

---

# Committee of the Whole



## Agenda

---

**6:10 PM July 23, 2026**

**Jeanette Marcus, Chair**

**Council Members:**

**Dave Miller.....Vice Chair**  
**Teri Murphy.....Mayor**  
**Ora Allen.....At-Large**  
**Branden Delph..... At-Large**  
**Mike Daugherty.....Ward 1**  
**Shirley Whitt.....Ward 3**

**Michael Davis, City Manager**  
**Martina Dillon, Law Director**

**Moraine Municipal Building • 4200 Dryden Rd, Moraine, OH 45439**

---

**I. COW Meeting Call to Order**

- A. Roll Call
- B. Approval of Minutes
  - 1. Committee of the Whole Meeting Minutes - July 9, 2026

**II. Topics of Discussion from the Following**

- A. Finance Director
- B. City Manager
- C. Mayor
- D. Law Director
- E. Clerk of Council

**III. Business**

(Anyone wishing to raise a question about any piece of legislation listed on this agenda will have three (3) minutes at this time. All other topics to be addressed to Council will be heard later in this meeting.)

- A. Parking along Butler Avenue and Sibley Avenue
- B. Building Maintenance Budget Transfer - Full-Time Wages to Building Maintenance Overtime

**IV. Persons Appearing Before Council**

**V. Staff and Council Reports**

**VI. Executive Session**

**VII. Adjournment**

# RECORD OF PROCEEDINGS

Minutes of Committee of the Whole

Held July 9, 2026

## COW Meeting Call to Order

Meeting called to order at 6:27 PM.

## Roll Call

|                 |            |         |
|-----------------|------------|---------|
| Jeanette Marcus | Chair      | Present |
| Dave Miller     | Vice Chair | Present |
| Teri Murphy     | Mayor      | Present |
| Branden Delph   | At-Large   | Present |
| Ora Allen       | At-Large   | Present |
| Mike Daugherty  | Ward 1     | Present |
| Shirley Whitt   | Ward 3     | 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           |
| Parks and Recreation Director Brent Shane  | Public Information Officer Aaron Vietor |
| Build. & Zoning Admin. Brent Carpenter     | Clerk of Council Karen Powell           |

Clerk of Council Karen Powell acknowledged that an email was sent to Council today regarding adding the Parks and Recreation Department splash pad supplemental item to the agenda. She noted there was an issue with the upload process, and she asked Council if there are any objections in adding this item to the agenda.

Mayor Murphy asked if there is any information on this topic for Council to review?

Ms. Powell replied that a presentation is available on the monitors and is the same presentation as was reviewed in the last Committee of the Whole meeting.

Ms. Marcus made a motion to approve the addition of the item to the agenda.

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

## Approval of Minutes

## Committee of the Whole Meeting Minutes - June 25, 2026

Ms. Marcus asked if there were any changes or corrections to the June 25, 2026, Committee of the Whole meeting minutes. Hearing none, the minutes were approved as submitted.

## Topics of Discussion from the Following

### Finance Director

No report.

# RECORD OF PROCEEDINGS

Minutes of Committee of the Whole

Held July 9, 2026

**City Manager**

No report.

**Mayor**

No report.

**Law Director**

No report.

**Clerk of Council**

No report.

**Business**

**2026 Crack Sealing Program**

City Engineer Lauren Alvarado informed Council that this project is to seal cracks in the road to prevent the roads from getting worse and extend the life of the roads. She reported that the project is larger this year because last year the project was not completed due to the fact that the company who won the bid closed the business before beginning the project. She said there was a successful bid process late in the season. She recommended awarding the 2026 Crack Sealing Program to Scodeller Contruction Inc. with the accepted bid amount of \$132,300.00 and a contingency of \$13,230.,00, approving a total of \$145,530.00.

Mayor Murphy moved to approve the preparation of legislation awarding the 2026 Crack Sealing Program bid to Scodeller Construction Inc.

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

**City of Dayton 2027 Intergovernmental Agreement**

City Manager Michael Davis reminded Council that at the May 29, 2026, Council Work Session, garbage collection research and the potential for a one-year renewal with the City of Dayton was discussed. He said it has been determined that an optional renewal should occur by legislation, and he requested legislation be prepared for the next Regular Council Meeting. Mr. Davis also noted that Mr. John Parker of the City of Dayton Department of Public Works is in attendance to address any questions or concerns.

