

**RECORD OF PROCEEDINGS**  
Huber Heights City Council

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148  
**In-Council Chambers**

Held 6131 Taylorsville Road

September 11, 2023

**1. Call The Meeting To Order - Mayor Jeff Gore**

The Huber Heights City Council met in a Regular Session on August 28, 2023. Mayor Jeff Gore called the meeting to order at 6:00 p.m.

**2. Invocation - Invocation - Pastor Randy Griffith Of The Free Methodist Church At 6875 Old Troy Pike, Huber Heights, Ohio**

**3. Pledge Of Allegiance**

**4. Roll Call**

Present: Richard Shaw, Kathleen Baker, Mark Campbell, Nancy Byrge, Glenn Otto, Ed Lyons, Anita Kitchen, Don Webb, Jeff Gore

**5. Approval Of Minutes**

**A. City Council Meeting Minutes – August 28, 2023**

The minutes for the August 28, 2023 City Council Meeting were approved by the Huber Heights City Council as submitted.

**6. Special Presentations/Announcements**

**A. Swearing In And Oath Ceremony/Introductory Remarks - Huber Heights City Manager Richard S. Dzik - Mayor Jeff Gore**

Mayor Jeff Gore said over the past few weeks he has gotten to know Mr. Dzik, and he wants to make everyone aware that he believes the City has the best candidate for the job. He said he believes in Mr. Dzik tremendously, and he believes what he is going to bring to the City is of tremendous value. He said there is a lot of work to be done, and he looks forward to working with Mr. Dzik.

Mr. Dzik thanked the Councilmembers for this opportunity and trust and he said Council will not be let down. He thanked the community and City Staff for the warm welcome he has received.

The Oath Of Office for Richard Dzik was administered by Mayor Jeff Gore.

**7. Citizens Comments**

Mr. Paul Schaeffer said Mayor Gore ran for a second term in 2021. He said the Dayton Daily News reporter listed Mayor Gore's top three priorities as infrastructure improvements - water and streets, solutions for traffic of which designs were in the works, and public safety. He said the report further stated Mayor Gore will be asking City Council to approve more appropriated dollars for water main and street repair, he will continue to keep pressing City Staff for detailed design work on traffic issues around State Route 202 and I-70, he has always supported the Fire Division and the Police Division with the funding needed to provide the best services possible to residents, and that he supports a new Traffic Control Unit in the Police Division to help stop people breaking traffic laws. Mr. Schaeffer said it is two years later and those promises are unfulfilled. He said he and many others are still demanding that these things get done. He said he wrote Mayor Gore on February 14, 2023 and then he listed the issues he wrote about. He said Mayor Gore did not respond. Mr. Schaeffer discussed that there was no plan for City Staff putting up signs prior to making



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In Council Chambers

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changes in the traffic patterns. He said he wrote Mayor Gore on February 25, 2023 regarding Police Division staffing, and he discussed the details of his email. He said he did not receive a response. He said on March 9, 2023, he wrote to City Council regarding an analysis of traffic data and Police Division staffing and training issues. He discussed the comments made by the Fraternal Order of Police (F.O.P.) at the August 28, 2023 City Council Meeting and offered his opinions on the issues addressed in that meeting. He asked Council to do better.

Mr. Otto said he agrees with Mr. Schaeffer and appreciates his comments. He said the Police Division is understaffed, undermanned, and is not paying attention to the right things. He moved to add a Traffic Control Unit to the Organizational Chart with four additional police officers. He said he would like to see that plan put into place immediately, and he would hope to have some support.

Mr. Shaw seconded the motion.

Ms. Baker said she would like to give the new City Manager and the Police Chief time to work on this issue, and she is not in favor of Council telling the Police Chief what to do with staff at this time.

Mrs. Byrge agreed with Ms. Baker and she said the needs should be justified through the Police Chief and the City Manager. She said she anticipates there will be more information, and she does not support adding people right now. She said a budget exercise is coming up in the next month, and that is when it would be appropriate to discuss this issue.

Mr. Shaw listed staffing statistics regarding police officers and he said the City is at the bottom per capita when it comes to officers per population. He said he supports Mayor Gore's efforts to install a Traffic Control Unit within the community in addition to whatever plans come up towards the end of the year. He said Council owes that to the community, the residents, and to the school system to have sufficient police personnel, especially in light of this past Friday. He said the City needs to engage further conversations with the school district and business owners when it comes to law enforcement and public safety.

Mr. Otto said the City has data that is 21 years old stating the Police Division is understaffed.

Mr. Lyons said regarding the speech from the attorney with the F.O.P., the statement was that the police officers do not feel supported. He said this action is a really good first step to show the police officers they are supported in this community. He said he could not be more proud on September 11 to support the first responders.

