

CITY OF HUBER HEIGHTS
STATE OF OHIO

City Council Work Session
Hybrid In-Person/Remote Meeting

April 6, 2021
6:00 P.M.
City Hall – Council Chambers – 6131 Taylorsville Road

1. **Call Meeting To Order/Roll Call**

2. **Approval of Minutes**

   A. March 2, 2021

   B, March 16, 2021

3. **Work Session Topics Of Discussion**

   A. City Manager Report

   B. Housing Council Appointments

   C. Supplemental Appropriations

   D. Disposal of Surplus/Obsolete Equipment - Police Division

   E. Increase Spending Limits - HSI - IT Department

   F. Increase Spending Limits - Phoenix Safety Outfitters - Fire Division

G. Purchase of Ambulance - Fire Division

H. Purchase of Vehicle - Engineering Division

I. Demolition - Needmore Road Water Treatment Plant - Award Contract

J. Rehabilitation - Water Lines - Award Contract

K. Rehabilitation - Sewer Lines - Award Contract

L. Bellefontaine Road - Sidewalk/Path Extension

M. ZC 21-08 - Jing Realty, LLC - Rezoning/Basic Development Plan - Fishburg Road/Bellefontaine Road

N. Electric Vehicle Fees - State of Ohio

4. **Adjournment**

AI-7535 **Topics of Discussion** **B.**

Council Work Session

Meeting Date: 04/06/2021

Housing Council Appointments

Submitted By: Jason Foster

Department: Economic Development

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/06/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Housing Council Appointments

Purpose and Background

City Council will need to approve the reappointment of Scott Falkowski to the Housing Council for a three-year term beginning May 1, 2021. The Housing Council meets annually to review the Community Reinvestment Area (CRA) districts in order to file required annual status updates for each district with the State of Ohio. The Housing Council is comprised of City Staff and one community representative.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

No file(s) attached.

AI-7541 **Topics of Discussion** **C.**

Council Work Session

Meeting Date: 04/06/2021

Supplemental Appropriations

Submitted By: Jim Bell

Department: Finance **Division:** Accounting

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 04/06/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Supplemental Appropriations

Purpose and Background

The supplemental appropriations are for the following purposes:

- $184,000 payment from TED Fund to Water Fund for proceeds from land sales originally purchased by Water Fund.
- $29,310 for initial lease payment on 2021 medic.
- $111,900 for reimbursement of one-time costs in new Suez contract approved in January 2021, that Suez incurred due to system upgrade in 2020.
- $160,000 for demolition of old Needmore Road Water Treatment Plant.
- $80,300 for one-time expenses for new equipment in new Suez contract approved in January 2021.

Fiscal Impact

Source of Funds: Various Funds

Cost: $381,510

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

WHEREAS, supplemental appropriations for expenses of the City of Huber Heights must be made for appropriations of funds for various 2021 operating and project funding.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. Ordinance No. 2020-O-2453 is hereby amended as shown in Exhibit A of this Ordinance.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

EXHIBIT A

AMENDING ORDINANCE NO. 2020-O-2453 BY MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2021 AND ENDING DECEMBER 31, 2021.

1) Section 28 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 410 Transformative Economic Development Fund, as follows:

   a. Subsection a) Economic Development, Operations and Capital of $184,000.00.

2) Section 31 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 431 Fire Capital/Equipment Fund, as follows:

   a. Subsection c) Non-Departmental, Debt Service of $29,310.00.

3) Section 37 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 501 Water Fund, as follows:

   a. Subsection a) Engineering, Operations and Capital of $111,900.00.

4) Section 39 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 504 Water Utility Reserve Fund, as follows:

   a. Subsection a) Capital, Operations and Capital of $160,000.00.

5) Section 41 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 551 Sewer Fund, as follows:

   a. Subsection a) Engineering, Operations and Capital of $80,300.00.

Transformative Economic Dev Fund	$184,000.00
Fire Capital/Equipment Fund	$29,310.00
Water Fund	$111,900.00
Water Utility Reserve Fund	$160,000.00
Sewer Fund	$80,300.00

AI-7534 **Topics of Discussion** D.

Council Work Session

Meeting Date: 04/06/2021

Disposal of Surplus/Obsolete Equipment - Police Division

Submitted By:	Maria Beisel		
Department:	Police	**Division:**	Police
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/06/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

Disposal of Surplus/Obsolete Equipment - Police Division

Purpose and Background

The phones used in the Police Division are regularly upgraded by the vendor at no cost to keep up with current technology. While some of these phones are still operational, the phones are of minimum value for sale or trade. The Artemis Center, a local Domestic Violence Resource Agency conducts regular collection drives for phones to aid domestic violence victims. This donation will support that cause.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

List

Resolution

Phone Equipment to be donated to Artemis House. 03/2021

ITEM	SERIAL NUMBER
IPhone 5 SE	C39RL05PH2XG
IPhone 5 S	DX3Q235UFNJJ
IPhone 5 S	DX3Q239NFNJJ
IPhone SE	DX3Y1Q58HG6W
IPhone SE	DX3Y1R3XHG6W
IPhone SE	DX3Y1PXRHG6W
IPhone SE	F17DCL65PLJM
IPhone SE	356469109104668
IPhone 6 S	FFPWJY0EHFLR
VST	Mini Keyboard
Miscellaneous Cases	

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

DECLARING CERTAIN CITY PROPERTY IN THE POLICE DIVISION NO LONGER NEEDED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING DISPOSAL OF SAID SURPLUS PROPERTY.

WHEREAS, the City of Huber Heights is in possession of certain property including obsolete and unneeded cell phones in the Police Division; and

WHEREAS, the property is no longer needed for municipal purposes; and

WHEREAS, the Artemis Center, a local non-profit Domestic Violence Resource Agency is conducting a cell phone collection drive to aid domestic violence victims; and

WHEREAS, the Police Division obtained said equipment at minimal or no cost and wishes to support this drive.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. Consistent with the provisions of Ohio Revised Code Section 721.15 and applicable City codified ordinances and purchasing procedures, the following equipment is declared surplus, no longer needed for municipal purposes and authorization is hereby provided to dispose of the property consistent with the provisions of the Huber Heights Codified Ordinances by donating this equipment to the Artemis Center.

ITEM	SERIAL NUMBER
IPhone 5 SE	C39RL05PH2XG
IPhone 5 S	DX3Q235UFNJJ
IPhone 5 S	DX3Q239NFNJJ
IPhone SE	DX3Y1Q58HG6W
IPhone SE	DX3Y1R3XHG6W
IPhone SE	DX3Y1PXRHG6W
IPhone SE	F17DCL65PLJM
IPhone SE	356469109104668
IPhone 6 S	FFPWJY0EHFLR
VST	Mini Keyboard
Miscellaneous Cases	

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7527 **Topics of Discussion** **E.**

Council Work Session

Meeting Date: 04/06/2021

Increase Spending Limits - HSI - IT Department

Submitted By: Branden Payton

Department: Information Technology

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/06/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Increase Spending Limits - HSI - IT Department

Purpose and Background

The security cameras at the Police Division and the Court Building are old and obsolete. The entire system will need to be upgraded to a new DVR system with IP cameras.

Fiscal Impact

Source of Funds: IT Budget

Cost: N/A

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R

TO INCREASE THE NOT TO EXCEED AMOUNT FOR HSI FOR THE CALENDAR YEAR 2021 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, HSI services are needed to provide installation and support of security camera systems; and

WHEREAS, the City Charter requires that City Council approve all work performed by a single vendor in excess of $25,000.00 in any given year; and

WHEREAS, the City has determined to increase the not to exceed amount to pay HSI as needed, without delay; and

WHEREAS, City Council agrees that it is prudent and cost effective to increase HSI's amount to allow the company to perform additional work for the City due to additional services as needed, without delay.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to increase the not to exceed amount for HSI by $15,000.00 for a new total of $40,000.00 to cover all additional expenses throughout Calendar Year 2021 as needed.

Section 2. Consistent with the provisions of the City Charter and the Huber Heights Codified Ordinances, the competitive bidding requirements are hereby waived.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2021;
_____Yeas; _____Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

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AI-7539 **Topics of Discussion** F.

Council Work Session

Meeting Date: 04/06/2021

Increase Spending Limits - Phoenix Safety Outfitters - Fire Division

Submitted By: Keith Knisley

Department: Fire

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/06/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Increase Spending Limits - Phoenix Safety Outfitters - Fire Division

Purpose and Background

The Huber Heights Fire Division is requesting that the spending limit for 2021 be increased from $25,000 to $50,000 for Phoenix Safety Outfitters for equipment and supplies related to the hiring of new personnel.

Fiscal Impact

Source of Funds: Fire Operating and Capital Fund

Cost: $25,000

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

TO INCREASE THE NOT TO EXCEED AMOUNT FOR THE PURCHASE OF FIREFIGHTING PROTECTIVE EQUIPMENT AND CLOTHING WITH PHOENIX SAFETY OUTFITTERS FOR CALENDAR YEAR 2021 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, it is necessary to purchase and replace firefighting protective equipment and clothing for the Fire Division throughout a calendar year; and

WHEREAS, the annual purchase of firefighting protective equipment and clothing from Phoenix Safety Outfitters will exceed the authorized spending limit of $25,000 by an additional $25,000.00.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to increase the not to exceed amount for Phoenix Safety Outfitters by $25,000.00 to a new total of $50,000.00 for the purchase of firefighting protective equipment and clothing to cover all additional expenses throughout Calendar Year 2021 as needed. These purchases are specifically for newly hired employees and as part of the Fire Division's annual replacement program.

Section 2. The competitive bidding requirements are hereby waived consistent with appropriate provisions of the Huber Heights City Charter in Administrative Code Section 171.12(a)(2).

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7538 **Topics of Discussion** G.

Council Work Session

Meeting Date: 04/06/2021

Purchase of Ambulance - Fire Division

Submitted By: Keith Knisley

Department: Fire

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/06/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Purchase of Ambulance - Fire Division

Purpose and Background

The Fire Division is requesting the purchase of a new ambulance. This vehicle will be placed into a front line status allowing the remaining fleet to be rotated in such a manner as to spread out the overall mileage and wear-and-tear of the remaining vehicles. The oldest ambulance will be sold either through an approved auction site or as a direct sale. The Fire Division is requesting approval for the purchase of a new ambulance with a not to exceed amount of $265,000.00 from Horton Emergency Vehicles. Horton Emergency Vehicles has contracted with the State of Ohio's Term Pricing Schedule #800891. Once this vehicle is purchased and placed in service (about March 2022), the in service date for each medic will be:

Medic 22, 2021
Medic 23, 2022
Medic 25, 2018
Medic 24, 2017

Fiscal Impact

Source of Funds: Fire Capital Fund

Cost: $265,000

Recurring Cost? (Yes/No): No

Funds Available in Current Budget? (Yes/No): Yes

Financial Implications:

The method of purchasing/financing of the new medic will be determined by the Finance Department approximately two months prior to delivery.

Attachments

Ohio State Term Contract
Purchase Specifications
Purchase Quote
Resolution

STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICES
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395

GOVERNMENT PRICING SCHEDULE

SCHEDULE NUMBER: 800891

EFFECTIVE DATES: 01/01/2021 TO 12/31/2024

The Department of Administrative Services has completed the evaluation and analysis of the State Term Schedule (STS) offering submitted by the Contractor as listed herein. The Contractor listed herein has been determined to provide competitive, economical and reasonable pricing for the items contained in their offer. The respective offer, including the Standard Contract Terms & Conditions, any proposal amendment, special contract terms & conditions, specifications, pricing schedules and any attachments incorporated by reference and accepted by DAS become a part of this State Term Schedule.

This State Term Schedule is effective beginning and ending on the dates noted above unless, prior to the expiration date, the Schedule is renewed, terminated, or cancelled in accordance with the Standard Contract Terms and Conditions.

This State Term Schedule is available to all state agencies, state institutions of higher education and political subdivisions properly registered as members of the Cooperative Purchasing Program of the Department of Administration Services, as applicable.

Agencies are eligible to make purchases of the supplies and/or services in any amount and at any time as determined by the agency (see maximum order limit). The State makes no representation or guarantee that agencies will purchase the supplies and/or services approved in the State Term Schedule.

State agencies may make purchases under this State Term Schedule up to $2500.00 using the state of Ohio payment card. Any purchases that exceed $2500.00 will be made using the official state of Ohio purchase order (ADM-0523). Any non-state agency, institution of higher education or Cooperative Purchasing member will use forms applicable to their respective agency

This State Term Schedule and any Amendments thereto are available from the DAS website at the following address: http://procure.ohio.gov.

HORTON EMERGENCY VEHICLES CO

STATE TERM SCHEDULE

Index No. STS233
Eff. Date 01/01/2021

STATE OF OHIO
DEPARTMENT OF ADMINISTRATIVE SERVICES
GENERAL SERVICES DIVISION
OFFICE OF PROCUREMENT SERVICES
4200 SURFACE ROAD, COLUMBUS, OH 43228-1395

CONTRACTOR, PRICES, TERM SCHEDULE, ETC.

Send Purchase Orders To:

0000135826
HORTON EMERGENCY VEHICLES CO
3800 MCDOWELL RD

GROVE CITY, OH 43123

Remit To:

OAKS Contract ID:

800891

Contractor Contacts:

Mr. Jason Cavallo
Telephone: (614) 539-8181 x2306 Fax: Email: jason.cavallo@hortonambulance.com

Delivery:

See Notes Section

Terms:

Net 30 Days

Basic Order Limitations (Agencies should contact Procurement Services when they expect to exceed the Maximum Order Limitation.)

Minimum: $15.00
Maximum: $500,000

APPROVED PRODUCTS/SERVICES: Only those vendors, products, or services as listed in the price pages, approved by the Office of Procurement Services, may be purchased from this State Term Schedule. Any vendors, prices, terms, conditions, products or services not listed in the approve price sheets are outside the scope of this schedule.

MANDATORY USE CONTRACTS: All General Distribution Contracts (GDC), Limited Distribution Contracts (LDC), Multiple Award Contracts (MAC), and Request for Proposals (RFP) take precedence over this State Term Schedule (STS). This STS is only for governmental entities without a mandatory use contract.

EXCLUDED ITEMS: (State Agencies Only) in accordance with the Ohio Revised Code Section 5147.07, 125.60, through 125.6012, 5119.16 and 3304.28 through 3304.33 state agencies are required to purchase through Ohio Penal Industries (OPI); Community Rehabilitation Programs (CRP); Department of Mental Health and Addiction Services and Pharmacy Services (MHAS); and Opportunities for Ohioans with Disabilities (OOD). State agencies must obtain a waiver from OPI, CRP, DMHAS, Pharmacy Services, and/or OOD to procure from this schedule.

SPECIAL NOTE: The state of Ohio including but not limited to its agencies, boards, commissions, departments, state universities, state vocational schools, state community colleges of Ohio, and any entity authorized by law to use this State Term Schedule (STS) is not obligated to procure any products or services from this STS. This STS shall not be construed to prevent the state from purchasing products or services using other procurement methods as authorized by law.

NOTICE TO CONTRACTOR / VENDOR: It is the responsibility of the contractor's contact to maintain this State Term Schedule with current information. All updates i.e., telephone numbers, contact names, email addresses, tax identification number, prices, and catalogs etc., are required to be processed through the formal amendment authorization process which is initiated by way of a written request from the contractor's contact.

UNSPSC CODES (OAKS Category ID) and Item Descriptions:

All purchase orders placed against this contract shall use the following UNSPSC Codes when completing requisitions.

25101700 - Safety and rescue vehicles

NOTES:

ePROCURMENT: This contract will become part of an eProcurement System which will provide electronic contract and catalog hosting and management services. Ordering Agencies will access a web-based site to place orders for the procurement of goods and services using State of Ohio contracts. The Contractor agrees to establish, maintain and support an online contract and catalog.

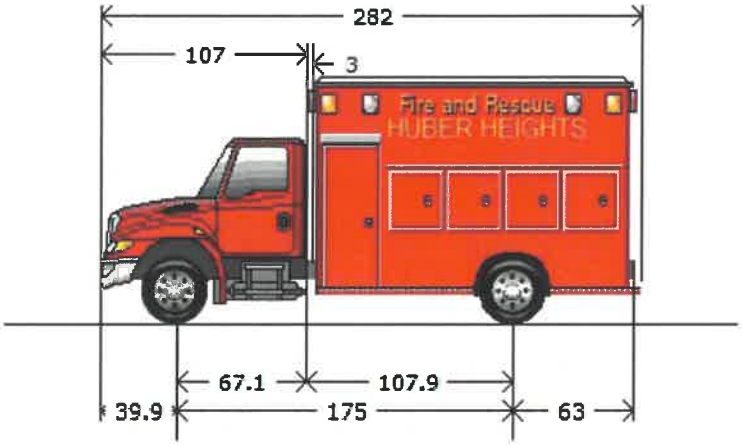
Delivery: 225-300 Days ARO-FOB Destination

INTERNATIONAL® March 02, 2021

Prepared For:
HUBER HEIGHTS/MV607/2022 M.Y./LIQUID SPRING
TODD M FITCH
3800 Mcdowell Rd.
Grove City, OH 43123-
(614)539 - 8181
Reference ID: N/A

Presented By:
RUSH TRUCK CENTERS
Timothy M White
3950 PARKWEST DR
COLUMBUS OH 43228 -
(614)541-4526

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2022 MV607 SBA LP (MV60H)

AXLE CONFIG:	4X2
APPLICATION:	Rescue
MISSION:	Requested GVWR: 25500. Calc. GVWR: 22500 Calc. Start / Grade Ability: 29.11% / 2.53% @ 55 MPH Calc. Geared Speed: 84.3 MPH
DIMENSION:	Wheelbase: 175.00, CA: 107.90, Axle to Frame: 63.00
ENGINE, DIESEL:	{Cummins B6.7 260} EPA 2021, 260HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 260 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 2200 EVS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Park Pawl, with 26,000-lb GVW and GCW Max
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-09-122A} I-Beam Type, 9,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor MS-17-14X-3DFL} Single Reduction, 17,500-lb Capacity, 190 Wheel Ends Gear Ratio: 4.88
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 245/70R19.5 Load Range H ENDURANCE RSA (GOODYEAR), 622 rev/mile, 81 MPH, All-Position
TIRE, REAR:	(4) 245/70R19.5 Load Range H FUEL MAX RTD (GOODYEAR), 622 rev/mile, 81 MPH, Drive
SUSPENSION, REAR, SINGLE:	{LiquidSpring} Accommodation Package for CBC/TSC Install, 13,500-lb Capacity, with Stacked Volume Tanks Under Left Rail and Power Module Mounted Behind Suspension
PAINT:	Cab schematic 100WP Location 1: 2562, Red (Prem) Chassis schematic N/A