Mr. Delph mentioned that when he was walking through neighborhoods asking for signatures to run for City Council, the biggest complaint he heard from residents was about trash pickup. He explained some of the issues he has had and has also witnessed. He noted he wonders if there is a remedy because none of the other local cities seem to have this issue. He said he does not feel the City is getting its money's worth for the service, and he asked what is different going forward than what the past several years have been.

Mr. Parker thanked Mr. Delph for bringing this to his attention. He stated the biggest thing the company can do is to make sure they are giving their employees proper training before sending

# RECORD OF PROCEEDINGS

Minutes of Committee of the Whole

Held July 9, 2026

them out. He reported that the 15 employees who work in Moraine are assigned to this area. He stated that occasionally there are absences, and the positions are filled with employees not normally in Moraine. He admitted there are issues to be resolved, and he stated some problems have been fixed and clearly more training needs to be done. He said he would like to work with the City of Moraine moving forward to identify problem staff members.

Mr. Daugherty asked what is the best way for citizens to reach out with any questions or complaints?

Mr. Parker replied that the best avenue for residents is to contact the call center. He explained the process of how calls are responded to and forwarded to supervisors.

Mr. Daugherty said that he feels an open line of communication will resolve the bulk of the issues the residents of Moraine are facing.

Mrs. Whitt said she has been on Council since 2013, and the City has never had a waste agency respond the way Mr. Parker has responded. She said before changing anything, Council needs to look back at what the City has dealt with in the past.

Ms. Marcus suggested that Mr. Parker pay attention to the routes, employees, and complaints to see if there are repetitious complaints. She said it only takes one bad employee to give a company a bad name.

Parks and Recreation Director Brent Shane briefly discussed issues his department has had and recycling.

After further discussion with members of Council, Ms. Marcus invited public comments.

Resident Mike Lucas addressed an issue at 5140 Pensacola Boulevard where trash and junk had been hauled into the backyard behind a fence for years. He also mentioned that there are cars parked on the wrong side of the street on Butler Street. He said Police Officers drive by and do nothing about the problem. He said if these issues are not addressed, people are going to push the limits of what they can get away with. He said the City has aerial photos of the Pensacola Boulevard residence. Mr. Lucas noted that the cottonwood trees need to be cut down because limbs have fallen on his roof and the outside air conditioning unit needs constant cleaning.

Building and Zoning Administrator Brent Carpenter stated that he did receive the aerial photos of 5140 Pensacola Boulevard, and this property is part of an ongoing investigation. Mr. Carpenter said he would follow up with Mr. Lucas.

Mr. Tom Watts of 3313 Outdoor Road said he has been a resident of Moraine for almost 60 years. He said both he and his wife have called Mr. Parker, and Mr. Parker has been to their house twice regarding an incident on their street. He thanked Mr. Parker. He said no matter what group the City gets to handle trash, some people will be upset. He said he does not like it when people complain about broken dumpsters that were abandoned by Rumpke. Mr. Watts reported that he had seen City of Dayton trucks going up Main Street with two men on the back of the truck, and that is dangerous. He asked if a worker falls off the truck in the City of Moraine, who is liable? He noted that choosing a company for the City trash collection is Council's decision.

Mrs. Whitt moved to approve the preparation of legislation for the City of Dayton 2027 Intergovernmental Agreement.

# RECORD OF PROCEEDINGS

Minutes of Committee of the Whole

Held July 9, 2026

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

## 2026 Property and Liability insurance Renewal

Finance Director Annetta Williams reported that the City currently carries property and liability insurance through Public Entities Pool of Ohio along with over 500 municipalities and public agencies across the state of Ohio. She said the current policy expires on July 31, 2026, and the renewal has been priced at \$282,593.00 and reflects just over 7 percent increase over this year's premium. She noted the increase last year was much greater. She requested legislation to accept the proposal to be brought to the next Council meeting.

Mayor Murphy moved to approve the preparation of legislation for the 2026 property and liability insurance renewal.

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

## Moraine Codified Ordinances - Quarterly Codification Supplement

Clerk of Council Karen Powell noted that this is a housekeeping item and stated the codification supplement brings local legislation current through April 9, 2026, and the state legislation current through December 31, 2025. She requested authorization for legislation to be prepared approving the replacement pages.

Mrs. Whitt moved to approve the preparation of emergency legislation regarding the quarterly codification supplement of the Moraine Codified Ordinances.

