

RECORD OF PROCEEDINGS  
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held April 8, 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 Angie Fryman, Keith Tilton, Jill Tomlin, Mike Boyle, and Rick Dobson. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Finance Director Julie Duffy, Interim Chief David Wessling, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

EXCUSED: Councilmember Amanda Zennie

**MINUTES**

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of March 25, 2025. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

**PUBLIC HEARINGS**

None

**COMMUNICATIONS AND PRESENTATIONS**

*Proclamation for Arbor Day*

Mayor Barnhart read the proclamation in its entirety. He also advised the community that the city will hold and Arbor Day Planting at Wilson Park on Friday, April 25, 2025, at 5:30 p.m.

**COMMENTS BY THE AUDIENCE**

Mary McDonald, Montgomery County Commissioner, addressed Council to say hello. Commissioner McDonald provided a brief background on her political career. She shared that the opportunity to serve the community means a lot to her. She stated she is looking forward to building upon their relationships.

Council thanked Commissioner McDonald for taking time to attend the meeting.

**UNFINISHED BUSINESS**

None

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**NEW BUSINESS**

*Ordinance 3798 - An Ordinance Authorizing The Issuance Of Not To Exceed \$2,800,000 Of Various Purpose General Obligation Bond Anticipation Notes, By The City Of West Carrollton, Ohio, In Anticipation Of The Issuance Of Bonds And Declaring An Emergency.*

City Manager Holloway presented Ordinance 3798. She explained these bond anticipation notes are related to the infrastructure improvements with the City's River District. She explained the ordinance is listed as an emergency, which is necessary to allow the City to secure interest rates and complete the required closing documents before the renewal date.

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3798. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

*Ordinance 3799 - An Ordinance Providing For The Issuance Of Not To Exceed \$5,200,000 Of Various Purpose Real Estate Acquisition Bond Anticipation Notes, 2025 Renewal, By The City Of West Carrollton, Ohio, In Anticipation Of The Issuance Of Bonds, Providing For The Pledge Of Revenues For The Payment Of Such Notes, And Declaring An Emergency.*

City Manager Holloway presented Ordinance 3799. She explained these bond anticipation notes are related to the land acquisition in the city, including the City's River District. She stated the notes will be paid down as land sales occur. Ms. Holloway explained emergency legislation is necessary to allow the City to secure interest rates and complete the required closing documents before the renewal date.

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

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Ordinance 3799. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

*Ordinance 3800 – An Ordinance Approving The Solid Waste Management Plan Of The Montgomery County Solid Waste Management District And Declaring An Emergency.*

City Manager Holloway presented Ordinance 3800. She stated John Minear, from the Montgomery County Solid Waste District, presented the 2024 Solid Waste Management Plan Update during the Work Session held on March 25, 2025. She explained under the Ohio Revised Code, the legislative authority of each municipal corporation within the district's jurisdiction must approve or disapprove the plan. Ms. Holloway stated this is being presented as an emergency ordinance.

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

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Mrs. Fryman moved, seconded by Mr. Dobson to approve Ordinance 3800. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

**REPORTS BY OFFICERS**

City Manager Holloway thanked Commissioner McDonald for attending the meeting and for her leadership of the county. She also thanked the city staff, the Public Works, and Parks & Recreation Departments who contributed to the flood management over the last week. Additionally, she thanked the Miami Conservancy District for working around the clock to ensure the safety and well-being of all of the communities along the Great Miami River. Finally, she welcomed Angela Reed, who is the new Part-Time Events Coordinator in the Parks & Recreation department.

Communications Manager Concepcion gave updates on the following events:

- **Tax Day** – The Tax Department will be open from 7:30 a.m. until 6:00 p.m. on April 14<sup>th</sup> and April 15<sup>th</sup>. Taxes can also be paid and filed online on the city's website.
- **Easter Celebration & Egg Hunt** – The Lions Club will host this event at the West Carrollton Soccer Complex from 12:00 p.m. until 2:00 p.m. on Saturday, April 19<sup>th</sup>.
- **West Carrollton's Birthday** – April 29<sup>th</sup> is the official day West Carrollton was platted. Fun Facts about West Carrollton will be shared on social media, along with a photo contest.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

None

**Comments by Council**

Mr. Tilton thanked Commissioner McDonald for attending the meeting. He also thanked city staff for their work on the flood management. He asked for a follow up with Owl Creek once the water recedes to make sure debris doesn't collect.

