

# RECORD OF PROCEEDINGS

Minutes of

WEST CARROLLTON CITY COUNCIL REGULAR

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held October 9, 2018

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Angie Fryman, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Planning and Community Development Director Greg Gaines, Public Relations Coordinator Erika Mattingly, and Assistant Clerk of Council Carie Cottongim

The meeting was called to order by Mayor Sanner at 6:30 p.m. The Pledge of Allegiance and Roll Call followed.

## MINUTES

Mrs. Tomlin motioned, seconded by Mrs. Fryman to approve the meeting minutes of September 25, 2018. A vote was taken: Mr. Robinson-yes, Mayor Sanner-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mrs. Fryman-yes

## PUBLIC HEARINGS

None

## COMMUNICATIONS AND PRESENTATIONS

### *Plaza of Fame Induction Ceremony – Linda Lotspaih*

Mr. Folker informed that he nominated Mrs. Lotspaih for the Plaza of Fame. Mrs. Lotspaih served on City Council for 16 years and cares very much for the community and its residents.

Mrs. Zennie, Mrs. Lotspaih's daughter, read the certificate in its entirety and presented the certificate to her.

Mayor's Sanner congratulated Mrs. Lotspaih and informed it was always a pleasure to sit next to you and serve on City Council. Mrs. Lotspaih was an excellent Council member and quite a lady.

Mrs. Tomlin congratulated Mrs. Lotspaih on a great job and her commitment to the community. As a good friend of mine would say, "That's my Linda!"

Mrs. Fryman congratulated Mrs. Lotspaih and informed that Mrs. Lotspaih's old neighbors called her "Saint Linda" for always being the level headed one and we really appreciate

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everything you have done especially the City Beautiful time. You spent a lot of time building events that are big hits now like the Monster Mash and you were always there selling tickets. I appreciate it so much and for sharing Amanda with us.

Mrs. Zennie thanked Mr. Folker for nominating her mom for the Plaza of Fame award, this is definitely well deserved. I know she is recognized for being on Council but long before that she worked for the school system, she worked for the local bank, and she has always cared about everyone in this community. She never complains when she gets stopped at the grocery store for two hours to listen to a complaint or something that was important to someone else. She's always positive and she is a huge influence on why I am here. I appreciate and love you.

Mr. Robinson informed he had the pleasure of serving with Linda Lotspaih for about 8 years. She made a lot of contributions through the City Beautiful Commission which she served on for about 5 years. She was always there and cared about the citizens. It was a pleasure to serve with you and it is a pleasure to serve with your daughter.

Mr. Barnhart informed he has known Linda Lotspaih a lot of years. While she served on council Mr. Barnhart was an employee of the city. We always knew we could count on her to support us and you were a great mentor for me to look at the council. As an employee of the city it's always great to have council have your back and you always supported us. Thank you for your years of service and your friendship.

## *Five Rivers Metro Park Levy*

Carrie Scarff, Chief of Planning and Projects, gave a presentation on the upcoming Five Rivers Metro Park Levy. Their mission is to protect the region's natural heritage and provide outdoor experiences that inspire a personal connection with nature. We are asking the voters for their support on this replacement levy which is a 0.2 mils increase which will cost a homeowner of a \$100,000 home around \$1.48/month.

Mr. Robinson informed he liked the presentation. He also informed that in past years he has not liked the tax issues that have been on the ballot but whole heartedly support this one. The amount is very small. It's well worth supporting.

## **COMMENTS BY THE AUDIENCE**

None

## **UNFINISHED BUSINESS**

None

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## NEW BUSINESS

### ORDINANCE 3638

*An Ordinance Adopting Amendments to Chapter 159 of the Code of Ordinances of West Carrollton Known as "Planning and Development", Amending Section 159.01 "Comprehensive Plan Adopted", Regarding the Future Land Use Designation of Property Located West of Upper River Road and South of Farmersville-West Carrollton Road. (1<sup>st</sup> reading)*

Mr. Gaines informed that this proposal recommends amendments to the city's Comprehensive Plan. Planning Commission is recommending amendments to the future land use designation of property located west of the Great Miami River (west of Upper River Road and South of Farmersville-West Carrollton Road), and rezoning the property which is currently zoned M-2 Manufacturing District. This area is about 240 acres which is primarily agricultural in use. The Comp Plan recommends a future land use for this property of mixed use, with a strong emphasis on single-family housing and some complementary commercial uses. The Plan's stated goal for this area is to develop new housing product. Staff has received a number of inquiries about potential uses of this property which were both consistent and inconsistent with the recommendation of single-family housing and light commercial, as well as with the current M-2 zoning. It has been suggested previously that the City should re-evaluate the recommendation for single-family housing which is claimed to be infeasible, particularly considering the industrial uses to the north and the lack of infrastructure in the area.

