

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held April 22, 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, Fire Chief Chris Barnett, Interim Police Chief David Wessling, Planning & Community Development Director Greg Gaines, Service Director Rich Norton, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

AMENDMENT TO AGENDA

Mayor Barnhart moved, seconded by Mrs. Fryman to amend the agenda by removing the Executive Session. 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.

MINUTES

Mrs. Tomlin moved, seconded by Mr. Boyle to approve the regular meeting minutes of April 8, 2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-abstain, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Proclamation for Public Service Recognition Week

Deputy Mayor Fryman read the proclamation.

Proclamation for National Police Week

Mayor Barnhart read the proclamation.

Proclamation for National EMS Week

Councilmember Tilton read the proclamation.

Council thanked all of the public servants for their dedication and hard work.

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VFW Presentation to Fire Department

Chief Barnett introduced Tim McIntyre, Lisa McIntyre, and Randy Allen, who are all members of the West Carrollton VFW Post 3438. He stated the VFW has donated over \$20,000 to the Fire Department and Police Department over the last seven to eight years. These donations supported the Drone Program, along with the purchase of equipment used for training. This donation will be utilized to purchase a Wood's Forcible Door Kit that will allow firefighters to train on how to open doors in emergency situations. Chief Barnett expressed gratitude towards all veterans and thanked the VFW for their continued support.

Tim McIntyre addressed Council and stated it is always a joy for them to support the community. He presented Chief Barnett with a check for \$4,300.

Council thanked the West Carrollton VFW Post 3438 for their continued support of the city.

Fire Levy Presentation

Chief Barnett provided an overview of factual information regarding the upcoming Fire/EMS Levy. The Fire Department's 2025 Personnel includes 1 Chief, 3 Full-Time Fire Captains, 9 Full-Time Firefighters, 17 Part-Time Firefighters, 1 Part-Time Fire Inspector, and 1 Part-Time Secretary. If this levy is passed, the funds will help retain 4 full-time staff members, and go towards maintaining the readiness of emergency vehicles, offer education assistance, and assist in purchasing equipment related to enhancing fire/EMS services. Chief Barnett stated this is not a new tax, but a renewal of a 5-year 3.9 mill property tax. It will generate \$725,000 per year, and cost an owner of a \$100,000 home \$6.84 per month. The Primary/Special Election Day is May 6th. Polls are open from 6:30 a.m. until 7:30 p.m.

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3801 – An Ordinance Authorizing The Filing Of A Petition And Authorizing The City Manager Or Her Designee To Complete All Necessary Documents To Secure An Amendment To The Project Scope Of A State Infrastructure Bank Loan That Was Secured By The City Of West Carrollton In An Amount Not To Exceed \$1,860,000 From The Ohio Department Of Transportation State Infrastructure Bank To Finance The West Carrollton River District Phase IA Infrastructure And Site Prep Construction Project And To Include In The Updated Scope, The River District Phase II Construction Project Within The City Of West Carrollton, Ohio, And Declaring An Emergency.

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City Manager Holloway presented Ordinance 3801. She explained in 2024 the City of West Carrollton was approved for a State Infrastructure Bank Loan of \$1,333,611 for the Phase IA Infrastructure in the River District. Cost savings within Phase IA will leave a surplus amount that could be reallocated towards Phase II Infrastructure. Ms. Holloway stated this ordinance authorizes staff to petition the State Infrastructure Bank to modify the scope of the loan to include the River District Phase II construction. The city has already accounted for the repayment of these funds, and the scope modification will not result in additional SIB loan debt service.

Mayor Barnhart asked Council if there were questions or comments.

Mr. Dobson stated he would like to comment on all of the legislation that would be voted on regarding Phase IA and Phase II Infrastructure. He stated he wished we could have gotten more development in Phase IA before the city extends another 1.5 million in Phase II. Mr. Dobson stated the city spent roughly \$3.5 million dollars for Phase IA, but there has only been one business to commit to development. He stated he is concerned for the city's overall budget. He explained he realizes the development is important, but he is concerned about all the money that will be used to test market four condos when the overall development cost of that area is unknown. Mr. Dobson stated as a taxpayer he is concerned and wants to be cautious about how Council and the city proceeds. He stated he hasn't seen enough development to warrant moving into the condo process. Mr. Dobson stated all of this money has to be paid back, but without guarantees on the project.

