

**CITY OF OBETZ
RECORD OF PROCEEDINGS**



REGULAR MEETING OF APRIL 13, 2026

The regular meeting of April 13, 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 – 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; Joe McDaniels, Esq., Assistant Law Director; Mike Confer, Police Chief; 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. Gibbs. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

MINUTES

Mayor Kirk called for a motion to approve the minutes of the April 13, 2026 meeting. Motion made by Mr. Gibbs; seconded by Mr. Varney. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – abstain; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

PRESENTATIONS

Mayor Kirk presented the Hamilton Local School District Middle School with a \$1575 donation from the Big Walnut Area Community Improvement District. The funds will be used to purchase student t-shirts for the 8th grade Washington DC trip.

Mayor Kirk swore in Ryan McCoy to the position of Police Officer.

ORDINANCES

First Readings

Ms. Boumis read the title of Ordinance 21 – 26: An Ordinance Authorizing The Issuance Of Not To Exceed Five Million Eighty Thousand Dollars (\$5,080,000) Of General Obligation Limited Tax, Taxable Notes In Anticipation Of The Issuance Of Bonds, In One Or More Series; 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; Providing For Costs Of Issuance Associated With The Issuance Of The Notes; Refunding Notes Previously Issued For Such Purpose; And Declaring An Emergency.

Ms. Boumis read the title of Ordinance 22 – 26: An Ordinance Authorizing The Issuance Of Not To Exceed Three Million Seventy-Five Thousand Dollars (\$3,075,000) 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; Reimbursing The City For Any Moneys Advanced For Such Purposes, If Necessary; Authorizing A Purchase Agreement, If Necessary; Providing For Costs Of Issuance Associated With The Issuance Of The Notes; Refunding Notes Previously Issued For Such Purposes; And Declaring An Emergency.

Ms. Boumis read the title of Ordinance 23 – 26: An Ordinance Authorizing The Issuance Of Not To Exceed One Million Five Hundred Thousand Dollars (\$1,500,000) 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, In The City Of Obetz, Necessary For Such Improvements; Reimbursing The City For Any Moneys Advanced For Such Purposes; Authorizing A Purchase Agreement, If Necessary; Refunding Notes Previously Issued For Such Purposes; And Declaring An Emergency.

Mr. Davisson stated these ordinances refinance existing debt. There will be more discussion at the second reading.

Second Readings

No second readings.

Third Readings

Ms. Boumis read the title of Ordinance 14 – 26: An Ordinance to Amend Ordinance No. 89-03 to Remove Certain Real Property from the Toy Road Tax Increment Financing Incentive District. Mr. Davisson stated this Ordinance as well as Ordinances 15 – 26 and 16 – 26 were discussed at the last meeting. He stated the old Toy Road TIF gets smaller and those parcels are shifted to the Molto/Redwood TIF. Incentives are tied to benchmarks. The existing Toy Road TIF has already financed itself. This reorganization creates revenue for the new park. There are no new incentives. Parcels in Hamilton Township are not affected; only Madison Township parcels. Mr. Davisson further stated no school district loses money and funds are added to the Buckstone NCA. Mayor Kirk called for a motion to adopt Ordinance 14 – 26. Motion made Mr. Richardson; seconded by Mr. Kimbler. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 15 – 26: An Ordinance Amending Ordinance No. 52-21 to Add Certain Parcels of Real Property to the Tax Increment Financing Exemption Established Pursuant to Ohio Revised Code (“ORC”) Section 5709.40(B) and Establishing a Separate Municipal Public Improvement Tax Increment Equivalent Fund for Such Parcels. Mayor Kirk called for a motion to adopt Ordinance 15 – 26. Motion made Mr. Gibbs; seconded by Mr. Richardson. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 16 – 26: An Ordinance Ratifying, Affirming, and Modifying

the Boundaries of the Toy Road Community Reinvestment Area Established by Ordinance No. 43-08; Removing Certain City-Owned Property Therefrom; Classifying Certain Multi-Family Development as Commercial Property; and Conditioning the Grant and Continuation of Exemptions upon Participation in and Compliance with the Buckstone New Community Authority. Mayor Kirk called for a motion to adopt Ordinance 16 – 26. Motion made Mr. Kimbler; seconded by Mr. Varney. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Emergencies

Ms. Boumis read the title to Ordinance 24 – 26: An Ordinance Authorizing The Director Of Finance To Make Payment On Contracts With Artesian Of Pioneer, Inc. And IGS Ventures, Inc. And Declaring An Emergency. Mr. Davisson discussed the Ordinance. These are “then and nows”. Artesian of Pioner, Inc. provides services to the Water Department. The purchase order was accidentally closed. IGS Ventures supplies gas to the City. The price of gas dramatically increased without prior notification to the City. Mr. Davisson further stated the City will need to increase its gas rates. This impacts commercial users only. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 24 – 26. Motion made by Mr. Flaherty; seconded by Mr. Richardson. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 24 – 26. Motion made by Mr. Flaherty; seconded by Mr. Gibbs. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 25 – 26: An Ordinance To Approve Changes To The 2026 Appropriations For The Current Expenses And Other Expenditures Of The City Of Oetz. Mr. Davisson explained the additional appropriations. They cover medical exams for new police officers and the purchase of natural gas. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 25 – 26. Motion made by Mr. Flaherty; seconded by Mr. Gibbs. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 25 – 26. Motion made by Mr. Richardson; seconded by Mr. Varney. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

MAYOR’S REPORT

Mayor Kirk stated the Easter Egg Hunt was fabulous. The event ran smoother than previous years. Chief Confer stated there were no issues. Mayor Kirk then announced upcoming events. She further stated more coaches are needed. There are also a lot of events for senior citizens.

COMMITTEE REPORTS

Mr. Varney provided a summary of the Committee of the Whole meeting held prior to the Council meeting. He stated there will be one Committee of the Whole meeting a month.

ADMINISTRATION'S REPORT

Mike Confer, Police Chief – Chief Confer stated the modem in the speed trailer still doesn't work. He then stated stats were sent out earlier and to let him know if there are any questions. Mayor Kirk asked Chief Confer to increase neighborhood patrols. Speeding is a problem.

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

Stacey Boumis, AICP, Community Services Director/Clerk – Ms. Boumis provided a summary of the April Planning and Zoning Commission meeting. The Commission recommended approval of the Grand Communities, LLC (Fischer Homes) rezoning request. The Final Development Plan for Merus was also approved.

Rod Davisson, Esq., City Administrator – Mr. Davisson stated income tax collections are at an all-time high. The City is 11% ahead of projections. Refunds were fewer than last year at this time. Mayor Kirk stated she will continue to be cautious.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

REMARKS FROM THE AUDIENCE

No remarks.

EXECUTIVE SESSION

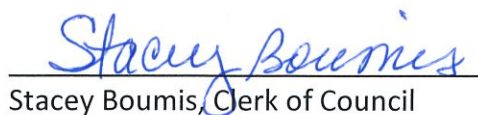
Mayor Kirk called for a motion to go into executive session under ORC 121.22(g)(1) to discuss personnel and ORC 121.22(g)(8) to discuss economic development. Motion made by Mr. Gibbs; seconded by Mr. Flaherty. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Council went into executive session at 6:32 PM. Council returned from executive session at 7:28 PM with all five members present.

ADJOURNMENT

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Gibbs; seconded by Mr. Richardson. All ayes. Council adjourned at 7:30 PM.



Mayor Angela M. Kirk



Stacey Boumis, Clerk of Council