

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held December 13,

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 Angie Fryman, Keith Tilton, Rick Dobson, Jill Tomlin, and Amanda Zennie. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, and Clerk of Council Tracy Rankin.

EXCUSED: Councilmember Rick Barnhart

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of November 22, 2022. A vote was taken: Mrs. Fryman-abstain, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

Regina Hicks, from 5259 Manchester Road, addressed Council about a neighbor complaint. A neighbor has been parking a semi-truck on her road and leaves it running, which causes a noise disturbance for her. She brought photos for the City Manager of signs posted by the city that say "Notice Trucks Parked In This Area – 11 p.m. to 7 a.m. Must Turn Off Engines." She explained he didn't park in the area last weekend, but previously it was a problem. She encouraged the Mayor and Councilmembers to come to her house and listen if they have any questions.

Mr. Tilton advised that one day he did check and he believes it was the cooling system for the semi-trailer. Mayor Sanner asked if it is because he has perishable items in the trailer. Mr. Tilton answered yes, and that is why it is running. Mayor Sanner asked Mr. Tilton if it was noisy. Mr. Tilton answered yes, and it would be bothersome. Mayor Sanner asked if the notice posted is enforceable. Mr. Townsend answered he would check into it.

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UNFINISHED BUSINESS

Ordinance 3739 - *An Ordinance Providing For Personnel Classifications, Rates Of Pay, And Working Conditions For Police Officers Of The City Of West Carrollton, Ohio, Authorizing The City Manager To Enter Into An Agreement With The West Carrollton Police Association (WCPA), Representing Said Employees, And Repealing Ordinance No. 3662 And Any Other Ordinances In Conflict Herewith.*

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

Mayor Sanner moved, seconded by Mrs. Tomlin to approve Ordinance 3739. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

Ordinance 3740 - *An Ordinance Providing For Personnel Classifications, Rates Of Pay, And Working Conditions For Police Sergeants Of The City Of West Carrollton, Ohio, Authorizing The City Manager To Enter Into An Agreement With The Fraternal Order Of Police, Ohio Labor Council, Inc., Representing Said Employees, And Repealing Ordinance No. 3663 And Any Other Ordinances In Conflict Herewith.*

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

Mrs. Fryman moved, seconded by Mr. Tilton to approve Ordinance 3740. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

Ordinance 3741 - *An Ordinance Providing For Personnel Classification, Rates Of Pay, And Fringe Benefits For Employees Of The City Of West Carrollton, Ohio, Repealing Ordinance 3715 And Any Ordinance In Conflict Herewith.*

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

Mrs. Fryman moved, seconded by Mrs. Zennie to approve Ordinance 3741. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

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NEW BUSINESS

Ordinance 3742 - An Ordinance Imposing An Extension Of Nine Months To Ordinance 3725 On The Issuance And Processing Of Permits, Or Certificates Of Occupancy For Any Building, Being Used As A Short-Term Rental Operation Including But Not Limited To Individuals And Platforms Such As Airbnb, Homeaway, And VRBO, To Allow City Council Time To Study And Review The Long-Term Impact On The Municipality As Well As The Implications Of House Bill 563 And Declaring An Emergency.

Mrs. Denlinger presented Ordinance 3742. She stated this has been on the agenda a couple of other times, but now House Bill 563 seems to be dead in the water which means the State of Ohio will not be getting involved in short-term rentals. This means we can now put the moratorium on so that staff can get together and determine if this is a business model that Council wants.

Mayor Sanner asked if there were additional questions for Mrs. Denlinger. Mr. Tilton asked since we've done this how many requests have we had. Mrs. Denlinger answered she is not sure, but believes Greg Gaines could answer that question. She stated there is one gentleman in town that has been in front of Council before who has an active short-term rental. Mr. Tilton asked if they were allowed to be operating. Mrs. Denlinger answered we don't currently have any regulations in place right now. Mr. Tilton stated he would be curious to find out how many we have and also how many police calls for service we've had to those addresses. Mrs. Denlinger stated that she would find that out.

Mayor Sanner moved, seconded by Mrs. Fryman to approve Ordinance 3742. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

Resolution 33-2022 - A Resolution Authorizing The City Manager To Enter Into A Contract With Medical Mutual For The Provision Of Employee Health Care Beginning January 1, 2023.

Mr. Townsend presented Resolution 33-2022. He explained we work with LS Benefits on an annual basis to obtain insurance quotes for the best rates not only for the employees, but the city. He stated they use EasyAppsOnline for the bidding process. This year Medical Mutual came back with the best rate, which was 6.81% increase; however, the budget allotted for a 10% increase. If we stayed with Anthem the best they could offer was a 15% increase. Mr. Townsend explained this resolution would authorize us to sign a contract with Medical Mutual for the calendar year of 2023 for our employee health benefits.

