

City of Deer Park City Council Municipal Building Meeting August 18th, 2025

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

Clerk of Council read the roll. Tom Camp, Kathy Downs, Mark Feldhaus, Nell Kelly, Natasha Kohorst, Chris Westmark, Mayor Donnellon are all present.

Approval of Minutes;

Mr. Feldhaus made a motion to accept the minutes from the July 7th council meeting with a change to spelling issue; tax hearing and workshop meeting Mr. Donnellon seconded the motion. Motion carried.

Public Comment: none

Standing Committee Reports

Legislative and Finance Committee Chair Chris Westmark

Ms. Westmark presented the July Income report and made a motion to accept the report. Mr. Kelly seconded, motion carried.

Ms. Westmark presented the June and July Fund Report; Ms. Westmark made a motion to accept; Ms. Kohorst seconded the motion, motion carried.

Ms. Westmark presented the June and July JEDZ report; Ms. Westmark made a motion to accept the report; Mr. Feldhaus seconded the motion, motion carried.

Ms. Westmark presented the June and July JEDD report, Ms. Westmark made a motion to accept the report, Mr. Feldhaus seconded the motion, motion carried.

Ms. Westmark asked clerk to read Resolution 2025-09 by title only: A resolution to approve the Final Hamilton County 911 plan pursuant to Ohio Revised code Chapter 128.

Ms. Westmark made a motion to approve the resolution, Mr. Camp mentioned he was on the committee, so it had local input. Roll call vote was taken Mr. Camp- yes, Ms. Downs-yes, Mr. Feldhaus-yes, Mr. Kelly-yes, Ms. Kohorst-yes, Ms. Westmark-yes, Mayor Donnellon-yes. Resolution approved.

Ms. Westmark asked clerk to read by title only: Resolution 2025-10 An ordinance approving the editing and inclusion of certain ordinances as parts of the various component codes of the codified ordinances of Deer Park Ohio and declaring an emergency.

Mr. Pacheco explained the resolution, Ms. Westmark made a motion to waive the 2-reading rule, Mr. Kelly seconded, roll vote taken: Mr. Camp- yes, Ms. Downs-yes, Mr. Feldhaus-yes, Mr. Kelly-yes, Ms. Kohorst-yes, Ms. Westmark-yes, Mayor Donnellon-yes.

Ms. Westmark made a motion to pass the resolution, Mr. Kelly seconded, roll vote taken: Mr. Camp- yes, Ms. Downs-yes, Mr. Feldhaus-yes, Mr. Kelly-yes, Ms. Kohorst-yes, Ms. Westmark-yes, Mayor Donnellon-yes. Resolution approved.

Safety Committee Chair Tom Camp:

Mr. Feldhaus presented the July 2025 Police report, 809 citizen calls for service, 16 offense reports, 36 arrests, the complete report is available online

Mr. Camp presented the July 2025 Fire report, the district had 361 calls for service, and Deer Park had 97 Deer Park YTD had 614 calls for service.

Public Works Committee Chair Kathy Downs:

Service department open house August 18th 6-645 pm Community center parking lot almost complete, needs speed bumps and the driveway replaced. Dr. Jetter shared the city cannot do the entire city in one day collecting brush. Please be patient A reminder to be respectful to our city employees including our service workers. If there is an issue, please call the office and give them your address.

Park Board Committee Chair Mark Feldhaus

The final numbers are not in for the festival. It was a huge success, beautiful weather. Park board meeting this week to discuss the results, Music in the Park Aug 30th, and then final Music in the Park Sat. September 13th. The winners of the raffle will be drawn Sept 13th prizes include \$1500, party wagon, Ohio lottery ticket bag. Mayor Donnellon said it was the best weather we have ever had, He thanked the Park board for all their hard work, and the service department as well. Jake and Ritchie did a lot of work after hours. Park board had brought in extra security, and you can still purchase raffle tickets until the September drawing. Mr. Kelly complimented the fireworks. Car show in the park is on August 23rd from 10am until 2 pm.

Correspondence & Miscellaneous: none

OLD BUSINESS: Rules of council, Ms. Westmark would like us to take out the tracking of who talks and how many times during the meetings it would be difficult and time-consuming. Mr. Kelly agreed. Ms. Downs saw a typo and that will be addressed. Mr. Pacheco said he would make the changes and present to council at the next meeting on September 15th.

