

RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 014-221-3333 FORM NO. 10140
In Council Chambers

Held 6131 Taylorsville Road August 11, 2025

1. Call The Meeting To Order - Mayor Jeff Gore

The Huber Heights City Council met in a Regular Session on Aug 11, 2025. Mayor Jeff Gore called the meeting to order at 6:02 p.m.

2. Invocation - Pastor Leon Collins Of The Eastview Church Of God At 5289 Burkhardt Road, Dayton, Ohio

3. Pledge Of Allegiance

4. Roll Call

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

Absent: Scott Davidson

Staff City Manager John Russell; Clerk of Council Anthony Rodgers;

Present: Assistant City Manager Aaron Sorrell; Law Director Christopher Conard; Parks Manager Sarah Forsythe

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

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

5. Approval Of Minutes

A. City Council Meeting Minutes – July 28, 2025

The minutes for the July 28, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

6. Special Presentations/Announcements

A. 2025 City Beautification Awards Presentation – Ms. Sarah Forsythe, Parks Manager, And The Huber Heights Arts And Beautification Commission

Ms. Sarah Forsythe, Parks Manager, introduced a PowerPoint presentation highlighting the winners of the 2025 City Beautification Awards. She and the members of the Huber Heights Arts and Beautification Commission presented the winning representatives with City Beautification Award signs.

Mayor Jeff Gore thanked the 2025 City Beautification Awards winners for taking the time to make all of the respective properties beautiful. He said the City often hears about properties that do not keep grass cut or maintain respectable appearances. He said it was refreshing to have property owners in Huber Heights that cared about producing an attractive yard which can be appreciated by the entire community.

7. Citizens Comments - Agenda Items

There were no comments on agenda items from citizens.

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8. City Manager Report

Mr. John Russell said the City has created an Economic Development Grants Program which will award a total of \$125,000 to Huber Heights businesses and nonprofit organizations in 2025. He said the application period for the economic development grants will be from August 18, 2025 to October 17, 2025. He said for the week of August 11, 2025 to August 15, 2025, fire hydrants will be flushed in the area from Chambersburg Road to Fishburg Road north-to-south, and from the City limits to Bellefontaine Road west-to-east. He said the City is installing new stop signs at the intersection of Taylorsville Road and Rustic Woods Drive on August 29, 2025, making that intersection a four-way stop instead of the current two-way stop. He said the Huber Heights Community Garage Sale will take place from September 11, 2025 to September 14, 2025 with a registration deadline of 5:00 p.m. on September 8, 2025. He said registration for the Huber Heights Community Garage Sale can be made on the City's social media pages or by calling the City Hall main number.

Mrs. Byrge said the Wawa at the corner of Chambersburg Road and Old Troy Pike is now hiring. She said with the increased traffic expected at that Wawa location, the City should consider placing a sign for stopped traffic at the crest of the hill near the Wawa entrance on Chambersburg Road to reduce the possibility of accidents due to poor visibility.

Mr. Russell said he would inform City Engineer Russ Bergman of this issue. He said, as development happens along Chambersburg Road, the City intends to level out the hill near Wawa for increased visibility and safety.

9. Pending Business

There were no pending agenda items.

10. New Business

CITY COUNCIL

Anthony C. Rodgers, Clerk Of Council

- A. A Public Hearing Scheduled For August 11, 2025 By The Huber Heights City Council For Case BDP 25-16. The Applicant Is Rockford Homes. The Applicant Is Requesting Approval Of A Rezoning From Residence District (R1) to Planned Residential District (PR) And A Basic Development Plan For A 104-Lot Subdivision Development For Property Located At 4460 Fishburg Road, Huber Heights, Ohio And Further Described As Parcel Number P70 04007 0009 On The Montgomery County Auditor's Map.

Mayor Jeff Gore opened the Public Hearing for Case BDP 25-16.

