

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 23, 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 Amanda Zennie, Angie Fryman, Keith Tilton, Mike Boyle, Rick Dobson, and Jill Tomlin. City Staff - City Manager Amber Holloway, Law Director Lori Denlinger, Finance Director Julie Duffy, Planning & Community Development Director Greg Gaines, Police Chief Doug Woodard, and Clerk of Council Tracy Moore.

MINUTES

Mrs. Tomlin moved, seconded by Mr. Boyle to approve the regular meeting minutes of June 25, 2024. A vote was taken: Mrs. Zennie-yes, Mrs. Fryman-abstain, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3774 – 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 3773, And Repealing Any Ordinances In Conflict Herewith, And Declaring An Emergency.

City Manager Holloway presented Ordinance 3774 as emergency legislation. She explained this supplemental appropriation would cover three separate items. The first being Wilson Pool, from budget account code 606. The admissions and pool pass sales, along with concession purchases are higher this year. This is likely due to the closure of the Miamisburg Aquatic Center, which was not known at the time the 2024 Budget was adopted. Ms. Holloway explained \$10,000 is needed to cover additional personnel hours to manage the higher attendance, and \$45,000 is needed to cover other expenses, such as concession supplies, state

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 23, 2024

sales tax, credit card fees and chemical/maintenance supplies. The second item is covered under the Finance Fund 100-0560. The request is to transfer \$7,000 from Personal Services to Other Expenses to cover records retention supplies and additional training for the Finance Director and Assistant Finance Director. The third item is covered under the City Manager Department 100-0460. The request is to transfer \$2,000 from Personal Services to Other Expenses to cover additional training for the City Manager's Department. The Wilson Pool request would increase the FY2024 Appropriation by \$55,000. However, the Finance Department and City Manager Department requests are a net \$0 change to the FY2024 Appropriation.

Mrs. Fryman moved, seconded by Mr. Tilton to approve Ordinance 3774. A vote was taken: Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway thanked City Staff, especially the Parks and Recreation, Service, Police and Fire crews, for all of their hard work on the Hot Air Balloon Glow held July 12, 2024. She reminded everyone about the Rockin' the River event to be held at 1 South Elm Street on Saturday, July 27, 2024. This event will feature Greggie and the Jets, which is an Elton John Tribute Band. She also reminded everyone about the final First Thursday, which falls on August 1, 2024 from 5 p.m. to 8 p.m. on Elm Street.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mrs. Zennie encouraged everyone to attend our events, including First Thursday. She also mentioned the Dog Park will open on Wednesday, July 31, 2024 at 6 p.m. at Hintermeister Park.

Mrs. Fryman commented on the success of the Hot Air Balloon Glow. She also recognized former Mayor Jeff Sanner, who passed away earlier this month. She mentioned many ways that he helped citizens without them even knowing about his help. His passing was a great loss to the City.

Mr. Tilton thanked all Public Service Staff for their work with the Hot Air Balloon Glow.

Mr. Boyle also thanked the Public Service Staff for making the Hot Air Balloon Glow such a tremendous success.

Mr. Dobson reiterated the comments made about the Hot Air Balloon Glow. He also stated the Food Vendors must have done very well that evening.

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 23, 2024

Mrs. Tomlin also thanked the City Staff for their work with the Hot Air Balloon Glow. She thanked Becky, from ele' Cake Company, and her family for arranging the hot air balloons for the event. She stated she is looking forward to the Dog Park opening on July 31, 2024. Finally, Mrs. Tomlin also expressed her appreciation for former Mayor Jeff Sanner and condolences on his passing. She thanked City Staff for being present for his funeral procession at the Civic Center.

Mayor Barnhart thanked all of city staff, especially the Parks and Recreation, Service, Police and Fire crews, for all of their hard work on the Hot Air Balloon Glow. It was an amazing event. He also expressed his appreciation for Mayor Sanner. His knowledge of the City will never be replaced, and he will certainly be missed. He offered our prayers and well wishes to Mayor Sanner's family.

