

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held September 8, 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, and Rick Dobson. CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Service Director Rich Norton, Parks & Recreation Director Christian Mattingly, Planning & Community Development Director Greg Gaines, Police Chief David Wessling, and Clerk of Council Tracy Moore.

EXCUSED: Councilmember Angie Fryman

AMENDMENT TO THE AGENDA

Mayor Barnhart moved, seconded by Mr. Tilton, to amend the agenda by adding a presentation to the Communications and Presentations section. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

MINUTES

Mrs. Tomlin moved, seconded by Mr. Tilton, to approve the regular meeting minutes of August 25, 2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Mrs. Tomlin moved, seconded by Mr. Dobson, to approve the special meeting minutes of August 31, 2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Donation of a Painting

Councilmember Tilton stated the City received a donation of a painting from Anelle Bowman, the wife of Larry Bowman, and daughter-in-law to Woody Bowman. Mr. Tilton stated the picture hung in Woody's Restaurant for many years, and then was hung in the Bowman household. He stated it was hand painted by Esther Rankin, who was a West Carrollton resident. Mr. Tilton stated the picture represents what the area used to look like behind the Miami Valley Sands location. Mr. Tilton thanked the family for the donation. He stated it will be hung on City property to preserve the history.

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Mayor Barnhart also thanked the Bowman family for the donation of the painting.

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. He also stated he believes the painting that was donated represents a station that was located closer to the Civic Center versus the Miami Valley Sands property.

UNFINISHED BUSINESS

None

NEW BUSINESS

Resolution 41-2026 – A Resolution Authorizing The City Manager To Enter Into A Contract Agreement With Strand Associates, Inc. For Technical Services During The Construction Of The Water Treatment Plant Modifications Project And To Expend A Sum In Excess Of \$75,000 Therefore.

City Manager Holloway presented Resolution 41-2026. She explained Strand Associates completed the design engineering for the Water Treatment Plant project. Ms. Holloway stated staff recommends the City continue to leverage their existing project knowledge and expertise during the construction phase. The contract includes construction administration, resident project representative services, and other construction-related technical services. Ms. Holloway stated the City's loan financing through the Ohio EPA and the Ohio Water Development Authority for the water treatment plant project includes the cost of these services.

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

Mrs. Tomlin moved, seconded by Mr. Tilton, to approve Resolution 41-2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-no, and Mayor Barnhart-yes.

Resolution 42-2026 – A Resolution Authorizing The City Manager To Purchase And Replace Emergency Generators At Fire Station 56 and 57 At A Total Cost Not To Exceed \$182,000.00.

City Manager Holloway presented Resolution 42-2026. She explained the existing generators at Fire Station 56 and Fire Station 57 have reached the end of their useful lives, making replacement necessary to maintain reliable emergency operations. Ms. Holloway stated the City proposes to purchase two generators from Buckeye Power Sales through the Sourcewell Cooperative Purchasing Program for \$128,142.00 and to use Reliable Electric for the installation at a cost of \$52,909.00 with a small contingency included. The total cost for this project will not exceed \$182,000.00. Funds have been appropriated in 708, which is the Fire Fund.

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

Mr. Tilton moved, seconded by Mrs. Tomlin, to approve Resolution 42-2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway thanked Parks & Recreation Director Christian Mattingly, Pool Manager Dan Polston, the Parks & Rec. team, and the seasonal employees for their efforts on a great 2026 pool season. She stated the Doggie Dive was well attended and a great end to the season.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mr. Tilton congratulated the Parks team for a successful Doggie Dive. He also cautioned residents to be aware of standing water on their property since there are reported cases of the West Nile Virus in neighboring communities. Mr. Tilton also spoke about the recent storm damage, and requested residents to take care of trees that are dead on their property.

Mrs. Tomlin thanked Mrs. Bowman for donating the picture to the City. She stated it is an important piece of history. Mrs. Tomlin thanked Director Mattingly for hosting the Doggie Dive. She also stated she attended the 180th Anniversary Event for United Memorial Methodist Church. Mrs. Tomlin thanked them for including and inviting a member of the City. She stated she looks forward to them having many more years in the City of West Carrollton.

Mrs. Williams thanked Director Mattingly and the Parks team for another great pool season. She stated that she can't say enough great things about the staff and the lifeguards. She stated the pool manager does a great job with the kids. Mrs. Williams also stated the Doggie Dive was a fun event.

Mr. Dobson stated Director Mattingly's team does an outstanding job on all of the events in the City. He stated Council and the residents of our community appreciate the hard work of the staff. Mr. Dobson also thanked City Manager Holloway for the Employee Appreciation Luncheon. He stated it was well attended, and a very nice event.

Mayor Barnhart thanked the pool staff for a successful season. He stated the pool has been there a long time and is a great asset for the citizens and surrounding communities. Mayor Barnhart stated our staff does a great job at staffing and maintaining the pool.

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RECESS

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

WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Keith Tilton, Jill Tomlin, Lauren Williams, and Rick Dobson. CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Parks & Recreation Director Christian Mattingly, Planning & Community Development Director Greg Gaines, and Police Chief David Wessling.

EXCUSED: Councilmember Angie Fryman

Presentation from MSA Design on the Wilson Park Pool Study

Director Mattingly introduced Ms. Katie Freeland from MSA Design. Ms. Freeland presented the Wilson Pool Study to City Council. She shared that public engagement made it clear the community loves Wilson Pool. She reviewed the study's focus areas, including existing conditions, community engagement, operations, and options for the future. She then discussed 5 options for repairing and/or replacing the pool.

Council discussed the ongoing maintenance needs and long-term viability of the approximately 50-year-old pool. Ms. Freeland noted that ongoing maintenance would require an estimated \$50,000–\$75,000 annually. She recommended planning for continued maintenance over the next 5–10 years while establishing funding for the eventual replacement.

Director Mattingly thanked the consultants for their assessment. The City Manager distributed the pool assessment and noted that revisions may be made to the forthcoming final document.

Proposed Code Regulations for Agriculture in a Residential District

Director Gaines presented proposed Zoning Code regulations for Agriculture, specifically chickens, in residential districts. He also shared information from other communities on complaints and code enforcement actions around chickens.

Following the presentation, Ms. Holloway passed out a document from Mr. Dobson. Mr. Dobson shared that Council should consider whether allowing chickens will bring other wildlife into residential areas and cause disputes between neighbors. He also raised concerns about potential odors and enforcement challenges.

Mr. Tilton said he would like to send this to the Planning Commission. Ms. Williams stated that she, too, felt this should go to the Planning Commission, now that we have data showing that this is not a strong source of complaints in other communities.

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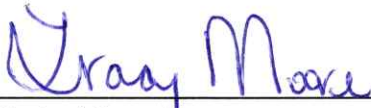
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Council thanked Staff for the additional research and asked that this be advertised for an upcoming Planning Commission meeting.

ADJOURNMENT

With no further business, Mr. Tilton moved, seconded by Mr. Dobson, to adjourn the City Council Meeting of September 8, 2026. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 8:26 p.m.



Clerk of Council



Mayor