

**CITY OF OBETZ
RECORD OF PROCEEDINGS**



REGULAR MEETING OF JUNE 8, 2026

The regular meeting of June 8, 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; Mr. Derek Varney – present; Mr. Mike Kimbler – absent; Mr. Todd Gibbs – present. Mayor Kirk called for a motion to excuse Mr. Kimbler. Motion made by Mr. Richardson; seconded by Mr. Kramer. Voting as follows: Mr. Richardson – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried.

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

MINUTES

Mayor Kirk called for a motion to approve the minutes of the May 26, 2026 meeting. Motion made by Mr. Richardson; seconded by Mr. Gibbs. Voting as follows: Mr. Richardson – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried.

ORDINANCES

First Readings

Ms. Boumis the title of Ordinance 34 – 26: An Ordinance To Adopt The Tax Budget For The City Of Obetz, Ohio For The Fiscal Year Beginning January 1, 2027 And To Submit The Same To The Franklin County Budget Commission And Declaring An Emergency.

Ms. Boumis read the title of Ordinance 35 – 26: An Ordinance Amending Chapter 373 Of The Obetz Codified Ordinances To Supplement Existing Regulations Governing Electric Bicycles And To Protect The Public Health, Safety, And Welfare.

Ms. Boumis read the title of Ordinance 37 – 26: An Ordinance Repealing And Reenacting Section 351.15 And Amending Section 351.17 Of The Codified Ordinances Of The City Of Obetz Regarding The Parking, Storage, And Use Of Recreational Vehicles And Similar Structures, And Declaring An Emergency.

Ms. Boumis read the title of Ordinance 38 – 26: An Ordinance Amending Section 351.11 Of The Codified Ordinances Of The City Of Obetz To Prohibit Parking On Streets Less Than Twenty-Six (26) Feet Wide, And Declaring An Emergency.

Second Readings

No second readings.

Third Readings

No third readings.

Mayor Kirk called for a motion to adopt Ordinance 27 – 26 as amended. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Richardson – yes; Mr. Kimbler – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried.

Emergencies

Ms. Boumis read the title of Ordinance 36 – 26: An Ordinance To Approve And Authorize The Execution Of A Community Reinvestment Area Agreement And A Reciprocal Easement, Improvement, Use, And Maintenance Agreement With Dixon Commerce LLC, And Declaring An Emergency. Mr. Hollins stated the City has been working with Merus; these are two closing documents. The agreement contains an income tax guarantee as if this is a light industrial facility, not a warehouse facility. If the tenant does not meet the payroll requirement, Merus must make up the difference.

Next, Mr. Hollins discussed the reciprocal access easement. Merus is constructing a public road; however, the road will not be dedicated until construction is complete. In the interim, easements are needed. This guarantees access to Dixon Quarry Park. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 36 – 26. Motion made by Mr. Gibbs; seconded by Mr. Richardson. Voting as follows: Mr. Richardson – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 36 – 26. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Richardson – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried.

Ms. Boumis read the title of Ordinance 39 – 26: An Ordinance To Approve Changes To The 2026 Appropriations For The Current Expenses And Other Expenditures Of The City Of Obetz. Mr. Hollins discussed the Ordinance. Mr. Hollins stated the City's first semi-annual payment is due on the TIF bonds. In the past there was an annual appropriation; however, under the new bond structure there are semi-annual payments. The payment is due in July. Mr. Flaherty asked about the amount. Mr. Davisson stated the additional monies requested in the appropriations are for repairs to a police cruiser; the cruiser hit a deer. Mr. Hollins stated money is only coming from TIF funds; not from the general fund. Mayor Kirk called for a motion to suspend the rules regarding the adoption of Ordinance 39 – 26. Motion made by Mr. Gibbs; seconded by Mr. Varney. Voting as follows: Mr. Richardson – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried. Mayor Kirk called for a motion to adopt Ordinance 39 – 26. Motion made by Mr. Richardson; seconded by Mr. Flaherty. Voting as follows: Mr. Richardson – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried.

