

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 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 Amanda Zennie, Rick Barnhart, and Rick Dobson. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Planning & Community Development Director Greg Gaines, Civil Engineer John Vance, and Clerk of Council Tracy Rankin.

EXCUSED: Councilmembers Angie Fryman, Keith Tilton, and Jill Tomlin.

MINUTES

The minutes from the previous Council Meeting will be on the next agenda.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

RTA Presentation – Chief Customer & Business Development Officer Brandon Policicchio

Mr. Policicchio thanked Mayor Sanner and Councilmembers and introduced himself. He mentioned the West Carrollton labeled bus is in the parking lot for Council to view. He stated the West Carrollton bus is available for community events when needed. Mr. Policicchio gave some factual information regarding the RTA.

- They have over 500 employees and are currently hiring.
- Over 70% of customers are travelling to jobs, healthcare, or educational opportunities.
- They are celebrating 50 years of the Greater Dayton RTA.
- Tapp Pay has become an easy way for customers to pay and ensure they get the best rate.
- Currently they have 18 bus routes with over 2,500 bus stops, and the same service 7 days a week.

Mr. Policicchio gave an update on their programs, including on-demand, paratransit, and 5310 program. Within West Carrollton, there is Bus Route 18 with paratransit. However, in the future they are looking at adding the West Connector and changing Bus Route 18 to Bus Route 27. It will still serve the same areas as it does today, but runs as far north as the north transit center and as far south as the Dayton Childrens South Campus, which is south of Austin Landing. The turnaround for this change could take one to three years depending on how soon they can hire new employees.

Mayor Sanner asked Councilmembers if there were any questions. There were none. Council thanked Mr. Policicchio for his time and presentation.

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COMMENTS BY THE AUDIENCE

James Napper, of 43 Reddington Court, addressed Mayor Sanner and Councilmembers to report on the West Carrollton Lyons Club "Corn Beef and Cabbage Dinner". He mentioned the event was well attended with over 150 people. He also thanked Council for allowing him to speak about the event over several meetings. Finally, he thanked the volunteers from the high school who worked hard to make the event a success.

Mr. Napper also mentioned the Lyons Club, in conjunction with five area churches, will hold an Easter Egg Hunt on Saturday, April 8th, 2023 from 12:00 p.m. until 2:00 p.m. The event will be held rain, shine, or snow. The egg hunt will be at the Soccer Complex.

Mr. Napper thanked Mayor Sanner and Councilmembers for backing the Lyons Club.

Regina Hicks, from 5259 Manchester Road, addressed Mayor Sanner and Councilmembers to let them know that she still has the same neighbor complaint. A neighbor has been parking a semi-truck on her road and leaves it running, which causes a noise disturbance for her. The neighbor lives at 5298 Manchester Road. Mayor Sanner stated he drove by and saw the semi parked in his driveway and then the trailer in the old Iron Ridge Construction lot. Ms. Hicks explained her biggest problem is the hours he keeps. The businesses in that area are respectful. Mayor Sanner asked if he has permission to park where he does. Ms. Hicks answered she didn't know. Mr. Dobson asked if there are any rules being broken. Mr. Townsend stated he would follow up. Mr. Dobson asked if it is possibly a noise ordinance. Mr. Townsend stated he would follow up with Chief Woodard. Ms. Hicks stated she would appreciate it. Mr. Dobson asked about the space behind the city building and if he could park there. Mr. Townsend answered yes, but he would have to pay to do so. Ms. Hicks stated after her last visit to Council he did that, but now has resumed parking at his home. Mayor answered if the semi was still being parked in his driveway. Ms. Hicks answered yes. Mr. Dobson asked if there was an ordinance covering the maximum size of a vehicle being parked in the driveway. Mr. Gaines stated he would look into it.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

REPORTS BY OFFICERS

Cheryl Dillin stated she was here to talk about the fun events. She stated the City of West Carrollton and Dillin Events are working together to mesh their events to look like one events program. She introduced Kayla Long to provide announcements on the

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upcoming events that will be held in the city throughout the Spring and Summer Months:

