

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held September 22, 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, Lauren Williams, and Rick Dobson. Councilmember Nate Mundy joined City Council on the dais once he was appointed. CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, Police Chief David Wessling, Communications Manager Yvonne Concepción, and Clerk of Council Tracy Moore.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Tomlin, to approve the regular meeting minutes of September 8, 2026. A vote was taken: Mrs. Fryman-abstain, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Mrs. Tomlin moved, seconded by Mrs. Fryman, to approve the special meeting minutes of September 12, 2026. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

APPOINTMENT AND OATH OF OFFICE FOR NEW COUNCILMEMBER

Mayor Barnhart stated over the last few weeks Council conducted seven interviews for the council seat vacated by Mr. Boyle's resignation. He expressed gratitude to all seven candidates for their commitment to the City and the time they devoted to the process.

Mayor Barnhart asked Council if they had any nominations or motions for the appointment.

Mr. Dobson moved, seconded by Mr. Tilton, to appoint Nate Mundy to serve as Councilmember. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Dobson-yes, and Mayor Barnhart-yes.

Mayor Barnhart administered the Oath of Office. Newly appointed Councilmember Mundy joined Council at the dais.

Mr. Mundy expressed his gratitude to his family and friends for their support. He stated he would miss the West Carrollton School District but would always remember the students. Mr. Mundy stated he is looking forward to working with the community in a different capacity. He concluded by thanking Council for their support and for selecting him for the appointment.

Mayor Barnhart, Council, and the City Manager congratulated and welcomed Mr. Mundy to City Council.

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PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

Presentation from John Grosvenor – WCHS Visual Arts

Mr. Grosvenor addressed Council and provided a presentation on the West Carrollton High School Visual Arts Department. He provided a brief background on himself and described his role within the West Carrollton School District. Mr. Grosvenor's presentation provided a chronological year in review of the 2025-2026 school year, highlighting the accomplishments of the art program, including the Mural Club.

Mayor Barnhart and Council thanked Mr. Grosvenor for his presentation and for his dedication to the students and art program.

COMMENTS BY STATE REPRESENTATIVE TOM YOUNG

State Representative Tom Young addressed Council to congratulate Mr. Mundy on his appointment to City Council. He also commented on Mr. Grosvenor's presentation, describing it as amazing. State Representative Young further commented on the growth of the City and projects currently underway, including the River District and Whitewater Park.

Councilmember Dobson thanked State Representative Young and State Representative Plummer for the support they've given the City on the River District and Whitewater Park.

COMMENTS BY THE AUDIENCE

Deborah Myers, resident of 141 Trumpet Drive, addressed Council to express concerns regarding the condition of her driveway as a result of the 2025 Curb, Gutter, and Sidewalk Program. She provided photos documenting its condition.

Dr. Dormetria Robinson Thompson, a West Carrollton School Board Member, addressed Council to congratulate Mr. Mundy on his appointment to City Council. She also provided information regarding the Homecoming Parade, Homecoming Game, Crowning of the Queen and King, and Senior Night to be held on Friday, October 16, 2026.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

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REPORTS BY OFFICERS

Communications Manager Concepción congratulated Councilmember Mundy on his appointment. She also gave updates on the following events:

City Shred Event: This event is free for West Carrollton residents. It will be held on Friday, September 25, 2026, from 9:00 a.m. until 11:30 a.m. at the West Carrollton Senior Center. Residents are encouraged to bring unwanted personal documents in paper form for shredding. Electronics or batteries will not be accepted.

City Wide Garage Sale: This event will take place on Saturday, October 3, 2026. Residents can register their address on the City's website until Friday, September 25, 2026, to be included on the garage sale map.

Halloween Home Decorating Contest: Registration will run from October 1, 2026, through October 15, 2026. This contest is presented by the City Beautiful Commission and is for West Carrollton residents. There are three categories – Most Spook-tacular, Best Special Effects, and Most Boo-tiful. The City Beautiful Commission will judge participating homes from 7p.m. – 9 p.m. on October 19, 2026, and October 20, 2026. The winners will be notified on October 26, 2026.

Bulk Trash Collection: Bulk trash collection will take place the week of October 5, 2026 – October 9, 2026, on the regularly scheduled collection days. Guidelines can be found on the City's website.

Fall Leaf Collection: Begins October 12, 2026, and will run through December 4, 2026.

Citywide Blood Drive: This will take place at the Civic Center from 11:00 a.m. until 3:00 p.m. on Wednesday, October 14, 2026. Registrations or walk-ins are welcome. Information can be found on the City's website and social media pages.

UNSCHEDULED BUSINESS

Comments by the Audience

None

Comments by Council

Mrs. Fryman thanked the applicants for applying for the vacant City Council position. She stated there were a lot of good applicants, and it was a tough decision. Mrs. Fryman also thanked State Representatives Tom Young and Phil Plummer for attending the meeting and for everything they've done for the community.

Mr. Tilton congratulated Mr. Mundy. He also commented that the other applicants were uniquely qualified and thanked them for applying. He stated he likes to see more and more people get involved. Additionally, Mr. Tilton commented on the amount of rain and flooding that has taken place in the area over the last few weeks. He asked residents to check storm drains regularly and if they find a blockage to report it to the City.

Mrs. Tomlin congratulated Mr. Mundy. She also encouraged residents to check on elderly neighbors when there is adverse weather like the storms.