In December of 2017, City Council passed a moratorium (which expires December 2018) on development applications and permits in the area to allow staff time to further evaluate the concern about the future land use designation. The City hired DiSalvo Development Advisors (DDA) and OHM Advisors from Columbus to study the issue. DDA conducted a market assessment and OHM performed the land use and zoning assessment. In its report DDA concluded that single-family housing is not feasible in that part of the community, at least for the near term. OHM agrees that there is a lack of market for residential development and lack of amenities to support it, and the surrounding land uses are impediments to residential development. OHM's conclusion is that the most appropriate land use for that area is industrial. The proposed ordinance recommends, first of all, an amendment to change the plan's designation for that area from mixed use to industrial.

The next question to be answered was what type of industrial use is most appropriate, because there are a wide range of options from light industry to heavy industry. One of the primary themes that runs throughout the Comp Plan is the goal for new economic growth and development for the community. Bottom line this means new high paying

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jobs and permanent jobs that would foster sustainable long-term growth. The plan identifies three significant areas in the community where that growth can occur, one of which is the area under consideration tonight west of the river. The Comp Plan also states, in a number of places, that the area west of the river is appropriate for light industrial or light manufacturing. The excerpts from the plan shown on the screen talk about the available development sites within the Farmersville-West Carrollton Road area provide potential for new light manufacturing growth, and how the western edge of West Carrollton should be zoned for light industry.

There has also been criticism that there is a lack of infrastructure in this area to support new development. The plan does recognize the need for infrastructure and the excerpts from the plan on the screen talk about looking at the water treatment plant's capacity relative to expanding industrial and residential development into the western section of the city, expansion of lines to serve projected growth in that area, collaborating with Jefferson Regional Water Authority (JRWA) to ensure reliable water service in that area, expanding the sewer system on Farmersville-West Carrollton Road, as well as improving that road to address flooding and traffic flow issues. The city has taken steps to address some of those issues, including raising Farmersville-West Carrollton Road to address flooding issues, which was a significant impediment to developing that area. The Service Department has also had design plans prepared to extend JRWA service to that area as well as Montgomery County Sanitary Sewer lines. JRWA has also extended a water line along Farmersville-West Carrollton Road.

The OHM portion of the study evaluated potential zoning options including M-1 Business Park District (light industrial, office uses, and business parks); M-2 Manufacturing District & M-3 Rural Manufacturing District (heavy industrial, resource, and mineral extraction); PUD (Planned Unit Development District); and L-D (Limited Development District). OHM's study points out a concern with M-3, in that it permits resource and mineral extraction which does not generate long-term economic growth. There are 350 acres that have been devoted to mining operations in this part of the city. When that area was annexed into the city initially it was zoned M-3, but during the zoning code update in 2003 it was determined after extensive public involvement that the area needed to be downzoned to M-2 because of concern specifically about resource and mineral extraction activity. Even if the City were to require the mining operation to provide a remediation plan to completely restore the property, it would still not be put into productive use in terms of economic development for decades. Staff and Planning Commission are not recommending that the M-3 zoning be considered.

Planning Commission deliberated extensively on the M-1, M-2, and the PUD options. They did not recommend the M-2 district, which is the current zoning, mainly because it would permit some heavy industrial uses that the commission felt were not appropriate

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in that area (i.e., junk yards, scrap yards, truck stops.) Their recommendation is to rezone the area to M-1 Business Park District which would be consistent with the new Comp Plan recommendation, or to a Planned Unit Development district. The commission felt the PUD would provide more flexibility as opposed to the M-1 district which has a preordained list of permitted uses. The PUD can be crafted to meet the unique circumstances of the area, and uses can be selected which are deemed to be appropriate while excluding other uses which are not. The Planning Commission and staff unanimously recommend approval of this ordinance along with Exhibit A, to designate the area west of Upper River Road and south of Farmersville-West Carrollton Road for future light industrial land use and to rezone that area to M-1 or PUD.

Mr. Robinson informed that the Comp Plan has been great because it doesn't just sit on a shelf and it is actually used and updated periodically. Mr. Townsend informed it is to be updated in 2020. Mr. Townsend also informed that if/when the properties are developed in that area the developer usually pays for the utilities to be connected, and that the sewer lines are Montgomery Counties and the water lines are JRWA's. Mr. Robinson informed this is good timing and a good recommendation.

Mr. Barnhart asked for clarification on the PUD district. "Can this district be housing and commercial?" Mr. Gaines replied that it can be. The City also has an R-PUD district which is exclusively residential. Mr. Barnhart asked, "We are not strictly locked into commercial?" Mr. Gaines replied, "Correct."

