

CITY OF OBETZ
RECORD OF PROCEEDINGS



REGULAR MEETING OF APRIL 8, 2024

The regular meeting of April 8, 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 – absent; Mr. Guiles Richardson – present; Mr. Derek Varney – present; Mr. Mike Kimbler – present; Mr. Todd Gibbs – present. Also present were Gene Hollins, Esq., Law Director; Stacey Boumis, AICP, Clerk, and Rod Davisson, Esq., City Administrator.

Mayor Kirk called for a motion to excuse Mr. Kramer. Motion made by Mr. Flaherty; seconded by Mr. Richardson. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

MINUTES

Mayor Kirk called for a motion to approve the minutes of the March 25th meeting. Motion made by Mr. Flaherty; seconded by Mr. Gibbs. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – 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 07 – 24: An Ordinance Approving The Final Plat For Section 3 Phase B Of The Buckstone Bend Subdivision.

Ms. Boumis read the title of Ordinance 10 – 24: An Ordinance Authorizing The Issuance Of Not To Exceed Five Million Two Hundred Thousand Dollars (\$5,200,000) Of General Obligation Limited Tax Taxable Notes In Anticipation Of The Issuance Of Bonds, In One Or More Series, For The Purpose Of Acquiring Land And Interests In Land Located In The City Of Obetz; Reimbursing The City For Any Moneys Advanced For Such Purposes; Authorizing A Purchase Agreement, If Necessary; And Declaring An Emergency.

Ms. Boumis read the title of Ordinance 11 – 24: An Ordinance Authorizing The Issuance Of Not To Exceed One Million Seven Hundred Thousand Dollars (\$1,700,000) Of General Obligation Limited Tax Tax-Exempt Notes In Anticipation Of The Issuance Of Bonds, In One Or More Series, For The Purpose Of Acquiring And Constructing Public Utility Improvements, Including But Not Limited To Any Necessary Road, Sidewalk, Landscaping And Related Improvements And Appurtenances Thereto; Acquiring Land And Interests In Land Located Necessary For Such

Improvements; And Declaring An Emergency.

Ms. Boumis read the title of Ordinance 12 – 24: An Ordinance Authorizing The Issuance Of Not To Exceed \$3,200,000 Of Special Obligation Nontax Revenue Taxable Notes In Anticipation Of The Issuance Of Bonds, In One Or More Series, For The Purpose Of Acquiring Land And Interests In Land And Any Existing Buildings And Facilities Upon Such Land For The Purpose Of Redevelopment, Constructing A New Building Or Buildings Or Other Facilities For Commercial Use, And All Necessary Improvements And Appurtenances Related Thereto; Authorizing A Purchase Agreement, If Necessary; And Authorizing All Other Actions Necessary In Connection With Such Land Acquisition, Construction And Improvements; And Declaring An Emergency.

Third Readings

No third readings.

Emergencies

Ms. Boumis read the title of Ordinance 13 – 24: An Ordinance To Establish The Buckstone Community Authority Fiduciary Fund, And Declaring An Emergency. Mr. Davisson discussed the Ordinance. He stated this is an accounting fund. Mr. Hollins stated the City has received its first payment from the apartments. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 13 – 24. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 13 – 24. Motion made by Mr. Flaherty; seconded by Mr. Varney. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 14 – 24: An Ordinance Authorizing The Director Of Finance To Make Payment On A Contract With Environmental Systems Research Institute, Inc. And Declaring An Emergency. Mr. Davisson discussed the Ordinance. He stated this is the City's mapping software. He apologized for the then and now. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 14 – 24. Motion made by Mr. Richardson; seconded by Mr. Gibbs. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 14 – 24. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 15 – 24: An Ordinance To Provide For A Contracting Procedure For Construction Of A Commercial And Office Building, Renovation Of An Existing Building, And Miscellaneous Infrastructure Improvements, And Declaring An Emergency. Mr. Davisson discussed the Ordinance. He stated adopting this Ordinance waives competitive bidding and allows the City to enter into a design-build contract for construction of a new building and renovation of the existing building on the DeVuono's site. Design-build contracts are the most efficient way to build. This process allows the City to move quickly. Robertson Construction

will be the contractor. Mr. Varney stated design-build is a very accepted process. It is adaptable. The general contractor is still bidding out work to subcontractors to get the best price.

