

RECORD OF PROCEEDINGS

Minutes of City Council

Held October 23, 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	Absent
Dave Miller	Ward 2	Present
Shirley Whitt	Ward 3	Present
Jeanette Marcus	Ward 4	Present

Staff Attendance:

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

Mrs. Whitt moved to excuse Mr. Daugherty's absence.

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

Pledge of Allegiance

Mayor Murphy led the Pledge of Allegiance.

Approval of Minutes

Regular City Council Meeting Minutes - October 9, 2025

Mayor Murphy asked if there were any changes or corrections to the October 9, 2025, Regular Council meeting minutes. Hearing none, the minutes were approved as submitted.

Special Presentations

Montgomery County Fraud Alert Notification (FAN) System

This presentation was canceled and will be rescheduled at a future time.

Reports from the Following

Finance Committee

No report.

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Finance Director

September Finance Director Report

Finance Director Annetta Williams reported that the City's revenues are strong at 77 percent, and expenses are below target at 60 percent overall. She said Council met on October 21, 2025, to review the 2026 budget, and she thanked Council for their time.

Committee of the Whole

Ms. Marcus noted the last Committee of the Whole meeting was on October 9, 2025. She reported there will be a meeting this evening.

City Manager

City Manager's Report — October 23, 2025

City Manager Michael Davis also thanked Council for their time and work on the 2026 budget. He stated he has nothing further to report unless there are questions regarding the City Manager's Report.

Law Director

No report.

Mayor

No report.

Guest Speakers - None

Business

Mr. Josh Allen of A4 Real Estate Group presented Council with a handout and spoke as a representative for the Zoning District change at 6844 Germantown Pike. Mr. O.L. Garrison, property owner of 6844 Germantown Pike, spoke in favor of the Zoning District change.

Mary Getter of 6891 Germantown Pike, Brett Scott of 6879 Germantown Pike, and Doris Fisher of 6919 Germantown Pike spoke against the Zoning District change at 6844 Germantown Pike.

Ordinances

2200-25 An Ordinance denying a Zoning District Change for City Lot Number 4988 and located at 6844 Germantown Pike within the City of Moraine that encompasses a proposed 1.5 acre lot in Exhibit A from Parcel ID Numbers J44204201 0034 and J44204201 0035 from R-2 (Single Family Residence District) To B-1 (Neighborhood Business District).

Ms. Marcus reported this Ordinance is at the second reading and denies the request for a Zoning District change at 6844 Germantown Pike and additional land. Ms. Marcus moved to approve.

RESULT: Passed (*Yes 5, No 1, Abstained 0*)
MOVER: Jeanette Marcus

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AYES: Teri Murphy, Ora Allen, Dave Miller, Jeanette Marcus, Donald Burchett
NAYS: Shirley Whitt
ABSTAIN: None

2201-25 An Ordinance to amend Moraine Codified Ordinance Section 521.07 entitled “Fences.”

Mr. Miller stated this is the second reading of this legislation which approves text amendments to clarify language and code requirements in the "Fences" section of the Moraine Codified Ordinances. Mr. Miller moved to approve.

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

2202-25 An Ordinance to amend Moraine Codified Ordinance Section 1181.04 entitled “Standards For Accessory Buildings And Uses In Residential And Agricultural Districts”.

Mrs. Whitt reported that this legislation approves text amendments to Section 1181.04 of the Moraine Codified Ordinances regarding fences. She stated this is the second reading of this Ordinance. Mrs. Whitt moved to approve.

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

2203-25 An Ordinance to amend Moraine Codified Ordinance Section 1181.05 Entitled “Standards For Accessory Buildings And Uses In Conservation, Business, And Industrial Districts.”

Mrs. Allen stated this legislation approves text amendments to Section 1181.05 of the Moraine Codified Ordinances regarding fences and is at the second reading. Mrs. Allen moved to approve.

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

2204-25 An Ordinance to add a new section 1185.23 to the Moraine Codified Ordinances entitled “Mobile Food Vendors”.

