

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

Regular Meeting Call to Order

Meeting called to order at 6:00 PM.

Roll Call

Teri Murphy	Mayor	Present
Branden Delph	At-Large	Present
Ora Allen	At-Large	Present
Mike Daugherty	Ward 1	Present
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	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	

Pledge of Allegiance

Mayor Murphy led the Pledge of Allegiance.

Approval of Minutes

Regular City Council Meeting Minutes - February 12, 2026

Mayor Murphy asked if there were any changes or corrections to the February 12, 2026, Regular Council meeting minutes. Hearing none, the minutes were approved as submitted.

Special Presentations - None

Reports from the Following

Finance Committee

No report.

Finance Director

January 2026 Monthly Finance Report

Finance Director Annetta Williams reported that everything was normal for the first month of the year. She stated annual information statements were submitted to the IRS on time. Mrs. Williams welcomed Cathy Brown to the department, who filled the full-time Finance Clerk position.

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

Committee of the Whole

Ms. Marcus noted the last Committee of the Whole meeting was on February 12, 2026. She reported there would be a meeting this evening.

City Manager

City Manager's Report - February 26, 2026

No additional report.

Law Director

Motion to Add 2225-26

Law Director Martina Dillon asked for Council approval to add Ordinance 2225-26 to the agenda, which repeals the current Chapter 761 of the Moraine Codified Ordinances (MCO) regarding massage establishments and replaces it with a new proposed version of MCO 761 entitled "Massage Establishments" and declaring an emergency. She noted the emergency is that the Zoning Department has a couple of persons interested in applying for that type of business.

Ms. Marcus moved to add Ordinance No. 2225-26 to the agenda.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Jeanette Marcus
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Motion to Add 8219-26

Ms. Dillon requested Council approval to add Resolution 8219-26 to the agenda approving a base salary adjustment per the City Manager and Director of Public Safety Employment Agreement.

Mrs. Whitt moved to approve the addition of Resolution No. 8219-26 to the agenda.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Shirley Whitt
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Motion to Add 8220-26

Ms. Dillon requested Council approval to add Resolution 8220-26 to the agenda confirming and continuing the appointment of the Law Director.

Mrs. Allen moved to approve the addition of Resolution 8220-26 to the agenda.

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

RESULT: Passed *(Yes 7, No 0, Abstained 0)*
MOVER: Ora Allen
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Motion to Add 2226-26

Ms. Dillon requested Council approval to add Ordinance 2226-26 to the agenda for supplemental appropriations.

Ms. Marcus moved to approve the addition of Motion 2226-26 to the agenda.

RESULT: Passed *(Yes 7, No 0, Abstained 0)*
MOVER: Jeanette Marcus
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Motion to Add 8221-26

Ms. Dillon requested Council approval to add Resolution No. 8221-26 to the agenda which authorizes the City Manager and City Engineer to apply for a possible Safe Streets And Roads For All Grant. She said if awarded, the City would be obligated to pay 20 percent of \$150,000.00 for a comprehensive safety action plan. She noted the deadline to submit the application is coming up before the next Regular Council Meeting.

Mrs. Whitt moved to approve the addition of Resolution No. 8221-26 to the agenda.

RESULT: Passed *(Yes 7, No 0, Abstained 0)*
MOVER: Shirley Whitt
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Mayor

No report.

Guest Speakers - None

Business

Ordinances

2219-26 An Ordinance certifying unpaid charges for grass mowing and weed cutting to the Montgomery County Auditor for collections with real estate taxes in the amount of \$17,695.97.

Mrs. Allen reported that this Ordinance authorizes the Finance Director to submit property tax

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

assessments to Montgomery County for unpaid invoices issued in the summer and fall of 2025 for cleanup and grass mowing. Mrs. Allen moved to approve.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Ora Allen
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

2223-26 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, 2026, to December 31, 2026, and declaring an emergency.

Mr. Daugherty stated that this emergency Ordinance requests appropriations of \$151,492 for claims in the Health Insurance Reserve fund and \$20,000 for pistols in the Federal Law Enforcement fund as discussed during the 2026 budget work session. He noted this is emergency legislation, and he moved to suspend the rules to allow for the first and second readings at this meeting.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Mr. Daugherty moved to approve.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

2224-26 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, 2026, to December 31, 2026, and declaring an emergency.

Ms. Marcus reported that this emergency Ordinance requests re-appropriations of \$242,000.00 for the Splash Pad design and \$200,000.00 for the old Splash Moraine Buildings demolition, two projects that were budgeted but not spent in 2025. She moved to suspend the rules to allow for the first and second readings in this meeting.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Jeanette Marcus
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Ms. Marcus moved to approve.

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

RESULT: *(Yes 7, No 0, Abstained 0)*
MOVER: Jeanette Marcus
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Resolutions

8217-26 A Resolution approving EMS billing rates for emergency medical services.

Mr. Delph noted that this legislation increases EMS Billing Rates to accurately reflect the rising costs of delivering emergency medical services. Mr. Delph moved to approve.

