

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held April 28, _____ 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 Mike Boyle, Rick Dobson, Angie Fryman, Keith Tilton, Jill Tomlin, and Lauren Williams. CITY STAFF: City Manager Amber Holloway, Law Director Jordan Staley, Assistant City Manager Dan Wendt, Police Chief David Wessling, Planning & Community Development Director Greg Gaines, Communications Manager Yvonne Concepcion, and Clerk of Council Tracy Moore.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the special meeting minutes of April 13, 2026. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of April 14, 2026. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Liquor Permit for Consideration: Sheetz – 1000 East Dixie Drive

City Manager Holloway explained this is a request for a new liquor permit for the Sheetz that will be located at 1000 East Dixie Drive. This request is for permit classes C-1 and D-1, which allow sales for off-premise consumption and on-premise consumption. Ms. Holloway stated the police department reviewed the request, and have no objections for the permit.

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

Mayor Barnhart advised Clerk Moore to notify the State of Ohio that the City does not request a hearing.

Proclamation for Public Service Recognition Week

Deputy Mayor Tomlin read the proclamation in its entirety.

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Proclamation for National Police Week

Mayor Barnhart read the proclamation in its entirety.

Proclamation for National EMS Week

Councilmember Tilton read the proclamation in its entirety.

Mayor Barnhart introduced Resolution 25-2026.

Resolution 25-2026 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Robert E. Bell Jr.

Mayor Barnhart moved, seconded by Mr. Tilton to approve Resolution 25-2026. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 26-2026.

Resolution 26-2026 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Michael A Hanks.

Mrs. Fryman moved, seconded by Mr. Tilton to approve Resolution 26-2026. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

Chief Wessling provided some career highlights of Detective Bell and Sergeant Hanks with the West Carrollton Police Department.

Mayor Barnhart, Councilmembers, and City Staff congratulated Detective Bell and Sergeant Hanks. They wished them well in retirement. They also thanked all of City Staff, including Police and Fire/EMS staff, for what they do on a daily basis to serve the City of West Carrollton.

COMMENTS BY THE AUDIENCE

Charles Rankey, resident of 1104 Sherwood Forest Drive, addressed Council to inquire on the status of the 2025 Curb, Gutter, and Sidewalk program. Mr. Rankey commented on the Proclamation for National Police week, stating he went to school with Fred Beard, who was the West Carrollton Police Officer killed in the line of duty many years ago. Mr. Rankey also advised council of two road issues, one on Elm Street involving the roadway sinking, and the second on Alex Road involving a pothole. Finally, he asked for clarification on where 1000 East Central (1000 East Dixie) is located.

Maxwell Armstrong, resident of 34 East Pease Avenue, addressed Council to express concern regarding issues with city snow plowing which blocked the crosswalks.

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UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3830 – An Ordinance By The West Carrollton City Council To Make Appropriations For Current Expenses And Other Expenditures Of The City Of West Carrollton, State Of Ohio, During The Fiscal Year Ending December 31, 2026, Amending Ordinance 3822, And Declaring An Emergency

City Manager Holloway presented Ordinance 3830. She explained there was a memo in the Council Packet from Finance Director Duffy requesting a supplemental appropriation to the 2026 budget. Ms. Holloway requested City Council to consider approving this ordinance as an emergency.

Mayor Barnhart asked Council if they had any questions or comments.

Mr. Boyle asked for clarification on Section 5 of the ordinance.

Ms. Holloway explained the language in Section 5 is standard for the budget ordinances, but doesn't directly apply to this specific ordinance.

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3830. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

Ordinance 3831 – An Ordinance By The West Carrollton City Council To Appropriate Certain Real Property Titled In The Name Of Anna Mount, Deceased, For A Road Widening Project In The City Of West Carrollton, And Declaring An Emergency.

City Manager Holloway presented Ordinance 3831. She explained this ordinance authorizes the appropriation of approximately 0.075 acres of vacated right of way adjacent to Manchester Road, also known as Crossover Street, currently titled in the name of Anna C. Mount, deceased. She further explained Council previously deemed this action necessary through the approval of Resolution 23-2026. Ms. Holloway stated this ordinance authorizes the City to pursue appropriation proceedings, including depositing the independently appraised value with the Montgomery County Clerk of Courts to obtain immediate possession of the property upon filing a petition for appropriation. Ms. Holloway stated this ordinance is on the agenda as an emergency.

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

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Ordinance 3831. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 27-2026.

Resolution 27-2026 – A Resolution Authorizing The City Manager To Enter Into A Full-Service Street Lighting Agreement With Miami Valley Lighting, LLC

City Manager Holloway presented Resolution 27-2026. She explained the City's ten-year street light contract with Miami Valley Lighting and DP&L Energy Resources Inc., now known as AES Ohio, expired on December 31, 2025. She further explained the Miami Valley Technology Communications Group (MVTG), which is formerly MVCC, took the lead on the street light negotiations for its member and affiliate cities. Ms. Holloway stated the group negotiated a seven-year contract with a term from January 1, 2026, through December 31, 2032. Ms. Holloway stated our current rate structure is the lowest in the area, and among the lowest in the state, and will remain so in the next contract.