Mr. Burchett reported that this Ordinance approves the addition of Section 1185.23 to the Moraine Codified Ordinances regarding Mobile Food Vendors, and this is the second reading of the legislation. Mr. Burchett moved to approve.

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

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AYES: Teri Murphy, Ora Allen, Dave Miller, Shirley Whitt, Jeanette Marcus, Donald Burchett
NAYS: None
ABSTAIN: None

2205-25 An Ordinance to amend Moraine Codified Ordinance Section 1412.02 entitled “Parking”.

Mrs. Whitt said this Ordinance approves text amendments to Section 1412.02 of the Moraine Codified Ordinances allowing for a gravel pad in the side or rear yard. She noted this is the second reading of the legislation. Mrs. Whitt moved to approve.

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

2206-25 An Ordinance to amend Moraine Codified Ordinance Section 505.08 entitled “Cruelty To Animals Generally”.

Ms. Marcus said this legislation approves text amendments to Section 505.08 and adds language for the protection of additional types of animals. She noted this is the second reading of the Ordinance. Ms. Marcus moved to approve.

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

2207-25 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. Miller reported that this supplemental appropriations legislation is to provide a budget of \$250,000.00 in the Capital Improvement fund for the bid process for the design and construction drawings of the 2026 splash pad project. He stated this is emergency legislation. Mr. Miller moved to suspend the rules to allow for the second reading and final adoption at this meeting.

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

Mr. Miller moved to approve.

RESULT: *(Yes 6, No 0, Abstained 0)*
MOVER: Dave Miller
AYES: Teri Murphy, Ora Allen, Dave Miller, Shirley Whitt, Jeanette Marcus, Donald

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Burchett
NAYS: None
ABSTAIN: None

2208-25 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.

Mrs. Whitt stated that this supplemental appropriations legislation is to provide a budget of \$200,000.00 in the Capital Improvement fund for the demolition of the old Splash Moraine pump house and bath house. Mrs. Whitt moved to suspend the rules to allow for the first and second reading at this meeting.

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

Mrs. Whitt moved to approve.

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

Resolutions

Two Resolutions were added after the Executive Session.

8180-25 A Resolution approving the appointment of Jacqueline Long to the Planning Commission.

Mr. Miller moved to appoint Jacqueline Long to the Planning Commission.

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

8181-25 A Resolution approving the appointment of Jeffrey Hamilton to the Board of Zoning Appeals.

Mrs. Whitt moved to appoint Jeffrey Hamilton to the Board of Zoning Appeals.

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

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Voice Vote - None

Persons Appearing Before Council

Ms. Joelle Coleman of Pawprint Grooming on Springboro Pike discussed issues she has been having with new neighbors for the past two years. She described how she has had to repair the fence many times, have cars towed, clean up trash, and she stated there is a communication barrier with the neighboring property owner. She said a representative from the Building and Zoning Department has been out to explain what she can do to keep the neighbors off her property. She reported that her employees cannot take a break outside due to public urination and trash by the neighbors. She informed Council that this is the first time in 13 years she has thought about closing her business. She expressed her frustration in that she does not know where to turn and is looking to Council to point her in the right direction. She said the same people own the property on both sides of her business.

Police Chief Craig Richardson gave Ms. Coleman his contact information.

Any Other Business

Police Chief Richardson informed residents that the prescription drug take back will be held Saturday, October 25, 2025, from 10:00 a.m. to 2:00 p.m. at the Payne Recreation Center.

Parks and Recreation Director Brent Shane thanked everyone for coming out to Boo Bash. He thanked the Parks and Recreation staff for all of their hard work and all the City departments who contributed to the event. He said a lot of people want the event at the Gerhardt Civic Center again, but he does not know how that will work out if the splash pad is under construction. He congratulated City Planner Nick Sorice and his wife on the birth of their son.

