

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held August 8, 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 Keith Tilton, Jill Tomlin, Amanda Zennie, and Rick Barnhart. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Fire Chief Chris Barnett, Planning & Community Development Director Greg Gaines, Service Director Rich Norton, Parks & Recreation Director Christian Mattingly, Police Chief Doug Woodard, PR Director Yvonne Concepcion, and Clerk of Council Tracy Moore.

EXCUSED: Councilmembers Rick Dobson and Angie Fryman

MINUTES

Mrs. Tomlin moved, seconded by Mrs. Zennie to approve the regular meeting minutes of July 25, 2023. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Resolution 30-2023 - A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Teresa L. Brooks.

Mayor Sanner read the resolution in its entirety. Mr. Townsend presented a signed copy of the resolution to Gerry Brooks, Teresa's husband, and Calista Brooks, Teresa's daughter.

Mrs. Tomlin moved, seconded by Mr. Tilton to approve Resolution 30-2023. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

Oath of Office for Part-Time Firefighter/EMTs Bret Cottongim and Sierra Cole

Chief Barnett gave a brief background on both Firefighter/EMTs. Mayor Sanner administered the Oath of Office.

Mayor Sanner and Councilmembers spoke kind words about Teresa, and offered their condolences to her family. Council also welcomed, congratulated, and wished Mr. Cottongim and Miss Cole well on their new positions with the city.

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COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Resolution 31-2023 - A Resolution Authorizing The Cost And Expense To Abate Nuisance Property Violations At 313 Wilson Park Drive Be Submitted To The Montgomery County Auditor's Office For Assessment To The Property Owners' Property Tax.

Mr. Townsend presented Resolution 31-2023. He explained earlier this year we had a serious incident involving a property on Wilson Park Drive that required immediate attention. The city worked with property owners and were successfully able to abate the situation. Pursuant to our ordinance, and at the request of the Montgomery County Auditor, Council needs to adopt a resolution to assess the clean-up cost to this property in amount of \$29,016.71 over a period of 10 years. This resolution would allow the assessment to be added to the property owner's taxes at the end of next month.

Mayor Sanner asked if there were any questions. There were none.

Mrs. Zennie moved, seconded by Mr. Barnhart to approve Resolution 31-2023. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

Ordinance 3755 - An Ordinance Approving A Major Amendment To The South Alex Road Planned Unit Development District By Adding "Recreation - Commercial Recreation Facilities" As A Permitted Use Within The PUD.

Mr. Gaines presented Ordinance 3755. Mr. Gaines stated an application was filed by Lindsey Gabriel, doing business as Capabilities Play LLC, also representing the property owner, Sousa Realty Group. The request was made to amend the South Alex Road Planned Unit Development, adding one particular use called "Recreation - Commercial Recreation Facilities" as a permitted use within the PUD. Mr. Gaines advised the Planning Commission had a public hearing on this proposal on July 6, 2023, and they unanimously recommend approval. The proposed business would go into 1953 South Alex Road. Mr. Gaines presented a detailed PowerPoint that covered all aspects of making this amendment to the PUD. A copy of this PowerPoint presentation can be obtained by contacting the Clerk of Council, Tracy Moore.

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Mayor Sanner asked if there were any questions. Mrs. Tomlin asked what the maximum occupancy is for the establishment. Mr. Gaines answered that he did not know, but he would have the fire inspector take a look.

Mayor Sanner Stated this is the first reading of Ordinance 3755, and it will be on the agenda at the next council meeting.

REPORTS BY OFFICERS

Mr. Townsend reported bids were opened last month for the Well #5 project. This project came in 33% overbudget. Mr. Norton and the low bidder, Moody's of Dayton, worked out a value engineering aspect which will lower the overage to approximately 15%. Mr. Townsend recommended the contract for \$890,000 be approved to Moody's of Dayton, and a change order be immediately processed in the amount of \$118,600 for contract reduction to a final price of \$771,400. Funding for the project will be 43% from an Ohio Public Works Commission Grant, 43% from a low interest loan, and 14% from the water fund. He also reiterated no adjustments have to be made to the water rates to cover this project.

Mr. Townsend also mentioned we were notified by ODOT that there will be an on-ramp closure of northbound Exit 47 for a total of 40 days. This closure will happen once the Dryden Road ramp is completed. Once we know the exact date, we will announce it via social media. This highway project will include the south side ramps as well, and is planned to go on through the Spring of 2025.

Ms. Concepcion thanked everyone for attending the Ribbon Cutting for Serenity Nails. She stated the footage, which was completed by MVCC, is on the city's YouTube channel and Facebook page. There is also a ribbon cutting for Slap'N Lizard at 1:00 p.m. on August 12, 2023. They will host a small reception afterwards. The Family Adventure Movie Night will be held at 8:30 p.m. on Friday, August 11th. Finally, the last summer concert will be held on Thursday, August 17 with the Stranger band.

Mr. Norton thanked the travelling public for their patience during the construction projects on Central Avenue/Dixie Drive and Elm Street. He stated the asphalt should be down by the end of the week pending any weather issues. He also stated the water line is almost done on Elm Street.

Mayor Sanner asked Mr. Norton if there was any reservation in reducing the pipe size on the new well. Mr. Norton answered none at all. It will match the size of Well #3 and Well #4.

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UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

None

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. Tilton-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mr. Barnhart-yes, and Mayor Sanner-yes.

WORK SESSION

PRESENT: Mayor Jeff Sanner, Councilmembers Keith Tilton, Jill Tomlin, Amanda Zennie, and Rick Barnhart. City Staff – City Manager Brad Townsend, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, and PR Director Yvonne Concepcion.

EXCUSED: Councilmembers Rick Dobson and Angie Fryman

Presentation & Discussion on New School Buildings - Jack Haag, WCSD Business Manager

Mr. Gaines introduced Jack Haag, West Carrollton School District Business Manager and Mark Wiseman, Architect from Levin Porter and Associates. Mr. Gaines explained that the purpose of the discussion was to give council an overview of the upcoming school construction projects and the request from the school for the city to vacate a part of Central Lane as part of the new elementary school building on Central Avenue. A copy of Mr. Wiseman's power point presentation is available upon request from the office of the Director of Planning and Community Development.

Following the presentation, it was the consensus of council to generally agree to the vacation request. Staff was directed to prepare the necessary legislation for council to consider at a future council meeting. Council thanked Mr. Haag and Mr. Wiseman for the information.

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EXECUTIVE SESSION

None

ADJOURNMENT

With no further business, Mayor Sanner moved, seconded by Mrs. Tomlin to adjourn the City Council Meeting of July 25, 2023. A voice vote was unanimous. The meeting was adjourned at 7:26 p.m.



Clerk of Council



Mayor