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

## Splash Pad Supplemental Appropriations

Mr. Brent Shane thanked Ms. Marcus and Ms. Powell for the work that was necessary to add this item to the agenda. He mentioned that after the last Committee of the Whole, Council had questions about the splash pad. Mr. Shane said the concerns about the budget reduction, restroom size reduction, shaded areas, and a fence along part of the side of the splash pad off of the restroom connecting to the Civic Center have been addressed. He said handicap parking was addressed as well. He remarked that he is pretty sure the costs are where they need to be. He noted there are alternates out there if the cost is a concern. Mr. Shane reminded Council that if the \$306,000.00 contingency is not all spent, the money comes back to the City. He explained the savings from Option 1 to Option 2, and he noted the amount saved is \$538,500.00. He said in order to push forward, he needs supplemental appropriation legislation prepared for

# RECORD OF PROCEEDINGS

Minutes of Committee of the Whole

Held July 9, 2026

\$890,500.00 to get this project bid out for the construction phase.

Mr. Davis reminded Council that the Parks and Recreation staff is pursuing grants, and the City scored high on a CDBG grant application.

Ms. Marcus said this is a big thing for the City and there has not been a water feature since Splash Moraine.

Mr. Daugherty moved to approve the preparation of legislation for supplemental appropriations for the splash pad in the amount of \$890,500.00.

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

**Persons Appearing Before Council - None**

**Staff and Council Reports**

Mr. Shane thanked Council and said he cannot wait to see the splash pad become a reality.

Ms. Powell wished Ms. Marcus a happy birthday.

Fire Chief Kuzminski reminded Council that the Fire Safety Block Party will be held on July 14, 2026.

Mayor Murphy wished Ms. Marcus a happy birthday.

Mr. Delph thanked staff for the hard work last July 4 weekend and said it was a wonderful event. He mentioned that he would like to speak with someone about giving the department heads the ability to advertise their department events.

Mr. Daugherty thanked Mr. Parker for coming out this evening. He said he feels communication from Moraine residents will solve a lot of the issues. He said he is excited for the splash pad and there is unanimous support.

Mr. Miller said the splash pad is going to be something really special and larger than some in the area. He recognized the winner of the National Anthem singing contest, Shelli Daugherty.

Mrs. Whitt said tonight there were two good pieces of legislation supported, the City of Dayton trash contract and the splash pad supplemental appropriations. She said each Council needs to do something that they are proud of, and she said all of Council will be proud of that splash pad when it is completed. She thanked Mr. Parker for attending the meeting.

Mrs. Allen said people from her church are already planning excursions to the splash pad.

Ms. Marcus commented that this is the best audience activity the City has seen in a long time.

**Executive Session - None**

**Adjournment**

# RECORD OF PROCEEDINGS

|  |                                   |                   |  |
|--|-----------------------------------|-------------------|--|
|  | Minutes of Committee of the Whole | Held July 9, 2026 |  |
|--|-----------------------------------|-------------------|--|

Meeting adjourned at 7:19 PM.

## Parking along Butler Avenue and Sibley Avenue

---

**Department:** Community Development

**Request:** Action Item

### **Item Background and Purpose:**

Butler Avenue is a narrow street that connects the south ends of Pensacola Boulevard and Lauderdale Drive. There are no homes on Butler Avenue but there is a driveway that creates a loop to another driveway on Lauderdale Drive. Sibley Avenue is another narrow street that connects the east ends of Winwood Avenue and Rand Avenue. There are no homes on Sibley Avenue but there is a driveway that does not connect to any other street. Butler Avenue, being 18 feet wide, and Sibley Avenue, being 15 feet wide, both function more like a ‘dead-end fire apparatus access road turnaround’ than an actual thoroughfare.

Currently, Butler Avenue only restricts overnight parking on its south side and Sibley Avenue has no prohibitions on parking. Due to escalating citizen complaints, a recent fire, and severe safety hazards, I believe it is necessary to amend the Moraine Codified Ordinances (MCO) to completely prohibit vehicle parking at any time on the south side of Butler Avenue and on both sides of Sibley Avenue.

Under MCO 1187.04(b)(1), off-street parking configurations require a minimum drive aisle of 22 feet to ensure safe, two-way traffic flow. Butler Avenue and Sibley Avenue are physically too narrow to allow vehicles to park while maintaining safe, clear passage for moving traffic. Vehicles parked along this narrow corridor routinely compromise the 200 feet of clear, safe passage mandated by MCO 351.12(a).