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Mrs. Williams thanked the applicants. She stated it was great to see so many people interested in serving on City Council and stated she hopes to see some of them on the ballot. Mrs. Williams welcomed Mr. Mundy.

Mr. Dobson also thanked the applicants. He stated he hopes to see them run for City Council in the future. Mr. Dobson commented on damage and vandalism to political signs. He stated opposition is ok, but it isn't ok to cause damage to property. Mr. Dobson expressed concern regarding potential fence damage on 725, in addition to the sign damage/vandalism. He requested the City and Police Department look into the issue. He encouraged residents to report any damage. In conclusion, Mr. Dobson stated October 6, 2026, starts early voting. It isn't too late to complete an absentee ballot. He encouraged residents to vote.

Mr. Mundy commented on the property damage Mr. Dobson referenced. He also encouraged residents to become poll workers. He stated it is a great way to serve the community. Mr. Mundy thanked Council for selecting him. He stated he is willing to be a champion for anyone who applied. He is happy to listen to their ideas and passions. Mr. Mundy also provided his telephone number for residents, 937-694-0906. He encouraged anyone in the community to reach out to him. In conclusion, Mr. Mundy thanked all of the people who came to the meeting in support of him. He specifically named his friend, Monty Lobb, who drove over an hour to attend the meeting. He further expressed his gratitude to his family and friends.

Mayor Barnhart congratulated Mr. Mundy. He also thanked Communications Manager Concepción. He stated the summer series was a great success and stated the City employees did an amazing job. Mayor Barnhart thanked all of the applicants for applying and for their enthusiasm. He stated he hopes they run for office. In conclusion, Mayor Barnhart thanked State Representatives Phil Plummer and Tom Young for attending the meeting. He stated he appreciates them showing support.

RECESS

Mayor Barnhart moved, seconded by Mrs. Fryman, 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, Mrs. Williams-yes, Mr. Dobson-yes, Mr. Mundy-yes, and Mayor Barnhart-yes.

WORK SESSION

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

The order of the agenda was modified to have the Whitewater Park Project Update first.

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Whitewater Park Project Update

Ms. Holloway walked Council through a project update on the Whitewater Park Project. She gave a brief project history, including anticipated pricing and phasing. She explained that bringing the Construction Manager at Risk on board earlier in 2026 and getting them together with the design team to evaluate and value-engineer the 30% design revealed that the project, as currently designed, exceeds the City's ability to finance and build. She stated that, while this is disappointing, a way forward existed and that Staff could work within the existing design budget to investigate a scaled-down design and develop a new cost estimate. She then turned the floor over to ACM Wendt and Economic Development Consultant, Joe Tuss, to share more.

ACM Wendt gave additional context from the value engineering process. He also mentioned that an earlier PROS study estimated approximately 100,000 visitors for a larger-scale facility. The current proposed concept has been scaled back to focus on a competition-level wave and dam hazard mitigation, while preserving the potential for a tubing channel in a future phase.

Some Councilmembers expressed concern about the projected costs and questioned whether the competition-level wave should remain the top priority, given potential community interest in more family-oriented amenities.

Mr. Tuss reviewed the project's original three-phase concept with Council and noted that costs have increased significantly since the 2024 estimate due to construction, labor, insurance, and prevailing wage costs. He recommended advancing the design to approximately 30% to obtain more definitive cost information. Approximately \$2 million remains under the current grant-funded design contract. Council also discussed the estimated \$5–6 million cost of dam safety improvements and the potential to modify the scope of the project and redirect grant funds.

ACM Wendt advised that the proposal to pursue the updated design does not include parking, roadway improvements, restroom facilities, a pedestrian bridge, maintenance facilities, or utility work, which would require additional design and construction costs down the road.

Some Councilmembers reiterated the Whitewater Adventure Park's intended role as an economic development and tourism driver for the community. After significant discussion, the group agreed to further consider the project's scope and priorities. Ms. Holloway advised that the Council Retreat agenda would include the topic for additional discussion.

Mr. Dobson left the meeting near the end of the discussion.

Discussion on Council Representatives to Various Boards and Commissions

Ms. Holloway explained the need to appoint a City Council member to fill the Boards and Commissions spots vacated by former Councilmember Boyle's resignation. The Council discussed appointing Councilmember Mundy to fill those roles through the end of the calendar year, then reassessing for 2027. Ms. Holloway stated she would bring this back at the next meeting as an action item.

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General Fee Schedule

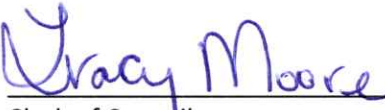
Ms. Holloway discussed the latest proposed modification to the General Fee Schedule for Short-term Rentals. She proposed a \$100 annual fee, based on research from other communities. Mr. Lounsbury said he was working on a proposal to ensure the hotel/motel tax would also apply to short-term rentals. Mr. Tilton asked for clarification that we intended to tax the rentals and charge the owner an annual fee. Mr. Lounsbury stated yes and clarified that the renter typically paid the tax, and the owner would pay the annual fee.

The Council discussed this, and Council suggested that \$75 might be a fairer number. Ms. Holloway stated she would bring this back at the next meeting.

ADJOURNMENT

With no further business, Mrs. Fryman moved, seconded by Mr. Tilton, to adjourn the City Council Meeting of September 22, 2026. A vote was taken: Mrs. Fryman-yes, Mr. Tilton-yes, Mrs. Tomlin-yes, Mrs. Williams-yes, Mr. Mundy-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 9:42 p.m.


Clerk of Council


Mayor