

RECORD OF PROCEEDINGS
Minutes of WEST CARROLLTON CITY COUNCIL REGULAR Meeting

Held March 25, 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 Keith Tilton, Jill Tomlin, Mike Boyle, Amanda Zennie, Rick Dobson, and Angie Fryman. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Interim Police Chief David Wessling, and Clerk of Council Tracy Moore.

AMENDMENT TO AGENDA

Mayor Barnhart moved, seconded by Mrs. Fryman to amend the agenda by moving the Executive Session before the Minutes. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

RECESS

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

EXECUTIVE SESSION

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

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, and then they returned to the regular meeting.

MINUTES

Mrs. Fryman moved, seconded by Mr. Boyle to approve the regular meeting minutes of March 11, 2025. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

PUBLIC HEARINGS

None

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COMMUNICATIONS AND PRESENTATIONS

None

COMMENTS BY THE AUDIENCE

Karen Findlay, West Carrollton Library Branch Manager, addressed Council to let them know a community member, Jerry Ferrell, gave them a special sign to install in the parking lot that will allow for reserved parking for a Gold Star Family member. She stated a Gold Star parking space shows community recognition, respect, and appreciation for Gold Star families. Ms. Findlay explained the Gold Star is a recognized symbol of sacrifice and honor. It is a way to honor the important contributions of our veterans. She stated she spoke with Service Director, Rich Norton, who offered to install a post for the sign. Ms. Findlay asked Council to consider holding a ceremony or dedication for the parking space later in the year.

Ms. Findlay also gave Council a few library updates. She stated Library Legislative Day will be held on April 7, 2025, from 3:30 p.m. until 5:30 p.m. at the West Carrollton Library. Ohio Senator Willis Blackshear Jr. will be in attendance. She also stated Camp Kern will be doing a Harry Potter program on April 18, 2025, at 4:00 p.m.

Mr. Dobson thanked Ms. Findlay for providing the library's two-month calendar.

UNFINISHED BUSINESS

None

NEW BUSINESS

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

Mayor Barnhart introduced Resolution 16-2025.

Resolution 16-2025 - A Resolution Declaring The Necessity Of The Special Assessment Project At 128 South Elm Street, 134 South Elm Street, 9 Pierce Avenue, And 15 Pierce Avenue In West Carrollton, Ohio; Approving A Petition For Special Assessments Relating To The Special Assessment Project At 128 South Elm Street, 134 South Elm Street, 9 Pierce Avenue, And 15 Pierce Avenue; And Authorizing The City Manager To Execute A Cooperative Agreement With The Ohio Air Quality Development Authority Relating To The Special Assessment Project At 128 S. Elm St., 134 South Elm Street, 9 Pierce Avenue, And 15 Pierce Avenue, Pursuant To Ohio Revised Code Section 3706.051.

City Manager Holloway presented Resolution 16-2025. She explained this resolution is the first step in obtaining Property Assessed Clean Energy (PACE) financing for a roof and solar panel

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array project on the property primarily at 128 South Elm Street, 134 South Elm Street, 9 Pierce Avenue, and 15 Pierce Avenue. She reminded Council PACE financing allows property owners to fund energy related improvements through a special assessment on their property. Ms. Holloway stated the property owner initiated this request. She stated the city is not responsible for constructing the project, but would simply act as a pass through to enable the special assessment on the property.

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

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

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

Ordinance 3797 - An Ordinance Determining To Proceed With The Special Assessment Project At 128 South Elm Street, 134 South Elm Street, 9 Pierce Avenue, And 15 Pierce Avenue In West Carrollton, Ohio Involving The Acquisition, Construction, And Improvement Of An Air Quality Facility And Declaring An Emergency.

City Manager Holloway presented Ordinance 3797. She explained this is the second and final legislative step for facilitating the Property Assessed Clean Energy or PACE financing for a roof and solar panel array on the project at 128 South Elm Street, 134 South Elm Street, 9 Pierce Avenue, and 15 Pierce Avenue.

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

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

Mayor Barnhart introduced Resolution 17-2025.

Resolution 17-2025 – A Resolution Authorizing The City Manager To Negotiate, To Enter Into, And To Execute A Brownfield Remediation Program Subrecipient Agreement Between The City Of West Carrollton, The Montgomery County Land Bank, And Patriot Engineering To Conduct Environmental Remediation Activities At The Former Appvion Wastewater Treatment Plant Property Located At 4000 Hydraulic Road In West Carrollton, OH.