The International Fire Code (IFC D103.1) requires fire access roads to maintain a minimum width of 20 feet. Having any vehicle park on the south side of Butler Avenue or either side of Sibley restricts the road further below this legal threshold, potentially trapping or delaying emergency fire engines.

I recommend drafting an Ordinance amending Moraine Codified Ordinances – Part Three – Traffic Code – Appendix III to prohibit vehicle parking or standing anytime on the south side of Butler Avenue and both sides of Sibley Avenue.

---

### **Financial Impact:**

**Is Item Budgeted?:** No

**Funding Source:** Not Applicable

---

### **Attachments:**

1. Butler and Sibley Parking Memo



## CITY OF MORaine DEPARTMENTAL CORRESPONDENCE

**DATE:** July 16, 2026

**TO:** Michael Davis, City Manager

**FROM:** Lauren Alvarado, City Engineer

**SUBJECT:** Parking along Bulter Avenue

Butler Avenue is a narrow street that connects the south ends of Pensacola Boulevard and Lauderdale Drive. There are no homes on Butler Avenue but there is a driveway that creates a loop to another driveway on Lauderdale Drive. Sibley Avenue is another narrow street that connects the east ends of Winwood Avenue and Rand Avenue. There are no homes on Sibley Avenue but there is a driveway that does not connect to any other street. Butler Avenue, being 18 feet wide, and Sibley Avenue, being 15 feet wide, both function more like a 'dead-end fire apparatus access road turnaround' than an actual thoroughfare.

Currently, Butler Avenue only restricts overnight parking on its south side and Sibley Avenue has no prohibitions on parking. Due to escalating citizen complaints, a recent fire, and severe safety hazards, I believe it is necessary to amend the Moraine Codified Ordinances (MCO) to completely prohibit vehicle parking at any time on the south side of Butler Avenue and on both sides of Sibley Avenue.

Under MCO 1187.04(b)(1), off-street parking configurations require a minimum drive aisle of 22 feet to ensure safe, two-way traffic flow. Butler Avenue and Sibley Avenue are physically too narrow to allow vehicles to park while maintaining safe, clear passage for moving traffic. Vehicles parked along this narrow corridor routinely compromise the 200 feet of clear, safe passage mandated by MCO 351.12(a).

The International Fire Code (IFC D103.1) requires fire access roads to maintain a minimum width of 20 feet. Having any vehicle park on the south side of Butler Avenue or either side of Sibley restricts the road further below this legal threshold, potentially trapping or delaying emergency fire engines.

I recommend drafting an Ordinance amending Moraine Codified Ordinances – Part Three – Traffic Code – Appendix III to prohibit vehicle parking or standing anytime on the south side of Butler Avenue and both sides of Sibley Avenue.

# **Building Maintenance Budget Transfer - Full-Time Wages to Building Maintenance Overtime**

---

**Department:** Finance

**Request:** Action Item

**Item Background and Purpose:**

Building Maintenance overtime expenditures have slightly exceeded the budget. With 23 pay periods yet to go and a few more events remaining for the year, there is a need to increase the overtime budget.

No one anticipated the two-day 4<sup>th</sup> of July celebration commemorating the 250<sup>th</sup> anniversary of our Country and the impact that would have on overtime. Additionally, the purchase of the restroom trailer required extra staff time.

Building Maintenance has 1 part-time and 2 full-time positions that have remained vacant for the year. The wage budget for those positions is \$166,000.00. There is more than enough savings to cover the extra overtime.

Overtime was budgeted for 50 hours at \$2,380. As of July 4<sup>th</sup>, there were 50.25 hours at \$2,880. In 2025, there was a total of 70 hours in overtime. If we estimate another 20 hours for the rest of this year, we request to increase the overtime budget by \$1,600 and decrease the regular wages budget by \$1,600. These are wage accounts where our ordinance requires Council authorization to make this budget transfer.

We request that legislation be prepared for Council to approve the transfer of \$1,600 from Building Maintenance Full-time wages (101-1015-51101) to Building Maintenance Overtime wages (101-1015-51105).

---

## **Financial Impact:**

**Is Item Budgeted?:** Yes

**Funding Source:** General Fund Building Maintenance

---

## **Attachments:**