

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 25,

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 Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, Angie Fryman, and Keith Tilton. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Fire Chief Chris Barnett, Police Chief Doug Woodard, PR Director Yvonne Concepcion, and Clerk of Council Tracy Moore.

MINUTES

Mayor Sanner asked if there were any additions or corrections. Mr. Dobson reported a correction on page five, second paragraph, seventh sentence. The ordinance number states 157.14, but should read 153.14.

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes, with corrections, of July 11, 2023. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Oath of Office for Part-Time Firefighter/EMTs Collin Lovett, Evan O'Brien, and Devyn Dehart

Chief Barnett gave a brief background on all three Firefighter/EMTs. Mayor Sanner administered the Oath of Office. Mayor Sanner and Councilmembers welcomed, congratulated, and wished all three of them well on their new positions with the city.

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

Ordinance 3753 - An Ordinance Determining To Proceed With The Lighting Of Streets, Lanes And Other Public Ways In The City Of West Carrollton, Ohio.

Mayor Sanner asked if there were any additional comments or questions. There were none.

Mr. Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3753. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

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Ordinance 3754 - An Ordinance Levying Special Assessments For The Lighting Of Streets, Lanes And Other Public Ways In The City Of West Carrollton, Ohio With Electric Lighting.

Mayor Sanner asked if there were any additional questions or comments. There were none.

Mrs. Zennie moved, seconded by Mr. Tilton to approve Ordinance 3754. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Sanner-yes.

NEW BUSINESS

None

REPORTS BY OFFICERS

Ms. Concepcion thanked Mayor Sanner and city staff for attending El Meson's 45th Anniversary. She stated we have upcoming ribbon cuttings with two new businesses, Serenity Nails and Slap'N Lizard. Serenity Nails is joining our First Thursday event on August 3, 2023. Then their grand opening ribbon cutting is scheduled for 9:00 a.m. on August 4, 2023. The ribbon cutting for Slap'N Lizard will be held at 1:00 p.m. on August 12, 2023. They will host a small reception afterwards. Ms. Concepcion also asked Mayor Sanner and Councilmembers if they would like her to work on revamping the Plaza of Fame Award in hopes to get more engagement from the community. Mayor Sanner stated they spoke about it in the pre-meeting. Council determined they are all in favor of moving forward. Ms. Concepcion assured Council she would work on it.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mrs. Tomlin reminded everyone to vote on August 8, 2023. She confirmed the library is a good resource for people who want to obtain additional information on the issues. Mrs. Tomlin congratulated Kirk Bragg and Tonya Buerschen with the Water Department on their retirement. She also congratulated El Meson on their forty-fifth-year anniversary. Finally, she welcomed Serenity Nails to the community.

Mr. Tilton recognized Ms. Concepcion's work with the city's social media engagement and electronic signs. He also recognized the pool staff for their work. He stated he was at the pool recently and they had five saves in a three-hour window. Finally, Mr. Tilton

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congratulated El Meson on their forty-fifth-year anniversary, and shared his personal memories about when they were "Pizza Queen".

Mayor Sanner commented the owner of Serenity Nails is Woody Bowman's granddaughter. He stated she has been a part of the community for a long time. Mayor Sanner also commented the Castro's have been married 66 years. He stated they were very appreciative.

Mr. Dobson also commented on how clear the new digital signs are in comparison to the old ones.

RECESS

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

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Rick Dobson, Jill Tomlin, Amanda Zennie, Rick Barnhart, Angie Fryman, and Keith Tilton. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Fire Chief Chris Barnett, and Police Chief Doug Woodard.

Other Business

Mayor Sanner revised the work session agenda order and called for other business to be discussed first. Greg Horn from Management Advisory Group was present to review with council the proposed recruitment document for the City Manager search. Mr. Horn asked that council review the document and provide feedback to the Law Director by Friday, July 28th. In addition, it was decided that residency would not be required, per state statute, but that council would provide moving assistance if the new manager decided to become a resident of the community.

Mrs. Fryman asked if the staff could organize a free shred day for the residents like we have done in the past.

Mr. Tilton asked if we had received any update from Woodard Development on their attendance at the retail conference in Las Vegas in May. Mr. Townsend informed Mr. Tilton that Mr. Lucking will follow up on this topic when he returns from vacation next week.

Mrs. Tomlin asked if we could put an article in the next newsletter about the status of the proposed St. Mary's senior citizens housing development on South Elm Street (which did not receive funding to move forward and has been put on hold indefinitely).