Code	Description
MV60H00	Base Chassis, Model MV607 SBA LP with 175.00 Wheelbase, 107.90 CA, and 63.00 Axle to Frame.
1570	TOW HOOK, FRONT (2) Frame Mounted
1ANA	AXLE CONFIGURATION {Navistar} 4x2
	Notes : Pricing may change if axle configuration is changed.
1CAA	FRAME RAILS High Strength Low Alloy Steel (80,000 PSI Yield); 9.125" x 3.062" x 0.312" (231.8mm x 77.8mm x 8.0mm); with Transition to 6.500" x 3.062" x 0.312" (165.1mm x 77.8mm x 8.0mm); 388.4" (9864mm) Maximum OAL, For LP Chassis
1LNN	BUMPER, FRONT Contoured, Steel, Chrome Plated
1WEH	WHEELBASE RANGE 134" (340cm) Through and Including 197" (500cm)
2ATL	AXLE, FRONT NON-DRIVING {Meritor MFS-09-122A} I-Beam Type, 9,000-lb Capacity
3AGW	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 9,000-lb Capacity, with Shock Absorbers
	Includes : SPRING PINS Rubber Bushings, Maintenance-Free
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	Includes : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4732	DRAIN VALVE {Berg} with Pull Chain, for Air Tank
4AZJ	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System, with Automatic Traction Control
4EBT	AIR DRYER {Bendix AD-IP} with Heater
4EXP	BRAKE CHAMBERS, FRONT AXLE {Bendix} 20 SqIn
4EXS	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 24/30 SqIn Spring Brake
4LAG	SLACK ADJUSTERS, FRONT {Gunite} Automatic
4LGG	SLACK ADJUSTERS, REAR {Gunite} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VGA	AIR DRYER LOCATION Mounted Outside Right Rail, Forward of Front Wheel
4VKH	AIR TANK LOCATION (2) Mounted Under Battery Box, Outside Right Rail, Under Cab
4XDC	BRAKES, FRONT {Meritor 15X4 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 15" X 4", 13,200-lb Capacity
4XDU	BRAKES, REAR {Meritor 15X8.625 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 15" X 8.625", 21,000-lb Capacity per Axle
5710	STEERING COLUMN Tilting and Telescoping
5CBE	STEERING WHEEL 4-Spoke; 18" Dia., Black Leather Wrapped

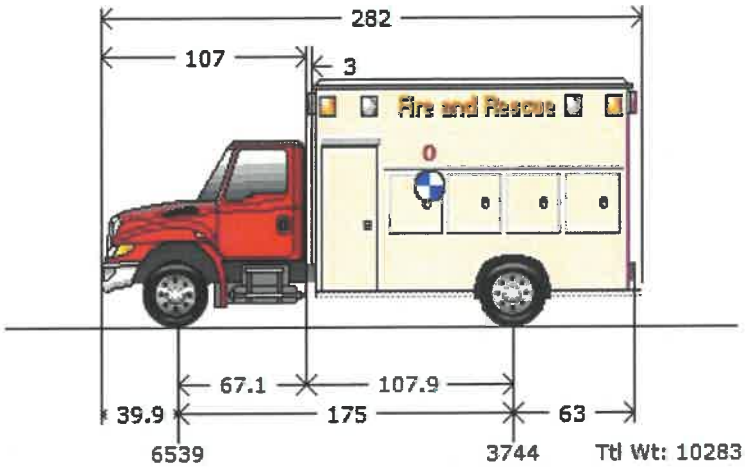
Code	Description
5PSA	STEERING GEAR {Sheppard M100} Power
6DGA	DRIVELINE SYSTEM {Dana Spicer} SPL100, for 4x2/6x2
7BME	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Under Right Rail Back of Cab, Includes Single Short Horizontal Tail Pipe
7SCP	ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger
7WZX	SWITCH, FOR EXHAUST 3 Position, Momentary, Lighted Momentary, ON/CANCEL, Center Stable, INHIBIT REGEN, Mounted in IP Inhibits Diesel Particulate Filter Regeneration When Switch is Moved to ON While Engine is Running, Resets When Ignition is Turned OFF
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment Includes : DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab : HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel : HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever : PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light : STARTER SWITCH Electric, Key Operated : STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector : TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature : TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted : WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever : WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted : WIRING, CHASSIS Color Coded and Continuously Numbered
8541	HORN, ELECTRIC (2) Disc Style
8718	POWER SOURCE Cigar Type Receptacle without Plug and Cord
8GXK	ALTERNATOR {Leece-Neville BLP4006HN} Brushless, 12 Volt, 325 Amp Capacity, Pad Mount, with Remote Sense
8HAB	BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn
8MSG	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud
8RMZ	SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THV	DISCONNECT, FRONT HARNESS for Guide Post Lights; Connectors Located at Headlight Connection, for Customer Installation
8VUX	BATTERY BOX Steel, with Plastic Cover, 25" Wide, 2-3 Battery Capacity, Mounted Right Side Under Cab
8WGL	WINDSHIELD WIPER SPD CONTROL Force Wipers to Slowest Intermittent Speed When Park Brake Set and Wipers Left on for a Predetermined Time
8WPB	HEADLIGHTS Halogen, Composite Aero Design, with Daytime Running Lights
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WPZ	TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights
8WRB	HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn on if Windshield Wipers are turned on
8WTK	STARTING MOTOR {Delco Remy 38MT Type 300} 12 Volt, Less Thermal Over-Crank Protection

Code	Description
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XKM	SWITCH, AIR HORN, PASSENGER Fire Truck Application; Momentary Switch Located in Instrument Panel Close to Passenger, Driver Also To Activate Switch with Lanyard
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HAN	INSULATION, UNDER HOOD for Sound Abatement
9HBM	GRILLE Stationary, Chrome
9HBN	INSULATION, SPLASH PANELS for Sound Abatement
9WAY	FRONT END Tilting, Fiberglass, with Three Piece Construction
9WBT	GRILLE EMBER SCREEN Mounted to Grille and Cowl Tray to Keep Hot Embers out of Engine and HVAC Air Intake System
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	Includes : PAINT SCHEMATIC ID LETTERS "WP"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10769	PAINT CLASS Premium Color
10SLV	PROMOTIONAL PACKAGE Government Silver Package
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	Includes : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12ERJ	ENGINE, DIESEL {Cummins B6.7 260} EPA 2021, 260HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 260 Peak HP (Max)
12TSY	FAN DRIVE {Borg-Warner SA85} Viscous Type, Screw On
	Includes : FAN Nylon
12UYE	RADIATOR Aluminum, 2-Row, Cross Flow, Over Under System, 717 SqIn Louvered, with 313 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler
	Includes : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VBR	AIR CLEANER with Service Protection Element
12VHP	FEDERAL EMISSIONS {Cummins B6.7} EPA, OBD and GHG Certified for Calendar Year 2021
12VXT	THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel

Code	Description
12WPV	OIL PAN 15 Quart Capacity, For Cummins ISB/B6.7 Engines
12WZE	EMISSION COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12XAT	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls, with Ignition Switch Control, for Cummins ISB/B6.7 and ISL/L9 Engines
13ATE	TRANSMISSION, AUTOMATIC {Allison 2200 EVS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Park Pawl, with 26,000-lb GVW and GCW Max
13WDH	WIRING, TRANSMISSION Installed Wiring for Transmission/PTO Controls, for Allison 1000, 2000, 2100, 2200, 2400, 2500 Series Transmission
13WLN	TRANSMISSION OIL Synthetic; 20 thru 28 Pints
13WVS	TRANSMISSION SHIFT CONTROL T-Handle
13WVW	NEUTRAL AT STOP OMIT
13WYY	SHIFT CONTROL PARAMETERS {Allison} 1000 or 2000 Series Transmissions, Performance Programming
13XAN	PTO LOCATION Customer Does Not Intend to Install PTO
14ANP	AXLE, REAR, SINGLE {Meritor MS-17-14X-3DFL} Single Reduction, 17,500-lb Capacity, 190 Wheel Ends . Gear Ratio: 4.88
14TDR	SUSPENSION, REAR, SINGLE {LiquidSpring} Accommodation Package for CBC/TSC Install, 13,500-lb Capacity, with Stacked Volume Tanks Under Left Rail and Power Module Mounted Behind Suspension
15LMS	FUEL/WATER SEPARATOR 12 VDC Electric Heater, Includes Pre-Heater, Includes Water-in-Fuel Sensor, Cummins Supplied on Engine
15SWU	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 40 US Gal (151L), Mounted Left Side, Under Cab
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab Includes : CLEARANCE/MARKER LIGHTS (5) Flush Mounted
16136	AIR CONDITIONER, PROVISION FOR Accommodation Package, for Air Conditioning, Includes Auxiliary Compressor in Secondary Position and Compressor Drive Effects for Vehicle with Primary Compressor Mounting
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GDG	GAUGE CLUSTER Premium Level; English with English Speedometer and Tachometer, for Air Brake Chassis, Includes Engine Coolant Temperature, Primary and Secondary Air Pressure, Fuel and DEF Gauges, Oil Pressure Gauge, Includes 5 Inch LCD Color Display
16GHU	GRAB HANDLE, CAB INTERIOR (2) Safety Yellow
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNV	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Cloth, Isolator, 1 Chamber Lumbar, 2 Position Front Cushion Adjust, -3 to +14 Degree Back Angle Adjust
16RPX	SEAT, PASSENGER {National} Air-Suspension, High Back with Integral Headrest, Cloth, Isolated, 1 Chamber Lumbar, 2 Position Front Cushion Adjustment, -3 to +14 Degree Seat Back Adjustment

Code	Description
16SDC	GRAB HANDLE, EXTERIOR (2) Chrome, Towel Bar Type, with Anti-Slip Rubber Inserts, for Cab Entry Mounted Left and Right Side at B-Pillar
16SNV	MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Turn Signals, Bright Heads, Black Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width
	Notes : Mirror Dimensions are Rounded to the Nearest 0.5"
16VBZ	SEAT BELT All Red; 1 to 3
16VKK	CAB INTERIOR TRIM Diamond, for Day Cab
	Includes : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Reading Lights; Integral to Overhead Console, Center Mounted : SUN VISOR (3) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Vanity Mirror and Toll Ticket Strap, plus 1 Auxiliary Visor (Front Only), Driver Side
16VLM	CAB REAR SUSPENSION Rubber Suspension, for Low Cab Height
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WBZ	ARM REST, LEFT, PASSENGER SEAT
16WJU	WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature
16WKZ	KEYLESS ENTRY SYSTEM REMOTE with Panic and Auxiliary Buttons, Includes One Key Fob (Transmitter)
16WSE	LOW WASHER FLUID INDICATOR
16XJN	INSTRUMENT PANEL Flat Panel
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DAY	WHEELS, FRONT {Accuride 29685} DISC; 19.5x7.50 Rims, Extra Polish Aluminum, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
28DAY	WHEELS, REAR {Accuride 29685} DUAL DISC; 19.5x7.50 Rims, Extra Polish Aluminum Outer Wheel 10-Hand Hole, Steel Inner Wheel 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
29580	WHEEL SEALS, FRONT {International} Oil-Lubricated Wheel Bearings
60ACW	BDY INTG, I/O EXP HARNESS {for Diamond Logic Builder} In-Cab wire harness (DLB) program only, Includes a harness with five blunt cut wires routed on lower left of instrument panel. Two ground active inputs and two (.5Amp) relay drivers outputs are provided
7789458132	(2) TIRE, FRONT 245/70R19.5 Load Range H ENDURANCE RSA (GOODYEAR), 622 rev/mile, 81 MPH, All-Position
7789458137	(4) TIRE, REAR 245/70R19.5 Load Range H FUEL MAX RTD (GOODYEAR), 622 rev/mile, 81 MPH, Drive
	Services Section:
40129	WARRANTY Standard for MV Series, Effective with Vehicles Built July 1, 2017 or Later, CTS-2020A
TSC	GROVER/HADLEY AIR HORNS MTD ON HOOD
	SPECIAL PROGRAMMING
	CONTINUE EXHAUST TO EXIT A LR WHEEL AREA.

Code	Description
	PROGRAM OUT DOOR LOOKS.
	SET SPEED AT 78 MPH
	LIQUID SPRING SUSPENSION
	AUX AIR TANKS FOR HORNS



Graphics are provided as visual aids only and are not intended to represent the actual scale, shape, or color of the truck or its components. All weights are represented in lbs.

Truck			Body/Trailer			Chassis/Empty Weights	
Bumper to Axle	(BA)	39.9	Body Length	(BL)	172	Tractor Front Axle:	5,913
Wheelbase	(WB)	175.00				Tractor Rear Axle:	3,432
Axle to Frame	(AF)	63.00					
Axle to Back Cab	(ABC)	67.1					
Cab to Axle	(CA)	107.9					
Usable CA		107.9					
CA Reduction Adjustment		0.00					
Fuel-Diesel(Gals)		40					
DEF(Gals)		6					

Payloads

Before the Cab			Cab			Chassis			Body			After the Body		
#	Weight	CG	#	Weight	CG	#	Weight	CG	#	Weight	CG	#	Weight	CG
									1	0	62			

Loads	
Payload Weight:	0
Driver:	500
Fuel-Diesel(Lbs):	284
DEF(Lbs):	54

Weight Distribution	
Total Front Axle:	6,539
Total Rear Axle:	3,744
Total Weight:	10,283

Weights and clearances in this proposal are estimates only. Navistar, Inc. is not liable for any consequences resulting from any differences between the estimated weights and clearances and the actual manufactured weights and clearances.

Weight Distribution

All weights are represented in lbs.

	Truck		
	Front	Rear	**Total**
Chassis Weight			
Chassis Weight:	5,913	3,432	**9,345**
Fuel:	203	81	**284**
DEF:	44	10	**54**
Empty Body:	4	96	**100**
(Curb Weight):	**6,164**	**3,619**	**9,783**
Loads			
Payloads:	0	0	**0**
Driver:	375	125	**500**
Axle Totals (Gross Weight):	**6,539**	**3,744**	**10,283**

Weight Ratings

	Truck	
	Front	Rear
Axle(axle capacity)	9,000	17,500
Tire(tire capacity)	9,880	19,760
Suspension(suspension capacity)	9,000	13,500
Spring:	0	
Fed Bridge Law (axle spread):	20,000	20,000

Wheel Combination	**Load**	**Limit**
1 - 2	10,283	44,000

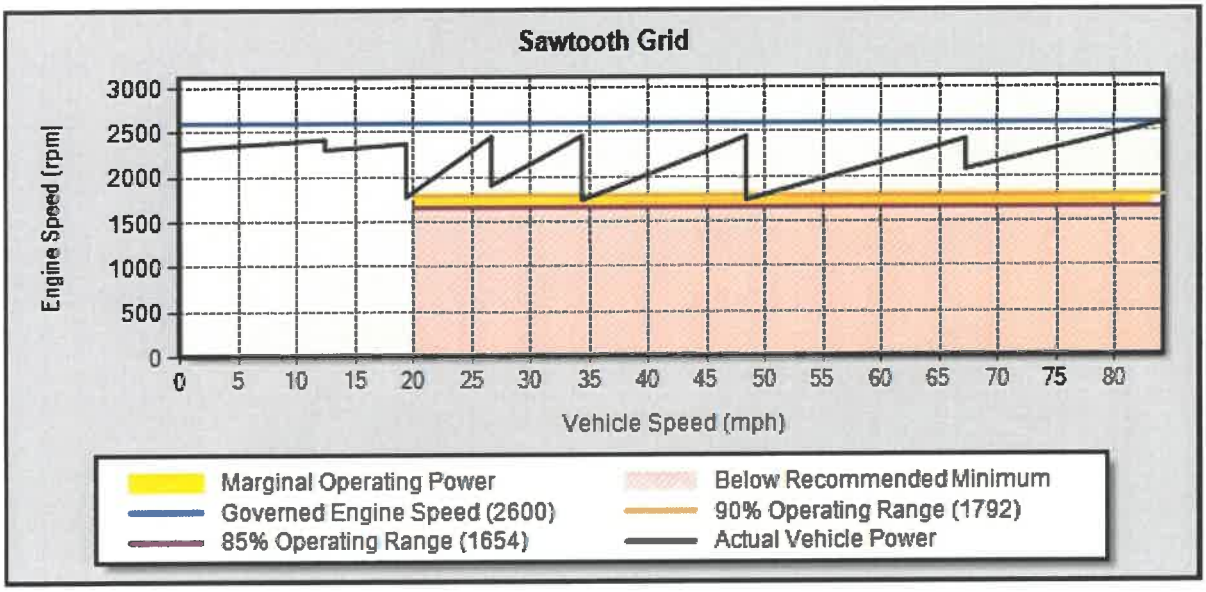
Federal Total Vehicle Weight Limit: 80,000

Maximum Gross Vehicle Weight Rating (GVWR) 22,500 - Gross Vehicle Weight(GVW) 10,283 = 12,217 Reserves

Weight Summary

* Distributed weights are within capacity limits

ENGINE/TRANSMISSION MATCHING



Sawtooth Details

Gear	Trans Ratio	Upshift Power Avail Veh Spd (MPH)	Upshift Power Avail Eng Spd (RPM)	Govern Power Avail Veh Spd (MPH)	Govern Power Avail Eng Spd (RPM)	Peak Power Comparison Gear Step (%)	Peak Power Comparison 85% Range (%)	Peak Power Comparison 90% Range (%)	Warn Msg
1C	3.10	0.0	2313	12.4	2420	N/A	57	45	
2C	1.81	12.4	2305	19.4	2374	N/A	57	45	
2L	1.81	19.4	1779	26.7	2449	N/A	57	45	
3L	1.41	26.7	1908	34.4	2456	N/A	57	45	
4L	1.00	34.4	1742	48.4	2450	N/A	57	45	
5L	0.71	48.4	1740	67.3	2419	N/A	57	45	
6L	0.61	67.3	2078	84.3	2600	N/A	57	45	

STEADY STATE PERFORMANCE

Performance Results	Gear	Veh Spd (mph)	Eng Spd (rpm)	Fuel Econ (mpg)	Grade (%)	Notes
LEVEL ROAD MAXIMUM SPEED	6L	78.2	2413	6.02	0.00	
HI GEAR SPEED @ RATED RPM	----	----	----	----	----	
55.0 MPH STEADY-STATE	6L	55.0	1697	10.21	2.53	
TYPICAL OPERATING SPEED	6L	67.0	2068	7.88	1.59	- Calculated Grade Ability/Fuel Economy

VEHICLE ORDER CODING ERRORS MAY RESULT IF THE "LEVEL ROAD MAX SPEED" VALUE EXCEEDS THE "HI GEAR SPEED @ RATED RPM" AND IS USED AS THE ENGINE PROGRAMMABLE VEHICLE SPEED LIMIT.

IF THE RESULTS CONTAIN " -----" , VEHICLE CANNOT ATTAIN THAT SPEED.

IF THE RESULTS CONTAIN "******", THE ENGINE USED DOES NOT HAVE A FUEL MAP. FUEL ECONOMY CANNOT BE PREDICTED.

Recommendations / General Information

IDLE FUEL RATE : 0.53 GALS/HR @ 700.0 RPM
TORQUE CONVERTER : TC-221 STALL RATIO: 1.73

Fuel Economy Route: Normal Route - City, Suburban, and Highway

Key Fuel Economy Information	City	Suburban	Highway	Notes
MILES PER GALLON	8.73	11.00	9.74	
AVERAGE MPH	19.1	40.0	54.6	
MISSION MINUTES	29.53	51.71	173.28	

IF THE RESULTS CONTAIN "******", THE ENGINE USED DOES NOT HAVE A FUEL MAP. FUEL ECONOMY CANNOT BE PREDICTED.