Mrs. Kitchen said she agrees with Mr. Shaw, Mr. Otto, and Mr. Lyons.

On a call of the vote, Mr. Campbell, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, and Mr. Shaw voted yea; Ms. Baker and Mrs. Byrge voted nay. The motion passes 6-2.

Mayor Gore said a conversation should be had with Mr. Dzik based around hiring practices and what City Staff can do to speed that up without compromising the quality of the applicants. He said input from the Police Chief is certainly needed regarding where the officers would be placed. He said a Traffic Control Unit has been talked about and Council thinks it is a good idea, but overtime is what he has heard is the issue. He said if a Traffic Control Unit is hired, does that relieve some of the issues the police officers have expressed? He said discussion needs



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to happen. He said he would like to see where the officers are going to go before signing legislation and he explained why.

Mr. Rodgers said there is no legislation prepared for this issue. He said this motion was simply a motion to hire, but the organizational chart, staffing, and salary ranges and wages have not yet been identified. He said those issues would have to be addressed legislatively.

Mayor Gore said the organizational chart was changed a few years ago by legislation; and he said Council needs to make sure it is not passing legislation that contradicts legislation previously passed.

Mr. Campbell said the details can be worked out at the Council Work Session. He confirmed with the Law Director that the necessary legislation would be prepared and reviewed by the next Council Work Session.

Mrs. Byrge confirmed with Mr. Dzik that budget discussions will begin next month. She said that discussion will fall right in line with what is being discussed now, which was her reason for voting no as the process being followed will overlap.

Mr. Otto said the motion was to add a Traffic Control Unit with four officers to be funded. He confirmed with Mr. Rodgers that standard legislation for this issue will be brought back to the next Council Work Session for discussion.

Mr. Lyons said whenever Council adds additional employees, the normal procedure is to change the organizational chart, create legislation, and have the reading of the legislation in public. He said he does not want to get bogged down in the differences. He said this motion is to show immediate support to the Police Division with funding for four additional police officers while backfilling the five positions that have been vacant. He said he hopes that Mr. Dzik and Police Chief Lightner will be bringing to each meeting a detailed update as to where those five positions are currently. He said bringing those positions up would continue as the City goes through this practice.

After lengthy discussion, Mayor Gore said the City is looking to discuss staffing nine additional officers, five officers who are funded along with the addition of four officers in order to have the ability to create a Traffic Control Unit.

8. Citizens Registered To Speak On Agenda Items

There were no citizens registered to speak on agenda items.

9. City Manager Report

City Manager Richard Dzik said last week construction began on the last phase of the Old Troy Pike/State Route 202 Improvement Project. He said to minimize the project's impact, City Staff, engineers, and contractors will be meeting onsite tomorrow to discuss additional methods to provide more consistent movement of traffic. He said several months ago the City commissioned a traffic study from TEC Engineering to evaluate traffic flow from Executive Boulevard to Taylorsville Road. He said the initial draft of the recommendations from this study were submitted late last week and are being reviewed by City Staff. He said Council can expect a presentation at an upcoming Council Work Session. Mr. Dzik said last week the City concluded final interviews for the position of Parks Manager. He said a finalist is anticipated to be identified and an employment offer made this week. He said the annual hydrant flushing begins next week, and details will be posted on the City's website. He said Friday, September 15, 2023, is another family



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movie night at the Eichelberger Amphitheater; and he said this month's movie is the Disney animation classic, Aladdin. He said there will be family activities prior to the start of the movie, and the event is free to the public. Mr. Dzik addressed Mayor Gore stating he has asked Police Chief Mark Lightner to say a few words, and he asked Mayor Gore's permission to allow Police Chief Lightner to speak.

Police Chief Mark Lightner introduced himself. He said his statement was not a question and answer session, he is simply present to make a statement. He said Huber Heights remains one of the safest communities in the Miami Valley, and for everything that has been said, City Staff are gathering and collecting data. He said once complete, the data will be analyzed and a plan will be put into place. He said Mr. Campbell mentioned in a recent meeting about the need for a plan, and he will sit down with the City Manager to develop and implement that plan. He said he will be back in the future to provide Council and the community with the results of the findings.

Mr. Shaw asked if it would be possible to have the unredacted traffic study from TEC emailed to Council as soon as possible. He said he is sure there is a lot of technical information and diagrams, and he would like to have as much time as possible to dive through that before the Council Work Session.

Mr. Dzik said he will talk with City Staff tomorrow in the staff meeting and see if he can get that information together for Council.

