

RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 614-224-3336 FORM NO. 10148

In Council Chambers

6131 Taylorsville Road

September 8, 2025

Held

1. Call The Meeting To Order - Mayor Jeff Gore

The Huber Heights City Council met in a Regular Session on September 8, 2025. Mayor Jeff Gore called the meeting to order at 6:00 p.m.

2. 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: Kathleen Baker, Scott Davidson, Brian Looney, Don Webb, Jeff Gore, Anita Kitchen, Fred Aikens, Mark Campbell

Absent: Nancy Byrge

Staff Present: City Manager John Russell; Clerk of Council Anthony Rodgers; Law Director Christopher Conard

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

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

5. Approval Of Minutes

A. City Council Meeting Minutes – August 25, 2025

The minutes for the August 25, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

6. Special Presentations/Announcements

There were no special presentations or announcements.

7. Citizens Comments - Agenda Items

There were no comments on agenda items from citizens.

8. City Manager Report

City Manager John Russell said even though September 8, 2025 was the last day to officially sign up for participation in the Community Garage Sale and to have the sale publicized by the City, residents were still able to hold a garage sale from September 11-13, 2025 without a permit. He said the Culture and Diversity Citizen Action Commission will be hosting the City's Multicultural Festival on September 13, 2025 from 11:00 a.m. to 6:00 p.m. at the Eichelberger Amphitheater. He said Fire Station 22, located at 7008 Brandt Pike, will be hosting an open house from 12:00 p.m. to 3:00 p.m. on September 28, 2025. He said the Huber Heights Police Division will be hosting its annual Pups and Police event at DogTown, located at 6119 Brandt Pike, from 5:00 p.m. to 7:00 p.m. on October 16, 2025. He said the Pups and Police event will include a Halloween costume contest, giveaways, face paintings for kids, nail trimmings for dogs, and a chance for attendees to meet with Huber Heights Police Officers and K9 units. He said the City's Economic Development Grants Program, which will award a total of \$125,000 in grants to Huber Heights businesses and nonprofit organizations in 2025, is still taking

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applications. He said the application period for the economic development grants will close on October 17, 2025.

9. Pending Business

There were no pending agenda items.

10. New Business

ADMINISTRATION

John Russell, City Manager

- A. 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)

City Manager John Russell said Finance Director Jim Bell brought this item before Council at the September 2, 2025 Council Work Session. He reminded Council that this item has no budgetary impact.

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

Mr. Davidson made a motion to adopt; Ms. Baker seconded the motion. On a call of the vote, 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 8-0.

- B. A Resolution Authorizing The City Manager To Amend Work Rules And Policies And To Establish Procedures For Implementing Personnel Regulations.
(first reading)

City Manager John Russell said Human Resources Manager Katie Knisley brought this item before Council at the September 2, 2025 Council Work Session. He said this item would allow the City Manager to regulate the day-to-day operations and policies related to City Staff administration. He said personnel issues and other items which are City Charter-related would still come before Council.

Mayor 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. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, and Mayor Gore voted yea; none voted nay. The motion passes 8-0.

- C. A Resolution Authorizing The City Manager To Execute Any Necessary Documents Or Agreements For Participation Agreements In Any Future Opioid Settlements.
(first reading)

Mr. Russell said this item would allow the City to receive funds from future opioid settlements. He said City Staff will present any expenditures regarding these funds before Council during the 2026 City Budget discussion.

RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

In Council Chambers

GOVERNMENT FORMS & SUPPLIES 044-224-3338 FORM NO. 10145

6131 Taylorsville Road

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Held

Mayor 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. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, Mayor Gore, and Mr. Aikens voted yea; none voted nay. The motion passes 8-0.

- D. A Resolution To Increase The Not To Exceed Amount For 911 Fleet And Equipment For The Purpose Of Purchasing Firefighting Personal Protective Equipment For Fiscal Year 2025.
(first reading)

Mr. Russell said Fire Chief Keith Knisley presented this item before Council at the September 2, 2025 Council Work Session. He said this item would increase the not to exceed amount for 911 Fleet and Management for the annual purchase of firefighting personal protective equipment (PPE) by \$20,000. He said the increase in the not to exceed amount was necessary due to the increased production costs of fire equipment and the hiring of new personnel.