GRADEABILITY PERFORMANCE

Enroute - Full Throttle Upshift Performance

Gear	Trans Ratio	Veh Spd (mph)	Eng Spd (rpm)	Whl Pwr (hp)	Grade (%)	Warn Msg	Notes
1C	3.10	0.0	2313	0.00	42.89		STALL
		7.6	2309	161.36	32.11		70% EFF
		9.4	2325	184.01	29.11		80% EFF
		12.4	2420	203.58	23.99		
2C	1.81	12.4	2305	157.11	18.13		
		19.4	2374	200.00	14.41		
2L	1.81	19.4	1779	200.44	14.45		
		26.7	2449	228.34	11.57		
3L	1.41	26.7	1908	214.46	10.80		
		34.4	2456	227.26	8.42		
4L	1.00	34.4	1742	195.36	7.04		
		48.4	2450	226.10	4.91		
5L	0.71	48.4	1740	189.22	3.78		
		67.3	2419	219.46	1.61		
		70.6	2537	213.00	1.00		
6L	0.61	67.3	2078	216.36	1.54		
		71.5	2206	219.05	1.00		
		74.9	2312	217.87	0.50		
		78.2	2413	215.79	0.00		LEVEL ROAD
		84.3	2600	204.36	-1.04		RATED RPM

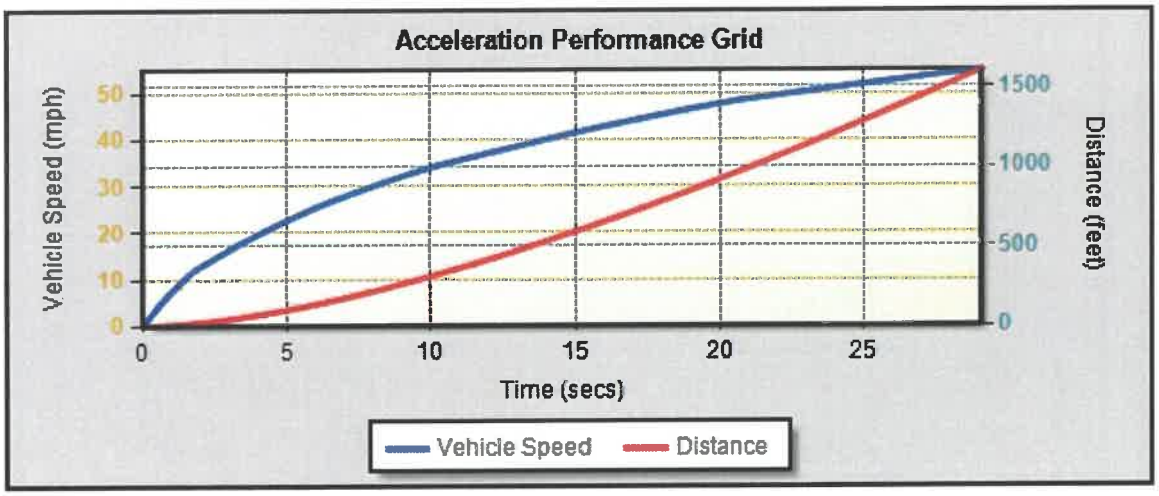
STARTING / TOP GEAR PERFORMANCE

Gear	Trans Ratio	Veh Spd (mph)	Eng Spd (rpm)	Whl Pwr (hp)	Grade (%)	Warn Msg	Notes
1C	3.10	0.0		0.00	42.89		STALL
		9.4		184.01	29.11		80% EFF - Calculated Start Ability

THE TRANSMISSION WAS SIMULATED IN PERFORMANCE OPERATING MODE.

ACCELERATION PERFORMANCE RESULTS

Acceleration Performance Grid



Acceleration Performance: TIME TO ACCELERATE ON A GRADE TO 55.0 (MPH) IS 29.14 (SECS)

Acceleration Performance Details

Gear	Time (secs)	Distance (feet)	Speed (mph)	Notes
1C	0.13	0.1	1.0	
	0.26	0.4	2.0	
	0.39	0.8	3.0	
	0.52	1.5	4.0	
	0.65	2.4	5.0	
	0.80	3.6	6.0	
	0.94	5.0	7.0	
	1.10	6.7	8.0	
	1.26	8.7	9.0	
	1.43	11.1	10.0	
	1.61	13.9	11.0	
	1.80	17.1	12.0	
2C	1.89	18.7	12.4	
	2.16	23.8	13.4	
	2.44	29.4	14.4	
	2.72	35.5	15.4	
	3.01	42.3	16.4	
	3.30	49.7	17.4	
	3.61	57.7	18.4	
2L	3.93	66.6	19.4	
	4.26	76.3	20.4	
	4.59	86.5	21.4	
	4.93	97.3	22.4	
	5.27	108.9	23.4	
	5.63	121.4	24.4	
	6.00	135.1	25.4	
	6.40	150.1	26.4	
3L	6.53	155.1	26.7	
	6.96	172.5	27.7	
	7.40	190.8	28.7	
	7.86	210.3	29.7	
	8.33	231.0	30.7	

Gear	Time (secs)	Distance (feet)	Speed (mph)	Notes
	8.81	253.2	31.7	
	9.31	277.1	32.7	
	9.84	302.7	33.7	
4L	10.22	321.6	34.4	
	10.88	355.5	35.4	
	11.55	390.7	36.4	
	12.22	427.0	37.4	
	12.89	464.6	38.4	
	13.57	503.4	39.4	
	14.26	543.8	40.4	
	14.97	586.4	41.4	
	15.70	631.3	42.4	
	16.45	678.6	43.4	
	17.23	728.7	44.4	
	18.04	782.1	45.4	
	18.88	838.8	46.4	
	19.76	899.3	47.4	
5L	20.68	963.8	48.4	
	21.91	1052.1	49.4	
	23.16	1143.7	50.4	
	24.43	1238.5	51.4	
	25.72	1336.8	52.4	
	27.03	1438.7	53.4	
	28.37	1544.3	54.4	
	29.14	1606.3	55.0	

REQUIRED TCAPE INFORMATION

TCAPE Factors For Vehicle

Selected Rear Axle Gear Ratio(s):	4.88
Parked PTO:	NO
Enroute PTO:	NO
Vehicle Vocation:	GENERAL ON HIGHWAY
ID Wheel Slip Conditions:	Yes
Road Governor/Cruise Ctrl:	No
Engine Fan Type:	VISCOUS
Road Surface Type:	TYPICAL
Fuel Economy Route:	Normal Route - City, Suburban, and Highway
Acceleration Grade (%):	0.0
Frontal Area (FT2):	96
Speed Limit on Route (MPH):	61.0
Relative Drag Coefficient:	85
Alternator (A):	40
Steering Gear (HP):	2.60
Air Conditioner (HP):	3.20
Vehicle Width (IN):	96
Vehicle Height (IN):	144
Weight on Drive Axle (LBF):	17500
Acceleration Vehicle Spd (MPH):	55.0
Air Compressor (HP):	2.20
TIRE, FRONT	2 - RADIAL LOWPROFILE
TIRE, REAR	4 - RADIAL LOWPROFILE

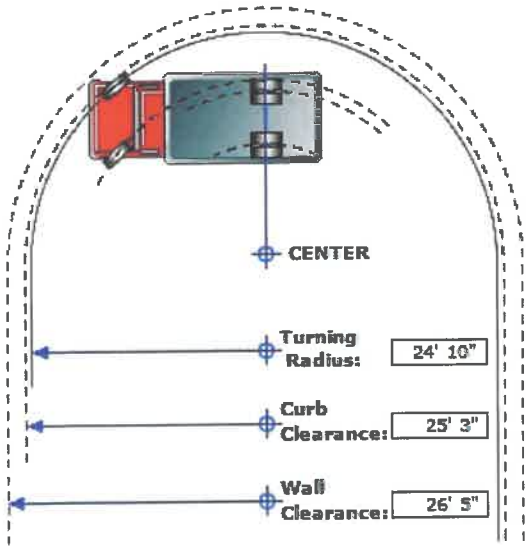
Components

0001ANA	AXLE CONFIGURATION {Navistar} 4x2
0002ATL	AXLE, FRONT NON-DRIVING {Meritor MFS-09-122A} I-Beam Type, 9,000-lb Capacity
0004SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
0005PSA	STEERING GEAR {Sheppard M100} Power
0008GXK	ALTERNATOR {Leece-Neville BLP4006HN} Brushless, 12 Volt, 325 Amp Capacity, Pad Mount, with Remote Sense
0012ERJ	ENGINE, DIESEL {Cummins B6.7 260} EPA 2021, 260HP @ 2400 RPM, 660 lb-ft Torque @ 1600 RPM, 2600 RPM Governed Speed, 260 Peak HP (Max)
0012TSY	FAN DRIVE {Borg-Warner SA85} Viscous Type, Screw On
0013ATE	TRANSMISSION, AUTOMATIC {Allison 2200 EVS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Park Pawl, with 26,000-lb GVW and GCW Max
0014ANP	AXLE, REAR, SINGLE {Meritor MS-17-14X-3DFL} Single Reduction, 17,500-lb Capacity, 190 Wheel Ends
0016030	CAB Conventional, Day Cab
0016BAM	AIR CONDITIONER with Integral Heater and Defroster
07789458132	TIRE, FRONT 245/70R19.5 Load Range H ENDURANCE RSA (GOODYEAR), 622 rev/mile, 81 MPH, All-Position 245/70R19.5 Load Range H ENDURANCE RSA (GOODYEAR), 622 rev/mile, 81 MPH, All-Position
07789458137	TIRE, REAR 245/70R19.5 Load Range H FUEL MAX RTD (GOODYEAR), 622 rev/mile, 81 MPH, Drive 245/70R19.5 Load Range H FUEL MAX RTD (GOODYEAR), 622 rev/mile, 81 MPH, Drive

TCAPE HAS BEEN DESIGNED TO GIVE ECONOMY AND PERFORMANCE PREDICTIONS WHICH HAVE BEEN SHOWN TO BE TYPICAL FOR MOST OPERATIONS. HOWEVER, DUE TO OPERATING CONDITIONS, DRIVER INFLUENCES, AND OTHER FACTORS, YOUR RESULTS MAY VARY FROM THOSE PREDICTED. ALSO, BECAUSE OF FUEL MAPPING PROCEDURES USED BY VARIOUS ENGINE MANUFACTURERS, COMPARISONS OF FUEL ECONOMY RESULTS FOR DIFFERENT BRANDS OF ENGINES MAY VARY FROM THOSE SHOWN.

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Turning Radius Summary
2022 MV607 SBA LP (MV60H)



Series:	MV
Model:	MV60H
Description:	MV607 SBA LP
Model Year:	2022

Calculation Factors

Wheelbase:	175
Front Axle:	0002ATL
Description:	AXLE, FRONT NON-DRIVING, {Meritor MFS-09-122A} I-Beam Type, 9,000-lb Capacity
Front Wheel:	0027DAY
Description:	WHEELS, FRONT, {Accuride 29685} DISC; 19.5x7.50 Rims, Extra Polish Aluminum, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs
Front Tire:	07789458132
Description:	TIRES, 245/70R19.5 Load Range H ENDURANCE RSA (GOODYEAR), 622 rev/mile, 81 MPH, All-Position
Steering Gear:	0005PSA
Description:	STEERING GEAR, {Sheppard M100} Power

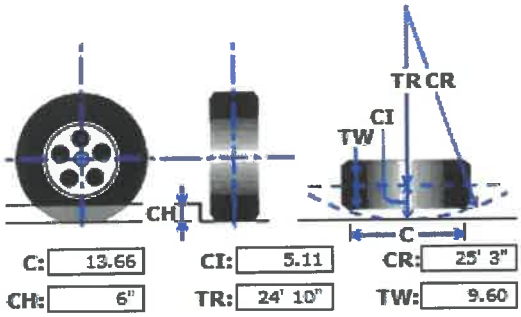
Turning Radius Statistics

General Information

Inside Turn Angle:	50 Degrees
Radial Overhang:	19

Axle Information

KingPin Inclination:	6.25 Degrees
KingPin Center:	69



Turning Radius - Curb View

C	- Curb Contact Length:	13.66
CI	- Curb Clearance Increment:	5.11
CR	- Curb Clearance Radius:	25'3"
CH	- Curb Height:	6"
TR	- Turning Radius:	24'10"
TW	- Tire Width:	09.60

* All Measurements are in inches, unless otherwise specified.

This information is based on engineering information available at this time. Actual figures may vary. Navistar, Inc. cannot accept liability for consequences due to this variance.

(US DOLLAR)

Description	Price
No body allied/equipment chosen.	

Total Body Allied/Equipment: $0.00

March 10, 2021

PRELIMINARY BUILD SPECIFICATION

Quote # QUO0000006239
Production # 19700
Document Rev. #
Status: Draft

Prepared For:
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Phone: 614-539-8181

Option	QTY	Description
CHASSIS		
1000-0002	**1**	**AMBULANCE SPECIFICATIONS**
1000-0829	**1**	**CHASSIS, 2022 INTERNATIONAL MV, 175** The chassis required to complete the ambulance conversion shall be supplied by Horton.
SR00124458	**1**	2022 International MV607 The chassis required to complete the ambulance conversion shall be supplied by Horton. Chassis will be a 2022 International MV607 with a 175 WB, 107.90 CA and 63 Axle to Frame. Liquid Spring Suspension.
1000-0093	**1**	**CHASSIS ORDER SPECIAL COLOR. MED DUTY FLNA3042 Red** The chassis is to be ordered special color from chassis OEM.
1000-0085	**1**	**CHASSIS ORDERED WITH ALUM WHEELS, MD** The chassis will include aluminum OEM wheels.
1000-0066	**1**	**WALK THROUGH FOR NAVISTAR** Type 1 Navistar chassis to be modified to provide walk through access to the patient area.
1000-0468	**1**	**NAVISTAR HUB/LUG COVERS, 10 LUG** Install chrome finish hub and lug nut covers for International 10 lug wheels.
1000-0073	**1**	**TIRE SIZE, 19.5", MEDIUM DUTY:** This chassis is specified to have 19.5" tires.
1000-0075	**1**	**CHASSIS IS EQUIPPED WITH AIR BRAKES** This vehicle is specified to have air brakes. Note that proper tire clearances are allowed.
1000-0080	**1**	**CHASSIS IS EQUIPPED WITH HORIZONTAL EXHAUST** The chassis specified above is to include a horizontal exhaust.
1000-0083	**1**	**STANDARD CAB HEIGHT** The specified chassis will have the standard cab height.
1000-0258	**1**	**MUD FLAPS FRONT, INTERNATIONAL** Install mud flaps behind each front tire.
1000-0346	**1**	**MUD FLAPS, REAR, LARGE W/LOGO**

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		Install individual rear mud flaps behind each set of rear wheels. Mud flaps to include Horton logo.
1000-0087	**1**	**REAR DOCK BUMPERS** Install two (2) black rubber standard sized dock bumpers. Locate one on either side of the rear step on the end caps.
1000-0090	**1**	**REINFORCE REAR BUMPER END CAPS** Reinforce end caps of rear bumper for greater impact resistance.
1000-0145	**1**	**STEP/TANK TRIM SINGLE CAB INT. STD HEIGHT** Install diamond plate step well covers on both the curb and street side cab step wells. The covers shall sized appropriately for a standard cab.
1000-0229	**1**	**REAR STEP/ BUMPER ASSEMBLY, INTERNATIONAL** Install a diamondplate rear step/bumper assembly with flip-up center section.
SR00124216	**1**	Liquid Spring Inspection Horton Service to inspect Liquid Spring Suspension prior to mounting to ensure proper installation and waterproofing.
1000-0150	**1**	**LIQUID SPRING REAR SUSPENSION, SUPPLIED CHASSIS** The customer/dealer supplied chassis will arrive with a Liquid Spring rear suspension installed.
1000-0154	**1**	**FRONT STABILIZER BAR: INT 4300LP, ROADMASTER** Remove the OEM front stabilizer bar and install Roadmaster brand aftermarket stabilizer bar.
BODY		
2000-0167	**1**	**AMBULANCE BODY** Conversion model is to be a 623 using an International chassis. Body length is 173".
2000-0013	**1**	**HEADROOM, 72"** The headroom is to be 72".
2000-0625	**1**	**ALUM. DIAMONDPLATE AT SIDE STEPWELL** Fabricate the stepping surface inside the side access door using polished aluminum diamond treadplate.
2000-0245	**1**	**DOUBLE STEP CURBSIDE ENTRY, 6" DROP SKIRT** Fabricate curbside of body with 6" drop skirt. To include two step side entry.
2000-0247	**1**	**NO BODY DROP, STREETSIDE** The streetside body forward of the rear wheels will not have a drop skirt.
2000-0250	**1**	**SOUND PROOFING/ACOUSTIC ENHANCEMENT PACKAGE** Install standard sound control package.
2000-1050	**1**	**ROOF POCKET, AUXILIARY CONDENSER** Install a roof pocket for a CoolTech I unit.
2000-0506	**1**	**ELECTRONIC PRIVACY WINDOW For Rear Entry Doors** Two (2) fixed electronic privacy windows shall be installed in the rear entry doors.
2000-0500	**1**	**ELECTRONIC PRIVACY For Side Entry Door** A fixed electronic privacy window shall be installed in the side entry door.
2000-1055	**1**	**ELECTRONIC WINDOW OVER BENCH** Install a fixed electronic privacy window on the curbside of the body above the squad bench. Use shortened window to clear 4pt seatbelts.
2000-0265	**2**	**EMERGENCY RELEASE, REAR DOORS** Install standard emergency release knobs on top and bottom of the rear module entrance doors.
2000-0704	**1**	**EMERGENCY RELEASE, SIDE ACCESS DOOR**

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		Install emergency release knobs on top and bottom of the side module entrance door.
2000-0010	1	**DOOR HANDLES** Install Tri-Mark free floating style door handles with pre-stretched stainless steel cables. Include three piece interior door panels on all access doors.
2000-0813	1	**VI-TECH MOUNTING, INTERNATIONAL** Install standard Vi-Tech body mounts.
2000-0270	1	**MIRROR STAINLESS STEEL SPLASH SHIELDS** Install #8 mirror stainless splash shields on the lower front face of the body just behind the cab access doors. These splash shields are to be the same height as the diamond plate front corner guards.
2000-0596	1	**PRE PUNCH SPLASH SHIELDS** The specified front splash shields are to be pre-punched to accept the specified running board lights.
2000-0509	1	**FENDERS, RUBBER** Install rubber extruded fenders around the rear wheel well openings.
2000-0275	1	**RUBBER RUB RAILS** Rubber lower body rub rails are to be installed along the bottom of the body on each side fore and aft of the rear wheels.
2000-0652	1	**STANDARD CORNER GUARDS** Install standard height polished diamondplate corner guards.
2000-0281	1	**REAR DOOR HOLD OPENS, GRABBER** Install chrome Cast Products "Grabber" style rear door hold opens. (NOTE: HOLDOPENS MUST BE RELOCATED IF TELESCOPIC LIGHTS ARE ORDERED)
2000-0584	1	**REAR RISER ADP** The rear riser is to be fabricated out of polished aluminum diamondplate.
2000-1100	1	**LICENSE PLATE BRACKET, STREETSIDE RISER** Install a recessed rear license plate bracket in the streetside of the rear riser. Include an LED license plate light.
2000-0598	20	**DOOR REFLECTORS** All patient compartment entry doors to include standard red reflectors.
COMPARTMENTATION		
2900-1571	1	**STREETSIDE FORWARD COMPARTMENT** The height of the streetside front compartment is to be the full available height of the body. See drawings for compartment dimensions. Compartment is to include standard LED strip lighting and a single hinged door.
2000-0400	1	**SS FORWARD COMPT. DIAMONDPLATE** The streetside forward compartment is to be fabricated from diamondplate.
2900-0004	1	**ADJUSTABLE SHELF STREETSIDE FRONT above the O2 system** Install diamond plate adjustable shelving in the streetside forward compartment. Locate as noted.
2900-0095	1	**SILL PLATES, STREETSIDE FRONT** Install a stainless sill plate on the streetside forward compartment.
SR00124214	1	STREETSIDE INTERMEDIATE COMPARTMENT The height of the streetside intermediate compartment is to be full height to interior counter. See drawings for compartment dimensions. Compartment is to include standard LED strip lighting.
2000-0402	1	**SS INTRMDT COMPT. DIAMONDPLATE** The streetside intermediate compartment is to be fabricated from diamondplate.

