

City of Deer Park City Council Municipal Building Meeting March 2nd , 2026

Mayor Donnellon opened the meeting at 7:00 PM with the Pledge of Allegiance followed by the Invocation.

Clerk of Courts read the roll call. Tom Camp, present, Dana Dedrick-present, Mark Feldhaus-present, Neil Kelly-present, Natasha Kohorst-present, Chris Westmark- present and Mayor Donnellon present.

Approval of Minutes for February 16th council meeting

Ms. Kohorst made a motion to accept the minutes from February 16th, 2026, council meeting, Mr. Feldhaus seconded the motion. Minutes accepted.

Presentation and Guest Concept Presentation for Blue Ash rd. Project. Perkins and Will Chicago, Sean Ballast, and Todd Snap, Andrew Broderick virtual. A model of the project was presented; funding was provided through CIC and Duke Energy grant. Andrew presented the deck, discussed commercial and residential catalyst sites between Galbraith rd. and Chamberlain Park. Looking at 8024 and 8010 Blue Ash rd. for mixed use. Looking at building a sidewalk about 15 ft off the tracks to the park so we are not using the railroad tracks as a walkway to the park. Lots of thought went into the presentation, they walked the neighborhood and thru properties. The city has purchased 8001 and 8112 Blue Ash Road. The project in its entirety could provide about 40 new residential units. The trail project thru the State of Ohio possibly connecting Silverton to Sycamore Township with a walking path would fit well with the project. Phase 2 of Blue Ash Road is coming soon. Ms. Westmark shared it was a well-done presentation. Kelly stated he likes nothing higher than a 2-story building. Ms. Westmark asked if it could be more commercial than residential and if project could be adjusted, they stated yes. Mayor Donnellon says the vision could help develop more businesses on East Galbraith. Looking at future of Burton property as well, he plans on retiring.

Public Comment:

Ron Tolliver 4221 Matson: he asked if there are 40 single family units how much revenue would it generate? It is unknown depending on the final mixed use. He would like to know how much more traffic, but likes the ideas presented. If we build the walking path, would bikes be allowed, answer is no, it will be addressed at that point.

Standing Committee Reports

Legislative and Finance Committee Chair Chris Westmark: February 2026 Income Report, down a little by about \$3900 overly. Ms. Westmark made a motion to accept, Mr. Kelly seconded the motion, and the report was accepted.

Clerk was asked to read by title only :Ordinance No 2026-03, an ordinance amending the Deer Park Codified ordinances sections 182.03 (11) (O) and 182.10 and declaring an emergency.

Dr. Jetter stated this ordinance would update to match the state, that residents under 18 do not need to file City of Deer Park income tax. Roll vote was taken Mr. Camp- yes, Ms., Dedrick-yes, Mr. Feldhaus-yes, Mr. Kelly-yes, Ms. Kohorst- yes, Ms. Westmark-yes, Mayor Donnellon-yes, motion carried.

Safety Committee Chair Tom Camp: no reports this evening.

Public Works Committee Chair Neil Kelly: preparing picnic tables for spring and summer.

Park Board Committee Chair Mark Feldhaus: Armchair Races were well attended, packed and stacked. Made about \$2500-3000 by Friends of Chamberlain Park 501 C. They are using the money to purchase new speakers for the park. Easter Egg hunt is the next event. Ms. Kohorst shared the Farmers Market has received some applications, Reading is no longer hosting a Farmers Market, some of the vendors want to be at Deer Park Farmer's Market. Ms. Kohorst is working with Jake on setting up a google doc.

Correspondence & Miscellaneous: none

OLD BUSINESS: none

NEW BUSINESS: none

Special Announcements & Reports from Other City Official.

Solicitor – none

Mayor: Thank You to everyone for coming out and for a great presentation helping us move forward, thank you to Jake and friend for helping with the presentation deck.

City Manager: The Change over of the computer system happens April 22nd Dr. Jetter will be out of the office a few days you can text or call him if needed.

