

CITY OF OBETZ
RECORD OF PROCEEDINGS



REGULAR MEETING OF MARCH 23, 2026

The regular meeting of March 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 – absent; 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; 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. Flaherty. Motion made by Mr. Kimbler; seconded by Mr. Gibbs. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

MINUTES

Mayor Kirk called for a motion to approve the minutes of the March 9, 2026 Committee of the Whole meeting and the March 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 – yes. Motion carried.

PRESENTATIONS

Kaitlin Duncan reviewed the City's new website. She stated the project started two years ago. The new site will be launched by April 1st. Mr. Kramer asked if the calendar could be exported. Ms. Duncan stated she will look into it. She then stated the site is ADA compliant. Mr. Kimbler stated the site looks good and Ms. Duncan did an amazing job.

ORDINANCES

First Readings

No first readings.

Second 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 discussed the Ordinance. 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. Mr. Kramer asked for more explanation. Mr. Hollins stated there is an abatement the first 15 years then in years 16 to 30 money goes to the TIF. If these parcels were left in the Toy Road TIF, the revenue would be used to service bonds for the industrial park. Mr.

Davisson stated that would overpay the debt. This land can be a funding source for other improvements. This is a well thought-out, long-term plan.

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. Mr. Davisson stated this is all part of the plan just discussed.

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.

Third Readings

No third readings.

Emergencies

Ms. Boumis read the title to Ordinance 18 – 26: An Ordinance To Approve Changes To The 2026 Appropriations For The Current Expenses And Other Expenditures Of The City Of Obetz. Mr. Davisson discussed the Ordinance. He discussed the mowing bids. He stated prices were higher than what he expected and the City is going to mow everything ourselves. Funds are needed to purchase new mowers and other equipment. Money is moving from contractual services to operating supplies and capital outlay to cover those costs. Other changes in appropriations include funds to cover youth sports insurance and fireworks. He stated the City had the highest three months of revenue in its history with minimal refunds. He then stated the Ohio Legislature is running a bill to eliminate the cap on the net operating loss carryover. This would be devastating to cities. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 18 – 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. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 18 – 26. 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. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 19 – 26: An Ordinance Accepting An Easement For Sanitary Sewer Along Industrial Center Drive, And Declaring An Emergency. Mayor Kirk stated this is a normal part of development. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 19 – 26. Motion made by Mr. Gibbs; seconded by Mr. Kimbler. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 19 – 26. Motion made by Mr. Richardson; seconded by Mr. Kramer. Voting as follows: Mr.

Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried.

Ms. Boumis read the title of Ordinance 20 – 26: An Ordinance Harmonizing And Codifying Updated Section 939.03 Concerning Water, Sewer, And Refuse Rates; Amending Sections 935.16 And 939.02 Of The Codified Ordinances To Establish Rate Schedules And Updating Sewer Capacity Charges; And Declaring An Emergency. Mr. Davisson discussed the Ordinance. He stated this puts all the charges on one rate schedule; it does not increase the commodity rate above the recent update, but it does update the tap fees. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 20 – 26. Motion made by Mr. Gibbs; seconded by Mr. Varney. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 20 – 26. 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. Varney – yes. Motion carried.

MAYOR'S REPORT

Mayor Kirk stated Cops and Coffee is tomorrow at 9:00 AM at Enchanted Acres. She then discussed upcoming events including the Fishing Derby and Easter Egg Hunt. She then stated she was on a panel at the New Mayor's Conference hosted by the Ohio Municipal League. The Conference was held at Stewart Hall. After hearing the experience of Mayor's in other communities, she stated she was grateful for the partnership she has with this Council.

COMMITTEE REPORTS

No report.

ADMINISTRATION'S REPORT

Mike Confer, Police Chief – Chief Confer stated the modem in the speed trailer died; he is getting it replaced. He stated there was a street takeover in Cincinnati last weekend. They will be coming back to our area soon. I-270 ramps will be under construction this spring/summer and there will be closures.

Gene Hollins, Esq., Law Director – Mr. Hollins made special mention of Joe McDaniels for his hard work and contribution to the City since his employment.

Stacey Boumis, AICP, Community Services Director/Clerk – Ms. Boumis thanked Mr. McDaniels for filling in while she was on vacation. She then stated the next Planning and Zoning Commission meeting is April 8th.

Rod Davisson, Esq., City Administrator – Mr. Davisson stated he spoke at the New Mayor's Conference about how to run a successful Council meeting. He then stated staff is working on the Meijer press release.

OLD BUSINESS

No old business.

NEW BUSINESS

Mr. Gibbs stated the Hamilton Local Education Foundation’s Legacy Gala is April 17th at Dixon Quarry. The Foundation raises money to support school improvement initiatives, fund programs, and provide grants and scholarships to expand opportunities for students and staff.

REMARKS FROM THE AUDIENCE

Hamilton Township Trustee Belinda Anderson asked when she could speak about the TIF ordinances. Mr. Davisson stated the public hearing will be April 13th. Mr. Davisson stated the land in Hamilton Township will be parkland.

Greg McDowell asked if the new website would have a search bar. Mr. Davisson responded yes. He then stated Groveport Road, between the roundabout and Hamilton Road has a lot of traffic between 3:00 to 5:00 PM. Mr. Davisson stated Alum Creek Drive will be widened to three lanes in each direction. He further stated the Groveport Road/Bixby Road intersection will be studied to determine what improvements are needed. Mr. McDowell then stated McClish North should be a driving range, not a golf course. He suggested adding batting cages and mini golf as well. Mayor Kirk stated the City’s intention is to build a golf course. Mr. Davisson discussed options.

Mr. Richardson stated a resident approached him and has concerns about the traffic on the overpass. The resident requested better signage. The resident’s concerns were discussed.

Heather Coffenberry asked where the Meijer was going. Mr. Davisson stated it will be on the north side of Rathmell Road across from the old middle school.

Lisa McCuiston addressed Council. She stated she is trying to get the Bible back in school. She works for Lifewise. They are doing fundraising and removing abandoned vehicles to raise money.

Tom Ferrell, Hamilton Township Fire Department Deputy Chief, provided stats to Council. Last month the department had 457 calls, 80 of which were in Obetz. Of those 80 calls, 56 were EMS runs and 24 were fire.

Mr. Davisson acknowledged that Hamilton Township Trustee Belinda Anderson was in attendance.

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. Kimbler. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Kramer – yes; Mr. Gibbs – yes; Mr. Varney – yes. Motion carried. Council went into executive session at 7:08 PM. Council returned from executive session at 7:48 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 7:50 PM.



Mayor Angela M. Kirk



Stacey Boumis, Clerk of Council