

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held February 11, _____ 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 Amanda Zennie, Rick Dobson, Angie Fryman, Keith Tilton, and Mike Boyle. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Fire Chief Chris Barnett, Civil Engineer John Vance, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

EXCUSED: Councilmember Jill Tomlin

MINUTES

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of January 28, 2025. A vote was taken: Mrs. Zennie-yes, Mr. Dobson-yes, 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, from 43 Reddington Court, addressed Council to advise the West Carrollton Lions Club will be having their corn beef and cabbage and chicken and noodles dinner from 4:00 p.m. until 7:00 p.m. on Saturday, March 15, 2025. The dinner will be held at the Memorial United Methodist Church. Mr. Napper stated he will follow up later on the cost of the dinner.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mayor Barnhart moved, seconded by Mrs. Fryman to take Resolution 10-2025 from the table. A vote was taken: Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

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Mayor Barnhart introduced Resolution 10-2025.

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.

City Manager Holloway presented Resolution 10-2025. She explained this resolution authorizes the city manager to advertise for bids and spend over \$75,000 for the 2025 Curb, Gutter and Sidewalk repair program. The city budgeted \$650,000 for this annual program. Ms. Holloway stated a map of the areas scheduled for repair was included in the council packet.

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

Mrs. Fryman moved, seconded by Mrs. Zennie to approve Resolution 10-2025. A vote was taken: Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 11-2025.

Resolution 11-2025 – A Resolution Approving Revisions To The Bylaws Of The First Suburbs Consortium Of Dayton Ohio Council Of Governments.

City Manager Holloway presented Resolution 11-2025. She explained the First Suburbs Consortium of Dayton Ohio Council of Governments governing board unanimously approved several changes to the Council of Governments bylaws on October 23, 2024. This is the first bylaws change since 2017. In accordance with the bylaws, each member community must also approve the new bylaws in order for them to become effective. Ms. Holloway stated a copy of these bylaw amendments were provided to Council for their review.

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

Mayor Barnhart moved, seconded by Mr. Tilton to approve Resolution 11-2025. A vote was taken: Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 12-2025.

Resolution 12-2025 – A Resolution Amending Resolution 4-2025 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 12-2025. She explained this resolution amends Resolution 4-2025 which declared the necessity of the fire renewal levy and authorizes the

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submission of ballot language to the Board of Elections to correct a clerical error that was made in the ballot language. She stated this resolution reflects City Council's intent to place this 3.9 mil renewal levy that will generate \$725,000 per year on the May 2025 ballot.

Mayor Barnhart asked Council if there were any questions or comments. Mrs. Fryman stated she wanted to reiterate to voters that this will not add additional taxes, but is a renewal of an existing levy at the same rate.

Mrs. Fryman moved, seconded by Mr. Boyle to approve Resolution 12-2025. A vote was taken: Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway advised residents the Civic Center will be closed on Monday, February 17, 2025 in observance of Presidents' Day.

Communications Manager Yvonne Concepcion gave an update on the following events:

- **Great Paint Escape** – This event will be held at the Civic Center from 6:00 p.m. until 8:00 p.m. on Wednesday, February 12, 2025.
- **Community Blood Drive** – This event will be held at the Civic Center in the Community Room from 12:00 p.m. until 4:00 p.m. on Tuesday, February 25, 2025. A long sleeve t-shirt will be provided to persons who register, as supplies last.
- **For The Birds** – It will be held from 10:00 a.m. until 12:00 p.m. on March 8, 2025 at the Civic Center.
- **Tax Season** – There is an online portal where residents can file their taxes on the city's website. The tax department is also available to assist Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m.

UNSCHEDULED BUSINESS

Comments by the Audience

Melea Butcher, from 13 Reddington Court, addressed Council to express her continued concerns regarding how residents and business owners are treated by the City of West Carrollton. She also expressed concerns regarding employees within City Administration and the Zoning Department. Additionally, Mrs. Butcher shared concerns regarding the delays and issues that the Church of the Lost and Found faced because of the city. She reported the Church of the Lost and Found was forced to close their doors, which means they will no longer be able to assist West Carrollton citizens in need. She thanked Mr. Dobson for speaking up and going to bat for the church and citizens. Mrs. Butcher encouraged citizens to become active in the community. Additionally, she thanked Miami Valley Communications Council for always being present to ensure the meetings are televised. This enables citizens who aren't able to attend in person to watch the meetings from home.

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Comments by Council

Mrs. Zennie wished Mr. Napper a Happy 90th Birthday. She also stated she is always willing to listen to comments from Mrs. Butcher, or any citizen. Finally, Mrs. Zennie addressed Mrs. Butcher's other comments.

Mr. Dobson and Mrs. Fryman wished Mr. Napper a Happy Birthday.