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2900-0144	**1**	**ADJUSTABLE SHELF STREETSIDE INTERMEDIATE centered** Install diamond plate adjustable shelving in the streetside intermediate compartment. Locate as noted.
2000-0587	**1**	**CEILING MOUNTED ELECTRICAL EQUIPMENT** Add-on electrical equipment is to be installed on the ceiling of the streetside intermediate compartment.
2900-0252	**1**	**EXPANDED METAL CAGE, STREETSIDE INTERMEDIATE** Install an expanded metal cage around the onboard electrical equipment per location noted above. Include access ports to equipment with grip lock around the edges of the openings.
2900-4005	**1**	**SILL PLATES, STREETSIDE INTERMEDIATE** Install a stainless sill plate on the streetside intermediate compartment.
8000-0145	**1**	**SS WHEELWELL COMPARTMENT, DELETE** Vehicle is not equipped with a streetside wheelwell compartment.
2900-1580	**1**	**STREETSIDE REAR COMPARTMENT** The height of the streetside rear compartment is to be half of the available height of the body. See drawings for compartment dimensions. Compartment is to include standard LED strip lighting and double hinged doors.
2000-0404	**1**	**SS REAR COMPT. DIAMONDPLATE** The streetside rear compartment is to be fabricated from diamondplate.
2900-0145	**1**	**ADJUSTABLE SHELF STREETSIDE REAR centered** Install diamond plate adjustable shelving in the streetside rear compartment. Locate as noted.
2900-4007	**1**	**SILL PLATES, STREETSIDE REAR** Install a stainless sill plate on the streetside rear compartment.
2900-1583	**1**	**CURBSIDE REAR COMPARTMENT** The height of the curbside rear compartment is to be the full available height of the body. See drawings for compartment dimensions. Compartment is to include standard LED strip lighting and a single hinged door.
2000-0409	**1**	**CS REAR COMPT. FLAT ALUMINUM** The curbside rear compartment is to be fabricated from flat aluminum.
2900-0148	**2**	**ADJUSTABLE SHELF CURBSIDE REAR right side of divider, 42" from floor** Install diamond plate adjustable shelving in the curbside rear compartment. Locate as noted.
2900-4070	**1**	**FIXED VERTICAL DIVIDER, CURBSIDE REAR 13" from right wall** Install a 16" deep fixed vertical divider in the curbside rear compartment. Locate as noted above.
SR00124203	**1**	Retention Bar Curbside rear compartment to have a fold down bar in left portion of compartment to retain backboards. Locate half way from floor.
2900-4008	**1**	**SILL PLATES, CURBSIDE REAR** Install a stainless sill plate on the curbside rear compartment.
8000-0090	**1**	**CS INTRMDT COMPT, DELETE** Vehicle is not equipped with a curbside intermediate compartment.
2900-1588	**1**	**CURBSIDE FORWARD COMPARTMENT** The height of the curbside front compartment door is to be shortened to allow for a lower battery compartment. See drawings for door dimensions for both doors. Upper right front compartment is to include standard LED strip lighting and a single hinged door. Lower battery compartment includes a single hinged door with no lighting.
2900-4010	**1**	**SILL PLATES, CURBSIDE FRONT**

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		Install a stainless sill plate on the curbside forward compartment.
2900-0110	**1**	**RUBBER MATTING IN EXTERIOR COMPARTMENTS** Ribbed black rubber matting will be installed on the floor and shelves of all exterior compartments.
2900-0113	**1**	**RUBBER WALLS IN BB COMPT, GRAY** The interior of the backboard compartment is to be covered with gray rubber matting to protect equipment stored in this area.
PAINT AND GRAPHICS		
5000-0189	**1**	**MODULE PAINT FLNA3042 Wait for Chassis to match** The module body is to be painted a special paint color and paint code as noted above.
5000-0014	**1**	**PAINT PANEL: SAMPLE FLNA3042 Wait for Chassis to match** A painted test panel shall be prepared with the paint color and number noted above,
5000-0190	**3**	**ACCESS DOORS RED SCOTCHLITE STRIP** Install 2" x 12" strips of red Scotchlite at the top of each entry door placed horizontally.
SR00124198	**1**	360 Camera System Covers Paint the 360 camera system covers FLNA3042 to match body.
INTERIOR FEATURES		
2000-0288	**1**	**ACRYLIC COLOR: LIGHT TINT** All acrylic doors to be light tint.
2000-0830	**1**	**COUNTERTOP, COVED, GRAY GRANITE Inhalation counter** Install solid surface countertop(s) in lieu of stainless steel. Material is to include radiused and tapered corners and is to have a polished finish. Fabricate with coved edges around the interior perimeter of the retention lips. Color is to be Gray Granite. Locate as noted above.
2000-0592	**1**	**PAINTED STANDARD INHALATION AREA WALLS** The main wall action area walls are to be painted to match the remainder of the interior cabinets.
2000-0303	**1**	**INHALATION PANEL, LAMINATE COVERED** The inhalation panel is to be fabricated from composite material and covered with laminate to match to color selected.
2000-0457	**1**	**LONCOIN FLECKSTONE BLACK ONYX #150TS** The patient area floor is to be covered in Loncoin Fleckstone Black Onyx #150TS.
2000-2101	**1**	**WILSONART FASHION GRAY #D381, RISERS** The interior risers are to be made of reinforced structural composite board covered with Wilsonart Fashion Gray #D381 laminate.
2000-0333	**1**	**LAMINATE COVERED LOWER DOOR PANELS** Finish lower section of interior patient compartment door panel with laminate as described in the Interior Color section.
2000-2100	**1**	**WILSONART BLACK #1595, ACCENT** The interior risers/door panels are to include an accent stripe. Color is to be Wilsonart Black #1595 laminate. Excludes 3-piece stainless steel panels.
2000-0441	**1**	**WILSONART FASHION GRAY #D381, WALLS** The interior walls are to be made of reinforced structural composite board covered with Wilsonart Fashion Gray #D381 laminate. This does not apply to areas surrounding the inhalation/CPR seat area.
2000-0667	**1**	**FASHION GREY CABINET COLOR** All interior cabinetry is to be painted Fashion Grey.
2000-0709	**1**	**CABINET PAINT TO BE SMOOTH**

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		The specified cabinet paint is to have a smooth finish.
2000-0670	**1**	**FLINT GREY VINYL COLOR** All seat cushions, backrests and vinyl closeouts are to be covered in Flint Grey colored material.
2000-0326	**1**	**STANDARD FIXED SEATBASE** Install the standard aluminum fixed seat base for the attendant's seat specified.
2000-0331	**1**	**USSC CHILD, BLACK 4-POINT, FLINT GREY** Install a Flint Gray USSC high back bucket seat with integral child safety seat and black 4pt seatbelt with safety vest. The seat to be adjustable front to rear and is to be mounted at the head of the cot.
2000-0680	**1**	**4 POINT SEAT BELT CENTER OF BENCH, BLACK** Install black 4-pt seatbelt with safety vest at the center position of the squad bench.
2000-0681	**1**	**4 POINT SEAT BELT FOOT OF BENCH, BLACK** Install black 4-pt seatbelt with safety vest at the foot position of the squad bench.
2000-0682	**1**	**4 POINT SEAT BELT HEAD OF BENCH, BLACK** Install black 4-pt seatbelt with safety vest at the head position of the squad bench.
2000-0683	**2**	**4 POINT SEAT BELT, CPR SEAT, BLACK** Install black 4-pt seatbelt with safety vest at CPR seat location.
2000-0605	**1**	**ALUMINUM INTERIOR CABINETS** All interior cabinets are to be fabricated from aluminum.
3000-1118	**1**	**TUBULAR AIRBAG, ATTENDANT'S SEAT** Install a tubular airbag at the attendant's seat. Unit uses an angled upper inhalation cabinet and does not include a cabinet beneath the main countertop.
3000-1125	**1**	**HEAD CURTAIN AIRBAG, ATTENDANT'S SEAT** Install a head curtain air bag for the attendant's seat for use with a standard linen cabinet.
3000-1123	**1**	**ROLL SENSOR** Install the roll sensor in the standard location. Unit includes streetside airbags only.
3000-1127	**1**	**TUBULAR AIRBAG, CPR SEAT LOCATION.** Install a tubular airbag forward of the CPR seat.
2000-0575	**1**	**CABINET TRIM RADIUSED** Install smooth radiused trim molding on all applicable interior cabinets.
2900-0223	**1**	**IV HANGER, CP WITH RUBBER ARM COT KNEE** Install a Cast Products recessed IV hanger with rubber arm over the cot knee area.
2900-0221	**1**	**IV HANGER, CP WITH RUBBER ARM BENCH KNEE** Install a Cast Products recessed IV hanger with rubber arm over the bench knee area.
2000-0415	**1**	**GRAB RAIL: 6FT ANTI-MICROBIAL, OVER COT Per Drawing** Install a standard style 6' main grab rail with anti-microbial coating. Locate offset toward the main wall over the cot position in the patient area ceiling.
2000-0569	**1**	**GRAB RAIL: 6FT WITH ANTI-MIC, OVER BENCH aisle side, see drawings** Install a standard style 6' main grab rail with anti-microbial coating. Locate offset toward the bench wall in the patient area ceiling.
2000-0419	**1**	**PATIENT DOOR GRAB RAILS: ANTI-MICROBIAL** Install standard 'V' shaped grab rails with anti-microbial coating. Locate on the interior door panels of all three patient entry doors.
2000-0423	**1**	**CEILING MATERIAL, PLATINUM WHITE COMPOSITE** The standard module ceiling material shall be platinum white aluminum composite.
STREETSIDE CABINETRY		

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SR00124209	**1**	Linen Cabinet Linen cabinet to have (4) doors which includes electronics cabinet. Electronics cabinet to have S/S locking pull latch and a national key lock. 2nd cabinet that is below electronics to have a CompX regulator lock. 3rd cabinet to have a Minco heat pad with S/S non locking pull latch. Switch to be on inhalation panel. 4th cabinet to have S/S non locking pull latch and piano hinge. Program unlock code to 1564 prior to delivery.
2000-0337	**1**	**LINEN CABINET** Install a standard storage cabinet behind the attendant seat.
2900-1076	**1**	**FIXED SHELF, UPPER LINEN CLOSET** Fab and install a fixed aluminum shelf in the upper section of the linen cabinet. Shelf is to be painted to match the cabinet color.
2900-1078	**1**	**FIXED SHELF, LINEN CLOSET, CENTER SECTION** Fab and install a fixed aluminum shelf in the middle section of the linen cabinet. Shelf is to be painted to match the cabinet color.
2900-1082	**1**	**FIXED SHELF, LINEN CLOSET, LOWER SECTION** Fab and install a fixed aluminum shelf in the lower section of the linen cabinet. Shelf is to be painted to match the cabinet color.
2900-2029	**4**	**SOLID LAMINATE-COVERED LINEN CLOSET DOOR** Install hinged solid doors on the linen cabinet. Cover in laminate to match the interior.
2900-1070	**1**	**PIANO HINGE FOR LINEN CLOSET TOP DOOR** The upper linen cabinet door(s) is/are to use piano style hinge.
2900-1072	**2**	**PIANO HINGE FOR LINEN CLOSET MIDDLE DOOR** The middle linen cabinet door(s) is/are to use piano style hinge.
2900-1074	**1**	**PIANO HINGE FOR LINEN CLOSET LOWER DOOR** The lower linen cabinet door(s) is/are to use piano style hinge.
2900-1183	**1**	**LOCKING SOUTHCO LATCH, UPPER LINEN, CHANGE 10** Install a locking stainless flush mount Southco HD style pull latch on the upper linen cabinet door. **Latch to be Change Notice 10 compliant and rated for 25lbs.**
2900-1184	**1**	**SOUTHCO LATCH, MIDDLE LINEN, CHANGE 10** Install a stainless flush mount Southco pull latch on the middle linen cabinet door. **Latch to be Change Notice 10 compliant and rated for 25lbs.**
2900-1186	**1**	**SOUTHCO LATCH, LOWER LINEN, CHANGE 10** Install a stainless flush mount Southco pull latch on the lower linen cabinet door. **Latch to be Change Notice 10 compliant and rated for 25lbs.**
2000-0343	**1**	**STREETSIDE WALL WITH CPR SEAT** Street side cabinet wall to include a CPR seat.
SR00124210	**1**	Inhalation Wall and CPR Seating Horton to install a 48" wide CPR seat ILOS. Back wall of CPR seat area to be straight with padding.

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		Reinforce rear half of Inhalation counter for future life pack bracket. Shorten the inhalation panel to leave room for radio towards the front and life pack at the rear of counter. Note: additional 4-pt restraint for (2) seating positions on CPR seat.
2900-4089	**1**	**ANGLED UPPER CABINET, FORWARD OF CPR SEAT** The upper cabinet forward of the CPR seat is to be angled with .25" aluminum door and steel catch. The cabinet is to be Change Notice 10 compliant.
2000-2050	**1**	**CUSTOM CABINET, Cabinet 1 Dimensions: 14.75H x 36.50W x 16D - Location: Upper Rear Cabinet** Main wall cabinet #1 dimensions are to be as noted above. Note that dimensions are I.D.
2000-1360	**1**	**POLYCARBONATE SLIDING, CHANGE 10, CABINET 1** Cabinet specified above is to have sliding polycarbonate doors. Doors to include CN-10 compliant catch and angled corner brackets.
2900-0061	**1**	**INTERIOR ADJUSTABLE SHELVING Cabinet 1** Install painted adjustable shelving in cabinet #1.
2000-2051	**1**	**CUSTOM CABINET, Cabinet 2 Dimensions: 20.75H x 36.50W x 16D - Location: Lower Rear Cabinet** Main wall cabinet #2 dimensions are to be as noted above. Note that dimensions are I.D.
2000-1361	**1**	**POLYCARBONATE SLIDING, CHANGE 10, CABINET 2** Cabinet specified above is to have sliding polycarbonate doors. Doors to include CN-10 compliant catch.
2900-0172	**1**	**INTERIOR ADJUSTABLE SHELVING, Cabinet 2** Install painted adjustable shelving in cabinet #2.
2000-2058	**1**	**UPPER INHALATION CABINET 12.75H x 40.75W x 16D** Upper inhalation cabinet dimensions are to be as noted above. Note that dimensions are I.D.
2000-1368	**1**	**POLYCARBONATE SLIDING, UPPER INHALATION, CHANGE 10** Cabinet over inhalation area is to have sliding polycarbonate doors. Doors to include CN-10 compliant catch.
2900-1094	**1**	**INTERIOR SHELVING, UPPER INHALATION CABINET** Install painted adjustable shelving in upper inhalation cabinet.
2000-0345	**1**	**PULL OUT WRITING TRAY W/STORAGE BELOW SURFACE** Install a pull out writing table below the inhalation counter top. The writing surface is to be positioned for use at the attendant seat location. Storage shall be provided below a lift up writing surface.
CURBSIDE CABINETRY		
2000-0359	**1**	**SQUAD BENCH WITH NO CUPS OR WELLS** Provide storage under the squad bench lid/cushion(s). The area shall run where possible under the bench. The storage pan is to be fabricated from aluminum and painted to match the interior.
2000-0367	**1**	**SQUAD BENCH END RESTRAINT, BOLSTER** Install a standard HOPS bolster at the head end of the bench.
2000-0743	**1**	**SINGLE CUSHION SQUAD BENCH** The squad bench cushion is to be one piece.
2000-0380	**1**	**BENCH HOLD OPENS: GAS** Install gas spring hold opens on squad bench lid.
2000-0585	**1**	**BENCH HOLD-DOWN: PADDLE LATCHES (SINGLE)** Install a recessed paddle latch into the squad bench riser to retain the squad bench lid in the closed position.
2000-0382	**1**	**BENCH CUSHION EDGE TRIM:**

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		Trim bench cushion edge with protective aluminum trim, to protect horizontal edge of squad bench cushion from tears.
2000-0383	**1**	**BENCH BACK CUSHION: FULL SIZE** Install full size bench backrest cushion.
2900-0052	**2**	**BENCH CABINET, HINGED DOORS & O2 OUTLET** Fabricate and install a bench ceiling cabinet above the squad bench with lift up Plexiglas doors. The forward portion is to include space for one O2 outlet.
2900-1130	**2**	**SOUTHCO LATCH OVERHEAD BENCH CABINET** Install stainless flush mount Southco pull latches on the bench ceiling cabinet.
SR00124197	**1**	COMPRESSION HINGE FOR OVERHEAD BENCH CABINET The bench ceiling cabinet door(s) is/are to use compression style hinges.
FRONT WALL CABINETRY		
SR00124221	**1**	Front Wall Robinson Roll-Door Front wall cabinet to include (2) adjustable shelves in upper portion. Bottom 24"H portion of front wall closed off to the outside with a solid surface gray granite door. It is to have a bottom hinge, S/S locking latch at top. Install a Compx lock on front face of solid door on front wall. Unlock code: 1564. Recess door so roll up will close over. Install a full height non-painted robinson roll-up door to cover lower section as well. Invert bottom shelf so there is no lip.
2900-0073	**1**	**FRONT WALL CABINET: FLAT ALUM PAINTED** The front wall cabinet shall be arranged per drawing. Additional configuration information may follow. Cabinet interior is to be painted to match the interior cabinet color.
2900-1004	**1**	**FULL HEIGHT ROBINSON ROLL UP DOOR, RADIUS TRIM** Install a full height Robinson roll up door on the front wall cabinet. The door is to include a lift bar latch with key lock.
2900-1038	**1**	**ADJUSTABLE SHELF, UPPER FRONT WALL TOP CABINET** Fab and install an adjustable aluminum shelf in the upper section of the front wall cabinet as noted. Shelf is to be painted to match the cabinet color.
2900-1040	**1**	**ADJUSTABLE SHELF FRONT WALL MIDDLE CABINET** Fab and install an adjustable aluminum shelf in the center section of the front wall cabinet as noted. Shelf is to be painted to match the cabinet color.
2900-1041	**1**	**FIXED SHELF FRONT WALL LOWER CABINET** Fab and install a fixed aluminum shelf in the lower section of the front wall cabinet as noted. Shelf is to be painted to match the cabinet color.
COT MOUNT		
2000-0600	**1**	**POWER LOAD, RAIL ONLY, CENTERED Cot Type: None** Supply and install a floor plate assembly kit only for a Stryker Power load system. Locate in the center position. Note: this option does not comply with GSA change notice 8. Certification cannot be provided unless Horton installs the entire mount assembly.
VISUAL WARNING		
3000-1231	**1**	**FRONT LIGHTBAR** Install a front lightbar as noted.

