

**CITY OF OBETZ
RECORD OF PROCEEDINGS**



REGULAR MEETING OF JANUARY 24, 2022

The meeting was held in Council Chambers at the Government Center, 4175 Alum Creek Drive, on Monday, January 24, 2022 at 6:00 PM with Mayor Angela M. Kirk presiding.

ROLL CALL

Ms. Boumis called the roll. Mr. Michael Flaherty – present; Mr. Robert Kramer – present; Mr. Guiles Richardson – present; Mr. Todd Gibbs – present; Mr. Derek Varney – present; Mr. Mike Kimbler – present. Also present were Rod Davisson, Administrator; Gene Hollins, Law Director; Mike Confer, Police Chief; and Stacey Boumis, Community Services Director.

MINUTES

Mayor Kirk called for a motion to approve the minutes of the January 10th and January 12, 2022 meetings. Motion made Mr. Richardson; seconded by Mr. Kimber. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kimbler – yes. Motion carried.

ORDINANCES

First Readings

Ms. Boumis read Ordinance 03 – 22: An Ordinance To Provide For A Contracting Procedure For Construction Of A Waterline Extension And Miscellaneous Infrastructure Improvements, And Declaring An Emergency.

Ms. Boumis read Ordinance 04 – 22: An Ordinance Approving The Final Plat For Section 3 Of The Big Walnut Run Subdivision.

Ms. Boumis read Ordinance 05 – 22: An Ordinance Approving The City Of Obetz Annual Conversion Plan Which Allows Employees To Convert Vacation And Sick Time To Cash In Accordance With The Ohio Public Employees Retirement System (OPERS) Specifications.

Ms. Boumis read Ordinance 06 – 22: An Ordinance Authorizing The City Administrator To Enter Into A Development Agreement With TTBD Properties/Joe Ciminello For The Development Of Parcels 152-001744, 152-001847, 152-001841 And 152-001848, And Declaring An Emergency.

Ms. Boumis read Ordinance 07 – 22: An Ordinance Authorizing The City Administrator To Enter Into A Development Agreement With Real Estate Prophets LLC, Flats At Greystone LLC, And Pulte Homes Of Ohio LLC For The Development Of Parcels 152-00002161, 152-002162 And 150-002713, And Declaring An Emergency.

Second Readings

No second readings.

Third Readings.

Ms. Boumis read Ordinance 48 – 21: An Ordinance To Accept The Annexation Of 2.2 +/- Acres From Hamilton Township To The City Of Obetz. Mayor Kirk stated this is the property at the northeast corner of Lockbourne Road and Rathmell Road, where Ultra Prints is located. Mayor Kirk called for a motion to adopt Ordinance 48 – 21. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Varney - yes; Mr. Kimbler – yes. Motion carried.

Ms. Boumis read Ordinance 49 – 21: An Ordinance Approving The Final Plat For Parcel 152-000933 Also Known As Darling Estates. Ms. Boumis discussed the Ordinance. She stated this is the large parcel in Mulberry Grove. The lots meet all zoning requirements, and the Engineer has approved the drainage plan. The Planning and Zoning Commission recommended approval. Mayor Kirk called for a motion to adopt Ordinance 49 – 21. Motion made by Mr. Flaherty; seconded by Mr. Kimbler. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Varney - yes; Mr. Kimbler – yes. Motion carried.

Ms. Boumis read Ordinance 50 – 21: An Ordinance To Approve The Preliminary Development Plan For Big Walnut Run Subarea B. Ms. Boumis discussed the Ordinance. The Plan is for the land on the west side of Bixby Grove. The lots are bigger; there is a five acre wooded area in the floodplain that will be deeded to the City. There is also an internal bike path that connects to the bike path along Bixby Road. Mr. Kramer asked if the lot along Bixby Road was included. Ms. Boumis stated the property owner was approached by the developer but did not want to sell. The property is still in the township. Kevin McCauley, representing Stavroff, the land owner, addressed Council. He stated he is excited about this part of the development. Mayor Kirk stated Ryan Homes' marketing material and website state the houses are in Groveport. It is confusing to new residents. Ryan Homes needs to let people know they are in Obetz. Mr. McCauley stated he spoke to Ryan Homes once; he will speak to them again and get it corrected. Mayor Kirk called for a motion to adopt Ordinance 50 – 21. Motion made by Mr. Richardson; seconded by Mr. Varney. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Varney - yes; Mr. Kimbler – yes. Motion carried.

Ms. Boumis read Ordinance 51 – 21: An Ordinance To Approve The Preliminary Development Plan And Development Text For Parcel Numbers 152-001841, 152-001847, 152-001744, And 152-001848. Ms. Boumis discussed the case. She stated the parcels are zoned Planned Unit Development. Other plans were approved previously, and nothing was ever built. Those plans have expired. Ms. Boumis discussed the Preliminary Development Plan. She stated it will be a mix of lot sizes with greenspace scattered throughout the development. The development will connect to Butler Farms and Obetz' property to the east. Lennar Homes the homebuilder. The builder is new to the Columbus area. Houses will have all natural exteriors and concrete driveways. This will be the first subdivision in Obetz with these requirements. Mr. Benson, a resident, asked if the Planning and Zoning Commission approved the lot sizes. Ms. Boumis stated yes. Mr. Joe Ciminello addressed Council. He stated he has worked extensively with Mayor Kirk and staff to bring a quality project to Obetz. He then stated he was excited about the project. Mayor Kirk stated Mr. Ciminello has made every change requested by Obetz; additionally, there will be a contribution for construction of the swim club. Terry Andrews, representing Lennar Homes, addressed Council. He stated Lennar Homes has done its research regarding what upgrades most buyers

purchase. Those upgrades are included in the base price of the house. Lennar Homes is currently in 24 states. This is their first project in Ohio. Mayor Kirk called for a motion to adopt Ordinance 51 – 21. Motion made by Mr. Richardson; seconded by Mr. Kramer. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kimbler – yes. Motion carried.

