

RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3339 FORM NC. 1014 In Council Chambers

Held 6131 Taylorsville Road April 28 , 20 25

1. Call The Meeting To Order - Mayor Jeff Gore

The Huber Heights City Council met in a Regular Session on April 28, 2025. Mayor Jeff Gore called the meeting to order at 6:01 p.m.

2. Invocation - Pastor John Gakwaya Of The Compassion Free Methodist Church At 6875 Old Troy Pike, Huber Heights, Ohio

3. Flag Ceremony - Wayne High School Air Force Junior ROTC Honor Guard

4. Pledge Of Allegiance

5. Roll Call

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

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

6. Approval Of Minutes

A. City Council Meeting Minutes – April 14, 2025

The minutes for the April 14, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

7. Special Presentations/Announcements

A. Professional Municipal Clerks Week Mayoral Proclamation Presentation To Anthony Rodgers, MMC, Clerk Of Council, And Adam Clevenger, Deputy Clerk Of Council - Mayor Jeff Gore

Mayor Jeff Gore read and presented a proclamation to Clerk of Council Anthony Rodgers and Deputy Clerk of Council Adam S. Clevenger. He thanked Mr. Rodgers for his service, and lauded the importance of the Clerk of Council's work in allowing Council to perform its work effectively and efficiently. He proclaimed the week of May 4 - 10, 2025 as Professional Municipal Clerks Week.

Mr. Rodgers thanked Council for its kind words as well as its support, which allows the Clerk of Council's Office to perform its job effectively. He said he was proud to be able to represent the Council and work for the betterment of the City of Huber Heights.

8. Citizens Comments - Agenda Items

There were no comments on agenda items from citizens.

9. City Manager Report

City Manager John Russell encouraged residents of Huber Heights to complete a survey on the City's website and to give feedback on the community's desires for future park usage within the City. He invited local artists to rent a table at the City's upcoming Star Spangled Heights event on June 28, 2025, in order to sell items and create a craft marketplace for attendees to enjoy. He said there is a limit of fifty tables for the artisans to rent at the Star Spangled Heights event and that the tables could be reserved for \$50.00 on the City's website. He congratulated Firefighter Apprentice Ben Bentz and Firefighter Apprentice Abbie Dodge for passing the State of Ohio Firefighter II tests. He thanked the Fire Division's Community Outreach

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GOVERNMENT FORMS & SUPPLIES 04-22-2009 FORM NO. 10-1  
In-Council Chambers

Held 6131 Taylorsville Road April 28 , 20 25

Team for educating 147 civilians on how to perform CPR in 2024, and he encouraged residents of Huber Heights to sign up for this CPR training on the City's website. He commended the Police Division's Police Explorers group for its completion of the Police Response Tactics and Complete Responder classes, as well as participating in a firearms safety course. He informed the residents of Huber Heights of the Police Division's upcoming Safety Town program, which will teach children entering kindergarten about topics including traffic safety, bicycle safety, fire safety, stranger awareness, 911 usage, and much more. He said the Safety Town classes would be week-long learning experiences and would be offered August 4-8, 2025 and August 11-15, 2025, with registration available on the City's website.

Mrs. Anita Kitchen asked if the Safety Town program was only for students entering Huber Heights City Schools.

Mr. Russell said registration was limited to children entering Huber Heights City Schools due to the overwhelming popularity of the program. He said, should the program not reach capacity, an effort may be made to open the Safety Town program to outlying communities as well.

10. Pending Business

- A. An Ordinance Approving Individual Assessments Amounts And Directing The Director Of Finance Or His/Her Designee To Certify The Amounts To The Applicable County Auditor For Collection, And Declaring An Emergency. (second reading)

Mr. Russell said this item had been presented before Council by Financial Director Jim Bell at a previous meeting and that it referred to tax assessments for delinquent accounts and other assessments.

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

Mr. Campbell made a motion to adopt this item; Mrs. Byrge seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mayor Gore, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, and Mr. Davidson voted yea; none voted nay. The motion passes 9-0.

11. New Business

CITY COUNCIL  
Anthony C. Rodgers, Clerk Of Council

- A. A Motion To Appoint Keith Debraux To The Parks And Recreation Board For A Term Ending March 31, 2028.

Mr. Anthony Rodgers said the appointment of Mr. Keith Debraux to the Parks and Recreation Board was the recommendation of the City's interview panel. He said the background check on Mr. Debraux had been completed and he asked for Council's action on this appointment.

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. Campbell, Mrs. Byrge, Mayor Gore, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, and Ms. Baker voted yea; none voted nay. The motion passes 9-0.

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Huber Heights City Council

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GOVERNMENT FORMS & SUPPLIES 644-224-5339 FORM NO. 10-18

In-Council Chambers

6131 Taylorsville Road

April 28 , 20 25

Held

B. A Public Hearing Scheduled For April 28, 2025 By The Huber Heights City Council For Case RZ 25-07. The Applicant Is Shariten Rentals, LLC. The Applicant Is Requesting Approval For A Rezoning From Residential (R-2) To Industrial (I-1) To Facilitate The Reuse Of The Land For Industrial Purposes For Property Located At 4341 Taylorsville Road And Further Described As Parcel Number P70 04009 0057 On The Montgomery County Auditor's Map.

Mayor Jeff Gore opened the Public Hearing scheduled for April 28, 2025 by the Huber Heights City Council For Case RZ 25-07. He asked City Staff to make the initial presentation for Case RZ 25-07.

