

RECORD OF PROCEEDINGS  
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 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 Keith Tilton, Jill Tomlin, Lauren Williams, Mike Boyle, Rick Dobson, and Angie Fryman. City Staff: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Fire Chief Chris Barnett, Finance Director Julie Duffy, Planning & Community Development Director Greg Gaines, Deputy Police Chief Alex Flynn, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

**AMENDMENT TO AGENDA**

Mayor Barnhart moved, seconded by Mrs. Fryman to amend the agenda by removing Ordinance 3823 from the agenda and leaving it tabled. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

**MINUTES**

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of February 24, 2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-abstain, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

**PUBLIC HEARINGS**

None

**COMMUNICATIONS AND PRESENTATIONS**

*Proclamation for Fair Housing Month*

Mayor Barnhart read the proclamation into the record. He also presented Olivia Bonner, Director of Education and Outreach for the Miami Valley Fair Housing Council, a copy of the proclamation.

Ms. Bonner, on behalf of the Fair Housing Council, thanked Mayor Barnhart and Council for their support.

*Proclamation for the West Carrollton Boys Basketball Team*

Mayor Barnhart read the proclamation into the record. He also presented Coach Parker, along with other coaches and the members of the basketball team, a copy of the proclamation.

Coach Parker, on behalf of the basketball team, the parents, and the school, thanked Council for acknowledging the team. He provided some additional details about the team and their season.

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Mayor Barnhart introduced Resolution 15-2026.

*Resolution 15-2026 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Adam Blake.*

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Resolution 15-2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

Chief Barnett, on behalf of the men and women of the West Carrollton Fire Department, thanked Captain Blake for his dedicated service and hours of time that he spent helping people within our community and other communities.

Mayor Barnhart and all of the Councilmembers thanked the Fair Housing Council for the work that they do for the community. They also congratulated, expressed gratitude, and wished success to Coach Parker, the basketball team, and all of the West Carrollton athletes. Finally, they wished Captain Blake well in his retirement.

**COMMENTS BY THE AUDIENCE**

Charles Rankey, of 1104 Sherwood Forest Drive, addressed Council to express concern that he still has not received an update on how the issues and repairs needed for the 2025 Curb, Gutter, and Sidewalk Program will be resolved.

James Napper, of 43 Reddington Court, addressed Council to apologize, on behalf of the Lions Club, for the cancellation of the annual St. Patrick's day dinner.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

*Ordinance 3824 – An Ordinance By The West Carrollton City Council Repealing Current Chapter 37: General Fee Schedule Of The Code Of Ordinances Of The City Of West Carrollton, Ohio, And Adopting A New Chapter 37: General Fee Schedule Of The Code Of Ordinances Of The City Of West Carrollton, And Declaring An Emergency.*

City Manager Holloway presented Ordinance 3824. She explained in 2009 the West Carrollton City Council adopted Ordinance 3435 to create a general fee schedule under Chapter 37 of the West Carrollton Code of Ordinances. Following that in 2009, City Council adopted Ordinance 3437, which allowed automatic annual inflationary increases to the general fee schedule. In 2022, City Council adopted Ordinance 3718, which set the maximum annual increase at 3%. Ms. Holloway stated since 2010 annual increases to the fee schedule have been made automatically and in accordance with the ordinance. However, because these fees are published in the codified ordinance, the web published version of the codified fees are often substantially out of

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City Manager Holloway presented Resolution 20-2026. She explained this legislation establishes the need for the City to provide lighting on public roads throughout the community. She further explained this is the required first step the City must take to assess the cost of street lighting for the tax year 2026 property tax bill, which is payable in fiscal year 2027.

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

Mrs. Tomlin moved, seconded by Mrs. Fryman to approve Resolution 20-2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

*Ordinance 3825 – An Ordinance Determining To Proceed With The Lighting Of Streets, Lanes And Other Public Ways In The City Of West Carrollton, Ohio.*

City Manager Holloway presented Ordinance 3825. She explained this ordinance indicates a determination by City Council that the City shall proceed with lighting the public roads in the City.

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

Mayor Barnhart stated this is the first reading of Ordinance 3825. It will be on the next agenda.

