

RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 014-221-3333 FORM NO. 18148

In Council Chambers

Held 6131 Taylorsville Road

September 22, 2025

1. Call The Meeting To Order - Mayor Jeff Gore

The Huber Heights City Council met in a Regular Session on September 22, 2025. Vice Mayor Mark Campbell 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, Anita Kitchen, Fred Aikens, Mark Campbell

Absent: Nancy Byrge, Jeff Gore

Staff Present: Assistant City Manager Alex Zaharieff; Clerk of Council Anthony Rodgers; Law Director Christopher Conard; Fire Chief Keith Knisley

Vice Mayor Mark Campbell said Mrs. Byrge and Mayor Jeff Gore had given notice that they would not be present at the meeting.

Mr. Davidson made a motion to excuse the absences of Mrs. Byrge and Mayor Jeff Gore; Ms. Baker seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, and Mr. Davidson voted yea; none voted nay. The motion passes 7-0.

5. Approval Of Minutes

A. City Council Meeting Minutes – August 25, 2025

The minutes for the September 8, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

6. Special Presentations/Announcements

A. Fire Division Citizen Special Recognition Presentation – Fire Chief Keith Knisley

Fire Chief Keith Knisley and Fire Division Staff presented Citizen Special Recognition certificates to Ms. Kendra Davis, Ms. Jaymee Davis, Ms. Cali Davis, Mr. Tim Inlay, and Mr. Austin Inlay for saving a child from drowning in a pool at a Huber Heights residence on July 29, 2025. He said Ms. Jaymee Davis and Ms. Cali Davis discovered the child at the bottom of the pool and Mr. Kendra Davis and Mr. Tim Inlay pulled the child out of the water. He said Mr. Tim Inlay and Mr. Austin Inlay performed CPR on the child while Fire Division personnel were on route to the scene. He said when the Fire Division was initially called, the child was reported as being blue and without a pulse, yet through the cooperative effort of watchful and concerned citizens, the child was responsive and breathing by the time EMS personnel arrived on the scene.

B. Montgomery County Commissioner Presentation - Ms. Mary McDonald, Montgomery County Commissioner

Ms. Mary McDonald said she wanted to introduce herself to Council as the new Montgomery County Commissioner. She said she appreciates the challenges Council faces in its efforts to meet the needs of the residents of Huber Heights and that her office is always available to help meet those needs. She said the 2025 State Of The County Impact Report was available for Council to review and that she would provide each Councilmember with a copy.

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In Council Chambers

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Vice Mayor Mark Campbell thanked Ms. McDonald for her service to Montgomery County and for being a longtime friend to Council and the City of Huber Heights.

Ms. Baker asked if it was possible to bring back ED/GE Grants to the City as these grants assisted local businesses.

Ms. McDonald said the Montgomery County Board Of Commissioners is reviewing the budget, but due to significant budget cuts at the federal level, any potential ED/GE Grants would not be available until 2027 at the earliest.

7. Citizens Comments - Agenda Items

There were no comments on agenda items from citizens.

8. City Manager Report

Assistant City Manager Alex Zaharieff said attendance at the 2025 Huber Heights Multicultural Festival was twelve percent greater than in 2024 and the festival had eighteen vendors, of which, ten vendors had multicultural representation. He said this participation increase demonstrates the growing community engagement and strong multicultural programming that the City of Huber Heights provides to the community. 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 to Huber Heights businesses and nonprofit organizations in 2025, is still taking applications. He said the application period for the economic development grants will close on October 17, 2025.

Mrs. Kitchen asked if the Economic Development Grant Program had received applications in each of its funding categories.

Mr. Zaharieff said the Economic Development Grant Program had received applications for each of its funding categories.

9. Pending Business

There were no pending agenda items.

10. New Business

CITY COUNCIL

Anthony C. Rodgers, Clerk of Council

- A. An Ordinance Amending Chapter 168 – Citizen Complaint Review Board Of Part One – Administrative Code, Title Five – Administrative Of The Codified Ordinances Of Huber Heights, Ohio, And Declaring An Emergency. (first reading)

Clerk of Council Anthony Rodgers said this agenda item related to the update of membership criteria for applicants to the Citizen Complaint Review Board. He said the clarification and update of the language was to replace previous criteria for Citizen Complaint Review Board membership which was too limiting and prevented Council from considering otherwise qualified candidates.

