

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held August 13, 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 Jill Tomlin, Amanda Zennie, Angie Fryman, Keith Tilton, Mike Boyle, and Rick Dobson. City Staff - City Manager Amber Holloway, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, 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 special meeting minutes of July 22, 2024. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

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

PUBLIC HEARINGS

Ordinance 3775 – An Ordinance Vacating Central Lane Between Stadium Avenue And Cedar Street, A Public Street Comprising 1.141 Acres.

Mayor Barnhart moved, seconded by Mrs. Fryman to make an amendment to Ordinance 3775. Ms. Denlinger explained the amendment to Ordinance 3775 would add (4) to Section I. This amendment would add language about the trees being maintained and any tree that needs replaced due to decay or disease shall be replaced within six weeks of removal. The only exception would be as permitted in Section I (3). A vote was taken regarding the amendment to the Ordinance: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Mr. Gaines presented Ordinance 3775. He stated the West Carrollton City Schools submitted a petition requesting the vacation of Central Lane comprising of 1.141 acres. Mr. Gaines explained the vacation procedures per Ohio Revised Code Chapter 723. First, the petition must be reviewed by the utilities. Our Planning Commission reviewed the application and unanimously recommended approval. Typically, a notice of the petition request is required to be published in the newspaper for six consecutive weeks, along with a notice being sent to all adjacent property owners. However, this step wasn't necessary in this case because there is only one property owner abutting the street who filed written consent. Finally, the consideration of the petition is on the agenda for a Public Hearing, to lead to a final decision. Mr. Gaines provided Council a map view of the area to be vacated. A copy of this map can be obtained by contacting the Planning & Community Development Department.

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Mayor Barnhart asked Council if there were any questions for Mr. Gaines. There were none.

Mayor Barnhart opened the Public Hearing to the public. He asked for anyone wishing to speak in favor of Ordinance 3775 to come to the podium and state their name and address for the Clerk of Council. There were no comments. Then he asked anyone wishing to speak against Ordinance 3775 to come to the podium and state their name and address for the Clerk of Council. There were no comments. Mayor Barnhart closed the Public Hearing on Ordinance 3775. He stated Ordinance 3775 was presented as a first reading, and it will be on the next agenda.

Ordinance 3776 - An Ordinance Vacating A Portion Of East Main Street East Of Cedar Street, A Public Street Comprising 0.266 Acres.

Mr. Gaines presented Ordinance 3776. He stated this is another petition submitted by West Carrollton City Schools, which requires the same vacation procedures per Ohio Revised Code Chapter 723. Mr. Gaines provided Council a map view of the area to be vacated. A copy of this map can be obtained by contacting the Planning & Community Development Department.

Mayor Barnhart asked Council if there were any questions. There were none.

Mayor Barnhart opened the Public Hearing to the public. He asked for anyone wishing to speak in favor of Ordinance 3776 to come to the podium and state their name and address for the Clerk of Council. There were no comments. Then he asked anyone wishing to speak against Ordinance 3776 to come to the podium and state their name and address for the Clerk of Council. There were no comments. Mayor Barnhart closed the Public Hearing on Ordinance 3776. He stated Ordinance 3776 was presented as a first reading, and it will be on the next agenda.

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3777 – An Ordinance Extending The Moratorium On The Issuance And Processing Of Permits For Dispensaries, Cultivators Or Processors Of Adult Use Cannabis Within The City Of West Carrollton, Ohio.

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Ms. Denlinger presented Ordinance 3777. She explained we currently have a moratorium on adult use cannabis businesses within the City of West Carrollton. The purpose of the moratorium was to allow City Staff time to review the rules that are forthcoming from the Division of Cannabis and State Legislature. Ms. Denlinger further explained the state has awarded some dual-use certificates, meaning the businesses that had a license for medical use can now sell for adult use as well. However, the rules are still being worked out for the adult use only businesses. She stated she is aware of three bills in the house and one in the senate, and if any of those are enacted those would impact the rules provided by the Division of Cannabis. At this time, City Staff is unable to make any recommendations to Council since the rules have not been established. Ordinance 3777 would extend the moratorium until June 30, 2025; however, it could be repealed if rules are established before that time frame.

Mayor Barnhart asked Council if there were any questions. There were none. Mayor Barnhart stated this is the first reading of Ordinance 3777. It will be on the next agenda.

REPORTS BY OFFICERS

City Manager Holloway announced that Service Director Norton held the bid opening for the City's Annual resurfacing project on July 16, 2024. We received three bids for the work, ranging in cost from \$645,172.63 to \$669,132.53. We awarded the bid to Barrett Paving in the amount of \$648,587.21 as the lowest and best bid. The work is scheduled to be done between October 15, 2024 and November 15, 2024. A map of the streets and alleys that are being resurfaced can be found on the City's website by visiting the Service Department page. City Manager Holloway also reported the Dog Park is open in Hintermeister Park. It features a small and large dog area. Please make sure dogs are vaccinated when bringing them to the park. Finally, Ms. Holloway reported that construction is underway on Phase 1 of the River District Improvements. The work is taking place at the intersection of East Dixie Drive and Manchester Road. Manchester Road traffic has officially been rerouted onto a temporary roadway through the former Roberd's site that connects to East Dixie Drive at a signalized intersection. This temporary intersection will remain open for the duration of construction. Lane closures on East Dixie Drive will occur throughout the construction period. Our Phase 1 infrastructure improvements include improvements to the intersection of East Dixie Drive and Manchester Road, including implementing a right turn lane onto Manchester Road. A temporary traffic signal has been installed at East Dixie Drive and Manchester Road and will remain in effect until a new mast arm and signal pole are installed during Phase 2 of the River District Improvements. Widening of Manchester Road will include a concrete curb, gutter, and sidewalk. A water main and sanitary sewer extension will provide service to the proposed development and a new storm sewer system will convey storm water runoff into a regional detention basin. These River District Improvements for Phase 1 are scheduled to be completed by the end of September. Ms. Holloway encouraged drivers to use caution and thanked residents and visitors for their patience.

