

RECORD OF PROCEEDINGS

Minutes of

WEST CARROLLTON CITY COUNCIL REGULAR

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held October 23,

2018

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff - Finance Director Tom Reilly, Law Director Lori Denlinger, Planning and Community Development Director Greg Gaines, Police Chief Doug Woodard, Public Relations Coordinator Erika Mattingly, and Assistant Clerk of Council Carie Cottongim

EXCUSED: Councilmember Angie Fryman

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

MINUTES

Mrs. Zennie motioned, seconded by Mrs. Tomlin to approve the meeting minutes of October 9, 2018. A vote was taken: Ms. Nash-Abstain, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

Mr. Mitch Rowlett, Dayton Mobile DJ, 8 N. Elm Street. Mr. Rowlett informed their business will be having a Grand Opening on November 4th from 11 a.m. - 2 p.m. There will be a food truck, a caricature artist, and games for the kids.

UNFINISHED 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.

Mr. Barnhart motioned, seconded by Mr. Robinson to approve Ordinance 3638. A vote was taken: Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

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NEW BUSINESS

RESOLUTION 30-2018

A Resolution Strongly Opposing State Issue 1, Which is a Proposed Amendment to the Ohio Constitution that Would Weaken Ohio's Criminal Laws With Respect to Dangerous Drugs Such as Fentanyl, Heroin, Methamphetamine, Cocaine, and LSD.

Mr. Reilly informed that Issue 1 would weaken Ohio drug enforcement laws and there are several loopholes which will hinder our ability to police our community properly and keep it safe.

Mayor Sanner motioned, seconded by Mrs. Zennie to approve Resolution 30-2018. A vote was taken: Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

RESOLUTION 31-2018

A Resolution of Support for the Five Rivers MetroParks Levy on the November 6, 2018, Ballot, a 10-Year Replacement of MetroParks Existing 1.8-Mill Levy, with an Additional 0.2 Mills.

Mr. Reilly informed that the Five Rivers MetroParks have been a strong asset to our community.

Ms. Nash motioned, seconded by Mrs. Tomlin to approve Resolution 31-2018. A vote was taken: Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

RESOLUTION 32-2018

A Resolution Authorizing the City Manager to Enter into a Contract with the Green City Demolition Company for the Demolition of the Carrollton Plaza Properties Located in the City of West Carrollton, Ohio for the Amount of Six Hundred Sixty-Two Thousand, Four Hundred and Fifty Dollars (\$662,450.00).

Mr. Lucking informed the city received six proposals for the demolition with the prices ranging from \$662,450.00 to \$1,059,975. Green City Demolition was the low bidder and is experienced in both large and small scale demolitions. They will take control of the property on or about November 1, 2018 and will secure a perimeter around the property. Green City will abate the limited amount of asbestos on site, sever all utilities to the three buildings, demolish the three buildings, close and fill existing wells on the property, crush

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the reclaimed concrete and reuse it to fill pad areas, and create a final grade on the property. Green City has 150 days from the day they take possession to complete the demolition and turn the property back over to the city. A demolition kickoff is planned for Monday, November 5, 2018 at 10 a.m.

Mayor Sanner motioned, seconded by Mr. Barnhart to approve Resolution 32-2018. A vote was taken: Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

RESOLUTION 33-2018

A Resolution Authorizing the City Manager to Enter Into a Contract Amendment with Patriot Engineering and Environmental, Inc. for Professional Services Necessary for the Demolition Management of the Carrollton Plaza Property in an Amount not to Exceed \$50,000. Said Contract Having Previously Been Approved by Resolution No. 24-2018 on July 10, 2018.

Mr. Lucking informed this resolution will add \$50,000 in funding for demolition management services. Patriot Engineering will serve as the City's eyes and ears in managing the demolition of the three buildings. They will ensure the demolition is being performed according to contract and ensure that hazardous materials are disposed of properly, and ensure an overall orderly process.

Mrs. Zennie motioned, seconded by Mrs. Tomlin to approve Resolution 33-2018. A vote was taken: Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

RESOLUTION 34-2018

A Resolution Authorizing the City Manager to Apply for Federal Fast Act Funds in Conjunction with the Miami Conservancy District (MCD) Through the Miami Valley Regional Planning Commission (MVRPC) for Bike Trail Safety Improvements at the Farmersville-West Carrollton Road Intersection.

Mr. Reilly informed this resolution will allow the city to apply for a grant for bike path safety enhancements at Farmersville-West Carrollton Road. Things like flashing beacons, signage, and markings. This is a big project and will not commence until 2024 and our local share will be around \$9,800.

Mr. Barnhart motioned, seconded by Mr. Robinson to approve Resolution 34-2018. A vote was taken: Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

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ORDINANCE 3639

An Ordinance Authorizing the City Manager to Enter into a Sales Agreement with SpikeIt L.L.C. of Cincinnati for the Purpose of Selling to SpikeIt L.L.C. an Approximate Seven (7) Acres plus/or Minus of Land Located at 200 West Central Avenue on the Land Parcel Commonly Referred to as Former Fraser Paper Property for a Sales Price of \$40,000 Per Acre for an Approximate Sales Price of \$280,000. (1st reading)

Mr. Lucking informed the proposed facility will consist of 44,000 sq. ft. that includes 9 indoor sand volleyball courts, food and beverage operation, and an area for spectators. There will be 8 outdoor sand volleyball courts, food and beverage operation, and seating for spectators as well as parking for up to 350 cars. SpikeIt has a target date for opening of October 2019.

