

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 28, 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 Mike Boyle, Rick Dobson, Jill Tomlin, Amanda Zennie, Angie Fryman, and Keith Tilton. City Staff - City Manager Amber Holloway, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, Finance Director Julie Duffy, Economic Development Director Michael Lucking, Police Chief Doug Woodard, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

MINUTES

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of April 23, 2024. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the special meeting minutes of April 29, 2024. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mrs. Zennie moved, seconded by Mr. Dobson to approve the special meeting minutes of May 17, 2024. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Mayor Barnhart stated there was a proclamation on the agenda to honor Thurman Leggs Jr. who is a citizen of West Carrollton.

Proclamation for Thurman Leggs Jr.

Mayor Barnhart read and presented Mr. Leggs with a copy of the proclamation. He stated May 29, 2024 will be celebrated as Thurman Leggs Jr. Day in the City of West Carrollton. Mr. Leggs thanked Council for the recognition. Mayor Barnhart, Councilmembers, and City Manager Holloway congratulated Mr. Leggs on his accomplishments. They also thanked him for giving back to the members of the community and various athletes.

COMMENTS BY THE AUDIENCE

None

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UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3772 – An Ordinance To Approve Current Replacement Pages To The West Carrollton Codified Ordinances, And Declaring An Emergency.

Law Director Denlinger presented Ordinance 3772. She explained this is a necessary step in the codification process. This will allow for American Legal to update and publish all local ordinances online through July 11, 2023, and statutory updates through April 5, 2023. Mayor Barnhart asked if there were questions or comments for Ms. Denlinger or Ms. Holloway. There were no questions, but Mr. Dobson commented on the amount of work that goes into the process and thanked Mrs. Moore.

Mrs. Tomlin moved, seconded by Mr. Tilton to approve Ordinance 3772. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 17-2024.

Resolution 17-2024 – A Resolution Authorizing The Submittal Of A Community Development Block Grant (CDBG) Program Application For The Construction Of Four City Gateway Signs, And Authorizing The City Manager To Represent The City In Fulfilling All Program Requirements.

City Manager Holloway presented Resolution 17-2024. She stated this resolution allows for staff to apply for Community Development Block Grant funds for FY 2024. She stated an application has been prepared for Montgomery County requesting \$82,560 in funding to construct four gateway signs. These are stone pillar signs in the same style as our current gateway signs. Ms. Holloway stated the signs would enhance our image and the visual appearance of our community. She further stated brand implementation was a 2023 City Council Top Ten Priority. Ms. Holloway turned the floor over to Planning & Community Development Director Gaines for further explanation.

Planning & Community Development Director Gaines gave a history of the stone pillar signs, and provided photos of the twelve remaining gateway signs that need replaced. Mr. Gaines stated if the grant is awarded staff would come back to Council to determine which signs to select for replacement. Mr. Gaines explained Montgomery County typically makes the grant awards in the fall, with the funding being available by the following spring. If the grant is successful, the signs would be constructed in the Spring/Summer of 2025. Mr. Gaines stated an estimate was received for planning purposes from the company who did the sign entering the Civic Center; however, if awarded the project would have to go through the formal bid process.

Mayor Barnhart asked if there were questions or comments for Ms. Holloway or Mr. Gaines. There were none.

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Mrs. Fryman moved, seconded by Mrs. Zennie to approve Resolution 17-2024. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Ordinance 3773 – 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, 2024, Amending Ordinance 3771, And Repealing Any Ordinances In Conflict Herewith.

City Manager Holloway presented Ordinance 3773. She explained this supplemental appropriation addresses two areas, which include the funding of an Assistant City Manager and River District Infrastructure Improvements.

With the upcoming retirement of Part-Time Economic Development Director Micheal Lucking, Ms. Holloway would like to pursue hiring an Assistant City Manager. The Assistant City Manager pay scale was included in the 2024 Pay Ordinance, but it was not funded in the FY2024 budget. She proposed reallocating salary funds from the Economic Development Fund and from the Finance/Income Tax Fund to cover this position for this year. The total amount needed is \$78,000.

The River District is a multi-year development project that will continue to evolve. It has become necessary to create a “spine road” across the parcel at 1100 East Dixie Drive, which was not included in the engineering design of Phase 1 improvements. Ms. Holloway proposed a General Fund advance to the River District Fund to cover the initial design, and then it be repaid with future anticipated land sale proceeds. The estimate for the design/engineering of the “spine road” is \$160,000.

Mayor Barnhart asked if there were questions for Ms. Holloway. There were none. Mayor Barnhart stated this is the first reading of Ordinance 3773. It will be on the next agenda.

REPORTS BY OFFICERS

City Manager Holloway reminded everyone of the first in the Summer Concert Series to be held Thursday, May 31, 2024. She encouraged residents to attend this free event.

