RECORD OF PROCEEDINGS

Minutes of WEST CARROLLTON CITY COUNCIL RETREAT Meeting

Held October 9, 2026

The West Carrollton City Council Retreat was held at Fire Station #56. Lunch was served prior to the meeting. Mayor Barnhart called the meeting to order at 12:30 p.m.

PRESENT: Mayor Barnhart, and Councilmembers Jill Tomlin, Rick Dobson, Angie Fryman, Nate Mundy, Keith Tilton, and Lauren Williams.

CITY STAFF: City Manager Amber Holloway, Law Director Joshua Lounsbury, Assistant City Manager Dan Wendt, and Clerk of Council Tracy Moore.

GUESTS: Todd Duplain and Joe Tuss

The following topics were discussed by members of City Council at the October 9, 2026, City Council Retreat:

River District Project Update and Whitewater Park Project Discussion

City Manager Holloway opened the discussion and then turned the floor over to Assistant City Manager Dan Wendt, Todd Duplain, and Joe Tuss.

Mr. Duplain thanked City Council and City Staff for their efforts and persistence in advancing the project. He explained the success of a project of this nature depends on the alignment of three key parts: the City, the developer, and the end users , including restaurants and other businesses.

Mr. Duplain divided the River District project into two primary areas: the north side and the south side. The north side of the project is focused on developing three full-service restaurants and townhomes, while the south side of the project is intended to accommodate fast-casual restaurants, fuel and convenience businesses, and a hotel.

He noted the north side will establish the River District's identity, while the south side will emphasize convenience.

Mr. Duplain explained that the development of the north side will take longer to come to fruition, as the plan is to construct three restaurants from the ground up. He noted that national chains typically prioritize larger cities based on factors such as average income, population density, and traffic counts. He added that independently owned, smaller restaurants often face financial challenges when building facilities from the ground up.

Mr. Duplain described a third category of restaurants that pursue ground-up development based on a shared vision rather than relying on primarily demographic data. He stated that he is actively pursuing restaurant groups within this category for the north side of the River District.

Mr. Duplain also confirmed that plans remain in place to develop three-story townhomes on the north side, with a total of approximately 21 to 24 units.

Mr. Duplain stated that he anticipates further progress on the south side of the development within the next year. He noted that the opening of Sheetz is expected to increase traffic counts

in the area. Mr. Wendt asked whether the restaurant portion of the development would likely be completed before the hotel, and Mr. Duplain indicated that would likely be the case.

Council engaged in an extensive discussion regarding the progress made on the River District over the past year. Some Councilmembers expressed concern about the length of time it is taking to secure commitments for additional development.

Mr. Tuss shifted the discussion to the financial plan and provided an overview of the proposed financing for both the River District and the Whitewater Park Project. A lengthy discussion ensued regarding the overall debt obligations and revenue sources available to support them.

City Manager Holloway reminded Council that the City is proceeding with a different plan than the one proposed by Dillin in 2022. She stated that she believes the market demand would drive development on the south side more quickly than on the north side. She also noted that land sales would help reduce the City's overall debt, while continued development would generate additional revenue for the New Community Authority (NCA).

Mr. Duplain left the meeting at approximately 3:00 p.m.

Mr. Tuss explained revenue that is generated from the development could be used to help finance the Whitewater Park. He recommended moving forward with the efforts to ensure the dam's safety and suggested engaging a third-party cost estimator as a future project expense.

Council then discussed the history and original vision for the Whitewater Park. Mayor Barnhart explained that the project was intended to establish the area as a destination by attracting visitors interested in river surfing.

City Manager Holloway added that, when she joined the City, she understood the project's primary goal was to drive tourism and encourage visitors to spend money in the River District, ultimately supporting the local economy.

Some Councilmembers expressed concerns over the Whitewater Park's long-term vision and questioned whether it should be reevaluated in light of the information that was presented during the September 22, 2026, Work Session. Council discussed the revenue and funding considerations, residents' needs, and other infrastructure improvements needed throughout the City.

Council weighed the pros and cons of proceeding with the 30% design phase to explore a scaled-back design for the Whitewater Park. Discussion ensued on grant funding and whether those funds could be redirected towards other projects that would benefit the City.

City Manager Holloway explained the grant funding was designated for specific projects. She further clarified that if the City chose not to proceed with utilizing the funds for the Whitewater Park, it would need to seek approval from the grant funding sources to redirect the funds. Such a request could ultimately be denied, meaning the City would completely lose the funding.

Following all discussion, Council directed City Manager Holloway to proceed with obtaining a new, scaled-back design for the Whitewater Park.

Councilmember Mundy, Assistant City Manager Wendt, and Joe Tuss left the meeting at 4:41 p.m.

Due to the lack of time and absence of Councilmember Mundy, Mayor Barnhart stated the **Western Lakes & Extraction Fees** and **Council Vision 2030 & 2027-28 Top Priority List** topics that were listed on the agenda would be postponed to a Work Session of a future Council Meeting.

Council-Manager Communications

City Manager Holloway reported that letters had been mailed to the residents who were impacted by the 2025 Curb, Gutter, and Sidewalk Program. The letters provided information regarding the anticipated progress and timeline for completing the work with the new construction company.

Ms. Holloway then asked Council if they had any additional issues or concerns that they would like to share.

Councilmember Tomlin expressed a concern regarding the yellow curb paint on the north side of town, noting the paint is fading.

Councilmember Williams inquired about regulations and licensing requirements for electric bicycles and golf carts. She also asked who was responsible for addressing parking issues in school parking lots.

City Manager Holloway stated that the Council Vision and Priority List would be reviewed during a future Work Session.

Councilmember Fryman left the meeting at 4:55 p.m.

To conclude the discussion, City Manager asked Council to reflect on the accomplishments from the past year of which they were most proud. She expressed her interest in discussing these accomplishments with Council during a future Work Session.

Following the Council/City Manager Communications, Mayor Barnhart moved, seconded by Mrs. Tomlin, to adjourn the October 9, 2026, City Council Retreat. Voice vote was unanimous, motion carried. The meeting adjourned at 5:01 p.m.

Tracy Moore
Clerk of Council

Mayor