

RECORD OF PROCEEDINGS

Minutes of

WEST CARROLLTON CITY COUNCIL REGULAR

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held November 13, 20 18

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Barnhart, Angie Fryman, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie. City Staff - City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Finance Director Tom Reilly, Planning and Community Development Director Greg Gaines, Police Chief Doug Woodard, 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. Fryman motioned, seconded by Mrs. Tomlin to approve the regular meeting minutes of October 23, 2018. A vote was taken: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

Mrs. Fryman motioned, seconded by Mrs. Tomlin to approve the special meeting minutes of October 30, 2018. A vote was taken: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-abstain, Mr. Barnhart-yes, and Mayor Sanner-yes

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

James Napper, 43 Redington Court. West Carrollton Lion's Club will have a breakfast with Santa Clause on November 24, 2018 at the United Methodist Church at 27 Locust Street. Breakfast will start at 8:30 a.m. The cost is: Adults \$5.00, Children under 10 \$3.00. They will serve pancakes, sausages, and beverages. Open to the public.

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UNFINISHED BUSINESS

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. (2nd reading & adopt)

Mr. Barnhart motioned, seconded by Mr. Robinson to approve Ordinance 3639. A vote was taken: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

NEW BUSINESS

RESOLUTION 35-2018

A Resolution Authorizing the City Manager to Enter into an Amended Agreement with the City of Centerville for Public Safety Dispatch Services Having Previously Been Approved by Resolution 2-2015 on January 27, 2015.

Chief Woodard informed this is an amendment to extend the current contract with the City of Centerville for dispatch services by ten years taking us through 2028.

Mrs. Zennie motioned, seconded by Mrs. Fryman to approve Resolution 35-2018. A vote was taken: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

RESOLUTION 36-2018

A Resolution Authorizing the City Manager to Enter into an Agreement with HNCM, LLC for the Purchase of 5649 Marina Drive in the Amount of \$330,000.

Mr. Lucking informed this agreement is for the purchase of Joe's Garage. Another critical piece of property along Marina Drive which will total around 5 acres contiguous for future redevelopment. This property is roughly a half acre of land, roughly 4,300 sq. ft. building, the purchase price is \$330,000. The intent is to close on this property by December 1, 2018 and the current owner has asked for 60 days to vacate the property. We

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have taken this property through a Phase I environmental review with no negative reports. We have a \$250,000 grant, an appropriation from the State of Ohio, which would be used as the primary source of money with the balance, roughly \$80,000, financed through debt financing.

Mrs. Tomlin motioned, seconded by Mr. Barnhart to approve Resolution 36-2018. A vote was taken: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

RESOLUTION 37-2018

A Resolution Authorizing the City Manager to Enter into an Agreement with June Helmers for the Purchase of 5449 Marina Drive in the Amount of \$182,000.00.

Mr. Lucking informed this agreement is for the purchase of Profile Digital Printing and has 14,000 sq. ft. There are two buildings on the property one is 5,850 sq. ft. and the other is 2,900 sq. ft. A Phase I environmental study needs to be done and the offer is contingent upon a favorable review. The intent is to acquire the property for demolition and the owner would like the closing prior to end of year.

We will now have three structures on Marina Drive that will be part of a five acre property and we will be seeking demolition bids for those structures. We have been working with the county and they have earmarked some funds for those properties contingent on county commissioner approval of those dollars. We will have a source of money or at least a partial source to start with demolition bids. We would like to have those three properties (Joe's Garage, Green River Bldg., and Profile Digital Printing) down within the first quarter of the New Year. Once those are down we can start marketing for river front development along Marina Drive.

Mayor Sanner motioned, seconded by Mrs. Tomlin to approve Resolution 37-2018. A vote was taken: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

ORDINANCE 3640

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, 2019. (1st reading)

Mr. Reilly gave a presentation about the budget which can be obtained from the office of the finance director.

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Mr. Robinson inquired about the local government fund. Mr. Townsend informed with a new governor there should be a better environment and more support. No one has a definite plan, although we have heard it might be tied to some infrastructure needs or funding. It will be earmarked in some form or fashion and will not come back as a general revenue like it was before.

ORDINANCE 3641

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, 2018, Amending Section 2 of Ordinance 3619, and Repealing any Ordinances in Conflict Herewith, and Declaring an Emergency.

Mr. Reilly informed there are two changes. We added \$500,000 to the general fund to cover the two property purchases on Marina Drive and the law enforcement trust has a \$28,000 addition to update the security cameras.

Mrs. Fryman motioned, seconded by Ms. Nash to approve Ordinance 3641. A vote was taken: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

REPORTS BY OFFICERS

Mr. Townsend informed there is a positive attitude toward Governor elect DeWine but as Tom mentioned there are several issues outstanding that we may have to fend off and certainly post-election we always enter a "lame duck" session where anything can happen at any time. We will try and keep an eye on it as much as we can but we certainly aren't done yet dealing with Columbus. Governor DeWine is trying to improve the relationship between the state and local governments and he has asked Lt. Governor Husted to head up that effort which is a good fit because he's a former Kettering City council member with ties to local government. We look forward to finally having a better relationship with the state. Mr. Townsend appreciates the department directors and Tom putting together another balanced budget.

Erika Mattingly gave community updates:

- November 10th - Rake Rally - We appreciate the more than 45 volunteers who came out to rake leaves for 8 different households in the community. We appreciate the big turn out!

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- November 16th - 18th - The Middletown Ring Club will be hosting the Cup of the Americas at the Soccer Complex. This is being done with the North American Ring Association which is a dog training competition with agility, obedience, and protection.
- November 30th - 5:30 p.m. - Gingerbread House Decorating Workshop in Community Room. Pre-registration is required by November 26, Cost is FREE, the gingerbread houses will be provided, and participants need to bring their own decorations.
- December 1st - 4-6 p.m. - Holiday Fest at the Civic Center. There will be free photos with Santa, horse-drawn wagon rides, performances by local choirs and orchestra groups, a flash-light candy cane hunt, best holiday sweater and hat contests, and a tree lighting ceremony. Free hot cocoa and cookies will also be provided.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Council thanked the department heads and city manager for keeping the budget balanced and wished everyone a Happy and safe Thanksgiving.

Mr. Robinson inquired about the stray cat contract? Are they not going to take feral cats anymore? Mr. Townsend informed they are not. There is a meeting set up for the end of the month and we will be present. They are going to lay out some ideas but I think we are going to have to come up with our own programs. They will still assist when it's a property maintenance issue.

Mrs. Zennie thanked all the volunteers for coming out to the rake rally. She was at the Dayton Mobile DJ business opening and everyone had a good time. Glad to see new businesses opening in our community. While downtown had to check out a few other businesses that were open in the area. We have some high school students in the audience tonight and a few of them are basketball players. She invited everyone to attend the basketball games as we have some good players on the team.

Mayor Sanner informed that if you haven't driven by the old Carrollton Plaza to do so and see the progress they are making at demolishing the buildings.

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RECESS


Mayor Sanner motioned, seconded by Mrs. Zennie to recess to an Executive Session pursuant to ORC 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: Mrs. Fryman-yes, Ms. Nash-yes, Mr. Robinson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes

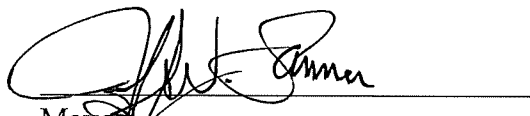
EXECUTIVE SESSION

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 Angie Fryman to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 7:30 p.m.


Assistant Clerk of Council


Mayor