

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 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, Lauren Williams, and Rick Dobson. 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, Finance Director Julie Duffy, Fire Chief Chris Barnett, Interim Police Chief David Wessling, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

EXCUSED: Councilmember Mike Boyle

AMMENDMENT TO THE AGENDA

Mayor Barnhart moved, seconded by Mrs. Fryman to amend the order of the agenda by moving the Communications and Presentations before the Public Hearings. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of June 24, 2025. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

COMMUNICATIONS AND PRESENTATIONS

Mayor Barnhart introduced Resolution 32-2025.

Resolution 32-2025 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Leadership and Services Rendered Unto Said City By Jeffery W. Sanner.

Mayor Barnhart read Resolution 32-2025.

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Resolution 32-2025. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 33-2025.

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Resolution 33-2025 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Amanda Zennie.

Mayor Barnhart read Resolution 33-2025.

Mr. Tilton moved, seconded by Mr. Dobson to approve Resolution 33-2025. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Mayor Barnhart presented a signed copy of Resolution 32-2025 to the family of former Mayor Sanner. He also presented a signed copy of Resolution 33-2025 to former Councilmember Amanda Zennie.

Mayor Barnhart, Councilmembers, and City Staff shared special memories about former Mayor Sanner. They also expressed gratitude for all that he did for the city and the community.

Mayor Barnhart, Councilmembers, and City Staff thanked former Councilmember Zennie for her dedication and service to the City.

Proclamation for the Cincinnati Young Marines

Mayor Barnhart invited Executive Officer Noland and his unit to the floor.

Mr. Noland shared the Cincinnati Young Marines is a youth program for children between the ages of 8 to 18 (or completion of high school). He stated they are a drug demand reduction program. They focus on spreading drug awareness to different communities, and helping children live a healthy and drug free lifestyle.

Mayor Barnhart asked if it was a voluntary program. Mr. Noland answered yes, and children are not required to have a military background.

Mayor Barnhart read the proclamation. He also presented the unit a signed copy.

Mr. Tilton asked how a unit could be formed in this area. Mr. Noland answered that could be accomplished by working with the Young Marines Headquarters.

PUBLIC HEARINGS

Ordinance 3808 - An Ordinance Vacating 0.841 Acres Of Unneeded Public Right-Of-Way Located Adjacent To 1000 E. Dixie Drive.

Mayor Barnhart turned the floor over to Planning and Community Development Director Gaines.

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Mr. Gaines explained the city and statutory requirements regarding street vacations. Mr. Gaines stated the Planning Commission and staff unanimously recommend approval of the street vacation petition.

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

Mayor Barnhart opened the Public Hearing on Ordinance 3808 to the public.

He asked for anyone wishing to speak in favor of Ordinance 3808 come to the podium and state their name and address for the Clerk of Council. No persons came forward.

He also asked for anyone wishing to speak against Ordinance 3808 come to the podium and state their name and address for the Clerk of Council. No persons came forward.

Mayor Barnhart closed the Public Hearing on Ordinance 3808. He stated this ordinance was presented as a first reading, and will be on the next agenda.

COMMENTS BY THE AUDIENCE

Kip Hoffman, of 1597 Longbow Lane, addressed Council regarding water bills and the minimum usage charge. He asked if Council would consider billing residents for actual usage versus minimum usage since they read the meters every three months.

James Napper, of 43 Reddington Court, addressed Council to share his concerns regarding Owl Creek and Holes Creek. He is concerned that the trees and brush will cause the area to flood after a heavy rain. He would also like to see more code enforcement on low hanging trees.

UNFINISHED BUSINESS

Ordinance 3806 – An Ordinance Determining To Proceed With The Lighting Of Streets, Lanes And Other Public Ways In The City Of West Carrollton, Ohio.

Mayor Barnhart stated this is the second reading of Ordinance 3806. He asked Council if there were further questions or comments. There were none.

Mr. Tilton moved, seconded by Mrs. Tomlin to approve Ordinance 3806. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Ordinance 3807 – An Ordinance Levying Special Assessments For The Lighting Of Streets, Lanes And Other Public Ways In The City Of West Carrollton, Ohio With Electric Lighting.

Mayor Barnhart stated this is the second reading of Ordinance 3807.

