

# RECORD OF PROCEEDINGS

Minutes of City Council

Held May 29, 2026

## Special Meeting Call to Order

Meeting called to order at 12:13 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	Clerk of Council Karen Powell
Parks and Recreation Director Brent Shane	Comm. Dev. Director Libby Schroeder

## Business

City Manager Michael Davis gave a brief history on Gray America Corporation and the companies under the Gray America Corporation umbrella. He reviewed the upcoming agenda with Council.

## Splash Pad Discussion

Parks and Recreation Director Brent Shane distributed concept plans of the proposed splash pad. He reported that when The Kleingers Group was hired to design the splash pad, they also added designs for Ora Everetts Park. He said there have been several meetings with the Kleingers Group where several concepts were presented, and each concept was broken down into what has been distributed to Council. He reviewed the three options. He noted that originally an 8,000 square foot splash pad was being planned, but that size has been reduced to save money. In Option 1, he noted the price is \$3,985,000.00. He said the price is over the \$2,500,000.00 budgeted as it was decided that an outdoor restroom was needed, and a drop-off drive was added.

Mr. Davis said a lot of the splash pads in neighboring areas are around 4,000 square feet. He said in Option 1, the splash pad has been reduced to 6,500 square feet, and it would still be one of the biggest splash pads in the region. He said there are three options to review, and he wants the Council's decision on which option they want.

Mr. Shane reviewed the restroom building plans in Option 1 which offers a breezeway and houses a mechanical and chemical room. He said more parking would be added. He noted that this option costs more than what was brought before Council. He continued with a review of the landscaping and site plans. He remarked that it would be ideal to have businesses donate, and plaques could be placed on the wall.

Mr. Miller inquired if the restrooms will be available all year long?

Mr. Shane replied that the restrooms would be open throughout the year.

Mr. Shane reviewed Option 2 which reduces the splash pad to approximately 4,500 to 5,000 square feet. He mentioned that with this option, some landscaping and architectural features will be lost, and the restroom will be just one building with a mechanical room. He reported

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this significantly reduces the cost by approximately \$500,000.00. Mr. Shane reviewed Option 3 which reduces the splash pad to 4,500 square feet. He said this plan has the same features as Option 2, but the bathroom is a Romtec and is a lot smaller; and there is no mechanical room and no landscaping. He said the mechanics of the splash pad would have to be placed below or above ground in a bunker-type structure. Mr. Shane offered to have the Kleingers Group address Council in a Council meeting.

Mr. Davis asked Council what they think of the price of the three options. He noted that Option 2 costs approximately a half million dollars less. He confirmed with Mr. Shane that the Street Division is willing to maintain the landscaping.

Mrs. Allen asked what reconstruction and demolition included?

Mr. Delph responded that means site prep.

Mrs. Whitt replied that is a huge bill.

Mr. Shane explained that the contractors will have to dig significantly into the ground due to the recirculating system of the splash pad. He emphasized that the original project was \$2.5 million, and adding the bathroom portion is what is making the price so high.

Mr. Daugherty asked if there are any numbers for the amphitheater at this meeting?

Mr. Davis responded that staff needs a little direction on whether to follow through with the complete demolition of the Splash Moraine buildings or try to reuse one and make it part of the amenity. He said the amphitheater is a 2027 capital project, but the demolition is this year's project.

Mr. Shane and Mr. Davis discussed with Council the possibility of moving the funds budgeted for the Deer Meadow Park restrooms and parking lot to the splash pad project. Mr. Shane said there is no detailed plan for Deer Meadow Park or Wax Park yet. He said he does not want to jump the gun and begin a new project without a plan.

Mayor Murphy said Deer Meadow has needed restrooms for a long time.

Mr. Davis listed the events that take place at Deer Meadow Park. He asked Council what they feel is acceptable that the budget can handle, and reminded Council that the City is in a great financial position.

Mrs. Whitt said in Huber Heights there is just a splash pad and kids love it. She said in looking at the proposed plan, Moraine would be the envy of the Miami Valley.

Mr. Delph asked if the Romtec restrooms could handle the future of the park with the addition of pickleball courts, etc.?

Mrs. Whitt said there was never a line during the 60th Anniversary celebration with 1,200 people in attendance and only four restrooms.

Council briefly discussed the possibility of parents dropping off children at the splash pad and leaving them unattended.

Mr. Davis reassured Council that staff would look into what other communities are doing with regard to their splash pads and unattended children.

