

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held February 28, 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 Angie Fryman, Keith Tilton, Rick Dobson, Jill Tomlin, Amanda Zennie, and Rick Barnhart. City Staff – City Manager Brad Townsend, Service Director Rich Norton, Civil Engineer John Vance, and Clerk of Council Tracy Rankin.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the public hearing minutes held at 5:00 p.m. on February 14, 2023. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-abstain, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

Mrs. Fryman moved, seconded by Mr. Tilton to approve the public hearing minutes held at 5:30 p.m. on February 14, 2023. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-abstain, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

Mrs. Zennie moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of February 14, 2023. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-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 remind them that the West Carrollton Lyons Club is going to have a "Corn Beef and Cabbage Dinner" on Saturday, March 18th. 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.

UNFINISHED BUSINESS

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. (2nd Reading & Adopt)

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UNFINISHED BUSINESS (continued)

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

Mr. Barnhart moved, seconded by Mrs. Fryman to approve Ordinance 3746. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

NEW BUSINESS

Resolution 18-2023 - A Resolution Approving The Plan Of Operation And Governance For The Miami Valley Communications Council Electric And Natural Gas Aggregation Program, For The Purpose Of Jointly Establishing and Implementing An Electric And Natural Gas Program.

Mr. Townsend presented Resolution 18-2023. He explained this is the final step to implementing an electric and natural gas aggregation plan for the residents of our community. Currently there are 11 other communities that have agreed to be a part of this program, which is good because the more participation the better the pricing. The tentative schedule is to put out an RFP electricity aggregation program in May, with a contract recommendation in early June. Our residents could expect to have opt out letters in early July. These letters will notify them of the program details, rates, and how to opt-out if they don't want to be a part of the program. The natural gas program is expected to come out sometime late fall. Mr. Townsend explained the only people who will get a letter are AES customers. For this reason, we will try to do some additional marketing to get the word out to people who are signed up with another program so they can compare and contrast to see what might be better or cost effective.

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

Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 18-2023. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

Resolution 19-2023 - A Resolution Authorizing The City Manager To Advertise For Bids For The Elm Street - Elmview Circle 8-Inch Water Main Replacement Project And To Expend A Sum In Excess of \$50,000 Therefore.

Mr. Norton presented Resolution 19-2023. He explained this project will replace four- and six-inch water lines with a new 8-inch water line along South Elm Street, beginning at Maplehill Drive, going southward for about 760 feet just short of Hazelwood Circle, then along Elmview Circle for about 320 feet, and finally Elementary Drive for 200 feet. The total length is 1280 feet of watermain with new fire hydrants and service connections for the residents on that route. The funding for this project comes in the

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Resolution 19-2023 (continued)

form of a fifty percent grant from OPWC and fifty percent loan. The total project is \$364,000. Mr. Norton stated he did hear there is issue with the supply chain right now with a possible delay of 9 to 12 months on the material, which could delay the construction. He stated we would just have to wait and see.

Mayor Sanner asked if there were any questions. Mrs. Zennie asked Mr. Norton how long are the bids valid and would they be impacted if there is a delay. Mr. Norton answered once we enter into a contract the price is locked in.

Mr. Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 19-2023. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

Ordinance 3747 - An Ordinance Levying Special Assessments For The Repair Of Certain Described Sidewalks And Curbs In The City Of West Carrollton, Ohio. (1st Reading)

Mr. Vance presented Ordinance 3747. He stated this Ordinance is for the 2022 Curb and Sidewalk Program Special Assessments. Attached to the Ordinance in Exhibit A is a list of each property and the total cost for that property. Attached in Exhibit B is an example of the invoice letter that will be sent out. Following the January 25, 2023 Council Meeting, the notice of assessment letters were sent out to each property owner. There was one adjustment that had to be made because the owner paid the contractor directly for a portion of the work. This ordinance will allow the invoice letters to be mailed out to the property owners, and then they will have until May 15th to pay the invoice in full. After that anything that has not been paid will be sent to Montgomery County to be added to next years property taxes. That assessment amount is for a period of 10 years.

Mayor Sanner asked if there were any questions. There were none. Mayor Sanner stated this is the first reading of Ordinance 3747 and it will be on the next agenda.