Mr. Tilton stated he realizes this project is a lot of money, but feels they are proceeding with caution. Mr. Tilton explained the largest expense at the Phase II site is the electric. He explained that portion of the project will have to be done no matter what is built on that site. Mr. Tilton stated he wants to make sure when the city receives proceeds from the sale of property that it is used to pay down the current debt.

Mr. Boyle stated he wanted to clarify the city is not doing a test market of the condos. He explained the property would be sold off to a developer, then it would go to planning and zoning, etc. He stated the city is not taking on the development of housing. Mr. Boyle stated he agreed with Mr. Dobson, and would have liked to have seen more development in Phase IA. Mr. Boyle stated in Phase IA little was done from what can be seen by the eye, but a lot of work was done in the background by the Law Director, City Manager, Assistant City Manager, Mr. Gaines and Mr. Norton. He stated they came together as a team and feels they are blowing it out of the water. Mr. Boyle agreed that the city has to be careful with the money, but there was a lot of back work that was done in Phase IA, and there will be a lot of ground work done in Phase II.

Mayor Barnhart stated Mr. Dobson is correct, Council does watch every dollar that is being spent. He explained this project has been in the mix for fifteen years when the city first started purchasing property. Mayor Barnhart stated the city has a team that is watching everything that is being done and putting together the best package we can get. He stated the city is moving forward as cautiously as possible. He stated the hope is to bring in another business later this year, and ideally additional businesses next year.

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Mr. Dobson commented the city does not know how much they will be able to sell the land for on the condo project. He stated Council is still unsure of what needs to be done for the infrastructure for that project. Mr. Dobson stated he feels like staff has done a good job figuring out how to get money, but he is still concerned about the obligation of paying back the money without having any additional businesses committed to development.

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Ordinance 3801. A vote was taken: Mr. Dobson-no, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 19-2025.

Resolution 19-2025 - A Resolution Authorizing The City Manager To Negotiate, To Enter Into, And To Execute A One Time Strategic Community Investments Grant Agreement Between The State Of Ohio Office Of Budget Management And The City Of West Carrollton For \$500,000 For The West Carrollton River District And Whitewater Park Project Pursuant To Section 200.20 Of Substitute House Bill 2 Of The 135th General Assembly Of The State Of Ohio And To Execute All Necessary Documents To Administer The Funding Program.

City Manager Holloway presented Resolution 19-2025. She explained in 2024 the City of West Carrollton worked with members of the Ohio Legislature, including Representative Tom Young, to advocate for and receive approval for \$500,000 in One-Time Strategic Community Investments funding. She stated this resolution authorizes the City Manager to negotiate and enter into a grant agreement between the State of Ohio Office of Budget Management and the City of West Carrollton for the West Carrollton River District and Whitewater Park.

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

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Resolution 19-2025. A vote was taken: Mr. Dobson-no, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 20-2025.

Resolution 20-2025 - A Resolution Authorizing The City Manager To Submit A Project Application And To Execute Contracts For Obtaining Funding In The Form Of A Grant And Interest Free Loan From Ohio Public Works Commission Funds Allocated To This Area Of The State For The River District Phase II Construction Project For The Current Funding Cycle And To Execute All Necessary Documents To Administer The Funding Program.

City Manager Holloway presented Resolution 20-2025. She explained this resolution authorizes the City Manager to submit a project application and to execute contracts to obtain funding not to exceed a \$275,000 grant and \$275,000 interest free loan from the Ohio Public Works Commission (OPWC). Ms. Holloway stated this funding would support infrastructure

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improvements relating to the sanitary sewer lift station within the scope of the River District Phase II.

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

Mrs. Fryman moved, seconded by Mrs. Zennie to approve Resolution 20-2025. A vote was taken: Mr. Dobson-no, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 21-2025.

