

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held November 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 Amanda Zennie, Angie Fryman, Keith Tilton, Mike Boyle, Rick Dobson, and Jill Tomlin. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Fire Chief Chris Barnett, Finance Director Julie Duffy, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

AMENDMENT TO THE AGENDA

Mayor Barnhart moved, seconded by Mrs. Fryman to amend the order of the agenda by moving the Communications and Presentations before the Public Hearings. 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.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the special meeting minutes of October 16, 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.

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of October 22, 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.

COMMUNICATIONS AND PRESENTATIONS

Resolution 30-2024 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Michael L. Long.

Mayor Barnhart read the resolution in its entirety.

Mrs. Tomlin moved, seconded by Mr. Dobson to approve Resolution 30-2024. 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.

Chief Barnett highlighted Mr. Long's career with the City of West Carrollton. Mr. Long expressed gratitude for Council, his co-workers and the citizens of West Carrollton.

Mayor Barnhart and Councilmembers congratulated and thanked Mr. Long for his dedicated service to the city. They wished him well in retirement.

Mayor Barnhart presented Mr. Long with a signed copy of the resolution.

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PUBLIC HEARINGS

River District New Community Authority (NCA)

Ms. Holloway explained at the City Council Meeting held on October 8, 2024, Council approved Resolution 23-2024 accepting the petition for the River District New Community Authority. That resolution set a Public Hearing Date of November 12, 2024. The Public Hearing was advertised in the Miamisburg-West Carrollton News on October 24, 2024, October 31, 2024, and November 7, 2024. The complete NCA Petition was made available on the website homepage. She further explained this Public Hearing is one step in a multi-step process. If Council wishes to proceed with enacting the River District NCA a resolution will be placed on the November 26, 2024, City Council Meeting Agenda. The resolution would serve as the final legislative step. The River District NCA would enact up to a 2% sales tax for gross receipts on goods, retail sales, and hotel services within the River District NCA boundaries. Taxes levied by the NCA will contribute to the advancement and maintenance of the city's River District and Planned Whitewater Park.

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

Mayor Barnhart opened the Public Hearing. He asked for anyone wishing to speak in favor of the River District New Community Authority (NCA) 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 the River District New Community Authority (NCA) 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 the River District New Community Authority (NCA).

COMMENTS BY THE AUDIENCE

Shelli Ward, from 5040 Dinsmore Road, addressed Council to express concerns over the paint colors chosen for the underpass project on Alex-Bell Road. She stated she felt the colors should be more in line with the West Carrollton School District colors.

Mayor Barnhart commented the School Board has been aware of the project since the beginning and is aware that the city plans to use the official city color scheme.

Ms. Ward asked how long the project has been going on.

Mr. Boyle answered at least since February of this year.

Mr. Tilton stated that he also was in favor of using the school's color scheme, but the majority of Council agreed on using the city's colors scheme.

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Mr. Boyle explained black is not a color that would be approved by ODOT for safety reasons. He also stated Council spoke with Mr. Mundy from the School Board multiple times about this same topic.

Ms. Holloway explained this project was designed over a year ago. It is a project that is being largely funded by Community Development Block Funds. She further explained the city has gone through a rebranding, to include a specific color scheme. Ms. Holloway explained some of the main goals of the project were to improve the safety and cleanup of the area. LED lighting will be installed along with new landscaping.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mayor Barnhart introduced Resolution 31-2024.

Resolution 31-2024 – A Resolution Authorizing The City Manager To Negotiate And To Enter Into A FY 2023 Community Project Funding Grant Agreement With The United States Department Of Housing And Urban Development For The Development And Low Dam Revitalization Project No. B-23-CP-OH-1211.

City Manager Holloway presented Resolution 31-2024. She explained this resolution authorizes the city manager to enter into a grant agreement with the United States Department of Housing and Urban Development (HUD) for the FY2023 project funding grant award of three-million dollars. The City of West Carrollton is required to enter into this agreement with HUD in order to receive funds and use them for the purposes of design, engineering, and indirect costs and construction for the planned Whitewater Park.

Mayor Barnhart asked Council if there were any questions or comments.

Mr. Tilton inquired if anything had to be abided by to be eligible for these grants. He asked if this opens up any housing issues.

Ms. Holloway answered this does not relate to housing. She explained this department administers the community project funding. She stated it's clear that the project funding would be related to the Whitewater Park.

Mr. Dobson clarified there are no commitments that have to be made to HUD for any future housing based on this loan.

Ms. Holloway answered it is her understanding that is not a part of this.

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Mrs. Zennie moved, seconded by Mrs. Fryman to approve Resolution 31-2024. 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.

Mayor Barnhart introduced Resolution 32-2024.

