

CITY OF OBETZ  
RECORD OF PROCEEDINGS



**REGULAR MEETING OF FEBRUARY 23, 2026**

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The regular meeting of February 23, 2026 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 (arrived at 6:10 PM); 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, Rod Davisson, Esq. City Administrator.

**PROCLAMATIONS AND PRESENTATIONS**

Mayor Kirk presented Chuck Hughes with a proclamation recognizing his service to the City of Obetz. Mr. Hughes served as a citizen member of the Planning and Zoning Commission from September 14, 2016 through December 31, 2025.

**MINUTES**

Mayor Kirk called for a motion to approve the minutes of the February 9, 2026 Council meeting. Motion made by Mr. Gibbs; seconded by Mr. Kramer. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Varney – abstain; Mr. Flaherty – yes. Motion carried.

**ORDINANCES**

*First Readings*

No first readings.

*Second Readings*

No second readings.

*Third Readings*

Ms. Boumis read the title of Ordinance 04 – 26: An Ordinance To Rezone Parcel Number 186-000005 And Approve A Preliminary Development Plan And Text. Mayor Kirk opened the public hearing. Ms. Boumis discussed the case. The applicant is requesting rezoning of the subject parcel from Community Facility to Planned Industrial District, along with approval of a Preliminary Development Plan. The proposal includes the development of an approximately 172,000 square-foot industrial/logistics building, associated site improvements, and supporting infrastructure consistent with the Planned Industrial District framework.

The Planning and Zoning Commission recommended conditional approval of the Zoning Amendment and Preliminary Development Plan at their January 14, 2026 meeting. Since that

meeting, the Development Text has been updated as requested and a building elevation drawing depicting the southeast corner of the proposed structure.

The subject parcel is currently owned by the City of Obetz; Merus has entered into a purchase agreement, approved by Council, for the parcel. The proposed project will result in new employment opportunities and generate additional tax revenue for the City.

Eric Zartman, Esq. with Underhill and Hodge, attorney for the developer addressed Council. He discussed the Planning and Zoning Commission conditions and what has been done to resolve them. No questions from Council or the public. Mayor Kirk called for a motion to adopt Ordinance 04 – 26. Motion made by Mr. Richardson; seconded by Mr. Kimbler. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Flaherty – yes; Mr. Varney – yes. Motion carried.

#### *Emergencies*

No emergencies.

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

Mayor Kirk stated it is Engineer's Week. She thanked Mike Corbitt and Todd Garwick for their hard work and dedication to the City. She stated the City hosted its annual Daddy Daughter Dance on Friday. It was a great event and sold out. She then stated spring sport sign-ups are open until the end of March.

#### **COMMITTEE REPORTS**

Mr. Varney stated the Council Committee of the Whole will be meeting on March 9 at 5:00 PM.

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

*Mike Confer, Police Chief* – Chief Confer, Mayor Kirk, and Council discussed dirt bikes and electric bikes on public roads. Chief Confer stated electric bike riders must abide by all traffic rules. Mayor Kirk stated she wants Chief Confer to work with Ms. Duncan to publish those rules. Council members stated safety is a huge concern. Kids don't pay attention; they weave in and out of cars, and someone could get hurt.

*Gene Hollins, Esq., Law Director* – Mr. Hollins stated electric bikes are confiscated in Australia if rules are broken.

*Stacey Boumis, AICP, Community Services Director* – Ms. Boumis stated the March Planning and Zoning Commission meeting is March 18, the third Wednesday of the month. She then stated Council was sent a report of code enforcement activities to date. Mr. Hollins discussed the process for the house in Bixby Grove that is in foreclosure. Mayor Kirk stated the court process is slow and frustrating. She then stated she will be working with code enforcement to identify additional concerns.

David Rosenberger, Hamilton Township Fire Department Chief – Chief Rosenberger stated the department has 5654 runs last year. Approximately 80% were EMS and 20% fire. A new medic unit and two new utility vehicles were recently purchased. He then stated he wants to add staff and expand Station 172.

Rod Davisson, Esq., City Administrator – Mr. Davisson distributed a finance report to Council. He stated this is his first shot at creating a template that can be updated monthly. He reviewed the components of the report. He then stated a member of the Finance Department will be at the second meeting of every month if Council has questions regarding the report. Mr. Varney thanked Mr. Davisson for putting the report together. Mr. Davisson stated Council looks at finances from a 30,000 foot view and this report will help with that. Mr. Kramer stated he would like more details on the debt – what loans the City has; how much is owed on each loan; and how many years are left. Mr. Davisson stated the City’s debt coverage ratio is solid. This year is starting strong but the City still needs to be cautious.

**REMARKS FROM THE AUDIENCE**

No remarks.

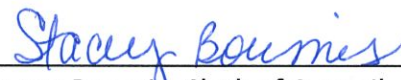
**EXECUTIVE SESSION**

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. Richardson; seconded by Mr. Gibbs. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Flaherty – yes; Mr. Varney – yes. Motion carried. Council went into executive session at 6:43 PM. Council returned from executive session at 7:36 PM with all six members present.

**ADJOURNMENT**

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Gibbs; seconded by Mr. Varney. All ayes. Council adjourned at 7:37 PM.

  
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Mayor Angela M. Kirk

  
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Stacey Boumis, Clerk of Council