Mayor Barnhart asked Council if they had any questions or comments.

Mr. Dobson commented in 2026 through 2032 this means the lighting appropriation increase will be approximately 23%, with a breakdown of 5.50% increase in 2026, 4% increase in 2027, 3.25% increase in 2028, and a 2.75% increase each year from 2029 through 2032.

Mr. Boyle commented the street lights are necessary. He also commended MVCC for their abilities in negotiations.

Mr. Tilton commented there is no competitor for street lights.

Ms. Holloway also noted the last increase for street lights was in 2020.

Mr. Tilton moved, seconded by Mr. Boyle to approve Resolution 27-2026. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 28-2026.

Resolution 28-2026 – A Resolution Authorizing The City Manager Or Her Designee To Prepare And Submit A Montgomery County Arts & Cultural District Special Projects Grant Program Application, As Well As Any Other Additional Documents Or Information Required, To Seek Partial Funding For A Public Mural And To Represent The City In Fulfilling Any Other Additional Grant Program Requirements.

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City Manager Holloway presented Resolution 28-2026. She explained Director Gaines is preparing an application to the Montgomery County Arts & Cultural District for a special project grant to partially fund a public mural. She further explained that the grant is available to various arts, cultural, or non-profit agencies, including government agencies, within Montgomery County. Ms. Holloway stated the grant is offered to local government organizations with a fifty-percent required match of funds. She stated the city intends to request \$7,500 from the Montgomery County Arts & Cultural District. Ms. Holloway explained that \$5,000 was allocated for this project in the 2026 budget within the Neighborhood Improvement Fund. Ms. Holloway stated that the additional \$2,500 can be allocated within the existing appropriation. She further explained that this city intends to engage a local mural artist to design and paint this mural on the former Fire Station at the corner of North Locust and East Central. She also stated that, with the Council's approval and if we are awarded this grant funding, the city plans to engage the community in the process through a community paint day.

Mayor Barnhart asked Council if they had any questions or comments.

Mr. Tilton inquired if other locations were considered, like ele' Cake Company, which would be more visible.

Mrs. Fryman commented ele' Cake Company would be a great location, but it was built to allow for an addition to the building if they choose to expand.

Ms. Holloway explained if the City would like to do public art on a privately owned building an easement would be required. She stated this is a compressed application period. Ms. Holloway stated that the Fire Station was selected because of its proximity to downtown, and it provides parking for our city hosted events.

Mrs. Tomlin moved, seconded by Mrs. Fryman to approve Resolution 28-2026. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway reminded residents that proposed amendments to the City Charter will appear on the May 5, 2026, ballot. The amendments will appear as Issue #11. Details regarding the amendments can be found on www.westcarrollton.org. Ms. Holloway also stated that information regarding the proposed amendments appeared in the City's April Newsletter, and was published in full text in the Miamisburg-West Carrollton Newspaper on April 2, 2026, and April 9, 2026. She urged residents with questions concerning the amendments to visit the City's website or contact the City Manager's Office. Ms. Holloway stated anyone needing general voting information should visit the Montgomery County Board of Elections website.

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Communications Manager Concepcion gave updates on the following events:

Citywide Garage Sale: This will be held on Saturday, May 2, 2026. A digital map with registered addresses can be found on the City's website, and printed copies are available in the Civic Center lobby.

Large Item and Bulk Trash Collection: This will take place on the normal trash day the week of May 4, 2026, through May 8, 2026. Residents with questions can find information on the City's website, or should call the utility billing clerk.

Family Fun Day: This event will be held at Wilson Park from 11:00 a.m. until 1:00 p.m. on Saturday, May 9, 2026. This is a free event that includes activities for kids and families.

Community Pride Day: This is scheduled for Saturday, May 16, 2026. It is a great way for residents to give back to the community by volunteering to assist with minor yard work and clean up for residents in need. Residents who are interested in volunteering or need assistance should contact the Parks & Recreation Department to register.

Seminar – Protecting Your Estate from Nursing Home Costs: This is the second of a four-part series of seminars regarding elder law. This seminar is free, and will be held at the West Carrollton Senior Center from 10:00 a.m. until 11:30 a.m. on Wednesday, May 20, 2026. Registration is appreciated, but walk-ins are welcome.

Wilson Pool: The pool will open for Memorial Day Weekend on Saturday, May 23, 2026, through Monday, May 25, 2026, and then will open for the regular season on Saturday, May 30, 2026. Pre-season pool pass rates are available until noon on May 22 by purchasing the passes at the Civic Center. Beginning May 23, 2026, season passes must be purchased at the pool during regular operating hours. All information regarding the pool can be found on the City's website.

