

RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3538 FORM NO. 1018
In Council Chambers

Held 6131 Taylorsville Road March 10, 20 25

1. Call The Meeting To Order - Mayor Jeff Gore

The Huber Heights City Council met in a Regular Session on March 10, 2025. Mayor Jeff Gore called the meeting to order at 6:01 p.m.

2. Invocation - Mister Raby Of The New Seasons Ministry At 5711 Shull Road, Huber Heights, Ohio

3. Pledge Of Allegiance

4. Roll Call

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

Absent: Brian Looney

Staff Present: Assistant City Manager Aaron Sorrell; Assistant City Manager Alex Zaharieff; Clerk Of Council Anthony Rodgers; Law Director Christopher Conard; City Manager John Russell; Police Chief Mark Lightner

Mayor Jeff Gore said Mr. Looney sent notice that he would be unable to attend the City Council Meeting. He asked for a motion to excuse Mr. Looney's absence.

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

5. Approval Of Minutes

A. City Council Meeting Minutes - January 13, 2025

The minutes for the January 13, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

B. City Council Meeting Minutes - January 27, 2025

The minutes for the January 27, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

C. City Council Meeting Minutes – February 24, 2025

The minutes for the February 24, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

6. Special Presentations/Announcements

A. Presentation Of Newly Hired/Promoted Employees Within The Police Division – Police Chief Mark Lightner And Mayor Jeff Gore

Police Chief Mark Lightner presented Mr. Rylan Dilbeck, Mr. Dylan Oney, Mr. Drew Metzger, and Mr. Darin Dalton as Huber Heights Police Officers hired in 2024. He also welcomed Ms. Grace Kisse and Ms. Emily Ledbetter as Dispatchers hired by the Police Division in 2024. He congratulated the Police Division's 2024 job promotions of Ms. Heather Flora to Communications Records Supervisor, Mr. David Culver to Police Sergeant, and Mr. Anthony Ashley to Deputy Police Chief.

Mayor Jeff Gore said that it was always a good day when the City is able to hire and promote members of the Police Division. He said that all Police Division jobs

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are difficult to do and that he is proud of the Police Officers and Dispatchers that are part of the City Staff. He said that the newly hired Police Officers have big shoes to fill, but that he is happy that they chose to pursue their craft with the City. He said that it takes a special person to do police and dispatch work as the job often requires helping residents who are having one of the worst days of their lives. He called the promotions within the Police Division well earned. He thanked all of the presentees for their service to the City.

7. Citizens Comments - Agenda Items

There were no comments on agenda items from citizens

8. City Manager Report

Mr. John Russell reminded everyone that with Daylight Savings Time, it is time to change the batteries in all fire detectors. He said that, in addition to the 2024 Police Division hires, the City had recently recruited Mr. Zachary Stapleton as a new Police Officer. He said that the Fire Division completed a required four-day live fire exercise last week. He stated that the Tax Division is available to help residents, by appointment, to file taxes and he encouraged everyone to try the e-file program.

9. Pending Business

- A. An Ordinance Approving The Editing And Inclusion Of Certain Ordinances And/Or Resolutions As Parts Of The Various Component Codes Of The City Code Of Huber Heights, Ohio; Providing For The Adoption And Publication Of New Matter In The Updated And Revised City Code As Supplement 20; And Repealing Ordinances And Resolutions In Conflict Therewith.
(second reading)

Mr. Anthony Rodgers stated that this agenda item is one of the usual updates to the City Code that is regularly brought before Council. He said that Supplement 20 represented the third quarter of 2024 updates and that all legal notices have been made.

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

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

10. New Business

CITY COUNCIL

Anthony C. Rodgers, Clerk Of Council

- A. A Motion To Appoint Larry Johnson To The Planning Commission To A Term Ending On January 31, 2028 Effective March 12, 2025 And To Appoint Matthew Shomper To The Planning Commission To A Term Ending On January 31, 2030 Effective March 10, 2025.