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GOVERNMENT FORMS & SUPPLIES 344-921-3543 FORM NO. 10-01

In Council Chambers

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Vice Mayor Mark Campbell 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.

Mr. Webb thanked Mr. Rodgers for his excellent work in updating the membership criteria language for the Citizen Complaint Review Board.

On a call of the vote, Mr. Campbell, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, and Ms. Baker voted yea; none voted nay. The motion passes 7-0.

Mr. Davidson made a motion to adopt; Ms. Baker seconded the motion. On a call of the vote, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, and Mr. Campbell voted yea; none voted nay. The motion passes 7-0.

B. A Motion To Appoint Howard Adams And Tiara Brookshire To The Citizen Complaint Review Board For A Term Ending December 31, 2028.

Mr. Rodgers said this item relates to the appointment of Mr. Howard Adams and Ms. Tiara Brookshire to the Citizen Complaint Review Board (CCRB) for terms ending December 31, 2028. He said the updated language and criteria for Citizen Complaint Review Board membership, which was approved at this City Council Meeting, allows for these qualified individuals to serve on the CCRB.

Vice Mayor Mark Campbell 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. Looney, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, and Mr. Aikens voted yea; none voted nay. The motion passes 7-0.

ADMINISTRATION

John Russell, City Manager

C. An Ordinance Authorizing The City Manager To Execute A Termination Of A Restrictive Covenant Related To The Property Located At 8261 State Route 235, Huber Heights, Ohio And Further Identified As Parcel Number P70 01218 0016, And Declaring An Emergency.
(first reading)

Mr. Zaharieff said this agenda item relates to the removal of a deed restriction placed upon the property located at 8261 State Route 235 in Huber Heights. He said the deed restriction was placed upon this property two tenants ago and it needs to be removed so the new tenants can conduct business at the property. He said the deed restriction was placed upon the property by the City and therefore, the City has the right to remove the restriction. He said the Zoning Division has reviewed the deed restriction and has no issues with its removal.

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

Mr. Davidson made a motion to waive the second reading; Ms. Baker seconded the motion. On a call of the vote, Mrs. Kitchen, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, Mr. Aikens, and Mr. Looney voted yea; none voted nay. The motion passes 7-0.

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GOVERNMENT FORMS & SUPPLIES 314-220-3885 FORM NO. 10-09
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Mr. Webb made a motion to adopt; Mr. Looney seconded the motion. On a call of the vote, Mr. Webb, Mr. Davidson, Ms. Baker, Mr. Campbell, Mr. Aikens, Mr. Looney, and Mrs. Kitchen voted yea; none voted nay. The motion passes 7-0.

- D. A Resolution Authorizing The City Manager To Enter Into A Professional Services Agreement With Ego Midways For Carnival Rides And Attractions At The 2026 Star Spangled Heights Event.
(first reading)

Mr. Zaharieff said Council's approval of this agenda item would allow the City Manager to execute an agreement for rides and attractions on an expedited timeframe for the July 4, 2026 Star Spangled Heights event.

Vice Mayor Mark Campbell said the Council Work Session recommendation was to adopt this item.

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

Mrs. Kitchen asked if anyone from City Staff was responsible for seeking out sponsors for Star Spangled Heights in an effort to defer the costs of the event.

Mr. Zaharieff said he would speak to City Staff regarding this issue and inform Council of his findings.

Vice Mayor Mark Campbell said the City previously had sponsors which paid up to fifty percent of the costs associated with the Star Spangled Heights event.

On a call of the vote, Mr. Davidson, Ms. Baker, Mr. Campbell, Mr. Aikens, Mr. Looney, Mrs. Kitchen, and Mr. Webb voted yea; none voted nay. The motion passes 7-0.

11. Citizens Comments – General

Mr. Robert Munday of 4770 Kitridge Road in Dayton said he is deeply concerned about the safety of the children living in his neighborhood, which is situated along Kitridge Road adjacent to the City of Huber Heights. He said drivers are consistently driving at unsafe speeds along Kitridge Road and are a hazard. He suggested the City of Huber Heights put in place speed bumps or speed valleys on Kitridge Road to deter drivers from going at excessive speeds. He also suggested signage declaring children at play in the area that may warn drivers to proceed with more caution along Kitridge Road. He said he had noticed a greater police presence in the area, but he asked for more help.

Ms. Baker suggested placing digital speed readers along Kitridge Road to gather data on the speeding offenses, which would assist the Police Division on decisions about more closely monitoring the area.

