

RECORD OF PROCEEDINGS

Minutes ofHuber Heights City CouncilMeeting

In Council Chambers

Held6131 Taylorsville RoadFebruary 10 , 25

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

The Huber Heights City Council met in a Regular Session on February 10, 2025. Vice Mayor Mark Campbell called the meeting to order at 6:01 p.m
- Invocation - Pastor Randy Griffith Of The Free Methodist Church At 6875 Old Troy Pike, Huber Heights, Ohio**
- Pledge Of Allegiance**
- Roll Call**

Present: Scott Davidson, Kathleen Baker, Mark Campbell, Nancy Byrge, Brian Looney, Fred Aikens, Anita Kitchen, Don Webb

Absent: Jeff Gore

Staff Present: Assistant City Manager Aaron Sorrell; Clerk Of Council Anthony Rodgers; Law Director Christopher Conard; City Manager John Russell

Vice Mayor Mark Campbell noted that all of Council were in attendance except for Mayor Jeff Gore, who was absent due to illness. He stated that he would be presiding over the meeting. He asked for a motion to excuse Mayor Gore's absence.

Mrs. Byrge moved to excuse Mayor Gore's absence; Ms. Baker seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, and Mr. Davidson voted yea; none voted nay. The motion passes 8-0.

Mr. Aikens made a motion to reconsider Mr. Webb's absence at the January 27, 2025 City Council Meeting. Mr. Looney seconded the motion. On a call of the vote, Mr. Campbell, Mrs. Byrge, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, and Ms. Baker voted yea; none voted nay. The motion passes 8-0.

Mr. Aikens made a motion to excuse Mr. Webb's absence at the January 27, 2025 City Council Meeting. Mrs. Kitchen seconded the motion. On a call of the vote, Mrs. Byrge, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, and Mr. Campbell voted yea; none voted nay. The motion passes 8-0.
- Approval Of Minutes**

There were no minutes for approval.
- Special Presentations/Announcements**

There were no special presentations or announcements.
- Citizens Comments - Agenda Items**

There were no comments on agenda items from citizens.
- City Manager Report**

Mr. John Russell mentioned the upcoming art exhibition at the Huber Heights Community Center on February 15, 2025 from 1:00 p.m.to 5:00 p.m. In addition, Mr. Russell reminded everyone that on February 16, 2025, the We Are Warrior Girls will be performing at the Dayton Masonic Temple as part of the Dance Stomp Shake Event and he encouraged citizens to attend. Mr. Russell said the City's Tax Office was able to assist citizens, free of charge, with the filing of income taxes. He

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directed anyone interested to make an appointment either by going to the City's website or by calling the Tax Office directly.

9. Pending Business

There were no pending business items.

10. New Business

Vice Mayor Mark Campbell stated that at the previous Council Work Session on February 4, 2025, each of the items on this City Council Meeting agenda were discussed and vetted by the Council. Therefore, he said the items will be moved to a vote at this meeting. He said each Councilmember would be given time to discuss any agenda item if any new information had arisen since the last Council Work Session.

ADMINISTRATION

John Russell, City Manager

- A. A Resolution Authorizing The City Manager To Enter Into A Contract For Five-Years With Right Stuff Software Corporation For A Timekeeping System To Improve Operational Efficiency.
(first reading)

Mr. Russell reminded Council that this legislation was the first step in the Request For Proposals {RFP} process for a software solution to improve the City's timekeeping system.

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

- B. A Resolution Amending Exemptions From Real Estate Taxation For Improvements To Real Property Within The Pre-1994 Community Reinvestment Area No. 3.
(first reading)

Vice Mayor Mark Campbell made note that as mentioned earlier, this agenda item had been discussed at the February 4, 2025 Council Work Session.

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

- C. An Ordinance To Approve An Economic Development Plan For The Canal Heights Development Project And To State That The City May Hereafter Proceed With Creation Of Tax Increment Financing Incentive Districts.
(first reading)

Mr. Russell stated that this item was the first step in the creation of the Tax Increment Financing (TIF) District for the Canal Heights Development on Chambersburg Road.

Vice Mayor Mark Campbell said this item will be passed to a second reading

- D. A Resolution Authorizing The City Manager To Apply For And Accept Grant Funds From The Bureau Of Justice Assistance Bulletproof Vest Partnership For The Purpose Of Purchasing Replacement Protective Body Armor.
(first reading)

Mr. Russell stated that this item was to apply for a grant to replace bulletproof vests for the Police Division that had reached expiration. He said the grant would cover

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fifty percent of that cost.

