec Annual Tree Sale** - Residents can purchase Autumn Blaze Maple Trees now through October 29<sup>th</sup>. The trees can be purchased online and are \$150 each. They will be planted by the Parks & Rec staff in late November / early December. Please note, the trees must be planted in the homeowner's front yard.
- **October Events** - Halloween Home Decorating Contest and Monster Mash - more details to follow closer to the dates.
- **"Rockin on the River"** - The city is putting on a concert that will be held Saturday, October 16<sup>th</sup> by the river on Marina Drive. The concert will feature a local band, Stranger, followed by the main act which is a Journey Tribute band. There will also be food trucks and adult beverages available for purchase. All proceeds from the ticket and beverage sales will benefit the local Montgomery County Law Enforcement Memorial Association. Online pre-sale tickets are \$5 until October 9<sup>th</sup>, then \$10 starting October 10<sup>th</sup>. For additional information or to purchase tickets, please visit [www.westcarrollton.org](http://www.westcarrollton.org).

## UNSCHEDULED BUSINESS

### Comments by the Audience

None

### Comments by Council

Mrs. Fryman gave a reminder that Lindbergh's Annual Neighborhood Picnic will be held on September 23 from 6 p.m. to 8 p.m. at Leiwig Park.

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## Comments by Council (continued)

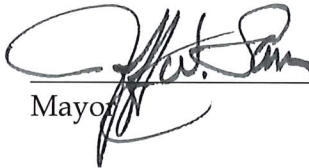
Ms. Nash stated she read in the paper that the ED/GE Grants will be available again. She asked if we have any thoughts on those yet. Mr. Lucking answered that we have some potential projects.

## ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mrs. Fryman to adjourn the City Council Meeting of September 14, 2021. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Ms. Nash-yes, and Mayor Sanner-yes. The meeting was adjourned at 7:02 p.m.



Assistant Clerk of Council



Mayor