

RECORD OF PROCEEDINGS

Minutes of City Council

Held March 27, 2025

Regular Meeting Call to Order

Meeting called to order 6:00 PM.

Roll Call

Teri Murphy	Mayor	Present
Donald Burchett	At-Large	Present
Ora Allen	At-Large	Present
Mike Daugherty	Ward 1	Present
Dave Miller	Ward 2	Present
Shirley Whitt	Ward 3	Absent
Jeanette Marcus	Ward 4	Present

Staff Present:

Police Chief Craig Richardson	Law Director Martina Dillon
Finance Director Annetta Williams	Fire Chief Traci Kuzminski
Build. Maint. Superintendent Rocky Bangert	City Engineer Lauren Alvarado
City Planner Nick Sorice	Public Information Officer Aaron Vietor
Parks and Recreation Director Brent Shane	Clerk of Council Karen Powell
Build. & Zoning Admin. Brent Carpenter	

Mr. Daugherty moved to excuse the absence of Mrs. Whitt.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: None
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

Pledge of Allegiance

Mayor Murphy led the Pledge of Allegiance.

Approval of Minutes

Regular City Council Meeting Minutes - March 13, 2025

Mayor Murphy asked if there were any changes or corrections to the March 27, 2025, Regular Council meeting minutes. Hearing none, the minutes were approved as submitted.

Special Presentations

Oath of Office - Officer Caleb Bowman

Mayor Murphy administered the Oath of Office to Police Officer Caleb Bowman.

Police Chief Craig Richardson stated Officer Bowman grew up in Zambia and India, and moved to the United States where he attended college in Florida. He said Officer Bowman received a fellowship and studied global terrorism for a semester and then studied abroad at Oxford for a semester where he studied archeology. He noted that Officer Bowman graduated from the Police Academy with honors, and the City of Moraine is fortunate to have Officer

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Bowman on staff with the Moraine Police Division.

John Minear, Assistant Director - Solid Waste Management District and Operations, Montgomery County Environmental Services

Mr. John Minear, Assistant Director of the Solid Waste Management District and Operations, Montgomery County Environmental Services, gave a presentation on the new Solid Waste Management District Plan. He noted the District was created in 1989 due to House Bill 592, and the Bill required counties in Ohio to create a Solid Waste Management District Plan ensuring that within that plan there was a guarantee that the counties had 20 years' worth of disposal capacity. He said Montgomery County operates the transfer station and recycling facility located on Sandridge Drive and Encrete Drive in Moraine. He stated this Plan has a budget and he discussed fee increases and programs. He reported the District will require a 65-cent increase per household per year which will go into effect in 2026 after the plan is ratified and approved.

Mayor Murphy remarked that according to the chart in the proposed Plan, 34 percent of the costs are administrative fees which do not help Moraine.

Mr. Minear explained that part of those fees go into grants, and the Solid Waste District gives grants to municipalities totaling \$375,000.00 per year.

Mayor Murphy stated the Stony Hollow Landfill was supposed to close in 10 years, and that did not happen, and now the District is reporting the landfill will remain open for 20 years. She discussed the negative impact of Stony Hollow on Moraine residents. She said gas is going through the City of Moraine, and Dayton is receiving \$1,000,000.00 per year for collecting that gas and Moraine does not receive anything. She said Dayton receives payment for having a landfill. She stated when Moraine closed the landfill, Montgomery County placed the landfill next to Moraine and that hurts the residents and everything about the City of Moraine. She reported that the City of Moraine pays for residents' trash collection, and Moraine is being asked to approve a Plan to raise rates, and that is not a benefit to the City.

Mr. Minear said the landfill has nothing to do with the Solid Waste Management District. He explained ways that Solid Waste Management benefits Moraine. He also noted that when complaints are made about smell, an air study is performed.

Ms. Marcus asked Mr. Minear for contact information so she can discuss questions she may have regarding waste disposal at a later time.

Mr. Daugherty asked how many people are employed with the transfer center?

Mr. Minear reported there are approximately 70 employees, including the District staff.

With no further questions from City Council, Staff, or audience members, Mayor Murphy thanked Mr. Minear for his presentation.

Reports from the Following

Finance Committee

No report.

Finance Director

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February 2025 Finance Director's Monthly Report

Finance Director Annetta Williams stated the February monthly report is attached in the packet. She reported the City of Moraine started the year off in a strong position. She reminded everyone that the tax deadline is April 15, 2025. She noted due to the lack of privacy in the temporary offices, Staff have been unable to assist taxpayers in person and said she appreciated everyone's understanding. She said the Finance Division is very busy with the tax returns through the drop box and with assistance over the phone.

Ms. Marcus asked where taxpayers can pick up City tax forms?

Mrs. Williams replied forms may be picked up from a bin at the Payne Recreation Center.

Committee of the Whole

Ms. Marcus noted the last Committee of the Whole meeting was held on March 13, 2025. She reported there would be a meeting this evening.

City Manager

City Manager's Report - March 27, 2025

Police Chief Richardson stated he had nothing to report beyond Mr. Davis' report.

Law Director

No report.

Mayor

Mayor's Court Monthly Report - February 2025

Mayor Murphy reported for the month of February 2025, Mayor’s Court received \$18,701.65. She noted after various expenses and disbursements, a total of \$14,036.84 was deposited into the General Fund.

Guest Speakers - None

Business

Ordinances

2179-25 An Ordinance approving current replacement pages to the Moraine Codified Ordinances and declaring an emergency.

