

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held October 28, 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 Jill Tomlin, Lauren Williams, Mike Boyle, and Rick Dobson. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Planning & Community Development Director Greg Gaines, Finance Director Julie Duffy, Acting Chief Alex Flynn, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

EXCUSED: Councilmembers Angie Fryman and Keith Tilton

MINUTES

Mrs. Tomlin moved, seconded by Mr. Boyle to approve the regular meeting minutes of October 14, 2025. A vote was taken: Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

Ordinance 3815 – An Ordinance Adopting Amendments To Chapter 154 Of The Code Of Ordinances Of West Carrollton, The Zoning Code, To Update The City's Group Home Regulations.

Planning & Community Development Director Gaines presented Ordinance 3815. He explained this is an application by the City of West Carrollton to amend the group home regulations. He further explained that all amendments to the zoning code must first be reviewed by the City's Planning Commission, and then they make a recommendation to the City Council. Mr. Gaines stated this amendment was reviewed by the Planning Commission on September 18, 2025, and they unanimously recommended approval.

Mr. Gaines stated the review process started in 2023. The City engaged the law firm Coolidge Wall to update its group home regulations. The purpose was to be consistent with state and federal housing laws including, the federal Fair Housing Amendments Act, The Americans with Disabilities Act, the Rehabilitation Act, and others. Mr. Gaines further explained group homes occupied by unrelated individuals, especially those with disabilities, have special protections from exclusionary zoning and must be provided a "reasonable accommodation" to live within the community per the Fair Housing Amendments Act.

Mr. Gaines stated in 2006, the Ohio Attorney General determined that group home regulation is a matter of general law in Ohio. Municipalities are limited to this law and may not vary from it. Mr. Gaines stated the amendments would remove 13 existing definitions of group homes currently within the zoning code, add 7 definitions that are consistent with state and federal law, and then add those new definitions to the various zoning districts. Mr. Gaines concluded by stating both Planning Commission and Staff recommend approval of the amendments reflected in Ordinance 3815 and Exhibit A.

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

Mayor Barnhart opened the Public Hearing for public comment. He requested anyone wishing to speak in favor of Ordinance 3815 come to the podium and state their name and address for the record. No one came forward. Then, Mayor Barnhart requested anyone wishing to speak against Ordinance 3815 come to the podium and state their name and address for the record. No one came forward.

Mayor Barnhart closed the Public Hearing on Ordinance 3815. He stated the ordinance was presented as a first reading, and will be on the next City Council Agenda.

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

James Napper, resident of 43 Reddington Court, addressed Council to let them know that the Memorial United Methodist Church at 26 North Locust Street will be selling their soft caramels again this year. They can be purchased by calling (937) 859-4444 between the hours of 10:00 a.m. and 2:00 p.m.

Charles Rankey, resident of 1104 Sherwood Forest Drive, addressed Council regarding his concerns over the contractor and the 2025 Curb, Gutter, and Sidewalk Program. He thanked the Councilmembers who drove through the neighborhood to observe the issues with the work.

Melea Butcher, resident of 13 Reddington Court, addressed Council to let them know she is thankful the Police Department has been conducting extra patrols of the City. She also shared concerns over trees in Owl Creek, and the growing unhoused population in the city. Finally, she inquired about the candidates for City Council in the upcoming election.

UNFINISHED BUSINESS

None

NEW BUSINESS

Mayor Barnhart introduced Resolution 41-2025.

Resolution 41-2025 – A Resolution Requesting The Advance Payment Of Tax Revenues Collected By The County Auditor For The Account Of The City Of West Carrollton.

City Manager Holloway presented Resolution 41-2025. She explained this resolution authorizes the City to request an advance payment of property tax proceeds beginning in January of 2026.

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She further explained per Ohio Law the County Treasurer collects all real estate taxes and special assessments on behalf of public entities within the respective county. Ms. Holloway stated the Ohio Revised Code allows the City, as a local entity, to request an advance payment of these revenues. This allows the City to receive its money before the statutory deadline for these distributions and therefore earn a small amount of additional interest income.

Mrs. Tomlin moved, seconded by Mr. Dobson to approve Resolution 41-2025. A vote was taken: Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Ordinance 3816 – An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of West Carrollton, State of Ohio, During Fiscal Year Ending December 31, 2026.

City Manager Holloway presented Ordinance 3816. She explained this ordinance would authorize appropriations for FY2026. She further explained City Council reviewed the proposed budget during a Budget Work Session held on October 7, 2025, and a Council Work Session on October 14, 2025.

Mayor Barnhart asked Council if there were any questions or comments.

Mr. Boyle stated he appreciates the tight budget, but also expressed concerns over the need for future supplemental appropriations.

Mayor Barnhart stated Ordinance 3816 was presented as a first reading. It will be on the next agenda.

Ordinance 3817 – An Ordinance Providing For Personnel Classification And Rates Of Pay For Employees Of The City Of West Carrollton, Ohio, Repealing Ordinance 3785 And Any Ordinance In Conflict Herewith.

City Manager Holloway presented Ordinance 3817. She explained that this ordinance sets forth the personnel classification and rates of pay for employees for the 2026 payroll year. She further stated that it applies exclusively to positions that are outside of the collective bargaining agreements and individual employment contracts. Ms. Holloway stated the 2026 payroll year commences on Monday, December 15, 2025.