Spec Writer: **Samantha Thrush**
Spec Designer: **Chris Haggy**

SR00124212	**1**	Front Lightbar Layout Lightbar layout located on V:\Drive. [TIR6 AL][R][R][][W][W][R][R][W][][R][R][TIR6 AL]
3000-1800	**1**	**LIGHT BAR MOUNT: FRONT FACE, WEDGE MOUNT** Mount selected light bar to front face of module body using wedge style mounts.
3000-1027	**2**	**900 SERIES LED, RED/RED LENS Front body face, upper corners** Install Whelen 900 series LED lights as noted. Lights to be red with red lenses. Lights to include chrome flanges.
3200-1027	**2**	**900 SERIES LED, RED/RED LENS Streetside upper corners** Install Whelen 900 series LED lights as noted. Lights to be red with red lenses. Lights to include chrome flanges.
3300-1027	**2**	**900 SERIES LED, RED/RED LENS Curbside upper corners** Install Whelen 900 series LED lights as noted. Lights to be red with red lenses. Lights to include chrome flanges.
3400-1027	**2**	**900 SERIES LED, RED/RED LENS Rear of body upper outboad corners** Install Whelen 900 series LED lights as noted. Lights to be red with red lenses. Lights to include chrome flanges.
3000-5090	**1**	**700 Series LED Amber/Amber Lens Rear Center KKK** Install a Whelen 700 series LED light on the rear face of the module body per K requirements. Light to be amber with amber lens. Light to include chrome flange.
3000-0144	**1**	**FLASH PATTERN, 80 FPM A/B** Program the emergency lighting flash pattern to 80 FPM A/B.
3500-1062	**2**	**700 SERIES LED, RED/RED LENS wheel well lights** Install Whelen 700 series LED lights as noted. Lights to be red with red lenses. Lights to include chrome flanges.
3000-5109	**1**	**Chevron Style Lighting Red/Amber** Install 12" LED light strips with bezels on the rear of the body five (5) per side. Lights are to be installed at an angle to mimic a chevron pattern. To include (3) red and (2) amber on either side of the rear doors in an alternating pattern.
3000-0786	**1**	**RED/RED LENS 700 LED GRILLE, TOP** Install (2) Whelen 700 Series red LEDs with red lenses in the upper chassis grille. To include bezels where applicable.
3000-1255	**1**	**RED/RED LENS 400 LED INT. LIGHTS** Install (2) Whelen 400 Series red LED lights with red lenses on the chassis fenders. To include bezels and weather proof plugs.
AUDIBLE WARNING		
2000-0434	**1**	**AIR HORNS: OEM ON HOOD, WITH CHASSIS** The chassis is to include OEM airhorns.
3000-0181	**1**	**SIREN, FEDERAL PA300MSC** Install a Federal PA300MSC siren in the front console.
3000-1546	**1**	**SPEAKERS, CAST PRODUCTS, INTERNATIONAL** Install Cast Products siren speakers, applicable to International chassis, in the front bumper.
NON-EMERGENCY LIGHTING		
3000-0207	**1**	**KKK SIDE BODY MARKER LIGHTS, 700 SERIES LED (PAIR)**

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		Install red Whelen 700 series LED turn/marker lights on each rear side of the module body. Lights provide module body night time side lighting visibility and turning signal indication. Lights do not flash with warning lights. Includes chrome flanges.
3000-0217	**1**	**LED EXTERIOR COMPARTMENT LIGHTING** Install full height LED strip lighting in all exterior compartments with the exception of any wheelwell compartments. Install vertical strips inside both sides of each compartment. The lights are to be directed toward the back of each compartment.
3000-0221	**1**	**ROLLED ICC MARKER LIGHTS** Install standard rolled marker lights along the upper corner post front and rear. Do not install in cases where there are already ICC marker lights installed on a specified lightbar.
3000-0224	**1**	**RUNNING BOARD LIGHTS, WHELEN PAR 16 L.E.D.** Install a pair of Whelen PAR 16 LED lamps with chrome flanges in the stainless steel stone guard above each running board, one per side. Wire to the chassis door switch and illuminate the step/running board.
3000-0235	**1**	**SCENE LIGHTS, 900 SERIES, LED, SS FRONT** Install a Whelen 900 Series L.E.D. side scene light with chrome flange on the upper streetside forward area of the body.
3000-0736	**1**	**SCENE LIGHTS, 900 SERIES, LED, SS REAR** Install a Whelen 900 Series LED side scene light with chrome flange on the upper streetside rearward portion of the body.
3000-0743	**1**	**SCENE LIGHTS, 900 SERIES, LED, CURBSIDE FRONT** Install a Whelen 900 Series LED side scene light with chrome flange on the upper curbside forward portion of the body.
3000-0757	**1**	**SCENE LIGHTS, 900 SERIES, LED, CURBSIDE REAR** Install a Whelen 900 Series LED side scene light with chrome flange on the upper curbside rearward portion of the body.
3000-0245	**1**	**LOAD LIGHTS WHELEN 700 SERIES LED** Install two Whelen 700 Series LED load lights with chrome flanges above the rear body entry doors.
3000-1753	**1**	**RED/AMBER WARNING, TOP, SIDE ACCESS DOOR** Install a Tecniq red/amber split L.E.D. light strip on the upper curbside access door inner panel. Installation will be near flush with the inner door panel. The light strip is to flash (alternate colors) when the access door is open, and the emergency lighting is activated.
3000-1758	**1**	**RED/AMBER WARNING, TOP, REAR ACCESS DOORS** Install Tecniq red/amber split L.E.D. light strips on the upper rear module access door inner panels, one (1) per door. Installation will be near flush with the inner door panels. The light strips are to flash (alternate colors) when the access doors are open, and the emergency lighting is activated.
SR00124204	**1**	TECNIQ E10 LED GROUND LIGHTING Install (10) Tecniq E-10 lights on Stainless Steel brackets, with waterproof Deutsch connectors as follows: Streetside - (1) beneath drivers side chassis door, (1) beneath streetside forward, (1) beneath streetside intermediate, (1) beneath streetside rear Rear - (1) beneath each rear entry door total of (2) Curbside - (1) beneath passenger chassis door, (1) beneath curbside forward, (1) beneath side entry door and (1) beneath curbside rear. The lighting is to function as follows: A. Includes a front console panel switch. B. Compartment doors activate the lights in the respective quadrant of the body. Rear entry doors activate the rear corner lights. C. Rear lights are wired reverse activated. All Lights to activate for 15 seconds when the vehicle is

		placed in drive. D. Items b. thru d. are to only occur when the parking or headlights are activated.
3000-1441	**1**	**TAIL LIGHTS, 600 L.E.D. LED REVERSE HORIZ MOUNTED** Install Whelen 600 series LED stop/tail, turn, and reverse lights. Install the stop/tail and reverse lights in the rear riser/kick plate with brake/tail outboard. Install the turn signals above in the rear body panels. Lights to include chrome flanges.
ELECTRICAL		
SR00124201	**1**	**Add a ground stud at passenger side of step. Stud to be useable, but not to interfere with step. Secure block heater connector in step so that it will not pull out when plug is pulled out.**
SR00124215	**1**	Cab Control Panel Move the OEM Radio to overhead console and relocate the i4g to dash on MV chassis.
3000-0018	**1**	**ELECTRIC DOOR LOCKS COMPARTMENT EXTERIOR** Install power activated door locks on all exterior compartment doors. Locks to be activated by a switch at each patient area access door. Locks may be overridden by a door key.
3000-0019	**1**	**ELECTRIC DOOR LOCKS ACCESS DOORS INTERIOR** Install power activated door locks on all patient area access doors. Locks to be activated by a switch at each patient area door. Locks may be overridden by a manual slide lever or by the door key.
3000-0022	**1**	**ELECTRIC DOOR LOCKS WIRED TO OEM SWITCHES** The specified power door locks are to be wired to the chassis OEM door lock switches.
3000-0020	**1**	**ELECTRIC DOOR LOCKS CONCEALED IN GRILLE** Install a concealed switch in the chassis grille to operate the power door lock circuit. Doors shall be wired to unlock only on this circuit.
3000-0282	**1**	**ELECTRICAL SYSTEM** Install the Intelliplex i4G electrical system. System is to include a USB port installed under the dash for ease of programming.
3000-0305	**1**	**INPOWER BATTERY SWITCH, WITH WAKE BUTTON 5 min.** Install an Inpower electronic battery switch. Switch is to activate battery power through the vehicle ignition and is to include an automatic shutdown timer to deactivate battery power after the ignition is turned off. To include a wake button installed on the front console to activate the electrical system without using the key.
3000-0307	**1**	**CHARGER/POWER SUPPLY, 45 AMP** Install a 45 amp battery conditioner in the designated electrical equipment area. Conditioner to be wired to the batteries through the shoreline inlet.
3000-0310	**2**	**110V INTERIOR OUTLET 1 In Inhalation Area, 1 front wall cabinet upper left** Install a 110V outlet(s) as noted.
3000-0549	**3**	**INTERIOR 12VDC OUTLETS: CL TYPE/USB 1 In Inhalation Area, 1 In Upper left Front Wall Cabinet, 1 inhalation wall towards rear** Install a 12VDC cigarette style/USB outlet(s) as noted. Wire battery hot.
3000-1462	**1**	**SHORELINE 1, 20A SUPER AUTO EJECT, RED** Mount a Kussmaul Super Auto Eject 20 amp shoreline inlet in the standard location. Cover is to be red.
3000-1500	**1**	**PD BOX LOCATION, LEFT HAND SIDE, SS INT. COMPARTMENT** Install the power distribution panel on the left hand side of the streetside intermediate compartment. Close off this area from the remainder of the compartment.

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3000-0324	**1**	**SHORELINE INDICATOR 1:** Install an indicator pilot light to show power to A.C. circuits and presence of activated primary shoreline.
3000-0332	**1**	**REPORT LIGHT, LED** Install a 12" LED report light on the action wall to light the counter area.
3000-0344	**1**	**STEP WELL LIGHT VISTA LED** Install a 10.5" LED Vista light strip in the standard location on the bench side of the step well. Light to activate with door open.
3000-0346	**1**	**2.5" CAB CEILING LIGHTS, WHITE/RED LED** Install (2) combination white/red LED dome lights in the cab headliner. Locate one light over the driver and one light over the passenger. Wire to a switch in the front control panel and provide 'OFF'. 'CLEAR' and 'RED' selections.
3000-0359	**8**	**PATIENT CEILING DOME LIGHTS WHELEN LED** Install Whelen 80C0EHCR LED dome lights in the patient area ceiling. The lights will have a high/low feature with the switch in the rear control panel.
3000-0362	**1**	**LUMALIER #ADU-136 UV DISINFECTANT SYSTEM** Install a Lumalier #ADU-136 UV disinfectant light over the rear doors in the patient area. Wire to operate on a timer with the door closed via a switch on the vehicle exterior. The system is to deactivate if a door is opened.
3000-0522	**1**	**3 SWITCH PANEL BOLSTER FACE STEP WELL** Install an i4G 3-switch control panel on the bench bolster facing the stepwell.
3000-2100	**1**	**TIMER, DOME LIGHTS. STEPWELL** Install an electronic momentary touch timer switch in the specified I4g switch panel on the side of the bolster facing the side stepwell. The switch will enable time limited operation of the specified dome lights with the battery switch in the 'off' position. Set timer to 15 minutes.
SR00124200	**1**	Privacy Switch Install an electronic momentary touch timer switch in the specified I4g switch panel on the side of the bolster facing the side stepwell. Teh switch will enable the privacy windows.
3000-0524	**1**	**3 SWITCH PANEL OVERHEAD OF BENCH** Install an i4G 3-switch control panel on the bench curbside wall over the head of the bench.
3000-2107	**1**	**SWITCH, DOME LIGHTS, OVERHEAD BENCH** Install an electronic momentary switch in the specified i4G style switch panel on the wall over the head of the squad bench. The switch will activate the specified dome lights with the battery switch in the 'off' position. A second depression of the switch will deactivate the specified dome lights.
SR00124207	**1**	Overhead Bench 3 Switch Panel Switches Add a electronic privacy window switch and oxygen switch to the overhead bench wall 3 switch panel.
3000-0525	**1**	**3 SWITCH PANEL REAR DOOR PANEL** Install an i4G 3-switch control panel on the right rear entry door panel.
3000-2103	**1**	**TIMER, DOME LIGHTS, REAR DOOR PANEL** Install an electronic momentary touch timer switch in the specified I4g switch panel on the right rear door panel. The switch will enable time limited operation of the specified dome lights with the battery switch in the 'off' position. Set timer to 15 minutes.
3000-5042	**1**	**DUMP OVERRIDE, i4G, REAR DOOR PANEL** Install the dump override switch in the panel selected for the right rear entry door inner panel.

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SR00124219	**1**	Rear Door 3 Switch Panel Switches Add a electronic privacy window switch to the rear door 3 switch panel.
3000-0378	**1**	**SECURITY IDLE SYSTEM, INTERNATIONAL** Install a security idle system. To include horn activation feature.
3000-0007	**1**	**BACKUP ALARM RESET, MOMENTARY** Install a back-up alarm and provide a momentary backup alarm reset button on the front console.
SR00124539	**1**	**360 CAMERA SYSTEM Install a Horton 360 Degree camera system with painted FLNA3042 to match body and integral lighting. The lighting is to have the ability to function in emergency response mode. The display will function in conjunction with the turn signals and when the vehicle is in reverse gear. Install rear housing if space is available. If space is unavailable then install camera only.**
3000-0032	**1**	**CAMERA LOCATION: OVER REAR DOORS, INTERIOR** The integrated camera system noted is to include a camera installed over the rear doors on the vehicle interior for use as a patient compartment monitor.
PROGRAMMING		
SR00124213	**1**	High Idle Set High Idle to 1200 RPM
SR00124222	**1**	Light Programming Program all LED lights including grille and intersection lights for rapid double flash. Retain all lights except whites on front lightbar in secondary mode. Install a white light cut off switch in the control panel to cancel all forward facing white lights on vehicle. Lights to reset to default if master is cycled. O2 bottle pressure warning to be set at 500 PSI.
6000-0001	**1**	**LIGHT PROGRAMMING: SIDE REAR SCENE** The side rear scene lights shall be wired to transmission reverse, plus standard mode of operation.
6000-0002	**1**	**LIGHT PROGRAMMING: RIGHT SIDE SCENE** The right side scene lights shall come "on" when the side patient door is opened.
6000-0003	**1**	**LIGHT PROGRAMMING: LOAD LIGHT** Program the rear load lights to activate with transmission reverse plus the standard mode of operation.
6000-0018	**1**	**WHITE LIGHT CUTOFF SWITCH** Provide a switch in the front control panel to deactivate all forward facing white lights. This includes wig wag flashers if ordered.
6000-0006	**1**	**PROGRAMMING: AUDIBLE LOW VOLTAGE ALARM** Program an audible alarm to activate if the voltage drops below 11.8 volts for 120 seconds.
6000-0007	**1**	**LIGHT PROGRAMMING: PARK BRAKE** Program a warning to display on the front console readout advising to set the Parking Brake when the module disconnect switch is "ON" and the transmission is placed in "PARK" or "NEUTRAL". It will also advise to Disengage the Parking Brake should the vehicle be placed into gear.
6000-0011	**1**	**BRAKE ACTIVATED CHEVRON LIGHTING**

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		The specified red chevron style lighting on the rear of the vehicle is to switch to steady burn with the brake light circuit. The warning light function is to override this feature.
6000-0012	**1**	**TURN SIGNAL ACTIVATED CHEVRON LIGHTING** The amber conspicuity/chevron lighting is to wired to operate as auxiliary turn signals when not in warning mode.
6000-0009	**1**	**LIGHT PROGRAMMING: CAB LIGHT CONTROL** The selected rear patient area dome lights are to be controlled through switching provided on the front control panel in addition to standard.
6000-0017	**1**	**SIDE MARKER LIGHT PROGRAMMING** The selected side body marker lights are to be programmed to flash with the emergency lighting. Turn signal function is to override this programming.
3000-1269	**1**	**MODULE DISCONNECT, DEFAULT TO "ON"** Program the Module Disconnect to 'On' with battery activation.
HVAC		
3000-3007	**1**	**COOLTECH I, INT.** Install a Cool-Tech I 4-fan 100,000 BTU condenser in the recessed pocket in the roof of the body.
3000-4027	**1**	**12V HVAC, ATTENDANT'S SEAT** Install a ProAir Pre-charged 12V heat/AC system with brushless motor below the attendant seat.
3000-0427	**1**	**NFPA COMPLIANT VENTING, CAST** Install an NFPA style venting system to include a 400cfm exhaust fan along with a static vent. Install 9.5" square polished covers on both vents per drawings.
RADIO		
3000-0432	**1**	**ANTENNA COAX 1 Start: Behind Driver Seat, End: Front Center of Mod Roof** An RG 58U coax shall be installed terminating as noted above.
3000-0608	**1**	**ANTENNA COAX 2 Start: Behind Driver Seat, End: Center of Mod Roof** An RG 58U coax shall be installed terminating as noted above.
3000-0434	**1**	**3/8" NMO MOUNT COAX 1** Supply and install a 3/8" NMO mount in conjunction with specified coax #1.
3000-0618	**1**	**3/8" NMO MOUNT COAX 2** Supply and install a 3/8" NMO mount in conjunction with specified coax #2.
1000-0413	**1**	**CONSOLE, LINE-X, W/MAP STORAGE, INTERNATIONAL** Fabricate and install an aluminum cab console and spray with black Line-X material. Console is to include three (3) map/book slots at the rear of the console.
SR00124199	**1**	Console to be located 4" to rear of standard. Reinforce the front face with .25" thick plate for customer to install mounts for a computer stand. Include a Velcro strap running from front to rear of map storage area. Console to be black coated.
1000-0179	**1**	**CUP HOLDERS, 2-TIER** Install two (2) two-tier style cup holders recessed into the console.
3000-5156	**1**	**POWER TERMINAL, DUAL, BEHIND DRIVER** Install three (3) 10 gauge 30 amp cables to positive and ground studs behind the driver's seat for radio power. Wire one constant hot, one ignition hot and a ground.
3000-5157	**1**	**POWER TERMINAL, DUAL, INSIDE CONSOLE** Install three (3) 10 gauge 30 amp cables to positive and ground studs for radio power. Wire one constant hot, one battery switched, and the third as a ground.
3000-5160	**1**	**POWER TERMINAL, DUAL, INHALATION PANEL**

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		Install three (3) 10 gauge 30 amp cables to positive and ground studs for radio power. Wire one constant hot, one battery switched, and the third as a ground.
OXYGEN		
4000-0014	**1**	**O2 BOTTLE BRACKET: ZICO OTS ELECTRIC** Install a Zico OTS electrically operated oxygen bracket/lift for an 'M' bottle. Locate in the streetside forward compartment. Locate control for lift in the corresponding compartment door. Includes compartment buildout.
4000-0015	**1**	**REMOTE CONTROL: ZICO BOTTLE LOADER** The specified electric oxygen cylinder mount/lift is to include a (2) button remote control mounted to the door of the O2 comp[artment.
4000-0019	**1**	**OXYGEN ACCESS** Provide access to the oxygen cylinder valve through the wall as depicted on the drawings. The door shall be hinged so that it swings into the oxygen cylinder storage compartment. Door material is to match other selected cabinet doors. The opening shall be 7" wide x 11" high and trimmed with anodized aluminum.
4000-0021	**3**	**O2 OUTLET, NCG STYLE 1 Inhalation panel, 1 ceiling over head of cot, 1 forward end of bench set back** Install O2 outlets per instructions above. Outlets to be NCG style.
4000-0025	**1**	**OXYGEN WRENCH** Install oxygen wrench in oxygen compartment. Mount securely to wall. Mount with length of chain or cable to allow for use without being removed from the compartment.
3000-0639	**1**	**VACUUM OUTLET: NCG inhalation panel** Install a single NCG style vacuum outlet. Locate per drawings.
4000-0179	**1**	**ASPIRATOR, SSCOR, INHALATION AREA** Install an SSCOR aspirator. The system shall include a wall mounted regulator and a canister holder. Plumb to the selected pump.
4000-0089	**1**	**VACUUM PUMP CAPL #D34 SE (P282)** Install a CAPL #D34 SE (P282) 12vdc electric suction pump.
CERTIFICATIONS		
7000-0001	**1**	**KKK-A-1822F CERTIFICATION LABEL** The vehicle shall have weight/payload, electrical load and KKK-A-1822F certification stickers installed in the O2 compartment.
7000-0003	**1**	**CHANGE NOTICE 10 CERTIFICATION** The vehicle shall be certified to change notice 10 standards.