## *CONSIDERATION OF A LIQUOR LICENSE*

*SOUTH DAYTON ENTERTAINMENT, INC. DBA SPARKY'S AND PATIO  
822-26 WATERTOWER LN, WEST CARROLLTON, OHIO*

Mayor Sanner explained that there is a transfer of license from Bar Three Inc., to South Dayton Entertainment, dba Sparky's and Patio. Ownership will remain the same as will the Sparky's name. No opposition/action from council.

## **REPORTS BY OFFICERS**

Erika Mattingly gave community updates:

- October 8<sup>th</sup> - 12<sup>th</sup> - Bulk Item Pickup - On residents regularly scheduled pickup day. Any questions about what can be placed out for pickup, please contact Tonya at 937-859-8280.
- October 10<sup>th</sup> - Pizza with the Police at the YMCA on South Alex Road from 5:30 p.m. - 7:30 p.m.
- October 15<sup>th</sup> - Leaf collection will begin. Please rack your leaves to the curb line and make sure they are free of sticks and debris.

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- October 15<sup>th</sup> -19<sup>th</sup> – West Carrollton Band Boosters will be hosting a “Drive to Victory Goodwill Donation” truck at the West Carrollton High School. They are trying to earn money for new band uniforms. That dollar amount will be based on how much donations they receive for Goodwill.
- October 22<sup>nd</sup> – West Carrollton Library will officially open at 3 p.m. The ribbon cutting festivities will continue until 6 p.m. and will include library mascots, music by Jim McCutcheon, refreshments from El Meson and Ele’ Cake Company, tours and demos of the new technology equipment, and the fire and police department will be outside as well.

Chief Barnett reminded everyone that on Saturday October 13<sup>th</sup> the fire department will be partnering with the American Red Cross and will be installing smoke detectors in the community. We are trying to reach about 300 homes. We will install a smoke detector if they do not have one in the home or we can replace the batteries or replace the ones that are outdated. Just a reminder, this is also Fire Prevention Week.

**UNSCHEDULED BUSINESS**

*Comments by the Audience*

None

*Comments by Council*

Council informed it was good to see both Tracy and Karen Williams in our audience.

**RECESS**

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

Mayor Sanner motioned, seconded by Mr. Barnhart to recess to an Executive Session pursuant to Ohio Revised Code §121.22(G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, and (G) (4) preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment to return for adjournment. A vote was taken: Mr. Robinson-yes, Mayor Sanner-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mrs. Fryman-yes

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## WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Angie Fryman, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Fire Chief Chris Barnett, and Public Relations Coordinator Erika Mattingly

### *Presentation: Fire Department Strategic Plan, Ohio Fire Chief's Association*

Chief Barnett was on hand to present to council the final results of a three month strategic planning process for the department conducted by the Ohio Fire Chief's Association. A copy of the plan is available upon request from the Office of the Fire Chief. An excerpt from the executive summary of the report is as follows:

The developed goals were:

- Goal 1: Conduct a staffing and deployment analysis that examines the number and types of response equipment and staffing requirements that meets the needs of the community.
- Goal 2: Explore methods to recruit and retain qualified employees.
- Goal 3: Develop a community-centered, long-range funding plan to support future fire department operations that meets the needs of the community.
- Goal 4: Evaluate and update the department's apparatus and vehicle replacement schedule to meet the needs of the community.
- Goal 5: Create a mentorship program for first-year members that provide guidance, feedback, and evaluation.
- Goal 6: Develop a formalized in-service training program that enhances core skill areas and promotes uniformity of department operations.

After a lengthy discussion, Council thanked Chief Barnett and the members of the department for the presentation. Staff was directed to including funding for implementation of the recommended goals in the FY 2019 budget.

Held October 9,1820**2019-2023 Draft Capital Improvement Plan**

Mr. Townsend presented the draft 2019-2023 Capital Improvement Program. The main source of funding for the CIP is  $\frac{1}{2}\%$  of our 2.25% income tax that voters approved to be set aside only for capital improvements. Due to the nature of capital projects, planning and budgeting are done over multiple years, in the case, five years. However, since costs are somewhat difficult to predict beyond the first two years, projects and equipment are aligned to provide a balanced budget for the first two years of the program. Beyond that, additional revenue and/or further cuts will be needed to balance the "out years" of the program.


After a brief discussion, it was the concerns of council to proceed with the plan as recommended.

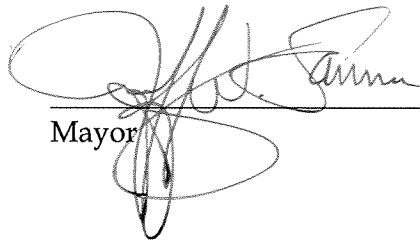
**EXECUTIVE SESSION**

Council met in executive session per ORC 121.22 (G) (1) (4) and returned for adjournment.

**ADJOURNMENT**

With no further business, Mayor Sanner motioned, seconded by Jill Tomlin to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 9:52 p.m.

  
Assistant Clerk of Council

  
Mayor