RESULT: Passed *(Yes 7, No 0, Abstained 0)*
MOVER: Branden Delph
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

8218-26 A Resolution declaring the items listed on the attached 2026 list to be surplus and no longer needed for municipal purposes and authorizing the City Manager to dispose of such items through GovDeals Auction or donation to a non-profit organization or through a trade-in program.

Mrs. Whitt said that this Resolution authorizes the disposal of listed items which are no longer of value or useful to the City. Mrs. Whitt moved to approve.

RESULT: Passed *(Yes 7, No 0, Abstained 0)*
MOVER: Shirley Whitt
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

To Be Added By Law Director

2225-26 An Ordinance to repeal current Chapter 761 of the Moraine Codified Ordinances and entitled, “Massage Establishments” and replace with a new Chapter 761 Entitled, “Massage Establishments” and declaring an emergency.

Mr. Miller stated that this Ordinance approves replacement language for Chapter 761 of the Moraine Codified Ordinances referring to "Massage Establishments" as per Exhibit A. He stated this is emergency legislation, and he moved to suspend the rules to allow for the first and second readings at this meeting.

RESULT: Passed *(Yes 7, No 0, Abstained 0)*
MOVER: Dave Miller
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

Mr. Miller moved to adopt.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Dave Miller
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

8219-26 A Resolution approving a base salary adjustment per the City Manager and Director of Public Safety Employment Agreement previously authorized by Council.

Mrs. Allen reported that this Resolution approves the annual base salary adjustment of the City Manager to \$186,742.40 per year effective as of February 14, 2026. Mrs. Allen moved to approve.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Ora Allen
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

8220-26 A Resolution confirming and continuing the appointment of Martina M. Dillon, Esq. as Law Director.

Mr. Daugherty said this legislation continues the appointment of Martina M. Dillon, Esq. as Law Director and provides the first compensation adjustment since 2019 in accordance with the revised engagement letter attached as Exhibit A. Mr. Daugherty moved to approve.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

2226-26 An Ordinance to make supplemental appropriations for current expenses and other expenditures of the City of Moraine, State of Ohio, for the period of January 1, 2026, to December 31, 2026, and declaring an emergency.

Mr. Delph stated this emergency legislation authorizes a supplemental adjustment to move the budget of \$109,792.00 from contractual services to part-time wages, pension and Medicare tax for payroll from March through December 2026 for the Law Director. He moved to suspend the rules to allow for the first and second readings at this meeting.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Branden Delph
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Mr. Delph moved to approve.

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

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MOVER: Branden Delph
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

8221-26 A Resolution authorizing the City Manager and City Engineer to submit application and all documentation necessary to become eligible for possible Safe Streets And Roads For All Grant(s) available through the U.S. Department of Transportation for creation of a comprehensive safety action plan, and if awarded, to pay the 20 percent City share of said project cost.

Ms. Powell remarked that this legislation was added late afternoon prior to the meeting.

Mrs. Allen moved to approve.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)
MOVER: Ora Allen
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph
NAYS: None
ABSTAIN: None

Voice Vote - None

Persons Appearing Before Council - None

Any Other Business

City Planner Nick Sorice thanked Council for approving the revisions to Chapter 761 of the Moraine Codified Ordinances.

Mr. Davis announced that he is attending the OCMA conference in Sharonville, and the last day of the conference is tomorrow.

Mrs. Williams reported she will be on vacation starting tomorrow and will be out next week. She noted that Mrs. Perry, Deputy Finance Director, will be available.

Ms. Powell discussed the Board and Commission appointments and vacancies. She noted that several people were appointed to boards this year, but there are still vacancies on the Merit System Commission, Board of Zoning Appeals, the Community Reinvestment Housing Council, and the Tax Review Board. She stated that some boards meet more often than others, and serving on a board is a good way to get involved and possibly work toward being on City Council one day.

Mr. Miller said he attended the Miami Valley Regional Planning Commission orientation meeting via Zoom, and he attended his first MVCC board meeting, replacing Don Burchett. He said there was a presentation by the Technical Crime Suppression Unit, and the merger between MVCC and MVECA is going smoothly. Mr. Miller thanked the Street Division for sawing down the trees at Wright Brothers Hiking Trail.

Ms. Marcus asked what plans are being made for traffic going through the plat with the building of Wawa?

RECORD OF PROCEEDINGS

Minutes of City Council

Held February 26, 2026

Mr. Davis replied that as part of the review process, the engineer will be looking at the traffic study, and they will report their findings to Ms. Marcus.

Mrs. Allen said she was asked by the Senior Citizens Club to announce that they are having a membership drive through the month of April. She said anyone 55 years of age or older who would like to join the club may do so at the Senior Center on any Wednesday at 12:00 p.m.

Mayor Murphy welcomed Cathy Brown to the Finance Department.

Executive Session - None

Adjournment

Mayor Murphy thanked the Miami Valley Communications Council for broadcasting this meeting live as well as any future rebroadcasts.

Meeting adjourned at 6:23 PM.



Mayor Teri Murphy



ATTEST: Clerk of Council, Karen Powell