*Ordinance 3826 – 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.*

City Manager Holloway presented Ordinance 3826. She explained this ordinance is the last step in the street light assessment process. It indicates the total expenses the City incurred in FY2025 for the operation and maintenance of street lights totaling \$175,237.84. Ms. Holloway stated this legislation also authorizes staff to file the necessary documents with the Montgomery County Auditor, and add such allocated charges to the next property tax billing cycle.

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

Mayor Barnhart stated this is the first reading of Ordinance 3826. It will be on the next agenda.

**REPORTS BY OFFICERS**

City Manager Holloway thanked City Council for their support.

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Communications Manager Concepcion gave updates on the following events:

**Job Fair at West Carrollton High School:** The City will participate in this event to be held on March 18, 2026. This is an opportunity for students to learn about our seasonal positions.

**City Blood Drive:** This event will be held at the Civic Center lobby from 11:00 a.m. until 3:00 p.m. on Wednesday, April 1, 2026. Community members are encouraged to sign up.

**Good Friday:** The City offices will be closed in observance of Good Friday on April 3, 2026. There will be no delay in trash or recycling collection.

**Estate Planning & Elder Law: An Overview:** This is a free informational seminar that will be held at the Senior Center from 10:00 a.m. – 11:30 a.m. on Wednesday, April 8, 2026. Registration can be completed online, or walk-ins are welcome.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

None

**Comments by Council**

Mr. Boyle congratulated the basketball team, thanked the Fair Housing Council, and wished Captain Blake well in his retirement. Mr. Boyle expressed concerns regarding solar farms and data centers in regard to how they will impact farmland. He stated he would like this to be a future work session topic. He also explained his rationale for his vote on Resolution 17-2026.

Mr. Dobson stated he is a big proponent of voting. Early voting begins on April 7, 2026. He also encouraged residents to consider getting with the Montgomery County Board of Elections to sign up to be a polling location worker. Mr. Dobson stated this is a paid position.

Mrs. Fryman thanked City Manager Holloway for all that she has done, and for everything that she has brought to the community.

Mayor Barnhart thanked City Manager Holloway. He congratulated Captain Blake on his retirement. Mayor Barnhart also stated he was grateful he was able to participate in the Lunch and Launch held at the West Carrollton High School.

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

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date. Ms. Holloway explained this ordinance would repeal the fees from Chapter 37 to ensure the schedule of fees is current and up to date at all times. She stated Exhibit A of Ordinance 3824 proposes new code language for Chapter 37, and Exhibit B identifies the fees.

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

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Ordinance 3824. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 16-2026.

*Resolution 16-2026 – A Resolution Authorizing The Purchase Of And Replacement Of The Membrane Roof For The West Carrollton Civic Center At A Total Cost Not To Exceed \$236,526.81.*

City Manager Holloway presented Resolution 16-2026. She stated this resolution authorizes the purchase of a new Duro-Last membrane roof for the Civic Center through the TIPS Interlocal Purchasing System at a cost of \$236,536.81.

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

Mrs. Tomlin moved, seconded by Mayor Barnhart to approve Resolution 16-2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 17-2026.

*Resolution 17-2026 – A Resolution Authorizing A Lump Sum Performance Bonus For The City Manager.*

Mayor Barnhart explained Resolution 17-2026 was presented as a result of a recent employment evaluation that Council completed on City Manager Holloway. He asked Council if there were any comments or questions. There were none.

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Resolution 17-2026. A vote was taken: Mr. Tilton-no, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-no, Mr. Dobson-abstain, Mrs. Fryman-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 18-2026.

*Resolution 18-2026 – A Resolution Authorizing The Submittal Of An Accelerated Community Development Block Grant (CDBG) Program Application To Conduct Certain Commercial Development, Job Creation, And Infrastructure Improvements, Including Utility Relocation, As Part Of The River District Redevelopment Project, And Authorizing The City Manager To Represent The City In Fulfilling All Program Requirements.*

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City Manager Holloway presented Resolution 18-2026. She explained Montgomery County is conducting an accelerated CDBG review process to allocate CDBG funds that are remaining from previous program years to shovel ready projects that have completion dates on or before June 30, 2026. She further explained this resolution authorizes an application for a request of \$496,282.36 in accelerated program funds to support infrastructure improvements, including utility relocation as part of the River District Redevelopment project. Ms. Holloway stated this resolution, and the following resolution, relate to assisting private economic development through infrastructure improvements in a qualifying Low-to-Moderate Income (LMI) census tract.

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Resolution 18-2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 19-2026.

