

RECORD OF PROCEEDINGS  
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held May 26, \_\_\_\_\_ 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, Police Chief David Wessling, Parks & Recreation Director Christian Mattingly, Service Director Rich Norton, and Clerk of Council Tracy Moore.

**MINUTES**

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of April 28, 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**

*Resolution 29-2026 – A Resolution Acknowledging The Appreciation Of The Citizens And Public Officials Of The City Of West Carrollton For Services Rendered Unto Said City By Ronald P. Crabtree.*

Mrs. Fryman moved, seconded by Mr. Boyle to approve Resolution 29-2026. 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.

Parks & Recreation Director Mattingly thanked Council for honoring Mr. Crabtree's 36 years of service with the City of West Carrollton.

*Oath of Office for Police Officer Michael Lyon*

Chief Wessling introduced and provided a background on Officer Lyon. Officer Lyon's mother pinned his badge.

Mayor Barnhart administered the Oath of Office.

Officer Lyon thanked Mayor Barnhart, City Council, City Staff, Police Department Staff, and his family and friends for supporting him in this journey. He expressed gratitude for the opportunity.

Mayor Barnhart, Councilmembers, and City Staff thanked Officer Lyon for his military service. They also congratulated and welcomed him to the City of West Carrollton.

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**COMMENTS BY THE AUDIENCE**

None

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

*Ordinance 3832 – An Ordinance Authorizing And Directing The City Manager To Execute An Access Easement Agreement Granting A Non-Exclusive Access Easement To Morse Road Development, LLC Over Property The City Of West Carrollton Is Acquiring By Eminent Domain Along Manchester Road For Ingress And Egress To That Certain Tract Of Real Property Located At The Southwest Corner Of E. Dixie Dr. And Crossover Street In The City Of West Carrollton, Ohio And Declaring An Emergency*

City Manager Holloway presented Ordinance 3832. She stated there was a minor change to the ordinance title from what was posted on the agenda; however, the clerk read the correct title into the record. She stated the change is a simple clarification that it is property the City is acquiring. Ms. Holloway explained this ordinance authorizes an access easement for Morse Road Development, LLC. She stated the purpose of the easement is to provide for driveway access from Manchester Road to the property of 1000 East Dixie Drive where Morse Road Development LLC. intends to develop a fuel station and convenient store. Ms. Holloway requested City Council to consider approving this ordinance as an emergency.

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3832. 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.

*Resolution 30-2026 – A Resolution Authorizing The Submittal Of A FY2026 Community Development Block Grant (CDBG) Program Application To Replace The Swing Set Structure And Play Surface At Weidner Park, And Authorizing The City Manager To Represent The City In Fulfilling All Program Requirements.*

City Manager Holloway presented Resolution 30-2026. She explained this resolution authorizes an application for \$40,000 in FY2026 Community Development Block Grant funds to support the replacement of the swing set structure and corresponding safety surface at Weidner Park. Ms. Holloway stated the total anticipated cost for this project is \$50,350. She stated if funded, staff would provide the remaining \$10,350 in-kind labor contributions. Ms. Holloway stated this proposed project would replace a thirty-five-year-old swing set with a new two bay swing set that would feature two adaptive swing seats that are designed for children with physical disabilities, sensory challenges, and/or developmental delays as well as two additional swings.

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She explained Weidner Park is a centrally located and heavily utilized park space located in a low to moderate census tract.

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

Mrs. Tomlin moved, seconded by Mr. Tilton to approve Resolution 30-2026. 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.

**REPORTS BY OFFICERS**

Karen Findlay, West Carrollton Library Branch Manager, stated the Summer Reading Challenge Kick-Off is set for Monday, June 1, 2026.

**UNSCHEDULED BUSINESS**

**Comments by the Audience**

None

**Comments by Council**

Mr. Tilton thanked the City and the City Manager for being able to attend the Dayton Development Coalition DC Fly-In. He stated they advocated for the City to receive funds, and hope to hear back regarding the funding as early as July. Mr. Tilton also asked for everyone to keep the Kroger family in their thoughts and prayers after their tragic loss of a mother and two children from a fatal car accident.

Mrs. Tomlin congratulated the graduates of West Carrollton Pirates Class of 2026. Graduation will take place on Thursday. She stated she is a proud grandmother of her grandson, Landon Brock, who will be graduating with this class. She wished all of the graduating class success in their future.

Mayor Barnhart stated he had the pleasure of attending the VFW's Annual Memorial Day Celebration on Sunday, May 24, 2026. He also stated he attended Grace Lutheran Church's 150<sup>th</sup> Celebration and Bell Rededication on Sunday, May 24, 2026. He presented them a proclamation on behalf of City Council.

**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. 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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**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, and Service Director Rich Norton.

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

Ms. Holloway stated that she requested that the discussion on this topic be delayed until the June 9<sup>th</sup> Work Session, noting that there had been significant changes to the statute and the regulations were undergoing legal review.

Several Council members stated that they had done a visit to a dispensary to help inform the discussion. They noted that the properties were clean and that it seemed that employees received significant training

Councilman Boyle shared that he did not want to see these businesses have LED lights, adding that he supported the use.

Law Director Lounsbury shared that the State of Ohio has limited the statewide total number of licenses to 400, and that 210 have been issued to date. He explained that having regulations is a good idea and will help the City be prepared, but it won't result in the immediate siting of a dispensary.

Ms. Holloway noted that with this being a relatively new use, the State is likely to change the statute again, and we may have to revisit any regulations again in the future. She stated this should be ready for more in-depth discussion on June 9<sup>th</sup>.

*2026 Curb, Gutter, & Sidewalk Program*

Director Norton advised Council of his proposal to reduce the size of the 2026 Curb & Sidewalk Program, given that the 2025 program was still ongoing. He talked Council through the revised maps and discussed the importance of getting the selected areas done this year in order to prepare the streets for resurfacing.

Councilman Boyle expressed concern with the rates and the bidding process, noting that the costs seem high. Councilman Tilton asked about the status of the 2025 program. Mr. Lounsbury advised that he was still working with the bonding company.

Significant discussion ensued about the 2026 program and the costs of finishing the 2025 program. Council agreed with Staff's recommendation to pare down the program.

Mayor Barnhart then asked Council if there was anything else for the evening. Several Council members shared comments and concerns, including about Owl Creek and the recent flooding, future maintenance of the river, demolition report from Patriot Engineering, Congressionally

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Directed Spending request, and staff reports and presentations to Council. Several Council members expressed a desire to meet more often to discuss matters of interest.

**EXECUTIVE SESSION**

None

**ADJOURNMENT**

With no further business, Mayor Barnhart moved, seconded by Mr. Boyle, to adjourn the City Council Meeting of May 26, 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 8:18 p.m.

  
\_\_\_\_\_  
Clerk of Council

  
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Mayor