

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 11,

2025

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 Jill Tomlin, Mike Boyle, Amanda Zennie, Rick Dobson, Angie Fryman, and Keith Tilton. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Service Director Rich Norton, Fire Chief Chris Barnett, Civil Engineer John Vance, and Clerk of Council Tracy Moore.

MINUTES

Mrs. Fryman moved, seconded by Mrs. Zennie to approve the regular meeting minutes of February 25, 2025. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

James Napper, from 43 Reddington Court, addressed Council to remind them about the dinner that the West Carrollton Lions Club is hosting from 4:00 p.m. until 7:00 p.m. on Saturday, March 15, 2025. The dinner will be held at the Memorial United Methodist Church. They will serve corn beef and cabbage, chicken and noodles, and other sides and desserts. The cost of the dinner is \$20 per adult and \$10 per child. Tickets can be purchased in advance by contacting Nate Mundy at 937-694-0906.

Karen Findlay, West Carrollton Library Branch Manager, addressed Council to let them know that Senator Willis Blackshear Jr. will be at the West Carrollton Library from 3:30 p.m. until 5:30 p.m. on April 7, 2025. He will be there to speak to the community.

UNFINISHED BUSINESS

Ordinance 3792 - An Ordinance Levying Special 2-Year Assessments For The Repair Of Certain Described Sidewalks And Curbs In The City Of West Carrollton, Ohio For The 2024 Program.

Mayor Barnhart stated this is the second reading of Ordinance 3792. He asked Council if there were additional comments or questions. There were none.

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Mr. Tilton moved, seconded by Mr. Boyle to approve Ordinance 3792. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Ordinance 3793 - *An Ordinance Levying Special 5-Year Assessments For The Repair Of Certain Described Sidewalks And Curbs In The City Of West Carrollton, Ohio For The 2024 Program.*

Mayor Barnhart stated this is the second reading of Ordinance 3793. He asked Council if there were additional questions or comments. There were none.

Mayor Barnhart moved, seconded by Mrs. Tomlin to approve Ordinance 3793. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Ordinance 3794 – *An Ordinance Levying Special 10-Year Assessments For The Repair Of Certain Described Sidewalks And Curbs In The City Of West Carrollton, Ohio For The 2024 Program.*

Mayor Barnhart stated this is the second reading of Ordinance 3794. He asked Council if there were additional questions or comments. There were none.

Mrs. Zennie moved, seconded by Mr. Tilton to approve Ordinance 3794. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Ordinance 3795 – *An Ordinance To Make Appropriations For Current Expenses And Other Expenditures Of The City Of West Carrollton, State Of Ohio, During The Fiscal Year Ending December 31, 2025, Amending Ordinance 3784, Repealing Any Ordinances In Conflict Herewith.*

Mayor Barnhart stated this is the second reading of Ordinance 3795. He asked Council if there were additional questions or comments. There were none.

Mrs. Fryman moved, seconded by Mrs. Tomlin to approve Ordinance 3795. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

NEW BUSINESS

Ordinance 3796 - *An Ordinance Providing For Personnel Classification, Rates Of Pay, Benefits, Work Rules, And Working Conditions For Certain Positions In The Fire Department Of The City Of West Carrollton, And Authorizing The City Manager To Enter Into An Agreement With The West Carrollton Professional Firefighters, And International Association Of Firefighters, Local 5381, AFL-CIO ("IAFF") Representing Said Employees And Repealing Portions Of Any Other Ordinances In Conflict Herewith And Declaring An Emergency.*

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City Manager Holloway presented Ordinance 3796. She explained this ordinance authorizes the city manager to enter into a collective bargaining agreement with the West Carrollton Professional Firefighters Local 5381. She stated this is a first contract for the West Carrollton Professional Firefighters.

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

Mayor Barnhart moved, seconded by Mrs. Fryman to approve Ordinance 3796. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mayor Barnhart noted there was a scrivener's error on the next item on the agenda. The Resolution Number should be 16-2025 instead of 15-2025. Mayor Barnhart also stated that Ms. Hollway requested Council to table the next two items on the agenda. He deferred to Ms. Holloway for comments.

