

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held November 11, 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, Jill Tomlin, Lauren Williams, Mike Boyle, Rick Dobson, and Keith Tilton. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Police Chief David Wessling, Planning & Community Development Director Greg Gaines, Fire Chief Chris Barnett, and Clerk of Council Tracy Moore.

AMENDMENT TO THE AGENDA

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

MINUTES

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of October 28, 2025. A vote was taken: Mrs. Fryman-abstain, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-abstain, and Mayor Barnhart-yes.

COMMUNICATIONS AND PRESENTATIONS

Oath of Office for West Carrollton Deputy Chief of Police Alexander Flynn

Chief Wessling gave a brief background regarding Deputy Chief Flynn's career with the West Carrollton Police Department.

Mayor Barnhart administered the Oath of Office. Deputy Chief Flynn's oldest son, Bennett, pinned his badge.

Deputy Chief Flynn thanked City Council and City Staff for the opportunity in this new position.

Mayor Barnhart, Councilmembers, and City Staff congratulated Deputy Chief Flynn on his promotion.

Combat Wounded & Gold Star Family Parking Sign Dedication

Mr. Tilton stated he wanted to take a moment to recognize all persons that have served our nation, both past and present, and to honor those who have sacrificed so much to protect the freedoms that we all enjoy. Mr. Tilton stated the City of West Carrollton is honored to dedicate a special parking space to honor purple heart veterans and gold star family members. It will be installed in the Civic Center Parking Lot in the area of the West Carrollton Library. Mr. Tilton

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thanked Jerry Ferrell, who dedicated this sign to the City. He also thanked all veterans for their service.

PUBLIC HEARINGS

Ordinance 3818 – An Ordinance Adopting A Preliminary Planned Unit Development (PUD) Plan For Eight Lots Comprising Approximately 433 Acres Immediately West Of The Great Miami River On Both Sides Of Farmersville-West Carrollton Road.

Planning & Community Development Director Gaines presented Ordinance 3818. He explained this is an application by Barrett Paving Materials. He stated their request is approval of a preliminary planned unit development (PUD) plan for eight lots comprising of approximately 433 acres immediately west of the Great Miami River on both sides of Farmersville-West Carrollton Road. Mr. Gaines explained the request meets the statutory authority. He also confirmed the Planning Commission held a public hearing and unanimously recommends approval by City Council.

Mr. Gaines stated an immediate purpose of this PUD would be for mineral extraction from the Hewitt and Haven farms for a 20-year duration. He also explained that an advantage of the planned unit development designation is the two-step process. The first step is establishing the PUD zoning and the preliminary plan. If the applicant desires to do anything with the property, then they must come back to the Planning Commission and submit a final detailed PUD plan. This means the applicant must have approval before any activity can occur on the property. Mr. Gaines stated another advantage is that we are able to pick which uses will be allowed versus being prohibited. He provided some proposed examples of allowed uses. Mr. Gaines also stated that a feasibility study determined that residential use would not work out in this area. Finally, Mr. Gaines stated that another advantage of the PUD is that design control can be implemented.

Mr. Gaines gave a PowerPoint Presentation that included maps and further details about the properties that are included. A copy of this presentation can be obtained by contacting the Planning & Community Development Department.

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

Mr. Tilton inquired if Barrett would have to come back for a second process if they wanted to extract.

Mr. Gaines answered yes. They would also be required to get a state permit.

Mr. Tilton asked if this would create an unnecessary step.

Mr. Gaines answered that he does not believe so because the details of each parcel still must be discussed.

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Mr. Tilton inquired what the next step would be for Barrett.

Mr. Gaines answered they would have to come back to the Planning Commission for a site plan approval, which would include the details on where they plan to extract.

Mr. Boyle stated he struggles with this idea because of the twenty-year plan of construction. He expressed concern regarding how this would impact the residents in the area. Finally, he expressed concern about the potential use examples that were provided when he was advised the land isn't feasible for housing developments based on utility issues.