Mr. Zaharieff said he would speak with the Zoning Division and the Police Division regarding the placement of a digital speed reader along Kitridge Road.

Mr. Munday said he felt a digital speed reader was a good idea, but he was unsure what helpful data it would provide to narrow down the times for the Police Division to best monitor the road as he felt drivers along Kitridge Road were unsafe at all times.

Mr. Davidson said he often does ride alongs with the Police Division, and he is

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aware that it closely monitors the Kitridge Road area due to known speeding concerns.

Mr. Webb said speeding and reckless operation is a concern throughout the City. He said City Staff have been given a directive to address this issue and have responded by hiring additional police officers and making it a priority to make City streets safer for everyone in the community.

Mr. Dominic Stratton of 7504 Mount Sterling Street in Dayton urged City Council to use whatever power it has to assist people suffering due to the conflict in Gaza. He said he has many friends who are trapped in Gaza, and he has contacted many state and local government agencies for any assistance that could be provided to assist the people there. He asked the City Council to draft a resolution condemning the human rights violations in Gaza and to do whatever it could to aid those who need medical attention or evacuation from the area.

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

Vice Mayor Mark Campbell 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 City Council is wrong for cutting his five minutes to speak down to ninety seconds. He said Council had done so to attempt to quiet his voice and to prevent the citizens of Huber Heights from hearing what he had to say regarding Council's actions. He 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

Mr. Aikens congratulated the Culture and Diversity Citizen Action Commission on its successful Multicultural Festival. He said the representation was very apparent, and the entertainment was excellent.

Mrs. Kitchen said the City Council will be hosting First Suburbs Consortium at 5:00 p.m. on December 3, 2025 at the new City Governance Center.

Mr. Webb said this year's Multicultural Festival was better than it has ever been. He said he would also like to promote the open house at Fire Station 22 on September 28, 2025, as it is an amazing event for the entire family.

Mr. Davidson said he had received many complaints regarding the playground closure at Shullgate Park.

Mr. Zaharieff said the City hired a third party evaluator to inspect the playground at Shullgate Park due to construction concerns, and it was found that the playground had been incorrectly installed and it was a hazard. He said City Staff were pursuing legal remedies for this situation as the original contractor that installed the playground equipment has not been responsive to fixing the issues.

Mr. Davidson said he has had many conversations in the community regarding the eyesore that is the Rural King parking lot. He said he wants to make it clear that he appreciates having Rural King in the community, but he would like to see the area

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cleaned up. He said he has also had complaints from the community regarding the dilapidated state of the gas station adjacent to Steak 'N Shake on Old Troy Pike. He asked if the Council had any plans to meet with the Huber Heights City Schools Board.

Mr. Rodgers said Council had a meeting planned with the Huber Heights City Schools Board, but its Superintendent asked to postpone any meetings with the City Council until further notice. He said he would reach out to the Huber Heights City Schools Board if Council directed him to do so.

Mr. Aikens asked if the construction company that installed the playground at Shullgate Park also built the new playground at Cottonwood Park.

Mr. Webb said the playgrounds were built by two different companies.

Mr. Aikens asked the community to please obey all of the posted playground rules in order to ensure the safety of participants and to keep the playground equipment in good condition as it is expensive to fix.

Vice Mayor Mark Campbell and Mr. Webb said they would support Mr. Davidson on setting up a meeting with the Huber Heights City Schools Board and asked Mr. Rodgers to contact its Superintendent.

13. Executive Session

Vice Mayor Mark Campbell said there is a need for an Executive Session.

Mr. Aikens made a motion to go into Executive Session to consider confidential information related to negotiations with other political subdivisions respecting requests for economic development assistance that involves public infrastructure improvements that are directly related to an economic development project and the Executive Session is necessary to protect the possible investment or expenditure of public funds to be made in connection with the economic development project at 6:58 p.m. Mrs. Kitchen seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb and Mr. Davidson voted yea; none voted nay. The motion passed 7-0. The City Council went into Executive Session at 6:58 p.m.

The City Council adjourned from Executive Session at 8:17 p.m.

There were no other actions taken or decisions made by the City Council following the Executive Session.

14. Adjournment

Vice Mayor Mark Campbell adjourned the Regular Session City Council Meeting at 8:17 p.m.

Anthony C. Rude 10/06/2025
Clerk of Council Date

M. J. O'Neil 10/06/2025
Vice Mayor Date