Mr. Aaron Sorrell, Assistant City Manager, said the property at 4460 Fishburg Road is approximately forty acres and is currently zoned as Residential (R-1). He said the property is currently a working farm bordered by R-1 and Planned Residential (PR) Districts to the north and east, and Agricultural (A) properties to the south and west. He said the proposed development would consist of 104 single-family homes on lots either fifty or sixty feet wide. He said improvements in the grading of the property as well as the construction of a large retaining pond to the southeast of the development should assist with drainage concerns, as nearby communities have had issues with flooding during heavy rains. He said some neighboring residents of the property have voiced concerns regarding the new development. He said the current residents are concerned about the potential of increased traffic, trespassing into neighboring woods, water runoff issues, and the negative impact on Huber Heights schools. He said the Planning Commission unanimously recommended approval of

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the Rezoning and the Basic Development Plan for this property. He said City Staff recommend approval of the Rezoning and the Basic Development Plan provided the developer complies with all Fire Division requirements, constructs a six-foot wide sidewalk along Fishburg Road, addresses water drainage concerns, and places water and sanitary lines in the public easements.

Mayor Jeff Gore asked if any representatives from Rockford Homes had any comments or wanted to provide any additional information.

Mr. Jim Lipnos from Rockford Homes said the topography of the property allows for homes along the southeast side to have walkout basements.

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.

Ms. Dawn Selman of Huber Heights said she would like Council to explain to her why there is a need for a new development along Fishburg Road. She said traffic in that area is already heavy, and another development would make the situation impossible. She said there are no safe pathways in the area for children to get to school and the newly proposed six-foot wide sidewalk will not help, especially in light of the increased traffic. She said this development would take up farmland and woods, destroying the habitat of animals in the area that have nowhere else to go, as Huber Heights is building houses on top of houses. She said this proposed development is simply crammed with houses and has no recreation area for the residents who live there.

Mayor Gore asked if members of the City Council had any comments or questions, or wanted to provide any additional information.

Mrs. Byrge asked if the new development would have a preservation zone between it and the neighboring communities.

Mr. Lipnos said there would be a fifty-foot buffer along the west property line of the development.

Mrs. Byrge asked if plans had been made to account for erosion issues in the area, especially due to the topography of the land and the presence of homes with walk out basements.

Mr. Lipnos said preliminary grading plans indicate that there will be a need for a retaining wall. He said this retaining wall would be on the Homeowners Association (HOA) property, not on the individual homeowners' property.

Mr. Sorrell said concerns regarding the slope of individual lots and soil stability will be looked at more closely during the Detail Development Plan process.

Mr. Lipnos said Rockford Homes agrees to the terms and conditions set by City Staff regarding this new development.

Ms. Baker asked if any of the existing trees on the property would be left standing.

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Mr. Lipnos said there will be a fifty-foot buffer of trees left around the perimeter of the development, but that Rockford Homes would remove diseased or dying trees within that perimeter.

Ms. Baker asked if the retention pond would have a fountain installed.

Mr. Lipnos said fountains are recommended for retention ponds for the circulation of the water.

Mr. Aikens asked about any plans to widen Fishburg Road for this new development.

Mr. Lipnos said Fishburg Road would be widened by one lane for the entire length of the development.

Mayor Jeff Gore asked how much spacing there would be between existing homes along Endicott Road and this new development.

Mr. Sorrell said there would be nearly 150 feet of tree and yard space between the homes.

Mr. Campbell asked Mr. Sorrell if there were plans to conduct a traffic study on Fishburg Road.

Mr. Sorrell said there are plans to widen Fishburg Road after the widening of Chambersburg Road is completed.

Mr. Campbell asked if any parks or recreational areas would be created as a part of this new development.

Mr. Sorrell said the new Canal Heights project, located one block north of this new development, will have a park dedicated to residents in that area. He said this new development will be within the Lexington Place Tax Increment Financing (TIF) District, with Huber Heights taxpayers appreciating nearly \$6,000,000 in TIF revenue over thirty years from this development.

