

CITY OF OBETZ  
RECORD OF PROCEEDINGS



**REGULAR MEETING OF MARCH 11, 2024**

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The regular meeting of March 11, 2024 was held at 6:00 PM in Council Chambers at the Government Center, 4175 Alum Creek Drive, 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. Derek Varney – present; Mr. Mike Kimbler – present; Mr. Todd Gibbs – present. Also present were Mike Confer, Police Chief; Gene Hollins, Esq., Law Director; Stacey Boumis, AICP, Clerk, and Rod Davisson, Esq., City Administrator.

**MINUTES**

Mayor Kirk called for a motion to approve the minutes of the February 26<sup>th</sup> meeting. Motion made by Mr. Richardson; seconded by Mr. Kramer. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kramer – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

**ORDINANCES**

*First Readings*

No first readings.

*Second Readings*

Ms. Boumis read the title of Ordinance 05-24: An Ordinance To Adopt The Solid Waste Management Plan For The Solid Waste Authority Of Central Ohio. No discussion.

*Third Readings*

Ms. Boumis read the title of Ordinance 03–24: An Ordinance Approving The Recodification, Editing And Inclusion Of Certain Ordinances As Parts Of The Various Component Codes Of The Codified Ordinances Of Obetz And Declaring An Emergency. Mr. Davisson discussed the Ordinance. He stated this is done yearly. The permanent ordinances are codified. Council must accept the codification. Mayor Kirk called for a motion to adopt Ordinance 03 – 24. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kramer – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 04–24: An Ordinance To Accept The Annexation Of 8.938 +/- Acres From Hamilton Township To The City Of Obetz. Ms. Boumis discussed the Ordinance. She stated the parcels are on Bixby Road, east of the new Molto building. There has been no development plans filed. The zoning upon annexation will be Exceptional Use. She then stated there is a sixty-day waiting period from the time the City is notified of the County Commissioner’s approval until the City can accept the annexation. The Ordinance needs to be tabled until the

end of that sixty days. Mayor Kirk called for a motion to table Ordinance 04 – 24. Motion made by Mr. Varney; seconded by Mr. Kimbler. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kramer – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

#### *Emergencies*

Ms. Boumis read the title of Ordinance 06 – 24: An Ordinance To Approve Changes To The 2024 Appropriations For The Current Expenses And Other Expenditures Of The City Of Obetz. Mr. Davisson discussed the changes. Funds are needed to reimburse the County Engineer for a paving project. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 06 – 24. Motion made by Mr. Flaherty; seconded by Mr. Gibbs. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kramer – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 06 – 24. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kramer – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

#### **MAYOR'S REPORT**

Mayor Kirk stated the Hamilton Township Trustees are hosting a meeting tomorrow in Council Chambers. They invited a representative from the City of Columbus to discuss zoning along South High Street. She then stated the Easter Egg Hunt is March 30<sup>th</sup>. Baseball and softball sign-ups are currently open.

#### **COMMITTEE REPORTS**

No reports.

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

Mike Confer, Police Chief – Chief Confer stated there have been recent beer thefts at the Sheetz South store. Officers assisted bring an elderly man home who has dementia. He was found in the City of Columbus. There is a computer scam going around; be alert. There was a crash on Lancaster Street that took out a light pole. Since the last meeting there have been 973 calls for service. This is up from the same time last year. Officers drove 4129 miles.


Eugene Hollins, Esq., Law Director – Mr. Hollins stated an executive session is needed.

Rod Davisson, Esq., City Administrator – Mr. Davisson gave a presentation on debt limits and finance strategy for capital improvement projects. He discussed the types of municipal debt and debt limits. He stated Obetz should not borrow more than \$10 million dollars. He also stated Obetz has an \$8.5 million dollar carryover from last year. Buckstone has its own bonds and revenue sources. Revenue bonds are unlimited. Mr. Hollins stated bonds can be extended to thirty years but twenty years has been Obetz' standard. Bonds cost about \$1,000,000 per year for every ten million of debt. Mr. Flaherty asked about Obetz' credit rating. Mr. Davisson stated the rating may need updated for this round; COVID wrecked municipal bond ratings. Obetz' weakness is too many companies in the same industry. Mr. Davisson then discussed proposed projects and financing strategies. He asked Council to approve moving forward with the projects

listed below. He stated AEP was going to start replacing utility poles in the downtown. Mr. Davisson stated if the City wants to underground the utilities, AEP will provide the City with a payment equivalent to the cost of the pole replacement. Council told Mr. Davisson to proceed with the planning for the projects below.

## PROJECTS AND DEBT STRATEGY

Project	Timing	Estimated Cost	Source of Funds (1)	Source of Funds (2)
Golf Course	Mar-25	\$ 3,000,000.00	BAN	Potential Bond
Younkin Purchase Part 1	Jul-24	\$ 3,534,440.00	BAN	N/A
Youkni Purchase Part 2	Dec-24	\$ 1,251,000.00	BAN	N/A
Lancaster Park Phase 1	Mar-24	\$ 2,000,000.00	\$1,000,000 (2020 Bond) + \$1,000,000 (Capital)	N/A
Downtown Utility Undergrounding	May-24	\$ 1,500,000.00	BAN	Electric?
Commercial Incubator Building	Apr-24	\$ 3,000,000.00	BAN	Potential Bond
<b>Totals</b>		<b>\$ 14,285,440.00</b>		



Mr. Andy Borders, a resident, asked if the City can afford all those projects without increasing taxes. Mr. Davisson said yes.

**NEW BUSINESS**

No new business

**REMARKS FROM THE AUDIENCE**

Mr. Jimmy Love, a resident, asked about the proposed redistricting of his neighborhood. He would like to get the petition signed to begin the process. Mr. Davisson stated he is trying to arrange a negotiation between the school districts. Mr. Borders asked why this is necessary. Mr. Davisson stated this is no benefit to the City; rather, it is a benefit to the neighborhood. Mayor Kirk stated she wants the residents to be happy.

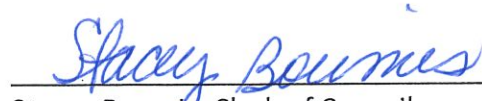
**EXECUTIVE SESSION**

Mayor Kirk called for a motion to go into executive session under ORC 121.22(g)(1) to discuss employee discipline and ORC 121.22(g)(8) to discuss economic development. Motion made by Mr. Gibbs; seconded by Mr. Flaherty. Council went into executive session at 6:59 PM. All six members of Council returned from executive session at 8:22 PM and the meeting was called back to order.

**ADJOURNMENT**

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Gibbs; seconded by Mr. Richardson. 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