Mr. Tilton wished Mr. Napper a Happy Birthday. Mr. Tilton asked Mrs. Butcher for clarification on which business she referenced in her comments. Mr. Tilton thanked Mrs. Butcher for coming to Council and speaking. He also advised the contact information for any City Councilmember can be found on the city's website. He encouraged citizens to reach out with questions or concerns.

Mr. Boyle wished Mr. Napper a Happy Birthday. Mr. Boyle addressed Mrs. Butcher's concerns regarding the Church of the Lost and Found. He stated he reached out to Pastor VanAusdoll on January 29, 2025, and expressed concerns on the timelines that were brought to his attention. He also explained two weeks does not allow enough turnaround for Council to intervene on zoning issues. He stated the zoning was put into place in either 1972 or 1973. Mr. Boyle also asked Mrs. Butcher for clarification if the Harvest Food Pantry was closing or the Church of the Lost and Found. Finally, Mr. Boyle encouraged citizens to reach out to Council with any concerns they may have. He reiterated their contact information is on the website. Mr. Boyle stated he would touch base with Mrs. Butcher at a later time regarding her concerns.

Mayor Barnhart wished Mr. Napper a Happy 90th Birthday. He thanked him for coming to Council throughout the years. Mayor Barnhart also advised residents that the city is hosting the Greater Dayton Mayors and Managers Meeting at El Meson on Wednesday, February 19, 2025. He stated there will be Mayors and Managers present from all over the Dayton metroplex area. He stated this is a good opportunity to share what is going on in West Carrollton.

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: Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-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)(3): Conferences with an attorney for the public body concerning disputes involving the public body that are subject of pending or imminent court action; 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. A vote was taken: Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

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WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Amanda Zennie, Rick Dobson, Angie Fryman, Keith Tilton, and Mike Boyle. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Finance Director Julie Duffy, Fire Chief Chris Barnett, Parks and Recreation Director Christian Mattingly, and Communications Manager Yvonne Concepcion.

EXCUSED: Councilmember Jill Tomlin

2025 Pool Season Discussion

Director Mattingly presented his memo regarding the 2025 Pool Season. He explained that the Recreation Board had recommended approval of a reduced rate for Miamisburg Resident pre-sale passes again this year. He also recommended closing the pool at 7 p.m. instead of 8 p.m. He noted that this would save wages and allow the City to rent the pool for private events, something they currently cannot do because of a lack of safety lighting.

Discussion ensued. Council believed it to be a good idea to reduce the pool hours to 7:00 p.m. given the limited attendance during the last hour of the day, and the ability to rent the pool out.

Mrs. Zennie said she had concerns with offering Miamisburg residents a different rate than other non-residents, especially non-residents who had been faithful pool members for years.

Discussion about this matter ensued. Council decided that the City should offer all non-residents the same pre-sale pass rate and match the discount offered to Miamisburg.

2024 River District Year In Review

City Manager Holloway introduced a presentation by Joe Tuss and Todd Duplain. She said that the City accomplished a lot in the River District in 2024, noting that Council faced many conversations and decisions about this project throughout the year. She stated that this presentation would serve as a precursor for a presentation on March 11th where Mr. Duplain and Mr. Tuss would present on what to expect with the River District in 2025.

Mr. Tuss and Mr. Duplain presented a PowerPoint on the 2024 Year in Review for the River District. They highlighted major accomplishments like the first land sale to Culver's, pending land sale to Sheetz, the establishment of the New Community Authority, and tax increment financing. They highlighted that with the sale of Sheetz, the City will have realized \$2.35 for every \$1.00 of investment, including the original land investment.

Councilman Boyle asked when Woodard would consider pursuing the townhomes, expressing excitement for that piece of the development. Mr. Duplain expressed his enthusiasm for the townhomes, noting that we needed to nail down a timeline for the Phase II infrastructure before

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they could commit to that. City Manager Holloway echoed that, explaining that they would dive into this further at the March 11th meeting.

Council thanked Mr. Tuss and Mr. Duplain for their presentation.

Supplemental Appropriation

City Manager Holloway presented to City Council a proposed Supplemental Appropriation, the first of 2025. She walked Council through Finance Director Duffy's memo, noting that she would ask Council to hold a first reading on this Ordinance at their February 25, 2025, meeting.

EXECUTIVE SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Amanda Zennie, Rick Dobson, Angie Fryman, Keith Tilton, and Mike Boyle. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, and Assistant City Manager Dan Wendt, and Fire Chief Chris Barnett.

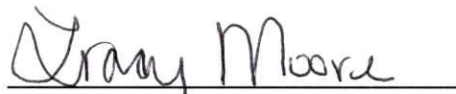
EXCUSED: Councilmember Jill Tomlin

Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(3): Conferences with an attorney for the public body concerning disputes involving the public body that are subject of pending or imminent court action; 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, Mr. Boyle moved, seconded by Mayor Barnhart, to adjourn the City Council Meeting of February 11, 2025. A vote was taken: Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 10:09 p.m.


Clerk of Council


Mayor