

# RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 304-229-3332 FORM NO. 10116  
In Council Chambers

Held 6131 Taylorsville Road October 13, 2025

**1. Call The Meeting To Order - Mayor Jeff Gore**

The Huber Heights City Council met in a Regular Session on October 13, 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. Flag Ceremony - Wayne High School Air Force Junior ROTC Honor Guard**

**4. Pledge Of Allegiance**

**5. Roll Call**

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

Absent: Brian Looney

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

Mayor Jeff Gore said Mr. Looney had given notice that he would not be present at the meeting.

Mr. Campbell made a motion to excuse the absence of Mr. Looney; Ms. Baker 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.

**6. Approval Of Minutes**

A. City Council Meeting Minutes – September 22, 2025

The minutes for the September 22, 2025 City Council Meeting were approved by the Huber Heights City Council as submitted.

**7. Special Presentations/Announcements**

A. Huber Heights Chamber Of Commerce 45th Anniversary Proclamation Presentation To Mr. Mason Hutton, Executive Director - Mayor Jeff Gore

Mayor Jeff Gore read and presented a proclamation to Mr. Mason Hutton and Mr. Jeff Blair of the Huber Heights Chamber Of Commerce. Mayor Jeff Gore thanked the Huber Heights Chamber Of Commerce for its distinguished service given to the City of Huber Heights. He proclaimed the month of November, 2025 as Huber Heights Chamber Of Commerce Month, and he encouraged the community to recognize the Huber Heights Chamber Of Commerce's contribution to the City.

Mr. Mason Hutton said the Huber Heights Chamber Of Commerce is proud of its partnership with the City, and he thanked the City Council for its efforts in bringing fifty new businesses to Huber Heights in the last two years.

Mayor Jeff Gore said small businesses are the backbone of any community and the Huber Heights Chamber Of Commerce serves local business very well.

**8. Citizens Comments - Agenda Items**

Mr. Rodgers said there was one citizens comment on Agenda Item 11-D.

# RECORD OF PROCEEDINGS

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Huber Heights City Council

Meeting

## In Council Chambers

GOVERNMENT FORMS & SUPPLIES 014-224-3538 FORM NO. 10148

Held 6131 Taylorsville Road October 13, 20 25

### 9. City Manager Report

City Manager John Russell said the Fire Division hired five new EMTs and three new firefighters last week. He thanked Council for approving the program which made the training and hiring of these new Fire Division personnel a possibility. He said the Police Division currently has open interviews available for people aged fourteen to twenty-one who may be interested in its new Police Cadet Program. He encouraged anyone who was interested in the Program Cadet Program, or know of someone who may be interested in it, to contact Officer Olinger at [dolinger@hhoh.org](mailto:dolinger@hhoh.org). 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 Parks and Recreation Department will be hosting a scary movie night at Thomas Could Park beginning at 7:00 p.m. on October 17, 2025. He said this event will include two movies and feature charcuterie dining options. 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 applications. He said the application period for the economic development grants will close on October 17, 2025.

### 10. Pending Business

There was no pending business.

### 11. New Business

#### CITY COUNCIL

#### Anthony C. Rodgers, Clerk of Council

- A. A Motion To Direct The Clerk Of Council To Respond To The Ohio Division Of Liquor Control With No Objections In Reference To The Transfer Of Liquor Permit #10007645-1 For Taquitos Uruapan Bar And Grill At 4480 Powell Road, Huber Heights, Ohio, 45424.  
(first reading)

Mr. Rodgers said this item relates to the transfer of a D-5 liquor permit at the 4480 Powell Road property from the former Mr. Pollo Mexican Grill to the new Taquitos Uruapan Bar and Grill.

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

Mrs. Byrge 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.

- B. A Motion To Appoint Wendy Knapp To The Arts And Beautification Commission For A Term Ending June 30, 2028.

Mr. Rodgers said this item relates to the appointment of Ms. Wendy Knapp to the Arts and Beautification Commission for a term ending June 30, 2028. He said Ms. Knapp is a frequent attendee at the City Council Meetings and is also the Branch Manager at the Huber Heights Library.

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

**RECORD OF PROCEEDINGS**

Minutes of

Huber Heights City Council

Meeting

**In Council Chambers**

GOVERNMENT FORMS & SUPPLIES 2014-22-3333 FORM NO. 10145

6131 Taylorsville Road

October 13, 2025

Held

Ms. Baker 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.