Mayor Sanner asked if there were any questions. There were none.

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NEW BUSINESS (continued)

Resolution 33-2022 (continued)

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Resolution 33-2022. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

Resolution 34-2022 – A Resolution Approving The City Manager’s Appointment Of Julie E. Duffy as Director Of The Department Of Finance Pursuant To Article VII, Section 7.02 Of The City Charter.

Mr. Townsend presented Resolution 34-2022. Mr. Townsend stated after Mr. Baker decided he didn’t want to be the finance director that we did a new search and he is proposing Julie Duffy for that position. He gave a brief background on Ms. Duffy’s career. She has 23 years of experience in local government serving as everything from the Utility Clerk, Tax Administrator, Mayors Court Clerk, and Finance Director with the City of Carlisle. She is currently serving as the City Manager with Carlisle and has been in that position for the past five years. Mr. Townsend stated he hired her in Carlisle in 1999, and is very familiar with her capabilities. The City Charter requires Council to approve the City Manager’s appointment, and Mr. Townsend stated this resolution would do that.

Mayor Sanner asked if there were any questions. Mrs. Fryman stated she sat in on the interview and was extremely impressed with Ms. Duffy. She commented she knows almost every position within a city and seems very proactive and connected with her staff.

Mayor Sanner moved, seconded by Mr. Tilton to approve Resolution 34-2022. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

Consideration of the Annual Agreement with Timothy Hobgood to serve as Chief Building Official, Electrical Inspector, Building Inspector, and HVAC Inspector.

Mayor Sanner asked if there has been any change in his contract. Mr. Townsend answered not since 2016. He stated this would be for a two-year contract increasing his monthly amount to \$3,250 for 2023 and \$3,500 for 2024.

Mayor Sanner asked if there were any questions. There were none.

Mrs. Fryman moved, seconded by Mr. Dobson to approve the Annual Agreement with Timothy Hobgood to Serve As Chief Building Official, Electrical Inspector, Building Inspector, and HVAC Inspector. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

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REPORTS BY OFFICERS

Mr. Townsend reminded everyone the last meeting of the year will be next Tuesday, December 20th, 2022. He also stated the meeting will be taped since MVCC will be at another community, but it will be rebroadcasted. He also reminded everyone that the Civic Center will be closed to celebrate the holidays on Monday, December 26th and Tuesday, December 27th. Finally, he extended his condolences to Mayor Church's family.

UNSCHEDULED BUSINESS

Comments by the Audience

None

UNSCHEDULED BUSINESS

Comments by Council

Mrs. Fryman stated the persons running Operation Share Christmas are doing an amazing job, and it seems to be communicated better through social media and by the different things people are doing on that committee.

Mr. Tilton stated he had the opportunity to attend a Habitat for Humanity key giveaway for a family in town. He stated they go by the Daniel family, and were immigrants from Rwanda. He stated they just finished the house on West Pease. Mr. Tilton commented it was his first time being involved. He also stated the Executive Director, Norm Miozzi, really likes the city and looks forward to working on another property. Mr. Tilton also asked what is taking so long to get the front of Ameristop cleaned up. Mr. Townsend answered they've submitted plans to reconstruct the façade and that it will involve an engineer.

Mr. Dobson wished everyone a wonderful holiday season and a Merry Christmas. He stated the shopping carts in his front yard were on loan from Kroger for Operation Share Christmas. He thanked everyone who has made a donation in those carts. He also encouraged citizens to donate to Operation Share Christmas or any other organization that is helping feed people through the holidays.

Mrs. Tomlin encouraged everyone to give to Operation Share Christmas if possible because there are a lot of people in need. She also extended her condolences to Mayor Church's family and shared a personal story about how he impacted her daughter's life as a young child. Finally, she wished everyone a Merry Christmas and a happy, healthy 2023.

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UNSCHEDULED BUSINESS (continued)

Comments by Council (continued)

Mrs. Zennie spoke about how Christmas time is about giving to others. She stated there is a lot of need out there and encouraged everyone to do what they can to help. She also spoke about her interactions with Mayor Church and his involvement with various organizations and offered her condolences to his family. She wished everyone a Merry Christmas.

Mayor Sanner also offered his condolences to the Church family. He spoke about knowing him before he was involved in politics due to Church's Flower Shop. Mayor Sanner stated he truly was Mr. Miamisburg and accomplished a lot through the years.

RECESS

Mayor Sanner moved, seconded by Mrs. Tomlin to recess to an Executive Session per 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. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Sanner-yes.

EXECUTIVE SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Angie Fryman, Keith Tilton, Rick Dobson, Jill Tomlin, and Amanda Zennie. City Staff - City Manager Brad Townsend and Law Director Lori Denlinger.

EXCUSED: Councilmember Rick Barnhart

Council met in Executive Session per 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.

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 7:27 p.m.


Clerk of Council


Mayor