

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held January 10, 2023

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, Angie Fryman, Keith Tilton, and Rick Dobson. City Staff - City Manager Brad Townsend, Law Director Lori Denlinger, and Clerk of Council Tracy Rankin.

### APPOINTMENT OF DEPUTY MAYOR

Mrs. Fryman moved, seconded by Mrs. Tomlin to appoint Rick Barnhart as Deputy Mayor for 2023. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-abstain, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

### MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of December 20, 2022. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-abstain, Mr. Dobson-yes, and Mayor Sanner-yes.

### PUBLIC HEARINGS

None

### COMMUNICATIONS AND PRESENTATIONS

None

### COMMENTS BY THE AUDIENCE

James Napper, of 43 Reddington Court in West Carrollton, addressed Mayor Sanner and Councilmembers to let them and the community know that the West Carrollton Lyons Club is going to have a "Corn Beef and Cabbage Dinner" on St. Patrick's Day, which is Friday, March 17<sup>th</sup>. The dinner will be held at the Memorial United Methodist Church.

Deborah Cool Llorens, of 114 Volkenand Ave. in Dayton, addressed Mayor Sanner and Councilmembers regarding the moratorium Council placed on Airbnb and other short-term rentals. She stated she has been a "Super Host" on the Airbnb platform since 2016. The home is called Helen's House. She explained she, along with her husband, have been landlords in the past, and they will not do that again. She stated being a "host" in the STR platform means that she provides hospitality. She shared as hosts they've had guests from around the world stay at Helen's House. They provide recommendations on different things to see and do in the surrounding area. They also make local restaurant recommendations. She explained by making these recommendations the STRs can make a positive contribution to the community and generate revenue for local businesses. She also stated houses do not lose value when they are located next to a

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### COMMENTS BY THE AUDIENCE (continued)

STR. However, that isn't always the case with long-term rentals. She stated they do not allow parties or trash to be left on their property. The outside and inside of their STR is kept well. She encouraged the Mayor and Councilmembers to engage in healthy conversation regarding STRs. She thanked Council for their time.

Gary Leitzell, of 114 Volkenand Ave. in Dayton, addressed Mayor Sanner and Councilmembers regarding House Bill 563. He stated that through discussions he has it on good authority that it will be passed this year. He also wanted to explain why they bought Helen's House. She was a neighbor who had to go into nursing care that reached out to them to see if they wanted to purchase it. The house was built in 1900 and still has the original woodwork, and wallpaper from the 1930's. He explained that he has a house on his block that is a long-term rental and has been problems for many years. He did not want to see the same thing happen with this property. He also explained that if there are problems with an Airbnb, like a party, it can be reported directly through the website, then the host is notified within 10 minutes, and the party would be shut down. He also provided statistics on Airbnbs in the community:

- 520 in Montgomery County (approximately)
- 260 in Dayton
- 27 in Centerville
- 20 in Miamisburg
- 2 in West Carrollton

Mr. Leitzell stated there are 1,415 registered rental addresses in West Carrollton. Finally, Mr. Leitzell gave some figures on how much possible revenue could be coming into Montgomery County from people visiting the STRs in addition to the money for the rental itself, which is taxable. He thanked Council for their time.

### UNFINISHED BUSINESS

None

### NEW BUSINESS

*Appointment of Council Representatives to various Boards and Commissions for 2023, including Tracy Rankin as the Public Records Training Designee, pursuant to Ohio Revised Code 109.43(b).*

Mayor Sanner mentioned the only change from 2022 to 2023 is Mr. Dobson being a representative to the Planning Commission which was previously held by Mr. Tilton. Everything else is staying the same.

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### NEW BUSINESS (continued)

Mayor Sanner moved, seconded by Mr. Barnhart to appoint all Council Representatives to their respective Board or Commissions for 2023, including Tracy Rankin as the Public Records Training Designee, pursuant to Ohio Revised Code 109.43(b). A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

*Appointment of Council Representatives to Firefighters' Dependents Fund Board for 2023.*

Mayor Sanner stated Mr. Tilton and Mrs. Fryman agreed to continue on with this board.

Mayor Sanner moved, seconded by Mrs. Tomlin to appoint Angie Fryman and Keith Tilton to the Firefighters' Dependents Fund Board for 2023. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

*Re-Appointments to Various Boards and Commissions:*

• Deborah Clark	City Beautiful Commission
• Will Clark	City Beautiful Commission
• Doug Lucas	City Beautiful Commission
• Lauren Williams	City Beautiful Commission
• Kristen Hammons	City Beautiful Commission
• Angela Shockley	City Beautiful Commission
• Judi Brooks	City Beautiful Commission
• Lori Read	Personnel Appeals Board
• Doug Fields	Planning Commission
• Kim Hagerman	Planning Commission

Mayor Sanner moved, seconded by Mrs. Fryman to re-appoint Deborah Clark, Will Clark, Doug Lucas, Lauren Williams, Kristen Hammons, Angela Shockley and Judi Brooks to the City Beautiful Commission, Lori Read to the Personnel Appeals Board, and Doug Fields and Kim Hagerman to the Planning Commission for the longest term available. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

*Consideration of a Contract with Miami Valley Communications Council for Code Red Services beginning February 1, 2023.*

Mr. Townsend explained this is the first time in several years that we've seen an increase to the contract. The amount for 2023 is \$2,945.05. He explained the new version will include a weather alert and overall the program is a good benefit to the community for emergency situations.

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### NEW BUSINESS (continued)

Mrs. Fryman moved, seconded by Mr. Tilton to authorize the City Manager to approve the contract with Miami Valley Communications Council for Code Red Services beginning February 1, 2023. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes.

### REPORTS BY OFFICERS

Mrs. Denlinger thanked Deborah Cool Llorens and Gary Leitzell for coming to speak about short-term rentals. She mentioned they are having serious conversations and stated she would make sure they get the information on the next meeting if they would like to participate. She also assured that Council has not decided that this is a bad business plan, but just wants more information before making a decision.

Deborah Cool Llorens advised that they would love to provide any communication or feedback that could be beneficial.

### UNSCHEDULED BUSINESS

#### Comments by the Audience

None

#### Comments by Council

Mrs. Zennie thanked Deborah Cool Llorens and Gary Leitzell for coming and providing information that can expand their knowledge on this topic.

Mr. Tilton thanked Deborah Cool Llorens and Gary Leitzell for the information. He also mentioned that a STR was on his block and he didn't even realize it. He told them he appreciates hearing both sides.

Mr. Dobson thanked Deborah Cool Llorens and Gary Leitzell for their passionate presentation. He stated he and his family have used the Airbnb services, but he won't comment on what is right or wrong at this time.

Mayor Sanner advised Deborah Cool Llorens and Gary Leitzell that he also appreciated them coming to provide information about short-term rentals. He stated he appreciated hearing the other side of the story. Mayor Sanner thanked them for their time.

### WORK SESSION

None

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**EXECUTIVE SESSION**

None

**ADJOURNMENT**

With no further business, Mayor Sanner moved, seconded by Mr. Barnhart to adjourn the City Council Meeting of January 10, 2023. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, and Mayor Sanner-yes. The meeting was adjourned at 6:55 p.m.

Tracy Rain

Clerk of Council

  
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Mayor