NEW BUSINESS: none

Special Announcements & Reports from Other City Official.

City Manager: The state is auditing the JEDD from Sycamore Township. It will cost the township. For Phase 2 of the Blue Ash rd. project, there is no property acquisition in this project. The pole at Webster and Blue Ash rd. is still being worked on, they need to finalize the transition lines. Dr. Jetter will be out of town on September 8,9, and 10th.

Solicitor – none

Mayor: Mayor Donnellon will be working on the grill at the car show August 23rd

SCHEDULE:

August 19th, 2025, Block Watch 7PM In the Community Center. Topic Is Stop the Bleed. How to respond in Emergency Situations.

September 16th, 2025, Block Watch 7pm in the Community Center

EVENTS:

Car show August 23rd, 2025, from 10 am until 2 pm

Music in the Park August 30th (Everyday People) 7 PM

Music in the Park September 13th (Gee your Band Smells Terrific) 7 PM

ROUND ROBIN:

Mr. Camp asked about the beautification award, Mayor Donnellon said It will be posted on the city website.

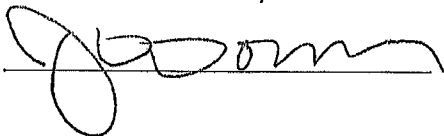
Mr. Kelly apologized to council for a social media post where it was hurtful. , it was wrong because it personalized the criticism, we can criticize outcomes, not personality. He stated he knows some people lost trust and he will work on earning it back.

Mr. Feldhaus said we need to look at policy for community center rental for council members, the state auditor questioned why some received it free multiple times. The current policy is one free rental a year.

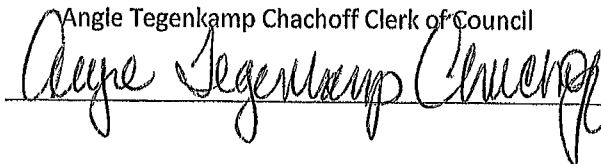
Dr Jetter is looking at vendors for property insurance. They are looking for possible use of AI for the city office. He is meeting with IT people this week.

Ms. Downs made a motion to adjourn the meeting, Mr. Feldhaus seconded the motion; motion carried.
Meeting Adjourned at 7:44 PM

John Donnellon Mayor

A handwritten signature in black ink, appearing to read 'J. Donnellon', written over a horizontal line.

Angie Tegenkamp Chachoff Clerk of Council

A handwritten signature in black ink, appearing to read 'Angie Tegenkamp Chachoff', written over a horizontal line.

City of Deer Park City Council Workshop Municipal Building Meeting August 18th, 2025

Mayor Donnellon opened the meeting at 5:30 PM

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

Mayor Donnellon made a motion to go into Executive Session:

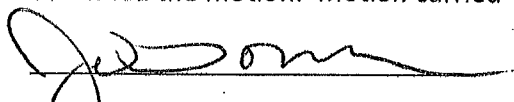
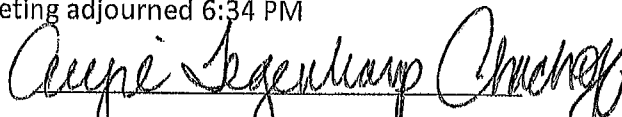
Ms. Downs Seconded the motion Roll call vote taken: Mr. Camp- yes, Ms. Downs-yes, Mr. Feldhaus-yes, Mr. Kelly-yes, Ms. Kohorst-yes, Ms. Westmark- yes, Mayor Donnellon- yes.

A Public body may discuss matters specifically in Executive Session. The topic requires that the information to be discussed in executive session be directly related to economic development assistance of specified types listed in the statute.

