

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 12,

2024

The meeting was called to order by Mayor Barnhart at 6:30 p.m. The Pledge of Allegiance and Roll Call followed.

ROLL CALL

PRESENT: Mayor Rick Barnhart, Councilmembers Keith Tilton, Mike Boyle, Rick Dobson, Jill Tomlin, and Amanda Zennie. City Manager Amber Holloway, Law Director Lori Denlinger, Fire Chief Chris Barnett, Parks & Recreation Director Christian Mattingly, Planning & Community Development Director Greg Gaines, Economic Development Director Michael Lucking, Police Chief Doug Woodard, Finance Director Julie Duffy, Communications Manager Yvonne Concepcion, and Civil Engineer John Vance.

EXCUSED: Deputy Mayor/Councilmember Angie Fryman

MINUTES

Mrs. Zennie moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of February 27, 2024. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Mayor Barnhart introduced Resolution 13-2024. Mr. Tilton read the resolution in its entirety.

Resolution 13-2024 - A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By David A. Howard.

Mayor Barnhart moved, seconded by Mrs. Zennie to approve Resolution 13-2024. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Chief Barnett highlighted Firefighter Howard's career, and presented him with a plaque. Firefighter Howard expressed gratitude for his time with the city. Chief Barnett, Mayor Barnhart, and Councilmembers thanked Firefighter Howard for his dedicated service. They also congratulated him on his retirement.

Oath of Office for Full-Time Firefighter/Paramedic Collin Lovett

Chief Barnett gave a background on Firefighter Lovett, who has already been serving the city in a part-time capacity. Mayor Barnhart administered the Oath of Office. There was also a badge pinning ceremony. Mayor Barnhart and Councilmembers welcomed Firefighter Lovett to the city.

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2024

2025 Curb, Gutter, and Sidewalk Program Announcement – John Vance

Civil Engineer Vance addressed Council to announce the 2025 Curb, Gutter, and Sidewalk program. The first area includes Gray Goose Court, Mansion House Court, Orchard Hill Drive (West of Alex Road), Ridgecrest Drive (#263), Sherwood Forest Drive, Trumpet Drive, and Yeoman Court. The second area includes South Alex Road (between East Dixie Drive & King Richard Parkway), West Alex Bell Road (#1030), Astor Avenue, Enxing Avenue (#441 & 442), Farnsworth Drive (#300), Orchard Hill Drive (#301), Quality Lane (#98), and Savoy Avenue (#690).

Mr. Vance stated the letters of advance notice will be sent to the property owners later this month. Field markings and door hanger information packets will be completed in September and October 2024. The resolution of necessity and certified mailings will be completed in January and February of 2025. The bid opening will take place in the Spring of 2025. Finally, the construction should be completed by August of 2025.

After the work is completed, there will be an assessment resolution in September of 2025, followed by the assessment ordinance in October of 2025. The mail assessment invoices will be sent out in November of 2025, allowing 60 days to pay. Unpaid bills with assessment values will be sent to Montgomery County no later than September 2026.

COMMENTS BY THE AUDIENCE

James Napper, from 43 Reddington Court, addressed Council to advise the Lions Club will hold their Corned Beef and Cabbage / Chicken and Noodles dinner on March 16, 2024 from 4:00 p.m. until 7:00 p.m. at the Memorial United Methodist Church. The dinner is \$15.00 payable at the door.

UNFINISHED BUSINESS

Ordinance 3766 - An Ordinance Determining To Proceed With The Lighting Of Streets, Lanes And Other Public Ways In The City Of West Carrollton, Ohio.

Mayor Barnhart stated this is the second reading of this ordinance. He asked if there were additional questions or comments. There were none.

Mrs. Tomlin moved, seconded by Mrs. Zennie to approve Ordinance 3766. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Ordinance 3767 - 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 Barnhart stated this is the second reading of this ordinance. He asked if there were additional questions or comments. There were none.

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 12,

2024

Mr. Tilton moved, seconded by Mr. Boyle to approve Ordinance 3767. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

NEW BUSINESS

Mayor Barnhart introduced Resolution 14-2024.

Resolution 14-2024 – A Resolution Declaring The Necessity That Certain Sidewalks, Drive Approaches, Curbs, and Gutters Shall Be Constructed For The 2024 Program.

Mayor Barnhart stated this is the annual resolution of necessity. He asked if there were additional questions or comments for Ms. Holloway. There were none.

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 14-2024. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Zennie-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway thanked Firefighter Howard for his years of dedicated service to the community. She also welcomed Firefighter Lovett. Finally, she advised the Parks and Recreation crew have been hard at work installing a new playground at Wilson Park.

Parks and Recreation Director Mattingly reported on the new dog park that will be built in Hintermeister Park later this year. This park is a good option because of the parking availability, water/sewer, open space, neighborhood consideration, restrooms, shelter, and shade. He provided a PowerPoint presentation that included slides on the location, budget breakdown, and ideas. A copy of this presentation can be obtained by requesting it from Clerk of Council Tracy Moore.

Mrs. Zennie inquired about the possibility of moving the park every several years. Mr. Mattingly advised Hintermeister Park and Wilson Park are really the only two park options at this time. Mrs. Zennie asked if there would be a separation by dog size. Mr. Mattingly advised there will be a small dog and large dog area with separate gates and appropriate signage.

Mayor Barnhart asked if there was any equipment in the lower trails. Mr. Mattingly answered no.

UNSCHEDULED BUSINESS

Comments by the Audience

Melea Butcher, from 13 Reddington Court, addressed Council and Parks and Recreation Director Mattingly regarding questions about the new dog park.