Tabled

Ms. Boumis read the title of Ordinance 28 – 26: An Ordinance To Rezone All Of Or A Portion Of Tax Parcels 152-002313, 152-002314, 152-001744, 152-001841, 152-001847, 152-001848, 152-002315, 152-002316 From Planned Unit Development To Planned Residential District And To Rezone All Of Or A Portion Of Tax Parcels 152-001749 And 152-001753 From Exceptional Use To Planned Residential District. Mayor Kirk stated Fischer is working on updates to the requirements and asked that the ordinance remain tabled. No further action needed.

MAYOR'S REPORT

Mayor Kirk stated there is a lot happening in the City. The City will celebrate Independence Day on July 3rd. Taco Fest was last weekend. It was not an Obetz event; Obetz rented the Fortress to the festival organizers. The event security was well done. The event went very well. She then stated the City runs one Facebook page. There are other pages on social media not operated by the City.

COMMITTEE REPORTS

Mr. Varney stated the Committee of the Whole just met and continued discussing parking. Barbara Matchack, resident at 5309 Princeton Lane, addressed Council. She stated she found 31 different cities in Ohio that allow on-street parking of RV's for various timeframes. She further stated she wants more than 24 hours for parking on a public street. It can take a long time to get ready for a big trip; 72 hours is ideal but 48 hours could work.

ADMINISTRATION'S REPORT

Mike Confer, Police Chief – Chief Confer stated he received an email from the Taco Fest organizer thanking the City for the support. There were zero police runs and 2 medic runs the whole weekend. This was a good event. Mayor Kirk stated conversations will start regarding ebikes.

Gene Hollins, Esq., Law Director – No report.

Stacey Boumis, AICP, Community Services Director/Clerk – Ms. Boumis stated the next Planning and Zoning Commission meeting is June 10th. There are four cases on the agenda.

E. Rod Davisson, Esq., City Administrator – Mr. Davisson stated it has been a decade since the charter has been reviewed. Council should consider creating a charter review commission. The Mayor selects five members; Council selects six. Things have changed considerably since Obetz became a City. Obetz is rapidly growing. The State continues to pass laws that are detrimental to local governance. If people want to control their own local government, the charter is the way to do that. Mr. Davisson discussed the charter review process.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

REMARKS FROM THE AUDIENCE

Chantra Newman, a resident of 5324 Princeton Lane, addressed Council. She stated she has a food truck that has been ticketed for parking too close to another vehicle. She asked if her food truck was a commercial vehicle. She was told it was. She asked if she could park the food truck on the street to get ready for events. Mr. Davisson stated no. Currently Council is working on RV parking. Council has a larger parking issue to deal with. Mr. Davisson stated she should park the food truck in the driveway for now. Ms. Newman asked about multiple vehicles. She asked about blocking the driveway apron and mailbox. She then asked if there was a way to notify residents of any changes made to ordinances. Mr. Davisson stated you can sign up for notifications through our website. Mayor Kirk stated the system is set up for emergencies; not ordinances. Mr. Davisson stated he will look at options.

Mayor Kirk stated people want to park RV's, boats, and trailers on the street. Currently these all need to be parked in driveways. There are a lot of shallow streets. The laws can't be written for a few people. A permit is not needed to park in a driveway. Mr. Kramer stated the Chief doesn't usually issue tickets for new laws. Mayor Kirk stated Mr. Kramer cannot say that; it is officer discretion and the Chief is not the one out there writing tickets.

