

**CITY OF OBETZ  
RECORD OF PROCEEDINGS**



**REGULAR MEETING OF APRIL 11, 2022**

The meeting was held in Council Chambers at the Government Center, 4175 Alum Creek Drive, on Monday, April 11, 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; and Stacey Boumis, Community Services Director.

**MINUTES**

Mayor Kirk called for a motion to approve the minutes of the March 28, 2022 meeting. Motion made Mr. Richardson; seconded by Mr. Gibbs. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Varney - yes; Mr. Kimbler – yes. Motion carried.

**NON-AGENDA ITEM**

The owners of Pet Cremation Services currently located on Frank Road, addressed Council. They discussed their business. They further stated they would like to build a new facility next to Best Self Storage (3901 Groveport Road) because they own the land. They had a rendering that they showed to Council but did not leave with the City. They wanted to get feedback from the Mayor and City Council regarding the facility. Mayor Kirk stated the location is too close to a neighborhood; the proposed use is not suitable in that location. Mr. Kramer and Mr. Varney agreed that the location was too close to the neighborhood. Emissions were discussed. The owners stated there is 30 seconds to 3 minutes of smoke when the ovens are first turned on. Mayor Kirk stated this use is better in an industrial area. Mr. Davisson stated the owners should attend the Planning and Zoning Commission meeting on Wednesday and talk to the Commission.

**ORDINANCES**

**First Readings**

No first readings.

**Second Readings**

Ms. Boumis read Ordinance 17 – 22: An Ordinance Implementing Sections 3735.65 Through 3735.70 Of The Ohio Revised Code, Establishing And Describing The Boundaries Of The Community Reinvestment Area In The City Of Obetz, Designating A Housing Officer To Administer The Program, Creating A Community Reinvestment Housing Council And A Tax Incentive Review Council, And Declaring An Emergency. Mr. Davisson stated Ordinance 17 – 22 through Ordinance 21 – 22 are related to the Buckstone development. Mr. Davisson discussed the ordinances. He stated the Community Reinvestment Area (CRA) abates property taxes for the improved value. The New Community Authority (NCA) levies an additional 5 mils on the properties. The tax money goes to the City. The Tax Increment

Financing (TIF) district is a non-school TIF. The schools are made statutorily whole. The City is working with the Hamilton School District and Hamilton Township to make sure they have some funding from the development recognizing that the money the school districts and Township currently get doesn't change. People living in the neighborhoods pay for the infrastructure; the development does not cost residents outside the area anything. Without this incentive package, the City would not proceed with the development. Fire Chief Martin Hafey addressed Council. He stated he still needs some answers regarding the development. He wants to make sure the department is adequately funded to handle the new growth. Mr. Davisson stated the project saves the Township and creates a revenue stream. Mr. Hollins stated multiple tax abatements are ending and the revenue stream of the Township will increase significantly over the next five years.

Ms. Boumis read Ordinance 18 – 22: An Ordinance Declaring Improvements To Certain Parcels Of Real Property Located Within The City Of Oletz To Be A Public Purpose And Exempt From Real Property Taxation; Requiring The Owners Of Those Parcels To Make Service Payments In Lieu Of Taxes; Establishing A Municipal Public Improvement Tax Increment Equivalent Fund For The Deposit Of Those Service Payments; Specifying The Public Infrastructure Improvements To Be Made That Directly Benefit Such Real Property; Authorizing The Distribution Of The Applicable Portion Of Those Service Payments To The Hamilton Local School District And Eastland-Fairfield Career And Technical School District; Approving And Authorizing The Execution Of A Tax Increment Financing Agreement; And Declaring An Emergency.

Ms. Boumis read Ordinance 19 – 22: An Ordinance Declaring Improvements To Certain Parcels Of Real Property Located Within The City Of Oletz To Be A Public Purpose And Exempt From Real Property Taxation; Requiring The Owners Of Those Parcels To Make Service Payments In Lieu Of Taxes; Establishing An Urban Redevelopment Tax Increment Equivalent Fund For The Deposit Of Those Service Payments; Authorizing The Distribution Of The Applicable Portion Of Those Service Payments To The Hamilton Local School District And Eastland-Fairfield Career And Technical School District; Approving And Authorizing The Execution Of A Tax Increment Financing Agreement; And Declaring An Emergency.

Ms. Boumis read Ordinance 20 – 22: An Ordinance Approving And Adopting An Economic Development Plan; Stating That The City May Hereafter Proceed With Approval Of A Tax Increment Financing Incentive District; And Declaring An Emergency.

Ms. Boumis read Ordinance 21 – 22: An Ordinance Creating Two Tax Increment Financing (TIF) Districts Within The City Of Oletz; Declaring The Improvements To The Parcels Within Each TIF District To Be A Public Purpose; Declaring Such Improvements To Be Exempt From Real Property Taxation; Requiring The Owners Thereof To Make Service Payments In Lieu Of Taxes; Designating The Public Infrastructure Improvements To Be Made That Will Directly Benefit Or Serve The Parcels In The Two TIF Districts; And Establishing A Public Improvement Tax Increment Equivalent Fund For The Deposit Of Service Payments; Authorizing The Distribution Of The Applicable Portion Of Those Service Payments To The Hamilton Local School District And Eastland-Fairfield Career And Technical School District; Approving And Authorizing The Execution Of A Tax Increment Financing Agreement; And Declaring An Emergency.