Mr. Rodgers said that Council had recently conducted interviews for openings on the Planning Commission, resulting in Mr. Larry Johnson and Mr. Matthew Shomper being the recommended candidates.

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

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

- B. A Motion To Appoint Melissa Gwinn And Mason Knickerbocker To The Arts And Beautification Commission To A Term Ending On June 30, 2028.

Mr. Rodgers said that the appointments of Ms. Melissa Gwinn and Mr. Mason Knickerbocker were to fill two vacancies on the Arts and Beautification Commission. He stated that all of the appropriate background checks had been completed.

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

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

- C. A Motion To Appoint Mia Honaker To The Culture And Diversity Citizen Action Commission To A Term Ending On December 31, 2027.

Mr. Rodgers stated that the appointment of Ms. Mia Honaker was more of a reappointment as Ms. Honaker was a member of the original group that helped form the Culture and Diversity Citizen Action Commission in 2020. He said that the background check on Ms. Honaker had been completed and he asked for Council's action on this appointment.

Mayor Jeff Gore thanked Ms. Honaker for her willingness to serve on the Culture and Diversity Citizen Action Commission once more.

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

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

- D. An Ordinance Approving The Editing And Inclusion Of Certain Ordinances And/Or Resolutions As Parts Of The Various Component Codes Of The City Code Of Huber Heights, Ohio; Providing For The Adoption And Publication Of New Matter In The Updated And Revised City Code As Supplement 21; And Repealing Ordinances And Resolutions In Conflict Therewith.
(first reading)

Mr. Rodgers stated that this agenda item is one of the usual updates to the City Code that is regularly brought before Council. He said that Supplement 21 represented the fourth quarter of 2024 updates and that all legal notices have been made. He said that this agenda item could be moved to a second reading.

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

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E. A Public Hearing Scheduled For March 10, 2025 By The Huber Heights City Council Pursuant To Ohio Revised Code Section 5709.40(A)(5)(f). The Developer Of The Incentive Districts Shown On The Attached Maps Intends To Develop A Residential Subdivision With Up To 283 Single-Family Homes Within The City In Order To Increase Available Housing Options Within The City. The Incentive Districts Shown On The Attached Maps Are Less Than 300 Acres In Size And Have A Continuous Boundary. The Overlays, As Defined In Ohio Revised Code Section 5709.40(A)(6) And Shown On The Attached Maps, Are Less Than 300 Acres In Size And Are Square Or A Rectangle Having Two Sides That Are Not More Than Twice The Length Of The Smaller Sides

Mayor Jeff Gore opened the Public Hearing scheduled for March 10, 2025 by the Huber Heights City Council pursuant to Ohio Revised Code Section 5709.40(A)(5)(f).

Mayor Gore asked City Staff to make its initial presentation.

Mr. Aaron Sorrell stated that there was no presentation, but that this Public Hearing was an opportunity for the two property owners to exclude themselves from the incentive districts. He stated that the property owners had been notified by mail about appearing at this Public Hearing, or could notify Mr. Sorrell of their intentions by e-mail prior to March 17, 2025. He said, to date, he had not heard from the interested parties.

Mayor Gore asked if the Law Director had any comments or wanted to provide any additional information.

Seeing none, Mayor Gore asked if there was anyone present to speak in favor of the approval of this issue.

Seeing none, Mayor Gore asked if there was anyone present to speak against the approval of this issue.

Seeing none, Mayor Gore asked if any member of the City Council had any comments, questions, or wanted to provide any additional information.

Mrs. Byrge asked Mr. Sorrell what the outcome would be if the property owners did not contact him by the March 17, 2025 deadline.

Mr. Sorrell said if the property owners do not respond by the March 17, 2025 deadline that the City would move forward with a TIF ordinance at one of the City Council Meetings in April, 2025.

Mrs. Byrge asked what if the responses from the property owners in question would be in opposition to the TIF district.

