

**RECORD OF PROCEEDINGS**  
**Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting**

Held July 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, and Mike Boyle. 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, and Interim Police Chief David Wessling.

EXCUSED: Councilmember Lauren Williams

**MINUTES**

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

**COMMUNICATIONS AND PRESENTATIONS**

*2024 Police Department Meritorious Service Award*

Interim Chief Wessling highlighted the accomplishments of Officer Hunter Bowling. Interim Chief Wessling pinned Officer Bowling and presented him with a plaque.

Mayor Barnhart, Councilmembers, and City Staff congratulated Officer Bowling.

**PUBLIC HEARINGS**

None.

**COMMENTS BY THE AUDIENCE**

Phil Reynolds, of 1805 Sheltering Tree, shared concerns about the 2.7 million dollars being spent on The Whitewater Park, and if any of that will be grant-funded. He also shared concerns about who plans to run The Whitewater Park. Mr. Reynolds expressed concerns about the city's decision to create the Whitewater Park instead of contracting it out to a private company. He also shared concerns on lodging and where people will stay when they come to enjoy The Whitewater Park. Mr. Reynolds expressed that this is a great project, but he is concerned with spending the 2.7 million on the Whitewater Park instead of paving Alex Road.

Dormetria Robinson Thompson, 610 E. Cottage, expressed excitement about The Whitewater Park, thinking it will be great for West Carrollton and bring in revenue for the city. She shared concerns about property values going up and some residents not being able to afford to stay in West Carrollton.

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Mr. Boyle shared that Karl Keith with the Auditor's office has a great program for senior residents to help out, and they should look into that option if needed.

**UNFINISHED BUSINESS**

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

Mayor Barnhart stated this is the second reading of Ordinance 3808. He asked Council if there were further questions or comments. There were none.

Mr. Tilton moved, seconded by Mr. Dobson, to approve Ordinance 3808. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-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.

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

**NEW BUSINESS**

*Ordinance 3810 - An Ordinance Providing For The Submission To The Electorate For Approval Of Amendments To The Charter Of The City Of West Carrollton, Ohio, And Declaring An Emergency.*

City Manager Holloway presented Ordinance 3810. She explained that this Ordinance reflects the full slate of recommendations from the Charter Review Commission. She requested that this ordinance be declared as an emergency to give enough time to file with the Board of Elections for the November ballot.

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

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Ordinance 3810. A vote was taken: Mr. Dobson-no, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

*Resolution 34-2025 - A Resolution Authorizing The City Manager To Negotiate, To Enter Into, And To Execute A Professional Services Agreement By And Between The Muller Engineering Company And The City Of West Carrollton In An Amount Not To Exceed \$2,799,000 For Value Engineering, Detailed Design, Permitting, Development Of Construction Documents, And Construction Support For The West Carrollton Whitewater Park Project.*



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City Manager Holloway presented Resolution 34-2025. She explained this Resolution allows her to enter into an agreement with Muller Engineering for value engineering, detailed design, permitting, development of construction documents, and construction support for The Whitewater Park Project. Mrs. Holloway reminded council that the City secured 3.25 million in grant funding to advance the Whitewater Park project.

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

Mrs. Tomlin moved, seconded by Mrs. Fryman to approve Resolution 34-2025. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

**REPORTS BY OFFICERS**

None.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

James Napper, of 43 Reddington Court, addressed Council to share his concerns regarding Owl Creek. He is concerned that the trees and brush will cause the area to flood after a heavy rain. He mentioned the trees in the creek are owned by the West Carrollton School District, but he hopes the city will get the creek cleared before the brush and trees cause flooding and damage.

Nate Mundy, of 1485 S. Alex Road, representing West Carrollton School Board, addressed Council to answer Mr. Napper's complaint. He told Mr. Napper and Council that he will bring the tree issue up to Jack Haag the school district's business manager. Mr. Mundy also invited Council and the public to the new Elementary School Ribbon Cutting on August 13 at 4:30 p.m.

Karen Findlay, West Carrollton Branch Manager, provided some updates regarding new branch hours starting August 4. On Monday the library will be open from 10:00 a.m. until 7:00 p.m., Tuesdays, Wednesdays, Fridays, and Saturdays, the library will be open from 9:00 a.m. until 6:00 p.m. and on Thursdays, the library will be open from 11:00 a.m. until 8:00 p.m. The homework help program starts back up on August 11. The library will have a Tiny Art Program and a Tiny Stacks Concert in August, along with other fun programs throughout August and September.

