

RECORD OF PROCEEDINGS  
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held January 28, \_\_\_\_\_ 2025

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, Angie Fryman, Keith Tilton, Jill Tomlin, Mike Boyle, and Amanda Zennie. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Finance Director Julie Duffy, Service Director Rich Norton, Fire Chief Chris Barnett, Police Chief Doug Woodard, and Clerk of Council Tracy Moore.

**MINUTES**

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

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of January 14, 2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-abstain, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mrs. Fryman moved, seconded by Mr. Boyle to approve the special meeting minutes of January 21, 2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

**PUBLIC HEARINGS**

None

**COMMUNICATIONS AND PRESENTATIONS**

None

**COMMENTS BY THE AUDIENCE**

Jeffrey Woods, from 5303 Manchester Road, addressed Council to extend appreciation for the development project going on in the River District. He also shared a concern regarding the lighting schedule at Manchester Road and Dixie Drive. Additionally, he inquired if it would be a possibility for the city to consider diversifying his neighborhood from septic systems to the city's sewer system. Finally, he inquired about additional roadwork in the area of the River District.

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**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Mayor Barnhart introduced Resolution 4-2025.

*Resolution 4-2025 - A Resolution Declaring The Necessity For An Additional Property Tax For The Purpose Of Providing Funds For Fire And Emergency Medical Services Operating Expenses For The City Of West Carrollton, Ohio, And Providing For The Submission Of Said Question For The Approval Of The Electors.*

City Manager Holloway presented Resolution 4-2025. She explained this resolution declares the necessity of the fire renewal levy and authorizes the submission of the ballot language to the Board of Elections. The current levy is set to expire at the end of 2025. Renewing this levy is critical to ensure continued support in funding fire department personnel, equipment, and maintenance. On January 21, 2025, Council approved Resolution 3-2025, which was the first part of the legislative process. Following their approval, the Montgomery County Auditor certified the dollar amount generated by a 3.9 mill renewal levy. At 100% collection, this renewal levy is expected to generate \$725,000 per year. Ms. Holloway stated this renewal levy will not increase property taxes. Resolution 4-2025 is the second piece of legislation to complete the process to place this issue on the May 6, 2025, ballot.

Mayor Barnhart and several Councilmembers asked for clarification regarding the title of Resolution 4-2025. Mayor Barnhart stated the title of the resolution reads "an additional property tax." Council wanted clarification that this is a renewal, not additional taxes. Mr. Dobson stated this language could be confusing to the voters. Mr. Boyle inquired if it would be possible to change the language. Mr. Tilton commented that voters should be clear.

City Manager Holloway, Assistant City Manager Wendt, Law Director Denlinger and Finance Director Duffy assured Council this is a renewal levy, meaning it will not result in additional taxes. Mrs. Duffy further explained the title of the resolution refers to it as "an additional property tax" because it is outside of the ten mills, which is the necessary legal language for the resolution. However, the proposed ballot language, which is what the voter will see, is on page two of the resolution. The proposed ballot language states it is a renewal of an existing levy.

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

Mayor Barnhart moved, seconded by Mr. Dobson to approve Resolution 4-2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

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Mayor Barnhart introduced Resolution 5-2025.

*Resolution 5-2025 - A Resolution Authorizing The City Manager To Enter Into A Contract With Rumpke Of Ohio Inc. For The Pickup And Disposal Of Commingled Recyclable Materials And To Expend A Sum In Excess Of \$75,000 Therefore.*

City Manager Holloway presented Resolution 5-2025. She explained a bid opening for commingled recyclable materials was held on December 4, 2024. Two qualified bids were received, including Rumpke Waste and Recycling and Waste Management. Rumpke was the lowest and best bid at \$1,314,576 for a weekly pickup. This resolution, if approved, would authorize the City Manager to enter into a five-year contract with Rumpke of Ohio. This would also maintain our current recycling operations.

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

Mr. Dobson stated he wanted to make sure that signing this agreement with Rumpke wouldn't release them from their responsibility with the diesel spill that they had in West Carrollton. Ms. Holloway answered no.