Mr. Sorrell responded that the two outcomes would be either the property owners objecting to the creation of the TIF district, or by not responding, and thereby signaling their willingness to move forward with the creation of the TIF district.

Mayor Gore asked if any member of the City Council had any comments, questions, or wanted to provide any 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 issue.

Mayor Gore asked if any representatives from the property owners had any comments or wanted to provide any additional information.

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

Seeing none, Mayor Jeff Gore said, barring further comments, this Public Hearing of the City Council pursuant to Ohio Revised Code Section 5709.40(A)(5)(f) is hereby closed.

ADMINISTRATION

John Russell, City Manager

- F. A Resolution Authorizing The City Manager To Appoint Jason Antonick As Economic Development Director.
(first reading)

Mr. John Russell said that Mr. Jason Antonick was the right person for the role of Economic Development Director. He said that he was impressed by Mr. Antonick's network of professional contacts, banking background, and experience with the Dayton Chamber Of Commerce. He stated that he would like to welcome Mr. Antonick to the position, and he acknowledged Mr. Antonick's family's presence at the meeting.

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

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

Mr. Antonick stated that he was honored to be the new Economic Development Director for the City of Huber Heights. He thanked Council for its trust in him and this opportunity. He stated that he looked forward to collaborating with City leaders, businesses, and community members to make Huber Heights an even better place to work, play, live, and invest.

- G. A Resolution To Appoint City Representatives To The Community Improvement Corporation Of Huber Heights (CIC) Board Of Trustees.
(first reading)

Mr. Russell stated that this legislation appointed himself, Mr. Jim Bell, Mr. Antonick, and Mr. Alex Zaharieff to the Community Improvement Corporation Of Huber Heights (CIC) Board Of Trustees.

Mayor Jeff Gore asked if this agenda item included the appointment of Mr. Campbell and himself also.

Mr. Russell stated that this agenda item also included the appointment of Mr. Campbell and Mayor Jeff Gore to the CIC Board Of Trustees.

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

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

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- H. A Resolution Authorizing The Execution Of A Development Agreement With GreyFoxCreekside, LLC For The Creekside Woods Development Project.
(first reading)

Mr. Russell reminded Council that this agenda item involved the Creekside Woods Development Project at the corner of Chambersburg Road and Wildcat Road.

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

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

- I. A Resolution Accepting The Wright-Patterson Air Force Base Compatibility Use Plan (CUP) In Good Faith And Endorsing The Implementation Strategies As Identified In The Plan.
(first reading)

Mr. Russell said this legislation accepted the Compatibility Use Plan (CUP) with the Wright-Patterson Air Force Base Regional Council Of Governments and the Dayton Development Coalition as it relates to the East Chambersburg Road Realignment Project.

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

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

- J. A Resolution Authorizing The City Manager To Continue Participation In The Multi-Jurisdictional Hazard Mitigation Plan In Conjunction With The Montgomery County Office Of Emergency Management.
(first reading)

Mr. Russell said this item authorizes the City's agreement with the Montgomery County Office Of Emergency Management for emergency planning and funding.

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

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

- K. A Resolution Authorizing The City Manager To Solicit Bids For The Repair And Resurfacing Of Tennis Courts At Thomas A. Cloud Memorial Park.
(first reading)

Mr. Russell stated this item authorizes the solicitation of bids for the resurfacing of the tennis courts at Thomas Cloud Park.

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

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

- L. A Resolution Authorizing The Purchase And Installation Of A Multi-Sport Court System At The Community Park Basketball Courts And Waiving The Competitive Bidding Requirements.
(first reading)

Mr. Russell said this item was for the repair of the basketball courts at Community Park. He stated that this surface is a multi-sport court system which will also allow for the expansion of the pickleball program in the summer.

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

Mr. Davidson made a motion to adopt; Ms. Baker seconded the motion.

Mrs. Kitchen stated that she would like to see cameras in Community Park. She stated that her neighbors complain of people in the park making noise at all hours. She stated that residents were growing weary of calling the Police Division to complain.