Mr. Gaines explained in terms of the twenty-year horizon, that is the horizon for the two properties that will be mined. He explained there is immediate benefit to this proposal based on the other properties.

Mr. Boyle also expressed concern over the cost the city would take on.

Ms. Holloway explained by the PUD having flexible framework it is an opportunity to determine which uses may be permissible versus prohibited.

Mr. Boyle inquired if selecting uses could cause legal issues for the city.

Ms. Holloway explained this is the purpose of the planned unit development process.

Mayor Barnhart opened the Public Hearing for public comment. He requested anyone wishing to speak in favor of Ordinance 3818 come to the podium and state their name and address for the record.

Rod Russell, of Barrett Industries, spoke in favor of Ordinance 3818. He stated this has been a ten-year journey, and has great potential.

Alan Schaeffer, an attorney representing Barrett Paving Materials, spoke in favor of Ordinance 3818. He reassured Council at this point in time there is no cost or financial commitment by the city. He expressed excitement over what he called a "unique project".

Jane Haven, owner of the Haven property, spoke in favor of ordinance 3818. She explained her personal and professional interest in the land being mined and restored after being mined.

Mayor Barnhart requested anyone wishing to speak against Ordinance 3818 come to the podium and state their name and address for the record.

Keith Deaton, resident of 5201 Upper River Road, spoke against Ordinance 3818. He expressed concerns since his 5-acre property would be completely surrounded by this PUD covering the 433 acres. He stated enjoys the natural beauty of the area. He is mostly concerned about the future development since it would draw people into what is now a small community.

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Kyle Dean, representing Cohen who is formerly known as Metal Shredders Inc., requested City Council deny the preliminary PUD rezoning of the Wester Lakes Recreational District. He expressed concerns because it is a heavy industrial area. He stated their operations require an area with industrial expectations.

Since there were no further comments, Mayor Barnhart closed the Public Hearing on Ordinance 3818. He stated the ordinance was presented as a first reading, and will be on the next City Council Agenda.

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

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.

Mayor Barnhart stated Ordinance 3815 was presented as a first reading at the last meeting. He asked Council if there were additional questions or comments. There were none.

Mr. Tilton moved, seconded by Mrs. Tomlin to approve Ordinance 3815. A vote was taken: Mrs. Fryman-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-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.

Ms. Holloway presented an amendment to Ordinance 3816. She explained the amendment is being requested to move \$100,000 from the General Fund Law Budget from Other Services to Personal Services to account for the Assistant Law Director position. She stated this is the only change since the first reading of this ordinance.

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve the amendment to Ordinance 3816. A vote was taken: Mrs. Fryman-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Ordinance 3816 as amended. A vote was taken: Mrs. Fryman-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

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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.

Mayor Barnhart stated Ordinance 3817 was presented as a first reading at the last meeting. He asked Council if there were additional questions or comments. There were none.

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3817. A vote was taken: Mrs. Fryman-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

NEW BUSINESS

Mayor Barnhart introduced Resolution 42-2025.

Resolution 42-2025 – A Resolution Authorizing The City Manager To Negotiate And To Enter Into A Contract With Medical Mutual For The Provision Of Employee Health Care Beginning January 1, 2026.

City Manager Holloway presented Resolution 42-2025. She explained this resolution authorizes the City Manager to negotiate and enter into a contract with Medical Mutual for the provision of employee health care benefits for calendar year 2026. She explained Medical Mutual's updated proposal represents a 3.53 percent premium increase over the current plan, which was the best overall proposal received. Ms. Holloway stated the City's Employee Health Insurance Committee reviewed the health insurance quote and supported the recommendation to move into a contract with Medical Mutual.

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

Mrs. Tomlin moved, seconded by Mr. Tilton to approve Resolution 42-2025. A vote was taken: Mrs. Fryman-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 43-2025.

Resolution 43-2025 – A Resolution Authorizing The City Manager To Negotiate And To Enter Into A Contract With Superior Dental For The Provision Of Employee Dental Insurance Beginning January 1, 2026.