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Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3807. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

NEW BUSINESS

Ordinance 3809 - 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, 2025, Amending Ordinance 3805, Repealing Any Ordinances In Conflict Herewith, And Declaring An Emergency

City Manager Holloway presented Ordinance 3809. She stated Council received a memo from Finance Director Duffy regarding a supplemental appropriation. This supplemental appropriation for the 2025 budget will result in a net zero impact on the fund balance. She requested Council consider it as an emergency to facilitate timely expenditures and reimbursement of CDBG grant funds.

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

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Ordinance 3809. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway shared the city hosted the First Suburbs Association for a meeting on Wednesday, June 25, 2025. This was a great opportunity to show the newly remodeled West Carrollton Senior Center.

Communications Manager Concepcion gave updates about the following events:

- **Bulk Trash Pick Up** – This pick-up will occur on the normal trash day the week of July 7 to July 11.
- **Tai Chi in the Park** – This class takes place every Tuesday during the month of July from 9:00 a.m. until 10:30 a.m. at Wilson Park, and is in partnership with Valor Martial Arts. The cost is \$15 per class. Registration can be completed online, or drop-ins are welcome.
- **Foam Frenzy** – This event is being held in partnership with Family Church. It will be held on Friday, July 11, from 6:30 p.m. until 8:00 p.m. at Wilson Park. It is a free event.
- **Hot Air Balloon Glow** – This is a Summer Concert Series event, and will be held Saturday, July 12, from 5:30 p.m. until 10:30 p.m. at 1 South Elm Street. The bands, Spungewurthy and Arctic Clam, will begin to play at 6:30 p.m. and the balloons will start to glow at 8:00 p.m.
- **Splash of Creativity** – This event will be held on Tuesday, July 15 from 12:00 p.m. until 2:00 p.m. at Wilson Pool.

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- **Blood Drive** – The city-wide blood drive will be held on Wednesday, July 16 from 12:00 p.m. until 4:00 p.m. at the Civic Center.
- **Family Adventure Night** – This will be a movie night and is family friendly. It will be held in Wilson Park on Friday, July 25, from 8:00 p.m. until 11:00 p.m. and there is no cost to attend. The West Carrollton Nazarene Church is sponsoring the games and movie.

Nate Mundy, from the West Carrollton School Board, advised Council the new elementary school is going to open and he would be happy to give them a tour. He also stated school will start in August.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mrs. Fryman thanked Mr. Napper for attending the meetings and reminding them of things that need to be done within the community. She also congratulated Assistant City Manager Wendt on his appointment as president to OCMA, and Christian Mattingly for serving on the Natural Resources Assistance Council.

Mr. Tilton thanked Mr. Napper for dedicating his time to attend the meetings. He also thanked him for bringing up the problems with the creeks. He stated he would love to work towards getting everyone out of the flood plain. Mr. Tilton also stated he would like to see the city add an event for the Fourth of July next year. He would love for the city to capture the audience who goes to the levee for the fireworks.

Mrs. Tomlin welcomed Mr. Hoffman to West Carrollton. She also thanked Mr. Napper for bringing things to Council's attention. Finally, she stated she is looking forward to the Balloon Glow on July 12, and encouraged residents to attend.

Mr. Dobson stated he was shocked at how many people line up at the levee all the way around through the City Center District for the Fourth of July fireworks. He also stated he feels like West Carrollton should do something to celebrate this holiday since it is the birth of our country. He stated next year will be even more important because it is the 250th anniversary of our country. Mr. Dobson stated Moraine's fireworks were outstanding. Finally, Mr. Dobson stated the First Thursday event was great, and well attended.

Mayor Barnhart thanked Mr. Napper for letting Council know what is going on in the city. He advised the city would check with the conservancy district to see who can take care of the grass issue. Mayor Barnhart stated he understands the flood concern since he lives in the area. He also stated First Thursday was a well-attended event. Finally, he encouraged residents to attend the Balloon Glow.

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RECESS

Mayor Barnhart moved, seconded by Mrs. Tomlin 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, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Mayor Barnhart moved, seconded by Mr. Tilton 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, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

WORK SESSION

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

EXCUSED: Councilmember Mike Boyle

Whitewater Park Final Design & Plan of Finance

Ms. Holloway introduced the Whitewater Park Final Design and Plan of Finance. She stated that the purpose of tonight's discussion was to bring Council up to date on the Plan of Finance for the project. She noted that the City had been awarded \$3mm in federal grant funds, which it intended to use for the final design, adding that she anticipated bringing a Resolution before Council at the next meeting. She then turned the discussion over to Joe Tuss.