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Spec Designer: **Chris Haggy**

Horton EMERGENCY VEHICLES
REV GROUP

SALES AGREEMENT PROPOSAL

3800 McDowell Road
Grove City, Ohio 43123
www.Hortonambulance.com

Phone 614-539-8181
Fax
E-mail

Horton Emergency Vehicles is Pleased to offer this Custom Vehicle Quotation for Your Consideration

DATE: 3/11/2021

Contact Name	Keith Knisley	
Department Name	Huber Heights Fire Department	
Street Address	7008 Brandt Pike	
City, ST ZIP	Huber Heights, Oh 45425	
Res Ph#	Cell#	Email:
Bus Ph#	Fax#	

STANDARD EQUIPMENT

See Specifications and Drawings for Details

QTY	MAKE	CHASSIS MODEL	COLOR	HORTON MODEL	VIN	HORTON JOB NUMBER	GVW
1	Int.	MV	Red	623	IF APPLICABLE	IF APPLICABLE	
					Base Unit Cost:		
					Chassis Cost		

EQUIPMENT

LINE ITEM	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
		2022 International MV 623 Module		$265,000.00
		Trade (If applicable)		
		Discounts/Rebates (If applicable)		
		Delivery		
		Terms: FOB Grove City, Ohio		
			TOTAL	$265,000.00

Make all checks payable to **Horton Emergency Vehicles**
If you have any questions, please feel free to contact us.

THANK YOU FOR YOUR BUSINESS!

The proposed vehicle(s) will be delivery rea 300 days

NOTE: All customers to register their vehicles with their respective local Department of Motor Vehicles and pay any applicable sales tax at that time. Vehicle(s) will be delivered with Certificates of Origin and an odometer statement.

WARRANTY:

Contract includes all published warranties in force at the date this proposal is accepted.

TERMS AND CONDITIONS:

A. LABOR AND MATERIALS: Horton Ambulance shall furnish the Ambulance listed as specified, with the price and delivery quoted herein, are based on materials which were in our inventory and in the inventory of our suppliers at the time of this proposal and are subject to prior sale. Delivery quotes are contingent on timely confirmation from Customer. Any variations to material listed will result in a cost change. Change Order Fees may apply

B. ARBITRATION: If any controversy or dispute arises under, out of, or in relation to any of the provisions hereof which cannot be settled by the parties within 15 days after the same shall arise, such controversy or dispute shall be submitted for arbitration in the State of Ohio in accordance with the rules of the American Arbitration Association. Such arbitrator(s) in accordance with such rules shall determine any dispute or controversy submitted to arbitration in accordance with the provisions of the section.

The arbitrator(s) may award any relief which he or she shall deem proper in the circumstances, without regard to the relief which would otherwise be available to any party hereto in a court of law or equity including, without limitation, an award of money damages, specific performance, injunctive relief and/or declaratory relief. The award and findings of the arbitrators shall be conclusive and binding upon all the parties hereto, whether or not all parties hereto participate in the arbitration proceeding, and judgment upon the award may be entered in any court of competent jurisdiction upon the application of any party.

Any party may initiate an arbitration proceeding hereunder, all costs of which (including filing fees, fees payable to arbitrators, court reporters' fees, transcript costs and counsel fees) shall be recovered by the prevailing party. No party hereto shall commence any arbitration proceeding hereunder other than in good faith, or take any action other than in good faith which requires another party hereto to commence such arbitration hearing and, in the event any party is determined in arbitration to have so acted other than in good faith, he or it shall bear all costs of the such proceeding.

C. REPRESENTATION OF SOLVENCY: Buyer represents that buyer is solvent and has assets sufficient to meet all of its financial obligations, and that it is current on all of its financial obligations. Buyer further represents that it can and will meet all its financial obligations to seller on time. Buyer understands seller relies on this promise and that any breach is material and substantial and to the essence of the contract.

D. FORCE MAJEURE: Seller shall not be responsible for delay, nondelivery, failure to complete installation or construction, or default in shipment or other performance, in whole or in part if occasioned by strike, war, riot, or revolutions, or for any delay in transportation due to demands or embargoes of the United States government or any other government, or nondelivery or delays through fire, floods, droughts, accidents, insurrections, lockouts, breakdown of machinery, commandeering of vessels carrying goods, or for loss or damage in transit, or detention of or delay in vessels resulting directly or indirectly from acts of God, perils of the sea, stoppage of labor, shortage of carriers, or refusal of any necessary license of government restrictions considered as "force majeure," or any other unavoidable cause other than seller's own negligence. In no case shall seller be responsible after delivery of goods in good order or conditioning to the carrier or carriers at the point of shipment.

E. CUSTOM ORDERS: Buyer understands that a custom-ordered vehicle is specific to Buyers needs. Any deposit received for a custom order is non-refundable once Engineering has begun, material has been purchased or the vehicle begins production.

YOU MAY CONSIDER THE PRICE QUOTED FIRM FOR WRITTEN ACCEPTANCE WITHIN 30 DAYS OF THE DATE OF OUR PROPOSAL.

Thank you for your interest in having Horton Ambulance provide you with our quotation for this purchase. If you have any questions or comments regarding this sales agreement please contact us.

Sincerely,

Horton Ambulance

ACCEPTANCE OF PROPOSAL:

I have read, understand and agree to the terms, conditions and specifications described herein and authorize Horton Emergency Vehicles to go forward with this order.

By: _____ _____

Customer Signature **Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO CONTRACT FOR THE PURCHASE OF AN EMERGENCY MEDICAL AMBULANCE WITH HORTON EMERGENCY VEHICLES UTILIZING THE STATE OF OHIO PROCUREMENT SCHEDULE AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, the maintenance, repair and general upkeep of the Fire Division's ambulance fleet is necessary for the immediate preservation of the public peace, health, safety and welfare; and

WHEREAS, Horton Emergency Vehicles has met all of the State of Ohio procurement requirements as a registered vendor; and

WHEREAS, as a recognized vendor with the State of Ohio, a bidding process has already been conducted and is therefore not required by the City of Huber Heights.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to contract with Horton Emergency Vehicles for the purchase of an emergency ambulance at a not to exceed cost of $265,000.00.

Section 2. Consistent with the provisions of the City Charter and the Huber Heights Codified Ordinances, the competitive bidding requirements are hereby waived.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7513 **Topics of Discussion** H.

Council Work Session

Meeting Date: 04/06/2021

Purchase of Vehicle - Engineering Division

Submitted By: Stephanie Wunderlich

Department:	Engineering	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/06/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Purchase of Vehicle - Engineering Division

Purpose and Background

The Engineering Division is requesting approval to purchase one new 2021 pick-up truck to replace a 2011 pick-up that will be used by the Public Works Division.

Fiscal Impact

Source of Funds:	Engineering Division Budget
Cost:	$32,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT BIDS AND AWARD A CONTRACT FOR THE PURCHASE OF ONE (1) PICK-UP TRUCK AND APPURTENANT EQUIPMENT THERETO FOR THE ENGINEERING DIVISION.

WHEREAS, the need exists in the Engineering Division for one (1) pick-up truck and appurtenant equipment to assist in maintenance, safety, and overall duties; and

WHEREAS, a competitive bidding process would be utilized to obtain a reputable firm to provide services related to the purchase of one (1) pick-up truck; and

WHEREAS, the funds for the purchase of one (1) pick-up truck and appurtenant equipment are available within the Capital Funds for Fiscal Year 2021.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio that:

Section 1. The City Manager is hereby authorized to solicit bids and award a contract for services to the purchase of one (1) pick-up truck and appurtenant equipment for the Engineering Division for the Fiscal Year 2021 in an amount not to exceed $32,000.00.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____ , 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7524 **Topics of Discussion** I.

Council Work Session

Meeting Date: 04/06/2021

Demolition - Needmore Road Water Treatment Plant - Award Contract

Submitted By:	Hanane Eisentraut		
Department:	Engineering	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/06/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No
Motion/Ordinance/ Resolution No.:			

Agenda Item Description or Legislation Title

Demolition - Needmore Road Water Treatment Plant - Award Contract

Purpose and Background

This legislation will authorize the City Manager to enter into a contract with Charles Jergens Construction as the lowest and best bidder for the Demolition of Needmore Road Water Treatment Plant Project at a cost not to exceed $160,000.00.

The Needmore Road Water Treatment Plant is currently shut down and has been decommissioned as per the Ohio EPA. It is in the best interest of the City to demolish the existing plant since the Rip Rap Road Water Treatment Plant has enough capacity to provide water for the entire City without operating the Needmore Road Water Treatment Plant.

The Water Fund will be utilized for this demolition project.

Fiscal Impact

Source of Funds:	Water Fund
Cost:	$160,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Bid Results

Resolution

CITY OF HUBER HEIGHTS

DEMOLITION OF NEEDMORE WATER TREATMENT PLANT

BID RESULT

BID DATE: March 19, 2021

CONTRACTOR'S NAME	BID AMOUNT	
Baumann Enterprises	$ 313,500.00	60 Calendar Days
	Bid Bond - Yes	
Durst Brothers	$ 224,056.98	120 Calendar Days
	Bid Bond - Yes	
O'Rourke	$ 427,000.00	77 Calendar Days
	Bid Bond - Yes	
Advanced Demolition	$ 185,500.00	110 Calendar Days
	Bid Bond - Yes	
Safeco Environmental	$ 195,000.00	30 Calendar Days
	Bid Bond - Yes	
Rauch Excavation	$ 218,000.00	90 Calendar Days
	Bid Bond - Yes	
Charles Jergens Construction	$ 134,089.00	45 Calendar Days
	Bid Bond - Yes	
Bladecutter	$ 257,800.00	45 Calendar Days
	Bid Bond - Yes	
Andis	$ 449,000.00	60 Calendar Days
	Bid Bond - Yes	

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE DEMOLITION OF THE NEEDMORE ROAD WATER TREATMENT PLANT.

WHEREAS, City Council under Resolution No. 2021-R- 6969 has previously authorized the securing of bids for the demolition of the Needmore Road Water Treatment Plant; and

WHEREAS, construction bids were received by the City on March 19, 2021; and

WHEREAS, the Water Fund is available to cover the cost of this work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract for the demolition of the Needmore Road Water Treatment Plant with Charles Jergens Construction, as the lowest and best bidder, at a cost not to exceed $160,000.00 on the terms and conditions as substantially set forth in the bid.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2021;
_____Yeas; _____Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

AI-7523 **Topics of Discussion** J.

Council Work Session

Meeting Date: 04/06/2021

Rehabilitation - Water Lines - Award Contract

Submitted By: Hanane Eisentraut

Department:	Engineering	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/06/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Rehabilitation - Water Lines - Award Contract

Purpose and Background

This legislation will authorize the City Manager to enter into a contract with Suez as the only bidder for the 2021 Rehabilitation of Water Lines Project at a cost not to exceed $880,000.

A Spray In Place Pipe (SIPP) rehabilitation method will be performed as a corrective action to extend the life of the pipes, minimize inconvenience to customers, decrease the length of the construction time, and reduce construction cost compared to the traditional dig and replace pipe method. The Water Fund will be utilized for this project.

Fiscal Impact

Source of Funds:	Water Fund
Cost:	$880,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Bid Results

Map

Resolution

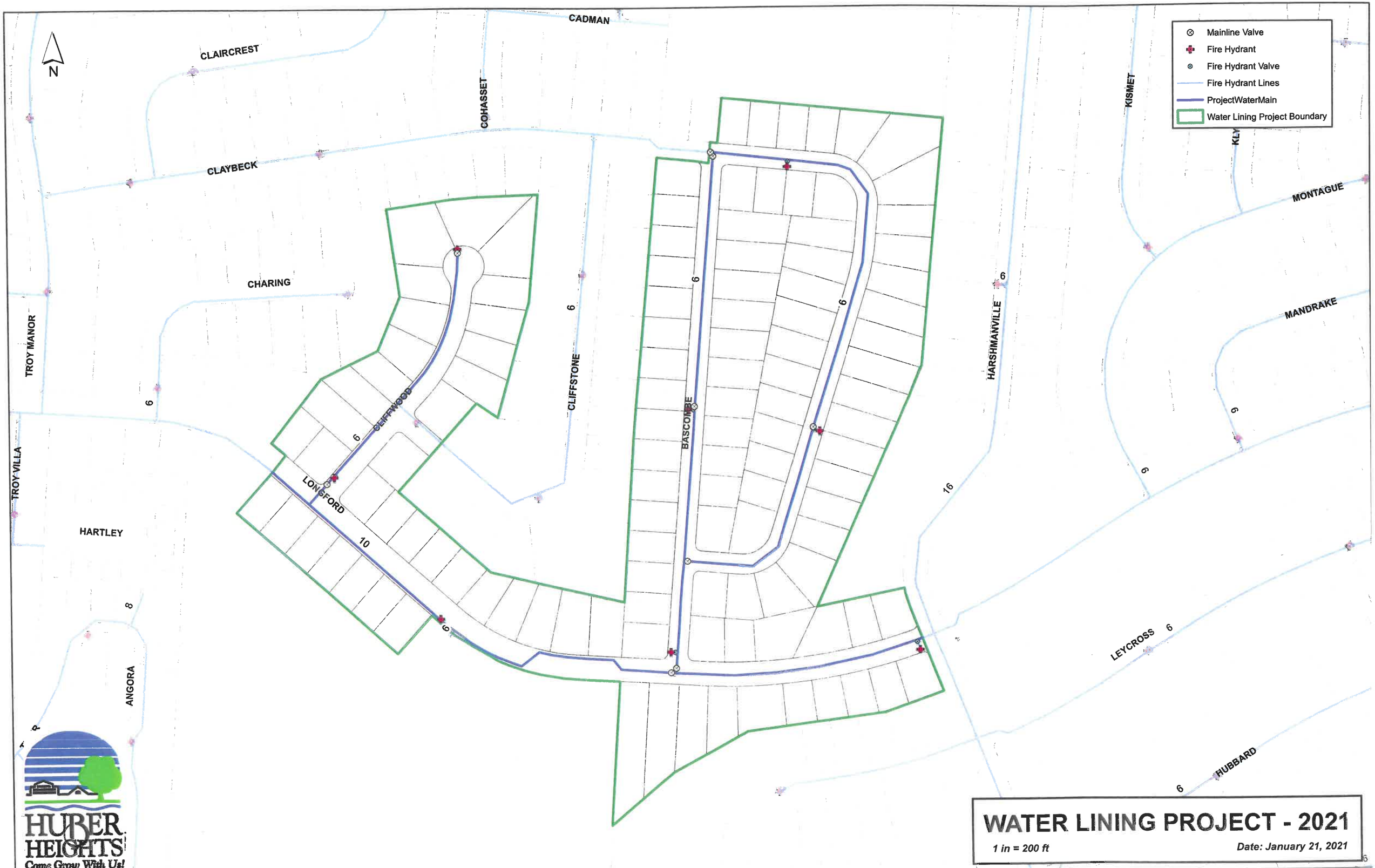
CITY OF HUBER HEIGHTS

2021 REHABILITATION OF WATER LINES

BID RESULT

BID DATE: March 12, 2021

CONTRACTOR'S NAME	BID AMOUNT	
Suez	$ 810,000.00	65 Calendar Days
	Bid Bond - Yes	


N
CADMAN
CLAIRCREST
COHASSET
CLAYBECK
CHARING
TROY MANOR
TROY VILLA
HARTLEY
ANGORA
CLIFFSTONE
CLIFFWOOD
LONGFORD
BASCOMBE
HARSHMANVILLE
KISMET
MONTAGUE
MANDRAKE
LEYCROSS
HUBBARD
6
8
10
16
Mainline Valve
Fire Hydrant
Fire Hydrant Valve
Fire Hydrant Lines
ProjectWaterMain
Water Lining Project Boundary
HUBER HEIGHTS
Come Grow With Us!
WATER LINING PROJECT - 2021
1 in = 200 ft
Date: January 21, 2021

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACT FOR THE 2021 REHABILITATION OF WATER LINES PROJECT.

WHEREAS, City Council under Resolution No. 2021-R- 6967 has previously authorized the securing of bids for the 2021 Rehabilitation of Water Lines Project; and

WHEREAS, construction bids were received by the City on March 12, 2021; and

WHEREAS, funds are available to cover the cost of this work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract for the 2021 Rehabilitation of Water Lines Project with Suez, as the lowest and best bidder, at a cost not to exceed $880,000.00 on the terms and conditions as substantially set forth in the bid.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2021;
_____Yeas; _____Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

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AI-7522 **Topics of Discussion** **K.**

Council Work Session

Meeting Date: 04/06/2021

Rehabilitation - Sewer Lines - Award Contract

Submitted By: Hanane Eisentraut

Department:	Engineering	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	04/06/2021
Audio-Visual Needs:	None	**Emergency Legislation?:**	No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Rehabilitation - Sewer Lines - Award Contract

Purpose and Background

This legislation will authorize the City Manager to enter into a contract with Miller Pipeline as the lowest and best bidder for the 2021 Rehabilitation of Sewer Lines Project at a cost not to exceed $236,000. Tri-Cities I & I funds will be utilized for this project.