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

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

- E. A Resolution To Increase The Not To Exceed Amount For Atlantic Emergency Solutions For The Purpose Of Purchasing Fire And EMS Apparatus Maintenance And Parts For Fiscal Year 2025.
(first reading)

Mr. Russell said this item relates to the necessary maintenance and repair costs of the City's fire truck and ambulance fleet through Atlantic Emergency Solutions. He said this increase of \$40,000.00 in the not to exceed amount for Atlantic Emergency Solutions is needed due to the increased repair costs for City vehicles.

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. On a call of the vote, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, Mayor Gore, 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 Prepare And Submit An Application To Participate In The Ohio Public Works Commission State Capital Improvement And/Or Local Transportation Improvement Program(s) And To Execute Contracts As Required For The Taylorsville Road 24" Water Main Project.
(first reading)

Mr. Russell said City Engineer Russ Bergman presented this item before Council at the September 2, 2025 Council Work Session, and this item relates to the installation of a twenty-four inch wide main water line along Taylorsville Road.

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

Mr. Looney made a motion to adopt; Mr. Webb seconded the motion. On a call of the vote, Mr. Davidson, Ms. Baker, Mr. Campbell, Mayor Gore, Mr. Aikens, Mr.

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Minutes of

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Looney, Mrs. Kitchen, and Mr. Webb voted yea; none voted nay. The motion passes 8-0.

- G. A Resolution Authorizing The City Manager To Enter Into A Contract To Purchase Two (2) Class 7 Snowplow Dump Trucks And Appurtenant Equipment Thereto For The Public Works Division And Waiving The Competitive Bidding Requirements. (first reading)

Mr. Russell said this item relates to the purchase of two snow plow dump trucks which are needed by the Public Works Division.

Mayor 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, Ms. Baker, Mr. Campbell, Mayor Gore, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, and Mr. Davidson voted yea; none voted nay. The motion passes 8-0.

- H. A Resolution To Amend Resolution No. 2025-R-7561 To Extend The Current Agreement And To Increase The Not To Exceed Amount For GreenTech Lawn And Irrigation For Additional Mowing, Landscaping, And Irrigation Services For The Public Works Division In Fiscal Year 2026. (first reading)

Mr. Russell said Public Works Manager Mike Gray presented this item to Council at the September 2, 2025 Council Work Session and that this item relates to the retention of the City's current landscaping contractor, GreenTech Lawn and Irrigation.

Mr. Aikens made a motion to adopt; Mr. Looney seconded the motion.

Mr. Webb congratulated the Public Works Division for its work in making the City of Huber Heights look beautiful.

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

11. Citizens Comments – General

Clerk of Council Anthony Rodgers invited Mr. Jeff Morford of Bethel Township to the podium to address Council.

Mayor Jeff Gore informed Mr. Morford that he would only be given ninety seconds to speak at this meeting due to having made repetitive speeches in the past.

Mr. Morford said the lawmakers of Ohio along with developers are taking away the rights of people to choose what happens in their communities. He said annexation can be handled cooperatively, but that the residents of Bethel Township have had annexation forced upon them by the City of Huber Heights and its City Council.

12. City Official Reports And Comments

Mrs. Kitchen said the Halftime USA band performance held at Wayne High School on September 6, 2025 was marvelously run and was a very successful event.

Mr. Campbell said there is currently a fifty-foot high mound of rocks alongside Bridgewater Road that is unsightly. He recommended that City Staff look into

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doing improvements in that area to shield the rocks from view and beautify the area.

Mr. Davidson said he agreed with Mr. Campbell's assessment of the rock pile along Bridgewater Road, but he added that the gravel that is spewed onto the road from it creates a hazard for motorcyclists.

Mrs. Kitchen said the mound of debris near the former Tall Timbers property on Old Troy Pike is very similar to this Bridgewater Road situation.