Mr. Tuss presented to City Council on the Plan of Finance. He noted our goal of bringing people into the City and setting ourselves apart to be a place that people want to live, work, and play. He discussed the funding model for the project and explained the interplay between land sales, TIF, NCA, and grant revenues as it pertained to the project. He described the River District TIF and explained that the finance plan was based on the development occurring along the river, adding that additional acreage within this area exists and could generate additional revenue down the road. He discussed the timing of the development and how the revenues generated from it impacted the project.

Mr. Tilton asked about townhomes and if they would generate revenue. Mr. Tuss explained that they would not generate TIF or NCA revenues, but would be a driver for premium food and beverage, and the future residents may also pay an earnings tax.

Mr. Tuss explained that the developed plan of finance was based on the anticipated level of density, with the anticipated types of users, adding that he believed the assumptions in the plan were pretty conservative. Mr. Tuss then proceeded to discuss the plan in more detail.

Mr. Tilton asked where the placeholder to operate the Whitewater Park came from. Mr. Tuss explained that it came from a study done by Pros Consulting, noting that it would be updated

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during the final design. He added that this figure could change, and that we will need to do a full operations model now that this is no longer just a concept.

Mr. Tuss went on to explain the Construction Manager at Risk (CMAR) process and its importance to the project. He noted that it was not without cost, but was necessary to ensure that what we design can be built. He then explained the project timeline, with design starting in 2025 and continuing into 2026, with Phase I construction pegged for late 2026 or early 2027.

He then continued with the financial plan in detail, including the temporary use of income tax dollars generated from the development, TIF, and NCA revenues. Mr. Wendt addressed the budget and explained that the funding gap was not insurmountable, noting that we are in a good position. Mr. Tuss stated that there were numerous ways to reduce the budget shortfall through creative solutions. He went on to say that he wanted to be clear that there is a gap, but it is manageable.

Mr. Wendt and Mr. Tuss discussed the features of the Whitewater Park as planned and how it could attract regional and national-level competitors, all of which would drive further private investment.

City Council expressed appreciation for the updated plan and authorized the City Manager to continue investigating creative financing options, including with the Port Authority.

Ms. Holloway asked if there was any concern with bringing the contract for final design to Council at the next meeting for a vote. Mayor Barnhart stated that there was no reason not to move forward with the final design.

Council Policy Goals

Ms. Holloway passed around draft policy goal ideas for the City Council, noting that they had been first discussed during the Council Retreat in April. She asked if Council wished to have further discussion on the goals.

Mr. Tilton expressed concern over the specificity of the goals and what determined success. Ms. Williams stated that she did not feel the list needed to be detailed. Ms. Holloway emphasized that these were Council's goals and could be written however they wished, adding that success may look like many different things.

Mayor Barnhart stated that the purpose was to give the City Manager an umbrella to work under, adding that he thought the list looked good. He asked Ms. Holloway to email the list and take comments ahead of the next meeting.

Charter Review Discussion

Ms. Holloway advised that if Council wished to move forward with placing the potential Charter amendments on the ballot in November, they would need to vote no later than the next regular meeting. She noted that if that felt too quick, they could delay until spring.

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Mr. Tilton questioned the need for the amendments. Ms. Williams stated that she appreciated the Charter Review Commission's approach in trying to correct things.

Mayor Barnhart suggested placing all of them on the ballot. Mrs. Fryman asked how important the proposed amendments were to Ms. Denlinger. Ms. Denlinger stated that it was not that important and could be worked around. She added that if Council were to go forward with one amendment, they may as well go forward with them all.

Mr. Dobson asked about the wording in Central Purchasing and why it was so limited. Ms. Holloway stated that it was simply to convey how we are doing things now. Mr. Wendt cited the City Code, adding that City Council has legislated specifics of how the City Manager can administer purchasing.

Ms. Holloway inquired about the physical posting of the agenda, which was a concern raised during the Charter Review Commission's presentation in June. There were no further comments. Ms. Holloway stated that she would prepare an Ordinance with all of the proposed amendments for the next Council meeting.

EXECUTIVE SESSION

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

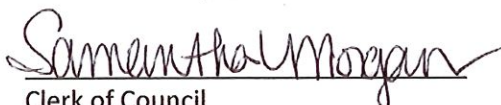
EXCUSED: Councilmember Mike Boyle

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 for adjournment.

ADJOURNMENT

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

The meeting was adjourned at 9:34 p.m.


Clerk of Council
Assistant


Mayor