Mr. Dobson thanked the library for putting an American Flag up in their meeting room.

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**Comments by Council**

Mr. Tilton thanked Mr. Napper for letting Council know about the creek and the trees again. He let Mr. Napper know that Council was discussing it before the meeting, so it is something they are working on and his voice isn't being unheard. Mr. Tilton let Mr. Reynolds know that if he ever has any questions about the projects going on in the city, all of Council's phone numbers are posted on the website, and they would be happy to discuss it with him. He let Mr. Reynolds know that the grant money is specific to the project in question, which is why they are moving forward with it.

Mr. Boyle thanked the staff for a great job with the Balloon Glow. He explained that the Whitewater Park and the Whitewater District can be confusing in terms of funding and how things are laid out. Mr. Boyle explained that the first phase of the Whitewater Park will be happening since the City has received federal funding for the project. He reiterated Mr. Tilton's point about their phone numbers being on the website and expressed openness to discussing the project.

Mayor Barnhart expressed that the Balloon Glow was a great event, and if you didn't make it, you missed a great evening. He said the Balloon Company is pretty amazing to work with, and City Staff did an amazing job with the event and getting everything all set up despite the rain that came through.

**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: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, and Mayor Barnhart-yes.

Mayor Barnhart moved, seconded by Mrs. Tomlin, to recess to an Executive Session pursuant to Ohio Revised Code 121.22 (G)(2): To consider the sale of property that is unneeded, to return to the regular meeting for adjournment. A vote was taken: Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-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 Police Chief David Wessling, Director Norton, & Director Gaines.

EXCUSED: Councilmember Lauren Williams



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*Public Records Policy*

Law Director Denlinger discussed the City's Public Records Policy and explained that changes were necessary to align with the Ohio Revised Code and the Ohio Attorney General guidance. Additionally, she explained that the updated records policy would include the ability to charge a fee for bodycam footage, noting that the staff time involved in producing these videos is significant.

Mr. Boyle asked why we were proposing to change this policy. Law Director Denlinger explained that it was necessary to update the policy and have one for the entire City.

Mrs. Fryman asked if the Attorney General's guidance had fees for the records. Law Director Denlinger stated that she was not sure, but noted that it was legal to charge the fee.

*2026 Curb and Sidewalk Program*

City Manager Holloway opened the discussion on the 2026 Curb and Sidewalk Program, explaining that the program would target some of S. Alex Road. She explained that the area was selected because it is the curb and sidewalk along the worst portion of the roadway, which would need to be resurfaced first. She noted that starting here would allow Council additional time to decide on how to proceed with the resurfacing of S. Alex Road.

Mr. Norton explained the approach to the Curb and Sidewalk Program along S. Alex Road, noting that some of the properties were in the City of Miamisburg. He added that he was working with Miamisburg to ensure these properties could be assessed for the work.

Mr. Tilton inquired about the jurisdictional boundary. Mr. Norton stated that while the property was in Miamisburg, the road right-of-way was our responsibility. Mr. Tilton asked if underground utilities were on our radar with this project. Mr. Norton said no, not on this portion. Mr. Boyle stated that he would hate to resurface a road and have to tear it up because of poor planning. Mr. Norton agreed.

*Western Lakes Development Agreement*

Ms. Holloway passed out a draft copy of the Western Lakes Development Agreement and gave a brief overview.

Mr. Boyle asked about the liability involved with potentially owning some of this property. City Manager Holloway stated that it would be a risk, and we would need to be insured if the City ultimately pursued that path. Mr. Tilton noted that he thought it was a great opportunity for the City; however, it would require more maintenance.

City Manager Holloway explained that the agreement does not tie the City to acquiring any property. She added that she intended to bring a Resolution to Council at the next meeting.

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*City Council Policy Goals*

City Manager Holloway passed around the proposed Council Top List, which had been the topic of discussion at the April Retreat and other work sessions.

Council agreed that the list was good in its current form.

**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 Lauren Williams


Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(2): To consider the sale of property that is unneeded, to return for adjournment.

**ADJOURNMENT**

With no further business, Mrs. Tomlin moved, seconded by Mayor Barnhart, to adjourn the City Council Meeting of July 22, 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 8:46 p.m.

  
Clerk of Council  
Assistant

  
Mayor