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South Alex Road PUD Modification

Mr. Townsend stated that included in the packet material is a memo and supporting documents from Mr. Gaines for a proposed amendment to the South Alex Road PUD to permit commercial recreational uses. The amendment would permit the former Anytime Fitness space to be reused as facility that would provide play equipment for special needs children...basically an indoor playground. What council needs to decide is if we want to have a public hearing on this item (which is not required) or move to consider the change formally at the August 8th meeting. If a public hearing is required, then the issue would be heard in September, following the 30-day notice. Mr. Townsend introduced Cory Gabriel, co-owner of the facility, to talk about the proposal and answer any questions.

Mr. Townsend stated that the Planning Commission reviewed the proposal at their July 6th meeting, held as formal public hearing on the project, and have recommended approval. After a brief discussion, it was decided that another formal hearing on the project was not necessary. Staff was directed to place the ordinance for approval on the August 8th agenda for consideration.

313 Wilson Park Drive Assessment

Mr. Townsend stated that council may recall that earlier this year we had a pretty serious incident at 313 Wilson Park Drive. The new property owner contacted the fire department to inform them that she had discovered a number of chemical jugs under the floor boards of the front room of the house. Upon investigation, it was determined that the jugs contain medical grade formaldehyde and presented a significant health hazard. With the cooperation of the homeowner, the City arranged to have a hazardous waste company (MAKSolve) quickly remediate the issue and remove the chemicals to a secure facility. The cost of the cleanup was \$28,829.71. The homeowner was given the choice of securing a loan or other means to reimburse the city, or have it assessed to the property for a period of ten (10) years. The homeowner chose to have the costs assessed to the property.

Although our code clearly provides that any unpaid costs incurred by the City on behalf of a property owner to abate a property maintenance issue can be assessed to the property if the bill is unpaid after 30 days, the County Auditor has requested that council adopt a resolution specifically certifying this amount for a ten-year period. Mr. Townsend referred to the memo and proposed resolution provided by Mrs. Duffy in the council packet material.

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Mr. Tilton asked if the homeowner would also be charged interest by the city since this would be repaid over a number of years. Mr. Townsend indicated yes, he believes that will be the case (Note: upon further investigation, it was determined that the ordinance permitting the City to recover this cost, Chapter 37.30, only permitted the addition of an administrative fee and not interest. Staff will propose an amendment to this ordinance for council to consider at a future meeting.)

It was the consensus of council to consider the resolution at the next council meeting on August 8th.

Well #5 Project Bid

Mr. Townsend stated that last month, bids were opened for the construction of a new water well at the water plant. The scope of the project involves new well pumps and a well house building. Mr. Norton has been working on this project for the last three years and has secured funding from the Ohio Public Works Commission to fund the project.

However, the bids came in significantly over budget - 33%. Mr. Townsend stated that Rich has been working with the low bidder, Moody's of Dayton, to value engineer a few aspects of the project to lower the cost as much as possible. A memo from Rich, along with a list of project deductions proposed by Moody's to reduce the final cost of the project was included in the council packet material. Staff is recommending that the contract be awarded to Moody's at the original bid price of \$890,000, then approve a change order in the amount of \$118,600 of project reductions to reduce the final contract price to \$771,400 or about 15.5% over original estimates. Funding for the project would be as follows:

OPWC Grant	\$ 334,075	(43%)
OPWC Loan	\$ 334,075	(43%)
Water Fund	<u>\$103,250</u>	(14%)
Total	\$ 771,400	

Mr. Townsend stated that it is not necessary for council to take any further formal action on this, but that he will need to announce the award of the bid at the August 8th council meeting. After a brief discussion, council had no objection to this approach.

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Fireworks Discussion – Chief Woodard and Chief Barnett

Chief Woodard and Chief Barnett were present to discuss the change in permitting fireworks within the city limits per the new state statute. Chief Woodard stated that the department received very few complaints over the fourth of July weekend and Chief Barnett stated they received no calls for service related to fireworks. Mayor Sanner asked if council wanted to entertain a change in the ordinance to add some further restrictions.

After a brief discussion, it was determined that no changes were necessary at this time. Council will review the issue next year.


EXECUTIVE SESSION

None

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mrs. Fryman to adjourn the City Council Meeting of July 25, 2023. A voice vote was unanimous. The meeting was adjourned at 7:47 p.m.


Clerk of Council


Mayor