Mr. Campbell said the area near the former Tall Timbers property needs to be assessed and potentially have an earthen mound with trees built to shield the debris from Old Troy Pike to enhance the appearance of the location. He said anyone who was driving along I-75 and exited onto Little York Road to visit Huber Heights would be greeted with a mound of hard rock, a boulder crushing company, an unattractive Rural King parking lot, and if they turned right onto Old Troy Pike, the eyesore of debris that is at the former Tall Timbers location. He said most people who would see these sights would leave Huber Heights with a very poor impression of the City.

Mayor Jeff Gore said several of the entryways into Huber Heights clearly need worked on to improve the attractiveness of the City.

Mr. Campbell asked Council to permit Law Director Chris Conard to perform a case study to discover how Rural King was given a zoning variance which allows the company to store miscellaneous items in its parking lot. He said the Rural King parking lot is another eyesore in the City and he would like to see if the Council could find a way to overturn that variance.

Mayor Jeff Gore said Council could ask Mr. Conard to look into the background and potential legal remedy for the Rural King variance allowance barring any Councilmember's objection due to the cost of this endeavor.

Mr. Campbell asked if Rural King could be asked to move its assets stored in the front parking lot to the south of the building.

Mayor Jeff Gore said Rural King has been asked to make this move previously, but is unwilling to do so.

Mr. Campbell said he would prefer that Rural King construct a small building to the rear of its current location to house the items that are currently sitting in its parking lot.

Mayor Jeff Gore said the Rural King variance allowance was approved by the Planning Commission, not the Council. He said as long as he has been Mayor, the Council has never approved a Detailed Development Plan.

Mr. Campbell said a case study needs to be done regarding what allowed the Rural King zoning variance to happen. He said whatever allowed the Rural King zoning variance to happen, Council needs to change.

Mr. Conard said the City is currently rewriting its Zoning Code to prevent an issue like this from happening in the future. He said most of the City Councils he has worked with typically do not approve zoning variances.

Mr. Campbell said the City of Kettering was able to condemn a local shopping mall due to a lack of maintenance. He said the City of Kettering was then able to demolish the mall as it had become a blight to the community. He said this example

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could be used by Council to examine the possibilities to manage not only the Rural King eyesore, but other troublesome locations in Huber Heights as well. He said the

City has a Planned Unit Development (PUD) zoning district which states a business needs to maintain its property. He said City Staff and Council should not ignore the PUD and should take action to clean up the City.

Mr. Webb said the City's zoning variance allowed Rural King to have an outdoor sales area, not to simply dump what it wanted into the parking lot, creating an ugly nuisance. He said the Zoning Division has threatened Rural King with citations on numerous occasions which only results in temporary clean-ups by the business. He said other locations in the City, such as Kroger and Lowe's, have been given similar outdoor sales variances without the issues that Rural King has created. He said the debris being dumped at the former Tall Timbers site on Old Troy Pike has been found to contain asphalt, which is a groundwater contaminant. He said the asphalt is within the parameters of the City's water wells. He said Assistant City Manager Aaron Sorrell is currently working with the Ohio Environmental Protection Agency (OEPA) on this issue. He said as soon as the OEPA comes to a resolution on the issue, action will be taken. He said the City recently had to move its planned water well near Rip Rap Road due to its proximity to a City landfill. He said research should be done to see if the landfill of rock on Bridgewater Road contains groundwater contaminants within a water well designated area.

Mrs. Kitchen asked if anyone from City Staff or Council had contacted the Rural King corporate office to report the issues at the Rural King on Old Troy Pike.

Mayor Jeff Gore said he did not believe anyone had reached out to the Rural King corporate office, but he thought doing so was a good idea.

Mr. Campbell asked if a business which tracks debris onto the street from its location is required to clean up the materials left behind.

Mr. Webb said the construction company which built the Authentix apartments was required to clear the roads of any debris that its equipment tracked onto the street. He said businesses on Taylorsville Road that bring rocks and dirt onto the street are asked on occasion to clean up the debris, but it quickly builds back up.

Mayor Jeff Gore asked Mr. Russell to keep Council up to date on the City's progress as it addresses these issues.

13. Executive Session

There was no need for an Executive Session.

14. Adjournment

Mayor Jeff Gore adjourned the Regular Session City Council Meeting at 6:52 p.m.

Anthony C. Roddy
Clerk of Council

09-22-2025

Date

Jeff Gore
Mayor

9/30/25

Date