

# RECORD OF PROCEEDINGS

Minutes of Committee of the Whole

Held July 23, 2026

**COW Meeting Call to Order**

Meeting called to order at 6:34 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           |
| City Planner Jakob Denney                   | Comm. Dev. Director Libby Schroeder     |
| Parks and Rec Program Coord. Kelly Stricker | Public Information Officer Aaron Vietor |
| Building & Zoning Admin. Brent Carpenter    | Clerk of Council Karen Powell           |

**Approval of Minutes**

**Committee of the Whole Meeting Minutes - July 9, 2026**

Ms. Marcus asked if there were any changes or corrections to the July 9, 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.

**City Manager**

No report.

**Mayor**

No report.

**Law Director**

No report.

**Clerk of Council**

No report.

Ms. Marcus asked if the Clerk will be sending the missing City Manager report from tonight's Regular City Council meeting.

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Ms. Powell replied that she was informed that the report was not uploaded to the packet because the City Manager was out of town.

City Manager Mike Davis reported that he has completed the report, and he will forward it to the Council.

**Business**

**Parking along Butler Avenue and Sibley Avenue**

City Engineer Lauren Alvarado stated that this item was brought to her attention by several complaints from residents. She said Butler Avenue is a narrow street and only 18 feet wide, and Sibley Avenue is only 15 feet wide. She noted that since the streets are so narrow, they function as more of a dead-end fire apparatus access road than a thoroughfare. She reported that currently, Butler Avenue restricts overnight parking on the south side of the road, which is right next to Holes Creek, and Sibley Avenue has no restrictions. Mrs. Alvarado noted that in order to provide more safety and better fire access, the City would like to restrict parking and state no parking on the south side of Butler and no parking on either side of Sibley Avenue.

Ms. Marcus clarified that restrictions would be for the portion of Sibley Avenue between Winwood Avenue and Rand Avenue, as there are three Sibley Avenues. She noted that she agrees with Mrs. Alvarado.

Mrs. Allen moved to approve the preparation of legislation for the parking restrictions on Sibley Avenue between Winwood Avenue and Rand Avenue.

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

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

Finance Director Annetta Williams reported that the Building Maintenance Department's overtime expenditures have slightly exceeded the budget, and with 23 pay periods left to go and a few more events remaining this year, there is a need to increase the overtime budget. She noted that a significant amount of overtime was due to the July 4 celebration as no one anticipated the impact a two-day event was going to have on overtime. She mentioned that Building Maintenance has one part-time and two full-time positions that have remained vacant for the year. She said the wage budget for those positions is \$166,000.00, which is more than enough savings to cover the extra overtime. Mrs. Williams requested approval for legislation to transfer \$3,000.00 from full-time wages to the overtime budget line item.

Mrs. Whitt moved to approve the preparation of legislation for the budget transfer from full-time wages to the overtime budget line item in the amount of \$3,000.00.

**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

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**Persons Appearing Before Council - None**

**Staff and Council Reports**

Building Maintenance Supervisor Rocky Bangert thanked Council for approving the budget transfer.

Mr. Delph reminded everyone that National Night Out will be held on Tuesday, August 4, 2026, from 6:00 p.m. to 8:00 p.m. with a movie night to be held afterward by the Parks and Recreation Department.

Mr. Miller asked for an update on the amphitheater. He said the last time it was discussed, staff was talking about the options of whether to tear the old pumphouse building down or renovate the building.

Mr. Davis said staff came to the conclusion as Council did in the Council Work Session to keep the existing building and work around it. He reminded Mr. Miller that the amphitheater is a proposed CIP item for 2027.

Mr. Bangert said this is tricky as it is a hypothetical situation and he is trying to get contractors to work with him on this knowing that this project could or could not come to light. He said he is unable to bring concrete numbers to Council because a new awning with the existing roof will take some engineering. He said he will work hard to try to get numbers together for the 2027 budget.

Mr. Davis said he was informed that the City will receive some money from the State Capital to assist with the project.

Mayor Murphy asked if anyone has talked to the Fire Division regarding the location of the fireworks.

Mr. Bangert answered that he has talked with Fire Marshall Doug Hatcher. He stated it may be necessary to move the fireworks to the original location.

Mayor Murphy discussed with Mr. Bangert the need to keep the fireworks off of the levy. She said she does not want the amphitheater if it is going to affect the fireworks. She and Mr. Bangert discussed options.

Mr. Bangert said the amphitheater is part of the Master Parks and Recreation Plan which indicates the site of the amphitheater is within 20 yards of where the existing building is. He said the City of West Carrollton has asked how to get back in with the fireworks display, and he would be happy to pass along any information.

Mayor Murphy and Mr. Bangert discussed options. She asked Mr. Bangert to take into consideration the location of fireworks when bringing numbers back to Council.

Mr. Miller asked if there is a timetable when the new sign on the Moraine Civic Center will be changed?

Mr. Bangert said he has been invited to a meeting next week with Aaron Vietor and a sign company regarding what the cost will be to replace the old sign on the front of the Recreation Center.

Mr. Vietor informed Council that the digital sign will be discussed in the same sign meeting.

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Mr. Miller asked if there is a timetable when Wawa will open?

Mr. Carpenter replied that there is no timetable, and the contractors are to be determined so he has not heard back.

Mrs. Alvarado said the initial contractor has had the site completed, and it is being inspected by Wawa. She said a contractor will then begin pouring pavement, installing features, and begin building. She said the project is moving from Phase I to Phase II.

Mr. Delph reported that he knows that the concrete portion of the project just went out to bid.

Ms. Marcus said there is an issue with standing water which is going to attract mosquitoes. She also noted that with more rain the street will flood like it used to.

Mrs. Alvarado stated that the site is graded to the sub-base elevation. She explained how the site will be built up and said the site is currently a foot lower than what the final gradings will be. She said since the aprons have to be installed before the work can be done, the area is going to hold water until the contractor is able to install the gravel, roads, and asphalt. She described the process that Wawa goes through for grading. She explained that when the project is complete, there will be positive drainage to the detention basin. She said she has ensured that all the grading and existing dry wells have enough storage to accommodate any improvements made onsite.

Mayor Murphy said there used to be metal domes in the street on Springboro Pike by Sunoco so that people could not turn left, and now people are starting to turn left at that site. She asked if the domes would be replaced to prevent traffic from turning left?

Mrs. Alvarado said her plan is to install a special island to prevent traffic from entering the road from that location. She said if ballards or metal domes are installed, they will catch on the plows and damage the street and plows.

Ms. Marcus discussed the history of the domes and the placement of turtles in the street. She said when Wawa opens and West Carrollton completes its resort project, there will be more traffic at the intersection.

Mrs. Allen said she received a call today from a resident asking for an estimated completion date of Wawa.

Mr. Davis replied there is no current information. He said once the City learns the name of the building contractor, he will share that information with Council and the public.

Mrs. Allen asked when the repaving of Kettering Boulevard will begin?

Mrs. Alvarado explained the contractor is working on the storm structure and once that is completed, paving will begin. She estimated that the paving will begin in the second or third week of August.

**Executive Session - None**

**Adjournment**

Meeting adjourned at 6:56 PM.

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Jeanette Marcus



ATTEST: Clerk of Council, Karen Powell