David Matchack addressed Council. He stated he has questions about Ordinance 38 – 26. He wanted clarification on “no parking on streets less than 26' wide”. Mr. Davisson stated there would be no parking of any type. This is the situation today, it just isn't clear. Mr. Davisson discussed the Ordinance. It does not apply to Mr. Matchack's street. He then asked about Ordinance 28 – 26. He asked if the properties are tax abated. Mr. Davisson stated the parcels are tax abated in a layered system. Building houses is a net loss for a municipality. The City abates the land and then on the back of the 15 year Community Reinvestment Area there is a 15 year TIF layered with an NCA (New Community Authority) that has an NCA charge equivalent to all the tax abated plus 5 mils. All the money paid by a homeowner will be paid to the City. The funds can then be used to fund infrastructure used to build the neighborhood. The 5 mil charge is perpetual. Ultimately the idea is to make the area financially sustainable and keep the neighborhoods from bankrupting the City. Mr. Matchack stated the food truck needs to be leveled to cool the refrigerator prior to events. Mr. Davisson stated Council would need to change the laws to allow parking. Currently there is no acceptable time that vehicles could be on the street. Mr. Matchack stated instead of a permitting process for recreational vehicles what if there is a common sense approach for all vehicle types referenced by zoning. He further stated Mr. Kimbler has a boat that he parks on the street; he will be impacted by these laws. Mayor Kirk stated is she parks her boat on the street and someone parks directly across from her a fire truck cannot get through. Mr. Matchack stated there is a fireman in the neighborhood and a fire truck can get through the neighborhood. The RV's are staggered. He recommended that the law allow all vehicle types to park on neighborhood streets including trailers if they followed a similar set of rules. Mayor Kirk stated you could not get through her neighborhood if this was allowed on the streets up front. Mr. Matchack stated the zoning code describes vehicle types. Wouldn't

it be common sense to create one ordinance that addressed everything. Mayor Kirk stated lumping them all together is not common sense. Mayor Kirk stated this is not targeted to his RV and his neighbor's. Mr. Matchack stated the ordinance needs simplified to address all parking concerns. He stated he heard the apron ordinance was passed to enforce the sidewalk ordinance. He stated he is struggling to understand why an ordinance was passed to enforce another ordinance. He stated this was a conversation he has with a Council member. It is mind boggling. Mayor Kirk stated she has had many conversations with many people asking the City to eliminate all on-street parking and to not allow RV parking on any street. The City has heard every side of the argument and everyone has good points. Council is trying to be mindful of every situation to make this work for everyone. Mr. Matchack asked for the ordinance to be simplified and very specific. Look at all the issues; determine how to easily enforce the laws; and, codify them. Mr. Varney asked about size of vehicle and vehicle type (commercial). Mayor Kirk and Council discussed these questions. Ms. Boumis commented. She stated parking is the single biggest code enforcement issue in the City. She stated she hears from the Bixby Grove HOA on a regular basis and they don't want the things being asked for by Mr. Matchack and others regarding on street parking. The Bixby Grove HOA does not want RV's, box trucks, trailers, and sprinter vans on the streets. On See.Click.Fix, people are constantly reporting parking issues. Zoning deals with private property; the stuff we are talking about here is the street. Those are two different areas of the code. People not living in our neighborhoods will bring sprinter vans in subdivisions and make the neighborhoods parking lots. If Council opens up the streets, this is what will happen. Ms. Boumis continued to discuss this issue. She stated an HOA does not enforce parking laws on public streets. Dave Humphries stated parking should be limited to one side of the street.

Greg McDowell asked about a parking pass for members of the OAC. Mayor Kirk and Mr. Davisson stated it would be easy to pull the trigger and discussed this topic. He then asked about repaving projects. Mr. Davisson stated the next big thing will be Alum Creek Drive. Mr. Davisson discussed the private road owned by UPS and maintenance concerns. Mr. Davisson stated the roundabouts on Rathmell Road will start construction next year. Mr. McDowell asked about the \$7 million allocated toward paving. Mr. Davisson stated the majority of the funds are for Alum Creek Drive. Mr. Flaherty asked about the limits of the UPS private drive. Mr. Davisson showed Council what section of road is owned by UPS and continued to discuss the condition of the road and maintenance.

EXECUTIVE SUMMARY

Mayor Kirk called for a motion to go into executive session under ORC 121.22(g)(1) to discuss personnel issues. Motion made by Mr. Richardson; seconded by Mr. Gibbs. Voting as follows: Mr. Richardson – yes; Mr. Flaherty – yes; Mr. Gibbs – yes; Mr. Varney – yes; Mr. Kramer – yes. Motion carried. Council went into executive session at 7:02 PM. Council returned from executive session at 7:26 pm with all five members present.

ADJOURNMENT

Mayor Kirk called for a motion to adjourn. Motion made by Mr. Richardson; seconded by Mr. Gibbs. All ayes. Council adjourned at 7:27 PM.



Mayor Angela M. Kirk



Stacey Boumis, Clerk of Council