RECESS

Mayor Barnhart moved, seconded by Mr. Tilton to recess to a Work Session to discuss the items on the agenda. A vote was taken: Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-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)(1): To consider the appointment or employment of a public employee or official, and Ohio Revised Code 121.22 (G)(2): To consider the sale of property that is unneeded, to return for adjournment. A vote was taken: Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

WORK SESSION

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

Discussion on NCA (New Community Authority) & Discussion on River District TIF

City Manager Holloway introduced the first two items of discussion, the River District TIF and the New Community Authority (NCA). She reminded the Council that these topics were introduced during the plan of finance discussion at the May 28, 2024, Council Work Session. She then turned it over to Dean Spoor of Thompson Hine to present.

Mr. Spoor explained the River District TIF proposal and its need. He explained that what was being proposed would be within the confines of the existing agreement with the school district. He stated that in order to establish a rolling TIF, like what was proposed, the City would need to adopt an urban redevelopment plan at an upcoming meeting. He added that it was intended that the TIF would receive a first reading at the next meeting.

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 23, 2024

He then went on to explain the NCA, noting that it was a new concept for West Carrollton. He advised that using an NCA was common for this type of project and could jumpstart the River District. He explained that the NCA would be a political subdivision governed by a board of directors. He added that enacting an NCA was a critical piece of this development as the NCA would levy a 2% sales tax that would service debt, and was intended to be self-sufficient and not reliant on the City's general fund.

Mayor Barnhart inquired about how taxes would be collected and distributed. Mr. Spoor stated that each property owner would file an NCA declaration stating that the NCA has the right to collect the tax. He went on to say that annually, those taxes would be certified and collected by the County, or they could be directly filed with the City. Mr. Tilton asked if the County charged a fee for that collection. Mr. Tuss responded that they typically do not.

Mayor Barnhart asked what would happen if the buildings didn't develop exactly according to the plan. Mr. Spoor advised that the plan was flexible, but the State wanted to know that we were engaged in urban redevelopment.

Mr. Tuss explained that the TIF and NCA were important pieces that would give flexibility to issue bonds to pay for the Whitewater Park and River District. He then went over the proposed next steps and timeline.

*Discussion on Moratorium for the Issuance and Processing of Permits for Dispensaries,
Cultivators or Processors of Adult Use Cannabis*

Law Director Denlinger passed out a summary and timeline to City Council and went over it. She explained that she was proposing to extend the moratorium to allow time for the State to issue its regulations and guidance, and for Staff to review those.

Mr. Tilton asked if staff had received any inquiries. Director Gaines stated that staff had fielded multiple inquiries. Mr. Dobson asked if the moratorium could be rescinded if the State issued its regulations. Law Director Denlinger stated yes.

Discussion on Alex-Bell / I75 Underpass

City Manager Holloway introduced the last Work Session topic and brought Council up to date on the project. She explained that at Council's request the design of this project, specifically paint colors, was back for discussion.

Mr. Tilton stated that he thought the color palette should be that of the West Carrollton City School District, adding that it would contribute to community pride and would not cost more.

Ms. Tomlin advised that she reached out to School Board Member Nate Mundy to discuss this matter but did not receive feedback. She went on to say that the approved design would contribute to the City's branding and River District.

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 23,

2024

Mr. Boyle asked about installing blue lights. Mr. Gaines stated that this was looked at but found to be cost prohibitive. Mr. Boyle stated that he would like to see the plans for the lights.

Council's direction was to proceed as designed.

EXECUTIVE SESSION

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

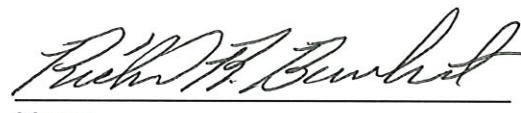
Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(1): To consider the appointment or employment of a public employee or official, and Ohio Revised Code 121.22 (G)(2): To consider the sale of property that is unneeded, to return for adjournment.

ADJOURNMENT

With no further business, Mayor Barnhart moved, seconded by Mrs. Tomlin to adjourn the City Council Meeting of July 23, 2024. A vote was taken: Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 8:25 p.m.


Clerk of Council


Mayor