Mrs. Kitchen asked what could be done to mitigate issues related to field animals being pushed out of that area due to a large development being placed on the animals' habitat. She said recent developments near her home have pushed skunks, mice, and possums into her neighborhood.

Mr. Sorrell said developers are required to do environmental studies to ensure the safety of endangered species, but any issues regarding ordinary field animals would not be addressed.

Mr. Webb asked if this new development and the grading would assist with flooding issues that neighboring communities are experiencing.

Mr. Sorrell said that the improved grading would absolutely improve nearby flooding issues.

Mr. Webb asked if this new development would negatively impact any nearby water wells.

Mr. Sorrell said the new community would be entirely connected to City water, and it would not affect any nearby water wells.

Mr. Webb asked Mr. Sorrell if there was a need for more housing in Huber Heights.

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Mr. Sorrell said there is a great deal of demand for new housing within Huber Heights as more people are migrating to the area. He said that adding 104 homes to the community does not concern City Staff from a planning or economic standpoint.

Mayor Jeff Gore said homeowners are not selling as often as in the past, so people who wish to move into the area have no choice but to have new houses built. He said economic development in the area, including nearly 10,000 new jobs coming to Wright-Patterson Air Force Base in the next five years, is drawing more interest to the area. He said Council often hears about the need for new housing in Huber Heights.

Mr. Lipnos said there will be a variety of housing options within the new development, ranging from small ranch-style homes to larger two-story homes.

Mayor Jeff Gore said this variety of home styles within Huber Heights is attractive as members of the community often have the need to upsize or downsize residences depending on family or economic needs.

Mrs. Kitchen asked about the price range of the homes in the development.

Mr. Lipnos said the starting price of the homes will be between \$450,000 and \$500,000. He said the homes should sell at a steady rate at this price point.

Mr. Webb asked about the emergency access drive to the development for fire and rescue vehicles.

Mr. Sorrell said the emergency entrance would consist of grass-covered paving stones which would mimic a natural landscape in appearance. He said the emergency entrance would be blocked off from general use by residents in the development.

Mayor Gore asked one last time if there was anyone present to speak in favor of or against the approval of this issue.

Mayor Jeff Gore adjourned the Public Hearing for Case BDP 25-16.

ADMINISTRATION

John Russell, City Manager

- B. An Ordinance To Approve A Rezoning From Residence District (R1) To Planned Residential District (PR) And A Basic Development Plan For Approximately 38.88 Acres For A 104-Lot Subdivision Development For The Property Located At 4460 Fishburg Road, Huber Heights, Ohio And Further Identified As Parcel Number P70 04007 0009 On The Montgomery County Auditor's Map And To Accept The Recommendation Of The Planning Commission (Case BDP 25-16).
(first reading)

Mr. Russell said he had no further comments on this item.

Mayor Gore said the August 4, 2025 Council Work Session recommendation was to pass this item to a second reading.

Mr. Campbell made a motion to waive the second reading; Mrs. Byrge seconded the motion.

Mrs. Kitchen said she would like to delay approving this item due to Mr. Davidson's absence. She said since this new development would be within Ward 1, she would

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like to speak to him first to hear if any other residents have voiced concerns or opposition to this development.

Mr. Webb asked if there was an advantage to moving up the date to vote on this item.

Mr. Sorrell said approving this item at this meeting would allow the developer to close on the property sooner.

On a call of the vote, Mr. Campbell, Mrs. Byrge, Mayor Gore, Mr. Aikens, Mr. Looney, Mr. Webb, and Ms. Baker voted yea; Mrs. Kitchen voted nay. The motion passes 7-1.

Mr. Campbell made a motion to adopt; Mrs. Byrge seconded the motion. On a call of the vote, Mrs. Byrge, Mayor Gore, Mr. Aikens, Mr. Looney, Mr. Webb, Ms. Baker, and Mr. Campbell voted yea; Mrs. Kitchen voted nay. The motion passes 7-1.