Mrs. Whitt expressed that this splash pad could be a signature item from City Council. She

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said if this is going to be built, then the City should do it right.

After discussion, it was decided that the investment is still needed at Deer Meadow Park. Mr. Shane will contact the Kleingers Group to rework Option 2, remove the overhang, keep the restroom instead of the Romtec, and make recommendations to shrink the cost, and then Mr. Shane will bring revisions back to Council.

Mr. Davis and Mr. Shane discussed with Council the opportunity for acquiring shelter and Civic Center rentals.

## **Amphitheater Design Discussion**

Mr. Davis said during the Vision Plan process, it was recommended to tear down the pump house. He said an RFP went out and responses were received to demo the restrooms and the pump house. He said staff is looking for direction whether to go back out to bid for demolition of the restrooms and renovation of the pump house. Mr. Davis reviewed AI photos of how the pump house could be transformed. He said the building is very stable and is a good-sized building that offers storage. He noted a stage could be built with the building as a backdrop. He reminded Council that this would be a 2027 project. He said there are bid responses right now to tear down the restrooms and pump house. He asked if things are moving too fast as there is a pretty big asset here that could be used, or does it need to go and build a stage with some sort of backdrop. He did mention that the building would need some work. He asked Council for direction on whether to keep the building and work on a proposal or to move forward with the demolition. He said he does not want anybody coming back stating the City wasted the opportunity of using a big building. He passed along to Council that Mr. Bangert said building a new structure and ending up with something smaller would probably cost the same as remodeling the existing structure. Mr. Davis said there is money to demo the building.

Mr. Shane suggested if the City opts to keep the building, then the Street Division could tear down the bathhouses. He said they tore out Splash Moraine and saved the City a lot of money. He said if the building is kept, the fireworks will have to go back up on the levee.

Mrs. Allen and Ms. Marcus said the City should use the building if possible.

Mrs. Whitt asked Mr. Shane what he would do if he were in control and making the decision?

Mr. Shane said initially he wanted to tear it down. He reported the Vision Plan shows an amphitheater in a different spot with all the buildings gone. He said it has been put out to bid twice. He noted the first time was improperly done, and if the mistake had not happened, this conversation would not be happening because the building would already be gone. He stated that he has received eleven proposals to tear down all three buildings. He said he is trying to keep an open mind; but he told Mr. Bangert if the building can be made to look like the proposed photo, he is open to this. He said if there is no yearly budget for a summer concert series, there is no need to invest in an amphitheater. Mr. Shane said he put a lot of time into the Vision Plan.

Mr. Daugherty said we are in the middle of spring and are getting the most rain we will have all year. He asked how much of Wax Park is under water?

Mr. Shane replied the back parking lot is under water.

After discussion, Mrs. Whitt said she is for tearing the building down. Ms. Marcus said she would like to see some type of ideas of what can be done as far as how the building is located and would work in with plans before deciding to tear it down.

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Mr. Davis said the end goal is that the money spent should be within the same range as the demolition and rebuilding costs. He said if those costs come within relatively the same amount, then we are gaining the storage, the building, and the access for the band that we would not have with a new building.

Mr. Daugherty said he would like to hear what the Street Division has to say about tearing down the buildings.

Mayor Murphy advised Mr. Shane that by the next Regular Council meeting, Council would like to know all the answers.

Mr. Davis said Mr. Dunn has indicated that the Street Division employees can tear down the restrooms.

Mayor Murphy recessed the meeting at 1:30 PM.

The meeting reconvened at 1:40 PM.

## Annexation

Community Development Director Libby Schroeder indicated she had a conversation with Arbor Homes, a company out of Indiana who have recently shifted into Ohio sites east of Springfield, and they are going through final plan approval in Piqua. She reviewed a rendering of homes provided by Arbor Homes, and stated the company would like to add 200 homes to Jefferson Township. She noted the representative is inquiring about possible annexation of the land to the City of Moraine. She said the frontage of the lots being proposed is 45 feet x 100 feet, and the City's zoning is 60 feet by 125 feet. She said a lot of the homes would be three stories. She said she and Mr. Davis have discussed the strain on the City's services to include trash pickup, safety services, and street maintenance. She stated if Arbor Homes builds according to the City's minimum requirements, that reduces the number of homes to approximately 120 units, not 200.

