

RECORD OF PROCEEDINGS  
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held February 10, 2026

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 Lauren Williams, Mike Boyle, Rick Dobson, Angie Fryman, Keith Tilton, and Jill Tomlin. City Staff: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Service Director Rich Norton, Parks & Recreation Director Christian Mattingly, Police Chief David Wessling, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

**MINUTES**

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of January 27, 2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

**PUBLIC HEARINGS**

None

**COMMUNICATIONS AND PRESENTATIONS**

Mayor Barnhart introduced Resolution 6-2026.

*Resolution 6-2026 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By The Employees Of The Service Department And Parks & Recreation Department.*

Mayor Barnhart read Resolution 6-2026 into the record.

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Resolution 6-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

Mayor Barnhart and City Council thanked the employees of the Service and Parks & Recreation Departments for their hard work during this challenging and historic snow storm.

*Liquor Permit for Consideration: Harley Shepherd & Associates – 546 East Dixie Drive*

City Manager Holloway explained Council has the opportunity to request a hearing by the division of liquor control, request an extension, or take no action.

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

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Mr. Tilton stated he thought the property was for sale. He inquired if this was a renewal permit.

Police Chief Wessling explained they've applied for additional permits from what they currently obtain.

Mr. Boyle inquired about the current status of carry out liquor.

Police Chief Wessling explained this would allow Harley's to sell liquor for carry out in sealed packages.

Mr. Tilton inquired if the Police Department has a lot of calls for service to this location.

Police Chief Wessling answered they do not have many calls for service.

Mr. Tilton inquired if the property was sold would the liquor license transfer with it.

Police Chief Wessling answered if the property ever changes hands, the new owner would have to go through the permit process again.

Mr. Boyle inquired if this allows them to sell liquor on Sundays. He also inquired if the carry out hours were requested by Harley's or if they were set by the State of Ohio.

Police Chief Wessling stated there are many different liquor permits, and he isn't certain which ones allow Sunday sales. Chief Wessling also stated the hours are set by the type of permit.

Mayor Barnhart instructed Clerk Moore to advise the State of Ohio that Council does not request a hearing.

**COMMENTS BY THE AUDIENCE**

James Napper, resident of 43 Reddington Court, advised the Lions Club will host their annual Corn Beef and Cabbage / Chicken and Noodles Dinner at the Memorial United Methodist Church on Saturday, March 14, 2026 in celebration of St. Patrick's Day. The cost per meal is \$20.00, which can be paid at the door.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Mayor Barnhart introduced Resolution 7-2026.

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*Resolution 7-2026 – A Resolution Authorizing The City Manager To Advertise For Bids For The Purchase Of City Vehicles And To Expend A Sum In Excess Of \$79,568 Therefore.*

City Manager Holloway presented Resolution 7-2026. She explained this resolution authorizes the City Manager to advertise for bids and purchase city vehicles and equipment. She stated the 2026 budget includes \$160,000 for the purchase of two police cruisers.

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

Mr. Boyle inquired if one of the cruisers is a replacement for one that was involved in a crash.

Ms. Holloway stated that the City was always planning to cycle in two police cruisers this year.

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 7-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 8-2026.

*Resolution 8-2026 – A Resolution Authorizing The City Manager To Advertise For Bids For The Purchase Of Chemicals For The Water Treatment Plant And The Wastewater Treatment Plant As Necessary To Meet The Requirements Of The Ohio Environmental Protection Agency And To Expend A Sum In Excess Of \$79,568 Therefore.*

City Manager Holloway presented Resolution 8-2026. She explained the Service Department utilizes the Public Cooperative Bid process of Southwest Ohio Purchasers for Government (9SWOP4G), which is sponsored by Montgomery County, for the purchase of chemicals needed for the operation of the Water Treatment Plant and the Wastewater Treatment Plant in order to meet the requirements of the Ohio EPA.

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

Mr. Tilton moved, seconded by Mr. Boyle to approve Resolution 8-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 9-2026.