Communications Manager Concepcion provided updates on the following events:

- The Great Pain Escape – Will be held on **Wednesday, August 21, 2024**, from 6:00 p.m. to 8:00 p.m. at the Civic Center for adults over 18.

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- The final in the Summer Concert Series will be held on **Thursday, August 29, 2024**, from 7:00 p.m. to 9:00 p.m. featuring the Stranger 80's Band. The food trucks will open at 6:30 p.m.
- Family Adventure Movie Night will be held on **Friday, August 30, 2024**, from 8:30 p.m. until 11:30 p.m. at Wilson Park next to the tennis courts. This is a free event, including free popcorn.
- The Doggie Dive will be held on **Monday, September 2, 2024**, from 5:00 p.m. until 7:00 p.m. at Wilson Park Pool. This is the final event at the pool as it closes for the season. The City Offices will be closed on Monday, September 2, 2024, in observance of Labor Day.
- On **Saturday, September 14, 2024**, the grand opening of the Disc Golf Course will be held at Wilson Park from 12:00 p.m. until 4:00 p.m. There will be food trucks and professional disc golf instructors there to demonstrate how to improve your game.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mrs. Tomlin commented on the success of the grand opening of the Dog Park. She also thanked Pet Wants for being present at the opening. She wished the students, teachers, and leaders of the West Carrollton City Schools a successful and healthy school year. She cautioned drivers to be aware the kids.

Mrs. Zennie commented on the opening of the Dog Park. She also cautioned drivers and wished everyone a great school year.

Mrs. Fryman wished everyone a safe and happy school year. She commented on the new school buildings and how she is looking forward to seeing the layout. Mrs. Fryman also commented on the success of the summer event schedule. She thanked the community for their attendance and staff for their work.

Mr. Tilton cautioned drivers since school will be back in session. He also commented on the success of the Dog Park.

Mr. Boyle stated he is impressed with how maintained everything is looking with the streets and the parks. He wished all of the kids well in the new school year.

Mr. Dobson stated he attended a 100th Birthday Celebration, along with Mayor Barnhart and City Manager Holloway, for Kathleen Moore at Canterbury Court. The City of West Carrollton and Montgomery County issued her a Proclamation honoring her life.

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Mayor Barnhart stated the two weeks since the last Council Meeting were extremely busy. First, the City welcomed the Church of the Lost and Found with a Ribbon Cutting Ceremony. He believes they will be an asset to the community. The City also hosted Rockin' the River with Greggie and the Jets, which is an Elton John Tribute. He stated he attended the 100th Birthday Celebration for Kathleen Moore at Canterbury Court. The City had the Ribbon Cutting at the Dog Park, which is right next to the Butterfly Garden in Hintermeister Park. Mayor Barnhart mentioned the final First Thursday of the Season was well attended. He thanked all of the vendors for their participation. He also mentioned that he attended the Opening Day at the West Carrollton Schools with City Manager Holloway. He reminded citizens to watch for kids getting on and off the busses, and drivers to watch their speed in the school zones. Finally, Mayor Barnhart mentioned the construction in the River District area and asked for everyone's patience. This is a necessary part of the development in the River District.

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

Mayor Barnhart moved, seconded by Mrs. Zennie 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 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: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Jill Tomlin, Amanda Zennie, Angie Fryman, Keith Tilton, Mike Boyle, and Rick Dobson. City Staff - City Manager Amber Holloway, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, and Communications Manager Yvonne Concepcion.

Comprehensive Plan Amendment – Western Lakes Master Plan – Greg Gaines

Director Gaines introduced the Western Lakes Master Plan. He explained that Council's feedback informed a few changes made by staff and the consultant to make the plan more practical. He mentioned that Council, along with the Planning Commission, had the opportunity to walk the site, adding that there was great potential for this area. He then invited consultant Jeff Raser to present the plan.

Mr. Jeff Raser and Ms. Kathleen Norris presented the Western Lakes Master Plan to City Council.

Mr. Boyle asked what could fit on these sites. Ms. Norris stated that they looked at quality over quantity and suggested not over-densifying. City Manager Holloway said that this would ultimately require a specific site planning process down the road.

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City Manager Holloway stated that the plan provided a strong roadmap for the future. She noted that this area does not have city-owned utilities, which would need to be planned around. She stated this would appear as an Ordinance in its first reading at the next meeting.

City-Initiated Text Amendment – City Center District – Greg Gaines

Director Gaines introduced the City Center text amendment and walked the City Council through the proposed changes. He explained that this would be on City Council's August 27th agenda as an Ordinance in its first reading.

Former Mayor Sanner Naming Discussion – Council

The City Council discussed opportunities to name something in honor of former Mayor Jeffrey Sanner. After examining numerous options, the council considered naming something within the River District after him when the development was further along.

EXECUTIVE SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Jill Tomlin, Amanda Zennie, Angie Fryman, Keith Tilton, Mike Boyle, and Rick Dobson. 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 pursuant to 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 August 13, 2024. A vote was taken: Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 8:50 p.m.


Clerk of Council


Mayor