### Third Readings.

No third readings.

### Emergencies

Ms. Boumis read Ordinance 23 – 22: An Ordinance To Approve Changes To The 2022 Appropriations For The Current Expenses And Other Expenditures Of The City Of Oetz. Mr. Davisson discussed Ordinance 23 – 22. Additional funds are needed for the Franklin County Board of Health; fingerprinting services; insurance and bonding; and tax collection fees. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 23 – 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 Kirk called for a motion to adopt Ordinance 23 – 22. 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. Kimbler – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read Ordinance 24 – 22: An Ordinance Authorizing The Director Of Finance To Make Payment On A Contract With Environmental Systems Research Institute Incorporated And Declaring An Emergency. Mr. Davisson stated this is our mapping software. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 24 – 22. Motion made by Mr. Kramer; seconded by Mr. Kimbler. 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 24 – 22. Motion made by Mr. Richardson; seconded by Mr. Gibbs. Voting as follows: Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes; Mr. Kimbler – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read Ordinance 25 – 22: An Ordinance Increasing The Monthly Residential Garbage And Refuse Collection Rate And Declaring An Emergency. Mr. Davisson discussed the Ordinance. He stated the same level of service will be maintained. Recycling will be at the dumpsters. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 25 – 22. Motion made by Mr. Gibbs; 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 Kirk called for a motion to adopt Ordinance 25 – 22. Motion made by Mr. Kramer; seconded by Mr. Gibbs. 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 the City is very busy. She is meeting with the Hamilton Local School District this week and Hamilton Township next week regarding Buckstone. She also stated she is working on Friday's ZucchiniFest entertainment.

### COMMITTEE REPORTS

Parks and Programming – Mike Kimbler, Chair – Mr. Kimbler stated the Fishing Derby went well. The Easter Egg Hunt lasted eight minutes. All 40,000 eggs were gone. Baseball and softball registrations are closed. There are a record number of kids signed up this year.

Fortress Obetz, Regional Recreation and Events – Derek Varney, Chair – Mr. Varney reviewed the calendar of upcoming events at Fortress Obetz including Full Throttle Thursdays and Professional Ultimate Frisbee.

Public Works and Safety – Todd Gibbs, Chair – Mr. Gibbs stated the Service Department is painting curbs and crosswalks. The parts for the playgrounds should be here in May.

Development – Mike Flaherty, Chair – Mr. Flaherty stated Joe Ciminello's development and Sheetz are both on the Planning and Zoning Commission's agenda this month.

Intergovernmental Outreach – Robert Kramer, Chair – Mr. Kramer stated School District and Township meetings are coming up.

Neighborhood Preservation and Beautification, Mr. Richardson, Chair – Mr. Richardson stated the Grounds Department will be mowing and starting Spring clean-up soon.

#### **ADMINISTRATION'S REPORT**

*Mike Confer, Police Chief* – Not in attendance.

*Martin Hafey, Fire Chief, Hamilton Township* – Chief Hafey stated there were 22 fire and 66 EMS runs to Obetz last month. He then reviewed road improvements and road closures planned in the area. He also stated he needs the Fortress contract for services returned.

*Gene Hollins, Esq., Law Director* – Mr. Hollins stated an executive session is needed to discuss economic development.

*Stacey Boumis, Community Services Director* – No report.

*E. Rod Davisson, Esq., Administrator* – Nothing additional that has not already been discussed.

#### **OLD BUSINESS**

No old business.

#### **NEW BUSINESS**

No new business.

#### **REMARKS FROM THE AUDIENCE**

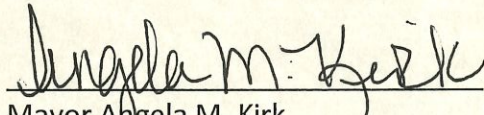
Ricky Seidle addressed Council. He stated he received a notice from the post office that due to parking issues and cars blocking the mailbox, he will not be receiving mail. He stated this doesn't work. Painting the curbs has made the parking situation in Mulberry Grove worse. The curve has not been painted yet and that is still a problem. He reported other parking issues in the subdivision. Council and Mayor Kirk discussed parking and speeding in the subdivision. Mr. Davisson stated he will go to the neighborhood and look at the issues. Allowing people to park over the sidewalks is tricky.

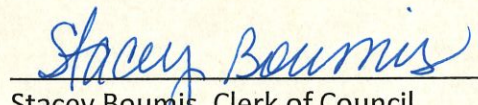
### EXECUTIVE SESSION

Mayor Kirk called for a motion to go into executive session under ORC 121.22(g)(8) to discuss marketing plans and business strategies. 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. Kimbler – yes; Mr. Varney – yes. Motion carried. Council went into executive session at 7:07 PM. Council returned from executive session at 8:22 PM with all six members present.

### ADJOURNMENT

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Richardson; seconded by Mr. Kimbler. All ayes. Council adjourned at 8:23 PM.

  
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Mayor Angela M. Kirk

  
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Stacey Boumis, Clerk of Council