Mrs. Fryman moved, seconded by Mr. Tilton to approve Resolution 5-2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 6-2025.

*Resolution 6-2025 – A Resolution Authorizing The City Manager To Advertise For Bids For The Purchase Of City Vehicles/Equipment And To Expend A Sum In Excess Of \$75,000 Therefore.*

City Manager Holloway presented Resolution 6-2025. She explained this resolution would authorize the City Manager to advertise for bids and purchase vehicles and equipment that were included in the 2025 budget. These vehicles and equipment include:

- Fire Department Medic (\$366,000)
- Police Department Cruisers (2) (\$160,000)
- Service Department Dump Truck (\$224,744)

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

Mr. Boyle asked if this was to replace one of the cruisers that was involved in an accident. Chief Woodard answered no. Ms. Holloway further explained staff is currently determining what to do as far as the replacement of that vehicle.

Mrs. Tomlin moved, seconded by Mrs. Zennie to approve Resolution 6-2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

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Mayor Barnhart introduced Resolution 7-2025.

*Resolution 7-2025 – A Resolution Authorizing The City Manager To Advertise For Bids For The Purchase Of Road Salt And To Expend A Sum In Excess Of \$75,000 Therefore.*

City Manager Holloway presented Resolution 7-2025. She explained this resolution would authorize the City Manager to advertise for bids and spend over \$75,000 on road salt for de-icing and snow removal. The 2025 Budget includes \$80,000 for this purchase.

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

Mrs. Fryman asked about the current cost of road salt. Mr. Norton answered it is approximately \$63 per ton. In past years, it was over \$100 per ton.

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Resolution 7-2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 8-2025.

*Resolution 8-2025 – A Resolution Authorizing The City Manager To Advertise For Bids For The Purchase Of Chemicals And To Expend A Sum In Excess Of \$75,000 Therefore.*

City Manager Holloway presented Resolution 8-2025. She explained this resolution would authorize the City Manager to advertise for bids and spend over \$75,000 on the purchase of chemicals that are necessary for the operation of the Water Treatment Plant and Wastewater Treatment Plant.

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

Mrs. Zennie moved, seconded by Mr. Tilton to approve Resolution 8-2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 9-2025.

*Resolution 9-2025 – A Resolution Authorizing The City Manager To Advertise For Bids For The Construction Of The 2025 Street Resurfacing And Repair Program And To Expend A Sum In Excess Of \$75,000 Therefore.*

City Manager Holloway presented Resolution 9-2025. She explained this resolution would authorize the City Manager to advertise for bids and spend over \$75,000 for the 2025 Street Resurfacing and Repair Program. The street improvement fund has \$644,133 budgeted for 2025 to resurface our city streets. In total, \$676,000 was budgeted from this line item to also cover

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patching and crack sealing. The list of streets to be resurfaced is typically developed in the first quarter of the year once the snow and ice melts and the city can reassess the condition of the roadways.

Mayor Barnhart asked Council if there were any questions or comments. There were none. Mayor Barnhart moved, seconded by Mr. Boyle to approve Resolution 9-2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

*Resolution 10-2025 – A Resolution Authorizing The City Manager To Advertise For Bids For The Construction Of The 2025 Curb, Gutter, And Sidewalk Repair Program And To Expend A Sum In Excess Of \$75,000 Therefore.*

Mayor Barnhart moved, seconded by Mr. Tilton to table Resolution 10-2025 and add it as a Work Session Topic. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

*Appointment of Trustees to the West Carrollton Community Improvement Corporation (WCCIC).*

Mayor Barnhart explained Assistant City Manager Wendt provided a memo requesting the following individuals be appointed:

- Mike Boyle, Councilmember of the City of West Carrollton
- Frank Dunkin, Owner of Ginko Systems (current WCCIC Trustee)
- Tom Johnson, Owner of Johnson Manufacturing Systems (current WCCIC Trustee)
- Jocelin Dean, West Carrollton Resident and Associate Talent Manager at the Dayton Development Coalition
- Lori Denlinger, Law Director of the City of West Carrollton
- Julie Duffy, Finance Director of the City of West Carrollton
- Tracy Moore, Clerk of Council of the City of West Carrollton
- Dan Wendt, Assistant City Manager of the City of West Carrollton.