10. Pending Business

- A. An Ordinance Amending Certain Sections Of Part Eleven, Planning And Zoning Code, Of The City Code Of Huber Heights (Case TA 23-14A). (second reading)

Mr. Dzik said this change is to address the brick and stone requirements in the City Code to reflect both past practice and current building standards.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Webb moved to adopt; Ms. Baker seconded the motion. On a call of the vote, Mr. Campbell, Mrs. Byrge, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, Mr. Shaw, and Ms. Baker voted yea; none voted nay. The motion passes 8-0.

- B. An Ordinance To Approve An Economic Development Plan And To State That The City May Hereafter Proceed With Approval Of A Tax Increment Financing Incentive District. (second reading)

Mr. Dzik said this item is a redevelopment plan for the former Marian Meadows site to include Dogtown and the CR Dayton strip mall.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Ms. Baker moved to adopt; Mrs. Byrge seconded the motion. On a call of the vote, Mrs. Byrge, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, Mr. Shaw, Ms. Baker, and Mr. Campbell voted yea; none voted nay. The motion passes 8-0.



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GOVERNMENT FORMS & SUPPLIES 844-227-5339 FORM NO. 10046

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## 11. New Business

### CITY COUNCIL

**Anthony Rodgers, Clerk Of Council**

- A. A Motion To Direct The Clerk Of Council To Respond To The Ohio Division Of Liquor Control With No Objections In Reference To The Transfer Of Liquor Permit #0553235630005 For Marian Lanes, Inc. At 6170 Brandt Pike, Huber Heights, Ohio, 45424 To Liquor Permit #7466355 For Rollhouse Huber Heights, LLC At 6170 Brandt Pike, Huber Heights, Ohio 45424.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Otto moved to adopt; Mrs. Kitchen seconded the motion. On a call of the vote, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, and Mrs. Byrge voted yea; none voted nay. The motion passes 8-0.

- B. A Public Hearing Scheduled For September 11, 2023 By The Huber Heights City Council For Case BDP 23-17. The Applicant Is BP-OTP, LLC. The Applicant Is Requesting Approval Of A Rezoning From Office (O1) To Planned Commercial (PC) And To Approve A Basic Development Plan For Property Located At 4949 Chambersburg Road And Further Described As Parcel Number P70 04004 0017 On The Montgomery County Auditor's Map.

Mayor Gore opened the Public Hearing for Case BDP 23-17.

City Planner Aaron Sorrell gave a PowerPoint presentation on Case BDP 23-17. He said this 5.41 acre site is currently zoned Planned Commercial and General Office. He said half of the site is zoned correctly, and the other half is part of this case for the Rezoning. He said the existing land use is single family home along with vacant land to the north. He said surrounding zoning includes Office, R-1 Residential, R-4 Residential to the east, as well as Planned Commercial to the south. He said the applicant requests a Rezoning for approximately 2.4 acres from O-1 to Planned Commercial and approval of a Basic Development Plan of 5.41 acres to facilitate the construction of roughly a 6,000 square foot Wawa convenience store with fueling pumps. He reviewed the lot locations. He said there is a 30-foot gradient change from the intersection to the plateau. He said there is only a 10-foot rise from where the entrance will be, both off Chambersburg Road and a 12-foot rise off Old Troy Pike. He said required grading will end approximately 80 feet from the west property line and would have no impact on the home to the north. Mr. Sorrell reviewed the site plan including the perimeter landscaping. He said the City will work with the City Engineer and the landscape designer for final placement of the street trees because Chambersburg Road will be widened. Mr. Sorrell said this property is one of the first sites that has gone through under the new Comprehensive Plan. He said the property is in the estates development pattern area which typically recognizes where a large scale development is unlikely to occur and large lot residential is more important. He said that description really applies to the west side of the estates district because of environmental concerns. He said there are no environmental constraints on this site. After further review of the plan, he said City Staff feel the Rezoning from O-1 to Planned Commercial is consistent with the Comprehensive Plan. He said the applicant has submitted all of the required documentation. He said the retail use and filling stations are principally permitted in the district, and the site plan meets all of the parking, building, setback, and yard requirements. He said the lighting plan meets all requirements and the building design substantially meets the exterior building recommendations. He said the exterior is 68 percent masonry, and all utilities will be placed below