Schedule:

March 16th, 2026, Public Hearing 6:30 PM in Council Chambers

March 16th, 2026, 7:00 PM Council Meeting in Council Chambers

April 11th, 2026, Strategic Planning session 8 until noon Community Center

Events

March 17th, 2026, Block Watch Meeting 7:00 PM Community Center Kathy Down's last meeting, potluck She has done a great job with Block Watch Thank You for all your hard work. Kathy will be missed; someone will be taking over Block watch.

Easter Egg Hunt Sunday March 29, 2026 1 pm Chamberlain Park

Block Watch Meeting April 21, 2026 7:00pm Community Center is cancelled.

ROUND ROBIN:

Mr. Kelly: "Happy to be here 2 times in a row, excited about the plan presented which will help lower taxes." Mayor Donellon thanked Mr. Kelly for working the Armchair Races.

Ms. Dedrick: Is excited about the Blue Ash Road presentation and looking forward to the Strategic Planning Meeting.

Mr. Camp: pleased with the presentation and it's a great vision for the city

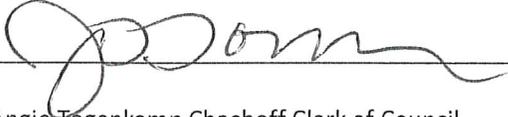
Mr. Feldhaus: Neil, 2 in a row Congrats

Ms. Kohorst: Welcomed back Neil, and I am excited about the presentation on the city

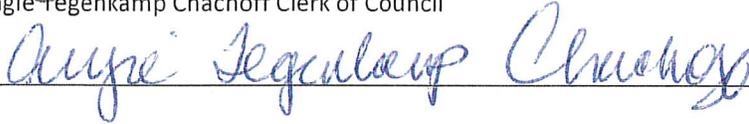
Mayor Donnellon made a motion to adjourn, Ms. Kohorst seconded the motion, motion carried. Meeting

Adjourned at 7:57 PM

John Donnellon Mayor



Angie Tegenkamp Chachoff Clerk of Council



City of Deer Park City Council Municipal Building Council Workshop March 2nd, 2026

Mayor Donnellon opened the meeting at 6:00 PM

Clerk of Council read the roll. Tom Camp, Dana Dedrick, Neil Kelly, Natasha Kohorst, Mark Feldhaus, Chris Westmark, and Mayor Donnellon are all present.

Dr. Jetter stated the meeting was to discuss the policies for the Community Center. Per the Auditors last year, they wanted more clarification on our policies for city officials and renting the Community Center. The Auditors are coming again this year in May, and we need policies in place. Dr. Jetter suggested and of course Council must make the decision, we offer 3 free uses to each city official, including the Park Board and all the corresponding committees we have. Each person would have 3 free uses; they must fill out the application and pay the deposit. For each additional rental the cost would be \$100, and the deposit must be paid. After the rental they will fill out the form like everyone else does to get the deposit back.

Ms. Dedrick asked our monthly costs for the Community Center, which is about \$1500 a month. We earn \$1200 a month for a repeat rental, plus other rentals, so we recoup the expenses.

Mr. Pacheco said it is best to offer the same to all employees, Park Board, Civil Service, and appointed officials.

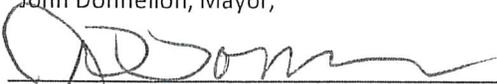
Ms. Westmark asked if we need a nonprofit policy, and there was discussion. She thought we were charging the Torah Schools and Deer Park Schools were free, Dr. Jetter clarified who uses it from the schools.

Mr. Kelly, Ms. Dedrick, and Mr. Feldhaus agree a deposit must be paid by the employees etc. They cannot call office to block a date; they must go online like everyone to reserve a day.

Dr. Jetter will draft a policy with Mr. Pacheco to deliver to council at next meeting. The new policy will only apply to current officials, Park Board etc.

Mayor Donnellon adjourned meeting 6:35 PM

John Donnellon, Mayor,



Angie Tegenkamp Chachoff, Clerk of Council,