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

- E. A Resolution Authorizing The City Manager To Apply For Grant Funding Through The Clean Ohio Trails Fund. (first reading)

Mr. Russell clarified for Council that, per Parks Manager Sarah Forsythe's previous presentation, this grant through the Clean Ohio Trails Fund is to help build recreational trails in Community Park and also in the Canal Heights Development.

Mr. Campbell said that the Council Work Session recommendation was to adopt this item.

Mrs. Byrge moved to adopt; Mr. Davidson seconded the motion.

Mrs. Kitchen expressed concern that two years prior, residents in the Dial Park area were apprehensive about putting trails in Dial Park.

Mr. Russell explained that these improvements would not occur near Dial Park but instead would consist of paving the pathways in Community Park for the purpose of improving traffic between Studebaker Park and Wayne High School as well as adding trails in the undeveloped land in the Canal Heights area.

Mrs. Kitchen responded that she believed it was the residents in the Canal Heights area that had the issue with expanding the trails.

Mr. Rodgers interjected that, to his recollection, the concern was specifically over the placement of paths and trails in the wooded area of Dial Park.

Mr. Aaron Sorrell confirmed that the previous plan was for significant trail development in the wooded area of Dial Park and that plan was the source of resident opposition.

Mrs. Kitchen asked that, should the City move forward with these improvements with this grant, that the City work closely with the residents of that area to ensure that the trails do not negatively impact them.

Mr. Russell stated that to his knowledge these improvements would not back up against any residential areas and he asked for confirmation on that point.

Mr. Sorrell stated that the City could easily use this grant money to build in the Dial Park area, but the current plan was to build a trail head in the southeastern corner of the Chambersburg Road property with the idea expanding into the 90 acres of land to the north, donated by the developer of Canal Heights, to create paved handicap accessible trails.

Mrs. Kitchen stated that she recalled residents being concerned about the impact on wildlife of trails being placed in Dial Park.

Mr. Sorrell stated that there are many trail pathways being considered, but that no trails were planned for the wooded area of Dial Park.

Mr. Webb added that he had spoken to the residents near Dial Park and the main

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concern was they did not want bike trails for mountain bike groups that would run right against their properties, but this new plan did not include that possibility.

Ms. Baker reiterated that the concerns of the residents were against a destination bike location basically in their backyards that would cause parking issues and a nuisance. She also reiterated that this new plan did not include any building in that area.

Mr. Russell confirmed that he had heard all of the issues and concerns brought up at the meeting, and he was committed to working with the community and being a good neighbor and custodian of the City's parks. He stated that it is not easy to develop parks for the betterment of the community as a whole while not upsetting homeowners in proximity, but he is determined to work with the community to come up with the most amenable solutions.

On a call of the vote, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Aikens, Mr. Looney, and Mrs. Kitchen voted yea; none voted nay. The motion passes 8-0.

- F. A Resolution Authorizing The City Manager To Seek Grant Funding Through The Recreational Trails Program.
(first reading)

Mr. Russell stated that this item to seek a grant through the Recreational Trails Program, is in conjunction with the previous item to improve and expand trails in the Canal Heights Development and Community Park. He commended Parks Manager, Sarah Forsythe on her tenacious work in securing funding to improve the City's parks.

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

11. Citizens Comments - General

Mr. Jeff Morford spoke about the annexation of the land in Bethel Township without the express, direct, implied support or approval of the residents of Bethel Township. He read from the Constitution regarding each citizen's right to vote and that this right shall not be denied or abridged. He continued by reading a statement from President Ronald Reagan which said, "Freedom is never more than one generation from extinction". He said Huber Heights' freedom to vote has been at the expense of its neighbors in Bethel Township who were not provided the same freedoms. He said all are U.S. citizens and should all have the same rights and freedoms. He discussed discrimination and a violation of liberties. He lamented that this annexation was moved by greed and ignored the wishes of the residents of Bethel Township. He commented on how years ago, New Carlisle voted no to annex parts of Bethel Township, and did so honorably, whereas Huber Heights' motto should be, "Money first, money first. money first." He closed by thanking the Councilmembers for not cutting his time off and allowing him to speak.

Ms. Sue White of 6676 Oakwood Lane in Huber Heights stated she lives in Lillith Creek Estates and she was curious about what was happening with the large plot of land for sale next to her neighborhood.

Mr. Russell mentioned that the ADAMHS Board is the current owner of the property. He said it is currently up for bid at auction. Mr. Russell mentioned that the City attempted to buy the property with the intent of building senior housing

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similar to the type owned by Ms. White and maintaining a park in the rear of the property, but the ADAMHS Board refused the offer.