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ground. He said a sign package has not been submitted. He said community concerns are additional traffic and visibility on Chambersburg Road, the visibility of trucks turning onto Old Troy Pike, and concern from the west neighbor regarding noise and light from the site. He said there is a hump on Chambersburg Road heading west, and that hump will be lowered four to five feet, so a lot of the visibility concerns will be addressed. He said it is anticipated construction will begin in mid-2026 so a lot of the visibility concerns now will be mitigated by then. He said the Wawa engineer is coordinating the Chambersburg Road entrance with Choice One. He said when looking at the traffic study, only 16 trips are anticipated to go down Chambersburg Road that are generated by this site. He said the real driver of traffic on Chambersburg Road will be the Villages of Westport which were approved a couple years ago for about 200 units. He addressed the concerns of visibility issues on Old Troy Pike. He said the issue with the property west of the site has been addressed between the developer and property owner. He said City Staff have asked the developer to alter the landscaping plan somewhat so there are more evergreen trees along the west perimeter so the view will be obscured during the winter months. He said there is adequate infrastructure for traffic and utilities. He reviewed the traffic study and he mentioned the applicant is dedicating additional right of way along Chambersburg Road for the three-lane widening and a ten foot bike path. He said City Staff do not anticipate undue burden on public services and feel the site plan is well arranged. He said this site will maintain a significant amount of wooded area to the west and north, and the existing decorative retaining wall will remain. He said City Staff do not anticipate any additional public services required to support the development. He said the Fire Division had no major issues with the proposal. He said City Staff support the partial Rezoning and he listed the recommendations that need to be met by the applicant. He said the Planning Commission recommended approval of the Rezoning by a vote of 5-0.

Mayor Gore asked if any representatives from BP-OTP, LLC had any comments.

Mr. Patrick O'Leary, president of Blue Peninsula Real Estate, gave a PowerPoint presentation and reviewed the exterior aspects of the building. He also reviewed the characteristics and company history of the Wawa brand. He said part of Wawa's success is who they are, how they treat their people, and their focus on giving. He said Forbes ranked Wawa Number 12 in their Halo 100 list of brands that consumers love. Mr. O'Leary said a Wawa is not typically by a highway as the company likes to be in the community. He said every store is built with electric car infrastructure in place. He said something unique to this site is there is only 38 percent impervious service coverage. He summarized the unique Wawa brand characteristics.

Mayor Gore asked if there was anyone present to speak in favor of the approval of this issue.

Mr. Reynaldo Malonjao said he has been in the community since 1982 and has four kids who graduated from Wayne High School. He commended Council for bringing in business and he said progress cannot be stopped. He said opening up Chambersburg Road will alleviate problems. He said his interest in the community is that he is a business owner and property owner in the community. He said he would like to see progress continue on and he thanked Council again for bringing in new business.

A citizen identified as Kathy said she lives behind Wayne High School and she wants a store close by for her, her children and her grandchildren. She discussed the high traffic area around Kroger. She said she thinks the Wawa brand will bring work ethic to the community.



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## In Council Chambers

GOVERNMENT FORMS & SUPPLIES 844-220-3661 FORM No. 48043

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Mr. Joe Nahum said he lives next to the Wawa property. He thanked Ms. Baker and Mr. Webb for speaking up regarding his email with regard to issues he had with the circumstances. He said his support is for Huber Heights to have something for the City. He said a compromise was reached to deal with his issues, and he is appreciative.

Mayor Gore asked how the developer was to work with during the process.

Mr. Nahum said he and Mr. O'Leary had a good conversation and came to a medium in regard to what can be done. He said he has to take himself out of the equation as he is the next door neighbor, but he does not own that property. He said the consideration is for the trees and to be able to add something on his side to mitigate light and sound which is most important. He said there is going to be a lot of traffic. He said he is used to one man and maybe a partner in comparison to an entrance on Chambersburg Road that is not going to be just a little bit of traffic. He said his concern is the light and sound and the privacy which is why he purchased there. He said he purchased a neighbor and not a store, and he had no awareness that would be an option. He said a compromise was able to be made for the circumstances. He said Mr. O'Leary was helpful enough to work with him, and he said Mr. Adam Malonjaro played a big part as well.

Mayor Gore asked Mr. Nahum if he is satisfied with the end result.

Mr. Nahum said he is satisfied for what it is. He said he does not know anything else he can ask for that is going to change the circumstances. He said that question can be loaded. He said he is not looking for a store, but it is not his property so is he adapting to the circumstances. He said there is opportunity for the City to get some taxes and everything that goes with it, so he has to accept all of those circumstances. He said if as many trees can be kept as possible, that would be a great thing.

A citizen identified as Melissa said she is very excited about Wawa coming to Huber Heights as Wawa has a lot to offer for this community. She said Wawa will be in a great location for that side of town. She said she does not want to deal with Kroger either, it is too much of a mess and congestion and a lot of chaos at that end. She said she is hoping and praying that with the trees the noise will not be there for Mr. Nahum. She said she thinks Wawa is a great asset to the community.