REPORTS BY OFFICERS

Mr. Townsend reported on February 3rd staff opened bids for the East Central Avenue resurfacing project. The low bidder was John R. Jurgensen in the amount of \$248,625.25. This is approximately 6.4% over the engineers estimate. Mr. Townsend explained when we put our budget together last year we tried to anticipate inflation, but it is much higher than we anticipated. This project is being funded by a grant through MVRPC and from our permissive tax that we get from the county. He also reported on February 16th staff opened bids for the 2023 Curb, Gutter, and Sidewalk Program. The low bidder was R.A. Miller from Hamilton in the amount of \$704,534.02. This bid is 11.2% over the engineers estimate, but he recommended proceeding because we aren't confident we could get any better if it goes for re-bid. This will be funded from the

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REPORTS BY OFFICERS (continued)

City's Sidewalk Assessment Fund. The majority will be assessed to the property owners over a ten-year period, and \$165,000 is the city's share of the project.

Mr. Norton advised Mayor Sanner and Councilmembers there is a contractor in town, ME Simpson from Indiana, that is doing a water system leak survey. He stated over the next week they will be in neighborhoods checking for leaks to make sure we are water tight. Mayor Sanner asked how the work was being performed. Mr. Norton answered they use a lot of sonar type equipment with listening devices.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mr. Tilton thanked everyone who worked and attended the Mardi Gras event. He stated that he likes seeing increased participation. He mentioned that he spoke with Brian from the Cigar Bar. Mr. Tilton stated that Brian approached Council approximately six months ago inquiring about Economic Development Funding, but hasn't heard anything from Mr. Lucking. Mr. Tilton also mentioned he drove around town and noticed a lot of business vacancies. He stated he was excited to see someone moving into the old BW3's property, but at a quick glance he counted 41 empty commercial businesses. He stated he hoped we could set a goal and try to improve that a bit. He mentioned putting something on the website to help promote filling the vacancies. He also inquired on the Ameristop and downtown properties. Mr. Townsend answered they've hired a contractor for the façade at the Ameristop who has pulled a permit, and we were told that it was to be completely constructed by the end of March.

Mr. Dobson wanted to let the citizens know that the work session scheduled for the sign discussion is rescheduled for March 14th. He mentioned anyone interested in participating in that conversation should attend.

RECESS

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

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WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Angie Fryman, Keith Tilton, Rick Dobson, Jill Tomlin, Amanda Zennie, and Rick Barnhart. City Staff - City Manager Brad Townsend, Finance Director Julie Duffy, Interim Finance Director Randy Groves, and Rich Norton, Service Director.

Library Presentation - Karen Findlay, West Carrollton Branch Manager and Adam Schwiebert, Government Relations & Advocacy Director

Adam Schwiebert, the new Governmental Relations and Advocacy Director for the Dayton Metro Library System, introduced himself to council. Karen Findley, West Carrollton Branch Manager for the DMLS, presented a PowerPoint presentation on a project she is working on developing for the local branch. The idea is to create a "human library" where people are the books. The program is designed to increase social awareness and community conversations on the issues of the day. Ms. Findley invited the City Council to be a part of the project, which is still in the process of being finalized. Council thanked Ms. Findley for her presentation.

Rumpke Recycling Renewal Contract - Rich Norton

Mr. Norton informed council that staff has received the proposed renewal rates for the curbside recycling service provided by Rumpke the expires at the end of March. The proposed rates over the next five years would start at \$4.99 per household, per month and increase each year to \$6.79 over household, per month in 2027. The current rate of \$2.93 per household. Therefore, this represents a 70% increase in year one and a 132% increase in year 5. Rumpke cites the city's five year rate guarantee, plus changes in the market and higher labor and fuel costs as justification for the increases.

Mr. Norton reviewed the options with council moving forward including dropping the program all together. The consensus of council was to continue the program, but seek out a lower price option by bidding the program out. Staff was directed to negotiate a six-month extension with Rumpke and put the program out for bid. Mr. Norton will also analyze the cost of taking the program inhouse and an alternative and report back at a future council meeting.

2023 Supplemental Budget Appropriations - Julie Duffy and Randy Groves

Mr. Townsend stated that 2022 proved to be a very turbulent year for the Finance Division. In addition to the retirements of Tom Reilly and Janet Logan, the city underwent a major overhaul of the finance, payroll and accounts payable systems. Consequently, some expenses that were planned for 2022 did not get paid out until 2023. Consequently, 2023 appropriations were impacted necessitating the need for council to consider more supplemental appropriations during the year than in prior years. Since

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2023 Supplemental Budget Appropriations (continued)

this involves financial matters and if a departure from what council has seen in the past, Mr. Townsend stated that he thought it was important to have the Interim Finance Director, Randy Groves and New Finance Director Julie Duffy present to discuss the issues in detail and answer questions council members have.

After a brief discussion, Mr. Townsend stated that he encouraged council to always ask questions about these matters as they come up for consideration on the council agenda as far in advance as possible so staff can be prepared to answer.

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 8:13 p.m.



Tracy Rawn
Clerk of Council



Mayor Sanner