City Manager Holloway presented Resolution 17-2025. She stated last fall the Montgomery County Land Bank was awarded Brownfield Remediation Program funds totaling \$1,898,678 on behalf of the City of West Carrollton. She further explained the city's current budget for the project includes a twenty-five percent match of the total project cost, which is 2.548 million.

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Ms. Holloway stated the project scope will address contaminated areas through additional assessment soil excavation capping and demolition of the dilapidated structures. She stated this subrecipient agreement is required in order to access the grant fund disbursements for this project.

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

Mrs. Tomlin moved, seconded by Mrs. Zennie to approve Resolution 17-2025. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

Mayor Barnhart introduced Resolution 18-2025.

Resolution 18-2025 – A Resolution Authorizing The City Manager To Assist The Montgomery County Transportation Improvement District In Applying For The Ohio Department Of Transportation's Transportation Improvement District Funding For River District Phase II Construction For The Current Funding Cycle And To Execute All Necessary Documents To Administer The Funding Program.

City Manager Holloway presented Resolution 18-2025. She explained this resolution would authorize the city to work with the Montgomery County Transportation Improvement District to apply to the Ohio Department of Transportation's Transportation Improvement District funding program for the River District Phase II funding.

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

Mrs. Fryman moved, seconded by Mr. Boyle to approve Resolution 18-2025. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

REPORTS BY OFFICERS

City Manager Holloway congratulated Parks & Recreation employee Chris White on his recent promotion to Maintenance Repair Person II. She also announced the city awarded the bid for the Self-Contained Breathing Apparatus (SCBA) for the city's Fire Department to Atlantic Emergency Solutions in the amount of \$192,930.65.

UNSCHEDULED BUSINESS

Comments by the Audience

Melea Butcher, from 13 Reddington Court, addressed Council to inquire if it would be possible for the city to restart the farmers' market. She also commented that she hopes the city can bring in restaurants other than fast food.

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Mayor Barnhart asked Mrs. Butcher if she knew when farmers' markets typically start. She responded around mid-June and they last for 2 -3 months. She stated they could start earlier if vendors were included who sell meat, candles, specialty dog biscuits, flowers, etc. Mayor Barnhart asked if Mrs. Butcher had a specific area in mind for the city to hold the market. She answered the area near the Senior Center and/or by the park are a couple of possibilities. There is ample parking in that vicinity. She also recommended the area behind Taco Bell. Mayor Barnhart asked if Mrs. Butcher would like to be the contact person. She stated she would be happy to be the contact. Mayor Barnhart advised he would turn it over to the city manager for her to review the idea with staff members.

Mr. Tilton asked who issues the permits. Mrs. Butcher answered the city issues the permits. Mr. Tilton stated the only market he remembers the city having was the one held in the old McDonalds parking lot. He stated he thought that would be a good location for a food truck rally.

Comments by Council

Mrs. Tomlin commented she thought Council reduced permit fees for food trucks. She asked Ms. Holloway to double check to make sure her memory was correct. Mrs. Tomlin also thanked Karen, West Carrollton Library Branch Manager, for attending the Council Meetings and keeping them informed on what is going on with the library. She also thanked Mr. Ferrell for the special parking signs and the work he has done throughout the county.

Mr. Boyle thanked Ms. Findlay for the two-month library calendar. Mr. Boyle also stated as the acting Vice President of the Montgomery County Farm Bureau that he would like to partner up with the city. As far as the farmers' market, he stated he would check to see if there are grants that would help pay for some of the permit fees. Mr. Boyle stated he would speak with City Manager Holloway about the farmers' market.

Mr. Dobson commented that he would like to compliment the city for promoting within regarding Chris White. He stated he is a hard worker and dedicated to the city.

Mrs. Fryman commented that her neighbor on Eda Avenue is building a massive room addition on the back of their house. She stated she is grateful they put an investment in their neighborhood versus moving away to a larger home.

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

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WORK SESSION

PRESENT: Mayor Rick Barnhart, Councilmembers Keith Tilton, Jill Tomlin, Mike Boyle, Amanda Zennie, Rick Dobson, and Angie Fryman. City Staff: City Manager Amber Holloway, Law Director Lori Denlinger, Assistant City Manager Dan Wendt, Finance Director Julie Duffy, and Parks & Recreation Director Christian Mattingly.

Presentation from the Montgomery County Solid Waste Management District

City Manager Holloway introduced John Minear from the Montgomery County Solid Waste District. Mr. Minear then presented an update to City Council on the 2024 update to the Solid Waste Management Plan. He explained that the plans were done on a 5-year schedule and cover 20 years. He noted that there were few changes to the plan, adding that they were proposing a slight increase to the impact fee. He stated that the increased fee would cost \$.65 per household per year, with a 6% annual increase to follow. He advised that the Solid Waste District was requesting that all municipalities approve the plan and this increase.