- C. A Resolution Authorizing The City Manager To Enter Into A Contract With The Miami County Public Defender Commission To Provide Statutorily Required Legal Counsel To Indigent Persons For Fiscal Year 2026. (first reading)

Mr. Rodgers said this item relates to the annual renewal of the Miami County Public Defender's contract for 2026.

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, 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.

**ADMINISTRATION**  
**John Russell, City Manager**

- D. An Ordinance To Declare The Huber Heights New Community Authority (NCA) To Be Organized And A Body Politic And Corporate; To Define The Boundaries Of The NCA's New Community District; To Provide The Method Of Selecting The Board Of Trustees Of The NCA; And To Fix The Surety For Bonds For The Board Of Trustees Of The NCA. (first reading)

City Manager John Russell said this item was brought before Council by Assistant City Manager Aaron Sorrell at the October 7, 2025 Council Work Session.

Mayor Gore 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; Mrs. Byrge 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.

Ms. Baker made a motion to adopt; Mrs. Byrge seconded the motion.

Ms. Cynthia Schwartz of Huber Heights said she had concerns regarding the City's decision to have only developer, business owner, and City appointed New Community Authority (NCA) Trustees on the NCA Board Of Trustees instead of electing NCA representatives from future residents of the Carriage Trail II community which will be within the NCA zone. She said the appointed Trustees would not relinquish their power and all future Trustees would only act in the interest of the City, developers, and business owners with no heed given to the residents. She said the practice of leaving out the residents from the decision-making process regarding the NCA that they live in is comparable to taxation without representation, as the NCA collects fees similar to taxes. She said she did not know when the public hearing was held regarding the NCA, and she did not see any minutes from such public hearing.

Mr. Campbell asked how the NCA Board Of Trustees could raise funds.

# RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 0014-221-0338 FORM NO. 10/05

## In Council Chambers

Held 6131 Taylorsville Road October 13, 20 25

Mr. Sorrell said the NCA Board Of Trustees could impose a myriad of different charges, including beverage charges, parking charges, and ticket revenue charges.

Mr. Campbell asked what the funds raised by the NCA Board Of Trustees would be used for.

Mr. Sorrell said funds raised by the NCA Board Of Trustees could be used for any public needs that it feels are important. He said the main use of the funds, at least early on, will be used towards the creation of the new music center planned for the area. He said Carriage Trails II would be located within the NCA zone, and the NCA Board Of Trustees would decide if community fees would be added to any development on that property.

Mr. Campbell asked who would make up the NCA Board Of Trustees.

Mr. Sorrell said the City Council would appoint four Trustees, the developer would appoint one Trustee, and the City Manager would appoint two Trustees. He said if the number of Trustees were to expand in the future that the representation would be kept balanced.

Mr. Campbell asked if any charges that the NCA Board Of Trustees imposes upon residential properties within Carriage Trails II would be brought before Council for approval or simply be dictated by the NCA Board Of Trustees.

Mr. Sorrell said the NCA Board Of Trustees would make all decisions regarding charges within the NCA zone. However, as a body politic, he said all NCA Board meetings would be open to the public as a means of transparency.

Mayor Jeff Gore asked if NCA charges imposed on residents wishing to buy a home within the NCA zone would have such charges disclosed to them prior to purchase.

Mr. Sorrell said any NCA charges imposed on potential homeowners would need to be disclosed and that failure to do so could invalidate such a charge.

Mr. Davidson asked if there was any potential, under this current NCA legislation, to allow future residents of Carriage Trails II to have representation on the NCA Board Of Trustees.

Mr. Sorrell said there was potential in the future for people who reside within Carriage Trails II to be appointed to the NCA Board Of Trustees by the City or the developer as the current members age out or the number of Trustees expands.

Mrs. Kitchen asked if there was a public hearing on the NCA.

Mr. Rodgers said the public hearing was held at City Hall, but it was not held during a City Council Meeting.

Mr. Sorrell said the public hearing was held on August 13, 2025 at 2:00 p.m.

Ms. Schwartz said she has never heard of a public hearing occurring at 2:00 p.m. She said minutes from this public hearing should have been made available to the public due to the Open Meetings Act.

