

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held February 14, 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 Keith Tilton, Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, and Angie Fryman. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Service Director Rich Norton, Economic Development Director Mike Lucking, Planning & Community Development Director Greg Gaines, Fire Chief Chris Barnett, and Clerk of Council Tracy Rankin.

### MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of January 24, 2023. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-abstain, and Mayor Sanner-yes.

### PUBLIC HEARINGS

None

### COMMUNICATIONS AND PRESENTATIONS

*Resolution 15-2023 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Janet J. Logan.*

Mayor Sanner read Resolution 15-2023 in its entirety. Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 15-2023. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

### *Oath of Office for Fire Captain Joshua Whitehead*

Chief Barnett gave a brief background on Fire Captain Whitehead. Mayor Sanner Administered the Oath of Office. A badge pinning ceremony was also performed, which included Captain Whitehead's wife and children. Fire Captain Whitehead thanked Chief Barnett, City Manager Townsend, Mayor Sanner and Councilmembers for this opportunity. Mayor Sanner and Councilmembers congratulated Fire Captain Whitehead and wished him well.

### COMMENTS BY THE AUDIENCE

James Napper, of 43 Reddington Court in West Carrollton, addressed Mayor Sanner and Councilmembers to remind them that the West Carrollton Lyons Club is going to have a "Corn Beef and Cabbage Dinner" on Saturday, March 18<sup>th</sup>. The dinner will be held at the Memorial United Methodist Church, from 4:00 p.m. until 7:00 p.m., and the cost is \$15.00 per person.

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Held February 14, 2023

### UNFINISHED BUSINESS

Ordinance 3745 – An Ordinance Providing For Personnel Classification, Rates Of Pay, And Fringe Benefits For Employees Of The City Of West Carrollton, Ohio, Repealing Ordinance 3741 And Any Ordinance In Conflict Herewith.

Mayor Sanner stated this is the second reading of this ordinance, and asked if there were any additional comments or questions.

Mrs. Zennie moved, seconded by Mrs. Tomlin to approve Ordinance 3745. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

### NEW BUSINESS

Resolution 16-2023 – A Resolution Requesting The Advance Payment of Tax Revenues Collected By The County Auditor For The Account Of The City Of West Carrollton.

Mr. Townsend presented Resolution 16-2023 on behalf of Interim Finance Director Groves since he was under the weather. He stated this is a resolution that they've all seen before, and is typically done towards the end of the year. It simply requests the County Auditor to send us tax revenues as they are collected instead of holding onto them and sending them as a lump sum payment.

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

Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 16-2023. A vote was taken: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

Resolution 17-2023 – A Resolution Authorizing The City Manager To Enter Into A Contract With Pros Consulting, Inc. For Consulting Services To Develop A Market Analysis, Operating Model, Financial Pro Forma And Design Recommendations For The West Carrollton Whitewater River Park To Be Located At The South Montgomery County Low Dam At A Cost Not To Exceed \$35,100.00 Dollars.

Mr. Lucking presented Resolution 17-2023. He stated this will assist us in the design construction and operations phase of the West Carrollton Whitewater River Park. Under the scope of the agreement, Pros will provide market analysis, look at trend analysis within the industry, and development of potential visitation and usership. They will also create a parks operation model, a five-year financial proforma, and make design recommendations. He explained this is separate from the dam improvements. He stated they will be working in close consultation with the Merrick Whitewater group so we have a good end product.

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## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held February 14,

2023

### NEW BUSINESS (continued)

#### Resolution 17-2023 (continued)

Mayor Sanner asked if there were any questions for Mr. Lucking. There were none.