*Resolution 9-2026 – A Resolution Authorizing The City Manager To Advertise For Bids For The Construction Of The 2026 Street Resurfacing And Repair Program And To Expend A Sum In Excess Of \$79,568 Therefore.*

City Manager Holloway presented Resolution 9-2026. She explained the list of streets for the 2026 Street Resurfacing and Repair Program will be determined in the first quarter. This project will be publicly bid. Ms. Holloway stated construction is scheduled for completion during

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summer or fall of each year. She stated the City budgeted \$644,133 for the resurfacing of streets and \$60,000 for the resurfacing of alleys.

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

Mrs. Fryman moved, seconded by Mr. Tilton to approve Resolution 9-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 10-2026.

*Resolution 10-2026 – A Resolution Authorizing The City Manager To Advertise For Bids For The Construction Of The 2026 Sidewalk, Drive Approach, And Curb And Gutter Repair Program And To Expend A Sum In Excess Of \$79,568 Therefore.*

City Manager Holloway presented Resolution 10-2026. She explained \$650,000 was budgeted for this annual program. She further explained there is an additional \$60,000 budgeted for concrete repairs that are the city's responsibility.

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 10-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 11-2026.

*Resolution 11-2026 – A Resolution Authorizing The City Manager To Enter Into A Joint Construction Agreement With The City Of Miamisburg For The Construction Of The 2026 Sidewalk, Drive Approach, And Curb And Gutter Repair Program For Nine Properties Along S. Alex Road.*

City Manager Holloway presented Resolution 11-2026. She explained the 2026 Curb, Gutter, and Sidewalk Program includes nine parcels along South Alex Road that are within the City of Miamisburg's jurisdiction. Ms. Holloway stated this resolution would authorize her to enter into a joint agreement with the City of Miamisburg to contract for the work, pay invoices, and be reimbursed by the City of Miamisburg for expenses that are incurred as part of this project.

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

Mrs. Tomlin moved, seconded by Mrs. Fryman to approve Resolution 11-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

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Mayor Barnhart introduced Resolution 12-2026.

*Resolution 12-2026 – A Resolution Authorizing The City Manager To Negotiate, To Enter Into, And To Execute A Standard Form Of Agreement Between Owner (City Of West Carrollton) And Construction Manager As Constructor (Prus Construction) Where The Basis Of Payment Is The Cost Of The Work Plus A Fee With A Guaranteed Maximum Price.*

City Manager Holloway presented Resolution 12-2026. She explained this resolution authorizes the City Manager to enter into a Construction Manager At Risk Agreement with Prus Construction. Ms. Holloway stated five firms submitted qualifications in the selection process, with four that were short listed for proposal submission. She stated these proposals were evaluated on technical approach and staffing, estimating and procurement strategies, risk management and constructability, water control and dewatering experience, pricing, fees and proposed contingencies. Ms. Holloway stated Prus Construction received the overall high score, and has been recommended by the CMAR selection committee to serve as the City's Construction Manager at Risk.

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

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Resolution 12-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-no, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 13-2026.

*Resolution 13-2026 – A Resolution Appointing Members To The Board Of Trustees Of The River District New Community Authority.*

City Manager Holloway presented Resolution 13-2026. She explained this resolution appoints West Carrollton residents Jim Folker and Jeremy Lewis to the River District New Community Authority to serve as citizen members for a two-year term. Ms. Holloway stated the River District New Community Authority was established in 2024 by Resolution 35-2024.

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

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Resolution 13-2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

*Appointments to the CRA Housing Council*

Mr. Boyle moved, seconded by Mrs. Tomlin to appoint Councilmembers Lauren Williams and Keith Tilton to the CRA Housing Council for the longest term possible. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

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*Ordinance 3821 – An Ordinance Further Extending The Moratorium On The Issuance And Processing Of Permits For Dispensaries, Cultivators Or Processors Of Adult Use Cannabis Within The City Of West Carrollton, Ohio.*

City Manager Holloway presented Ordinance 3821. She explained on December 12, 2023, City Council passed Ordinance 3763 enacting a moratorium on the issuance and processing of permits allowing retail dispensaries, cultivators, or processors of adult use cannabis within the City of West Carrollton. Ms. Holloway stated this moratorium was extended on August 27, 2024, via Ordinance 3777, and also on June 10, 2025, via Ordinance 3804, and is set to expire on March 30, 2026. She stated staff is requesting City Council consider extending this moratorium through September 30, 2026, to allow time for staff to make recommendations on updates to the City's zoning code.