Ms. Hollway stated she is requesting that Council table Resolution 16-2025 and Ordinance 3797 until the City Council Meeting to be held March 25, 2025. She explained the reason for tabling is due to a last-minute request from the PACE attorney to include additional addresses on the parcel in question, not just the primary address. This would have required a change to the agenda, which had already been posted. Ms. Holloway further stated tabling the legislation will not delay the project.

Ms. Holloway also reminded Council that PACE, or Property Assessed Clean Energy Financing, allows property owners to fund energy related improvements through a special assessment on their property. In this particular case, the energy related improvements include roof mounted solar panels. Ms. Holloway stated the property owner initiated this request. The city is not responsible for constructing the project, and would act only as a pass through to enable the special assessment. She stated if Council honors the request to table, these two legislative items will appear on the agenda for March 25, 2025.

Mayor Barnhart asked if this project was initiated by the property owner. Ms. Holloway answered yes.

Mayor Barnhart moved, seconded by Mr. Dobson to table Resolution 16-2025. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

Mayor Barnhart moved, seconded by Mrs. Tomlin to table Ordinance 3797. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

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REPORTS BY OFFICERS

Civil Engineer Vance announced the 2026 Curb and Sidewalk Program. Mr. Vance presented a map that highlights the area for construction, which includes South Alex Road, Arrow Sheath Drive, Black Forest Drive, South Elm Street, Green Feather Court, Halidon Court, Minstrel Drive, Robinhood Drive, Royal Archer Drive, Royal Ridge Drive, and Saint Dunstan Court. Mr. Vance proposed the following schedule for the project:

- **March 2025** – Advance notice to property owners.
- **Summer 2025** – Field markings and door hanger information packets.
- **January/February 2026** – Resolution of necessity and certified mailing notices.
- **March until May 2026** – Property owners can enact their own repairs. They have until the end of April to secure a permit and to the end of May to complete the work.
- **Spring 2026** – Bid opening for remaining properties.
- **August 31, 2026** – Construction completed.
- **September 2026** – Assessment resolution for the 2026 Program.
- **October 2026** – Assessment ordinance.
- **November 2026** – Mail assessment invoices (60 days to pay).
- **No later than August 2027** – Unpaid bills will be sent to Montgomery County for assessment.

Mr. Vance stated the majority of this area was last repaired between 2003 and 2007.

Mr. Boyle asked if this would impact the Centerpoint Energy project. Mr. Vance answered the Centerpoint Energy project is set to be completed in 2025, and this Curb and Sidewalk program won't begin until 2026. Mr. Boyle asked if Centerpoint Energy is responsible for the curbs that their project impacts. Mr. Vance answered if Centerpoint Energy causes any damage then it is their responsibility to repair the damage.

UNSCHEDULED BUSINESS

Comments by the Audience

James Napper, from 43 Reddington Court, addressed Council to inquire if the city could look at the storm drains. He stated they needed to be brought back to the level of the street. Mayor Barnhart advised City Manager Holloway would review the request with Service Director Norton.

Chris Miller, from AES Ohio, addressed Council and advised he was there to represent AES. He stated they are trying to initiate a Community Connectors Program. He provided Council a handout with his contact information.

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Comments by Council

Mrs. Tomlin encouraged residents to attend the Lions Club dinner on Saturday, March 15, 2025.

Mr. Boyle congratulated Chief Woodard on his retirement.

Mr. Dobson stated he would be attending the Lions Club Dinner.

Mr. Tilton congratulated a high school resident, Jeffery Blair, for placing third at the state for wrestling. He also advised residents to be safe on St. Patrick's Day, and to refrain from drinking and driving. Finally, Mr. Tilton inquired if a discussion on South Alex Road would appear on the agenda soon. Ms. Holloway answered the city is actively working on it, and will be scheduling a discussion on it again in the near future.

RECESS

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

Mayor Barnhart moved, seconded by Mrs. Tomlin to recess to an Executive Session pursuant to Ohio Revised Code 121.22 (G)(3): Conferences with an attorney for the public body concerning disputes involving the public body that are subject of pending or imminent court action, to return to the regular meeting for adjournment. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Jill Tomlin, Mike Boyle, Amanda Zennie, Rick Dobson, Angie Fryman, and Keith Tilton. City Staff: City Manager Amber Holloway and Law Director Lori Denlinger, Service Director Rich Norton, Chief Barnett and Civil Engineer John Vance.