Mr. Davisson then stated the new building will be a shell. It will be approximately 10,000 square feet. He asked Council what uses they would like to see in the new building. Council members want: restaurant, pharmacy, eye doctor, optometrist, dentist, chiropractor, coffee shop, smoothie shop, game shop. Mr. Flaherty said the City needs everything.

Mr. Davisson then asked the members of the audience what they would like to see. Members of the audience would like restaurants, a bike shop, sports store, and a pharmacy. Mr. Davisson stated he is designing a resident survey. He is also designing a survey to get feedback on a new name for Lancaster Park.

Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 15 – 24. Motion made by Mr. Flaherty; seconded by Mr. Kimbler. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 15 – 24. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 16 – 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 Ordinance. He stated this is money for the concession stands and website redesigns. Council discussed the Ordinance. Mr. Davisson stated the concession stands will all loose money. They are a convenience. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 16 – 24. Motion made by Mr. Richardson; seconded by Mr. Varney. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 16 – 24. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Tabled

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. Mr. Davisson discussed the Ordinance. He stated enough time has passed now and the City can accept the annexation. He then stated the land is along Bixby Road, east of existing industrial development. Mayor Kirk called for a motion to remove the Ordinance from the table. Motion made by Mr. Gibbs; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

MAYOR'S REPORT

Mayor Kirk stated electric work on the south concession stand at Fortress Obetz has started. The area will be used by Kinfolk Coffee during events. All bands and food trucks have been booked for Full Throttle Thursday. Food trucks will be added to the weekly cornhole event. The Easter Egg Hunt was successful despite the rain. The ZucchiniFest talent has been signed but cannot be announced until April 15th.

COMMITTEE REPORTS

No reports.

ADMINISTRATION'S REPORT

Eugene Hollins, Esq., Law Director – No report

Stacey Boumis, AICP – The Planning and Zoning Commission meet Wednesday.

Rod Davisson, Esq., City Administrator – Mr. Davisson stated the City is very busy. No additional remarks.

NEW BUSINESS

No new business

REMARKS FROM THE AUDIENCE

Jerry Benson addressed Council. He stated residents have been asking him to come to the meeting and speak on their behalf. More people are coming to the Community Center and this is wonderful. The staff does a great job. He asked why the property behind McDonald's hasn't been developed since it was sold. Mr. Davisson stated the City is in a partnership with Casto Development. The property has not been sold. The City has turned down numerous things. He listed some of the uses that the City has turned down. Mr. Flaherty stated the City is going to be picky about what goes there. Mr. Davisson further stated the City has been working with ODOT to obtain a right-in/right-out access. This has been turned down but the City is still working with ODOT on this. As pieces develop, the land is sold and the City recuperates its investment. This is a long-term play. Interest rates are killing projects.

Mr. Benson then stated he has been hammered about the design of Lancaster Park. The parking is too far away; it should be in the middle. Mr. Kimbler stated it is not safe to put the parking in the middle and make people walk through a parking area to get to the restrooms. Mr. Davisson stated all the paths in the park are accessible. Someone will always have to walk. Mr. Benson stated Lancaster Avenue could be cut-off. Mr. Davisson stated a roundabout is needed.

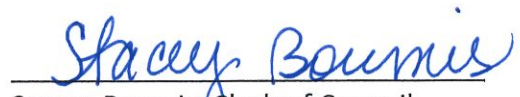
Mr. Borders asked if there was enough parking on the Collins property to accommodate parking. Mr. Davisson stated there was.

ADJOURNMENT

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Flaherty; seconded by Mr. Gibbs.
All ayes. Council adjourned at 7:7 PM.



Mayor Angela M. Kirk



Stacey Boumis, Clerk of Council