

CITY OF OBETZ  
RECORD OF PROCEEDINGS



**REGULAR MEETING OF OCTOBER 27, 2025**

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The regular meeting of October 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**

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 Gene Hollins, Esq., Law Director; Stacey Boumis, AICP, Clerk; Mike Confer, Police Chief; and E. Rod Davisson, Esq., City Administrator.

**MINUTES**

Mayor Kirk called for a motion to approve the minutes of the October 14, 2025 meeting. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Kimbler – yes; Mr. Varney – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes. Motion carried.

**SPECIAL ANNOUNCEMENT**

Mayor Kirk introduced the Orchard 38 businesses. The business owners were present and executed Letters of Intent. The businesses that will be in the Orchard 38 building are Berried n Business, Blasian Grill, and an unnamed sit-down restaurant. Mr. Davisson stated staff has been working on these deals for a long time. These are complicated deals. He thanked Council for their help.

**ORDINANCES**

*First Readings*

No first readings.

*Second Readings*

Ms. Boumis read the title of Ordinance 58 – 25: An Ordinance Authorizing The Sale Of Certain Real Property Owned By The City Of Obetz To Grand Communities, LLC And Declaring An Emergency. Mr. Davisson stated this is for the sale of land at Buckstone to a home builder. Hillary Laffin, Planning and Entitlements Manager with Grand Communities, LLC, addressed Council. She stated Grand Communities (Fischer Homes) is the 32<sup>nd</sup> largest homebuilder in the United States. It is a family-owned company and very active in local communities. She discussed the proposed subdivision, Buckstone Estates. She stated there would be three product types – 47 homes in the Designer collection, 176 homes in the Maple Street collection, and 116 units in the Paired Patio collection. The total project is 104 acres totaling 339 home sites. Ms. Laffin showed examples of each type of home in the above mentioned collections. The Paired Patio homes will not have basements. They will have a common wall. The homes in the other collections will all have basements. There will be both single story and two story units available in all collections.

Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 58 – 25. Motion made by Mr. Richardson; seconded by Mr. Gibbs. Voting as follows: Mr. Flaherty – yes; Mr. Kimbler – yes; Mr. Varney – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 58 – 25. Motion made by Mr. Kramer; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Kimbler – yes; Mr. Varney – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes. Motion carried.

#### *Third Readings*

No third readings.

#### *Emergencies*

Ms. Boumis read the title of Ordinance 60 – 25: An Ordinance To Approve Changes To The 2025 Appropriations For The Current Expenses And Other Expenditures Of The City Of Obetz. Mr. Davisson stated the additional appropriations are for police overtime, JEDZ funds, reorganizing people to the proper department, and, Toy Road TIF debt payments. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 60 – 25. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Kimbler – yes; Mr. Varney – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 60 – 25. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Flaherty – yes; Mr. Kimbler – yes; Mr. Varney – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes. Motion carried.

### **MAYOR'S REPORT**

Mayor Kirk stated Fright Night was last weekend. She then stated she received a lot of complements on the hayride. The Christmas Kickoff is the next event. Cops and Coffee is coming up at Enchanted Acres.

### **COMMITTEE REPORTS**

No reports.

### **ADMINISTRATION'S REPORTS**

Chief Michael Confer – Chief Confer stated the Butler Farms stabbing was not a stabbing. The person injured was drunk and fell on a vase and stabbed himself.

Gene Hollins, Esq., Law Director – Mr. Hollins stated it was a team effort to get the Orchard 38 deals done. Great stuff is coming.

Stacey Boumis, AICP – No report.

E. Rod Davisson, Esq. – Mr. Davisson stated he is working on a budget where the police levy fails. If the levy fails, there will be a reduction in services and events. Mr. Borders, a resident in the audience asked about tax incentives. Mr. Davisson discussed tax incentives and the Buckstone NCA. Mr. Borders asked when Fischer Homes would start. Mr. Davisson stated it would be 2026

and construction will begin west to east. Mr. Borders asked about the price of the houses. Mr. Davisson stated these would be expensive houses. Fischer Homes has received no complaints from other communities where they are building.

Mr. Ronald Beech, a Hamilton Township resident, asked what will happen to the school resource officer if the levy fails. Mr. Davisson stated there will be no loss of employees.

#### **NEW BUSINESS**

No new business.

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

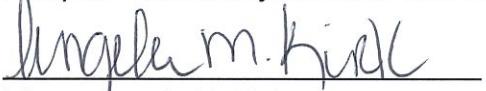
No remarks.

#### **EXECUTIVE SESSION**

Mayor Kirk called for a motion to go into executive session under ORC 121.22(g)(8) to discuss economic development. Motion made by Mr. Gibbs; seconded by Mr. Richardson. Voting as follows: Mr. Flaherty – yes; Mr. Kimbler – yes; Mr. Varney – yes; Mr. Kramer – yes; Mr. Richardson – yes; Mr. Gibbs – yes. Motion carried. Council went into executive session at 6:58 PM. Council returned from executive session at 9:05 PM with all six members present.

#### **ADJOURNMENT**

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Flaherty; seconded by Mr. Gibbs. All ayes. Council adjourned at 9:05 PM.

  
Mayor Angela M. Kirk

  
Stacey Boumis, Clerk of Council