

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

June 17, 2025

The Miamisburg City Council entered Study Session at 5:30 p.m.

Study Session began with the following members present: Mayor Collins and Council members: Beachler, Colvin, McCabe, Nestor, Nicholas, and Stalder.

Liquor License Hearing Request

Keith Johnson, City Manager, introduced information on Big A BBQ's request for a liquor license and the City's request for a hearing. Law Director Phil Callahan noted that Big A BBQ's request for a liquor license was received in early April, with two options presented: allow the request to be heard or to request a hearing to object. Initially, a hearing was requested by the City; however, it has since been determined the hearing is no longer needed. Law Director Callahan will file a motion to withdraw the request for hearing.

The Miamisburg City Council entered Regular Session at 6:00 p.m.

Mayor Collins issued the call to order with an Invocation and the Pledge of Allegiance.

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

Motion was made by Colvin, seconded by Stalder, to accept the minutes of the Regular Session on June 3, 2025, as distributed. Motion carried.

Mayor Collins opened Citizens Forum and asked anyone present who wished to discuss an item not appearing on the agenda to come forward.

Eric Glaspie, newly elected President of the Aberdeen HOA, addressed neighborhood concerns to council members, including but not limited to drainage and runoff concerns, incomplete curbing and cracked asphalt, unsecured electrical boxes and dead trees. Mr. Glaspie noted that the issues discussed were present at the time of turnover from Medlar Development to the HOA and requested a written plan and timeline from the City as to when issues would be addressed.

Doug Sorrell, Miamisburg resident, noted the increase in Miamisburg businesses included within the Dayton Daily News' *Best of Dayton* rankings; Miamisburg has 52 choices versus the 27 last year. Mr. Sorrell also voiced concern over the automatic minimum billing on non-active sprinklers in the off season. Mr. Sorrell asked that it be considered reasonable to commence billing once the City is notified the sprinkler systems are active. Mayor Collins thanked him for his comments, which would later be discussed.

With no further comments offered, Citizens Forum was closed. City Council began reviewing legislative items.

At the direction of Law Director Phil Callahan, Motion was made by Stalder, seconded by McCabe, to appoint Abby Branham as Acting Clerk of Council for the June 17<sup>th</sup> meeting. Motion carried.

**ORDINANCE NO. 7156**

**AN ORDINANCE AMENDING ORDINANCE NO. 7085 TO PROVIDE FOR THE COST OF GROUP HEALTH INSURANCE BENEFITS THROUGH THE OHIO BENEFITS COOPERATIVE INC. AND DECLARING AN EMERGENCY.**

Leslie Kohli, Human Resources Director, presented Ordinance No. 7156. This ordinance would allow the renewal for plan year 2025-2026 with Anthem Blue Cross/Blue Shield through the Jefferson Health Plan via the Ohio Benefits Cooperative. After reweighted actualizations, this results in an average increase of 0.1% for the City of Miamisburg, reflected in a 0.8% increase in the HDHP premiums and a slight reduction in the PPO premiums. Staff recommend approval of this ordinance.

*Motion was made by Nicholas, seconded by Colvin, to dispense with the requirement that Ordinance No. 7156 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Stalder, seconded by Colvin to pass Ordinance No. 7156, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder, and Thacker.*

**ORDINANCE NO. 7157**

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE OHIO ASSOCIATION OF PUBLIC TREASURERS (OAPT) WORKERS' COMPENSATION GROUP RATING PROGRAM FOR THE POLICY YEAR BEGINNING JANUARY 1, 2026, AND DECLARING AN EMERGENCY.**

Leslie Kohli, Human Resources Director, presented Ordinance No. 7157. This ordinance would allow the City Manager to accept the invitation to enter Group Retro Rating using Third Party Administrator, Sedgwick, for the 2026 BWC Insurance Renewal. Staff recommend approval of this ordinance.

*Motion was made by Colvin, seconded by Nicholas, to dispense with the requirement that Ordinance No. 7157 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Beachler, seconded by Stalder to pass Ordinance No. 7157, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder, and Thacker.*

**ORDINANCE NO. 7158**

**AN ORDINANCE TO AUTHORIZE THE CITY MANAGER TO PROCEED WITH THE PURCHASE OF CERTAIN PROPERTY IDENTIFIED AS PARCEL NUMBER K46 01713 0002, PURSUANT TO THE TERMS AND CONDITIONS SET FORTH IN THE REAL ESTATE PURCHASE CONTRACT BETWEEN THE CITY OF MIAMISBURG AND THE PROPERTY OWNER AND DECLARING AN EMERGENCY.**

Ryan Davis, Parks and Recreation Director, presented Ordinance No. 7158. This ordinance would allow the 6-acre parcel to be sold by Parkview Church to the City at the purchase price of \$225,000. With approval of this ordinance, staff anticipate closing on the property by the end of July. Staff recommend approval of this ordinance.