Council thanked Mr. Minear for his presentation.

Presentation by Mark Langdon

City Manager Holloway introduced Mark Langdon, who has been acting as our listing agent for certain city-owned property. Mr. Langdon explained his role and how he started working with the City, which occurred right before the COVID-19 pandemic. He advised that the City does not pay any money unless he sells the property. He mentioned projects he has worked on, including the Miami Valley Sands project. He explained some of his marketing efforts, and went on to say that this is a unique project because he was not just trying to sell land, he was trying to help us develop our city. He added that West Carrollton is his backyard, and he cares about what happens here.

Mr. Boyle asked why our properties were not on LoopNet. Mr. Langdon explained that they had recently switched to Crexi, adding that the properties were also listed on Costar, but could only be viewed by brokers on Costar. Mr. Boyle stated that this limited our audience, especially amongst mom-and-pop shops. Mr. Langdon said he did not think so, noting that the properties were listed and out there for people to see.

Mr. Tilton asked Mr. Langdon to share how he deals with interested buyers. Mr. Langdon stated that he works through the City's economic development contact. Mr. Tilton inquired further as to how interests are conveyed to the City.

Mr. Boyle stated that he wanted to hear more about the interested buyers and expressed interest in additional data on foot traffic. Mr. Langdon asked Mr. Boyle to filter that through his point of contact at the City, and he would be happy to provide that information. Mr. Tilton expressed some concern that potential buyers might be turned down.

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River District Bond Anticipation Notes

Finance Director Duffy presented on the River District Note renewals. She explained the strategy for both, and how it pertained to the adopted budget. She noted that we had not received the revenue from property sales as expected in 2024, citing a timing issue with the notes being due by May 1st.

Mr. Boyle inquired about Sheetz and when the sale revenue would be received. City Manager Holloway explained the City's current status with Sheetz, adding that she was hopeful for a closing in 2025, but it could take some time. Mr. Boyle expressed concerns over debt.

Assistant City Manager Wendt added that the City saved \$500,000 by managing the Spine Road project in-house. Mr. Dobson agreed that we did a great job and stated that we were still taking on a lot of debt that we would have to pay. Mr. Tilton asked if we were using all of our debt resources here, and not thinking strategically elsewhere. Ms. Duffy stated that we did not have a debt capacity issue, and it seemed that this was a matter of comfort level. She discussed the pieces of legislation and stated that the Council would be asked to vote on two emergency ordinances at the next meeting.

Mayor Barnhart closed the discussion, stating that staff had heard the council's concerns and that the right people were working on debt management.

Senior Center Rental Rates and Construction Update

Parks and Recreation Director Mattingly presented on the Senior Center Renovations. He shared the updates that were made, and explained that the building would reopen to the public on or around April 1st. He talked through rental rates to prompt a discussion on fees.

There was some discussion among City Council about increasing fees or adding a cleaning fee. It was ultimately decided to consider modifying the rental rates in 2026.

Mayor Barnhart asked if there were any other comments from Council.

Ms. Fryman suggested the formation of a special studies committee to examine the Sign Code, adding that she believed most of the outstanding questions were policy-related. Ms. Holloway stated she would discuss this with Director Gaines and get back to City Council.

Mr. Boyle requested a list of vehicles and equipment. City Manager Holloway inquired as to what equipment he would like to be listed. Mr. Boyle stated anything listed as an asset, adding that he did not need to see mowers. He went on to say that the City purchases new vehicles regularly, and he did not see the need. Ms. Zennie asked if Council was micromanaging by asking for that. Mr. Boyle said it was a question of whether or not we needed it.

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City Manager Holloway explained the approach to the budgeting process, which involves multiple meetings with each department to review every request before presenting the budget to Council. She added that she was happy to discuss any policy decisions related to the budget.

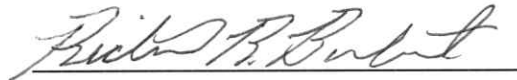
Mr. Tilton expressed concern over how long we are keeping our medics.

ADJOURNMENT

With no further business, Mayor Barnhart moved, seconded by Mr. Tilton, to adjourn the City Council Meeting of March 25, 2025. A vote was taken: Mr. Tilton-yes, Mrs. Tomlin-yes, Mr. Boyle-yes, Mrs. Zennie-yes, Mr. Dobson-yes, Mrs. Fryman-yes, and Mayor Barnhart-yes.

The meeting was adjourned at 9:57 p.m.


Clerk of Council


Mayor