

RECORD OF PROCEEDINGS

Minutes of Committee of the Whole

Held August 27, 2026

COW Meeting Call to Order

Meeting called to order at 6:29 PM.

Roll Call

Jeanette Marcus	Chair	Present
Dave Miller	Vice Chair	Present
Teri Murphy	Mayor	Present
Branden Delph	At-Large	Absent
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
Deputy Finance Director Lora Perry	Street Superintendent Chris Dunn
Build. Maint. Superintendent Rocky Bangert	Comm. Dev. Director Libby Schroeder
City Planner Jakob Denney	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

Mr. Daugherty moved to excuse Mr. Delph's absence.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Jeanette Marcus, Mike Daugherty, Teri Murphy, Ora Allen, Dave Miller, Shirley Whitt
NAYS: None
ABSTAIN: None

Approval of Minutes

Committee of the Whole Meeting Minutes - August 13, 2026

Ms. Marcus asked if there were any changes or corrections to the August 13, 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

City Manager Mike Davis shared that he and the Finance Department have been working diligently with all departments, who have done a good job with their budgets. He said he will be looking to schedule a meeting with Council to review the budgets and make proposals sometime in October.

Mayor

No report.

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Law Director

No report.

Clerk of Council

No report.

Business

Appointment for MVRPC - TAC Representative

Clerk of Council Karen Powell explained that the previous City Planner, Nick Sorice, was the appointed alternate Technical Advisory Committee member for MVRPC. She asked for authorization to prepare legislation indicating Council appointment of Mr. Jakob Denney as the alternate MVRPC-TAC representative for the City of Moraine.

Mayor Murphy moved to approve the preparation of legislation appointing City Planner Jakob Denney as the alternate Miami Valley Regional Planning Commission TAC representative.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Teri Murphy
AYES: Jeanette Marcus, Mike Daugherty, Teri Murphy, Ora Allen, Dave Miller, Shirley Whitt
NAYS: None
ABSTAIN: None

Moraine Codified Ordinances - Quarterly Codification Supplement

Ms. Powell said this item is the second quarter supplemental to the Moraine Codified Ordinances. She mentioned there are no state updates in this supplement, only City legislation that amends Table I - Zoning Map Changes in the Tables of Specials with the zoning district changes at 2955 Springboro West Road. She requested authorization to prepare emergency legislation approving the supplement to the Moraine Codified Ordinances.

Mayor Murphy moved to approve the preparation of legislation authorizing the quarterly supplement to the Moraine Codified Ordinances.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Teri Murphy
AYES: Jeanette Marcus, Mike Daugherty, Teri Murphy, Ora Allen, Dave Miller, Shirley Whitt
NAYS: None
ABSTAIN: None

German Village Park Discussion

Mr. Shane gave a PowerPoint presentation on German Village Park highlighting the status of the park and amenities, and he discussed repairs and/or replacements to current equipment. He noted that in the Capital budget, money was approved for this year to redo the German Village Park area. He stated he has had a couple meetings with DWA Recreation to look at the area and see what the company can do for the City. He discussed photos of equipment and problems that need to be addressed before moving forward with the project. He said the ground is so saturated, and the retaining wall leans heavily. He said to put the playground back and to do it right this time, there needs to be proper drainage. He said before getting to the beginning of installing a new playground, \$200,000.00 to \$300,000.00 needs to be spent to do it correctly. He said that is a lot of money to spend and then install a playground, which is why he wants to discuss this with Council. He discussed options and discussed potential floods into

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the neighbor's residence. He asked if maybe the playground should be moved to Pinnacle Park? He showed photos of the proposed playground and the current play area.

Mayor Murphy explained that her issue with Pinnacle Park is that the park cannot be viewed from surrounding homes because there are so many trees. She said Pinnacle Park is gorgeous, but safety has been her biggest concern. She said the lighting is bad, and she does not know if it is patrolled. She said the bathrooms were removed because they were destroyed.