Resolution 32-2024 – A Resolution Adopting An Urban Redevelopment Plan.

City Manager Holloway presented Resolution 32-2024. She explained this resolution adopts the City's River District Master Plan as an Urban Redevelopment Plan. The River District Master Plan was adopted by Council on April 11, 2023 via Resolution 21-2023. Adopting the Urban Redevelopment Plan is a critical step in establishing the River District Tax Increment Financing in accordance with the Ohio Revised Code.

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 32-2024. 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.

Mayor Barnhart introduced Resolution 33-2024.

Resolution 33-2024 – A Resolution Authorizing The City Manager To Negotiate And To Enter Into A Contract With Anthem For The Provision Of Employee Health Care Beginning January 1, 2025.

City Manager Holloway presented Resolution 33-2024. She explained this resolution authorizes the city manager to negotiate and enter into a contract with Anthem for the provision of employee health care benefits for the calendar year 2025. Anthem's proposal represents a 9% premium increase over the current plan. It was the best overall proposal received. The City's Employee Health Insurance Committee reviewed the health insurance quote and supported the recommendation to continue our contract with Anthem.

Mayor Barnhart asked Council if there were any questions or comments.

Mr. Tilton stated he believes this is the third time insurance companies have changed since he has been on Council and asked how that impacted employees.

Ms. Holloway answered she is proposing to stay with Anthem between calendar year 2024 and 2025.

Mrs. Tomlin moved, seconded by Mrs. Zennie to approve Resolution 33-2024. 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.

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Mayor Barnhart introduced Resolution 34-2024.

Resolution 34-2024 – A Resolution Authorizing The City Manager To Negotiate And To Enter Into A Contract With Mutual Of Omaha For The Provision Of Employee Dental Insurance Beginning January 1, 2025.

City Manager Holloway presented Resolution 34-2024. She explained this resolution authorizes the city manager to negotiate and enter into a contract with Mutual of Omaha for the provision of employee dental insurance for the calendar year 2025. Mutual of Omaha's price quote represents a 6% increase over the current premium rate with no changes to the current plan design and benefits. It is the best overall proposal. The City's Employee Health Insurance Committee reviewed the insurance quote and did support the recommendation to switch to Mutual of Omaha from MetLife.

Mayor Barnhart asked Council if there were any questions or comments.

Mr. Boyle asked why we aren't with Anthem.

Ms. Holloway answered that she does not believe Anthem quoted on the dental insurance.

Mr. Tilton moved, seconded by Mr. Boyle to approve Resolution 34-2024. 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.

Ordinance 3784 – 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, 2025.

City Manager Holloway presented Ordinance 3784. She explained this ordinance authorizes appropriations for fiscal year 2025. The ordinance reflects the anticipated budgetary amounts needed to provide city services for the year. The proposed budget was presented to Council at the October 16, 2024, Budget Workshop, and the October 22, 2024, City Council Work Session.

Mayor Barnhart asked Council if there were any questions or comments. There were none. Mayor Barnhart stated Ordinance 3784 was presented as a first reading. It will appear on the next agenda.

REPORTS BY OFFICERS

City Manager Holloway thanked and commended Mr. Long for his service.

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UNSCHEDULED BUSINESS

Comments by the Audience

James Napper, of 43 Reddington Court, addressed Council to compliment the city on a job well done with the paving work on South Elm Street. He also expressed concerns over the road conditions of South Alex Road. He expressed concerns over the speed of projects.

Mayor Barnhart stated they are still waiting on current traffic counts for South Alex Road.

Comments by Council

Mrs. Zennie commented on the improvement in the roadway from the paving on South Elm Street. She stated South Alex Road does need some work. She congratulated Mr. Long on his retirement. Finally, she wished a belated Happy Veteran's Day.

Mrs. Fryman thanked the city employee Health Insurance Committee for staying assembled and helping keep costs down for the city and citizens. She also mentioned that the Alex-Bell railroad tracks are very rough.

Mr. Boyle commented that a traffic count was completed on South Alex Road, but it was done during the Covid-19 pandemic. He stated Council wanted to have the study done again to get more up to date counts since the roads are more travelled now. Mr. Boyle stated that he wanted to speak for himself regarding the recent election. He stated he draws a line with hate speech, including calling out certain religions, groups or individuals. He further stated the city does not condone hate speech. He also stated there have been comments made on certain platforms that have the city's name in it, but the comments aren't endorsed by the city. He stated if anyone would like to report comments directly to him he will take a look at them and get them into the right hands. Finally, Mr. Boyle thanked all of the veterans for their service.