Mr. Rodgers said the public hearing was an administrative process outside of a City Council Meeting proscribed by the Ohio Revised Code, and as such did not fall under the Open Meetings Act. He said the public hearing was properly noticed and was open to the public.

# RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 2014-227-3333 FORM NO. 10-03

## In-Council Chambers

Held 6131 Taylorsville Road October 13, 20 25

Ms. Schwartz asked where the public hearing was held.

Mr. Russell reiterated that the NCA Board Of Trustee public hearing was held at City Hall in the Council Chambers.

Ms. Schwartz said she saw the NCA Board Of Trustees public hearing notice, but she thought the 2:00 p.m. time was a typo, or she would have attended that public hearing and presented her issues at that time.

Mr. Campbell asked if potential NCA charges would make Carriage Trails II residents pay more in taxes than Carriage Trails I residents.

Mr. Sorrell said Carriage Trails II residents would not pay more taxes than Carriage Trails I residents.

Ms. Schwartz asked Council to choose its appointees carefully as it is taking away the election process for residents to have a voice in what happens in their community.

Mr. Sorrell said it was impractical to hold an election for new NCA Trustees. He said, in speaking with the City's NCA lawyers, City Staff was informed that due to the difficulties presented by holding elections, most NCA Board Of Trustees acquire new members through appointments only.

Mr. Campbell said that, unlike Carriage Trails I, the NCA would be an added layer of representation and accountability over Carriage Trails II to protect the interests of the businesses and residents in the NCA area.

Mr. Sorrell said Mr. Campbell's statement was correct.

Mrs. Kitchen said there were other residential areas within the NCA besides Carriage Trails II, such as apartment complexes along Executive Road, which need to be considered.

Mr. Sorrell said one of the NCA Board Of Trustees will be representing an apartment complex along Executive Boulevard.

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.

- E. A Resolution Accepting The Amounts And Rates As Determined By The Budget Commission Of Montgomery County, Ohio, Authorizing The Necessary Tax Levies And Certifying Them To The Montgomery County Auditor.  
(first reading)

Mr. Russell said this item was brought before Council by Finance Director Jim Bell at the October 7, 2025 Council Work Session. He said this annual legislation formally accepts the tax rates as set forth by Montgomery County.

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. 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.

# RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

## In Council Chambers

GOVERNMENT FORMS & SUPPLIES 944-224-3336 FORM NO. 10148

Held 6131 Taylorsville Road October 13, 20 25

- F. A Resolution Accepting The Amounts And Rates As Determined By The Budget Commission Of Miami County, Ohio, Authorizing The Necessary Tax Levies And Certifying Them To The Miami County Auditor.

(first reading)

Mr. Russell said this item was brought before Council by Finance Director Jim Bell at the October 7, 2025 Council Work Session. He said this annual legislation formally accepts the tax rates as set forth by Miami County.

Mr. Aikens 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.

- G. 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 Mr. Jim Bell brought this supplemental appropriations item before Council at the October 7, 2025 Council Work Session.

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; Ms. Baker 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.

Mrs. Byrge made a motion to adopt; Mr. Davidson 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.

- H. A Resolution Authorizing The City Manager To Submit An Application For Federal Infrastructure Investment And Jobs Act (IIJA) Funds Through The Miami Valley Regional Planning Commission (MVRPC) For The Chambersburg Road/City Of Dayton Paved Bike Path Trail. (first reading)

Mr. Russell said City Engineer Russ Bergman presented this item regarding a grant application for a bike path trail extension to Council at the October 7, 2025 Council Work Session.

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

Mr. Rodgers said there was a necessary amendment to the legislation as it relates to the percentage of the City's contribution to the project. He said the City's contribution dropped nearly \$4,000. He said the amended legislation was appropriately noticed.

Mr. Webb made a motion to amend the legislation as noticed; Mrs. Byrge seconded the motion. On a call of the 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.

# RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 014-229-3333 FORM NO. 10-115

## In Council Chambers

Held 6131 Taylorsville Road October 13, 20 25

Mayor Jeff Gore made a motion to adopt; Mr. Aikens 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.

