

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 11, 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 Deputy Chief Jason Neubauer | Fire Chief Traci Kuzminski |
| Finance Director Annetta Williams | Street Superintendent Chris Dunn |
| Build. Maint. Superintendent Rocky Bangert | City Engineer Lauren Alvarado |
| Comm. Dev. Director Libby Schroeder | Build. & Zoning Admin. Brent Carpenter |
| Parks and Recreation Director Brent Shane | |

Pledge of Allegiance

Mayor Murphy led the Pledge of Allegiance.

Approval of Minutes

Regular City Council Meeting Minutes - May 28, 2026

Mayor Murphy asked if there were any changes or corrections to the May 28, 2026, Regular Council meeting minutes.

Mrs. Whitt stated an amendment was needed to Section 4F Parks and Recreation changing the stated month from June to May.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)

MOVER: None

AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph

NAYS: None

ABSTAIN: None

Special Presentations - None

Reports from the Following

Finance Committee

No report.

Finance Director

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 11, 2026

No report.

Committee of the Whole

Ms. Marcus noted the last Committee of the Whole meeting was on May 28, 2026. She reported there would be a meeting this evening.

City Manager

City Manager's Report — June 11, 2026

No additional report.

Law Director

Ms. Dillon requested a voice vote to permit her to perform the duties of Clerk of Council in the Clerk's absence in this meeting and the Committee of the Whole meeting.

Mr. Daugherty moved to approve the Law Director's role as Clerk of Council for tonight's meetings.

RESULT: Passed (*Yes 7, No 0, Abstained 0*)

MOVER: None

AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus, Branden Delph

NAYS: None

ABSTAIN: None

Mayor

Mayor's Court Monthly Report - February 2026

Mayor Murphy reported for the month of February 2026, Mayor's Court received \$24,510.00. She noted after various expenses and disbursements, a total of \$19, was deposited into the General Fund.

Guest Speakers - None

Business

Ordinances

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 recused himself from this vote.

Mrs. Whitt stated in light of the Planning Commission's denial of the applicant's request for a zoning district change, she feels due diligence was given to this matter, and she supports the denial of the request because of the Moraine Codified Ordinance 1185.17(a) which states a fueling station cannot be within 200 feet of a church on the same side of the street. She said she further feels there is no sufficient room to allow the tanker trucks to come in.

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 11, 2026

Mrs. Whitt moved to approve the denial of the Zoning District Change.

Ms. Marcus asked to amend the item.

Ms. Dillon asked Mrs. Whitt to rescind her motion so Ms. Marcus could make a motion to amend.

Ms. Marcus said this needs to be studied more as she does not feel the request for a zoning district change has been studied properly. She stated she would like to send this back to the Planning Commission for further review.

Mrs. Whitt withdrew her motion to approve the denial of the zoning district change.

Ms. Marcus moved to amend the legislation from a denial to approval. She said she does not feel it has been given proper consideration and she would like to hear more information from the owners. She said the owners should be given an opportunity to request a variance on the entrance and to work with the church on their differences.

Mrs. Whitt declared that the owners knew this item was on the agenda and they did not attend the meeting. She said they had the opportunity to speak tonight.

Ms. Marcus said residents had the opportunity to speak against Wawa, and it was voted against, and it was done anyhow. She said the business owners have a right to put their case forward.

Mayor Murphy reminded Ms. Marcus that the owners had their chance at the Public Hearing and they did not say anything.

Ms. Marcus reported that no one spoke against the zoning district change at the Planning Commission meeting or the Regular Council Meeting Public Hearing. She said she would like to hear more about what the owners are going to do at that location because it is a perfect fit for the intersection.

After Council discussion, Ms. Dillon explained that the motion is to amend the legislation to approve the zoning district change and to send it back to the Planning Commission for further review.

Mr. Daugherty said he worries about this because of the precedence set by denying the smoke shop a few months ago and he is concerned that this flies in the face of the Comprehensive Plan.

RESULT: Failed (*Yes 2, No 4, Recused 1*)

MOVER: Jeanette Marcus

AYES: Ora Allen, Jeanette Marcus

NAYS: Teri Murphy, Mike Daugherty, Dave Miller, Shirley Whitt

ABSTAIN: Branden Delph

Ms. Dillon said a vote is needed on the ordinance as written for denial of the rezoning.

RESULT: (*Yes 6, No 0, Recused 1*)

MOVER: None

AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus

NAYS: None

ABSTAIN: Branden Delph

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 11, 2026

2236-26 An Ordinance adopting the recommendation of the Planning Commission to approve a Zoning District Change for City Lot Number 3365 located at 2955 Springboro West Road within the City of Moraine From B-1 (Neighborhood Business District) To B-2 (General Business District).

Mrs. Allen stated that this case was heard before the Planning Commission on April 21, 2026, and City Council on May 28, 2026. She noted that this is the first reading of the legislation, and the Ordinance will be passed to a second reading and vote at the June 25, 2026, Regular City Council meeting.

Resolutions

8239-26 A Resolution approving a Then-And-Now Certificate in the amount of \$12,636.91 to Lexipol for Annual Fire Policy Manual and Training.

Mr. Miller explained that the Fire Division overlooked having a purchase order in place when the annual invoice from Lexipol was received. He stated that this Resolution authorizes the issuance of a Then-And-Now Certificate as required by the State. 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

8240-26 A Resolution authorizing the submittal of an application to the Ohio Department of Natural Resources "Natureworks" Grant Program for funding for the City of Moraine, Ohio Splash Pad Project.

Mr. Daugherty indicated that legislation is a required component of the Natureworks Grant application, and this Resolution approves the application to the Ohio Department of Natural Resources. 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

Voice Vote

Persons Appearing Before Council - None

Any Other Business

Mr. Daugherty said he attended a MVRPC meeting and a National League of Cities Small Cities Council meeting. He said it was neat to see what some communities across the country are doing for the 250th Anniversary. He said one city is having an 18th Century festival where all the games are historical games. He encouraged residents to attend the Flag Day Ceremony

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 11, 2026

on Saturday.

Mr. Miller noted that Arbor Boulevard looks good. He reminded residents that it is road repair and construction season and asked that they be careful. He congratulated Firefighter Mark Erby who retired last week and who had a long career with the City of Moraine.

Mrs. Allen expressed condolences to Ms. Powell and her family on the death of a family member.

Mrs. Whitt also expressed condolences to Ms. Powell. She reported that she attended Mark Erby's retirement party which was very nice.

Mayor Murphy asked everyone to come out for the Flag Day ceremony. She said she has not heard of any other community taking old flags and replacing them with new flags. She expressed condolences to Ms. Powell on the passing of her aunt.

Executive Session

Adjournment

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

Meeting adjourned at 6:19 PM.



Mayor Teri Murphy



ATTEST: Martina Dillon (Acting Clerk of Council)