Building Maintenance Superintendent Rocky Bangert provided an update on the City building. He said the front doors and the new floor with the City seal have been installed. He thanked Council for assisting with funding for this project and the project at Fire Station 30. He discussed the painting of the Payne Recreation Center. He said he is hoping to begin the handicap ramps project at the Gerhardt Civic Center next week. He said the City is moving in the right direction. He said once the Administration employees are back at the City building, his department will begin the floor project at the Payne Recreation Center.

Mayor Murphy asked when the Payne Recreation Center will be put back the way it was before the Administrative staff moved in.

Mr. Bangert said his department will be working on that task all winter long, and they will begin quickly after staff has moved. He discussed revisions that will be made to the Payne Recreation Center.

Mrs. Whitt asked if the kitchen will be brought back and if Council will have their first meeting in December at the City building?

Mr. Bangert said he is pushing for that goal.

Mayor Murphy asked if any thought has been given to the Tree Lighting if the building is not ready by December.

Mr. Bangert said he thinks he can get the Christmas Tree and Christmas lights up this year.

Mr. Shane said he knows Council loves to have the event at the City building. He said the Parks and Recreation Department would like to have the Christmas event at the Payne

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Recreation Center as there is so much more that can be done at the Payne Recreation Center. He said this year after the Christmas Tree lighting, the Payne Recreation Center is having a movie night.

Mrs. Whitt said she will always be a no vote on moving the Christmas Tree Lighting from the City building.

Mr. Shane replied to Mrs. Whitt's question about the kitchen stating that with the rentals that are made at the Payne Recreation Center, it is warranted to have the sinks, cabinets, and ice machine installed in a kitchen area.

Mrs. Allen expressed her condolences to the Hicks family. She congratulated Parks and Recreation staff on a successful Boo Bash.

Ms. Marcus also expressed condolences to the Hicks family. She reported she and Mrs. Allen attended the First Suburbs Consortium last evening, and a representative from the Ohio Municipal League gave a presentation. She said it was a good meeting.

Mrs. Whitt sent condolences to the Hicks family. She said Kenny Hicks was a great friend of hers.

Mr. Miller thanked all City departments for such a great job with Boo Bash. He thanked the businesses, churches, and other organizations who also were involved with Boo Bash. He expressed his condolences to the Hicks family for their loss, and he congratulated Nick and Bailey Sorice on the birth of their son. He also said he and Liberty from MVCC added some new historical videos to Spectrum TV.

Mr. Burchett sent his condolences out to the Hicks family.

Executive Session

A Motion to enter into Executive Session to consider the appointment of a commission member(s) with business to follow.

Mayor Murphy said an Executive Session is needed to decide placement for new commission members who were interviewed last month.

Mrs. Whitt moved to enter into Executive Session to consider the appointment of a commission member(s) with business to follow.

Mayor Murphy adjourned the Regular Council Meeting into Executive Session at 6:46 PM.

Mayor Murphy reconvened the Regular Council meeting at 6:53 PM.

Law Director Martina Dillon requested that Council add two resolutions to the agenda this evening. She asked for a vote to add Resolution No. 8180-25 making an appointment to the Planning Commission.

Ms. Marcus moved to add Resolution No. 8180-25 to the agenda per the Law Director's request.

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

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NAYS: None
ABSTAIN: None

Ms. Dillon requested a vote to add Resolution No. 8181-25 making an appointment to the Board of Zoning Appeals.

Ms. Marcus moved to add Resolution No. 8181-25 to the agenda per the Law Director's request.

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

Adjournment

Mayor Murphy said she attended Boo Bash and had a wonderful time. She reported over 900 kids came through the line. She congratulated Mr. Sorice on the birth of his son. She said she attended the ribbon cutting at Hyphen Innovations and stated she is pleased to have this business in the City of Moraine. Mayor Murphy thanked the Miami Valley Communications Council for broadcasting this meeting live as well as any future rebroadcasts.

Meeting adjourned at 6:57 PM.



Mayor Teri Murphy



ATTEST: Clerk of Council, Karen Powell