

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held October 25,

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 Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, Angie Fryman, and Keith Tilton. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Finance Director Tom Reilly, Police Chief Doug Woodard, Fire Chief Chris Barnett, Parks & Recreation Director Christian Mattingly, Economic Development Director Mike Lucking, and Assistant Clerk of Council Tracy Rankin.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of October 11, 2022. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-abstain, Mr. Tilton-yes, and Mayor Sanner-yes.

Mrs. Zennie moved, seconded by Mr. Tilton to approve the special meeting minutes of October 18, 2022. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-abstain, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Dr. Scott Markland, Sinclair Community College – Citizens for Sinclair Update

Dr. Markland addressed Council to share a few updates about Sinclair Community College. He also gave a short PowerPoint presentation. He stated during 2022 the City of West Carrollton had 254 residents enrolled in Sinclair with 51 degrees and certificates awarded. He spoke about the affordability & value by Sinclair keeping their tuition low. Dr. Markland reviewed various statistics regarding their students and student success. He advised Council they are very careful about their money and have zero debt. He spoke about Issue 10 which is on the November ballot because the levy expires in 2023. He reiterated that this is a renewal that will not increase taxes, but will generate about 9 million dollars for the college per year. The annual cost of issue 10 to a Montgomery County owner of a \$100,000 home is \$35.00. He encouraged citizens to support Issue 10.

Mayor Sanner asked if there were any questions for Dr. Markland. There were none. He stated it is important to note that there is no increase to taxes, and is just a renewal. Dr. Markland answered yes. Mayor Sanner thanked Dr. Markland.

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Resolution 29-2022 - A Resolution Acknowledging the Appreciation of the Citizens and Public Officials of the City of West Carrollton for Services Rendered unto Said City by Thomas Reilly.

Mayor Sanner read the resolution in its entirety.

Mayor Sanner moved, seconded by Mrs. Tomlin to approve Resolution 29-2022. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

Mr. Townsend presented a tribute to Mr. Reilly with a blooper reel from when he did Take a Closer Look with MVCC. He also gave him a signed copy of Resolution 29-2022.

Mr. Reilly spoke about doing Take a Closer Look and expressed his appreciation for all of his coworkers and the citizens he worked with throughout the years.

Mayor Sanner and Councilmembers thanked Mr. Reilly for his hard work and also for his funny and positive outlook that he contributed to the city and community over his 31 years of service. They wished him well in his new chapter.

COMMENTS BY THE AUDIENCE

Mr. Dobson asked Law Director Denlinger and Mayor Sanner if he could recuse himself as a Councilmember and address Council as a citizen. Law Director Denlinger answered yes. Mr. Dobson put a shirt over his Council shirt that said "Joe Citizen." Then he went to the podium and stated his name is Rick Dobson from 3131 West Alex-Bell Road, representing himself as Joe Citizen. Mr. Dobson set up a display for reference. He stated he was addressing the Mayor and Council over a sensitive topic - the sign code.

His first display was a copy of a city document he stated was the new sign code. He stated the document was made available to the public, and it has red lines to represent the changes. He stated he took the time to read it, but couldn't follow it so he pulled the old sign code. Mr. Dobson stated he read it line for line and he found many things he did not know. He also stated he was disturbed because in 14 situations changes were made to the sign code, whether it be deletions, additions, or modifications, that were never indicated in the redline version. He gave an example of something he found concerning: 153.06 Computations, it says 5 (b). He asked where did A go? He stated it appears things have been dropped out of the sign code. He went on to say he found many times throughout the code there where numerical or alphabetical things that were no longer there without explanation.

He stated he noticed the two big issues we are addressing in the sign code is off-premise signs and billboards or digital gateway signs. His next display gave the definition of off-premise signs. He stated an example of this is Cheeks can't put a sign on McDonalds lot. He stated the city is facing the decision of if we do or don't ban all off-premise signs.

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COMMENTS BY THE AUDIENCE (continued)

He stated there are some unintended consequences, including signage for little league teams, softball teams, basketball teams, or anything that is not associated with the school that is on public property will no longer be permitted. He stated it will be a terrible impact for the organizations who use signage such as banners that they put on ball fields to help earn revenue to assist in offsetting the cost of these programs. Mr. Dobson also gave several examples of the way companies could be impacted by changing this portion of the sign code. He stated he doesn't feel it is fair to the small business person or the rights of the individual property owners.

Mr. Dobson presented another display he said was a document from the city dated September 11th, and then he read a portion of the document. Mr. Dobson presented several different examples of signs within the city that are already off-premise, which is in contradiction with the sign code. He stated in order for those signs to have been approved for placement they would have gone before the Planning/Economic Development Director, the Planning Commission, the Board of Zoning Appeals, the Inspectors, and even City Council. He stated not one of those groups determined these were off-premise signs. He stated he hopes we can find a way for the schools and small businesses to be able to place these signs on a non-permanent basis and be considered a temporary sign.

The next topic he brought up is digital gateway signs. He stated the sign code addresses billboards and digital gateway signs. He presented a display on the digital sign, or electronic billboard, that is in front of Appleton Paper. He stated years ago he went to the schoolboard and spoke about putting a billboard on the West Carrollton side of the property. He made a presentation and if it would have been allowed the school would have received residuals off that sign that would have paid for nearly all of the athletic program requirements for the school. The school said no and did not approve the sign. He stated now an entrepreneur has an electronic sign right across the street and they are collecting all of those revenues. He stated the city doesn't want billboards, but he believes they could be beneficial for the city.