Mayor Jeff Gore stated that Council would discuss park security at the March 18, 2025 Council Work Session. He added that he had also heard the complaints and that the park security situation is being taken very seriously.

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

- M. A Resolution Declaring Certain City Property In The Police Division No Longer Needed For Municipal Purposes As Surplus And Authorizing Disposal Of Said Surplus Property.
(first reading)

Mr. Russell stated this item authorizes the disposal of eight surplus Police Division cruisers which represent the remainder of the City-owned vehicles. He said all other City vehicles have been obtained through the City's lease program.

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

- N. A Resolution Authorizing The City Manager To Award A Three-Year Contract And An Option For A One-Year Extension For The Provision Of Janitorial Services For The City Hall Building, The Police Building, The Senior Center Building, The Richard F. Shomper City Governance Center Building, The Huber Heights Community Center, The Montgomery County Municipal Court Building, And 6428 Chambersburg Road.
(first reading)

Mr. Russell stated this item will award a contract for janitorial services for all City buildings, which is currently being completed by the Public Works Division.

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

- O. A Resolution Declaring Support For The Preservation Of The Federal Tax Exemption Of Municipal Bonds.
(first reading)

Mr. Russell stated this legislation is in regard to the presentation Mr. Bell and Mr. Zaharieff provided in opposition to the federal proposal to eliminate tax exempt bonds for municipalities.

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

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

11. Citizens Comments - General

Dr. Ronald Fletcher of Dayton said as President of the Huber Heights Senior Center Board Of Directors, he wanted to thank Council for its assistance in creating the new senior center at the YMCA. Dr. Fletcher stated that it is crucial that, as a society, we rethink what senior centers are and how we view senior citizens. He said that it was important that senior centers address the physical, emotional, and mental needs of its members. He stated that the City should be aggressive in attaining grants through the state government to expand services further.

Mrs. Nancy Byrge thanked Dr. Fletcher for his leadership and vision in the transition to the new senior center.

Ms. Claudia Hurd of 6895 Willow Tree Lane in Huber Heights said that she wished to discuss the January 26, 2025 ADAMHS Board Meeting and governmental transparency. She stated that she went to the ADAHMS Board Meeting that Council had suggested to citizens who were interested in the sale of the Timbercrest property, but she found no one there who could speak to her about the sale. She stated that the next day she received a call from the ADAMHS Executive Director, Ms Kelly. Ms. Hurd explained that Ms. Kelly said she could not discuss the sale of the property fully until the January 26, 2025 ADAMHS Board Meeting minutes became public. Ms. Hurd stated that she was in possession of the January 26, 2025 ADAMHS Board Meeting minutes and she was appalled at what Mr. Russell said at that meeting. She stated that Mr. Russell told the ADAMHS Board that the Timbercrest property had a negative value and he offered the ADAMHS Board \$1.00 to purchase it, which she found to be insulting. Ms. Hurd stated that she found that the property was valued at \$5,000,000 and it sold at bid for \$2,135,000.

Mayor Jeff Gore stated that governmental transparency is critical, but that the City cannot be so open that it ends up negotiating against itself. He stated that there were negotiations with the ADAMHS Board prior to its January 26, 2025 meeting, and while the value of the land was worth more than \$1.00, there were expenses, such as \$600,000 to raze the current buildings to consider. He stated that the City was willing to enter into a partnership with the ADAMHS Board to split profits from future development that would have potentially been worth more than the \$2,135,000 that the property sold for. He stated that this split profit agreement was not shared with Ms. Hurd by the ADAMHS Board, and that for transparency to

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work, all sides need to be open. Mayor Gore said that Mr. Russell's frustration at the ADAMHS Board's January 26, 2025 meeting was due to the ADAMHS Board suddenly refusing to communicate with the City after months of negotiations. He stated that the City was working in good faith to get the best possible gains for itself and the ADAMHS Board, as well as attempting to control the sale and use of the land in order to ensure its best use for Huber Heights. Now, he said, the Council is waiting along with the remainder of the community to find out who the purchaser is and what the intentions for the property are.