Mr. Adam Malonjao said he is for this project. He said more business is good and redirecting some of the traffic will help with the chaos over by Kroger. He thinks having a quality convenience store like Wawa will help mitigate traffic. He said something else that is great for the City is Wawa is willing to work with the City on the bike path, and he will be using the bike path. He said Wawa is already prepped for electric vehicles. He said this might be the eighth state for Wawa and this store could be the first Wawa in Ohio. He discussed the many reasons why Wawa is a win for Huber Heights. He said Wawa is community based and kids will have some place to go after school that will not push kids away like Walgreen's, Tropical Smoothie, and Speedway have done. He said he is the landowner and he is living at 4949 Chambersburg Road. He said he bought the property knowing it is zoned Commercial and that he was going to sell as Commercial. He said he wanted it to go to someone who is community based and he does not want to sell it to anyone else. He said Wawa gives back to the community and he gave examples. He said he thinks there are only positives from Wawa coming in to Huber Heights.

Mayor Gore asked if there was anyone present to speak against the approval of this issue.



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September 11, 2023

Held

A gentleman spoke and he said it sounds like Wawa put in an application for this site. He said it is not Wawa, it is BP who is putting a gas station at that location and bringing Wawa along to entice the City to take this position to approve the plan. He said there are ten gas station/convenience stores between Needmore Road and I-70 which means there are 98 nozzles to pump gas. He asked why Huber Heights needs more gas stations along that road. He said the City should start thinking about the future of recharging cars. He said he lives on Johannsen Avenue and it is getting difficult to get out that road. He said with more traffic coming up the road, people on Johannsen Avenue and Dial Drive are going to have more complications getting out onto the street. He said when construction is going on, the walkway will be shut down impacting the students and he discussed the impact Wawa will have on traffic. He said Wawa sounds like a good business, but not at that location.

Mayor Gore confirmed that BP is the initials of the developer, Blue Peninsula, and not British Petroleum.

Mr. Scott Davidson said he is not against Wawa; he is against the Rezoning and where the developer wants to build. He said that is a wooded area and has been beautiful all this time. He said to drop it down thirty feet plus the problem with the kids walking that way. He understands Chambersburg Road is going to be widened, but the City is not going to drop 30 feet on that property just to lower that hill. He said he knows the kids have a lot of problems going that way right now and trying to do a development on that corner is going to be congested for the kids. He said he is looking out for the kids, the greenspace, and looking at taking all of that dirt out which leaves all of that greenspace. He said he is not against Wawa at another location.

Mayor Gore asked if there was anyone else present to speak against the approval of this issue.

Seeing none, Mayor Gore asked if there was any member of City Council to make comments or provide additional information.

Mr. Sorrell explained the traffic study for Mr. Shaw. He said 15 percent of traffic westbound on Chambersburg Road will be due to Wawa's location. He said the traffic going to the soccer and softball fields and other locations would already be there, not as a result of the store. Mr. Sorrell discussed the study with respect to timing, events, and residents. He discussed the widening of Chambersburg Road and he said that project is a funded plan and it is in the process of being designed and going through the Ohio Department of Transportation's (ODOT) lengthy process. He said construction is slated to begin in June of 2026. Mr. Sorrell confirmed there would be a right in/left out and right in/right out entrance onto Old Troy Pike. Mr. Sorrell said a right in/right out only entrance would exacerbate the issues on Chambersburg Road.

Mr. Shaw discussed all of his concerns with a right in/left out entrance. He discussed the EV stations with Mr. Sorrell.

Mr. Sorrell said the location will be wired for the EV stations, but there are no current plans to install the inverter charging facility. He said if that is a condition Council would like to impose, a conversation can be had about that subject.

Mr. Shaw said there is no sign package and no fully understood entrance or exit at that location. He said the legislation is for the basic development plan and zoning. He confirmed the detailed development plan will not come back to Council.



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## In Council Chambers

GOVERNMENT FORMS & SUPPLIES 144-200-3261 FORM NO. 10-11-11

Held 6131 Taylorsville Road

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Mrs. Kitchen said she loves Wawa, but she is concerned about the number of gas stations in the community, and she asked what is the City going to do with all of the small mom and pop gas stations as these close down and this area will all be blighted land with dead small gas stations. She said there is no plan as to how the City will address this circumstance when it happens. She asked for how nice Wawa is going to look, if the other stations near Wawa go out of business, how is that going to look in the community?

Mrs. Byrge asked Mr. Sorrell to create a visual of how the elevation will change when the road is lowered. She said to drop thirty feet is quite a bit.