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

Mr. Dobson stated he wanted to have it on record that he is not opposed to any of these individuals being appointed to the WCCIC. However, he wanted to share his concern about a 1978 Code of Regulations that in his opinion doesn't protect the city or money the city invests. He stated he hoped updating the Code of Regulations is one of the first items on the agenda. He wants to assure the money that is being invested is used appropriately.

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Mrs. Zennie moved, seconded by Mrs. Tomlin to appoint Mike Boyle, Frank Dunkin, Tom Johnson, Jocelin Dean, Lori Denlinger, Julie Duffy, Tracy Moore, and Dan Wendt to the West Carrollton Community Improvement Corporation. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-abstain, Mrs. Zennie-yes, and Mayor Barnhart-yes.

**REPORTS BY OFFICERS**

City Manager Holloway mentioned a Volunteer Reception was held on Tuesday, January 14, 2025. She shared her appreciation for all of our Board and Commission members. She also thanked city staff for organizing the event.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

None

**Comments by Council**

Mr. Dobson stated multiple Councilmembers were emailed a concern from Pastor VanAusdoll from the Church of the Lost and Found. He stated Pastor VanAusdoll would like to have a daycare facility at the church to help him raise additional funds to keep the church operational. Mr. Dobson stated the church has been denied this use because of the R2C Zoning Code. Mr. Dobson requested the city take a look at this further. He stated there is a great need for affordable daycare, and believes it could add value for residents. Mr. Dobson also expressed concern over zoning changes that impact different properties or business owners. He doesn't feel that notification via the newspaper is enough. He would like Council to reconsider how the city handles zoning changes. Mr. Dobson stated he believes the state law requires a written notice when there are ten properties or less. He wants to ensure the city is following the appropriate protocols, and doing the right thing by the property owner and/or business owner. Mr. Dobson stated he does not understand why the R2C is the only R zoning code that excludes daycare facilities. The process can take a long time for a change to be considered and made, but in the meantime the property owner could lose their business. Mr. Dobson was also concerned that it took almost 4 weeks for the city to let Mr. VanAusdoll know that the R2C does not allow daycare facilities. He stated it only took him 7 minutes to find this information. He asked the city/and or Council to reconsider this issue. Mr. Dobson also expressed concern about his comments being taken out of context. He stated if someone has a question or an issue over a comment made by him that he would prefer they clarify it directly with him. He prides himself on his communication with individuals and builds a trust and relationship. He does not want to be misunderstood or misrepresented.

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Mrs. Fryman stated she also realizes there is a need for daycare, especially daycare that is approved through the Medicaid program. She stated the majority of these daycares are located in home. Mrs. Fryman stated she is bothered that any residential zoning would exclude daycare facilities. She stated a church on Alex-Bell Road just started a daycare. She stated there are not enough of these facilities for low-income families.

Mr. Tilton agreed with Mr. Dobson and stated he is concerned on how the city handles zoning changes. He agreed that the city needs to reevaluate the situation and push it forward. Mr. Tilton also spoke about Neighborhood Bridges. It is a nationwide organization that allows families to post a need and then be connected with persons who can fulfill that need. He encouraged participation in this program.

Mrs. Tomlin thanked Mr. Woods for attending the meeting and sharing concerns on behalf of his neighborhood.

Mr. Boyle agreed with the church aspect and stated daycare facilities are important. He stated that the zoning could have been from years ago. Mr. Boyle wanted to be clear that the city has zero control over some of the checkpoints required for change. Things could be state or federally regulated. Mr. Boyle stated property owners can do anything they want within the zoning and code that allows it. He does believe proper notification should be made to property owners when the zoning code is going to be changed. Finally, Mr. Boyle stated his goal for the WCCIC is to get things updated.

Mrs. Zennie commented on Mr. Woods request for his neighborhood to be included in the city's sewer system. She thanked him for attending the Council Meeting and bringing it to their attention. Mrs. Zennie also stated she enjoyed the Volunteer Reception and appreciated the volunteers who dedicate their time to the city.