Ms. Hurd responded that Council should have been more open with the ADAMHS Board and the January 26, 2025 ADAMHS Board Meeting minutes address its break in communication with the City.

Mrs. Kitchen stated that she had received calls from a number of the ADAMHS Board Members who said they had no idea the property sale negotiations with the City were happening, and that the ADAMHS Board was not being completely transparent.

Mayor Gore said that was what led Mr. Russell to attending the January 26, 2025 ADAMHS Board Meeting was communication between Ms. Kitchen and himself where he was made aware that a number of the ADAMHS Board Members did not know that the ADAMHS Board had cut off negotiations with the City.

Mr. John Osterfield of 4904 Meadow Vista Drive in Huber Heights stated that his property is near the new Public Works Division building and on February 15, 2025 there were construction workers on top of the building cursing loudly and repeatedly. He said that there are children in his neighborhood, and he does not want that type of behavior in the area. He asked what the Council was going to do to remedy this behavior.

Mayor Jeff Gore stated that these were contracted construction workers, not City Staff. He asked Mr. Russell to communicate with the contractor to explain that this type of behavior was not acceptable for City-contracted employees.

Mr. Osterfield said that he and a number of other Huber Heights residents came before Council nine years ago asking that the area where the new Public Works Division building is being built not be used for commercial use. He questioned the wisdom of the construction of a City building in a residential neighborhood.

Mayor Jeff Gore stated that the location was City Staff recommended and that the City wanted its Public Works Division facility to be more centrally located within Huber Heights. He said that Huber Heights was a growing community that needed an expanded Public Works Division facility which required the appropriate amount of property to build on. He said that public discussion on this topic began back in 2019.

Mr. Osterfield said that the clearing of the area for building had taken over a year and he questioned if other land would have been more cost effective to develop.

Mayor Jeff Gore stated that the City had a contract with the construction company for a set price, and if the company was wasteful and inefficient it was hurting itself and not costing the City.

Mr. Osterfield responded that the lengthy construction period is a very loud nuisance and his neighborhood is covered in dust due to the work.

Mayor Jeff Gore apologized for Mr. Osterfield's inconvenience, but once the project is completed, he said these issues should be resolved. He stated that the City will

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make efforts to keep down the dust issue by utilizing water trucks. He acknowledged that construction is not always a pretty process and that the Public Works Division facility is a big building.

Mr. Osterfield said that the facility should not have been built in this neighborhood and he asked if taxpayers had been able to vote on the construction location.

Mayor Jeff Gore stated the Public Works Division facility was discussed in public meetings, but was never put on the ballot as it was a decision that Council made based on the City's need.

Mr. Osterfield asked why the Public Works Division facility was not built behind Mayor Jeff Gore's house.

Mayor Gore stated that there were houses behind his house.

Mr. Osterfield stated that there were supposed to be houses built behind his house, not commercial buildings, as that is what the area was zoned for.

Mayor Jeff Gore asked Mr. Sorrell if the area of the Public Works building had been rezoned.

Mr. Sorrell stated that the area was not rezoned and was used appropriately.

Mr. Rodgers called Mr. John Morford to speak before Council.

Mayor Jeff Gore informed Mr. Morford that unless he was presenting new information that his time would be limited to two and a half minutes.

Mr. Jeff Morford of Bethel Township in Miami County 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 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 lamented that this annexation ignored the wishes of the residents of Bethel Township.

Mayor Jeff Gore informed Mr. Morford that his time had expired at two and a half minutes.

Mr. Morford asked why his time had been cut short.

Mayor Jeff Gore responded that Mr. Morford was repeating information he had previously shared.