Mr. Sorrell said the site is not dropping thirty feet. He explained that the elevation of where the house is now is the elevation of where the Wawa will be. He described the grading into the hillside behind the location. He demonstrated on the map the street geometry of where the road will be lowered four feet. He described for Ms. Baker where the gas tanks will be installed, and that the developer will have to dig into limestone to place the tanks underground.

Mr. Webb asked if the rooftop of the building will significantly change or will the top of the building be the same height as the house.

Mr. Sorrell said the company wants site visibility and building visibility. He said the building will have a presence there as well as the fuel canopies, and one will see the fuel canopies first with the building behind. He said the building will have a larger presence than the house.

Mr. O'Leary said the current home's finished floor is roughly seven feet above where the Wawa will be. He said the Wawa will drop down slightly below.

Mayor Gore asked if there were any other members of City Council to make comments or provide additional information.

Seeing none, Mayor Gore asked one last time if there was anyone to speak in favor of or against the approval of this case.

Seeing none, Mayor Gore said, barring further comments, this Public Hearing of the City Council for Case BDP 23-17 is hereby closed.

### ADMINISTRATION

**Richard S. Dzik, City Manager**

- C. An Ordinance To Approve A Rezoning Of Approximately 2.44 Acres From Office (O1) To Planned Commercial (PC) And To Approve A Basic Development Plan Of 5.41 Acres For The Property Located At 4949 Chambersburg Road And Further Identified As Parcel Numbers P70 04004 0017 And P70 04004 0026 On The Montgomery County Auditor's Map And To Accept The Recommendation Of The Planning Commission (Case BDP 23-17).  
(first reading)

Mr. Dzik had no additional comments.

Mayor Gore said the Council Work Session recommendation was to pass this item to a second reading.

- D. A Resolution Amending And/Or Establishing The City Of Huber Heights Organizational Chart And Authorizing The New Personnel Staffing Levels As Detailed Below.  
(first reading)



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Mr. Dzik said he met with Mr. Bryan Chodkowski and Mr. Anthony Rodgers to discuss the Table Of Organization. He said there were a couple of general philosophies the three rested on which was to distribute the direct reports evenly between Mr. Chodkowski and himself, and additionally the direct reports should be distributed based on his and Mr. Chodkowski's strengths. He said he is strong in human resources, information technology, and good at finance, and Mr. Chodkowski's bread and butter is obviously economic development, public works, and parks. He said they came up with an organizational chart that in addition to the Fire Division and the Police Division, he would oversee the Human Resources Department, the Information Technology Department, and the Finance Department and Mr. Chodkowski would continue to oversee the Economic Development Department, the Parks and Recreation Department, and the Public Works Division.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Campbell moved to adopt; Mr. Shaw seconded the motion. On a call of the vote, Mr. Lyons, Mrs. Kitchen, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, Mrs. Byrge, and Mr. Otto voted yea; none voted nay. The motion passes 8-0.

- E. An Ordinance Authorizing Advances And Transfers Between Various Funds Of The City Of Huber Heights, Ohio And Amending Ordinance No. 2022-O-2562 By Making Supplemental Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2023 And Ending December 31, 2023.  
(first reading)

Mr. Dzik said the biggest part of this legislation is an advance for an Assistance To Firefighters Grant with the Fire Division which will be discussed more in a later resolution, and there are some other minor budget adjustments.

Mayor Gore said the Council Work Session recommendation was to waive the second reading and to adopt this item.

Mr. Webb moved to waive the second reading; Ms. Baker seconded the motion. On a call of the vote, Mrs. Kitchen, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Otto, and Mr. Lyons voted yea; none voted nay. The motion passes 8-0.

Mr. Campbell moved to adopt; Ms. Baker seconded the motion. On a call of the vote, Mr. Webb, Mr. Shaw, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Otto, Mr. Lyons, and Mrs. Kitchen voted yea; none voted nay. The motion passes 8-0.

- F. An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$1,800,000, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Costs Of Improving The Municipal Fire Safety Facilities By Constructing, Furnishing And Equipping A New Fire Station, And Otherwise Improving The Site Therefor, Together With All Necessary Appurtenances Thereto.  
(first reading)

Mr. Dzik said this item is a debt issuance. He said there was already debt issued to build the new fire station, but there is still more remaining to pay.

Mayor Gore said the Council Work Session recommendation was to move this item to a second reading.



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Minutes of

Meeting

## In Council Chambers

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10128

6131 Taylorsville Road

September 11, 2023

Held

- G. An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$7,262,000, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Costs Of Acquiring Approximately 19.5 Acres Of Real Property Near The Intersection Of Brandt Pike And Fishburg Road, Providing For The Site Preparation Thereof, Improving And Rehabilitating Certain Of The Buildings And Razing Certain Other Buildings Located Thereupon, All In Support Of Economic Development And Job Creation Within The City.

