

RECORD OF PROCEEDINGS

Minutes of City Council

Held May 28, 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 Sergeant Elizabeth Adams	Deputy Fire Chief Michael Guadagno
Finance Director Annetta Williams	Street Superintendent Chris Dunn
Build. Maint. Superintendent Rocky Bangert	City Engineer Lauren Alvarado
Comm. Dev. Director Libby Schroeder	Public Information Officer Aaron Viotor
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 - May 14, 2026

Mayor Murphy asked if there were any changes or corrections to the May 14, 2026, Regular Council meeting minutes. Hearing none, the minutes were approved as submitted.

Oath of Office - Firefighter/EMT Zachary Searles

Mayor Murphy administered the Oath of Office to Firefighter/EMT Zachary Searles.

Deputy Fire Chief Michael Guadagno stated that Firefighter Searles is a U.S. Army Veteran who brings a deep commitment to public service in his role as a Firefighter/EMT with the City of Moraine.

Public Hearing

Case No. R-02-2026: A Zoning District Change Request at 2955 Springboro West Road from B-1 to B-2

Open Public Hearing

Mayor Murphy opened the Public Hearing at 6:06 PM.

Mrs. Dillon administered the testimony oath to those present to speak on this item.

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Staff Report

Building and Zoning Administrator Brent Carpenter presented the Staff Report. Mr. Carpenter reported that the Technical Review Committee met on April 15, 2026, to review this application and documentation. He noted that the applicant, Stellar Development & Property Holdings, is applying for a Zoning District Change at the premises of 2955 Springboro West Road in Moraine, Ohio, from B-1 to B-2. Mr. Carpenter identified the City Lot Number that this property sits on as 3365. He noted that the proposed use for this Zoning District Change per Application R-02-2026 is to allow used car sales on the property, which requires a B-2 zoning district. Mr. Carpenter noted that this has changed since it went before the Planning Commission. He said the property is currently surrounded by a B-1 district, an M-1 district, across the street on Kreitzer is a B-2 district, and across the street on Springboro West Road are M-2 district parcels. Mr. Carpenter instructed Council that in the packet, there is a Zoning letter and before and after photos of the property. Mr. Carpenter stated that Stellar Development also provided an additional letter indicating that the parking lot will be resurfaced and marked, prior to a tenant going into the location, as per the approved site plan from BLD24-00179, regarding the building remodel. Mr. Carpenter notified Council that the Planning Commission voted to approve this Zoning District Change.

Mr. Miller asked if the property contains the carry-out and one house or two houses?

Mr. Carpenter responded that it is the old carryout and the house adjacent. He noted the other house is not being kept up.

Opponents/Proponents

Mayor Murphy asked if any proponents of this Zoning District Change would like to speak?

Mr. Rodney Pack of Stellar Development said he is available to answer any questions Council may have. He noted that Stellar Development feels that a B-2 zoning will attract better business for the property. He said they are interested in purchasing and rehabbing the other house and are looking to get in touch with the property owner. Mr. Pack said he owns the old Weiler Welding Building and asked Mr. Miller if he could help him find archive photos and data regarding the building.

Mr. Miller said he will see what he can find.

Mayor Murphy confirmed with Mr. Pack that he does not know what type of business will go into this location. She asked Mr. Carpenter if, once the decision is made to rezone, is it out of Council's hands or does it come back to Council once the decision is made on what type of business is opening at the location?

Mr. Carpenter replied that once it is voted on, it is in a B2 District.

Mr. Davis added that any of the uses currently listed in a B-2 district include the uses in the B-1 district.

Mayor Murphy commented that unless someone is going down Springboro West Road, no one will see any business that is located there.

Mr. Pack said most sales are made on the internet.

Mayor Murphy said she is concerned because Mr. Pack has had this property for a while. She confirmed that if Mr. Pack is able to purchase the other property in the future that he is not planning on combining all three of the properties.

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No other proponents or opponents wished to speak.

Close Public Hearing - R-02-2026: A Zoning District Change Request at 2955 Springboro West Road from B-1 to B-2

Mayor Murphy closed the Public Hearing at 6:16 PM.

Reports from the Following

Finance Committee

No report.

Finance Director

April 2026 Finance Director Report

Finance Director Annetta Williams stated the April Finance Director report is in the packet.

Committee of the Whole

Ms. Marcus noted the last Committee of the Whole meeting was on May 14, 2026. She reported there would be a meeting this evening.

City Manager

City Manager's Report — May 28, 2026

City Manager Michael Davis had nothing to add beyond the written report.

Law Director

No report.

Mayor

No report.

Guest Speakers - None

Business

Ordinances

2234-26 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 explained that the 2025 Crack Sealing Program was awarded to Buck Pavement LLC who has since gone out of business. He said that this Ordinance requests supplemental appropriations to add the 2025 funds to the 2026 Crack Sealing Program project. Mr. Daugherty noted that this is emergency legislation, and he moved to suspend the rules to allow for first and second readings at this meeting.

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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

2235-26 An Ordinance adopting the recommendation of the Planning Commission to deny a Zoning District change for City Lot Numbers 2157, 2158, 5057, and 5275 and located at 3351 Main Street within the City of Moraine from R-2 (Single Family Residence District) to B-1 (Neighborhood Business District).

Mr. Delph stated his recusal from this item.

Mrs. Allen said that this is the first reading of the Ordinance. She said this item will be passed to the June 11, 2026, Regular City Council meeting for second reading and adoption.

Resolutions

8238-26 A Resolution of the City of Moraine, Ohio, supporting the Ohio Commission for the United States Semiquincentennial (America 250-OH).

Mr. Miller reported that this resolution is to officially become a community with the America 250 celebration. He noted that the City of Moraine will receive an America 250 flag that can be flown at one of the City's community buildings. Mr. Miller moved to approve.

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

Voice Vote - None

Persons Appearing Before Council - None

Any Other Business

Ms. Powell reported that she attended the International Institute of Municipal Clerks Conference in Reno, Nevada, the previous week. She reported there were many educational classes, including classes regarding AI. She thanked Council for the opportunity to work toward her MMC status.

Ms. Marcus stated that she attended the Seniors' group with Mrs. Allen. She encouraged others

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to join. She mentioned she and Mrs. Allen attended the First Tier Suburbs meeting where county officials were in attendance. She talked about the meeting topics of discussion.

Mrs. Whitt apologized for missing the Memorial Day ceremony, the first one she has ever missed. She sent out prayers to Mayor Page of Trotwood.

Mr. Miller welcomed Firefighter Zachary Searles. He said he attended the Miami Valley Communications Council meeting on May 20, 2026, where one hot topic was in regard to electric bikes and safety.

Mr. Daugherty congratulated Firefighter Searles and congratulated Mr. Bangert on his 20th wedding anniversary.

Mr. Delph said the Memorial Day ceremony was very nice. He congratulated Firefighter Searles.

Mayor Murphy thanked Melissa Vietor for singing at the Memorial Day Ceremony and Commander Erica Poole for speaking at the event. She sent well-wishes to Mayor Yvette Page, and she congratulated Firefighter Searles. Mayor Murphy said she attended the Greater Dayton Mayors and Managers meeting, where E-bikes were brought up as they are becoming a problem in a lot of cities. She said there will be another meeting on June 18, 2026, and a committee will be created to see what can be done about the issue.

Executive Session - None

Adjournment

Mayor Murphy thanked the Miami Valley Communications Council for broadcasting this meeting live as well as future rebroadcasts. The meeting adjourned at 6:30 PM.



Mayor Teri Murphy



ATTEST: Clerk of Council, Karen Powell