Memorial Day: City offices will be closed on Monday, May 26, 2026, in observance of Memorial Day. There will be no delay in trash or recycling services.

Nate Mundy, from the West Carrollton School Board, thanked Mr. Boyle for attending the last School Board Meeting. He also stated that he is grateful for the partnership between the West Carrollton Schools and the City of West Carrollton. Mr. Mundy highlighted some upcoming events with the schools, including the Middle School Farewell, Art Fest, High School Farewell, and High School Graduation. He also mentioned the schools received the following recognition and awards:

- Governor's Science of Reading Champion Award
- Commendations from the State of Ohio House of Representatives Office from Tom Young to recognize the boys' basketball team and Coach Parker for their winning season.
- Business Manager Jack Haag received the Business Operations Director of the Year Award from the Ohio Association of School Business Officials (OASBO) Foundation for School Business Management.

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UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mr. Boyle thanked all of the public servants in the City of West Carrollton. He also addressed Mr. Armstrong's comment about the city's snowplowing. Finally, Mr. Boyle urged residents to attend Council Meetings, call Councilmembers directly, or call Clerk Moore at the City Offices to discuss issues they may have with things going on in the City.

Mr. Dobson urged residents to get out and vote on Tuesday, May 5, 2026.

Mr. Tilton thanked all of the public servants for their work and dedication. He also urged residents to reach out to Councilmembers with their concerns. Finally, Mr. Tilton also urged residents to get out and vote.

Mrs. Tomlin clarified with Mr. Mundy that the Art Fest will be held at the High School. She also stated that she hopes all of the students attending prom on Saturday, May 2, 2026, have a great time and stay safe.

Mrs. Williams stated she was honored to attend the Ohio Association of School Business Officials (OASBO) Conference to not only see her dad, Jack Haag, receive the Business Operations Director of the Year Award, but to also see the district and community of West Carrollton being recognized. She also stated she is excited to see the City and the Schools have new partnerships to ensure the City as a whole operates the best that it can. Finally, she commented on the Art Fest that will be held at the High School.

Mayor Barnhart urged residents to get out and vote. He also shared a few words about Fred Beard, who was a West Carrollton Police officer who was killed in the line of duty many years ago.

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

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WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Mike Boyle, Rick Dobson, Angie Fryman, Keith Tilton, Jill Tomlin, and Lauren Williams. CITY STAFF: City Manager Amber Holloway, Law Director Jordan Staley, Assistant City Manager Dan Wendt, Planning & Community Development Director Greg Gaines, and Police Chief David Wessling.

Proposed Code Regulations for Dispensaries, Cultivators, or Processors of Adult Cannabis

Director Gaines presented proposed Zoning Code regulations for Adult Use Cannabis retail sales. He shared a history of legislation that allowed this use in the State of Ohio, discussed a proposed number of local licenses, and other zoning requirements. Ms. Holloway stated that staff was making a conservative proposal, and anything was up for discussion or modification.

There was Council discussion about the proposed number of licenses and locations of the uses. Council indicated they would like to see a map showing where the use may be permitted and desired to see the use at least conditionally permitted in PUDs with commercial uses. Councilman Dobson expressed a desire to see the code regulations, rather than just a presentation, at or before the next Work Session.

After significant discussion, it was requested that this return to the May 26th Work Session agenda for further discussion.

River District TIF / NCA Boundary Agreements

Ms. Holloway discussed the need to amend the boundaries for the River District TIF and River District New Community Authority to include areas of vacated right-of-way. She shared that she anticipated that the TIF amendment would come before Council in late May, with the NCA legislation moving forward in June.

Gateway Sign Updates

Ms. Holloway opened the discussion, reminding Council that Director Gaines had successfully applied for CDBG funding to add additional stone gateway signs and update the signs at Exit 47. She turned it over to Director Gaines, who shared the planned locations for the new masonry pillar gateway signs, noting that the contractor would begin construction soon.

Councilman Boyle expressed general concern about the landscaping at the bases of some existing signs. Director Gaines shared that the original intent was for all signs to have landscaped bases, but we lacked the capacity to maintain them at the level they required.

Next, Director Gaines presented the two design options for the exit 47 sign replacement. He shared the staff's recommendation. Council provided some feedback on the design and requested that Staff get more than one quote. Ms. Holloway advised they would move forward accordingly.

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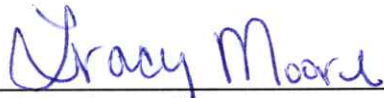
EXECUTIVE SESSION

None

ADJOURNMENT

With no further business, Mayor Barnhart moved, seconded by Mr. Boyle, to adjourn the City Council Meeting of April 28, 2026. A vote was taken: Mr. Boyle-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 9:23 p.m.



Clerk of Council



Mayor