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

Mr. Tilton asked if notification would be made if a business comes forward who wants to establish a location in the City.

City Manager Holloway responded that the city would let the business know where we are in our process.

Mayor Barnhart stated this is the first reading of Ordinance 3821. It will be on the next agenda.

Mayor Barnhart acknowledged that resident Jeremy Lewis, who was just appointed to the River District New Community Authority, was in the audience. He thanked him for his willingness to serve the City. Mrs. Tomlin and Mr. Tilton also thanked Mr. Lewis for volunteering to serve.

**REPORTS BY OFFICERS**

City Manager Holloway advised there will be a Community Meeting for the Wilson Pool Study to be held in the Council Chambers at 6:30 p.m. on Thursday, February 12, 2026. The public is invited and encouraged to attend this meeting. Ms. Holloway also advised the City Offices will be closed on Monday, February 16, 2026, in observance of Presidents' Day. There will be no delay in trash or recycling collection.

Service Director Norton thanked Council for acknowledging the employees of the Service and Parks & Recreation Departments.

Communications Manager Concepcion gave updates on the following events:

**Sweet Creations Valentine Cookie Decorating:** This event will be held at the Senior Center from 6:00 p.m. until 8:00 p.m. on Wednesday, February 11, 2026.

**For the Birds:** This event will be held at the Civic Center in the Community Room from 10:00 a.m. until 12:00 p.m. on Saturday, February 28, 2026.

**Daylight Savings Time:** Don't forget to spring forward on March 8, 2026.

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**Mario Kart Teen Tournament:** This event is being held in conjunction with the West Carrollton Library from 3:00 p.m. until 5:00 p.m. on Tuesday, March 10, 2026.

Karen Findlay, West Carrollton Library Branch Manager, provided updates of the upcoming events to be held at the West Carrollton Library.

Nate Mundy, Vice President of the School Board, provided Council with some information about current events happening at the West Carrollton Schools.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

James Napper, resident of 43 Reddington Court, addressed Council to provide additional details regarding the Lions Club dinner to be held on Saturday, March 14, 2026.

**Comments by Council**

Mrs. Williams commented that the West Carrollton Schools Eighth Grade Girls Team is playing in their Championship game this week.

Mr. Boyle thanked the Service & Parks crews for their hard work with the winter storm. He also thanked the Police Department and Fire Department for their staffing, and the City Staff for handling all of the citizen calls after the storm. Finally, Mr. Boyle spoke about the potential of it being a costly year ahead with the Whitewater Park and River District.

Mr. Dobson congratulated all of the people in West Carrollton who worked really hard during the storm, and who continue to work hard throughout the year.

Mr. Tilton commented the Service and Parks crews did a fantastic job. He also commented that he is glad to see the West Carrollton Schools start their trade program.

Mrs. Tomlin encouraged residents to attend the Lions Club St. Patrick's Day dinner. She thanked the Service and Parks crews. Mrs. Tomlin also welcomed Mr. Lewis to the Boards & Commissions.

Mayor Barnhart thanked all of the City Staff for the great job they do.

