

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held October 11,

2022

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, Keith Tilton, and Rick Dobson. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, and Assistant Clerk of Council Tracy Rankin.

EXCUSED: Councilmember Angie Fryman

MINUTES

Mrs. Tomlin moved, seconded by Mrs. Zennie to approve the regular meeting minutes of September 27, 2022. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Bob Snavelly, Palmer Energy – Electric Aggregation

Mr. Snavelly introduced himself and handed out a flyer to Council. He explained he works with a company called Palmer Energy, which is an energy consulting firm based in Toledo, Ohio. He stated they have a partnership with the Ohio Municipal League (OML). He stated earlier in the summer Miami Valley Communications Council (MVCC) reached out to OML regarding electric and natural gas aggregation. He explained aggregation is the grouping together of households and small businesses to get a discount on electric or natural gas generation. He stated the OML met with MVCC and they are on the way to helping them go through the process of electric and natural gas aggregation. Mr. Snavelly stated aggregation is on the November ballot for West Carrollton and the reason he is addressing Council is to ask that they consider joining the MVCC program. He explained if the ballot is passed and we join the program all AES customers would be automatically enrolled unless they are already in a 3rd party supply agreement. He also explained there is no fee if someone wants to opt-out of aggregation at any time. Mr. Snavelly stated Palmer is independent and not tied to any supplier, so their role is to go through all of the bids and make recommendations. In this case, it would be MVCC signing the contract. The advantage to the aggregation being done through MVCC is the number of households and businesses in participation. Mr. Snavelly offered to answer any questions.

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COMMUNICATIONS AND PRESENTATIONS - (CONTINUED)

Bob Snavelly, Palmer Energy - Electric Aggregation (continued)

Mr. Dobson asked if he could explain number 13 and 14 on page 2 of the flyer, which were the 21 day opt-out period ensues and supplier eliminates any opt-outs. Mr. Snavelly answered there will be an opt-out letter that has the price, the supplier, and the term and then at the very bottom of the letter there will be a place that can be filled out and sent in if the household wants to opt-out. When the supplier goes to enroll the utility, they will leave the people off that opted out.

Mayor Sanner thanked Mr. Snavelly.

COMMENTS BY THE AUDIENCE

Jordanne, from Dillin Events, addressed the Mayor and Council to thank them and all of City Staff who worked with them on the events this summer. She also presented a video on the Rockin' the River Concert. The Mayor and Councilmembers thanked Jordanne.

Marianne Ruse, from 1008 Lookout Trail Unit A, addressed the Mayor and Council regarding a traffic hazard in her neighborhood. She stated there is a curve coming down Indian Trail where there have been multiple accidents in that area. She stated the wall for Indian Creek Condos has been hit multiple times. Ms. Ruse stated what scares her the most is the children that could potentially be injured at the bus stop. She mentioned there is a lot of speeding in that area. She stated she is requesting the city to review the issue to possibly help save a life. Mr. Townsend stated we would.

Regina Hicks, from 5259 Manchester Road, addressed the Mayor and Council regarding a neighbor dispute. She stated her neighbor has a semi-truck that he parks at his house every night. She stated this is a problem that has resurfaced from years ago and even though there is a sign stating that the engine has to be off at certain hours her neighbor still runs the coolant at night. Mayor Sanner stated it is the compressor running and Ms. Hicks agreed. Mayor Sanner asked if he had quit parking there. Ms. Hicks answered yes, but he is with another company now so that has changed and he is there every night. Mr. Townsend asked the Mayor if he could brief him after the meeting on the situation so they could form a strategy. Mayor Sanner stated he would.

Bryan Emerson, one of the owners of the B&G's Cigar Lounge, addressed the Mayor and Council to invite them to the lounge to see what has been done so far and their plans for the future. He also stated he spoke with Tom Young who advised him there is funding available within the City of West Carrollton for developmental purposes. He stated he would like to know who he should contact at the city to discuss the possibilities of those funds. Mr. Townsend advised him that Mr. Lucking, Economic Development Director, is the appropriate person and stated he would pass his contact information along to him.

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UNFINISHED BUSINESS

Ordinance 3736 - *An Ordinance Adopting Amendments to Chapter 154: Zoning Code of the Codified Ordinances of West Carrollton, Section 154.11.02, Fencing and Wall Regulations, to Permit Fences in the Front Yard of Properties in Industrial and Commercial Zoning Districts and to Make Other Best Practices Amendments.*

Mayor Sanner stated this is the second reading of this Ordinance and asked if there were any additional comments or questions. There were none.