Mr. Davis discussed density levels and if it monetarily makes sense to build there. He said Council has stated in the past that the 45-foot frontage is too small. He noted that Jefferson Regional Water Authority would have challenges in providing service. He said there is a question whether the Jefferson Regional Water Authority would allow Montgomery County to provide services. He asked Council if they have any interest in an annexation if the builder was willing to go to 60-foot frontage lots. Mr. Davis indicated that the developer said there is still interest if forced into the larger lots, but they would want a partnership with the City to where a TIF could help pay for their infrastructure costs. He discussed several situations that could happen. He said he would need to ensure that the City would not be on the hook if the development went belly up. He stated that he is pro-development and growing a residential base, but the City needs to be cautious because the things the City does for residents make it challenging to increase residential development. He reviewed a graph showing that for every dollar that a resident pays in property tax, the City receives 4 cents. He said trash costs are \$204 a year per household that the residents do not have to pay. He discussed streetlight assessments and income tax.

Mrs. Whitt asked if Council approves the annexation, could there be an understanding that residents pay for the trash?

Council discussed the potential problems with paying for trash for some and not others. They also discussed HOA's and responsibilities.

Mr. Davis said Arbor Homes wants the prestige of building in Moraine. He discussed with

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Council the possibility of larger, higher-priced homes. He said that would balance things out for the City. After discussion, Mr. Davis confirmed he and Ms. Schroeder have Council approval to meet with representatives of Arbor Homes.

## **Garbage Collection**

Mr. Davis noted that the City has options for City of Dayton trash collection for 2027 and 2028 as part of the original contract. He recommended that Council take the 2027 and 2028 renewal. He stated Mrs. Wallace handles most of the service complaints and has been involved with trash collection for 20 years. He discussed that the City of Dayton handles complaints better and quicker than any of the other companies.

Ms. Marcus expressed her complaints about the City of Dayton trash collection.

Mr. Daugherty said he sees Mrs. Wallace's side and also Ms. Marcus's side. He said on the initial go-around, the City of Dayton does not do as well as the previous company, but they are more receptive and more responsive when there are issues.

Mr. Davis reviewed the competitors' rates vs. Dayton's rates. He reported the City of Moraine is spending approximately \$400,000.00 on trash per year. He also noted that bulk pickup services are provided to residents at no expense to the City.

Mr. Daugherty asked if trash service needs to go out to bid?

Mr. Davis said the City has the option to renew in 2027 and 2028 and then would need to go out to bid.

Mrs. Whitt said we need to keep in mind why the City went with Dayton for trash pickup.

He said the reason Mrs. Wallace asked him to bring this to Council is they did not want to just make the decision without input from Council.

Mr. Delph said if drivers complete Ward 4 in 2 hours, the workers are paid for 8 hours. He said they are rushing through. He reviewed several personal complaints he has against the current trash pickup. He asked if the City of Moraine is a training route?

Mr. Davis said he will look into that.

After discussion, Mr. Davis said he will contact the City of Dayton and accept the option for 2027 and revisit the 2028 option with Council. He said if legislation is needed, he will bring that before Council in a future meeting.

## **Moraine Messenger**

Mr. Davis relayed to Council that postage is increasing to 82 cents, and there are long-term financial challenges with the U.S. Postal Service. He said when the Messenger was sent out for RFQ in 2024, the costs included printing, binding, delivery, and mailing permit; and \$25,000.00 was budgeted. He said the total cost of a two-year contract period will likely exceed \$50,000.00. He stated because of the anticipated costs, the City needs to formally bid the service. He asked if Council wants to continue the Moraine Messenger in a hard format? He discussed other communities who are still providing the service.

Ms. Marcus asked if people can sign up for electronic files and then have paper copies available on request. She asked if there are cheaper options available?

Mr. Davis said he will check with other jurisdictions.

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Mayor Murphy asked if the Messenger should be sent out to businesses.

Mr. Davis said he absolutely thinks it should so that businesses feel connected. He stated he did not want Council to have sticker shot when this is brought before them.

## **Any Other Business**

Mr. Davis informed Council that Mrs. Alvarado, Mr. Bangert, and Mr. Dunn have been very adamant that the flooding is a Montgomery County Sanitary problem. He reported that all three met with Montgomery County today, and he provided Council with an update. He spoke about a possible grant program for residents to repair or replace lateral lines.

## **Executive Session**

## **Adjournment**

Meeting adjourned at 2:53 PM.



Mayor Teri Murphy



ATTEST: Clerk of Council, Karen Powell