Resolution 21-2025 – A Resolution Authorizing The City Manager To Enter Into The Miami Valley Communications Council -Tactical Crime Suppression Unit Memorandum Of Understanding For Mental Health And Drug Addiction Clinicians Shared Between The City Of West Carrollton, Other Local Municipalities And The Miami Valley Communications Council.

City Manager Holloway presented Resolution 21-2025. She explained the City of West Carrollton has been working with five Tactical Crime Suppression Unit (TCSU) member agencies and the Miami Valley Communications Council (MVCC) to determine a collaborative use for funding from the Opioid settlements. Ms. Holloway stated the five member agencies desire to use this funding to fund two full-time licensed clinicians to be shared with each agency. These clinicians will provide the follow-up ability on mental health and addiction related calls for service. Ms. Holloway further explained the clinicians will ride along with police officers and collaborate with medical institutions for follow-up care. She stated this resolution authorizes the City Manager to enter into a Memorandum of Understanding with MVCC, the City of Moraine, the City of Centerville, the City of Oakwood, and the City of Miamisburg for these shared services.

Mayor Barnhart asked Council if there were questions or comments.

Mrs. Zennie commented she's heard about this collaborative effort. She stated she feels this would be a benefit to the Police Department, especially if it helps de-escalate calls for service, and she is in full support.

Mayor Barnhart moved, seconded by Mr. Tilton to approve Resolution 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.

Appointment of Members to Charter Review Commission

Mayor Barnhart explained 2025 is a Charter review year for the City of West Carrollton. Council discussed potential citizens to serve on the Charter Review Commission in the Work Session held on April 8, 2025. Staff reached out to these individuals, and the following persons indicated a willingness to serve: Dan Bir, Jim Folker, Linda Lotspaih, Nate Mundy, Jim Napper, and Peg Rinaldi.

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Mrs. Fryman moved, seconded by Mrs. Tomlin to appoint Dan Bir, Jim Folker, Linda Lotspaih, Nate Mundy, Jim Napper and Peg Rinaldi to the Charter Review Commission. 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.

REPORTS BY OFFICERS

City Manager Holloway announced the City of West Carrollton awarded the 2025 Curb and Sidewalk Repair program bid to United Building Solutions LLC of Dayton. They were the lowest and best bidder at \$201,648.07. There were five total bids, and the lowest was 16% under the engineers estimate. The project is set to begin in June. Ms. Holloway also thanked the VFW for their donation to the Fire Department.

Communications Manager Concepcion gave updates on the following events:

- **Arbor Day** – The city will hold a tree planting at Wilson Park at 5:30 p.m. on Friday, April 25, 2025. All residents are encouraged to attend.
- **Dunkin' Grand Opening** – The ribbon cutting will be held at 10:00 a.m. on Friday, May 2, 2025. The High School Cheerleaders will be performing. Dunkin' will also be presenting a check as a donation to the Humane Society of Greater Dayton.
- **Citywide Garage Sale** - This event will be held on Saturday, May 3, 2025.
- **Bicycle Fun Day** – This event will be held on Saturday, May 3, 2025, at Miami & Erie Canal park from 11:00 a.m. until 1:00 p.m. This is a family friendly event. Helmets will be given away, and there is also a bicycle raffle.
- **Open House at Fire Station 56** – This event will be held on Sunday, May 4, 2025. It will be held at Station 56 from 12:00 p.m. until 3:00 p.m. Residents will have the opportunity to meet the firefighters and the chief. There will also be a firefighter obstacle course for the kids.
- **Blood Drive** – This event will be held on Wednesday, May 7, 2025, at the Civic Center from 12:00 p.m. until 4:00 p.m.
- **Community Pride Day** – This event will be held on Saturday, May 17, 2025. Volunteers should meet at the Civic Center at 9:00 a.m. Residents who are in need of assistance with yard work, or persons interested in volunteering can register on the city's website or call the Parks & Recreation Department.
- **Great Paint Escape** – This event will be held on Wednesday, May 21, 2025, at the West Carrollton Senior Center from 6:00 p.m. until 8:00 p.m. The local art teacher from the High School will be leading the event.