*Motion was made by Colvin, seconded by Nicholas, to dispense with the requirement that Ordinance No. 7158 be read on two separate days, authorize its adoption on the first reading and have it read*

*by title only. Motion carried. The ordinance was read by title only. Motion was made by McCabe, seconded by Stalder to pass Ordinance No. 7158, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder, and Thacker.*

**ORDINANCE NO. 7159**

**AN ORDINANCE TO ENTER INTO A CONTRACT WITH COUNTYCORP FOR MANAGEMENT OF FY2024 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND CITY OF MIAMISBURG LOCAL FUNDS FOR THE OWNER-OCCUPIED HOME REHABILITATION PROGRAM, TO AUTHORIZE THE CITY MANAGER TO EXECUTE ALL CONTRACTS AND AGREEMENTS RELATED THERETO AND DECLARE AN EMERGENCY.**

Andrew Rodney, City Planner, presented Ordinance No. 7159. This ordinance would authorize the City Manager to execute a services agreement with CountyCorp to manage the Owner-Occupied Home Rehabilitation Program (OOHRP) on the City's behalf. There are no significant differences in comparison to past contracts, other than the now required Radon Mitigation. The Development Department is satisfied with the past performance of CountyCorp in managing the City's CDBG dollars, therefore, Staff recommend approval of this ordinance.

*Motion was made by Colvin, seconded by Beachler, to dispense with the requirement that Ordinance No. 7159 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Nicholas, seconded by Stalder to pass Ordinance No. 7159, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder, and Thacker.*

**ORDINANCE NO. 7160**

**AN ORDINANCE REVISING THE 2008 BASEMENT BACKUP PREVENTION PROGRAM AND DECLARING AN EMERGENCY.**

Bob Stanley, City Engineer, presented Ordinance No. 7160. This ordinance would revise the current Basement Backup Prevention Program's maximum reimbursement amount from \$2,000 to \$4,000 per property. All other program application, review, approval, and reimbursement processes would remain unchanged. Staff recommend approval of this ordinance.

*Motion was made by Colvin, seconded by Beachler, to dispense with the requirement that Ordinance No. 7160 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The ordinance was read by title only. Motion was made by Stalder, seconded by Nestor to pass Ordinance No. 7160, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder, and Thacker.*

**RESOLUTION NO. 3036**

**A RESOLUTION TO ACCEPT HOUSING TECHNICAL ASSISTANCE PROGRAM (HTAP) GRANT FUNDS FROM THE OHIO DEPARTMENT OF DEVELOPMENT.**

Andrew Rodney, City Planner, presented Resolution No. 3036. This resolution would allow the acceptance of \$50,000 in Housing Technical Assistance Program grant funds from the Ohio Department of Development. The grant funds would support local efforts to modernize zoning codes and subdivision regulations by hiring a local contractor to assist in proposing amendments to the City's zoning and subdivision regulations. These amendments will then be presented to the Planning Commission and City Council for their consideration. There is no obligation under the terms of the grant award that all or any of these recommended amendments be adopted by City Council. The project will commence on or about August 1, 2025, and be completed approximately six (6) months thereafter, or no later than June 30, 2026 per the grant agreement.

*Motion was made by Colvin, seconded by McCabe, to dispense with the requirement that Resolution No. 3036 be read on two separate days, authorize its adoption on the first reading and have it read by title only. Motion carried. The resolution was read by title only. Motion was made by Beachler, seconded by Nestor to pass Resolution No. 3036, carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder, and Thacker.*

**RESOLUTION NO. 3037**

**A RESOLUTION RATIFYING AND CONFIRMING A REQUEST FOR HEARING ON THE ISSUANCE OF A LIQUOR PERMIT FOR BIG A BBQ & GRILL LLC.**

*Motion was made by Stalder, seconded by Nestor, to remove Resolution No. 3037 from the agenda. Motion carried. Motion was made by Colvin, seconded by McCabe to withdraw the request for hearing at 209 Byers Road (Big A BBQ), carried by Yea Votes of Beachler, Colvin, McCabe, Nestor, Nicholas, Stalder, and Thacker.*

**MOTION**

**A MOTION TO APPROVE ROAD CLOSURES FOR ROCK 'N' GREEN TOMATO FESTIVAL.**

Ryan Davis, Parks and Recreation Director, presented the motion to approve road closures for the Rock 'N' Green Tomato Festival. The festival will be held in Riverfront Park and will include Fireworks on Saturday night. The festival starts on Friday at 4:30 p.m. and lasts until 10:30 p.m. on Saturday. The Parks and Recreation Department is working closely with the Rock 'N' Green Tomato Festival Committee and other City departments to coordinate the weekend's activities. Staff recommend approval of the street closures.

*Motion was made by Beachler, seconded by Nestor, to approve the motion to approve road closures for Rock 'N' Green Tomato Festival. Motion carried.*

**MOTION**

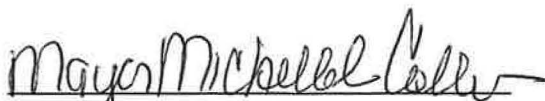
**A MOTION TO CANCEL THE JULY 1 REGULAR SESSION OF CITY COUNCIL.**

*Motion was made by Colvin, seconded by Beachler, to cancel the July 1 Regular Session of City Council. Motion carried.*

**PRESENTATION**

Kacee Epstein, Board President for the Children's Performing Arts of Miamisburg, provided information on the 501(c)(3) non-profit organization and their upcoming shows. The current show, *Footloose*, features 27 performers from 12 different communities. Performers Mia (Bellbrook), David (Oakwood), Miriam (Oakwood) and Abby (Miamisburg) provided a sneak peek performance of the show for council members.

With nothing further, the meeting of City Council concluded.

  
Michelle L. Collins, Mayor

  
Abby Branham, Acting Clerk of Council