Ms. Allen stated this legislation is a housekeeping item and approves supplemental pages to the Moraine Codified Ordinances effective January 1, 2025. She noted the Ordinance will be passed as an emergency, and moved to suspend the rules to allow for the second reading and final adoption at this meeting.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Ora Allen
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus

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NAYS: None
ABSTAIN: None

Ms. Allen moved to approve.

RESULT: Passed (Yes 6, No 0, Abstained 0)
MOVER: Ora Allen
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

2180-25 An Ordinance authorizing the City Manager to enter into a lease agreement to permit farming operations on a parcel of real estate owned by the City of Moraine for an annual lease payment of \$110.00, repealing all prior inconsistent legislation, and declaring an emergency.

Mr. Burchett stated this legislation allows the City to enter into a Farm Lease Agreement with Mark Allison. He said the current lease agreement ended March 25, 2025. Mr. Burchett moved to suspend the rules to allow for the second reading and final adoption at this meeting.

RESULT: Passed (Yes 6, No 0, Abstained 0)
MOVER: Donald Burchett
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

Mr. Burchett moved to approve.

RESULT: Passed (Yes 6, No 0, Abstained 0)
MOVER: Donald Burchett
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

2181-25 An Ordinance authorizing the City Manager to enter into a lease agreement to permit farming operations on twenty-four (24) acres of real estate owned by the City of Moraine for an annual lease payment of \$4,560.00, repealing all prior inconsistent legislation, and declaring an emergency.

Mr. Daugherty stated that this emergency legislation authorizes a Farm Lease Agreement between the City of Moraine and Chip Getter. He said the three-year lease agreement term ended March 25, 2025. He moved to suspend the rules to allow for the second reading and final adoption at this meeting.

RESULT: Passed (Yes 6, No 0, Abstained 0)
MOVER: Mike Daugherty
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

Mr. Daugherty moved to approve.

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RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

Resolutions

8141-25 A Resolution approving and authorizing the City Manager to sign an agreement with the Miami Conservancy District to obtain Land Use Permit No. 16-3177-1.

Ms. Marcus stated that the City's agreement with the Miami Conservancy District for Land Use Permit No. 16-2840-1 expires on March 31, 2025. She said this legislation is necessary to authorize renewal of the Agreement and to obtain Land Use Permit No. 13-3177-1 for the Holes Creek Bridge. Ms. Marcus moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Jeanette Marcus
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

8142-25 A Resolution approving the Solid Waste Management Plan of the Montgomery County Solid Waste Management District.

Mr. Miller said that this Resolution ratifies the Solid Waste Management District Plan that was discussed in the Committee of the Whole meeting on March 13, 2025, and presented to Council earlier in this meeting. He moved to approve the legislation.

RESULT: Passed (*Yes 5, No 1, Abstained 0*)
MOVER: Dave Miller
AYES: Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: Teri Murphy
ABSTAIN: None

8143-25 A Resolution authorizing the purchase of a 2025 Ford Transit 350 Cargo RDW High Roof EXT Van from Lebanon Ford for use by the Building Maintenance Division at a price of \$64,023.00.

Mr. Daugherty said this legislation approves the purchase of a new cargo van to replace an older high-mileage cargo van. He noted this is a budgeted item. Mr. Daugherty moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

8144-25 A Resolution approving and accepting the annual report of the Community Reinvestment Housing Council (CRHC).

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Ms. Allen stated that this legislation is required to accept the Community Reinvestment Housing Council annual report. She moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Ora Allen
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

8145-25 A Resolution approving and accepting the annual report of the Tax Incentive Review Council (TIRC).

Mr. Burchett reported that this legislation accepts the 2024 annual Tax Incentive Review Council report. Mr. Burchett moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Donald Burchett
AYES: Teri Murphy, Donald Burchett, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus
NAYS: None
ABSTAIN: None

Persons Appearing Before Council - None

Any Other Business

Parks and Recreation Director Brent Shane stated the Adult Easter Egg Hunt is on Friday, April 4, 2025, at 9:00 at Wax Park. He said over 100 people have signed up so far. He said Thursday, April 3, 2025, is the last Steering Committee Meeting for the Master Park Plan. He said he will provide an update to Council after that meeting.

City Manager – No report.

Law Director – No report.

Finance Director – No report.

Clerk of Council – No report.

Council Reports

Ms. Allen offered condolences to the family of Mary Sabin. She said Mrs. Sabin was a long time Senior Citizens Group member and was also a member of several boards and commissions. She said Mrs. Sabin will be missed, and she was a dear friend.

Ms. Marcus – No report.

Mr. Miller said he echoes Ms. Allen's sentiments. He stated Mrs. Sabin was active on many City committees and clubs; and her husband, Larry, who passed away a couple years ago was also very active. He noted that back when Moraine had the volunteer program, both volunteered for community cleanups and all kinds of special events. He said they were a great example of ordinary residents giving back to the community.

Mr. Daugherty – No report.

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Mr. Burchett – No report.

Mayor Murphy said her prayers go out to the Sabin family for all that Mary Sabin has done for the City, and she again welcomed Officer Caleb Bowman. She thanked the Miami Valley Communications Council for broadcasting this meeting live as well as any future rebroadcasts.

Executive Session - None

Adjournment

Meeting adjourned at 6:36 PM.



Mayor Teri Murphy



ATTEST: Clerk of Council, Karen Powell