

RECORD OF PROCEEDINGS

Minutes of

WEST CARROLLTON CITY COUNCIL PLANNING SESSION

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10149

Held September 11, 20 20

Mayor Sanner opened the meeting at noon with City Councilmembers Rick Barnhart, Angie Fryman, Leanne Nash, Harold Robinson, Jill Tomlin, and Amanda Zennie present, along with City Manager Brad Townsend, Law Director Lori Denlinger, Economic Development Director Mike Lucking, Planning & Community Development Director Greg Gaines, and Assistant Clerk of Council Carie Cottongim

Mayor Sanner called the meeting to order and called roll-call.

The following were areas of consensus reached among members of City Council at the September 11 Planning Session:

- **Dillin Partnership (Carrollton Centre Redevelopment)**: Mr. Larry Dillin, President and CEO, gave a presentation for the redevelopment of the Carrollton Centre property. After a brief discussion it was the consensus of council to have Mr. Dillin proceed with designs for redevelopment.
- **Dillin Events Partnership**: Mrs. Cheryl Dillin, President and CEO of Hardy Communications gave a presentation on "Down by the River" marketing & events strategy. A copy of her presentation is available from the office of the City Manager.
- **Review West Carrollton Vision 2025 Statement (Now 2030?)**: Members of Council agree the 2025 Vision looks good but agreed the time frame needs to be extended out to 2030.
- **Staff Action Plan**: Mr. Townsend reviewed with council the final 2020 staff action plan. A copy of the plan is available from the office of the City Manager.
- **Riverfront Development**:
 - a) *Marketing City Owned Properties*
Mr. Lucking informed we have about 25-27 acres that could be developed and the focal point at this time would be an arena. Mr. Lucking is speaking with a local developer regarding this development. He mentioned if we could get the arena built, they would have interest in developing everything else around it. After a brief discussion it was the consensus of council to move forward with this plan.
 - b) *Future Development Discussion*
Mr. Lucking informed the city has acquired a lot of properties. Some of the biggest properties and most valuable properties have faded signs on them and the calls we are getting are not the kinds of development we want on them. I

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would like to create a master agreement to list the properties with Mark Langdon of the Schueler Group. This will also get us involved with LoopNet and CoStar which are two of the biggest real estate marketing companies. After a brief discussion it was the consensus of council to go forward with this plan.

- **Expansion of City Center District:** Mr. Gaines gave a brief presentation on the Expansion of the City Center District. A copy of his presentation can be obtained from the office of the Planning & Community Development Office. Staff is recommending an overlay for this area.
- **Future Commercial/Industrial Development Opportunities:**
 - a) *Appvion*
Mr. Lucking informed that Appvion has pulled out of the property on South Alex Road and leased it to Domtar, another paper company. Appvion promised they would introduce us to Domtar's management and due to the pandemic, that has been put on hold.
 - b) *Lyons Property*
CB Richard Ellis has brought us some possible clients for this property; however, they are mostly landscaping companies. The problem with this property is that it's hidden. We are continuing to pursue opportunities for this property.
 - c) *Barrett Western Lakes Project*
Barrett has purchased additional property despite the city denying a permit to expand their mining operations. Barrett has hired Chris Papakirk who has done landscaping designs for the city and they have come up with some designs to create almost like a recreation destination. This could be an asset for the city if this comes to light.
- **Disaster Preparedness:** Council member Leanne Nash inquired about the pandemic and what other disasters are we prepared for. In response, Fire Chief Chris Barnett submitted a Continuity of Operations Plan. This is our internal guide in case we have another disaster of any kind including the pandemic or flood. I am going to task Fire Chief Chris Barnett and Police Chief Doug Woodard with drafting up an "All Hazard Disaster Plan". In addition to this, we also need to do NIMS training.

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- **MVRPC Revised Resolution on Racial Equality**: After a brief discussion it was the consensus of council to have the city's Law Director, Lori Denlinger, draft up a resolution for the next city council meeting, September 22, 2020.
- **Proposed New PK-1 School Building Project**: Planning & Community Development Director, Greg Gaines, informed council the schools are working on Phase I, the new PK-1 building, which will replace the ECC building, on the corner of Stadium and Pease. It has been difficult getting information out of them. The only drawings we have are what is in your packets. (a copy of those plans can be obtained from the Planning & Community Development department)
- **Proposal for Senior Housing Development, 1450 South Elm Street**: Mr. Lucking informed this property is about 4.5 acres and he has been approached by MVAH, LLC to construct senior housing (age 55+). There would be around 60 units some of which would be one- and two-bedroom cottages and some units being multi-story. They would like to begin construction in late 2021. There will be an on-site manager and they would also build green space into this development.

There being no further business, Mayor Sanner motioned, seconded by Mrs. Tomlin to adjourn the Council retreat of September 11, 2020. The meeting adjourned at 5:45 p.m.


Assistant Clerk of Council


Mayor