12. City Official Reports And Comments

Mr. Campbell asked Mr. Russell if he was concerned about the property that was sold on Taylorsville Road that Ms. Hurd had discussed at the meeting.

Mr. Russell stated that he was concerned about it.

Mr. Campbell asked Mr. Russell who was with him when he attended the January 26, 2025 ADAMHS Board Meeting.

Mr. Russell responded that Mr. Sorrell and Mr. Zaharieff were in attendance with him at the meeting.

Mr. Campbell asked if the City's negotiations for the Taylorsville Road property were correctly summarized by Mayor Jeff Gore at this meeting.

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Mr. Russell responded affirmatively.

Mr. Campbell asked Mr. Sorrell what could be built on the Taylorsville Road property.

Mr. Sorrell stated that the lot is zoned I-1 and it could have a light industrial use or mixed use opportunity. He said that he assumed other uses for that fourteen acres would have to go through a rezoning process.

Mr. Campbell stated that similar situations have resulted in large storage facilities being placed in these locations which upset local residents. He asked Mr. Russell if this type of situation is what he was hoping to avoid through negotiations to purchase that land from the ADAMHS Board.

Mr. Russell said that is what he was trying to prevent, but he was also looking to create age-friendly housing. He reiterated that the City was willing to share profits with the ADAMHS Board as well as take on the expense of preparing it for construction.

Mr. Campbell noted that the City generates a substantial amount of funds for the taxpayers through its dealings with local developers. He asked Mr. Christopher Conard if land zoned for industrial use could be more valuable than land where this use was not permitted.

Mr. Conard stated that industrial use on this property could create great tax revenue due to job creation.

Mr. Campbell said what use might go on that property may not be what the City nor its residents were hoping for. He asked Mr. Russell if the discussions at this City Council Meeting regarding its dealings with the attempted Taylorsville Road land purchase through the ADAMHS Board were accurate.

Mr. Russell responded affirmatively.

Mr. Campbell asked Mrs. Kitchen to clarify her statements regarding her discussions with members of the ADAMHS Board and he questioned the honesty and transparency of the ADAMHS Board.

Mrs. Kitchen stated that she worked professionally with members of the ADAMHS Board who questioned her about the City's negotiations regarding the Taylorsville Road property. She said ADAMHS Board Members informed her that they had been lied to by the ADAMHS Board who told them the City was no longer interested in purchasing the Taylorville Road property.

Ms. Hurd stated that when she went to the January 26, 2025 ADAMHS Board Meeting, two of the ADAMHS Board Members were not allowed to ask Ms. Hurd questions regarding the Taylorsville Road property sale and the situation was very heated.

Mr. Campbell responded that the ADAMHS Board Members not being allowed to ask questions and get information seemed like a very suspect situation. He continued by stating that the City went into honest negotiations with the ADAMHS Board to acquire the Taylorsville Road property to enhance the area. Mr. Campbell asked Mr. Sorrell how much money the taxpayers will get through the approval of the Creekside Woods Development Project.

Mr. Sorrell said the total would be approximately \$3,200,000.

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Mr. Campbell confirmed that these funds would then be used to enhance the City of Huber Heights and its residents. He asked Mr. Russell if the ADAMHS Board believed that its split of the profits would have been less than the \$2,100,000 that it received from the Taylorsville Road property sale.

Mr. Russell agreed that this might be the case.

Mr. Campbell stated that he was bothered by the insinuation that Council and the City did not act in the best interests of the citizens of Huber Heights and as a life-long resident of the City that he is very passionate about its well-being. He asked Mr. Sorrell if the ADAMHS Board could put in conditions on the buyer of what could and could not be placed on the Taylorsville Road property.

Mr. Sorrell stated that it could put such conditions on the sale.

Mr. Campbell asked Mr. Conard to do what he could to get the terms of the Taylorsville Road property made public so that it is available for residents to see in an effort to maintain transparency.