Ms. Concepcion also reminded Council that April 29th is the official day West Carrollton was platted. Fun Facts about West Carrollton are being shared on social media, along with a photo contest.

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UNSCHEDULED BUSINESS

Comments by the Audience

Melea Butcher, from 13 Reddington Court, addressed Council to thank them for supporting the Lions Club Easter Celebration. Mrs. Butcher also shared concerns regarding traffic violations that are occurring in the area of North Alex Road and Hydraulic Road. She stated the trucks that pass through that area travel at a high rate of speed, which makes it extremely dangerous. Finally, she thanked Mr. Dobson for sharing his concerns regarding the funding of the River District project. She shared her concerns regarding the city's debt.

Comments by Council

Mr. Dobson thanked the Lions Club for the Easter Celebration Event held at the Soccer Complex on Saturday, April 19, 2025.

Mrs. Fryman thanked the VFW for their attendance and donation to the Fire Department. She also thanked the citizens who agreed to be part of the Charter Review Commission.

Mr. Tilton thanked the Lions Club for the Easter Celebration Event. Mr. Tilton also spoke about Hope 4 West Carrollton. He stated all of the churches get together and work with this organization for community outreach. Mr. Tilton stated if there is a need for food, property maintenance, etc. this group is great to reach out to for assistance. Finally, Mr. Tilton encouraged residents to vote.

Mrs. Tomlin thanked the VFW for their current donation, and past donations. She stated she appreciates all they do for the community. Mrs. Tomlin stated she has witnessed the traffic issues in the area of North Alex Road and Hydraulic Road. She stated the trucks are traveling too fast, and agreed something should be done about it. Finally, she encouraged residents to vote.

Mr. Boyle stated he wanted to thank all employees within the police department, fire department, city services, and anyone who works within the City of West Carrollton or the cities in the surrounding communities. Mr. Boyle stated he has also noticed the traffic issues in the area of North Alex Road and Hydraulic Road. Finally, Mr. Boyle stated that he wanted to give his telephone number to residents in case they would like to reach out with concerns. The number is (937) 679-6763.

Mrs. Zennie thanked all of the public service workers. She also thanked the VFW for their donation to the Fire Department. Finally, Mrs. Zennie shared her letter of resignation from West Carrollton City Council. She will be relocating out of the city, so she will no longer be eligible to serve on Council. She thanked all of the Councilmembers and the citizens for their support throughout the years.

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Mayor Barnhart thanked the VFW for the support they show to the city. He also encouraged residents to vote. Mayor Barnhart thanked the Lions Club for the Easter Celebration. He also thanked Councilmember Zennie for her service to the city. Finally, Mayor Barnhart stated he completed the 2024 Annual Report for the City of West Carrollton.

Mr. Dobson also spoke about the Easter Event that took place at Canterbury Court. He stated Canterbury Court and the Church of the Lost and Found hosted an Easter Egg hunt for the ECC children. Mr. Dobson stated the police department was also in attendance, and he enjoyed watching their interaction with the children.

All of the Councilmembers and members of City Staff thanked Mrs. Zennie for her time, knowledge, and service with City Council over the last seven and a half years. They wished her well with her future endeavors. She will be greatly missed.

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.

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, Planning & Community Development Director Greg Gaines, Service Director Rich Norton, Interim Police Chief David Wessling, and Communications Manager Yvonne Concepcion.

CRA Housing Council

Assistant City Manager Wendt explained to City Council that there was a need to re-appoint and appoint members to the CRA Housing Council. He addressed the flow chart for the CRA Housing Council, noting that members had to be appointed in a certain manner to comply with the Ohio Revised Code. He added that the group typically meets once a year. Mayor Barnhart and Mr. Boyle both expressed interest in being appointed. Yvonne Concepcion also stated that she would be happy to serve. Ms. Holloway advised that they would bring this back to City Council at a future meeting.

Childcare Zoning Regulations

City Manager Holloway explained that it had been a request by City Council to review the zoning regulations for childcare. She added that the purpose of tonight's conversation was to inform.

Director Gaines walked through a PowerPoint presentation that outlined the current zoning regulations for childcare. He added that Staff would recommend that if City Council were considering amending the Code to allow childcare at all churches, that it be a Conditional Use.

