

**CITY OF OBETZ
RECORD OF PROCEEDINGS**



REGULAR MEETING OF JANUARY 27, 2025

The regular meeting of January 27, 2025 was held at 6:00 PM in Council Chambers at the Government Center, 4175 Alum Creek Drive, with Mayor Angela Kirk presiding.

ROLL CALL

Mayor Kirk 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 – absent. Mayor Kirk called for a motion to excuse Mr. Gibbs. Motion made by Mr. Flaherty; seconded by Mr. Kramer. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Varney – yes. Motion carried. Also present were Gene Hollins, Esq., Law Director; Stacey Boumis, AICP, Clerk; Mike Confer, Police Chief; and, Rod Davisson, Esq. City Administrator.

MINUTES

Mayor Kirk called for a motion to approve the minutes of the January 13, 2025 meeting. Motion made by Mr. Richardson; seconded by Mr. Kramer. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Varney – yes. Motion carried.

PROCLAMATIONS AND PRESENTATIONS

Honorable Meredith Lawson-Rowe, Representative, Ohio District 5 addressed Mayor Kirk and Council. She stated she is here to elevate Obetz' voices. She has an open door policy and is here to work for everyone. She then stated the 136th General Assembly commenced on January 6, 2025. Fifty bills were introduced and include bills related to property tax, housing and education reforms, and the State operating budget. Mayor Kirk congratulated Representative Lawson-Rowe on her appointment.

Mayor Kirk presented Sisko Kidz with a proclamation, thanking them for all the work they do in the community to improve the lives of residents in need. She further thanked them for their generous support of the Obetz ZucchiniFest pageant and the Obetz Food Pantry.

Tim Moloney, Executive Director, Columbus and Franklin County Metro Parks discussed the improvements planned at Bank Run Metropark. An 80'x80' shelter is currently under construction. The old quarry will have a lot of water activities. The slide is also coming back. The park will be open in 2025. He then showed plans for the Great Southern Metropark. Mayor Kirk stated the community is excited about the park. Mr. Moloney stated he wants to keep the former YMCA's legacy alive and build programs and relationships. Mr. Hollins stated the preannexation agreement will be coming to Council soon. The City can work with Metroparks to figure out where the money needed to extend the waterline is coming from. Mr. Moloney stated Obetz has been amazing to work with and has a great staff.

ORDINANCES

First Readings

No first readings.

Second Readings

Ms. Boumis read the title of Ordinance 01 – 25: An Ordinance To Rezone Parcel Numbers 150-000792 And 150-000794 (2695 And 2715 Bixby Road) From Exceptional Use To Planned Industrial District And To Approve A Preliminary Development Plan And Text. Mayor Kirk opened the public hearing. Ms. Boumis reviewed the Plan and Text. She stated Westpoint Drive will be extended to connect with Bixby Road. Two buildings are planned; the first is a two-story office building along Bixby Road. It will be the headquarters of BBI Transportation. The second building will be owned by Smith Springs and will be a truck service and repair facility. Don Plank, attorney for BBI, addressed Council. He stated BBI has already acquired the property. The PID zoning district is on three sides. To be sensitive to the homes across the street, the office building was put in the front. He then stated he worked with staff on the zoning text and development plan. The final development plan will still need to go to the Planning and Zoning Commission for approval. Brad Stricker, partner with BBI Real Estate, addressed Council. He gave a history on how BBI got here. BBI Transportation will be headquartered at this site. The goal is to grow to 500 employees over the next 10 years.

Ms. Boumis read the title of Ordinance 02 – 25: An Ordinance To Modify Certain Sections Of Chapter 1181 Of The Zoning Code Related To Notification Of Public Hearings.

Third Readings

No third readings.

Emergencies

No emergencies.

Tabled

Mayor Kirk called for a motion to remove Ordinance 47 – 24 from the table. Motion made by Mr. Flaherty; seconded by Mr. Varney. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Varney – yes. Motion carried. Mr. Hollins discussed the Ordinance. He stated the TIF can be extended to another 15 years. Both the County and the Groveport Madison School District have been notified. Mayor Kirk called for a motion to adopt Ordinance 47 – 24: An Ordinance To Amend The Toy Road Tax Increment Financing Incentive District And To Declare An Emergency. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Varney – yes. Motion carried.

2024 ANNUAL REPORT

Mr. Davisson introduced the annual report. He stated the report will be available online in the near future. The beginning of the report contains a letter from Mayor Kirk and pictures of the elected officials. It is divided into different sections that contain a summary of the municipal

operations of the City for the calendar year 2024. Each department will briefly present information about their department or topic of interest.

