

RECORD OF PROCEEDINGS

Minutes of City Council

Held August 28, 2025

Regular Meeting Call to Order

Meeting called to order at 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 Attendance:

City Manager Michael Davis	Law Director Martina Dillon
Police Chief Craig Richardson	Deputy Fire Chief Mike Guadagno
Finance Director Annetta Williams	Street Superintendent Chris Dunn
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	

Mayor Murphy moved to excuse the absence of Mrs. Whitt.

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

Pledge of Allegiance

Mayor Murphy led the Pledge of Allegiance.

Approval of Minutes

Regular Council Meeting Minutes - August 14, 2025

Mayor Murphy asked if there were any changes or corrections to the August 14, 2025, Regular Council meeting minutes. Hearing none, the minutes were approved as submitted.

Special Presentations

Oath of Office - Officer Ian Dalton

Mayor Murphy administered the Oath of Office to Officer Ian Dalton.

Police Chief Craig Richardson said Officer Ian Dalton is from the Warren County area. He stated Officer Dalton has worked in corporate security and has held a couple other law enforcement positions before joining the Moraine Police Division. He reported in two of Officer Dalton's other jobs he has received two life saving awards. He said the Police Division

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is proud to have Officer Dalton on staff.

Oath of Office - Firefighter/EMT Kara Westfall

Mayor Murphy administered the Oath of Office to Firefighter/EMT Kara Westfall.

Deputy Fire Chief Michael Guadagno reported that Firefighter Westfall spent the first part of her career in corporate America, and she then chose a new path continuing her family's proud legacy as a fourth generation of Westfalls to serve in the Fire Service.

Reports from the Following

Finance Committee

No report.

Finance Director

July 2025 Finance Director Report

Finance Director Annetta Williams stated she has nothing to add to the 2025 Finance Director Report.

Committee of the Whole

Ms. Marcus noted the last Committee of the Whole meeting was on August 14, 2025. She reported there would be a meeting this evening.

City Manager

City Manager’s Report - August 28, 2025

City Manager Michael Davis stated he had nothing further unless there are questions regarding the City Manager's Report.

Law Director

Law Director Martina Dillon requested Council approval to add Ordinance 2198-25 to the agenda. She reported the Ordinance is for approving amendments to the Table of Organization for a two percent salary increase for non-bargaining employees and declaring an emergency.

Ms. Marcus moved to approve amending the agenda to add Ordinance 2198-25 as emergency legislation.

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

Mayor

Mayor's Court Monthly Report - July 2025

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Mayor Murphy reported for the month of July 2025, Mayor’s Court received \$18,909.00 She noted after various expenses and disbursements, a total of \$14,430.00 was deposited into the General Fund.

Guest Speakers - None

Business

Mayor Murphy stated anyone wishing to raise a question about a piece of legislation listed on the agenda will have three minutes to speak.

There were no comments on agenda items.

Ordinances

2194-25 An Ordinance approving a Zoning District Modification for City Lot Number 5191 and located at 2705 Lehigh Place located within the City of Moraine from R-4 (Multi-Family Residence District) To B-1 (Neighborhood Business District).

Mr. Miller reported that this Ordinance approves a zoning district modification for 2705 Lehigh Place from R-4 to B-1. He noted this is the second reading of this legislation. Mr. Miller moved to approve.

RESULT: Passed *(Yes 4, No 2, Abstained 0)*
MOVER: Dave Miller
AYES: Teri Murphy, Mike Daugherty, Dave Miller, Donald Burchett
NAYS: Ora Allen, Jeanette Marcus
ABSTAIN: None

2195-25 An Ordinance to amend Moraine Codified Ordinance Section 159.01 entitled “Competitive Bidding”.

Ms. Marcus stated this Ordinance amends Moraine Codified Ordinance Section 159.01 allowing the City Manager to authorize expenditures up to \$100,000.00 in emergency situations requiring immediate procurement of services and supplies. She noted this is the first reading of this legislation, and the second reading and adoption will be moved forward to the September 11, 2025, Regular City Council meeting.

2196-25 An Ordinance approving current replacement pages to the Moraine Codified Ordinances and declaring an emergency.