Mr. Dobson commented about a program conducted by the second and third graders from Harold Schnell and Harry Russell Schools. Many of the children selected a hero that was a veteran and they invited them to come to an event held at the High School. All veterans were honored. He expressed his gratitude for veterans. Finally, he thanked everyone for voting.

Mrs. Tomlin congratulated and thanked Mr. Long. She wished him well in retirement. She also wanted to go on the record to say Council does support the West Carrollton Schools. She stated Council has always been very supportive of any levy the school has needed to pass.

Mayor Barnhart also thanked all veterans and their families. He apologized to the West Carrollton Police Department for missing Back the Blue on October 17th. Mayor Barnhart stated leaf pick up will be done through December 6. He asked residents to get them to the curb, but not in the streets as it is dangerous for motor vehicles, bicycles, and motorcycles.

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RECESS

Mayor Barnhart moved, seconded by Mr. Boyle 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. Fryman to recess to an Executive Session pursuant to Ohio Revised Code 121.22 (G)(1): To consider the compensation 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. 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, and Clerk of Council Tracy Moore.

Codified Ordinance Update for 2024

Clerk of Council Moore provided a brief overview of the codified ordinance process. She explained this is an annual update where legislation is provided to the codifier, American Legal Publishing, for their review and update so they can provide replacement pages to the West Carrollton Code of Ordinances. This update included ordinances through the first quarter of 2024, and State of Ohio legislative updates through February of 2024. An ordinance is required to give American Legal the final authorization to proceed with the codified update. When the replacement pages are provided, the update will also be completed on American Legal's website, which is linked to our website.

2025 Pay Ordinance

City Manager Holloway presented Council with the proposed 2025 Pay Ordinance. She explained that the Ordinance reflected a 5% cost of living adjustment and movement of each pay scale. She made note of several specific changes that were outside of 5% adjustment, including increasing the top range for the Parks and Recreation Director to be in line with other directors, adjusting wages for seasonal laborers to help with recruitment, an adjustment to create a scale, rather than a flat rate, for part-time police officers, and the reclassification of the part-time Vehicle Maintenance Officer to Special Services Officer with an adapted pay range.

River District TIF

City Manager Holloway introduced the River District TIF and reminded Council that this had been discussed as part of the plan of finance for the River District. She went on to say that the City was awaiting the return of parcels that were being held by the Land Bank. She advised that parcels had been reconveyed to the City and Staff was ready to proceed with establishing the

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TIF and intended to bring this to Council in the next meeting as an emergency, noting that emergency legislation was necessary to facilitate a land sale.

River District New Community Authority (NCA)

City Manager Holloway discussed the next and final legislative step to enacting the River District New Community Authority following the public hearing held during that evening's regular meeting. She went on to say that the Resolution for November 26th would set forth the names of 7 board members for the NCA. She talked about some possible recommendations for filling these seats, noting that they would need 3 citizen appointees, 1 local government representative, and 3 developer representatives. Council expressed that they would like a local business to be represented on the Board.

River District Update

City Manager Holloway briefly addressed the River District, specifically providing an update on the Spine Road. She indicated that the City had been in discussions with its development partner to potentially build the spine road, however was now considering bidding this project and managing it in-house.

Mr. Tilton inquired about a parcel of land within the River District and asked what the status of it was. Ms. Holloway said she would follow up.

Mr. Boyle said he was glad we could manage this project in-house and inquired about the reasons for that decision. City Manager Holloway explained that staff had the capacity to do this and that it could save the city money, specifically by eliminating construction management and overhead fees.

Kettering Municipal Jail Agreement

Law Director Denlinger presented the Kettering Municipal Jail Agreement. She explained that this agreement would run from January 1, 2025 through December 31, 2027, and provided fees for prisoners accepted under the agreement. She noted that Council would be asked to approve this in their next meeting.

Montgomery County Public Defender Agreement

Law Director Denlinger presented the Montgomery County Public Defender agreement, noting that this was a one-year agreement for the 2025 calendar year. She advised that Council would be asked to approve this agreement at its next meeting.

Council then held general discussion over the scheduling of discussions and presentations for the rest of the year.

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EXECUTIVE SESSION

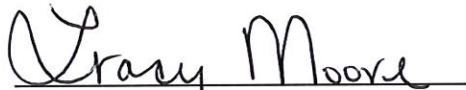
PRESENT: Mayor Rick Barnhart, Councilmembers Amanda Zennie, Angie Fryman, Keith Tilton, Mike Boyle, Rick Dobson, and Jill Tomlin. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger and Finance Director Duffy.

Council met in Executive session pursuant to Ohio Revised Code 121.22 (G)(1): To consider the compensation 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, Mr. Boyle moved, seconded by Mrs. Zennie to adjourn the City Council Meeting of November 12, 2024.

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


Clerk of Council


Mayor