- C. An Ordinance Authorizing Transfers And Advances Between Various Funds Of The City Of Huber Heights, Ohio And 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 Finance Director Jim Bell provided Council with a list of the supplemental appropriations at the August 4, 2025 Council Work Session.

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

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

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

- D. An Ordinance Authorizing A One-Time Transfer Of Monies From The General Fund To Document An Advance Previously Made To The Issue 2 Fund, And Declaring An Emergency. (first reading)

Mr. Russell said Finance Director Jim Bell recommended adoption of this legislation at the August 4, 2025 Council Work Session for accounting purposes.

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

- E. An Ordinance Approving The Plan Of Operation And Governance For The Sustainable Ohio Public Energy Council (SOPEC) Electric Aggregation Program, And For The Purpose Of Jointly Establishing And Implementing An Electric Aggregation Program. (first reading)

Mr. Russell said this item was the next step in the City's energy aggregation process.

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

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

Mrs. Kitchen made a motion to adopt the item; Mr. Aikens seconded the motion.

Mrs. Kitchen said she wanted to assure the residents of Huber Heights that, through this legislation, that Council is attempting to lower energy bills for the community. She said individuals have the right to opt out of this energy aggregation program.

Mayor Jeff Gore said entering into this electric aggregation program protects the City and its residents from potentially large spikes in electric costs.

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

- F. A Resolution Authorizing The City Manager To Solicit Bids And Award A Contract To A Qualified Firm For Professional Services Related To Updating The City's Zoning And Subdivision Ordinances.
(first reading)

Mr. Russell said this item relates to the updating of the City's zoning and subdivision ordinances. He said the City has received a \$50,000 grant from the State of Ohio to be used for this project.

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

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

- G. A Resolution Authorizing The City Manager To Purchase Leaf Collection Vacuum And Appurtenant Equipment Thereto For The Public Works Division And Waiving The Competitive Bidding Requirements.
(first reading)

Mr. Russell said Public Works Manager Mike Gray presented this item to Council at the August 4, 2025 Council Work Session. He said the new leaf vacuum truck is needed to replace the current one which is owned by the City and is at the end of its service life.

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

Mr. Webb made a motion to adopt the item; Mr. Aikens seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mayor Gore, 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 of Bethel Township said he has been regularly attending City Council Meetings to speak his mind regarding the City's annexation of Bethel

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Township property. He said Council does not appreciate his comments and continually cuts his time to speak. He said Council is trying to quiet his voice so that the residents of Huber Heights will not hear what he has to say. He said local and state representatives along with their developer partners are taking away the citizens' rights to govern acceptable development within their communities. He said he supports the rights of landowners to sell and develop his or her land, as long as established zoning regulations are adhered to. He said annexation laws have taken away the voice of township voters.

Mr. Campbell asked if Mr. Morford had any information as it relates to State of Ohio representatives working on an amended annexation law.

Mr. Morford did not respond.

12. City Official Reports And Comments

Ms. Baker congratulated Mayor Jeff Gore and City Manager John Russell on a successful Cups and Conversations event at the Huber Heights Senior Center on August 6, 2025. She said City residents are already asking for another one.

Mrs. Kitchen thanked the City of Centerville for hosting the First Tier Consortium social event on August 6, 2025.

Mr. Webb thanked the Police Division and the Fire Division for the family-friendly National Night Out event on August 5, 2025. He congratulated the Arts and Beautification Commission on its work promoting the 2025 City Beautification Awards.


Mrs. Kitchen asked residents to drive safely and look out for children on the roads with school starting up soon.

13. Executive Session

There was no need for an additional Executive Session.

14. Adjournment

Mayor Jeff Gore adjourned the Regular Session City Council Meeting at 7:10 p.m.


Clerk of Council

08-26-2025
Date


Mayor

8/26/25
Date