1. Blue Ash Road Economic Development (Sean Baines, & Allen Freeman Consultants)

Executive Session began at 5:32 PM

Mayor Donnellon made a motion to end Executive Session at 6:33 PM; Ms. Kohorst seconded the motion. Motion carried Meeting adjourned 6:34 PM


John Donnellon Mayor
Angie Tegenkamp Chachoff Clerk of Council

RESOLUTION NO. 2025-11

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO
AN AGREEMENT OF COOPERATION WITH HAMILTON COUNTY, OHIO
PURSUANT TO PROVISIONS OF THE HOUSING AND COMMUNITY
DEVELOPMENT ACT OF 1974, AS AMENDED

WHEREAS: the Congress of the United States enacted the Housing and Community Development Act of 1974 ("Act") with the primary objective being the development of viable communities; and

WHEREAS: Hamilton County qualifies under the Act as an urban county eligible to receive federal block grant funding for support of community development activities; and

WHEREAS: the Act provides for and encourages units of local government to enter into agreements of cooperation with urban counties for purposes of undertaking essential community development and housing assistance activities; and

WHEREAS: the City of Deer Park desires to enter into a cooperative agreement with Hamilton County for Federal Fiscal Years 2024, 2025, and 2026 of the Community Development Program.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Deer Park, Ohio:

SECTION 1:

Deer Park City Council authorizes the City Manager to enter into the Cooperation Agreement with the Board of County Commissioners of Hamilton County, Ohio, a copy of which agreement is attached hereto as Exhibit A and made a part hereof.

SECTION 2:

This Resolution shall take effect at the earliest time provided by law.

I, ANGIE CHACHOFF, CLERK OF COUNCIL, CITY OF DEER PARK, OHIO: DO HEREBY testify that the publication of Ordinance No. 2025-11 was made by posting true copies of same in the most public places in the City designated by Council: Municipal Building; 4250 Matson Avenue near the Deer Park Service Department; Deer Park School (Amity Elementary) on Galbraith Road; the Francis R. Healy Community Center in Chamberlin Park; and Webster Avenue and Blue Ash Road; each for a period of fifteen (15) or more days commencing:

September 15, 2025

Attest:



Angie Chachoff
Clerk of Council

Approved as to form:



Bryan E. Pacheco
City Solicitor

CITY OF DEER PARK, OHIO

ORDINANCE NO. 2025-12

AN ORDINANCE AMENDING CHAPTER 121 OF THE
CODIFIED ORDINANCES OF DEER PARK, OHIO
AND DECLARING AN EMERGENCY.

WHEREAS, City Council periodically reviews its rules of Council and the Ordinances promulgating such rules set forth in Chapter 121 of the Codified Ordinances; and

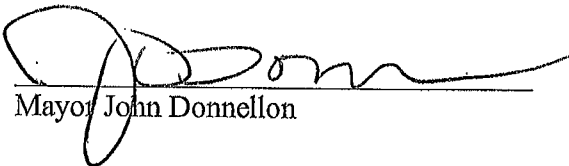
WHEREAS, after discussing revisions to such Chapter and seeking and soliciting public input, City Council has determined to amend the rules provided in Chapter 121 to reflect changes under the new Charter form of government and to accomplish more effective public meetings, City Council desires to amend Chapter 121 of the Codified Ordinances as provided in the attached exhibit.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE MUNICIPALITY OF DEER PARK, OHIO, AS FOLLOWS:

SECTION 1. That Chapter 121 of the Codified Ordinances of Deer Park, Ohio is amended as set forth in the attached Exhibit.

SECTION 2. This Ordinance is hereby declared to be an emergency measure made necessary for the preservation of the public health, safety and welfare of the City of Deer Park, Ohio, the emergency being the immediate need to update the provisions of Chapter 121 to reflect the changes in government structure as contemplated in the Charter and to accomplish more effective public meetings and to implement such changes at the earliest possible time.

PASSED this 15th day of September, 2025.



Mayor John Donnellon

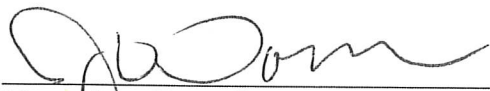
SECTION 1:

Deer Park City Council hereby authorizes the City Manager to purchase an "employee dishonesty and faithful performance of duty policy" through the OPRM coverage document and that such policy complies with ORC 3.061.

SECTION 2:

This Resolution shall take effect at the earliest time provided by law.


PASSED this 15th day of September, 2025.