Mayor Barnhart stated he visited the Statehouse on Wednesday, January 22, along with Deputy Mayor Fryman, Councilmember Boyle, City Manager Hollway and Assistant City Manager Wendt. He stated they met with Ohio's House of Representatives and Senate for an Advocacy Day. He stated they presented information on the Whitewater Project and River District. Mayor Barnhart stated they plan to do this several times a year and want to keep West Carrollton in the forefront.

**RECESS**

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

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**WORK SESSION**

PRESENT: Mayor Rick Barnhart, Councilmembers Rick Dobson, Angie Fryman, Keith Tilton, Jill Tomlin, Mike Boyle, and Amanda Zennie. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Finance Director Julie Duffy, Service Director Rich Norton, Fire Chief Chris Barnett, and Police Chief Doug Woodard.

*CenterPoint Energy Update*

Mr. Walt Hibner thanked Council for their time, and explained that CenterPoint Energy had a gas transmission project that they would be starting in the spring that would impact many residents. He introduced Tom Jones who then addressed Council.

Mr. Jones advised that CenterPoint Energy would replace 3 miles of 20" gas pipe installed in the 1950s this year. He noted that they are currently working with property owners on encroachments. He further described the project and handed out a map of the impacted area.

Councilman Tilton asked what would happen to sheds and other structures within the gas easement and if their relocation would have to be permitted. Mr. Jones explained that sheds would be moved to an allowed location when possible. City Manager Holloway stated that relocation of structures would, at a minimum, require a zoning permit.

Councilman Boyle inquired as to what would happen if a person could not afford to move their shed. Mr. Jones advised that if CenterPoint moves the shed, they do so at the owner's risk and that he has not charged anyone to move a shed.

There was additional discussion amongst Council about utility easements and the work in question, including construction timing.

*First Suburbs Bylaw Discussion*

City Manager Holloway explained that the First Suburbs Consortium had updated its by-laws back in October, and before they could go into effect, each member community had been asked to review and provide a Resolution accepting the changes. She addressed the changes to the by-laws and asked Council if they would like to have a Resolution on their next regular meeting agenda. Council agreed.

Deputy Mayor Fryman inquired as to the expenses of the First Suburbs organization. Mayor Barnhart spoke to this and added that we could likely get a report from Mr. Jack Jensen. Mr. Tilton stated that our dues were around \$300 annually.



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*2025 Events Discussion*

City Manager Holloway went over the proposed events schedule with City Council and asked for any feedback. Council discussed the event options presented and agreed that they would like to proceed with a drone show in 2025, the Hot Air Balloon Glow, and asked that it be scheduled on a weekend night if possible and agreed on band options for other events. Further, Council discussed and agreed that all events should be held downtown at 1 S. Elm Street.

Councilman Tilton asked about the possibility of a Farmer's Market. City Manager Holloway explained some of the challenges with Farmer's Markets, noting that a market like that would likely be managed outside of the large Summer events.

*Resolution 10-2025*

City Manager Holloway explained the 2025 Curb and Sidewalk Program was announced in early 2024 to include a portion of S. Alex Road. She advised that if Council were to proceed with the 2025 Program as announced, it would effectively eliminate one of the three options presented in the S. Alex Road Traffic Study, and asked for Council's feedback.

Discussion ensued. Council agreed that work on the curbs and sidewalks on S. Alex Road should be postponed until a decision is made on how to proceed with the roadway.

Councilman Tilton requested that staff work on a plan to resurface S. Alex Road as it, and present it to Council. Council also requested a report on the meetings with businesses in the S. Alex Road corridor. Council requested S. Alex Road be revisited in a Work Session in February or March.

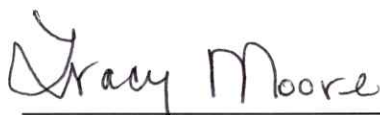
**EXECUTIVE SESSION**

None

**ADJOURNMENT**

With no further business, Mayor Barnhart moved, seconded by Mr. Boyle, to adjourn the City Council Meeting of January 28, 2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 8:31 p.m.

  
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Clerk of Council

  
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Mayor