

RECORD OF PROCEEDINGS  
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held December 10,

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 Rick Dobson, Jill Tomlin, Amanda Zennie, Angie Fryman, Keith Tilton, and Mike Boyle. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Service Director Rich Norton, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

**AMENDMENT TO THE AGENDA**

Mayor Barnhart moved, seconded by Mr. Boyle to amend the agenda to add an additional Executive Session pursuant to Ohio Revised Code 121.22 (G)(4): To review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

**MINUTES**

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of November 26, 2024. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-abstain, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

**PUBLIC HEARINGS**

None

**COMMUNICATIONS AND PRESENTATIONS**

None

**COMMENTS BY THE AUDIENCE**

James Napper, of 43 Reddington Court, addressed Council to wish everyone a Merry Christmas.

**UNFINISHED BUSINESS**

*Ordinance 3788 – An Ordinance To Approve Current Replacement Pages To The West Carrollton Codified Ordinances.*

Mayor Barnhart stated this ordinance was presented as a first reading at the last meeting. He asked Council if they had any questions or comments. There were none.

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Mr. Tilton moved, seconded by Mr. Boyle to approve Ordinance 3788. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

*Ordinance 3789 – An Ordinance Authorizing The City Manager To Enter Into A Purchase Agreement With Morse Road Development, LLC., An Ohio Limited Liability Company For The Sale Of 1000 E. Dixie Drive, West Carrollton, Ohio.*

Mayor Barnhart stated this ordinance was presented as a first reading at the last Council Meeting. He asked Council if they had any questions or comments. There were none.

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Ordinance 3789. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

**NEW BUSINESS**

Mayor Barnhart introduced Resolution 36-2024.

*Resolution 36-2024 - A Resolution Authorizing The City Manager To Negotiate And To Enter Into A Contract With Diversified Benefit Services, Inc. For The Provision Of Services Relating To The Administration Of Employee Health Reimbursement Arrangements (HRA) And Health Savings Accounts (HSA) Beginning January 1, 2025.*

City Manager Holloway presented Resolution 36-2024. She explained this resolution would authorize the city manager to enter into an agreement with Diversified Benefit Services to administer employee health reimbursement arrangements and health savings accounts beginning with the first payroll in 2025.

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

Mrs. Fryman moved, seconded by Mrs. Zennie to approve Resolution 36-2024. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 37-2024.

*Resolution 37-2024 – A Resolution Authorizing The City Manager To Enter Into An Agreement With MD Restaurant Group, LLC. Regarding The River District Phase IA Spine Road Construction.*

City Manager Holloway presented Resolution 37-2024. She explained this resolution would authorize the city manager to enter into an agreement with MD Restaurant Group, LLC regarding the construction of the River District Phase IA spine road. She further explained an expressed condition of MD Restaurant Group purchasing a portion of 1100 East Dixie Drive was the timely completion of the spine road. When the city entered into this purchase agreement it



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was believed that we would use a third party to construct Phase IA, and as such, MD pursued an agreement with the third party. However, the city has since evaluated several options to complete the spine road and has determined the best course of action is to manage this project in-house necessitating an agreement between the city and MD Restaurant Group, LLC. The city's obligation under this agreement is to adequately deliver access to the future Culver's site by June 1, 2025 to keep them on schedule for their planned opening.

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

Mrs. Zennie moved, seconded by Mr. Dobson to approve Resolution 37-2024. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

*Ordinance 3790 – An Ordinance Authorizing The City Manager To Enter Into An Amendment To The Purchase Agreement With MD Restaurant Group LLC., An Illinois Limited Liability Company For The Sale Of A Portion Of 1100 E. Dixie Drive, West Carrollton, Ohio, And Declaring An Emergency.*

City Manager Holloway presented Ordinance 3790. She explained this ordinance authorizes an amendment to the purchase agreement for MD Restaurant Group, LLC. She further explained the amendment is necessary due to the agreement as provided for in Resolution 37-2024. This amendment would modify the spine road completion date as set forth in section 8.02 of the original purchase agreement from May 12, 2025 to June 1, 2025. The \$150,000 in sales proceeds will be held in escrow until the city has provided adequate access to the Culver's site. Finally, she stated the real estate attorney prepared the amendment that was provided to Council this evening.

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3790. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

*Ordinance 3791 – 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 3781, And Repealing Any Ordinances In Conflict Herewith.*

City Manager Holloway presented Ordinance 3791. She explained this ordinance is the city's year end supplemental appropriation. She stated Finance Director Duffy provided a detailed explanation of this supplemental appropriation, which was provided in Council's packet. She further explained this is largely a cleanup, but does provide for additional appropriation for increased tax revenues as well as some refunds that were unanticipated for income tax. It also allows for some additional legal expenses incurred due to all of the work being done in the River District. This ordinance was presented as a first reading.

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Mayor Barnhart asked Council if there were any questions or comments. There were none. Mayor Barnhart stated Ordinance 3791 was presented as a first reading. It will be on the next agenda.