Mr. Sorrell informed Ms. White that the land is currently zoned for industrial use and any change to that zoning would have to go through a review with the Planning Commision and Council. He also explained that the area and building had lost its non-conforming zoning from a social service perspective as it was voluntarily discontinued, and therefore, any potential buyer wishing to change from the industrial zoning designation would have to go through the proper process to do so. He also noted that there is an open house for bidding on the property on February 17, 2025 which City Staff will be attending.

Ms. White expressed concern that the land which borders many houses in her neighborhood could be used for an industrial use.

Mr. Sorrell again stated that while this area is zoned for industrial use, it is currently in no shape to be used as such, and it would take a great deal of time and effort to achieve that goal. Moreover, he stated that, from a zoning perspective, the industrial zoning designation, other than it being deemed "open space" property, gives Ms. White and her neighborhood the best protection.

Mr. Christopher Conard explained that as the property was abandoned, there will be many permits needed to make any use of the area which gives the public lots of opportunities to be involved and to stay informed. He also stated that the City is very attuned to the concerns of the residents of the area, but that new owners of the land will have certain rights to develop it, within the parameters of the current zoning and any future zoning decisions.

Ms. White asks that should the property be used for any industrial purpose, could the City ask that the developer to put up fencing.

Mr. Conard assured Mr. White that natural screening, buffering, and setbacks all become major parts of any discussion to make sure long-term neighborhoods are protected and that resident voices will be heard on this topic.

Ms. White expressed that her wishes were to have housing similar to her current neighborhood in that area to keep up home values and to keep crime down.

Vice Mayor Mark Campbell interjected that, in an effort to ease anyone's minds, that he wanted to explain that the initial plan of the City was to put in housing that complimented the current neighborhood and to place a park in the rear of that property. Even though this property is going to auction, he said the City is keeping a close eye on the issue and is focused on making that plan come to fruition.

Mrs. Kitchen clarified that the land was given to the ADAMHS Board and that even with a public sale, she is adamant the land be used for a very special use.

Ms. Baker asked Mr. Sorrell to explain to the residents about the notification process regarding zoning.

Mr. Sorrell explained that with any zoning change application, property owners within 200 feet of the property would be informed, and he would reach out to the HOA's in the area as well.

Ms. Cheryl Benson of Huber Heights asked if there was any way, besides coming to Council, that she could be informed of what is going on with that property.

Mr. Sorrell offered to get her information and to stay in contact about any changes.

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Mr. Davidson spoke directly to Ms. White and Ms. Benson, stating that he has been in contact with the City Manager regarding this property and that he will be meeting with the HOA in the near future.

Vice Mayor Mark Campbell confirmed that Mr. Davidson has been speaking with City Staff and keeping updated on this topic. He complimented Mr. Davidson on being one of the best Councilmembers at working hard for the residents.

12. City Official Reports And Comments

Ms. Baker thanked the Huber Heights Rotary and the Huber Heights Athletic Foundation for doing a great deal for the community, specifically mentioning two recent fish fries.

Vice Mayor Mark Campbell asked Council and the meeting attendees to sing Happy Birthday to Mr. Webb.

Mr. Webb acknowledged the attendees, thanking them for their attendance, and seconded Mr. Campbell's assurances to the community that City Staff and Council are attuned to the residents and are committed to making this vision a reality.

Mrs. Kitchen reminded the audience that the property in question is owned by a government entity and that the ADAMHS Board has meetings on the last Wednesday of each month and anyone is welcome to attend and have their voices heard. Additionally, she added that one could look up the ADAMHS Board Members and speak to them directly.

Mr. Russell reiterated the idea of reaching out to the ADAMHS Board Members, but expressed his frustration that the ADAMHS Board refused to negotiate with the City and proceeded with the open auction.

Ms. Baker informed Council that the ADAMHS Board Members go into the meetings without seeing the agenda or any contracts and vote "blind". Therefore, Ms. Baker asked the community to contact these Board Members, voice their displeasure, and let them know how they would like the ADAMHS Board to handle this situation.

Mr. Conard noted that if the ADAMHS Board Members are not fully engaged, the City needs to make it clear that the City wants to be in partnership with the ADAMHS Board to create the best outcome for everyone, and that hearing from citizens is an important part of that process.

13. Executive Session

There was no need for an Executive Session.

14. Adjournment

Vice Mayor Mark Campbell adjourned the Regular Session City Council Meeting at 6:48 p.m.

Anthony C. Rudger
Clerk of Council

03-18-2025
Date

Mayor

3/18/25
Date