Fiscal Impact

Source of Funds:	Tri-Cities I & I Funds
Cost:	$236,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes
Financial Implications:	

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE 2021 REHABILITATION OF SEWER LINES PROJECT.

WHEREAS, City Council under Resolution No. 2021-R-6968 has previously authorized the securing of bids for the 2021 Rehabilitation of Sewer Lines Project; and

WHEREAS, construction bids were received by the City on March 12, 2021; and

WHEREAS, Tri-Cities I & I funds are available to cover the cost of this work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Huber Heights, Ohio, that:

Section 1. The City Manager is hereby authorized to enter into a contract for the 2021 Rehabilitation of Sewer Lines Project with Miller Pipeline Corporation, as the lowest and best bidder, at a cost not to exceed $236,000.00 on the terms and conditions as substantially set forth in the bid.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of Ohio Revised Code.

Section 3. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____2021;
_____Yeas; _____Nays.

Effective Date:

AUTHENTICATION:

_____ _____
Clerk of Council Mayor

_____ _____
Date Date

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AI-7542 **Topics of Discussion** L.

Council Work Session

Meeting Date: 04/06/2021

Bellefontaine Road - Sidewalk/Path Extension

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/06/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Bellefontaine Road - Sidewalk/Path Extension

Purpose and Background

This agenda item is for discussion of extending the sidewalks/paths on Bellefontaine Road.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

No file(s) attached.

AI-7525 **Topics of Discussion** **M.**

Council Work Session

Meeting Date: 04/06/2021

ZC 21-08 - Jing Realty, LLC - Rezoning/Basic Development Plan - Fishburg Road/Bellefontaine Road

Submitted By: Geri Hoskins

Department: Planning

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 04/06/2021

Audio-Visual Needs: SmartBoard **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

ZC 21-08 - Jing Realty, LLC - Rezoning/Basic Development Plan - Fishburg Road/Bellefontaine Road

Purpose and Background

The applicant, Jing Realty, LLC, is requesting approval of a Rezoning to Planned Residential (PR) and approval of a Basic Development Plan.

Fiscal Impact

Source of Funds:	N/A
Cost:	N/A
Recurring Cost? (Yes/No):	N/A
Funds Available in Current Budget? (Yes/No):	N/A
Financial Implications:	

Attachments

Drawings
Fire Assessment
Old Basic Development Plan
2003 Ordinance
2005 Ordinance
Staff Report
Opposition Letters
Additional Opposition Letters
Decision Record
Minutes
Ordinance



City of Huber Heights

1 in = 376 ft

Date: 3/23/2021

Huber Heights Fire Division

Inspections require two business days advance notice! (OAC)1301:7-7-09(A)(5)

Occupancy Name:	Bellefontaine/Fishburg
Occupancy Address:	Bellefontaine Road and Fishburg Road

Type of Permit:	HHP&D Site Plan
Additional Permits:	Choose an item.
Additional Permits:	Choose an item.

MCBR BLD:	Not Yet Assigned	HH P&D:	
MCBR MEC:	Not Yet Assigned	HHFD Plan:	21-050
MCBR ELE:	Not Yet Assigned	HHFD Box:	53
REVIEWER:	Susong	DATE:	3/19/2021

Fire Department Comments:

The Huber Heights City Code Part 15 Refers to Fire Code Requirements and has adopted by reference OFC and IFC Appendices

THIS DRAWING HAS NOT BEEN APPROVED AT THIS TIME DUE TO THE FOLLOWING:

- **One- and two-family residential projects having more than 30 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads in accordance with Ohio Fire Code D107.1.**
- **Hydrants in single-family residential districts shall be placed not more than 500 feet apart, measured on the main, and no more than 400 feet from any opening in any building. Review Huber Heights Codified Ordinance 1521.06(b) for additional requirements.**
- **All new water mains and any existing water mains that are replaced shall be eight inches in diameter or greater in all one-, two- and three-family dwelling areas and in multi-family areas or commercial areas. All water mains shall be sectionalized and looped when reasonably feasible and achievable. Dead end water mains shall only be permitted upon written approval from the Fire Official and City Engineer. Huber Heights Codified Ordinance 1519.01 - Water mains.**
- **The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1.**

Code Reference	Standard Requirement Comment
2017 OFC / IFC Appendices B and C and (OAC)1301:7-7-05(G) and HH City Code 1521	***Fire Hydrants***: Locations and Distribution shall comply with the referenced code (75' Spacing from FDC to hydrant and minimum 40'spacing from hydrant to building exterior walls) (See city code for more detail)
Specific Code Requirement Comments (In Accordance with (OAC)1301:7-7-01 to 44 Including IFC Appendices as adopted by HH City Code Part 15) Go To: Ohio Fire Code Go To: HH City Code Go To: OAC/OBC	
OFC 2017	**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with *paragraph* (C)(6)(503.6) *of this rule,* and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). **D106.1 Projects having more than 100 dwelling units.** Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads. **Exception:** Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 and 903.3.1.2.
Huber Heights Codified Ordinance	**1521.06 FIRE HYDRANT PLACEMENT AND STANDARDS** (b) Hydrants in single-family residential districts shall be placed not more than 500 feet apart, measured on the main, and no more than 400 feet from any opening in any building. All new fire hydrants and any existing fire hydrants that are in need of replacement, shall meet the Huber Heights hydrant standard for this district of two, two- and one-half-inch discharge nozzles and one, five-inch steamer discharge nozzle. The five-inch steamer discharge nozzle shall have a five-inch STORTZ quick connection. The two, two- and one-half-inch discharge nozzles shall have Dayton threads approved by the Code Official. (1) The Fire Code Official shall make a determination if a double STORTZ hydrant can be omitted in commercial and multi-family districts. When determining the need, the Code Official shall reference the capacity of the hydrant and fire flow requirements listed in the 2006 International Fire Code appendix B. Reductions shall be given for automatic sprinkler systems. (d) The Fire Code Official shall make a determination on the location and distribution of fire hydrants. The fire official shall make this determination by referencing the location and distribution listed in the 2006 International Fire Code Appendix C. (Ord. 2010-0-1845. Passed 9-13-10.) **1521.01 HYDRANT LOCATION, NUMBER AND APPROVAL.** (e) A fire hydrant meeting the specifications and installed according to this standard and connected to a public water supply, shall be installed at a location designated by the Code Official that is within seventy-five feet of a suppression system Fire department connection, but no closer than forty feet to the building or structure unless otherwise approved by the Code Official.

Please reference contact information below for questions or concerns with this document.

Plans reviewed by the Huber Heights Fire Division are reviewed with the intent they comply in **ALL** respects to this code, as prescribed in **SECTION (D) 104.1 of the 2017 Ohio Fire Code**. Any omissions or errors on the plans or in this review do not relieve the applicant of complying with **ALL** applicable requirements of this code. These plans have been reviewed for compliance with the Ohio Fire Code adopted by this jurisdiction. There may be other regulations applicable under local, state, or federal statues and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.



MASTER PLAN

FOR

THE OAKS

OF

HUBER HEIGHTS

HUBER HEIGHTS, OHIO

SUMMER 2003

CHAMBERSBURG RD.

POND

POTENTIAL ESTATE LOTS

RED OAK COURT

OAK CREEK TRAIL

RED OAK COURT

OAK RIDGE DR.

PIN OAK CT.

OAK RIDGE WAY

LAUREL OAK PATH

RETENTION BASIN

GREEN SPACE

SILVER OAK WAY

BLACK OAK PLACE

WHITE OAK WAY

SILVER OAK WAY

BUR OAK DRIVE

WHITE OAK WAY

RECREATION AREA 3.0 ac

POND

PARKING

CHURCH 14.1843 AC

DETENTION AREA

SHADY OAK STREET

BELLFONTAINE RD.

FISHBURG RD.

EX CHURCH

MASTER PLAN

FOR

THE OAKS OF HUBER HEIGHTS

HUBER HEIGHTS, OHIO 2005

0 50 100 200 300

SCALE: 1" = 100'

APPROVED

431 D 12 APR 05

J. Hallett

REVISED 4/11/05

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2003-O-1405

AN ORDINANCE AMENDING THE HUBER HEIGHTS ZONING ORDINANCE TO REZONE 116.9 ACRES SITUATED ON BELLEFONTAINE ROAD, APPROXIMATELY 1300' NORTH OF FISHBURG ROAD, SECTION 16, TOWN 2, RANGE 8 M.R.S, HUBER HEIGHTS, OHIO FROM R-1 RESIDENCE DISTRICT TO PR PLANNED RESIDENTIAL DISTRICT AND DECLARING AN EMERGENCY (ZONING CASE NO. 431)

WHEREAS, the Citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed said Zoning Case and on January 14, 2003 recommended approval by a vote of 4-1 with conditions; and

WHEREAS, Section 1130 of the H.H.C.O. grants City Council the power to amend or override the City Planning Commission recommendation by a vote of two-thirds of its membership; and

WHEREAS, the City Council has determined that, with proper conditions, this rezoning should be amended and approved;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Huber Heights, Ohio that:

Section 1. The Basic Development Plan submitted by the Applicant in this Case is hereby approved as amended hereby subject to the conditions set forth below:

1. Berming will be installed as discussed elsewhere along Bellefontaine and Fishburg Roads as the development of sections of the plat are built. Installation of the berm and its landscaping shall be the responsibility of the developer and shall be included in the Subdivider's Agreement and the performance bond required by the Subdivider's Agreement as each section is developed.

2. The berm shall be constructed on the rear of the lots. An agreement will be executed as part of the Detailed Development Plan, which agreement shall be approved by the Law Director and City Engineer, creating an easement, rights and duties with regard to the berm area. The berm shall, once built, be maintained by the property owner. The property owner may not remove any landscaping required by the Detailed Development Plan without the City Engineer's written approval, and shall be required to replace such landscaping which dies or is removed. Failure to maintain the berm area as required will constitute a zoning violation. The City may cite the property owner, the Homeowner's Association, or both, and may perform such maintenance and repair and assess the cost to the Property owner and/or Homeowner's Association.

3. Installation of sidewalks along the frontage of Bellefontaine Road and Fishburg Road shall be by the developer as part of the public improvements in the plat. Once the first section of the plat with frontage on Bellefontaine Road is recorded, all of the sidewalk along Bellefontaine Road will be installed within three (3) years or no further sections of the plat will be approved.

4. All houses shall be constructed with a minimum of twenty five percent (25%) masonry on the exterior of the house.

5. Fifty percent (50%) of the dwellings built on perimeter lots (#93-95 inclusively; #101-110 inclusively; #123-133 inclusively shall have houses with at least fifty percent (50%) masonry on the exterior of the house. If the house is not a single story construction, to count towards the fifty percent (50%) of houses with at least fifty percent (50%) masonry exterior, the masonry must include a full wrap of the house. All single story houses backing up to Bellefontaine and Fishburg Roads shall have fifty percent (50%) masonry on the exterior, excepting trim, soffits, gables, etc.

6. No trees may be cut in the development without the approval of the City Engineer in writing. A tree survey shall be conducted identifying all trees with greater than 3" caliper, three feet off the ground. This tree survey for the entire development shall be submitted to the City Engineer prior to approval of the first stage of the Detailed Development Plan. Trees to be maintained shall be identified at the Detailed Development Plan stage for each section.

7. The existing farmhouse and springhouse shall not be demolished or removed without the written consent of the City Planning Commission and the City Engineer.

8. The Planning Commission shall determine the requirements for obtaining a 20-30' wide easement and walking route to Chambersburg Road from at or near Lot 10 of the development with such improvement to be constructed at such time as Chambersburg Road is improved with a sidewalk to the connection point.

9. The two (2) retention ponds shall be constructed on the locations shown on the Revised Plan submitted to the City and shall be approved by the City Engineer as a part of the Final Development Plan.

10. The comments of the Engineering and Fire Divisions must be satisfied prior to approval of a Detailed Development Plan.

11. The new Plans submitted by the Applicant dated April 14, 2003 and on file with the Clerk of Council are the Plans being approved herein.

12. The Development shall contain no greater than the following number and mix of Lots: 223 Single Family Lots; 15 Estate Lots.

13. LOT REQUIREMENTS: On the 223 Premium Lots, minimum lot area is 12,000 square feet; minimum lot depth is 142 feet; minimum frontage at the setback line is 85 feet; minimum setbacks include 25' front, 40' rear, minimum of 10' (with a sum of 20') sideyard.

14. GREEN SPACE: Revised plan shall include landscaped and green space areas including 1 Detention and 2 Retention Ponds. Existing tree lines and vegetation growth is shown along the rear yard lot lines and surrounding the estate lots. There is a Mound/Berm also known as No Disturb Zone (NDZ) along the rear property lines of Lots #63 through 68 inclusively and Lots #86 through 92 inclusively, that abut Shady Oak rear property lines. There is a Mound/Berm along rear yard property lines of all Fishburg and Bellefontaine Road perimeter lots numbered 92-95 inclusively; 101-110 inclusively; 123-133 inclusively and Lot #1. The serpentine Mound/Berm shall be ten feet (10') at the base, two to three feet (2'-3') high and planted/landscaped with four to six feet (4'-6') of a combination of trees, evergreens and shrubs, as per the landscape design plan. The serpentine mound shall be built so as to allow drainage along and between lots in

varied length sections. There will be a NDZ utility easement of 10' inside and adjacent to the Mound/Berm.

15. SIDEWALKS AND MOUNDS ALONG BELLEFONTAINE AND FISHBURG: Along Bellefontaine, widen and improve roadway, curb, gutter, sidewalk 300'-400' north and south (total, 600'-800') of plat main ingress-egress as per Engineer approval.

16. Upon initiation of development,in the first section bordering Fishburg Road, the intersection of Fishburg and Bellefontaine must be widened and improved with roadway, curb, gutter and sidewalk along the north side of Fishburg across the whole development. The same requirements for mound and sidewalk as stated for Bellefontaine in regard to bond, timeline, etc. apply.

17. BUILDING MATERIALS AND STRUCTURES: Those houses built abutting rear property lines of Shady Oak lots (being Lots #63, through 68 inclusively and #86-92 inclusively) shall be single story (ranch) dwellings, have a minimum floor area of 1600 square feet of heated, air conditioned, fully finished living area, exclusive of any basement, garages or porches. All sides of the dwelling shall be entirely of brick, stone or other masonry product, except for trim and gables. Storm sewers serving the area adjacent to Shady Oak lots shall be sized and designed to accept the stormwater runoff from the Shady Oak lots as engineering permits.

18. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product.

19. The plat covenants shall be approved in advance by the City Law Director and shall include at least the following provisions:

a. At all times at least ninety percent (90%) of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches.

b At all times at least ninety percent (90%) of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

Section 2. This Council finds that the general standards for approval of the Basic Development Plan for the proposed Planned Unit Development (PUD) are met by a preponderance of the evidence presented in this Case, only upon compliance with the conditions set forth above in this Case.

Section 3. The request to rezone the 116.9 acres situated on the west side of Bellefontaine Road, approximately 1300' north of Fishburg Road, Section 16, Town 2, Range 8 MRS, Huber Heights, Ohio from R-1 Residence District to P-R Planned Residential District is hereby approved.

Section 4. It is hereby found and determined that all formal action of this Council concerning and related to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that

resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare, and for the further reason that the City needs to encourage this type of development at the earliest time, Wherefore this Ordinance shall become effective at the earliest period allowed by law.

Passed by Council on the 14th day of April, 2003.

7 Yeas; 0 Nays; 1 Abstain.

AUTHENTICATION:

Clerk of Council

Date: 4/16/2003

Vice Mayor

Date: 04/16/03

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2005-O-1566

APPROVING A MAJOR CHANGE TO THE BASIC DEVELOPMENT PLAN IN ZONING CASE NO. 431-D, THE OAKS OF HUBER HEIGHTS FOR MIDLIFE DEVELOPMENT, AND DECLARING AN EMERGENCY

WHEREAS, the applicant has submitted a Major Change to the Basic Development Plan in order to construct a church at the southeast corner of the subdivision as well as realign the internal streets of The Oaks subdivision on Fishburg and Bellefontaine Roads; and

WHEREAS, the City Planning Commission has reviewed said zoning case and on April 12, 2005 recommended approval by a vote of 3-0 with conditions;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The Major Change to the Basic Development Plan submitted in Zoning Case 431-D, as requested by the applicant, is hereby approved with the condition as set forth by Planning Commission and as amended by City Council at the May 9, 2005 Regular Session Council Meeting.

Section 2. This Council finds that the general standards for approval of the Major Change to the Basic Development Plan for the Planned Unit Development (PUD) are met by a preponderance of the evidence presented in this case, only upon compliance with the conditions set forth in the City Planning Commission Resolution in this case and by the amended changes approved by City Council.

Section 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 4. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the community and for the further reason to promote continued growth and economic development in the City; therefore, this Ordinance shall be in full force and effect immediately upon its passage by Council.

Passed by Council on the 9th day of May, 2005;
8 Yeas; 0 Nays.

AUTHENTICATION:

Clerk of Council

Date: 5/10/2005

Vice Mayor

Date: 5/10/2005

Memorandum

Staff Report for Meeting of March 18, 2021

To: Huber Heights City Planning Commission

From: Scott P. Falkowski, Assistant City Manager

Date: March 17, 2021

Subject: ZC 21-08 (Rezoning to Planned Residential for 14.18 Acres at Bellefontaine Road and Fishburg Road)

- Application dated March 5, 2021

Department of Planning and Development City of Huber Heights

APPLICANT/OWNER: Jing Realty, LLC – Applicant
Jing Wang - Owner

DEVELOPMENT NAME:

ADDRESS/LOCATION: Fishburg Road and Bellefontaine Road

ZONING/ACREAGE: Planned Residential (PR) / 14.18 acres

EXISTING LAND USE: Vacant

ZONING ADJACENT LAND: PR

REQUEST: The applicant requests approval of a Rezoning to Planned Residential.

ORIGINAL APPROVAL:

APPLICABLE HHCC: Chapter 1171, 1172

CORRESPONDENCE: In Favor – None Received
In Opposition – See Attached

OVERVIEW:

The applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan.

STAFF ANALYSIS AND RECOMMENDATION:

The applicant is looking to develop a lot that was split from the original Oaks of Huber Heights residential development. The lot is currently approved for construction of a church on the 14.2-acre parcel.

The applicant requests to build thirty-four (34) single family residential lots, with two (2) open space lots on 14.2 acres. Street access will come off Bellefontaine Road. Streets will be public and have a typical residential cross section. The lots will be served by public utilities. An existing 8-inch water main is located along the Fishburg Road frontage and an 8-inch sanitary sewer main is stubbed at the north end of the lot. The property slopes from the west to the east. The plan calls for a detention area to be placed at the northeastern corner of the lot to handle stormwater runoff. Fishburg Road and Bellefontaine Road are proposed to be improved with sidewalks and curbs to meet the section of eighteen feet from center line to back of curb.

