

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held April 11,

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, Finance Director Julie Duffy, Service Director Rich Norton, Planning & Community Development Director Greg Gaines, Civil Engineer John Vance, and Clerk of Council Tracy Rankin.

### MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of March 14, 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.

Mrs. Zennie moved, seconded by Mrs. Fryman to approve the regular meeting minutes of March 28, 2023. A vote was taken: Mrs. Tomlin-abstain, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-abstain, Mr. Tilton-abstain, Mr. Dobson-yes, and Mayor Sanner-yes.

### PUBLIC HEARINGS

None

### COMMUNICATIONS AND PRESENTATIONS

None

### COMMENTS BY THE AUDIENCE

None

### UNFINISHED BUSINESS

None

### NEW BUSINESS

*Resolution 21-2023 – A Resolution Adopting The Master Development Plan Created By Woodard Development, LLC And Dillin Development LLC Pursuant To The Development Services Agreement.*

Mr. Townsend presented Resolution 21-2023. He stated our development partners conducted a presentation at the March 28, 2023 Work Session, but since some members of Council weren't present Mr. Dillin was here to give a highlight of that presentation. Mr. Dillin, from Dillin Development LLC, thanked Council for having him. He

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### NEW BUSINESS (continued)

#### Resolution 21-2023 – (continued)

presented a PowerPoint on the Master Development Plan Requirements for the River District Area. A copy of this presentation can be obtained by contacting Tracy Rankin, Clerk of Council, at (937) 847-4633.

Mr. Dillin stated this presentation is just a summary of the deliverables on the development agreement with the city. He stated the concept of the plan has not changed, but the marketing has. They will be attending International Shopping Center Conventions in May and December in hopes to build relationships. Mr. Dillin spoke about the Public Improvements Scope. The infrastructure needs have been laid out for the public side, including roadway, landscaping and utility work that would be funded by a TIF. He also spoke about the Public Improvement Budget, which totals \$4,500,000. He stated the TIF budget has been created around this number. As of now, they are not proposing to change the current zoning code. Mr. Dillin stated they will work with Greg to review any project that comes to the table prior to it going to the Planning Commission. Mr. Dillin stated there are three development pads, which include the site adjacent to the interchange, the site at the waterfront, and the site that was earmarked for office uses. Each site will have a slightly different character. Mr. Dillin deferred to Mr. Townsend to speak about the Public Finance Plan. Mr. Townsend stated in order to fund the \$4,500.00 we are rolling the land note and buying it down. He also stated \$2,500,000 will be added to go toward the 55% public improvements. This would include finishing the final design so the developers can provide the final numbers. He stated the other \$2,000,000 will hopefully be funded through the State Infrastructure Bank with a low interest loan. Mr. Dillin stated in short terms, if they sell land they will pay down the initial land investment. Finally, Mr. Dillin spoke about the schedule and the milestones. His hope is that construction will start in the fall, and the marketing will be ongoing.

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

Mayor Sanner moved, seconded by Mrs. Fryman to approve Resolution 21-2023. 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.

*Ordinance 3749 - An Ordinance Providing For The Issuance Of Not To Exceed \$7,300,000 Various Purpose Real Estate Acquisition Bond Anticipation Notes, 2023 Renewal, By The City Of West Carrollton, Ohio In Anticipation Of The Issuance Of Bonds, Providing For The Pledge Of Revenues For The Payment Of Such Notes, And Declaring An Emergency.*

Mrs. Duffy presented Ordinance 3749. She explained this ordinance is a renewal with a buy down and an add on.



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### NEW BUSINESS (continued)

#### Ordinance 3749 – (continued)

Below is a summary of the new issuance:

FY2022 Issuance (Principal)	\$4,720,000
Principal Reduction	-\$200,000
FY2023 Renewal (Principal)	\$4,520,000
Add'l Principal	\$2,780,000
FY2023 Total Max Issuance (Principal)	\$7,300,000

She further explained the actual debt issuance may be reduced once the final fees are confirmed by the bond counsel. The note will not be issued until the first part of May. This is the reason why the ordinance is on as an emergency.

Mayor Sanner asked if there were any questions. Mr. Townsend did point out that there was an error in the fifth Whereas clause, but it will be corrected with the Clerk of Council.

Mayor Sanner moved, seconded by Mr. Barnhart to approve Ordinance 3749. 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

Mr. Townsend reported on March 30<sup>th</sup> staff opened bids for the East Dixie Drive resurfacing project. The low bidder was John R. Jurgensen in the amount of \$450,812.73. This is over the engineers estimate, but only by 6.3%. This project is being funded through a grant with MVRPC in the amount of \$306,466 and through the permissive tax, which is the license plate tax fee, in the amount of \$144,346.73. This also may require a supplemental appropriation later on because our budgeted amount was lower than what we may need to spend. Mrs. Fryman asked what sections of Dixie. Mr. Townsend answered El Meson to Alex Road.

