

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 23,

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, Law Director Lori Denlinger, Police Chief Doug Woodard, Economic Development Director Mike Lucking, and Clerk of Council Tracy Moore.

### MINUTES

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of May 9, 2023. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-abstain, Mr. Barnhart-yes, and Mayor Sanner-yes.

### PUBLIC HEARINGS

None

### COMMUNICATIONS AND PRESENTATIONS

None

### COMMENTS BY THE AUDIENCE

Laura Overholser, of 400 Locust Street, addressed Council to express concerns that she has, along with her neighbors, regarding the sober house going into the former Wesleyan Church. She stated they were concerned about what this could mean for their neighborhood, regarding safety, loitering, etc.

Mr. Townsend explained when the city became aware the property changed hands and found out the new owners were in there working they were asked to stop. He explained they need to apply for a permit with the city and get the zoning approved. He stated the owner sent an application to the planning director for review, but he determined it was incomplete and sent it back to the owner. He stated we are still waiting to hear back from the owner. He further explained at this time we are not exactly certain what their plans are for the property, but we've asked them not to do any more work. Mr. Townsend stated the rumor is they want to use it as a drug and alcohol treatment center, but that is not permitted under the current zoning. However, group homes and other types are included. At this point the city isn't certain what the purpose is for the property. He stated our Law Director, Lori Denlinger, would be a part of the review process.

Donald Shade, who is the monitor at Canterbury Court, stated he's witnessed people moving in and out of the church and doing work. He stated over the weekend at night they were moving stuff in, and there was also a vehicle in the parking lot disturbing the peace. Mayor Sanner stated they were ordered to stop work. Mr. Tilton stated we were

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 23,

2023

made aware of it two weeks ago and the zoning/code enforcement officers ordered them to stop work. Mrs. Fryman asked if they were there this last Saturday night. Mr. Shade answered they were there Friday and Saturday night and Sunday during the day. Mr. Dobson commented that zoning went over the second time and at that point they were in there painting, but if they were doing work they were ordered to stop. Mr. Townsend stated we would go back over and follow up. Mr. Shade also expressed concerns about traffic violations, especially speed, on Locust.

Judy Holt, of Cottage Avenue, addressed Council to express her concerns of speed violations in the area. She stated she contacted the police in one specific situation, and the officer was very nice, but they were unable to locate the offender. She expressed her concern for the safety of the children on the street. She also expressed her concern with the church and stated she has witnessed them working on the property. She thanked Council for listening.

Pastor Dan Holt, of Cottage Avenue, addressed Council and asked what the zoning is for that area. Mr. Townsend answered it is residential. Pastor Holt asked if it is something that can only be so many feet within a church or if it needs to be signed off by a pastor or a church board. Mr. Townsend explained we don't know their intended use at this point. They've been asked to submit an application and it will be reviewed through legal counsel. Mr. Townsend stated he could not answer his question. Pastor Holt stated maybe he could answer it at the next board meeting. Pastor Holt also expressed his concern about the school busses speeding in the area.

### UNFINISHED BUSINESS

*Ordinance 3751 - 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 3746, And Repealing Any Ordinances In Conflict Herewith. (2<sup>nd</sup> reading and adopt)*

Mayor Sanner asked if there were any further discussions or questions regarding this ordinance. There were none.

Mr. Barnhart moved, seconded by Mayor Sanner to approve Ordinance 3751. 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

None

### REPORTS BY OFFICERS

None

# RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 23,

2023

## UNSCHEDULED BUSINESS

### Comments by the Audience

None

### Comments by Council

Mrs. Fryman thanked everyone from the neighborhood who came out to express their concerns. She stated they are aware of it and want to address it as quickly as possible.

Mr. Tilton also thanked everyone for attending the meeting. He stated they don't know unless citizens come out to express their concerns. He agreed there are a lot of speed violations. Finally, he spoke about the first electric aggregation meeting he attended. He stated if residents have their energy through AES then they will receive a letter giving them the option to opt out. He stated they are shooting for October right now. He explained they are focused on electric first, then gas will come later. He stated if anyone has any questions they can contact the city or him.

Mr. Dobson also thanked everyone who came out to voice their concerns. He stated this is how the process works. Citizens should come and express their opinions and concerns before something happens instead of trying to accomplish something after it happens. He stated the city would do a serious investigation to make sure everything is done according to the zoning code. He asked for everyone to be patient.

Mrs. Tomlin thanked everyone for coming out from her neighborhood. She stated she lives at 216 Cottage Avenue and advised anyone can come speak to her directly. She stated she shares everyone's concerns and agrees there is a speed issue.

Mrs. Zennie agreed with everything that was said by the previous Councilmembers. She mentioned Police Chief Woodard was in the audience, and stated she is sure he will report this information back to his officers. She thanked everyone.

Mr. Barnhart thanked everyone for attending the meeting and expressing their opinions. He stated it is always great to see the citizens that are concerned and involved in what is going on, not just in their neighborhood, but the city as a whole.

Mayor Sanner reiterated what everyone else just said. He stated the city was just made aware of this two weeks ago and the zoning/code enforcement officer was there the next day. He explained it may take time to work through the process. He stated they were ordered to stop work, but the city will definitely check into it to see if they are continuing to work. Mayor Sanner mentioned we also have the first concert from 7 p.m. to 9 p.m. this Thursday.

# RECORD OF PROCEEDINGS

## Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 23,

2023

### RECESS

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

Mayor Sanner moved, seconded by Mr. Barnhart to recess to an executive session pursuant to Ohio Revised Code 121.22(G)(1) to consider the appointment, employment, dismissal, discipline, promotion, or compensation of a public employee, to return for adjournment.

### 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, Law Director Lori Denlinger, Police Chief Doug Woodard, and Economic Development Director Mike Lucking.

#### New Police Records Management System - Chief Woodard

Chief Woodard presented to council a proposal from Central Square Technologies for records management software for the police department. A copy of Chief Woodard's presentation is available upon request from the office of the Chief of Police.

Chief Woodard explained that since the City of Centerville provides dispatching services for the department, being on the same records management system would be of some benefit. Centerville is moving to Central Square this year and we have been offered the opportunity to participate. Chief Woodard also explained that compared to our current records management system, Central Square is far superior and would require less staff time to administer, plus avoid having to upgrade our servers next year. The cost of the conversation is \$70,000, with \$60,000 paid out this fiscal year and \$10,000 next year. The costs would be paid this year \$50,000 from the Police Law Enforcement Trust Fund and \$10,000 from the police general fund. Since the contract amount exceeds the manager's signature authority, it would have to be approved by the City Council.

After a brief discussion, it was the consensus of council to proceed as proposed. A resolution authorizing the purchase will be on the next council agenda.

# RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 23,

2023

## Contractor at Risk Agreement - Mike Lucking, Economic Development Director

Mike Lucking, Economic Development Director, discussed with council a draft of an agreement with Woodard Development to act as construction manager for the public improvements necessary to be constructed as part of the River District Development. A copy of the draft document, plus the executive summary provided by Mr. Licking is available upon request from the Office of the Director of Economic Development.

After a brief discussion it was the consensus of council to proceed as proposed. A resolution to approve the final agreement will be placed on a future council agenda.

## Executive 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 and Law Director Lori Denlinger.

Council met in executive session pursuant to ORC 121.22 (G)(1) to consider the appointment, employment, dismissal, discipline, promotion, or compensation of a public employee.

## ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Rick Barnhart to adjourn the meeting. Voice vote was unanimous, motion carried. The meeting was adjourned at 8:15 p.m.

  
Clerk of Council

  
Mayor