The sale of the property also includes the transfer of the Friend Paper building to SpikeIt. Although SpikeIt owners do not have an immediate plan for the building they are willing to work with the City to explore future redevelopment options. The building will be taped off during construction to protect it. Mr. Roberts said he is open to suggestions on what to do with the building after SpikeIt is up and running. The City has also agreed to a one-year moratorium regarding the sale of the remaining former Fraser acreage to food and beverage operators. The moratorium will commence upon SpikeIt receiving their Certificate of Occupancy permit. The moratorium will expire 365 days later.

Jack Betts, partner, informed he and Larry Roberts, partner, and Mark Feathers, League Coordinator for Setters Sports in Dayton, are glad to be in West Carrollton. Mark will be the person who will run SpikeIt. Mr. Betts informed this is a big venture for them as they will be spending over \$4 million dollars and have spent over three years looking for land to build on, money, and people to go into this venture with. He gave a brief introduction about his background as well.

Mr. Roberts gave a brief presentation about the facility and what to expect. (See Mike Lucking, Economic Development Director for a copy of the presentation)

Mr. Robinson informed how happy the City is to have them here.

Consideration of a Liquor License for Spike It, LLC dba Spike It, 200 W. Central Avenue, West Carrollton, Ohio.

No opposition/action from council.

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REPORTS BY OFFICERS

Erika Mattingly gave community updates:

- October 25th – Monster Mash at the West Carrollton Civic Center from 6-8 p.m. The Parks and Recreation Department has partnered with the Lion's Club for this event. There will be a costume contest, carnival games, prizes, cotton candy, popcorn, pumpkins to the first 400 children, and hayrides.
- October 27th – Sniff-A-Treat a Hintermeister Park at 11:30 a.m. Dog treats are provided by Day Break Shelter's Lindy's Bakery hidden throughout the park. The event will begin with a costume contest for the dogs.
- November 2nd – Father/Daughter Dance to be held at Fire Station 56 at 125 West Central Avenue from 7-9 p.m. Advanced cost is \$10/pair with \$5 each additional person. \$15/pair at the door. You can buy tickets on line or come to the civic center to purchase your tickets.
- November 10th – Rake Rally – 9 a.m. – noon. We are hoping that volunteers will show up with rakes or blowers. Meet at the civic center and then disperse out to the residents homes that have signed up for help getting their leaves to the curb for pickup. Anyone who needs assistance should call the Parks Department at 937-859-5182 by November 7th.

UNSCHEDULED BUSINESS

Comments by the Audience

James Napper, 43 Redington Court. The Memorial United Methodist Church will be selling their homemade soft caramels for \$10/lb. To place an order call the church Monday-Thursday from 10 a.m. – 2 p.m. at 859-4444.

Mr. Lucking recognized and thanked Mr. Mark Langdon, commercial realtor with Henkle Schueler, for his help and hard work in this venture with Mr. Betts and Mr. Roberts. Mr. Langdon will also be the contact realtor for the sale of the remaining acreage at the former Fraser Paper property.

Comments by Council

Ms. Nash invited everyone to come down and see the new library now that it's open. It's awesome! Sit down, read a book, and enjoy.

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Mr. Robinson informed it's been a great week in West Carrollton with the new library opening and some of the things we have done this evening. Carrollton Plaza demolition getting ready to start and with Spikelt getting ready to commence this has been a great week. Mr. Robinson also recognized Don Henry with the West Carrollton Board of Education and said he was glad Mr. Henry was at the council meeting.

Mrs. Tomlin invited everyone to come down and see the new library. It's awesome and the Grand Opening was excellent. Mrs. Tomlin thanks Mr. Betts and Mr. Roberts for coming and speaking to council regarding Spikelt and thanked them for taking an interest in West Carrollton.

Mrs. Zennie informed the library is fantastic and invited everyone to come down to see it. There is something for everyone. Mrs. Zennie welcomed Spikelt to West Carrollton. It's a great location with a straight shot off the highway.

Mr. Barnhart informed he was also at the Grand Opening of the library and it's a fabulous facility. Mr. Barnhart also thanked Mr. Betts and Mr. Roberts for choosing West Carrollton and informed Spikelt will be a great anchor for that area of town.

Mayor Sanner welcomed and thanked Mr. Betts and Mr. Roberts for choosing West Carrollton and informed this is a great council meeting with things happening in the west end of the city as well as the east end. We all knew something was going to happen at both locations but didn't know when. Mayor Sanner also invited everyone to come and see the fabulous addition of the library.

Mayor Sanner also recognized Jewell Likens 100th birthday on October 23, 2018. She is a resident of 5456 Keith Drive and has lived there since 1995. Mayor Sanner read the Mayor's Recognition in its entirety.

Mayor Sanner also reminded everyone of Beggar's Night, Wednesday, October 31st from 6-8 p.m. and to leave your porch lights on if you are participating and to be careful driving around West Carrollton and to watch for the children.

RECESS

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

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WORK SESSION

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Centerville Dispatch Contract Amendment

Police Chief Doug Woodard reviewed the new Centerville dispatch contract with council. This amendment will extend to 2028 with 2% increases from 2019 to 2028 providing additional cost stability over a longer term. Council agreed that the city should move forward with this contract.

Quarterly Economic Development Update

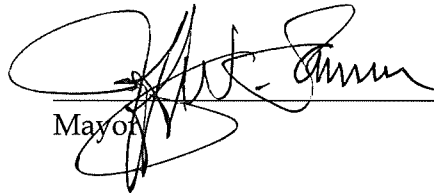
Mike Lucking, Director of Economic Development, presented a report of economic development activity for the third quarter of 2018. A copy of Mr. Lucking's report is available upon request from the office of the Director of Economic Development.

ADJOURNMENT

With no further business, Mayor Sanner motioned, seconded by Mr. Barnhart to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 7:45 p.m.



Assistant Clerk of Council



Mayor

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