2025 – 2026 River District Plan

City Manager Holloway introduced the 2025-26 River District presentation and turned it over to consultant, Joe Tuss. Mr. Tuss went through the PowerPoint presentation and walked Council through ongoing matters that would continue into 2025 including the Spine Road Construction, New Community Authority, Culver's and Sheetz. He spoke about Phase II Infrastructure, the final piece of planned public infrastructure in the River District, and the work it would entail. Then, Todd Duplain presented on the 2025-26 work plan, highlighting that the development team was looking at retail space and town homes. He also spoke about marketing efforts.

Mr. Boyle asked if the developers had any additional leads. Mr. Duplain advised that they did have some good leads; they would need to see additional ones before a retail center was

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brought before the Council. Mr. Tuss then walked City Council through the Phase II cost estimate and provided a few options for how to fund it.

There was discussion regarding relocating the power lines and the bike path, including funding and timing.

Mr. Duplain spoke about the townhomes and stated that if the City proceeded with Phase II, Woodard would start the design of the townhomes.

City Manager Holloway summarized the options and addressed some pros and cons of using OTSCIF funds toward Phase II.

Consideration of a Memorandum of Understanding (MOU) with the Montgomery County Land Bank

City Manager Holloway passed around a draft copy of the agreement with the Montgomery County Land Bank, stating that this document was originally a Memorandum of Understanding, but moving forward, they would refer to it as a Subrecipient Agreement. She advised that this document established the relationship between the Montgomery County Land Bank, Patriot Engineering, and the City of West Carrollton regarding the Ohio Department of Development Brownfield Remediation Grant the City was awarded in 2024. She said that she believed the document was in near final form and would request that City Council pass a Resolution to enter into this agreement on Tuesday, March 25, 2025.

Communication Methods

City Manager Holloway introduced this topic and stated that Councilmember Dobson had requested time during the Work Session to discuss methods of communication for City Council including how to suggest topics for Work Sessions.

Mr. Dobson stated that he feels that there is a lack of communication about issues coming before Council, and that the Council only sees what is put in front of them 15 minutes before a vote. He suggested that others should feel comfortable expressing their opinions as it could sway opinions or generate good questions. He went on to say that this topic, to him, was not just about the Work Sessions and asked how Council should bring forward issues or concerns that are brought to them.

Mr. Tilton stated that he feels City Council doesn't have a chance to talk about what they want and to give direction to the City Manager.

Law Director Denlinger stated that Council typically has at least one work session on items Council votes on. She suggested that if there are other items to discuss, Council should contact the City Manager.

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Deputy Mayor Fryman suggested that an option for bringing up questions at the end of Work Sessions. Council then discussed if an additional meeting was needed to address some outstanding matters. Several members expressed a desire for another meeting that had a structured agenda.

Additional discussion ensued amongst Council about various projects within the City. A few topic areas were mentioned as important discussion topics to Council including real estate, communication, daycares in residential zoning districts, and the sign code.

Mr. Boyle expressed frustration over the time it takes to get things done. Ms. Zennie suggested that the issues listed should be worked into Work Sessions one at a time.

EXECUTIVE SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Jill Tomlin, Mike Boyle, Amanda Zennie, Rick Dobson, Angie Fryman, and Keith Tilton. City Staff: City Manager Amber Holloway and Law Director Lori Denlinger

Council met in Executive Session pursuant to Ohio Revised Code 121.22 (G)(3): Conferences with an attorney for the public body concerning disputes involving the public body that are subject of pending or imminent court action, to return to the regular meeting for adjournment.

REGULAR SESSION

Deputy Mayor Fryman asked City Manager Holloway about the stop sign at Dinsmore and Andover. Ms. Holloway stated this was being addressed. She also inquired about flags on the Kettering Health Network property by Ele and asked what was going on. Ms. Holloway stated that she would look into it.

Mr. Boyle asked about the vests for Code Enforcement, communication with City Staff, and the police cruiser involved in a crash. Mr. Dobson asked about Code Enforcement Body Worn Cameras.

ADJOURNMENT

With no further business, Mayor Barnhart moved, seconded by Ms. Tomlin, to adjourn the City Council Meeting of March 11, 2025. A vote was taken: Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, Mr. Tilton-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 9:35 p.m.


Clerk of Council


Mayor