(first reading)

Mr. Dzik said this land was bought in 2020. He confirmed with Mr. Chodkowski and he said this legislation is also adding funds for renovation of the strip mall and the bond issuance is directly related to the former Marian Meadows project site and the various related projects.

Mayor Gore said this item will be passed to a second reading.

- H. An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$6,238,000, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Costs Of Improving The City's Facilities By Constructing, Furnishing And Equipping A New Building To House The Public Works Department, Including Landscaping, Site Improvements, Any Necessary Utility Improvements, Constructing Related Parking Facilities, And Acquiring Real Property And Interests Therein In Connection Therewith, All Together With The Necessary Appurtenances Thereto.

(first reading)

Mr. Dzik said this legislation is for the new Public Works facility to purchase land and design the facility. He said it also includes the first \$5 million in construction costs.

Mayor Gore said this item will be passed to a second reading.

- I. An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$2,800,000, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Costs Of The Meadows Infrastructure Project Including Constructing, Reconstructing, Extending, Opening, Improving, Widening, Grading, Draining And Changing The Lines Of Municipal Roads, Streets And Highways, Installing Curbs, Sidewalks And Landscaping, Installing, Improving And Relocating Street Lighting, Traffic Signalization And Electrical Lines, And Constructing, Reconstructing, Extending And Improving Storm Sewers And Culverts, Water And Sanitary Sewer Lines In Connection Therewith, And Acquiring Any Necessary Real Property And Interests Therein In Connection Therewith, Together With All Necessary Appurtenances Thereto.

(first reading)

Mr. Dzik said this legislation is for infrastructure related to the new governance/senior center.

Mayor Gore said this item will be passed to a second reading.

- J. An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$5,800,000, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Costs Of Improving The City's Municipal Waterworks System By Constructing And Installing Water Lines, Constructing A New Water Well, And Acquiring Any Necessary Real Property And Interests Therein In Connection Therewith, All Together With The Necessary Appurtenances Thereto.

(first reading)



# RECORD OF PROCEEDINGS

Huber Heights City Council

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## In-Council Chambers

GOVERNMENT FORMS & SUPPLIES 844-229-3366 FORM NO. 458-03

Held 6131 Taylorsville Road

September 11, 2023

Mr. Dzik said this legislation is for an additional water well and for water main replacements in the areas with the worst breaks.

Mayor Gore said this item will be passed to a second reading.

- K. An Ordinance Providing For The Issuance And Sale Of Notes In The Maximum Principal Amount Of \$3,235,000, In Anticipation Of The Issuance Of Bonds, For The Purpose Of Paying The Costs Of Improving The City's Facilities By Constructing, Furnishing And Equipping A New Building To House The City Council Chambers, A Senior Services Facility And Other Administrative Purposes, Including Landscaping, Site Improvements, Any Necessary Utility Improvements, Constructing Related Parking Facilities, And Acquiring Any Necessary Real Property And Interests Therein In Connection Therewith, All Together With The Necessary Appurtenances Thereto.  
(first reading)

Mr. Dzik said this legislation is for the land purchase and the engineering design of the new governance/senior center.

Mayor Gore said this item will be passed to a second reading.

- L. A Resolution Authorizing The City Manager To Enter Into A Detention Pond Easement Agreement With Sheetz, Incorporated.  
(first reading)

City Planner Aaron Sorrell said this item is for an easement agreement with Sheetz to create a regional detention pond in exchange for land on City property. He said Sheetz will build the detention pond, 25 percent of the capacity will be reserved for Sheetz because that is all it needs, and the remaining 75 percent of the capacity will help address the required stormwater detention for the properties developed north of Executive Boulevard.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Campbell seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Otto, Mr. Lyons, Mrs. Kitchen, and Mr. Webb voted yea; Mr. Shaw voted nay. The motion passes 7-1.

- M. A Resolution Authorizing The City Manager To Solicit A Request For Proposals From Behavioral Health Providers To Provide Behavioral Support Services For Members Of The Police Division.  
(first reading)

Mr. Dzik said this item is to approve an earlier grant the Fire Division received. He said the Fire Division did not use all of the grant funds, so the Fire Division wanted to extend the funds to the Police Division. He said the Fire Division was told by the State of Ohio if the Fire Division changes the terms of the grant, a new Request For Proposals (RFP) will need to be issued.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Ms. Baker moved to adopt; Mr. Shaw seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, and Mr. Shaw voted yea; none voted nay. The motion passes 8-0.