Emergencies

Ms. Boumis read Ordinance 02 – 22: An Ordinance Authorizing The Mayor To Modify The Employment Agreement With Eugene L. Hollins, And Declaring An Emergency. Mr. Davisson discussed the Ordinance. He stated Gene's contract has a 2.5% per year cap on salary adjustments. Mr. Davisson stated cost of living has increased significantly more than this. He would like discretion to increase his salary as needed to compensate for increased inflation. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 02 – 22. Motion made by Mr. Richardson; seconded by Mr. Varney. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Kimbler – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 02 – 22. Motion made by Mr. Richardson; seconded by Mr. Kramer. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Kimbler – yes; Mr. Varney – yes. Motion carried.

MAYOR'S REPORT

Mayor Kirk stated she and the staff are very busy. There is a lot going on.

COMMITTEE REPORTS

Mr. Flaherty announced the Council Committees. He stated he is going to keep most people where they are with a few adjustments. Todd Gibbs will be the chair of Public Works and Safety Committee. Guiles Richardson will be the chair of the Neighborhood Preservation and Beautification Committee. Robert Kramer will continue to chair the Intergovernmental Outreach Committee; Derek Varney will continue to chair the Fortress Obetz, Regional Recreation and Events Committee; Mike Kimbler will continue to chair the Parks and Programming Committee; and Mike Flaherty will continue to chair the Development Committee.

Parks and Programming – Mike Kimbler, Chair – Mr. Kimbler stated the Obetz Adult Golf League started today. The ice rink has been popular on the weekends. Closures and ice conditions will be posted on the City's Facebook page. Registration for t-ball, baseball, and softball opens February 1st.

Intergovernmental Cooperation – Robert Kramer, Chair – Mr. Kramer stated a new warehouse was discussed at the recent Hamilton Township Trustees' meeting.

ADMINISTRATION'S REPORT

Mike Confer, Police Chief — Chief Confer stated the Department responded 32,342 calls for service in 2021. Approximately 100,000 miles were driven. Five hundred arrest warrants were issued and 288 people arrested. Obetz' crime rates are far below the rates for Franklin County. Mr. Varney asked about traffic and if the flashing speed limits signs are effective. Chief Confer stated he is not getting as many complaints in those areas. Mr. Richardson asked if more signs are getting installed on Groveport Road. Mayor Kirk stated more signs can be installed if necessary.

Martin Hafey, Fire Chief, Hamilton Township – Chief Hafey stated the Department had 5736 runs in 2021; 1165 runs were in Obetz. He stated the Department continues to stay busy. Mayor Kirk stated she appreciates all the work the Fire Department does in Obetz.

Gene Hollins, Esq., Law Director – Mr. Hollins stated Obetz received a court summons for a case involving an employee at Shishido.

Stacey Boumis, Community Services Director – No report.

E. Rod Davisson, Esq., Administrator – Mr. Davisson stated the area by the high school has been named "Buckstone". There will be between \$750 million to \$1 billion dollars of public and private investment in the area over the next five to seven years. There are many more parts and pieces to come. Currently the staff is on an A/B Covid calendar. Mr. Davisson stated he will be meeting with directors to review projects. Due to supply chain issues, Mr. Corbitt has already ordered the water lines for spring installation. The Auto Auction development is in the planning stage. Council will soon need to decide what tenants it wants. Obetz starts officially operating as a city on February 18th. Five to six more street department employees are needed. Mr. Davisson then stated a phone number will be published on the City's website that people can use to report blocked rail crossings.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

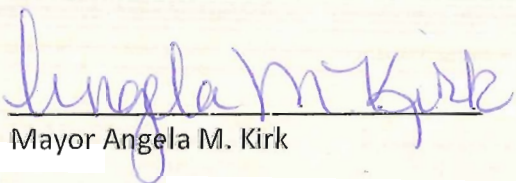
REMARKS FROM THE AUDIENCE

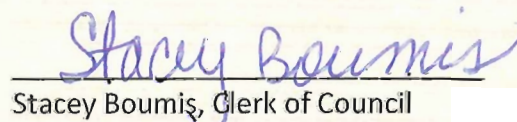
Mr. Jerry Benson stated The Historians are now a 501(c)3 and they have found someone local to write the book. The next meeting is February 16th at 6:30 PM at the Community Center.

Mr. Andy Borders asked Mr. Davisson if he has heard anything from the OEPA regarding Mason's.

ADJOURNMENT

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Flaherty; seconded by Mr. Richardson. All ayes. Council adjourned at 6:45 PM.


Mayor Angela M. Kirk


Stacey Boumis, Clerk of Council