In closing, he stated he read the document in its entirety. He chooses to make decisions based on all of the facts. He hopes we can find a way to not penalize the non-profit organization groups and the school programs. He stated he is in the sign business, so he understands the value of signs. He thanked the Mayor and Councilmembers for allowing him to speak.

UNFINISHED BUSINESS

None

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NEW BUSINESS

Resolution 30-2022 - *A Resolution Authorizing The City Manager To Enter Into An Agreement With Local Gov Consultants, LLC, For The Provision Of Interim Financial Administrative Services.*

Mr. Townsend presented Resolution 30-2022. He explained Tom is retiring at the end of the week and we still need to find a permanent replacement for him. This contract would allow us to work with Local Gov Consultants, LLC on an interim basis to employee the services of Mr. Randy Groves. He has 41 years of experience in governmental accounting and financial reporting. Mr. Townsend also reviewed his other credentials. He stated Randy will work with us for 20 hours a week on a contractual basis for a flat fee of \$100.00 per hour. He offered to answer any questions.

Mr. Barnhart moved, seconded by Mr. Tilton to approve Resolution 30-2022. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

Ordinance 3737 - *An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of West Carrollton, State Of Ohio, During The Fiscal Year Ending December 31, 2023.*

Mr. Reilly presented Ordinance Number 3737. He also gave a PowerPoint presentation. A copy of this presentation can be obtained by requesting it from the Assistant Clerk of Council Tracy Rankin. The presentation highlighted the funds of 2022 and proposed budget for 2023.

Mayor Sanner asked if there were any questions for Mr. Reilly. There were none. Mayor Sanner stated this will be the first reading of Ordinance 3737, and it will be on the agenda at the next meeting.

REPORTS BY OFFICERS

Mr. Townsend reminded everyone that Thursday, October 27th is the Monster Mash from 6 p.m. to 8 p.m. at Weidner Park. He also stated Trick or Treat will be on Monday, October 31st from 6 p.m. to 8 p.m., rain, snow, or shine. He reminded residents if they are participating to turn their porch lights on.

Mr. Mattingly gave a reminder of the Monster Mash and also the Father Daughter Dance that will be held at the Fire Station on November 4th. He congratulated Tom on his retirement.

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UNSCHEDULED BUSINESS

Comments by the Audience

A citizen started to walk to the podium. Mayor Sanner gave a reminder that that under Council Rules, Section 36.07, Conduct of Council Business, B8, comments are limited to 5 minutes unless you get prior approval from the Mayor.

James Napper, from 43 Redington Court, addressed the Mayor and Council to discuss a letter he received in the mail from the city. He asked if there has ever been a study to take care of the flooding on Owl Creek. He asked if we knew what it would cost to correct the stream of water to protect that section of the city. Mr. Townsend answered that his question is good timing because as part of this year's Capitol Improvement Program Council has asked staff to update that study. Mr. Townsend stated that will be done by the end of next year. Mr. Napper asked if we have any rules or regulations to make the property owners on those banks remove their trees and brush from blocking the flow of the creek. Mr. Napper stated there are still trees in the creek that can block the flow of the stream. He stated if we have rules and regulations that the home owner has to remove them that could help. Mr. Townsend answered that he didn't know. Mr. Napper commented the letter sent out by the city was well written, but we really need to get some kind of rules and regulations to ensure the creek is maintained appropriately.

Comments by Council

Mr. Dobson encouraged voters to contact the Montgomery County Board of Elections if they are unsure where they are supposed to vote. They can be reached at 937-225-5656 or by visiting <https://www.montgomery.boe.ohio.gov/>. Mr. Dobson also expressed gratitude to the employees for all they do. He mentioned the Street Department has been dealing with main break after main break and he appreciates all of the hours they've been putting in to make sure the citizens are taken care of.

Mrs. Tomlin stated she was looking forward to Trick or Treat and she would have plenty of candy where she lives on Cottage Avenue. She reminded everyone to vote. She also thanked Mr. Reilly and wished him well in retirement.

Mrs. Zennie stated she will have plenty of candy on Lindbergh Boulevard and asked residents to slow down and to be careful of the children on Trick or Treat. She also wished Mr. Reilly well and encouraged citizens to vote.

Mr. Barnhart wished everyone Happy Halloween and stated there would be plenty of candy on Enxing Avenue. He encouraged voting and reminded everyone it is a privilege in this country.

Mrs. Fryman reminded everyone about the Electric Aggregation that is on the ballot. If this passes this will give the city the opportunity to negotiate a better electric rate.

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Comments by Council (continued)

Mr. Tilton asked everyone to be careful on Trick or Treat. He encouraged everyone to get out and vote. He also wished Mr. Reilly well.

RECESS

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

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, Angie Fryman, and Keith Tilton. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Joe Tuss, and Rick McLaughlin.

Discussion River Enhancement Options

Rick McLaughlin from McLaughlin Whitewater presented a power point presentation and recommendations of the development of the riverfront whitewater park. A copy of Mr. McLaughlin's presentation is available upon request from the office of the City manager.

After a lengthy discussion, it was the consensus of council to proceed with the proposed design. The next step will be to contract for 30% design services and start the application process with MCD and the Corp of Engineers. Staff was directed to place the contract for design services on a future council meeting for formal consideration.

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mr. Tilton to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:59 p.m.



Assistant Clerk of Council



Mayor