Mr. Barnhart moved, seconded by Mayor Sanner to approve Ordinance 3736. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

NEW BUSINESS

None

REPORTS BY OFFICERS

Mr. Townsend thanked the 15 mutual aid agencies that assisted with the fire at Cohen Recycling. He also thanked our Fire Department for all of their hard work and the long hours put in.

UNSCHEDULED BUSINESS

Comments by the Audience

Mr. Napper, from 43 Redington Court, addressed the Mayor and Council to ask if the city owns the gravel pits. Mr. Townsend answered no. Mr. Napper stated we used a lot of gallons of water to put the fire out, which was soft water, and thought if the city owned the gravel pits that we might be able to tap into that in the future. Mr. Townsend stated this was an idea that Mr. Tilton brought to the pre-meeting and that we plan on doing some follow up regarding this idea.

Mayor Sanner asked if Jefferson Regional Water was soft water. Mr. Townsend answered that he didn't know. Mayor Sanner stated that he thought a lot of the water came from Jefferson Regional Water. Mr. Napper stated he thought it was coming from the cemetery. Mr. Tilton stated the trucks were going both directions. Mr. Townsend stated we had a major water main break so then we had to start using only Jefferson Regional Water.

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Comments by Council

Mayor Sanner and all Councilmembers thought the concert was great and hope that it continues in the future. They also showed their gratitude for the Fire Department and surrounding agencies that assisted with the fire at Cohen.

Mr. Tilton added a thank you to Dillin Events for all of the events that they put on this summer and to all of the city workers who made the events possible.

Mr. Dobson thanked the Street Department for all of their hard work on the water main breaks that happened recently.

RECESS

Mayor Sanner moved, seconded by Mrs. Tomlin to recess to a Work Session to discuss the items on the agenda. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

Mayor Sanner moved, seconded by Mr. Barnhart to recess to an Executive Session Pursuant to Ohio Revised Code 121.22(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: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Jill Tomlin, Amanda Zennie, Rick Barnhart, Keith Tilton, and Rick Dobson. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, and Planning & Community Development Director Greg Gaines.

EXCUSED: Councilmember Angie Fryman

2023-2027 Capital Improvement & Vehicle Replacement

Mr. Townsend presented a 2022 year-end financial summary of capital improvement projects and the proposed 2023 through 2027 Capital Improvement Plan. Mr. Townsend explained that although the city plans for capital projects on a five-year basis, project costs are in current dollars. Therefore, it is important that the first two years of the plan are balanced with no less than \$250,000 carryover from year to year. Since the 2024 plan, as proposed, would only have a carryover balance of \$187,000, Mr. Townsend recommended transferring \$250,000 of the projected 2022 General Fund surplus to the CIP to bolster the “outyears”. A copy of Mr. Townsend’s presentation is available upon request.

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After a brief discussion, it was the consensus of council to move forward with the CIP as proposed, including the General Fund transfer.

Discussion: Commercial Offsite Signs - Greg Gaines and Lori Denlinger

Mrs. Denlinger explained to council that in order to complete the draft changes to the sign code to bring it up to date with current court cases, staff was looking for direction on the disposition of off-premise commercial signs. A recent court case permits a community to either prohibit off-premise commercial signs or permit them with certain regulations. Mr. Gaines recommended that council continue the long-standing city policy of prohibiting off-premise commercial signs and billboards, which is consistent with the overarching goal of the Comprehensive Plan and other long-range plans such as the West Central Avenue Strategic Plan and Downtown Corridor Master Plan which is to elevate the overall image and appearance of the community. He referenced a memo from 2003 prepared by his predecessor which stated that *"The sign code has had a prohibition against off-premise (billboard) signs as far back as I have researched."* Mr. Gaines stated that changing this policy would run counter to everything City Council has worked to achieve over the past 15 years.

After a lengthy discussion, it was the consensus of council to include a prohibition on off-premise commercial signs. Mrs. Denlinger will provide this direction to Mr. McHugh to finalize the draft proposed changes and bring it back to council for further review.

EXECUTIVE SESSION

Council met in Executive Session pursuant to Ohio Revised Code 121.22(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.

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mrs. Tomlin to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:57 p.m.


Assistant Clerk of Council


Mayor