- The Great Paint Escape will be held Wednesday, April 26, 2023 from 6:00 p.m. to 8:00 p.m. in the West Carrollton Library Conference Room. The cost is \$35 per person and registration can be completed online.
- Bicycle Fun Day will be held on Saturday, May 6, 2023 from 10:00 a.m. to 12:00 p.m. at the Miami & Erie Canal Park. The event is free.
- Summer Concert Series – The concerts are free to attend. There will be food and beverage trucks available for citizens to make purchases. These concerts will be held at 1 South Elm Street, right across from the Fire Station on Central Avenue. The dates and bands are as follows:
 1. Thursday, May 25 - Featuring [The Fries Band](#)
 2. Thursday, June 8 - Featuring [Arctic Clam](#)
 3. Thursday, July 13 - Featuring [Velvet Crush](#)
 4. Thursday, August 17 - Featuring [Stranger 80's Band](#)
- First Thursdays will be held from Thursday, June 1, 2023 until Thursday July 6, 2023, August 3, 2023 and September 7, 2023 at Carrollton Centre on N. Elm Street from 5:00 p.m. until 8:00 p.m. There will be food trucks, arts & crafts and farmer vendors.
- Sandmazing will be held on Saturday, June 3, 2023 from 10:30 a.m. until 5:00 p.m. There will be free rides and entertainment all day long:
 1. 250' Zip Line
 2. NEW Giant 100 Foot Long Fun Slide
 3. Cool Off Zone with shade, and Kona Ice Truck & Fire Truck Hose offs (timing to be announced)
 4. Shaded GIANT Sandbox and Kiddy Water Stations for the little ones
 5. Bounce Houses
 6. Water Slides
 7. Face Painting
 8. Photo Booth
 9. National Guard Mega obstacle course
 10. Touch a Firetruck with Friends from West Carrollton Fire Department
 11. Meet a Hero from or friends from West Carrollton Police Department featuring the new SWAT truck!

There will also be food trucks and beverage tents for citizens to make purchases. Citizens can also watch the sand sculptors carve huge sand art between the week of Monday, May 29, 2023 and Friday June 2, 2023.

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REPORTS BY OFFICERS (continued)

- Let's Go Fly A Kite will be held Saturday June 17, 2023 from 11:00 a.m. until 1:00 p.m. at Wilson Park Shelter 1 by the playground. The cost is \$3 per kite.
- Rockin' the River -This event will be held Saturday, September 30, 2023 and feature the ultimate Michael Jackson Tribute Band Who's Bad. It will be held at Erie Park with the gates opening at 5:30 p.m. Tickets will go on-sale this summer with a pre-sale price of \$5 and kids 12 and under are free. Tickets at the gate are \$10.00. The proceeds will benefit the Montgomery County Law Enforcement Memorial. The rain date for this event is October 1, 2023. Please bring lawn chairs, but coolers are prohibited. There will be food and beverage trucks available for citizens to make purchases.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mr. Dobson stated he enjoyed the Lyons Club Dinner.

Mayor Sanner also commented on the wonderful attendance at the Lyons Club Dinner.

RECESS

Mayor Sanner moved, seconded by Mr. Barnhart to recess to a Work Session to discuss the items on the agenda, to be followed by adjournment.

Ms. Hicks asked if she could say one more thing. Mayor Sanner answered yes. She stated the company, Prestige Metal, sent a certified letter to her mother who has been deceased for eight years. She felt that was a stab. She stated Mayor Sanner saw the letter.

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

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WORK SESSION

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Exit 47 Development Agreement Discussion

Mike Lucking, Director of Economic Development, introduced Todd Duplain from Woodard Development, Larry Dillin from Dillin Development and Joe Tuss, Consultant with JT Consulting. The purpose of the discussion was in satisfaction of the development agreement that was executed with Woodard/Dillin for the redevelopment of the area around exit 47, now known as River District, West Carrollton.

Mr. Duplain presented a brief PowerPoint outlining elements of the final development masterplan, the required necessary public improvements, costs estimation, time frames for the development and marketing strategies. A copy of Mr. Duplain's PowerPoint is available upon request from the office of the Director of Economic Development.

A detailed discussion of the needed public improvements to support the development ensued. The total estimated cost is \$4.5 million. Staff is recommending that council approve moving forward with an initial borrowing of \$2.5 million to finance the necessary public improvements on the South Side of Dixie Drive in support of the first parcels of property to be developed along Manchester Road. It is recommended that this financing be added to the short term note for the outstanding land purchases that is set to be renewed next month. Legislation for the renewal of the land note at \$4.5 million and add \$2.5 million for public infrastructure, for a total of \$7.0 million would be placed on the next council meeting agenda.

After a lengthy discussion, it was the consensus of council to proceed as proposed with adding the additional funds for public improvements to the land note. A resolution will also be placed on the April 11th council meeting agenda for the formal adoption of the final masterplan per the development agreement. The development team will also return to make a public presentation.

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Amanda Zennie to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:05 p.m.


Clerk of Council


Mayor