Mrs. Tomlin thanked Commissioner McDonald for attending the meeting. She also thanked the Tax Department for their work during this busy time.

Mr. Boyle thanked Commissioner McDonald for attending the meeting. He also thanked city staff for their work on the flood management. He expressed gratitude for each individual employee of the city and what they do to make sure things run smoothly within the city. He also thanked the tax department for their work.

Mr. Dobson thanked Commissioner McDonald for attending the meeting. He commended her for following through with her promise to the community.



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Mayor Barnhart thanked Commissioner McDonald for attending the meeting. He also thanked all of the employees for everything they do for the city.

**RECESS**

Mayor Barnhart moved, seconded by Mr. Tilton to recess to a Work Session to discuss the items on the agenda. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-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 employment of a public employee or official, to return to the regular meeting for adjournment. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

**WORK SESSION**

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

EXCUSED: Councilmember Amanda Zennie

*MOU with Miami Valley Communications Council Regarding Co-Responder*

Interim Chief Wessling presented a proposal to work with the Miami Valley Communications Council on a co-responder program. He explained that this program would provide 2 full-time licensed clinicians working with five police agencies, including West Carrollton, Centerville, Miamisburg, Oakwood, and Moraine, to assist with mental health and addiction-related calls for service. He explained the associated costs, noting that this 3-year agreement could be funded with our revenues from the Opioid Settlement.

City Manager Holloway emphasized that this program has been successful in other communities, and this three-year commitment would be a good way to try this out. She advised that after year 3, there would not be adequate funding from the Opioid Settlement to cover the costs of this program, and that they would need to re-evaluate the program after the initial term.

Councilman Boyle asked if the clinicians would be city employees and if we would have to outfit them with gear. Interim Chief Wessling stated that South Community would employ them and that they would not be outfitted with gear, noting the importance of their identification as mental health professionals, not police officers.

City Council expressed interest in participating in this program.

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*Discussion on Charter Review Commission*

City Manager Holloway passed out paper copies of the Charter, explaining that 2025 was a Charter Review year. She stated that City Council would need to soon appoint members to the Charter Review Commission so that they could start their work.

Law Director Denlinger emphasized the importance of having good people on the committee, as this work was somewhat tedious but very important.

City Council offered several names and requested that staff contact them. Ms. Holloway stated that, if possible, she would request these appointments at the next meeting.

*Phase II River District Funding Strategy:*

Assistant City Manager Wendt presented on the Phase II River District Funding Strategy, explaining it as a four-pronged approach to sustainably developing the district's infrastructure. He stated that Phase IA for the spine road was underway, and Phase II would include an extension and improvement of Manchester Road and Marina Drive and a new sanitary sewer lift station. He said that the first prong was the Resolution Council approved on March 25<sup>th</sup>, authorizing the City to work with the Transportation Improvement District, noting that the application had been submitted. He then addressed each of the remaining three prongs individually.

*i. OTSCIF Grant Agreement*

Mr. Wendt explained that the City had been awarded \$500,000 from the State of Ohio through the One-Time Strategic Community Investment Fund (OTSCIF) in 2024. He advised that staff needed authorization from City Council to enter into this grant agreement. He then walked Council through an option to use this funding toward moving the AES utility line, which was necessary to get the townhomes underway. He stated that moving the electric lines was a \$405,000 cost.

*ii. Ohio Public Works Commission (OPWC) Application*

Mr. Wendt then addressed the opportunity to apply for funding through the Ohio Public Works Commission (OPWC), noting that it was the only component of the funding plan for Phase II that included new debt, or debt that was not previously accounted for. He walked Council through the approach of requesting funding for the sanitary sewer lift station portion of the project as a 50% grant and 50% loan on a \$550,000 project. He explained that the annual debt service would be around \$13,000 for 20 years, which could be funded from the sanitary sewer fund. He addressed other pending items, including future Wastewater Treatment Plant upgrades needed to upgrade aging infrastructure to provide context that, in the future, we may need to look at sewer rates, regardless of this potential OPWC application.



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Mr. Boyle asked if the upgrades included the injection pumps throughout the City. Mr. Wendt stated that he did not believe so. Mr. Boyle asked if our plant could handle the flow due to this development. Mr. Wendt noted that the system was right-sized according to our engineers.

The location of the lift station was discussed. Mr. Wendt said it would be provided for the next meeting.

