

CITY OF MIAMISBURG
CITY COUNCIL MEETING MINUTES
10 N FIRST STREET, MIAMISBURG, OHIO

October 1, 2024

The Miamisburg City Council meeting commenced at 6:00 p.m.

Councilmember Jeff Nestor issued the call to order, followed by Invocation led by Councilmember Sarah Thacker and the Pledge of Allegiance by Councilmember Nestor.

Regular Session began with the following members present: Councilmembers: Colvin, McCabe, Nestor, Nicholas, Stalder and Thacker.

Motion was made by Stalder, seconded by Nicholas, to excuse the absences of Mayor Collins and Councilmember Beachler. Motion carried.

Motion was made by Thacker, seconded by Stalder, to accept the minutes of the Regular Session on September 17, 2024, as distributed. Motion carried.

Councilmember Nestor opened Citizen Forum and asked anyone present who wished to discuss an item not appearing on the agenda, to come forward. There was no response, and the Forum was closed.

Kristi Newton, Communications & Community Relations Manager for Greater Dayton RTA, provided information on the implementation of the West Community Connector and upcoming changes to RTA policies in 2025. The information provided included rate/fare changes, and the utilization of Connect Services, which connects riders by Lyft or Uber to fixed routes.

Upon the conclusion of presentation items, Council began hearing the following items:

ORDINANCE NO. 7096

AN ORDINANCE TO ADOPT THE MIAMISBURG TRANSPORTATION PLAN AS THE MAJOR THOROUGHFARE PLAN FOR THE CITY OF MIAMISBURG.

Andrew Rodney, City Planner, presented the second reading of Ordinance No. 7096. The ordinance would adopt the Miamisburg Transportation Plan as the Major Thoroughfare Plan for the City of Miamisburg, Ohio and supersede the previous plan formed in 1993. The plan would set the policy for investments in transportation infrastructure, programming, and policies over the next 25 years. It also sets requirements for public and private investment in the transportation network. The first reading of this ordinance was heard by City Council on August 6, 2024, during Regular Session, at which time it was referred to the Planning Commission. The Planning Commission conducted a Public Hearing of this matter at their August 19 meeting. By unanimous vote, the Planning Commission recommended approval of this ordinance.

Councilmember Jeff Nestor opened a Public Hearing, asking anyone present who wished to speak in favor, or in opposition of this ordinance to come forward. As no parties came forward to speak on the matter, the Public Hearing was closed.

Motion was made by Nicholas, seconded by Stalder, with the requirement that Ordinance No. 7096 has been read on two separate days, to authorize its adoption on the second reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Thacker, seconded by McCabe, to pass and adopt the ordinance as recommended by the Planning Commission. Ordinance No. 7096 was adopted, carried by Yea Votes of Colvin, McCabe, Nestor, Nicholas, Stalder and Thacker.

A MOTION TO APPROVE THE DEER VALLEY SECTION 3 FINAL DEVELOPMENT PLAN.

Andrew Rodney, City Planner, requested City Council approve a motion to approve the Deer Valley Section 3 Final Development Plan. Section 3 is comprised of 14.6 acres located approximately between Sections 1 and 2 which have already received FDP approval and extends Deer Valley Drive, Spotted Deer Drive, and Whitetail Drive to serve 41 single-family building lots and three (3) Open Space lots, one of which is to include a stormwater detention pond. The Developer commits to the conditions set forth in the Deer Valley PDP approved in 2021. This item was reviewed by the Planning Commission on Monday, September 16, 2024. By unanimous vote, the Planning Commission recommended approval. The approval is conditional based on the conditions provided in the Planning Commission Staff Report. Staff recommend approval of the motion.

Motion was made by Nicholas, seconded by Colvin, to approve the motion to adopt the Deer Valley Section 3 Final Development Plan. Motion carried.

A MOTION TO APPROVE THE 909 KERCHER STREET REPLAT.

Andrew Rodney, City Planner, requested City Council approve a motion to approve the 909 Kercher Street Replat. The applicant, Thomas Marsh of McDougall-Marsh Land Surveyors, representing the Owner (Martin Johnson) proposes to consolidate three city part lots totaling 0.22 acres under common ownership for potential construction of a private, detached garage. This item was reviewed by the Planning Commission on Monday, September 16, 2024. By unanimous vote, the Planning Commission recommended approval. Staff recommend approval of the motion.

Motion was made by Thacker, seconded by Colvin, to approve the motion to adopt the 909 Kercher Street Replat. Motion carried.

Upon the close of legislative items, Council entered Study Session to discuss the following:

- Aquatic Center update
- Pipestone Golf Course update

Aquatic Center update

Ryan Davis, Parks and Recreation Director, provided updates on the Aquatic Center design phase. Mr. Davis reviewed the various types of pools and options available, noting the design features that were optional in each. Project cost projections, and bid options were also discussed.

Pipestone Golf Course update

Ryan Davis, Parks and Recreation Director, provided updates on Pipestone Golf Course. Staff have been actively reviewing the business model and existing conditions resulting in necessary improvements. Mr. Davis noted the significance of acknowledging opportunities to invest and innovate while making the needed updates. Mr. Davis reviewed a Priority Matrix, illustrating which updates have the potential to increase the existing revenue. The project update timeline and financing options were also discussed.

Upon the close of Study Session item discussion, the meeting concluded at 8:25 p.m.



Jeff Nestor, Councilmember At-Large

Keysha Alexander, Clerk of Council