Mr. Townsend also spoke about getting personal emails that sound like they may be coming from the city concerning the aggregation rates, but they are not. He stated if anyone has questions about communication to give us a call. MVCC filed paperwork to through the PUCO to be certified as an aggregator. They anticipate approval in May, and then the customer data will be sent to MVCC. They expect responses back from utilities, and final approvals to be made by the end of June. In July they will go through the same process for natural gas, with final approvals by the end of July. Mr. Townsend explained how the process works, and stated we will do heavy marketing when we have the information so it will be clear what steps need to be taken if citizens want to either enroll or opt out.

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## UNSCHEDULED BUSINESS

### *Comments by the Audience*

John Vance, Civil Engineer, addressed council to clarify the East Dixie paving is actually from El Meson down to Cedar Street. He further explained the Central Avenue paving is from El Meson to Alex Road. He stated the Central Avenue Paving will be completed first, and then the East Dixie project will be done. Hopefully it will all be completed late summer/early fall.

Karen Findlay, West Carrollton Library Branch Manager, addressed council to remind everyone there will be a reception to honor the art students who created the mural that is located in the lobby. The reception will be held Thursday, April 13<sup>th</sup>, 2023 from 6:00 p.m. to 7:30 p.m. She further stated she is happy with the relationship they've created with the arts department at the high school.

### *Comments by Council*

Mrs. Zennie stated she hoped everyone had a good Easter, and enjoyed the egg hunt at the soccer field. She also stated she hopes the community comes out to the reception to support the art students.

Mr. Dobson congratulated the Lyons Club for an outstanding Easter egg hunt.

## 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. 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.

## WORK SESSION

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, Finance, Service Director Rich Norton, Planning & Community Development Director Greg Gaines, Civil Engineer John Vance,

### Alex Road Traffic Study Discussion – Rich Norton and Strand Engineering

Mr. Norton introduced the team from Strand Engineering that recently completed a traffic study of Alex Road from Dixie Drive to Water tower lane. A copy o the study is available upon request from the office of the Service Director.



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Jeff Heimann from Strand Engineering, presented a power point summary of their traffic study findings. Strand determined that over the last five years, there was a reduction in traffic volume on Alex Road from approximately 18,000 cars per day to 12,500 cars per day, due to the reconfiguration of the exit 47 interchange. However, the roadway experienced over 290 crashes during that time period, which is considered to be significant. It was determined that a contributing factor for this may incidents was that the width of the travel lanes was only 9.5 feet wide. An analysis indicated that if the travel lanes on Alex Road were widened from 9.5 feet to 11 feet in width, it would potentially reduce crash incidents by up to 40%.

Mr. Heimann stated that the options for widening would either require the acquisition of additional right of way to maintain the current five lane configuration, with a total estimated cost of more than \$14 million, or reduce the lane configuration to three lanes, with an estimate cost of approximately \$4 million. The analysis indicted that reducing the lane widths would have little to no impact on the current level of service when factoring in traffic increases out to the year 2040. Bike paths could also be included making the project more attractive for grants and other sources of funding.

A lengthy discussion insured with the pros and cons of each alternative. Following the discussion, it was the general consensus of council to proceed with the three-lane configuration, including the bike lanes. Strand, at council's request, will look further at the impact on truck traffic and possible future growth areas.

### Water Plant Project Discussion – Rich Norton

Mr. Norton presented to results of a comprehensive analysis of the operation of the sand filter water plant. The city currently operates two water treatment plants; one that utilizes sand filtration and one that utilizes media filtration to soften the water. The two are combined to make up the City's current soft water chemistry.

The sand filtration plant was constructed in 1989 and has not been upgraded since. Consequently, numerous original or aged components are past their useful life. Mr. Norton presented a list of equipment at the plant that has been targeted for repair or replacement. The estimated cost is approximately \$5 million.

Since the current construction loan to build the softening plant will be paid off in 2024, Mr. Norton is recommending that the City apply for funding through the Ohio Water Development Authority (OWDA) and do the repairs and replacements as one project rather than over time. The current interest rate through OWDA is 2.66% for 20-years. All that is required would be for council to adopt a resolution at the next council meeting authorizing staff to submit the funding application. If approved, funds would be available in the spring of 2024 for a summer 2024 construction scheduled.

After a brief discussion, it was the consensus to proceed as proposed.

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## ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Jill Tomlin to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:21 p.m.

  
Clerk of Council

  
Mayor