Finance Director Duffy congratulated Economic Development Director Lucking on his upcoming retirement.

Communications Manager Concepcion provided updates on the following events:

- Thursday, May 30 – First in the Summer Concert Series – Spungewurthy - 1 South Elm Street from 7 p.m. until 9 p.m.
- Saturday, June 1 – Wilson Park Pool officially opens for the season.
- Thursday, June 6 – First Thursday Event 5 p.m. – 8 p.m. at Carrollton Centre

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UNSCHEDULED BUSINESS

Comments by the Audience

Karen Findlay, West Carrollton Branch Manager, gave an update on the following events to be held at the West Carrollton Branch Library:

- Summer Challenge – Kicks off Monday, June 3 through July 31
- Dog Training – Monday, June 3
- Teen Programs – Held every Thursday from 3 p.m. – 4 p.m.
- Breakfast Around the World – June 15 from 11 a.m. – 12 p.m.
- Monthly Book Club – Second Monday of the month
- The History Behind Moraine Historical Markers – June 17
- Adult Summer Crafts
- Lego Mindstorms for all ages

Comments by Council

Mr. Dobson spoke about Community Pride Day and thanked City Manager Holloway for her participation.

Mrs. Tomlin and Mrs. Zennie both encouraged residents to check out all of the activities and programs the library has to offer. They also encouraged residents to attend the concert on Thursday and the other free events offered by the city. Finally, they both offered Mr. Lucking their congratulations on his retirement and showed appreciation for everything he has done for the city.

Mrs. Fryman congratulated Mr. Lucking on his retirement. She also thanked Mrs. Moore for her commitment to the city and community. Finally, she thanked City Manager Holloway for her involvement with the community. She encouraged residents to stop and say hi if they see her out and about.

Mr. Tilton congratulated Mr. Lucking on his retirement. He also encouraged residents to be careful and to watch their speed throughout their neighborhoods since many children are out playing. Finally, Mr. Tilton asked Mr. Mundy about the School Board opening. Mr. Mundy advised the application deadline is Friday with the interview process beginning the week of June 3. They hope to get another community member involved to bring fresh knowledge.

Mayor Barnhart spoke about Mr. Lucking's career history as City Manager of Trotwood and Economic Development Director at West Carrollton. He thanked him for his work on the Exit 47 project, Carrollton Centre, and the River District/Whitewater Project. He wished him well in retirement. Mayor Barnhart thanked the VFW for inviting him to be a part of their Memorial Day Ceremony. Finally, he encouraged residents to attend the concert on Thursday.

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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. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mayor Barnhart moved, seconded by Mrs. Fryman to recess to an Executive Session pursuant to Ohio Revised Code 121.22 (G)(2): To consider the purchase of property for public purposes and the sale of property that is unneeded and 121.22 (G)(4): Preparing for bargaining sessions with public employees, to return for adjournment. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Mike Boyle, Rick Dobson, Jill Tomlin, Amanda Zennie, Angie Fryman, and Keith Tilton. City Staff - City Manager Amber Holloway, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, Finance Director Julie Duffy, Economic Development Director Michael Lucking, Police Chief Doug Woodard, and Communications Manager Yvonne Concepcion.

Presentation from Thompson Hine / Plan of Finance Discussion for West Carrollton River District and Whitewater Park – Michael Lucking and Arik Sherk (Thompson Hine)

City Manager Holloway opened the presentation and gave an overview of the River District project thus far. She explained that the first phase of infrastructure improvements was due to start in the coming weeks. She also addressed several upcoming needs for the River District Development, including the design of a spine road across 1100 E. Dixie Drive, which she identified as critical for future anticipated land sales. She discussed Phase II infrastructure construction needs and costs for the planned Whitewater Adventure Park. Consultants Joe Tuss of JT Consulting and Arik Shirk from Thompson Hine then presented the plan of finance for the River District Development to City Council.

Work Session ended at 8:04 p.m.

EXECUTIVE SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Mike Boyle, Rick Dobson, Jill Tomlin, Amanda Zennie, Angie Fryman, and Keith Tilton. City Staff - City Manager Amber Holloway and Law Director Lori Denlinger.

Council met in Executive Session pursuant to ORC 121.22 (G)(2): To consider the sale of property that is unneeded and 121.22 (G)(4): Preparing for bargaining sessions with public employees.

Executive Session concluded at 9:17 p.m. and Council returned to the regular session.

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ADJOURNMENT

With no further business, Mr. Boyle moved, seconded by Mayor Barnhart to adjourn the City Council Meeting of May 28, 2024. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes. The meeting was adjourned at 9:18 p.m.


Clerk of Council


Mayor