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

Mayor Barnhart stated Ordinance 3817 was presented for a first reading. It will be on the next agenda.

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REPORTS BY OFFICERS

City Manager Holloway reminded residents that the City of West Carrollton placed proposed amendments to the West Carrollton City Charter on the November 4, 2025, general election. A Charter Review Commission appointed by City Council reviewed the City Charter and recommended several updates. Ms. Holloway further stated City Council approved these recommendations to be presented to voters for consideration. Information regarding the proposed amendments can be found on the City's website at www.westcarrollton.org.

Ms. Holloway also advised that residents and small business owners should have received an opt-out letter from Constellation regarding the community electric aggregation program. The City's first electric aggregation program expires at the end of the year. Ms. Holloway stated the new program rate will go into effect with the December 2025 meter read for the January 2026 bill. The new twelve-month contract rate is 9.049 cents per kwh. Residents and small business owners who received this letter and wish to opt out during the initial opt out period should do so by November 11, 2025. Ms. Holloway stated there is information available about electric and gas aggregation on the City's website at www.westcarrollton.org/aggregation.

Ms. Holloway also reminded residents that leaf collection started and will run through December 5, 2025. She stated crews make continuous loops through the city each week, and asked residents not to mix in brush with the leaves.

Communications Manager Concepcion thanked all first responders for what they do, and then provided an update on the following events:

Moster Mash: This event will be held on Thursday, October 30, 2025, from 6:00 p.m. until 8:00 p.m. at Weidner Park, and will have many activities for kids.

Beggars' Night: Will be held on Friday, October 31, 2025, from 6:00 p.m. until 8:00 p.m., rain or shine.

Daylight Saving Time: Ends on Sunday, November 2, 2025. Set your clocks back an hour.

Election Day: Tuesday, November 4, 2025.

Personal Self Defense: This event will be held on Tuesday, November 5, 2025, at the West Carrollton Senior Center from 6:00 p.m. until 8:00 p.m. Registration can be completed on the City's website.

Father/Daughter Dance: This event will be held at Fire Station 56 on Friday, November 7, 2025, from 7:00 p.m. until 9:00p.m. The theme is denim and diamonds. Registration can be completed on the City's website. Tickets will also be sold at the door.

Rake Rally: This event will be held on Saturday, November 8, 2025, from 10:00 a.m. until 12:00 p.m. The City is still looking for volunteers for this event. Interested parties can sign up online or call the Parks & Recreation Department.

Veterans Day: Tuesday, November 11, 2025. City offices will be open.

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UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mrs. Tomlin, Mr. Boyle, Mr. Dobson, and Mayor Barnhart all expressed concerns over the lack of quality of work completed by the contractor hired for the 2025 Curb, Gutter, and Sidewalk program. They reassured residents that they are aware of the problems and have faith that the City Manager and City Staff will make sure all issues are resolved. They asked for patience from residents while the City works through the process.

Mr. Boyle and Mayor Barnhart congratulated Sergeant Flynn on his upcoming promotion to Deputy Chief of Police.

Mr. Dobson advised residents that the City will not send anyone door to door regarding the electric or gas aggregation programs. He asked residents to be cautious when dealing with third-party suppliers, which may involve door-to-door sales. Finally, Mr. Dobson encouraged residents to vote.

Mayor Barnhart reminded residents to replace the batteries in their smoke detectors when they set their clocks back.

RECESS

Mayor Barnhart moved, seconded by Mr. Boyle to recess to a Work Session to discuss the items on the agenda. A vote was taken: Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

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

WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Jill Tomlin, Lauren Williams, Mike Boyle, and Rick Dobson. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, and Planning & Community Development Director Greg Gaines.

EXCUSED: Councilmembers Angie Fryman and Keith Tilton

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Rezoning: 433 acres of land to PUD

Director Gaines gave an overview of the request to establish a Preliminary Planned Unit Development Plan for 433 acres of land in the Western Lakes area. He explained the immediate purpose of the rezoning was for mineral extraction on the Hewitt Farm, and noted that the plan also included an emphasis on implementing the Western Lakes Master Plan through preservation of natural resources and recreation opportunities.

Council inquired about the plan area's boundary, any aspects of the plan that may be detrimental to adjacent property owners, and the area's history.

Director Gaines advised that the Planning Commission was recommending approval of the Preliminary PUD Plan and that this would appear on Council's next agenda for a Public Hearing.

Health & Supplemental Insurance Discussion

Ms. Holloway presented on the status of receiving quotes for health and supplemental insurance for City employees. She discussed the quotes received to date, noting that the broker had asked each respondent to sharpen their pencils. She advised that, due to the timing of open enrollment, she would bring this back to Council as a Resolution at the next meeting.

Discussion ensued about the potential providers and their known networks. Ms. Holloway stated that the Health Care Advisory Committee would meet to review the quotes before this came back to Council.

EXECUTIVE SESSION

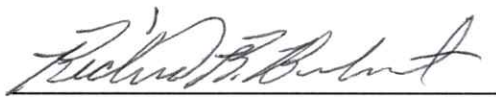
Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(1): To consider the employment of a public employee or official, and then returned to the regular meeting for adjournment.

ADJOURNMENT

With no further business, Mrs. Tomlin moved, seconded by Mrs. Williams, to adjourn the City Council Meeting of October 28, 2025. A vote was taken: Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 8:48 p.m.


Clerk of Council


Mayor