RECORD OF PROCEEDINGS  
Huber Heights City Council

Minutes of

Meeting

In Council Chambers

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

6131 Taylorsville Road

September 11, 23

Held \_\_\_\_\_ 20 \_\_\_\_\_

- N. A Resolution Authorizing The City Manager To Accept A Grant, Under Certain Terms And Conditions, In An Amount Not To Exceed \$412,000.00 From The U.S. Department Of Homeland Security Assistance To Firefighters Grant (AFG). (first reading)

Mr. Dzik said this item is to approve the Assistance To Firefighters Grant that Fire Chief Keith Knisley acquired and it will be used to replace all motor and mobile radios at the Fire Division. He said this replacement is being done because the radios are old, and also in 2025, the radio system is going to require a security update and the current radios will not accept the update. He said there is a ten percent match for the City, and for the ten percent, the Fire Division will get all of the radios replaced.

Mayor Gore said the Council Work Session recommendation was to adopt this item.

Mr. Otto moved to adopt; Mrs. Kitchen seconded the motion. On a call of the vote, Mr. Campbell, Mrs. Byrge, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, Mr. Shaw, and Ms. Baker voted yea; none voted nay. The motion passes 8-0.

12. City Official Reports And Comments

Mr. Lyons thanked and offered his condolences to all the men and women who lost their lives on September 11, 2001, and especially the families that have survived and what they have been dealing with since that day. He thanked Council for supporting the additional police officers tonight. He thinks it is huge for what Council is doing to support the Police Division when it is so badly needed. He thanked Mr. Schaeffer for speaking during Citizens Comments.

Mrs. Kitchen apologized to the Arts and Beautification Commission for not attending the Marigold Festival. She said her job required her to be there instead. She said she was able to make it to Halftime USA; and after the chaos Friday night at Wayne High School, it was great to go to a wonderful, well attended, calm event.

Mr. Shaw said it has come to his understanding that it has been some time since Council had a joint meeting with its school partners. He said he thinks there is a lot to talk about, in addition to any type of events that took place recently at Wayne High School. He said this Council gave its word to the Huber Heights School Board to sit down and revisit any additional School Resource Officer (SRO) needs, public safety concerns, and street improvement plans within the school district such as turning radius and things of that nature. He said he would like to have a joint meeting by the end of this calendar year.

Mayor Gore asked Mr. Rodgers if there is no objection, to following the same process as last time, to determine possible dates for a joint meeting with the Huber Heights School Board.

Mr. Otto thanked Council for making a movement to build the police force to take care of not only those in the Police Division, but those in the community as well.

Mr. Webb welcomed Mr. Dzik. He said it has taken a while, but he believes Council made a great choice; and he is looking forward to working with Mr. Dzik.

Mayor Gore said he thinks he made his feelings about Mr. Dzik pretty clear prior to the swearing in ceremony. He said he thinks the decision Council made hit a home run, and he looks forward to Mr. Dzik's expertise in so many different areas



# RECORD OF PROCEEDINGS

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GOVERNMENT FORMS & SUPPLIES 844-224-3336 FORM NO. 10148

Held 6131 Taylorsville Road

September 11, 20 23

and seeing what he will bring to Council and this City, and the overall improvements to this City.

Mr. Webb thanked Mr. Chodkowski for wearing the twelve or so different hats he wore through his tenure as Interim City Manager.

Mayor Gore said he and Mr. Chodkowski had a conversation last Friday and in that conversation he expressed his appreciation to Mr. Chodkowski. He said it has been tough at times because there have been difficult conversations. He said in looking at the overall picture of work that has happened with only one person leading the administration and the City Staff, he said what has been accomplished in that time period being a number of people down is nothing short of a miracle. He said the things he and Mr. Chodkowski talked about in their conversation were genuine, he meant what he said, and he appreciates the service Mr. Chodkowski has given to the City over the past year and a half as difficult as it has been at times and as difficult as he himself has been to work for and with at times. He said he looks forward to having Mr. Chodkowski around for a while.

Mrs. Kitchen said the First Tier Suburbs group will be meeting in the City on September 27, 2023, which is the same time as the Wayne High School Homecoming Parade. She said she will be at First Tier Suburbs meeting, and she asked any Councilmember that can make it, even if it is late, to do so as she really wants to tout up the City. She said each month she gets to hear all the wonderful things that are happening in other suburbs, and it is time for this Council to tout what is being done in the City of Huber Heights.

### 13. Executive Session

There was no need for an Executive Session.

### 14. Adjournment

Mayor Gore adjourned the Regular Session City Council Meeting at 8:05 p.m.

Anthony C. Bowler  
Clerk of Council

09-26-2023  
Date

[Signature]  
Mayor

9/26/23  
Date