1. Council Clerk – Stacey Boumis – Ms. Boumis stated the City is in full compliance with all Ohio laws.
2. Housing – Rod Davisson – Mr. Davisson stated the Columbus Dispatch published information today about home sales in 2024. Obetz had the biggest increase in median sales price. Sales price increased by approximately 22.8%. Mr. Davisson then shared that Ohio has 926 municipalities. Obetz is ranked #246 in population. Obetz is ranked #9 in the category of government revenue per resident (\$4,138.01) and #3 in the category of total net per resident (\$21,872.14). Mr. Davisson explained what these categories mean.
3. Administration – Rod Davisson – Mr. Davisson discussed the various projects and initiatives including the incubator building; Buckstone design and development; continues improvements to City infrastructure; completion of Phase 1 of Junction Park.
4. Communications – Kaitlin Duncan – Ms. Duncan stated that in 2024, content on the City's various platforms increased. The Communications Department manages 19 social media platforms and 3 websites. In 2024, the social media accounts had 37,917 followers and 2,319,205 impressions. The websites had 183,000 active users.
5. Human Resources – Derek Duncan – Mr. Duncan stated the goal of HR is to invest in the mind, body, and soul of the employees. He discussed the employee fitness challenge and training programs. He also stated three employees are also taking advantage of the tuition reimbursement program.
6. Finance – Jessica Williams – Ms. Williams stated the Finance Department was awarded the Auditor of State Award with Distinction and the GFOA Financial Reporting Award for its 2023 financial reporting. Obetz also received a clean 2023 audit. Mr. Davisson stated he would get more into finance issues at a later meeting.
7. Engineering and Building – Mike Corbitt – Mr. Davisson stated Mr. Corbitt is out recovering from surgery. In 2024 Mr. Corbitt was on COTA's LinkUs committee. He also managed millions of dollars of community improvement projects.
8. Utilities – Todd Garwick – Mr. Garwick discussed the utility infrastructure projects underway as well as the capital improvement projects undertaken in Obetz. In 2024 the USEPA adopted a new rule related to lead and copper. Approximately 850 unknown water service lines need checked as a part of this rule.
9. Planning and Development – Stacey Boumis – Ms. Boumis thanked Council for supporting planning. She stated Council's commitment to planning has brought the community to where it is today. Growth is continuing and people want to be here. She then stated the Planning and Zoning Commission stays extremely busy. Code enforcement is also busy. The code enforcement officer works to voluntarily get compliance rather than formally charge people into court for non-compliance. This approach has been very successful so far.
10. Economic Development – Steve Adams – Mr. Adams stated he completed 10 business review and expansion meetings in 2024. Buckstone Flats continues to grow their occupancy. Zulily and Nautilus both moved out in 2024.
11. Police Department – Mike Confer – Chief Confer stated each year the department's

policies are reviewed and approved through the Ohio Collaborative Community Police Advisory Board. Two police cars were updated. The new flock camera system have helped solve tons of cases and he would like to expand that system.

12. Parks and Recreation – Kerri Doddroe – Ms. Doddroe stated Junction Park upgrades occurred in 2024. The park is now a fun spot for all ages. The Department started using a new management software at the end of 2024 that managers can use to create digital checklists. The software is also used to schedule employees. Over 3,000 black cards were issued to Obetz residents before ZucchiniFest.
13. Obetz Athletic Club – Ben Swauger – Mr. Swauger stated the golf simulators were updated and can now be booked on-line. New equipment was added; the wellbeats experience was enhanced; personal training sessions continue; and workout videos were produced and available on-line.
14. Community Center – Melanie Ross – Ms. Ross stated senior lunches are now catered. Senior transportation services continue and additional programs were added.
15. Youth Sports – Jacob Gifford – Mr. Gifford stated his office was moved to the Fortress and he now reports to Andy Scholz. He thanked Council for their involvement and passion for youth sports. He discussed the different sports and programs offered in Obetz.
16. Fortress Obetz – Andy Scholz – Mr. Scholz stated the Fortress hosts events approximately 40 weeks a year. He then discussed the various events hosted at the Fortress in 2024. New events planned in 2025 include a car show and multiple Hamilton Township High School class reunions.
17. Public Works – Marty Ryan – Mr. Ryan discussed the various projects undertaken by the public works department including DeVouno building renovations; maintenance along I-270 and the City's roadways; support for special events; and Junction Park opening preparation.
18. Public Works Service – Kyle Inland – Mr. Inland stated his department is involved in most City events. The golf outing raised over \$4000 for the food pantry. He thanked Council for funding the new asphalt hot box.
19. Public Works Grounds – Lionel Dean – Mr. Dean stated he has taken over as grounds superintendent. He discussed the new equipment the grounds department purchased including a new spray unit, turf roller, and core aerator. He discussed the seeding project at McClish North and the community tree planting.
20. Public Works Facilities – Tim Ross – Mr. Ross discussed the HVAC replacement project; the updates done at the Junction Park concession stand; and the light fixture updates.
21. Public Works Research and Development – Bill Baker – Mr. Baker stated his department completed 150 work orders and 10 in-house projects including updates to the lobby at the Administration building and the Partnership Pavilion.
22. Grants – Jess Griffith – Mr. Griffith stated he has obtained \$463,000 in grants for the City including a new senior bus, new vests for the Police Department, trees, and a kayak launch.

Mr. Davisson closed the presentation thanking Council for their support.

MAYOR'S REPORT

No report.

COMMITTEE REPORTS

No reports.

ADMINISTRATION'S REPORT

No reports.

REMARKS FROM THE AUDIENCE

No remarks.

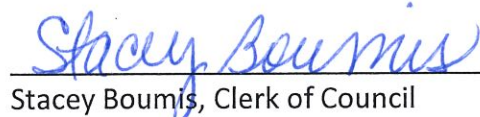
EXECUTIVE SESSION

Mayor Kirk called for a motion to go into executive session under Ohio Revised Code Section 121.22(g)(8) to discuss economic development. Motion made by Mr. Flaherty; seconded by Mr. Kramer. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Kramer – yes; Mr. Varney – yes. Motion carried. Council went into executive session at 8:13 PM. Council returned from executive session at 10:11 PM with all five members present.

ADJOURNMENT

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Kimbler; seconded by Mr. Kramer. All ayes. Council adjourned at 10:12 PM.


Mayor Angela M. Kirk


Stacey Boumis, Clerk of Council