**RECESS**

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

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Mayor Barnhart moved, seconded by Mr. Boyle to recess to an Executive Session pursuant to Ohio Revised Code 121.22 (G)(8): To consider confidential information related to the specific business strategy of an applicant for economic development assistance. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

Mayor Barnhart moved, seconded by Mr. Boyle to remain in Executive Session pursuant to Ohio Revised Code 121.22 (G)(1): To consider the appointment, employment, or compensation of a public employee or official, to return to the regular meeting for adjournment. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

**WORK SESSION**

PRESENT: Mayor Rick Barnhart, Councilmembers Lauren Williams, Mike Boyle, Rick Dobson, Angie Fryman, Keith Tilton, and Jill Tomlin. City Staff: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Service Director Rich Norton, Parks & Recreation Director Christian Mattingly, and Police Chief David Wessling.

*River District Phase II Infrastructure Update*

ACM Wendt and Director Norton walked Council through a presentation, updating them on Phase II construction in the River District. Mr. Wendt highlighted project revenues and expenses, as well as some of the challenges encountered with the property that are being worked through. Mr. Norton addressed the timing of the traffic signal, roadway improvements, and utility relocation.

*Senior Center Rental Rates*

Director Mattingly discussed Senior Center Rental rates with Council, reminding Council that the City invested in facility renovations, which reopened in the spring of 2025, and that the City was facing increased utility and cleaning expenses. He stated that the rental fees had not changed in over 20 years. He proposed a fee increase for the 5-hour weekday rental to \$70 for residents, and \$100 for non-residents, and a fee increase for the 10-hour weekend rental to \$140 for residents and \$170 for non-residents, noting that all rentals are subject to a \$50 refundable deposit.

Discussion ensued about the days of the week the space is rented to the public, and the days it is used by the senior citizens group. Council discussed and expressed a desire to allow community rentals on two Saturdays per month moving forward, and to open all Saturdays in May and June for community rentals due to the graduation season.

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*Pool Admission Rates*

Director Mattingly discussed the Parks and Recreation Board's recommendation on pool fees for 2026, including whether a special discount would be available for Miamisburg residents.

Council was supportive of the proposal to increase admission and pass rates by 3% and to offer one non-resident rate. Council was also supportive of an after 5 p.m. rate, passholder only hour on Sunday, and the current hours of operation. Ms. Williams mentioned that, if possible, it may be nice to open the pool an hour earlier to give passholders a little extra time. Mr. Tilton suggested that Staff review the pool's operations to ensure efficiency.

*OWDA Loan*

Ms. Holloway explained that the OWDA Loan for the Water Treatment Plant Improvements had come in higher than the most recent discussion with the City Council. She explained the \$7.33 million bid for the plant improvements, noting that a lot of the discussion was around the bid, adding that there was also contingency, additional design costs, and an application fee. She stated that the total estimated cost would be \$9,839,095. She described the loan terms as a 30-year loan at 3.4% interest.

Law Director Lounsbury advised that no additional legislative action by Council was needed. Ms. Holloway emphasized that the purpose of the discussion was to ensure transparency with City Council.

*General Fee Schedule*

Ms. Holloway explained concerns with the General Fee Schedule. She noted that the City Manager updates the fee schedule annually, as prescribed by Council, but there is no mechanism to update the codified ordinances. Discussion on this topic ensued, and Ms. Holloway suggested that a fix would be to put a disclaimer in the Ordinance and update the Codified to reflect the 2026 fees.

Discussion about fees ensued. Mayor Barnhart suggested going forward with these updates and then consider reviewing the fees at a later date.

*Supplemental Appropriation*

Ms. Holloway walked Council through Finance Director Duffy's memo on a proposed supplemental appropriation to the 2026 Budget.

**EXECUTIVE SESSION**

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

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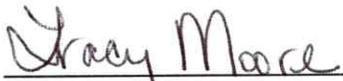
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Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(8): To consider confidential information related to the specific business strategy of an applicant for economic development assistance and pursuant to Ohio Revised Code 121.22 (G)(1): To consider the appointment, employment, or compensation of a public employee or official, and then returned to the regular meeting for adjournment.

**ADJOURNMENT**

With no further business, Mayor Barnhart moved, seconded by Mrs. Tomlin, to adjourn the City Council Meeting of February 10, 2026. A vote was taken: Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 10:42 p.m.



Clerk of Council



Mayor