Mayor John Donnellon

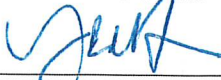
I, ANGIE CHACHOFF, CLERK OF COUNCIL, CITY OF DEER PARK, OHIO: DO HEREBY testify that the publication of Resolution No. 2025-10 was made by posting true copies of same in the most public places in the City designated by Council: Municipal Building; 4250 Matson Avenue near the Deer Park Service Department; Deer Park School (Amity Elementary) on Galbraith Road; the Francis R. Healy Community Center in Chamberlin Park; and Webster Avenue and Blue Ash Road; each for a period of fifteen (15) or more days commencing:

September 15th, 2025
Attest:



Angie Chachoff
Clerk of Council

Approved as to form:



Bryan E. Pacheco
City Solicitor

RESOLUTION NO 2025-13

A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE EMPLOYEE DISHONESTY AND FAITHFUL PERFORMANCE OF DUTY POLICY FROM THE OHIO PLAN RISK MANAGEMENT UNDER R.C. 3.061

WHEREAS, the City of Deer Park is a member of the Ohio Plan Risk Management (OPRM) a political subdivision risk pool established pursuant to Ohio Revised Code hereinafter "ORC," 2744.081; and

WHEREAS, HB 291, effective March 20, 2019, authorizes the use of an "employee dishonesty and faithful performance of duty policy," instead of individual surety bonds, for councilmembers, employees, and appointees who are otherwise required by law to acquire a bond before entering upon the discharge of duties; and

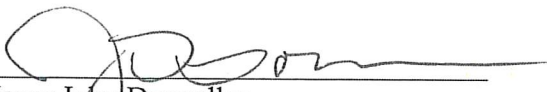
WHEREAS, in accordance with ORC 3.061, the City must adopt a policy by resolution to allow the use of an "employee dishonesty and faithful performance of duty" coverage document, rather than a surety bond, to cover loss by fraudulent or dishonest actions of employees and failure of employees to faithfully perform duties; the following shall apply to the policy:

1. An officer, employee, or appointee shall be considered qualified to hold the office or employment, without acquiring a bond, on the date the oath of office is taken, certified, and filed as required by law.
2. An officer, employee, or appointee shall have the employee dishonesty and faithful performance of duty policy in effect before the individual's term of office or employment and the officer, employee or appointee shall not commence the discharge of duties until coverage is documented.
3. All officers, employees, or appointees who would otherwise be required to file a bond before commencing the discharge of duties shall be covered by and are subject to the employee dishonesty and faithful performance of duty policy instead of a surety bond requirement.
4. The coverage amount for an officer, employee, or appointee under an employee dishonesty and faithful performance of duty policy shall be equal to or greater than the maximum amount of the bond otherwise required by law.
5. Elected officials, prior to taking the oath of office and holding office, shall obtain approval of the intent to use the City's OPRM coverage agreement and affirm that the City's coverage complies with ORC 3.061. Said approval shall be obtained by the City of Deer Park; and

WHEREAS, the City of Deer Park's "employee dishonesty and faithful performance of duty policy" through the OPRM coverage document complies with ORC 3.061.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Deer Park, Ohio:

PASSED this 15th day of September, 2025.

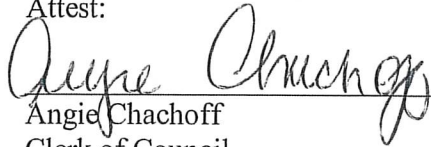


Mayor John Donnellon

I, ANGIE CHACHOFF, CLERK OF COUNCIL, CITY OF DEER PARK, OHIO: DO HEREBY testify that the publication of Resolution No. 2025-12 was made by posting true copies of same in the most public places in the City designated by Council: Municipal Building; 4250 Matson Avenue near the Deer Park Service Department; Deer Park School (Amity Elementary) on Galbraith Road; the Francis R. Healy Community Center in Chamberlin Park; and Webster Avenue and Blue Ash Road; each for a period of fifteen (15) or more days commencing:

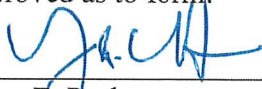
September 15th, 2025

Attest:



Angie Chachoff
Clerk of Council

Approved as to form:



Bryan E. Pacheco
City Solicitor