Mr. Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 17-2023. A vote was taken: Mr. Tilton-no, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

*Ordinance 3746 - 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, Amending Ordinance 3737, And Repealing Any Ordinance in Conflict Herewith. (1<sup>st</sup> Reading)*

Mr. Townsend presented Ordinance 3746 on behalf of Interim Finance Director Groves. He stated there is a memo within the Council packet explaining what all of the supplemental appropriations will cover. The first appropriation is to cover the cost of the Interim Finance Director, which is estimated at \$50,000. The next appropriation is \$40,000 in the law budget to cover year end expenses from our labor attorneys at Taft for work that was performed during 2023. Most of this was for the contract negotiations with the two police unions. The third appropriation is necessary to pay for the completion of the Western Lakes master plan at an estimated cost of \$30,000. There is also a need to appropriate \$35,000 to cover the contract for the part-time interim public relations management for the city. Finally, it increases the River District fund by \$71,000. This is to pay for the additional costs for the McLaughlin Whitewater design contract, along with the \$31,500 for Pros Consulting. The majority of the funding, \$50,000, will be coming from Montgomery County and \$21,000 will be a transfer from the CIP. Mr. Townsend stated that we will not execute contracts with Pros or McLaughlin until the County funding is firmed up. He also explained since the County funding is going to come in the form of a reimbursement, Interim Finance Director Groves is proposing that we advance the Riverfront \$200,000 from the General Fund so we have cash flow to pay bills as they start coming due. Mr. Townsend offered to answer any questions.

Mayor Sanner asked if there were any questions. Mr. Dobson asked for clarification on the money paid to the law firm. Mr. Townsend answered roughly \$30,000 went for both the police and sergeant contract negotiations, along with a portion going to IAFF. The additional \$8,000 was for general labor issues.

Mayor Sanner stated this would be the first reading of Ordinance 3746.

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### REPORTS BY OFFICERS

None

### UNSCHEDULED BUSINESS

#### Comments by the Audience

None

#### Comments by Council

Mr. Dobson thanked everyone who donated food to the Pirate Pack. He added anything that wasn't used by them was donated to the MUM Food Pantry.

Mrs. Zennie wished her grandmother, Shirley Wicker, a Happy Valentine's Day. She mentioned her grandmother has been a resident for over 40 years and watches all of the meetings regularly.

Mayor Sanner also wished Shirley Wicker a Happy Valentine's Day.

### RECESS

Mayor Sanner moved, 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: Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, and Mayor Sanner-yes.

### WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Keith Tilton, Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, and Angie Fryman. City Staff - City Manager Brad Townsend, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, and Economic Development Director Mike Lucking.

#### *Western Lakes Master Plan Presentation - Greg Gaines and Jeff Raser with CUDA Studio*

Mr. Gaines, Director of Planning and Community Development. discussed the history, background and reasons the City Council commissioned a study of the western portion of the community dubbed the Western Lakes Master Plan. Jeff Raser from CUDS Studio, lead consultant, presented the findings of the study; a copy of which is available upon request from the Office of the Director of Planning and Community Development.

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Held February 14,

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### WORK SESSION (continued)

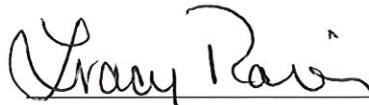
Mr. Raser outlined the procedure the group went through in developing the recommendations in the plan, including forming an advisory group that included representatives from the local community, area property owners, those from the development community and from other units of local government. The overarching recommendation, given the existence of the current and future mining operations in the area by Barrett is a plan for both passive and active recreational areas. Time frames for development, and possible funding sources for the necessary infrastructure were discussed, including a public/private partnership with the Barret Corporation that would involve some type of financial support from them. In general, the plan was well received by all.

Rod Russell, representing the Barrett Corporation, stated that the company was generally supportive of the plan and pledged to work with council on its implementation.

Mr. Gaines concluded his remarks by stating that the next step would be to have the plan referred to the planning commission for formal consideration as an amendment to the strategic plan. Council thanked all for the presentation and will take the issue under advisement.

### ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Angie Fryman to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:10 p.m.

  
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Tracy Raser  
Clerk of Council

  
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John W. Sanner  
Mayor