

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held July 14, 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 Angie Fryman, Keith Tilton, Jill Tomlin, Mike Boyle, and Rick Dobson. CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Police Chief David Wessling, Planning & Community Development Director Greg Gaines, Fire Chief Chris Barnett, Communications Manager Yvonne Concepción, and Clerk of Council Tracy Moore.

EXCUSED: Councilmember Lauren Williams

MINUTES

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve the regular meeting minutes of June 23, 2026. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-abstain, Mr. Dobson-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

Application to Add Certain Parcels To River District New Community Authority

City Manager Holloway stated at the City Council Meeting held June 9, 2026, City Council approved Resolution 33-2026, which accepted the application to add certain parcels to the River District New Community Authority. It also amended the petition for the establishment of the River District NCA. Ms. Holloway explained Resolution 33-2026 also set a public hearing date of Tuesday, July 14, 2026. The public hearing was advertised in the Miamisburg-West Carrollton News on June 25, 2026, July 2, 2026, and July 9, 2026. Ms. Holloway stated the purpose of this amendment is to update the NCA boundaries to include the entirety of the acreage that is to be sold to Sheetz. She explained Resolution 35-2026 will be presented this evening under "New Business" for Council's consideration. She stated this resolution serves as the final legislative step to amend the NCA.

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

Mayor Barnhart opened the public hearing. He invited anyone wishing to speak in favor of the Application to Add Certain Parcels to the River District New Community Authority to come to the podium and state their name and address for the record. There were no comments in favor.

Mayor Barnhart then asked for anyone wishing to speak in opposition to the Application to Add Certain Parcels to the River District New Community Authority to come to the podium and state their name and address for the record. There were no comments in opposition.

Since no comments were received, Mayor Barnhart closed the public hearing.

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COMMUNICATIONS AND PRESENTATIONS

Police Department Awards

The following employees and citizens were presented awards for their life-saving actions:

- Exemplary Service Award - Sergeant John Perry
- Exemplary Service Award - Officer Zachary Taylor
- Citizen Recognition Award - Shirley Harmeyer
- Citizen Recognition Award - April Frey
- Citizen Recognition Award - Sapphire Sellers

Chief Wessling highlighted each incident and provided details about the actions of the employees and citizens being recognized. Administrative Services Sergeant Biggs presented each recipient with a plaque and/or certificate.

Mayor Barnhart, Councilmembers, and City Staff congratulated the award recipients. They thanked each individual for their acts of bravery and dedication to the community.

COMMENTS BY THE AUDIENCE

None

UNFINISHED BUSINESS

None

NEW BUSINESS

Ordinance 3834 – An Ordinance Amending Ordinance No. 3786 (The “Original TIF Ordinance”) Declaring The Improvement Of Certain Real Property Located In The City Of West Carrollton, Ohio To Be A Public Purpose In Connection With The Establishment Of A Tax Increment Financing Program Under Ohio Revised Code Section 5709.41, To Amend Attachment A To The Original TIF Ordinance, And Declaring An Emergency.

City Manager Holloway presented Ordinance 3834. She explained this ordinance amends the River District TIF to update the district boundaries and include the full acreage planned for sale to Sheetz. She further stated the amendment does not change the TIF’s terms, duration, or exemption percentage. Ms. Holloway stated the existing agreements with the West Carrollton School District and Miami Valley Career Technology Center remain unchanged. She stated emergency legislation is requested to ensure this amendment is effective immediately and does not delay redevelopment activities.

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

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Mrs. Tomlin moved, seconded by Mr. Tilton to approve Ordinance 3834. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Resolution 35-2026 – A Resolution Approving The Application To Add Certain Real Property To The River District New Community Authority District And To Amend The Petition For Establishment Of The River District New Community Authority As A New Community Authority Under Chapter 349 Of The Ohio Revised Code.

City Manager Holloway presented Resolution 35-2026. She explained this resolution amends the River District New Community Authority, or NCA boundaries, to include the full acreage planned for sale to Sheetz. Ms. Holloway stated this amendment is necessary to ensure the property can utilize the NCA's financing and governance tools, including community development charges to help fund public infrastructure, amenities, and services supporting the River District redevelopment project.

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

Mr. Tilton moved, seconded by Mrs. Tomlin to approve Resolution 35-2026. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Resolution 36-2026 – A Resolution Authorizing The City Manager To Enter Into A Memorandum Of Understanding With The West Carrollton School District For The Staffing Of A School Resource Officer Position At The West Carrollton High School.

City Manager Holloway presented Resolution 36-2026. She explained this resolution authorizes a memorandum of understanding with the West Carrollton School District for the staffing of a School Resource Officer at the West Carrollton High School for the 2026/2027 school year.

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

Mrs. Fryman moved, seconded by Mr. Boyle to approve Resolution 36-2026. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway thanked City Council for their attendance at the Summer Concert and Balloon Glow held on Saturday, July 11, 2026. She also thanked City Staff for their hard work, which ensured this event was a great success.

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Communications Manager Yvonne Concepción gave updates on the following events:

Seminar for Estate Planning for Funerals and Burials: This is a free workshop that will be held at the Senior Center from 10:00 a.m. until 11:30 a.m. on Wednesday, July 15, 2026. This seminar will conclude the four-part series.

Foam Frenzy: This free event will be hosted by Family Church and will be held on Saturday, July 18, 2026, from 2:00 p.m. until 3:30 p.m. at Wilson Park. There will be two foam cannons, which will create more foam and more space for children to play.

Community Blood Drive: The city will hold a Community Blood Drive from 11:00 a.m. until 3:00p.m. at the Civic Center on Wednesday, July 22, 2026. Walk-ins are welcome, or registration can be completed in advance online.