Mr. Shane said a survey sign was placed at German Village Park, and he received 20 surveys. He discussed the residents' comments. He discussed the possibility of the EPA needing to be involved due to the possible types of restrooms that may have been used at German Village Park. He said maybe a swing set and shelter would be enough at German Village if a playground was placed in Pinnacle Park.

Mr. Daugherty reminded Mr. Shane that this was one of the discussions had by the steering committee for the Master Park Plan that there were an abundance of neighborhood parks and those needed to be scaled back. He said it was also discussed that more could be done with Pinnacle Park because it does connect both neighborhoods. He asked if there is a way to help with the Mayor's safety concerns.

Mr. Shane discussed the multiple concerns with Pinnacle Park when the restrooms were there.

Mr. Miller said his kids used the tot lot and when in junior high and high school, they used Pinnacle Park because they liked the trails and climbing trees, etc. He agreed with Mayor Murphy that an element of security should be stepped up, and he does not believe parents should let their kids go up to Pinnacle Park if they are young.

After some discussion about safety in Pinnacle Park, Mr. Shane asked if it is possible it is less safe because there is not a lot going on there, and if there were more people, then there would be less bad things going on.

Mayor Murphy said that would help, but the park also needs cameras and lights. She also talked about the possibility of removing some of the trees, so the park can be seen by the residents.

Mr. Davis said staff could look into adding fiber, lights, etc., but we need to be careful about the trees as there may be residents who want the trees. He asked Chief Richardson if he recalls any violence or other activity occurring at Pinnacle Park?

Chief Richardson replied that back in the day there were acts of vandalism to the buildings. He said when the buildings were torn down, the Street Department cleared out all of the debris and the junk trees. He said for a while you could see back into the park, and there are lights along the path. He stated a cruiser will fit through the posts on the path, and he knows it will be patrolled. He said there are options other than fiber for cameras.

Mayor Murphy said she would like to hear from more residents.

Ms. Marcus asked what would happen to German Village Park if everything moved to Pinnacle Park?

Mr. Shane said that will need to be figured out. He said the rubber mulch would have to be removed, and he will get with Chris Dunn and the City Engineer to come up with an idea.

Mr. Daugherty said the City Engineer brought up a pollinator area this past year, and that could be an option there.

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Ms. Marcus asked questions, but there was no audio.

Mrs. Whitt said no matter what is done at German Village, the City will be spending \$200,000.00 to \$300,000.00. She said that sounds like way too much. She said in looking at the residents, something will have to be done anyway. She asked what about the park on her street and in Ms. Marcus's ward? She said those are small parks and do not need as much money, but they both certainly need addressed.

Mr. Shane said in the Master Parks Vision Plan, those parks are laid out. He said Lehigh was supposed to be first, but it was postponed due to Wawa going in and to hopefully get some help to pay for that from their foundation.

Mr. Dunn discussed the issue of the cut-through from Munich Avenue and all of their utilities. He said the ground is unstable, and the minimal should be done. He explained the natural flow of the water and said the rubber mulch does not hold much water.

After more detailed conversation, Mr. Shane said he would come back to the Council once he has more information.

Persons Appearing Before Council - None

Staff and Council Reports

Mr. Bangert wished Mrs. Allen a happy birthday.

Mrs. Schroeder thanked Ms. Dillon for assistance she has provided to the Community Development Department.

Mr. Denney thanked Council for considering him as the MVRPC-TAC alternate, and he apologized for all of the acronyms.

Mrs. Allen thanked everyone for their happy birthday wishes.

Mr. Daugherty said he has received concerns from citizens about mosquitoes, and he thought this was addressed last year with spraying to help take care of that problem. He said he does not know if we have done anything or have anything in the plans for this year. He said just this past week, both in Englewood and Clayton, mosquitoes were found that tested positive for West Nile Virus. He asked if there is anything the City intends to do.

Mr. Davis said there is some budgeted money, and the City has worked with Bugaboo in the past, and we will address it.

Executive Session - None

Adjournment

Meeting adjourned at 7:13 PM.



Jeanette Marcus

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ATTEST: Clerk of Council, Karen Powell