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 12,

2024

Comments by Council

Mr. Tilton commented about a conference he attended, hosted by Heroic Deeds, which was geared towards first responders. He stated Chief Woodard, Detective Lawson, and Detective Allison were also in attendance.

Mr. Dobson reminded everyone about the upcoming primary election. He encouraged citizens to vote.

Mayor Barnhart thanked the Laurels of West Carrollton for their hospitality in hosting Council in an appreciation dinner. He also thanked them for all they do for the community. Mayor Barnhart stated on March 7 he went downtown to the Dayton Metro Library, with West Carrollton Branch Manager Karen Findlay, for an annual leadership breakfast. The library director spoke about their plans and goals for the future.

RECESS

Mayor Barnhart moved, seconded by Mrs. Tomlin to recess to a Work Session to discuss the items on the agenda. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mayor Barnhart moved, seconded by Mrs. Tomlin to recess to an Executive Session pursuant to Ohio Revised Code 121.22 (G)(2): To consider the sale of property that is unneeded, to return for adjournment. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Keith Tilton, Mike Boyle, Rick Dobson, Jill Tomlin, and Amanda Zennie. City Manager Amber Holloway, Law Director Lori Denlinger, Fire Chief Chris Barnett, Parks & Recreation Director Christian Mattingly, Planning & Community Development Director Greg Gaines, Economic Development Director Michael Lucking, Police Chief Doug Woodard, Finance Director Julie Duffy, Communications Manager Yvonne Concepcion, and Civil Engineer John Vance.

EXCUSED: Deputy Mayor/Councilmember Angie Fryman

River District Note Update – Julie Duffy

Finance Director Duffy explained the upcoming River District Note Renewal, noting that this year we may ask Council to consider two pieces of legislation. She noted that Staff was working with Bond Counsel to determine what was in the best interest of the community. She added that typically debt renewal is passed as an emergency so that it was in full force and effect when adopted in order to lock in an interest rate. Ms. Zennie commended Ms. Duffy on her ability to explain the process.

RECORD OF PROCEEDINGS

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2024

Short-Term Rental Discussion – Greg Gaines

Director Gaines gave a PowerPoint presentation explaining short term rentals, how they started, and how they can be regulated.

Ms. Holloway advised that Council could direct Staff to proceed with creating regulations, or we could simply do nothing, in which case they would remain a non-permitted use. She noted that future tourism may enhance the demand for short-term rentals.

Mr. Tilton stated that short-term rentals could be good so long as there were proper regulations. Mr. Boyle said short-term rentals have always been clean and presentable in his experience. He asked about the taxes imposed. Ms. Duffy responded, noting that she believed it was 3% for the City, and another 3% for the County.

Mayor Barnhart asked about the possibility of a JEDD tax. Mr. Boyle stated that he was not in favor of packing on taxes, and asked if this could be considered later. Mr. Dobson stated that he felt it should be established up front.

Mayor Barnhart stated that it should be taxed, but needed to be fair and equitable. He noted that the City has issues with some of its long-term rentals, and encouraged Council to consider if we would also have those issues with short-term rentals. Ms. Tomlin expressed concern over parking. Mr. Gaines stated that parking could be addressed in any future regulations.

Mr. Dobson stated he was not opposed to short-term rentals, and noted that this was a lot to consider. Ms. Zennie said she was not opposed to moving forward with regulations, adding that taxes should be part of a deeper discussion.

Ms. Janet Micahelis, 61 Vine Street, Dayton, OH, introduced herself, noting that she was a community liaison for AirBnb. She passed out several documents to City Council, including a West Carrollton AirBnb listing.

Mr. Gary Leitzell, 114 Volkenand Avenue, Dayton, OH, spoke in favor of short-term rentals. He noted that many long-term rentals in the County go unregistered and have more trash, calls for service, etcetera than any AirBnb. He agreed that regulation was necessary, including requiring registration for both short- and long-term rentals, smoke/CO detectors, and fire extinguishers. He noted that as a short-term rental operator, he had no problem with paying for an inspection.

Former Appvion Waste Water Treatment Plant Update – Michael Lucking

Economic Development Director Lucking passed out a timeline for the former Appvion Wastewater Treatment Plant. He explained that we were currently receiving assistance from the Ohio EPA in preparing an application for the Voluntary Action Program. He described potential future uses of the property.

RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 12, 2024

Mr. Tilton asked about security of the site. Mr. Lucking stated that Staff does go in and out of the property from time to time, however the gate should be secured anytime someone was not there.

Ms. Holloway stated that the purpose of the discussion was to communicate the current status, noting that the City wanted to effectively remediate this site for positive reuse.

Work Session ended at 8:42 p.m.

EXECUTIVE SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Keith Tilton, Mike Boyle, Rick Dobson, Jill Tomlin, and Amanda Zennie. City Manager Amber Holloway, Law Director Lori Denlinger, and Economic Development Director Michael Lucking.

EXCUSED: Deputy Mayor/Councilmember Angie Fryman

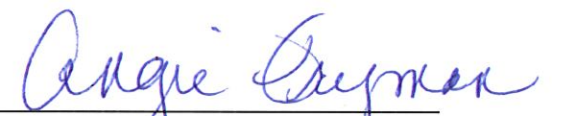
Council met in Executive Session pursuant to ORC 121.22 (G)(2): To consider the sale of property that is unneeded.

Executive Session concluded at 9:00 p.m. and Council returned to the regular session.

ADJOURNMENT

With no further business, Mayor Barnhart moved, seconded by Mrs. Zennie to adjourn the City Council Meeting of March 12, 2024. A vote was taken: Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes. The meeting was adjourned at 9:33 p.m.


Clerk of Council


Mayor
Deputy Mayor