Family Movie Night: This free event will begin at 8:00 p.m. on Friday, July 24, 2026, at Wilson Park. West Carrollton Nazarene Church is partnering for this event and will host family activities. The movie will begin at dusk. Residents are encouraged to bring chairs and/or blankets.

First Thursday Street Fair: This event will begin at 5:00 p.m. on Thursday, August 6, 2026, at Carrollton Centre. It is the final street fair of the season.

Foam Frenzy: This free event will be held on Saturday, August 8, 2026, from 2:00 p.m. until 3:30 p.m. at Wilson Park. It is the final foam frenzy of the season.

Additional information about these events can be found at the City's website:

www.westcarrollton.org or on the City's social media pages.

Nate Mundy, West Carrollton City School District Board Member, thanked Council and the City for their coordination and partnership with West Carrollton Schools on providing a School Resource Officer (SRO). He also stated there will be a High School and Middle School Ribbon Cutting on Monday, August 10, 2026. Mr. Mundy encouraged Council's attendance. Finally, he reminded residents that Ohio's tax-free weekend runs August 7, 2026, through August 9, 2026, for clothing and school supplies.

Karen Findlay, West Carrollton Library Branch Manager, reported the Summer Reading Challenge is still ongoing. She reported the attendance has been great, and they still have lots of free books to give away.

UNSCHEDULED BUSINESS

Comments by the Audience

Charles Rankey, resident of 1104 Sherwood Forest Drive, addressed Council to inquire about the status of the 2025 Curb, Gutter, and Sidewalk Program. He also inquired about a recently built bridge on West Central Avenue, which leads to the river.

Comments by Council

Mrs. Fryman thanked City Staff for their work at the Balloon Glow. She also stated the events (outside of the concerts) and social media posts promoting the events are incredible. There is a wide variety of events for all ages. Mrs. Fryman thanked City Staff for all they do for the events.

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Mr. Tilton thanked City Staff for their promotion of events on social media. He stated he looks forward the keeping the events going so we can continue to give back to the community.

Mrs. Tomlin thanked City Staff for all of the hard work for the Balloon Glow event. It was a well-attended event.

Mr. Boyle stated the social media posts and newsletters have been very informational and to the point. He thanked City Staff for all of the long hours they've been working for the events. Mr. Boyle congratulated the award recipients, and thanked the Police Department Staff. He also thanked the citizen award recipients for stepping in and helping other community members in need.

Mr. Dobson thanked City Staff for their hard work. He also congratulated City Manager Holloway on her kickball team achieving a championship title.

Mayor Barnhart thanked City Staff for all of their work on the events, which benefits the citizens. He also stated the City's website and Facebook pages contain good information that is easy to navigate. Mayor Barnhart stated he loves to see the Police Department award recipients, along with the hard work of all departments within the City. He also stated he hopes to be able to attend the ribbon cutting at the West Carrollton High School and Middle School. Finally, Mayor Barnhart mentioned a funding cut with the libraries. He thanked the West Carrollton Branch for all they do for the citizens.

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

WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Angie Fryman, Keith Tilton, Jill Tomlin, Mike Boyle, and Rick Dobson. CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Finance Director Julie Duffy, Planning & Community Development Director Greg Gaines, Police Chief David Wessling, and Fire Chief Chris Barnett.

EXCUSED: Councilmember Lauren Williams

Supplemental Appropriation

Finance Director Duffy walked Council through the request for supplemental appropriation. She explained fuel costs and tracking, vehicle maintenance, utilities, and other needs across City departments.

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Mr. Dobson asked about a noted power surge that has resulted in costly repairs and asked if the City was taking appropriate steps to remedy it. Ms. Holloway said yes, and said they were considering a submission to insurance, adding that it was a lot of little costs that took several months to fully come to light.

Council also inquired about IT Services and why that was higher than budgeted. Ms. Holloway said she would follow up with more information.

There was discussion on the request to reappropriate the OTSCIF funds to the River District Fund. Two Council members expressed concern about using funds for on-site work in the River District. Ms. Holloway explained that the funds could only be used in line with the Resolution approved by Council for these OTSCIF funds. She added that the funds are currently in the fund but can't be used without the appropriation. Mr. Dobson asked that a copy of the OTSCIF resolution be sent to Council.

Proposed Code Regulations for Short-Term Rentals

Director Gaines walked Council through Staff's proposal for regulating Short-Term Rentals. He presented Option 1, allowing only owner-occupied short-term rentals, and Option 2, allowing both owner-occupied and commercial short-term rentals.

Council discussed both and expressed that they were generally in favor of Option 2, to allow commercial and owner-occupied short-term rentals. There was discussion about the separation requirements and parking. It was determined that the proposed separation of 500' would be adequate for now, and could be addressed later if it became an issue.

Ms. Holloway advised it would proceed to the Planning Commission on July 23rd.

Honoring Maxine Gilman - Discussion

Ms. Holloway gave Council a brief summary of prior discussions about honoring former Mayor Maxine Gilman. Council discussed and decided that they would like to dedicate the 200 block of W. Main Street in her honor.

Ms. Holloway stated she would reach out to Karla Gilman to communicate the decision and would coordinate next steps.

EXECUTIVE SESSION

None

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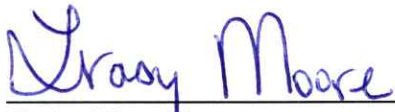
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ADJOURNMENT

With no further business, Mayor Barnhart moved, seconded by Mrs. Tomlin, to adjourn the City Council Meeting of July 14, 2026. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 9:32 p.m.


Clerk of Council


Mayor