Mr. Davidson spoke to Mr. Hurd stating that in a brief scan of the January 26, 2025 ADAMHS Board Meeting minutes that the minutes agree with what Mr. Russell and Mayor Gore have stated at this City Council Meeting.

Ms. Hurd stated that the ADAHMS Board was attempting to get funds to keep up its services and that the City's bid of \$1.00 was insufficient.

Mrs. Kitchen suggested that by walking away from the City's offer, the ADAMHS Board is merely attempting to recoup millions of dollars of public funds from a faulty contract it entered into with RI International, which was supposed to build a crisis center, but instead disappeared with the money.

Ms. Hurd stated that she was sorry that the City and the ADAMHS Board could not get along together.

Mr. Davidson stated that upon further review of the January 26, 2025 ADAHMS Board Meeting minutes, it stated that the City of Huber Heights was still open to communication with the ADAMHS Board.

Mayor Jeff Gore stated that he was curious who the final bidder was as, to his knowledge, the last bid he saw on the open bids for the Taylorsville Road property was \$530,000 which jumped to \$2,100,000 by end of the business day. He noted that prime real estate in Huber Heights goes for about \$100,000 to \$150,000 an acre and this property sold for \$336,000 per acre with an added \$600,000 tear down expense of existing buildings.

Mr. Webb directed Council to page two of the January 26, 2025 ADAMHS Board Meeting minutes and he asked Mr. Conard to explain a passage from the minutes stating that the recommended agreement for the final sale, once the property is sold, will go before the ADAMHS Board for approval.

Mr. Conard stated that there is a due diligence portion of the sale on the part of the ADAMHS Board that could relate to the property being sold as-is or could simply be a matter of the financing that needs to be approved. He stated that this deal is not yet closed and that there will still need to be a public meeting of the ADAMHS Board to approve the sale. He said, while the City and the residents might not agree or appreciate the sale of the property, the ADAMHS Board will go about things in the proper manner because it lawfully has to do so.

RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

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

Held 6131 Taylorsville Road

March 10, 2025

Mrs. Kitchen said that not only has she been a long-time Huber Heights resident, but that she has been in human services since she was eighteen years old. She said she ran mental health programs on that Taylorsville Road property. She said that it is a very personal area for her, and she will do everything she can to make sure that it is used in the proper way.

Ms. Sue White of Huber Heights stated that the old ADAHMS building was a very important part of Huber Heights and she was appalled at the condition of the location when she was able to see it at the open bid.

Ms. Cheryl Benson of Huber Heights asked Council if the ADAMHS Board is required by law to take the highest bid on its property.

Mayor Jeff Gore stated that the ADAMHS Board is not required to do so, but if the ADAMHS Board's desires were to raise funds then it makes sense that it would.

Mrs. Kitchen said that the ADAMHS Board had to conduct its own auction due to the fact that Montgomery County did not approve of what it was doing to the City of Huber Heights.

Mayor Jeff Gore added that the Council has a good working relationship with Montgomery County Administrator Mr. Michael Colbert, who, upon hearing that the ADAMHS Board had stopped communicating with the City, did not approve of its actions.

Ms. Baker stated that she had the utmost faith in Mr. Russell and Mr. Sorrell and know that they went into negotiations with the ADAMHS Board with the best of intentions. She said that from what she knows of the ADAMHS Board Members often come to its meetings without knowledge of what they are voting on.

Mr. Campbell asked Mr Russell about his vision for the ADAMHS Board property.

Mr. Russell stated that the City's goal was to create age-friendly housing mirroring the Willow Creek property and to keep a park in the back area of the property.

Mr. Campbell said he has the same vision for that property and he hopes that whatever goes into the ADAMHS Board property is complementary to the existing Willow Creek community.

13. Executive Session

There was no need for an Executive Session.

14. Adjournment

Mayor Jeff Gore adjourned the Regular Session City Council Meeting at 7:31 p.m.

Anthony C. Rodge 03-26-2025
Clerk of Council Date

Jeff Gore 03/26/25
Mayor Date