Assistant City Manager Aaron Sorrell gave a PowerPoint presentation on Case RZ 25-07. He said the property is 6.86 acres and currently zoned Residential (R-2) although it is currently being used for industrial storage and similar uses. He said all the adjacent land to this property is zoned Industrial (I-1). He said the owners are requesting to have the property rezoned from R-2 to I-1 to move it into compliance with current and future use. He said the City Staff analysis suggests that this Rezoning furthers the public interest in supporting industrial growth and orderly development. He said the current use is permitted in the I-1 district and that the site conforms to all setback and height requirements. He said City Staff recommend approval of the Rezoning from R-2 to I-1. He said the Planning Commission unanimously recommended approval of the Rezoning without conditions.

Mayor Gore asked if any representatives from Shariten Rentals, LLC had any comments or wanted to provide any additional information.

Seeing none, Mayor Jeff 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.

Mr. Davidson asked if the City was required to give notice of the Rezoning to homes in the nearby residential districts.

Mr. Sorrell said all homes within a 250-foot radius of the property were notified.

Ms. Baker asked if the property owner was interested in constructing new buildings on the land if it was rezoned to I-1.

Mr. Sorrell said the owner was undecided as to the future intentions with the property at this time.

Mayor Jeff 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 for Case RZ 25-07 is hereby closed.

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GOVERNMENT FORMS & SUPPLIES 944-224-3333 FORM NO. 10-15  
In Council Chambers

Held 6131 Taylorsville Road April 28 , 20 25

ADMINISTRATION  
John Russell, City Manager

- C. An Ordinance To Approve A Rezoning From Residential (R-2) To Industrial (I-1) For The Property Located At 4341 Taylorsville Road And Further Identified As Parcel Number P70 04009 0057 On The Montgomery County Auditor’s Map And Accepting The Recommendation Of The Planning Commission (Zoning Case RZ 25-07).  
(first reading)
- Mr. Russell said he had no further comments on this item.
- Mayor Jeff Gore said this item will be passed to a second reading.
- D. An Ordinance Amending Ordinance No. 2024-O-2676 By Making Supplemental Appropriations For Expenses Of The City Of Huber Heights, Ohio For The Period Beginning January 1, 2025 And Ending December 31, 2025.  
(first reading)
- Mr. Russell said this item was to approve the internal movement of funds needed to cover the costs of resolutions passed by Council.
- Mayor Gore said the Council Work Session recommendation was to waive the second reading and to adopt this item.
- Mr. Campbell made a motion to waive the second reading; Mr. Davidson seconded the motion. On a call of the vote, Mrs. Byrge, Mayor Gore, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, and Mr. Campbell voted yea; none voted nay. The motion passes 9-0.
- Mr. Aikens made a motion to adopt the item; Mrs. Kitchen seconded the motion. On a call of the vote, Mayor Gore, 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 9-0.
- E. An Ordinance Expressing The City’s Intent To Negotiate Jointly With Other Cities In The Region On A One Price Schedule Under Which Electric Light Services Shall Be Furnished To The Residents Of The City For The Purpose Of Street Lighting.  
(first reading)
- Mr. Russell said, as discussed at the previous Council Work Session, the City enters into negotiations every ten years with Miami Valley Lighting through the Miami Valley Communications Council. He said this item is to approve these negotiations along with neighboring communities to agree upon a one price schedule under which street light services will be furnished to the City.
- Mayor Gore said the Council Work Session recommendation was to waive the second reading and to adopt this item.
- Mr. Webb made a motion to waive the second reading; Mr. Looney seconded that motion. On a call of the vote, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, Mrs. Byrge, and Mayor Gore voted yea; none voted nay. The motion passes 9-0.

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In-Council Chambers

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Mr. Davidson made a motion to approve the item; 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, Mayor Gore, and Mr. Aikens voted yea; none voted nay. The motion passes 9-0.

12. Citizens Comments - General

Mr. Jeff Morford of 6570 East Walnut Street in Tipp City spoke about the annexation of the land in Bethel Township without the express, direct, implied support or approval of Bethel Township. He said the Council's decision to annex the land in Bethel Township was based on greed. He said that he wished to present new information to support his main theme, which is that if something is wrong it needs to be addressed until the situation is remedied. He said, after his speech on December 9, 2024, that Mayor Jeff Gore suggested Mr. Morford's message would be best served if directed towards another organization. He said Mayor Jeff Gore then informed him that he was always welcome to come before the Huber Heights City Council. He said cutting his time down to two and a half minutes at later City Council Meetings did not seem very welcoming. He said the reduction in his time to speak was an effort to take away his voice and to sway him from attending future Huber Heights City Council Meetings.

Mayor Jeff Gore said Mr. Morford is always welcome at City Council Meetings. He said the annexation laws were followed lawfully. He said his recommendation that Mr. Morford take his message elsewhere was sound advice as the annexation has already passed and it was not going to change. He reiterated that Mr. Morford is welcome at City Council Meetings, but he encouraged him to not repeat the same message week after week, which will cause his time to be cut short.

13. City Official Reports And Comments

Mr. Aikens asked that drivers in Huber Heights please slow down on the streets with summer months approaching, as more children will be outside and could be endangered.

Ms. Byrge said the Hopping In The Heights event held on April 26, 2025 had a tremendous turnout and was well-received by the attendees.

14. Executive Session

There was no need for an Executive Session.

15. Adjournment

Mayor Jeff Gore adjourned the Regular Session City Council Meeting at 6:41 p.m.

Anthony C. Ruckel 05-15-2025  
Clerk of Council Date

Jeff Gore 05/15/25  
Mayor Date