**REPORTS BY OFFICERS**

Communications Manager Concepcion gave updates on the following events:

- There will be a luminary walk at Wilson Park from 6 p.m. until 8 p.m. on Saturday, December 13, 2024. There will be smores and hot cocoa sponsored by the Lions Club. This event is wheelchair, stroller, and pet friendly; however, pets must be on leashes.
- There is a mailbox in the Civic Center Lobby for little ones to send letters to Santa. It will be in the lobby through Friday, December 13, 2024. Please include a self-addressed envelope so Santa can write back.
- A City Blood Drive will be held in the Community Room from 12 p.m. until 4 p.m. on Wednesday, December 18, 2024.
- Noon Year's Eve will be held in the Lobby of the Civic Center from 11 a.m. until 12:30 p.m. on Tuesday, December 31, 2024. Please sign up online as there are only 30 spaces available.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

None

**Comments by Council**

Mrs. Tomlin wished the residents and employees a Merry Christmas. She thanked the West Carrollton High School Choir and Orchestra for performing at the Holiday Festival. She also thanked the Parks & Recreation crew for their hard work on the event.

Mrs. Zennie wished everyone a Merry Christmas. She stated she hopes everyone enjoys the time with their family.

Mrs. Fryman wished everyone a Merry Christmas and Happy New Year. She also sent condolences to the family of Shirley Pressel, who was a life-long West Carrollton resident that recently passed away.

Mr. Boyle commented he hoped everyone had a Happy Thanksgiving. He also encouraged residents to help others by giving back. He stated a small donation could go a long way for a family in need.

Mayor Barnhart expressed gratitude for the Parks & Recreation crew who pulled off a great event with the Holiday Festival and Tree Lighting. He also thanked the West Carrollton High School Choir and Orchestra for their performance. Mayor Barnhart also sent condolences to the Pressel family. Finally, he wished all residents a Merry Christmas and Happy New Year.



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**RECESS**

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to recess to an Executive Session pursuant to the Ohio Revised Code 121.22 (G)(1): To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, and pursuant to the Ohio Revised Code 121.22 (G)(4): To review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment, to return to the regular meeting for adjournment. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

**WORK SESSION**

PRESENT: Mayor Rick Barnhart, Councilmembers Rick Dobson, Jill Tomlin, Angie Fryman, Keith Tilton, and Mike Boyle. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, and Service Director Rich Norton.

*Recycling Bid Discussion*

City Manager Holloway opened the discussion, explaining that the City had recently gone out to bid for recycling services and received two qualified bids. She added that the City was also currently evaluating the costs to bring this service in-house as well. She went on to say that the City had also launched a recycling survey at Council's request and anticipated having those responses in by the end of the year to bring this matter back to Council for discussion in January. She then invited Service Director Norton to share the bids.

Director Norton passed out a spreadsheet detailing the bids. He explained that the City requested bids to conduct recycling weekly, bi-weekly, and on one day per week. He noted that Rumpke submitted the lowest bid, which was somewhat less expensive if they went to a bi-weekly collection, adding that collection would still occur on the resident's regular trash day. He went on to say that he ran some rough calculations for what it would cost for the City to take this service in-house, and those were provided. City Manager Holloway stated that in this case, she and Director Norton were still reviewing those costs and that these numbers were a work in progress.

Mr. Boyle said he was a fan of bringing services in-house as a cost-saving measure.

Law Director Denlinger asked where the recycling would be dumped. Service Director Norton said it would be taken to the Rumpke facility. Chanda Rohrer from Rumpke explained to City Council where recycling is taken.

Mr. Boyle asked if these prices were locked in. Service Director Norton advised that these were the bid numbers locked in.

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Executive Session ended at 8:07 p.m. Mayor Barnhart moved, seconded by Mrs. Tomlin.

*Spine Road Discussion*

City Manager Holloway opened the discussion, explaining that the City was processing the record plan for 1100 E. Dixie Drive, which included Culver's lot and the Spine Road. She went on to say that at this time, there may be an opportunity to name the Spine Road, and she wanted to bring this to the Council's attention, given the previous discussion over the naming of the roadway.

Councilman Dobson felt the road should reflect the area's name, not necessarily named after a person. Mayor Barnhart asked if we had changed the names of roads before. Director Norton replied that we have several memorial roads/streets that are honorary and not the actual street names. Ms. Zennie expressed that she liked the idea of the honorary name.

Discussion ensued. Mayor Barnhart suggested that this be brought back for discussion on December 17<sup>th</sup>.

Council went into Executive Session at 7:29 p.m.

**EXECUTIVE SESSION**

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

Council met in Executive session pursuant to Ohio Revised Code 121.22 (G)(1): To consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, and pursuant to Ohio Revised Code 121.22 (G)(4): To review negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment, to return to the regular meeting for adjournment.

**ADJOURNMENT**

With no further business, Mayor Barnhart moved, seconded by Mrs. Tomlin, to adjourn the City Council Meeting of December 10, 2024. A vote was taken: Mr. Dobson-yes, Mrs. Tomlin-yes, Mrs. Zennie-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 8:07 p.m.

  
Clerk of Council

  
Mayor