*iii. State Infrastructure Bank (SIB) Scope Modification*

Mr. Wendt then presented on the fourth prong, the SIB scope modification. He stated that this would not be new debt, reminding Council that the City had applied for and received a \$1.33mm loan through the State Infrastructure Bank. He stated that because the City took the Phase IA project in-house, more than \$500,000 in savings could be reallocated toward Phase II, noting that the SIB would work with us on adjusting the scope. He then walked Council through the annual debt service utilizing the full amount, the reduction in debt service if a portion of the money was turned back, the interest rate and other loan terms.

Mr. Boyle clarified whether the City had already budgeted for the full debt service. Ms. Holloway responded yes.

Mayor Barnhart stated that he felt that Council was comfortable with this approach.

Mr. Tilton asked if the AES work impacted Culver's and what the timeframe was for them to do the work. Mr. Wendt stated that this work was planned with Sheetz, Culver's, and the hotel in mind. He said it would take some time before the work was underway due to the need to get a grant agreement for the OTSCIF dollars and a supplemental appropriation to approve the expenditure.

Mr. Dobson asked how much new money would be in play under this approach. Mr. Wendt stated \$275,000 through an interest-free loan from the OPWC, if awarded.

Mr. Dobson expressed that he wished we were further with Phase IA before we discussed this, adding that he felt we were going out on a limb. Mr. Boyle stated that he felt more comfortable today than he has previously, adding that he has been speaking with our local representation and feels that they will try to help us with our project.

Ms. Tomlin asked if the land sale for the townhomes had been discussed. Ms. Holloway stated that it had not been discussed in much detail and explained factors that may influence the sales price. Additional discussion ensued about land sale and building quality.

Ms. Holloway discussed the risk involved in this, noting that Woodard has given every indication that they would proceed with design once we had our strategy in motion for Phase II. She added that staff had heard City Council's desire to see the townhomes developed, and this was one approach that could help facilitate that. She stated that she believed this to be a strong strategy that leveraged grant dollars and outside resources to help us achieve our goal.

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Mayor Barnhart stated that we needed to get moving. Deputy Mayor Fryman asked how much we paid for the lots the townhomes were planned for. Ms. Holloway stated staff would look into that.

Ms. Holloway stated that three pieces of legislation addressing these items would be on the agenda for the next meeting.

*Mark Langdon Professional Services Agreement*

Ms. Holloway stated that the professional services agreement with Mark Langdon to market many of the City's for-sale properties outside of the River District had expired, and that she was recommending a 1-year contract renewal, which would go month to month after the 1 year.

Mr. Boyle stated he would like to know his plan to sell more property before entering into this contract. Ms. Holloway responded that many factors went into selling this property, including our plans and vision, zoning, and the market. She stated that she felt Mr. Langdon was invested in our long-term success, not just selling property, while acknowledging that there was always room for improvement in how we market.

Mr. Tilton felt Mr. Langdon was not being proactive, suggesting that we divide up the property because this approach wasn't working. Mr. Wendt stated that switching agents would not necessarily yield results. Mrs. Fryman added that other agents also have drawbacks.

Council discussed the marketing approach and the vision for these properties. Mr. Boyle requested a report on the interest we have had in the property at the City Council Retreat. Council discussed the idea of a month-to-month contract, and Mr. Wendt advised that he would look into that.

**EXECUTIVE SESSION**

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

EXCUSED: Councilmember Amanda Zennie

Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(1): To consider the employment of a public employee or official, and then returned to the regular meeting at 8:32 p.m.

Mayor Barnhart asked if there were any other comments from City Council.

Mr. Dobson discussed an opportunity regarding a solar farm. Ms. Holloway asked that he connect her with the potential developer.

Ms. Fryman asked about Natural Gas Aggregation and the Alex-Bell underpass.

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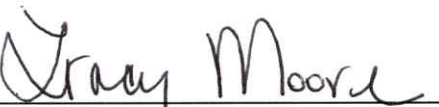
Ms. Tomlin wished everyone a blessed Easter.

Mr. Boyle asked about the Alex-Bell/ I-75 underpass. After a brief discussion, the Council asked the City Manager to have the dilapidated fencing on the jersey barrier removed.

**ADJOURNMENT**

With no further business, Mr. Boyle moved, seconded by Mrs. Fryman, to adjourn the City Council Meeting of April 8, 2025. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 9:04 p.m.

  
Clerk of Council

  
Mayor