Mrs. Allen said this Ordinance approves the final second quarter supplements to the Moraine Codified Ordinances and will be passed as an emergency. She moved to suspend the rules allowing for the first and second reading at the meeting in which legislation was introduced.

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

After the second reading, Mr. Daugherty moved to approve.

RESULT: Passed *(Yes 6, No 0, Abstained 0)*

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MOVER: Mike Daugherty
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Jeanette Marcus, Donald Burchett
NAYS: None
ABSTAIN: None

2197-25 An Ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Moraine, State of Ohio for the period January 1, 2025, to December 31, 2025, and declaring an emergency.

Mr. Burchett reported that this Ordinance allows for supplemental appropriations for the 2025 Pinnacle Road Culvert Replacement project which will be presented for authorization in this meeting. Mr. Burchett declared this legislation as an emergency and moved to suspend the rules to allow for the first and second readings along with adoption.

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

After the second reading, Mr. Burchett moved to approve.

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

2198-25 An Ordinance approving amendments to the Table Of Organization for a 2% increase in pay rates for non-bargaining unit employees of the City Of Moraine and declaring an emergency.

Mr. Daugherty noted that this Ordinance was presented by the Law Director earlier in the meeting and approves amendments to the Table of Organization. He stated this legislation will be passed as an emergency pursuant to the Moraine City Charter allowing for the first and second readings at this meeting. Mr. Daugherty moved to suspend the rules to allow for the second reading and final adoption at this meeting in which the legislation was introduced.

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

After the second reading, Mr. Daugherty moved to approve.

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

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ABSTAIN: None

Resolutions

8173-25 A Resolution accepting the bid of and authorizing the City Manager to enter into a contract with Brumbaugh Construction, Inc. for the 2025 Pinnacle Road Culvert Replacement Program for the total amount of \$261,880.00 and further authorizing the City Manager to execute needed change order(s), if any, in specified amount.

Ms. Marcus stated this Resolution awards the 2025 Pinnacle Road Culvert Replacement Program to Brumbaugh Construction with the accepted bid amount of \$261,880.00 approving a total of \$288,068.00. She stated this was not a budgeted item, and legislation for supplemental appropriations was passed earlier in the meeting. Ms. Marcus moved to approve.

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

Voice Vote - None

Persons Appearing Before Council - None

Any Other Business

Mr. Davis thanked Council for supporting City of Moraine Staff in passage of the two percent COLA. He said residents will be receiving a letter from Archer Energy that references the activation of the Gas Aggregation Program. He said the fixed price will be .6625 per ccf and will begin in October 2025 with billing in November 2025. He stated this program goes through May 2027. He reminded residents that they are automatically enrolled unless they opt out of the program. He said residents have the opportunity to opt out and opt in at any time.

Mrs. Allen expressed her displeasure with regard to the rezoning that was passed in tonight's meeting at 2705 Lehigh Place. She said many of the residents she represents are very disappointed.

Ms. Marcus also expressed her displeasure with the rezoning decision. She said many people in her Ward do not want the traffic and crime. She asked Mr. Davis about the orange and white markers that were placed on State Route 741.

Ms. Alvarado replied those cones are there to block off that area of the lane. She said there was a large water main break that affected the entire parking lot, and the apron was replaced. She said the cones will come down after the asphalt has cured.

Mr. Miller congratulated Officer Dalton and Firefighter Kara Westfall. He offered condolences to Finance Assistant Penny Sabin and her family on the passing of her mother.

Mr. Burchett said he attended the board meeting of the Miami Valley Communications Council yesterday.

Mayor Murphy reported she attended the West Carrollton Schools opening ceremonies on August 18, 2025. She said she attended the August 19 Planning Commission meeting, and that

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meeting was very well attended. She congratulated Officer Dalton and Firefighter Westfall. She offered her condolences to Penny Sabin. She wished all a happy and safe Labor Day holiday. She reported that trash will not be picked up on Friday of next week and will be picked up on Saturday instead. Mayor Murphy thanked the Miami Valley Communications Council for broadcasting this meeting live as well as any future rebroadcasts.

Executive Session - None

Adjournment

Meeting adjourned at 6:25 PM.



Mayor Teri Murphy



ATTEST: Clerk of Council, Karen Powell