City Manager Holloway presented Resolution 43-2025. She explained this resolution authorizes the City Manager to enter into a contract with Superior Dental for employee dental care benefits for 2026. She stated Superior Dental's proposal represents a 7 percent increase over the current plan. Ms. Holloway stated the City's Employee Health Insurance Committee reviewed the dental insurance quote and supported the recommendation to move to Superior Dental.

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

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Resolution 43-2025. A vote was taken: Mrs. Fryman-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway reported there will be a Community Meeting held by City Staff in the Council Chambers at 6:30 p.m. on Tuesday, November 18, 2025 regarding the Wilson Park Pool. This meeting will help facilitate the community's vision for our aquatic facility.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mayor Barnhart and all Councilmembers thanked veterans for their service to this country, and for their sacrifices for our freedom.

Mrs. Tomlin stated she is grateful for the Gold Star and Purple Heart parking sign.

Mrs. Williams thanked residents for voting and electing her to City Council. She also encouraged residents to attend the Community Meeting regarding Wilson Park Pool.

Mr. Boyle congratulated Deputy Chief Flynn and his family. He also congratulated the Councilmembers who were reelected. Mr. Boyle clarified he isn't against the Western Lakes project, but still has some questions and wants to understand it better.

Mr. Dobson stated he is also concerned about the Western Lakes Project, but agrees there is value in preserving the land. He thanked residents for reelecting him to City Council. Mr. Dobson shared great concerns about the Curb, Gutter and Sidewalk Program. One concern is regarding the timeline that it will take to make the needed corrections,. Mr. Dobson stated the contractor must be held accountable in getting the project to acceptable standards.

Mr. Tilton congratulated Deputy Chief Flynn. He also stated Monster Mash was a nice event. Mr. Tilton encouraged residents to attend the Community Meeting regarding Wilson Park Pool. Additionally, he thanked residents for reelecting him to City Council.

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

WORK SESSION

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

Firefighters' Dependents Fund Board Appointments for 2026

Ms. Holloway stated that Council would need to appoint two members of Council to serve on the Firefighter Dependents Fund Board for 2026. She advised that Deputy Mayor Fryman and Councilman Tilton were currently serving. After some brief discussion, both members volunteered to serve again in 2026. Ms. Holloway advised it would be on the next meeting for consideration.

2023 Audit Discussion

Ms. Holloway introduced the discussion and stated that she had requested that Justin Cox of Julian and Grube attend the meeting to walk Council through the draft 2023 audit.

Mr. Cox walked Council through the draft audit and explained their process for reviewing the City's significant transactions. He advised that this audit was a clean audit, typical for West Carrollton. He noted the seven findings were all repeats from the 2022 audit and went through each.

Councilmember Williams asked about the volume of comments and if that was typical. Mr. Cox said it was for a City of our size. Ms. Holloway emphasized that an audit without comments was the goal for the future, adding that Council may see some of these comments again in 2024. Ms. Duffy explained some of the improvements the Finance Department has made. General discussion ensued.

Ms. Holloway stated that they hoped to have the 2023 audit ready to submit by the end of the year.

Legal Services Contract with Coolidge Wall

Ms. Holloway circulated a draft of the legal services agreement with Coolidge Wall for Attorney Joshua Lounsbury to serve as Law Director. She discussed some of the specifics in the contract. Ms. Denlinger explained how the contract would work, noting that this was on a trial basis.

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Councilman Boyle asked that we obtain an estimate of what other cities spend with this firm. Ms. Denlinger explained that it can vary greatly depending on the size and needs of the community, however she would look into that.

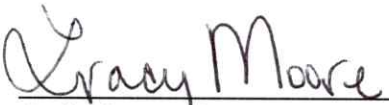
EXECUTIVE SESSION

None

ADJOURNMENT

With no further business, Mr. Tilton moved, seconded by Mr. Boyle, to adjourn the City Council Meeting of November 11, 2025. A vote was taken: Mrs. Fryman-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 9:27 p.m.


Clerk of Council


Mayor