- I. A Resolution Authorizing The City Manager To Apply For The State Fiscal Year 2027 Ohio Department Of Transportation (ODOT) Transit Programs, Including Federal And State Funds Administered By The Office Of Transit, And To Execute All Necessary Approvals.  
(first reading)

Mr. Russell said Mr. Jeffrey Adams brought this item regarding an Ohio Department Of Transportation grant application for transit services for special populations before Council at the October 7, 2025 Council Work Session. He said this item only relates to the application process of the grant. He said if the application is successful, City Staff will inform Council as to how the funds will be used.

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

Ms. Baker made a motion to adopt; Mrs. Byrge 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.

### 12. Citizens Comments – General

Mr. Robert Munday of Riverside said he wanted to return to Council to give his findings regarding cars speeding on Kitridge Road. He said since he last spoke to Council, the Police Division placed a speed monitor near his house along Kitridge Road. He presented Council with a report of times along with video evidence of when speeding was the worst in an effort to assist the Police Division as to the best times to place a police officer there to catch speeders and to slow down traffic.

Mayor Jeff Gore asked if the area Mr. Munday was referring to was in Riverside or the City of Huber Heights.

Mr. Russell said the Kitridge Road location Mr. Munday was discussing is right along the border, but it is within Huber Heights.

Mrs. Byrge said the Kitridge Road area has a lot of accidents.

Mayor Jeff Gore said speeding on Kitridge Road is a concern. He said Mr. Russell will be forwarding Mr. Munday's video records to the Police Division where the videos will be used in an effort to identify drivers who are not compliant with the laws. He said even though police officers cannot fine speeders retroactively, the police officers would be contacting drivers who are found to be non-compliant to give these drivers a warning regarding unsafe behavior.

Mr. Munday asked what Council's plans were to make drivers follow the laws.

Mayor Jeff Gore said there are more police officers on the street to crack down on unsafe drivers. He said the police officers would be writing more citations and giving out fewer warnings moving forward. He said you cannot make all people obey the laws, but he hoped with increased monitoring of the streets, more fines for not following the laws, and education regarding public safety, that more people would choose to be compliant. He said Mr. Russell would be meeting with the Police Chief to try and determine what roads need to be more closely monitored.

# RECORD OF PROCEEDINGS

Minutes of

Huber Heights City Council

Meeting

GOVERNMENT FORMS & SUPPLIES 304-229-3332 FORM NO. 10418  
**In Council Chambers**

Held 6131 Taylorsville Road October 13, 20 25

Mr. Munday thanked Council for its assistance and he suggested lowering the speed limit along Kitridge Road within the City of Huber Heights and possibly adding more signage.

Mayor Jeff Gore said Council would look into what further it could do to help the situation, and he thanked Mr. Munday for his attention to this problem.

Mr. Jeff Morford of Bethel Township 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. He said Council acted out of greed and without any compassion towards its neighbors in Bethel Township who strongly opposed annexation. He said Council did not do its due diligence regarding the damage the City of Huber Heights' annexation of Bethel Township would do.

Mayor Jeff Gore informed Mr. Morford his speech was again repetitive. Mayor Jeff Gore said if Mr. Morford's comments at the next meeting were similarly repetitive, Mr. Morford's time to speak before Council would be reduced to sixty seconds.

**13. City Official Reports And Comments**

Mr. Mark Campbell said he had the pleasure of driving around Huber Heights over the weekend, and he wanted to thank Mayor Jeff Gore and the Public Works Division for making the City more beautiful year by year.

Mayor Jeff Gore thanked Mr. Campbell for his kind words. He also thanked Public Works Manager Mike Gray and the Public Works Division for going above and beyond for the City. He said that although the beautification of Huber Heights might have begun in the northern portions of the City, the beautification will also move south over time.

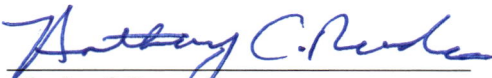
Mr. Campbell said the redevelopment of the former Marian Meadows site looks brand new. He thanked Mr. Aaron Sorrell for all of his guidance with the Marian Meadows project.

**14. Executive Session**

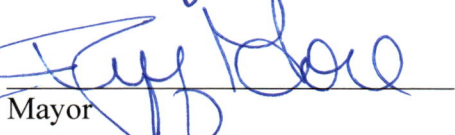
There was no need for an Executive Session.

**15. Adjournment**

Mayor Jeff Gore adjourned the Regular Session City Council Meeting at 7:07 p.m.

  
Clerk of Council

10-27-2025  
Date

  
Mayor

10/27/25  
Date