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Ms. Fryman expressed that a church would have traffic and noise much like a daycare, adding that she was not sure making it a Conditional Use was necessary. City Manager Holloway explained Conditional Uses as a concept, and suggested that they should be considered as uses that are permitted so long as they meet certain conditions, rather than viewing it as a barrier. She added that this could give Planning Commission and City Council flexibility with these uses moving forward.

Mr. Boyle stated that he felt all churches should be permitted to have a daycare. Mr. Tilton added that children can now be excused from school for a period to attend church programs. Mayor Barnhart noted that daycares are state-regulated, so if they can meet the state's requirements, why not permit them?

Street Lighting Contract Renewal

City Manager Holloway explained that the City's current 10-year street lighting contract expires on December 31, 2025. She went on to say that the Miami Valley Communications Council (MVCC) has historically taken the lead on negotiating the street lighting contract for its member cities and affiliate members. She added that if the City wanted to be part of this group negotiation for another 10-year contract, the City's cost would be \$1,030, which would go toward the cost of attorney and engineering fees. She stated that in order to participate, the City would have to pass an Ordinance expressing its intent to jointly negotiate. She stated that it was her recommendation that the City continue with the joint negotiation.

Ms. Fryman stated that there was an issue with a street light in her neighborhood. City Manager Holloway stated that she would investigate. Mayor Barnhart stated that he felt we should go with it, and hope that we can get the best price.

MVCC and MVECA Merger

City Manager Holloway explained that MVCC and MVECA were considering a merger. She described the background, noting that these discussions had been going on for some time. She explained that MVECA could also provide services that may be beneficial to the City. She stated that the two organizations currently believed they could merge and continue to offer services at the current contribution rate. She advised that she would bring back legislation for Council to officially consider this merger.

There were no questions.

State Capital Budget / Whitewater Park Agreements

Mr. Wendt addressed Council, stating that the City had been very successful in the last two capital budget bill cycles. He went on to say that the City was awarded \$250,000 in the 134th General Assembly for the final design of the Whitewater Park, and \$1,000,000 in the 135th General Assembly was reappropriated in HB2 for the dam safeing project. He explained that the City needs to enter into a contract with ODNR to accept these grant funds before the end of June, adding that legislation would be forthcoming at a future meeting.

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South Alex Road Traffic Study

City Manager Holloway presented three potential dates for the S. Alex Road Traffic Study Open House that City Council requested during their retreat. Council decided on Monday, June 2nd. She then asked if there were any follow-up questions or items for discussion related to the S. Alex Road Traffic Study following the retreat. She

Additional discussion ensued. Mr. Tilton asked about trucks from UPS going north which would create more wear and tear. Mr. Boyle stated that we can't afford to widen the road, and Option B doesn't fix the issues. Mr. Dobson asked if the City chose Option A, could they put it back down the road. City Manager Holloway said they could be very complicated due to funding. Mr. Dobson clarified that he was referring to years from now, in case something changed. Ms. Holloway said it could be done if new information became available.

Further discussion ensued regarding the options, considerations, and approach for the open house. City Manager encouraged Council to consider what it is they hope to get out of the process. Law Director Denlinger stated that Council had the information to weigh the decision, which has been provided by professionals. She added that the impact extends beyond the people who live on S. Alex Road. She suggested that Council make a decision and then inform the public on the what and why.

A discussion ensued regarding the representation of project costs. Mr. Boyle stated that he wanted to see a spreadsheet that outlined costs to pave, design work, and the timeline.

Mayor Barnhart stated that, either way, the City is spending a significant amount of money; the question is how much we want to spend. He stated that he felt we had to apply for the grant for Option A and requested that it be included on the next agenda, adding that we should also advertise the open house as widely as possible. It was advised to hold the open house with Options A & B on the table to hear feedback from citizens.

ADJOURNMENT

With no further business, Mayor Barnhart moved, seconded by Ms. Tomlin, to adjourn the City Council Meeting of April 22, 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 9:51 p.m.


Clerk of Council


Mayor