*Resolution 19-2026 – A Resolution Authorizing The Submittal Of An Accelerated Community Development Block Grant (CDBG) Program Application To Conduct Certain Commercial Development, Job Creation, And Infrastructure Improvements, Including Roadway And Bike Path Improvements, As Part Of The River District Redevelopment Project, And Authorizing The City Manager To Represent The City In Fulfilling All Program Requirements.*

City Manager Holloway presented Resolution 19-2026. She explained Montgomery County is conducting an accelerated CDBG review process to allocate CDBG funds that are remaining from previous program years to shovel ready projects that have completion dates on or before June 30, 2026. She further explained this resolution authorizes an application for a request of \$311,858.69 in accelerated program funds to support infrastructure improvements, including roadway and bike path improvements as part of the River District Redevelopment project.

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

Mrs. Fryman moved, seconded by Mr. Tilton to approve Resolution 19-2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 20-2026.

*Resolution 20-2026 – A Resolution Declaring It Necessary To Provide For Lighting The Streets, Lanes And Other Public Ways In The City Of West Carrollton, Ohio With Electric Lighting During The Year 2025 And Authorizing The Assessments For The Cost And Expense Thereof Upon All Lots And Lands Lying And Being Within The Corporate Limits Of Said City.*

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Mayor Barnhart moved, seconded by Mrs. Tomlin to recess to an Executive Session Pursuant to Ohio Revised Code 121.22 (G)(1): To Consider The Employment And Compensation Of A Public Employee Or Official; and Pursuant to Ohio Revised Code 121.22 (G)(4): Preparing For, Conducting, Or Reviewing Negotiations Or Bargaining Sessions With Public Employees Concerning Their Compensation Or Other Terms And Conditions Of Their Employment, to return to the regular meeting for adjournment. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

**WORK SESSION**

PRESENT: Mayor Rick Barnhart, Councilmembers Keith Tilton, Jill Tomlin, Lauren Williams, Mike Boyle, Rick Dobson, and Angie Fryman. City Staff: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Planning & Community Development Director Greg Gaines, and Deputy Police Chief Alex Flynn.

*Short-Term Rental Discussion*

Director Gaines presented to City Council on short-term rentals, noting prior presentations to Council and the presently expired moratorium on the use. He explained the need to develop regulations either to ban them or to permit them with parameters. He then walked them through different policy options.

Discussion ensued about existing short-term rentals, distance requirements, and lodging tax. Council advised that they would be interested in seeing a proposal to permit the use with conditions. Ms. Holloway stated that they would bring back a moratorium Ordinance at the next meeting.

*Police Department Radios/Body Cameras*

Ms. Holloway gave a brief overview of the request to purchase new radios for the police department, explaining that the current radios were no longer being serviced. She shared details about a current discount program for leasing the radios and how it pertains to the budget.

Deputy Chief Flynn then explained that the Department would need to replace body-worn cameras by June and that these new radios could integrate with a new body camera system that would offer language translation and other helpful features. Ms. Holloway noted that while this body-worn camera system was cheaper overall than what we currently have, the year-one cost may exceed the City's budget, adding that Staff was working to get this reduced.

After discussion, Council agreed that this radio lease was a good option. Ms. Holloway explained that a Resolution to lease 20 radios would be forthcoming at the next meeting.

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**EXECUTIVE SESSION**

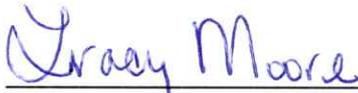
PRESENT: Mayor Rick Barnhart, Councilmembers Keith Tilton, Jill Tomlin, Lauren Williams, Mike Boyle, Rick Dobson, and Angie Fryman. City Staff: City Manager Amber Holloway, Law Director Joshua Lounsbury, and Assistant City Manager Dan Wendt.

Council met in Executive Session Pursuant to Ohio Revised Code 121.22 (G)(1): To Consider The Employment And Compensation Of A Public Employee Or Official; and Pursuant to Ohio Revised Code 121.22 (G)(4): Preparing For, Conducting, Or Reviewing Negotiations Or Bargaining Sessions With Public Employees Concerning Their Compensation Or Other Terms And Conditions Of Their Employment, and then returned to the regular meeting for adjournment.

**ADJOURNMENT**

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

The meeting was adjourned at 9:17 p.m.



Clerk of Council



Mayor