The proposed lots in general have 75 to 80-foot frontages. The minimum depth is 142 feet. The lots that abut existing homes have a minimum of 80 feet frontages. The setbacks are proposed to be 25-foot minimum front yards and 40-foot rear yards. Side yards shall be a minimum of 10 feet. Berming will be installed along Bellefontaine and Fishburg Roads on the rear of the lots that abut said Roads. Said mound shall be ten feet (10') at the base, two to three feet (2'-3') high and planted/landscaped with four to six feet (4'-6') of a combination of trees, evergreens and shrubs. An open space lot is proposed in the center of the development for use by the residents. All houses shall be constructed with a minimum of twenty five percent (25%) masonry on the exterior of the house. Fifty percent (50%) of the dwellings built on perimeter lots (#15-23 inclusively) shall have houses with at least fifty percent (50%) masonry on the exterior of the house. If the house is not a single-story construction, to count toward the fifty percent (50%) of houses with at least fifty percent (50%) masonry exterior, the masonry must include a full wrap of the house. All single-story houses backing up to Bellefontaine and Fishburg Roads shall have fifty percent (50%) masonry on the exterior, excepting trim, soffits, gables, etc. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product. The following building specifications shall also be required:

a. At all times at least ninety percent (90%) of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements,

garages, or porches.

b. At all times at least ninety percent (90%) of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

HISTORY:

City Ordinance 2003-O-1405 amended the original zoning ordinance to rezone 116.9 acres situated on Bellefontaine Road, approximately 1300 feet north of Fishburg Road, section 16, Town 2, Range 8 M.R.s, Huber Heights, Ohio from R-1 Residential to PR Planned Residential District. This lot that is being requested for a Major Change was originally located within the above described Ordinance for approval of single-family residential lots. Said ordinance is attached in the packet including conditions for approval.

City Ordinance 2005-O-1566 amended the above described ordinance to change the layout of the streets in the subdivision to accommodate the addition of a church in the southeast corner at Fishburg and Bellefontaine Roads.

The following City Codes are used in analyzing a Planned Residential Development:

CHAPTER 1172 - (PR) PLANNED RESIDENTIAL DISTRICT[42]

Footnotes:

*--- (**42**) ---*

***Cross reference—** General provisions—See Ch. 1171.*

1172.01 - Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

(a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadrominiums and condominiums;

(b) Churches and other places of worship;

(c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;

(d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and

(e) Uses designed solely to serve in a complimentary way the needs of this District above.

(Ord. 89-O-339, Passed 2-6-89)

1172.02 - Accessory uses.

The following accessory uses are permitted:

(a) Uses customarily incidental to all permitted uses; and

(b) Temporary structures and uses required during construction in this District.

(Ord. 89-O-339, Passed 2-6-89; Ord. No. 2019-O-2398 , § 1, 10-14-19)

1172.03 - Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions", shall govern. In addition, the following development standards apply:

(a) Minimum "PR" Land Area Requirement.

(1) A minimum of one acre shall be required.

(b) Dwelling Unit Density—Five Dwelling Units.

(1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) Dwelling Unit Density—Eight Dwelling Units.

(1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) Dwelling Unit Density—Twelve Dwelling Units.

(1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) Character of Neighborhood. Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

(Case 378, 6-17-76; Case 235, 7-11-94; Ord. 94-O-711, Passed 7-11-94; Ord. 2006-O-1664, Passed 10-23-06)

1172.04 - Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

(Ord. 89-O-339, Passed 2-6-89)

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

(Ord. 89-O-339, Passed 2-6-89)

1171.05 - Contents of basic development plan.

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

(Ord. 2006-O-1655, Passed 9-25-05)

1171.06 - General standards for approval.

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, streetlight wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

(k) Shall not involve uses, activities, processes, materials, equipment, and conditions of operation that shall be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety, or welfare.

(Ord. 93-O-602, Passed 3-22-93)

1171.07 - Review and recommendations by planning commission.

The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.

If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.

(Ord. 93-O-602, Passed 3-22-93)

1171.08 - Action by council.

Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days' notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD.

Council shall approve, reject, or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.

(Ord. 93-O-602, Passed 3-22-93)

1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

(Ord. 89-O-339, Passed 2-6-89)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Ronald DAllessandris <dallessa@me.com>
Sent: Friday, March 19, 2021 10:38 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Byrge, Nancy <NByrge@hhoh.org>; elyond@hhoh.org
Subject: Opposing Case 21-8

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Mr. Falkowski,
We have received the post card addressing the new application for the property owned by Koehler & Wang. Just last month the council voted 8 -0 in complete support of the residents of the Oaks, one of the prime reasons was the lot sizes. Density is an issue that has not been addressed fully by the developer. While the developer has reduced the number of lots to 34, the number of lots still exceeds what was previously proposed and zoned for 29. It is our belief that the Council should not bring this reading to the floor until the proposed lots are reduced to what was previously zoned for in our planned development. We are in full support of growing Huber Heights, but it needs to be done smartly and within the guide lines that were previously adopted. Thank You

Ron & Joyce D'Allessandris
rjdallessandris@gmail.com
Home Phone 937-254-0005
Ron Cell Phone 937-681-3492
Joyce Cell Phone 937-681-3498

Virus-free. www.avast.com

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Friday, March 19, 2021 12:37 PM
To: Hoskins, Geralyn
Subject: FW: Opposition to Case 21-8

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Warren Taldo <wtaldo@gmail.com>
Sent: Friday, March 19, 2021 12:37 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: btgeek@aol.com
Subject: Opposition to Case 21-8

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Please be advised that myself (Warren Taldo) and my wife (Catherine Taldo) are opposed to the development of said parcel of land at the Corner of Bellefontaine and Fishburg for the same reason that the previous application was defeated at the City Council 8-0. The reason is that the number (lots) still exceeds what was originally proposed for that parcel. This parcel was originally zoned that the density needed to remain at 2.05, for the entire Planned Development. Using the 2.05 there should be 29 lots, not 34.

Sincerely Yours
Warren & Catherine Taldo
5921 Oak Creek Tr.
Huber Height, Oh. 45424
937-237-0069

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Friday, March 19, 2021 2:26 PM
To: Hoskins, Geralyn
Subject: FW: CASE 21-08 Bellefontaine and Fishburg Rezoning

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org
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-----Original Message-----
From: Mark Wabler <mark.e.wabler@gmail.com>
Sent: Friday, March 19, 2021 2:16 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Cc: Holly Wabler <holly.wabler@gmail.com>
Subject: CASE 21-08 Bellefontaine and Fishburg Rezoning

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Greetings,
I am writing to you concerning some rezoning of property at the location listed above. I live in the OAKS and moved there for location and hopefully for some appreciation on the property. This has happened, however I know the value and desirability of owning a house in this area will plummet if this rezoning is approved.

Please rethink this request. Huber is a nice place to live the way it is constructed now. another home builder will be able to do well there.

Thank You for your attention to this matter.

Mark Wabler MBA

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:14 AM
To: Hoskins, Geralyn
Subject: FW: Opposition to ZC 20-31 (Koehler&Wang) now ZC 21-08 (Jing Realty)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: justin links <braider33@yahoo.com>
Sent: Friday, March 19, 2021 5:47 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Hill, Andy <AHill@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Gore, Jeff <JGore@hhoh.org>
Subject: Re: Opposition to ZC 20-31 (Koehler&Wang) now ZC 21-08 (Jing Realty)

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City Council Members,
My young daughter and I attended the last meeting. Let me thank you for the overwhelming support in opposition to ZC 20-31. I know a great number of my neighbors here and it was encouraging to hear them speak to you with such passion and pride.

I read thru the upcoming agenda and see the developer has agreed to extend the existing berm along Bellefontaine and Fishburg Rds. That is good to see as I believe it provides an important cushion from two high trafficked roads for homes and kids in the neighborhood.

My previous concern remains the same regarding home density. Looking at the proposed drawings, the homes in the inner island aren't even 1/4 acre lots and many on the outer loop are the same. There are some lots on the outer ring approaching nearly 1/2 acre. I would not claim to be a land manager or developer but did pass geometry once. If the builder reduces from the proposed 34 lots to the original 29, when some lines are shifted a little left or right, I bet the area starts taking on the 1/3 acre theme. There is a portion of the written plan that while it does not match the drawing raises questions. Under Developmental standards, Dwelling Unity Density, to me that reads as multi-family homes or

apartments. Five, Eight, and Twelve Dwelling Units? I think I speak for everyone in The Oaks when I say those would not be welcomed. Maybe that is standard contract verbiage and definitions and there is no cause for alarm.

Lastly, the D R Horton sign on Fishburg Rd states From the $290s. Comparing homes on their website to their plan, I do not see how they plan on building 1500 - 1600 sq ft homes on 1/4 lots starting in the $290s. That would be for them to figure out. We appear to have that plan across the road called Artisan Walk. Nothing against that neighborhood, but for anyone who was around when that development began and saw the half dozen or so homes that were built, they do not at all reflect the final design. The Oaks has a great look and theme going. Would be a shame to ruin it at the finish line.

Thank you for your consideration and continued support,

Justin Links
6016 Oak Ridge Dr.

On Monday, February 1, 2021, 04:16:18 PM EST, justin links <braider33@yahoo.com> wrote:

City Council Members,
I am a homeowner in The Oaks of Huber Heights. It's been brought to my attention that the final phase of our neighborhood may deviate from the original Master Plan. I would simply like to request the plan stay as previously submitted and agreed to. The last 10 homes to be built should model the first 10. Lots in our neighborhood are all approximately 1/3 acre. Homes are inline with the Huber concept with brick lower levels. That theme should not change so that a developer/builder can cram a few more houses into the allotted land. Also, the berm that was built for the homes whose backyards approach Bellefontaine Rd should be extended to reach Fishburg Rd and include Fishburg Rd in the direction of Brandt Pk. The constructed berm serves to shield and protect those homeowners from traffic that travels both of those high density roadways.

Please consider the wishes and concerns of the residents within this great neighborhood.

Sincerely,

Justin Links
6016 Oak Ridge Dr.

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: Jing Realty Rezoning Request

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Kathi Davis <darandkat@gmail.com>
Sent: Saturday, March 20, 2021 12:36 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Subject: Jing Realty Rezoning Request

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Mr. Falkowski,

In reference to the upcoming meeting: JING REALTY, LLC, is requesting approval of a Rezoning and Basic Development Plan for 14.18 acres at the corner of Fishburg Road and Bellefontaine Road (ZC 21-08). I agree with their request, based on their latest documents submitted. I recommend the board approve the request.

/r

Kathi Davis
6224 Oak Ridge Drive
443-306-4535

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: Opposition to Case 21-8

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Ron Hinds <ronshinds@aol.com>
Sent: Saturday, March 20, 2021 2:26 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to Case 21-8

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This parcel at the NW Corner of Fishburg & Bellefontaine should only be developed following the original guidelines and standards forming a cohesive, aesthetically pleasing Planned Development.

While the proposed builder have reduced the number of lots to 34 that number still exceeds what was originally proposed for that parcel. When the parcel was zoned for the church, the City Council minutes reflect that the density needed to remain at 2.05 for the entire Planned Development. Using 2.05 there should be 29 lots. They are still not matching the lot sizes or the lot standards that we in The Oaks had to follow.

As a homeowner in The Oaks I am concerned that this proposed development will reduce our property values.

Thanks for considering the feelings of the homeowners of The Oaks.

Respectfully,

Ron

Ron Hinds
Realtor/Senior Associate Partner

Berkshire Hathaway HomeServices
Professional Realty
Huber Heights, Ohio
937-776-2225
ronshinds@aol.com
www.ronhinds.com

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: Opposition to Rezoning Fishburg/Bellefontaine Rd cornor (case no. 21-08)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
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-----Original Message-----
From: Tammy Apwisch <tapwisch@yahoo.com>
Sent: Saturday, March 20, 2021 6:11 PM
To: Byrge, Nancy <NByrge@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Webb, Don <DEWebb@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Hill, Andy <AHill@hhoh.org>; Falkowski, Scott <SFalkowski@hhoh.org>
Subject: Opposition to Rezoning Fishburg/Bellefontaine Rd cornor (case no. 21-08)

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>
> To whom it may concern,

> I live in the Oaks of Huber Heights and am concerned with the proposed increase of homes for project being developed next to our neighborhood. I am opposed to any increase from the original 31 lots being developed on this parcel.
>
> I request that the ordinance specify that the berm proposed along the North and West property lines also extend between the detention ponds; that the construction and landscaping of the berms be completed prior to the start of any construction.
>

> I request that the Ordinance specify that the houses along Bellfontaine and Fishburg contain 50% masonry on the entire exterior as stated in the original ordinance 2003-o-1405.
>
> Thank you,
> Tammy Apwisch

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:15 AM
To: Hoskins, Geralyn
Subject: FW: 23 March 2021 City Council Mtg (Jing Realty (ZC 21-08))

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: William <skimarks@hotmail.com>
Sent: Sunday, March 21, 2021 11:05 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: 23 March 2021 City Council Mtg (Jing Realty (ZC 21-08))

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Hi Scott,
I share many of the concerns about this new case as my neighbors. While the new land owners are heading more in the right direction, it would be best to have a consistent pattern of similar homes in the same development. And with the consistent style, size, etc. homes, we would not need to separate or segregate these new homes with boundaries which will further create barriers and isolate neighbors. We want to preserve the neighborhood atmosphere and benefits that was part of the basic principles of our Oaks of Huber Heights development. Thanks Scott!
William Marks
5776 Oak Creek TRL

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:16 AM
To: Hoskins, Geralyn
Subject: FW: Case 21-8

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
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-----Original Message-----
From: Richard Higgns <rickehiggins@aol.com>
Sent: Sunday, March 21, 2021 4:30 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Subject: Case 21-8

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If I remember correctly the Sam Knobler and Inverness tried to develop the same area with town homes. I don't remember exactly why it was disapproved I think it was for the same reason they disapproved the last proposal. Now Koehler and Wang are back with a revised proposal. Their proposal does not fit in with our HOA or with the new development of Silver Oaks of Huber. The proposal can possibly impact the sales and will impact our property values. As a 15 year resident of the Oaks I am not in favor of case 21-8.

I appreciate your support and representation on this matter.

Richard Higgins
6075 White Oak Way

Sent from my iPad

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 9:16 AM
To: Hoskins, Geralyn
Subject: FW: Opposed to Jing Realty (ZC 21-08)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Roger Zambile <rogerzambile@email.com>
Sent: Sunday, March 21, 2021 7:55 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>
Subject: Opposed to Jing Realty (ZC 21-08)

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Still opposed to this rezoning. The number of homes to 34 is still too many. According to the when the parcel was zoned the overall density for our there should only be 29 homes on that parcel. Alsop the minimum frontage at setback should be 85. Not the 75 they are asking for. There is also concerns about drainage, sidewalks on both sides of the streetr and the width.

What ever goes in on the land on Corner of Be Fishburg and Bellefontaine roads needs to be help to the same have the same consisitane look as the Oaks Development.

I also hope the city has considered that Fishburg will need to be widen the rest of the way to Bellefontaine. It narrows 3/4 of the way down from 201 to Bellefontaine. A Stop Light at Bellefontaine and Fishburg will also be needed do to the much higher increase in traffic do to this development.

I agree with any other concerns that my Neighbors here in The Oaks bring up opposing this Rezoneing.

Roger Zambile

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 1:50 PM
To: Hoskins, Geralyn
Subject: FW: Rezoning 21-08

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: DEAK, RONALD J CTR USAF AFMC AFLCMC/WIIV <ronald.deak.1.ctr@us.af.mil>
Sent: Monday, March 22, 2021 1:44 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; nbyrg@hhoh.org; Hill, Andy <AHill@hhoh.org>; Campbell, Mark <MCampbell@hhoh.org>; Otto, Glenn <GOtto@hhoh.org>; Gore, Jeff <JGore@hhoh.org>; Shaw, Richard <RShaw@hhoh.org>; Baker, Kathleen <KBaker@hhoh.org>; Webb, David <DWebb@hhoh.org>
Subject: Rezoning 21-08

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City of Huber Heights,
Please enter this as part of the official package for the above case. I will be in attendance hoping for good dialogue to solve the disconnects. First thanks Scott for giving me 30 minutes of your time to discuss the above zoning application. If in fact it is true that the developers know their realty company is to mirror the Oaks Comprehensive plan it still have many disconnects.
1) Lot size is not eh minimum of the Oaks
2) density needs to be less as in the oaks
3) Show the calculations of the pond and over flow. Do not understand it
4) need two sidewalks one on each side as in the oaks.
5) frontage is not the minimum 75feet
6) Ratio of front yard to back etc is not correct as in the oaks
7) Need to access points to the proposed development due to the number of units
8) Need spelled out the brick usage etc as part of the application.
9) Need basements as agreed to in 2002 and supported in 2009 when the previous developer wanted to put in slab homes due to the recession

10) Again this is a part of a comprehensive plan what was agreed to in 2002 to be done in 15 phases. The city needs to stick to the plan not just meets the needs of anyone wanting to develop an area. Remember we are a small microcosm that has been done correctly by the city and need to be followed through. Look at the surrounding areas from forest glen, calamere farms, and other adjacent neighborhoods they all are planned and have stuck with the plan all the way through.

I will be ready to discuss in detail any and other items during the planning meeting tomorrow. Again as I said before at the recent council meeting the rezoning is not ready for prime time. We do not want a 50+ year error to satisfy the profit margins of developers but for doing thing right as the city has since 2002. You kept the ask Mark Campbell recently said during the 8-0 vote against the rezoning the city was tough on Mr Knobler and kept his feet to the fire to produce a quality neighborhood directly adjacent to the Oaks. We need to do it right. Remember Mat of 2009 the then president of the HOA myself and Sam Knobler we at the council meeting first for my water well for irrigation and then Mr Knobler seeks a variance from a full basement to slab homes. It was voted down. As Huber expands to the east we need to make sure it is done right so we do not have suburban sprawl with out a plan...Where is the plan. Any variance to the Oaks plan will lead the other developer to submit a variance for his units (Horton) as no permits have been pulled. They are waiting in the shadows to see what is done on the variance before they submit on to. Planning Team and Council do the right thing and oppose the application until all items are fully addressed and meet the exacting specifications of the Oaks. Thanks and see you tomorrow evening

VR Ron

Ronald J. Deak
5908 Oak Creek Trail
Huber Heights OH 45424
781-698-9177

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 2:05 PM
To: Hoskins, Geralyn
Subject: FW: Rezoning and Development/Oaks of Huber Heights Jing Realty, LLC

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Shonte Gonzalez <shonte25@me.com>
Sent: Monday, March 22, 2021 2:03 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Cc: Luis Gonzalez ❤ <luisrgonzalez@outlook.com>; Shonte Gonzalez <shonte25@me.com>
Subject: Rezoning and Development/Oaks of Huber Heights Jing Realty, LLC

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Good Day,
Good Day,

I am sending an email regarding the new rezoning and basic development plan for Jing Realty, LLC. on the corner of Bellefontaine Roads and Fishburg Road. I am sending this email for myself and my spouse Luis R. Gonzalez. If this development is going to change or negatively affect the residents of Oaks of Huber Heights then I would like you to reconsider the application and say NO to Jing Realty, LLC.

As before in my previous email listed below. My stance has not changed. I hope you take into consideration what we are looking for regarding a future development that will eventually occur next to the Oaks of Huber Heights.

Shonte Gonzalez

****

My name is Shonte Gonzalez. My spouse Luis Gonzalez and I are very concerned with the new development at the corner of Bellefontaine Roads and Fishburg for rental properties. We are a military family and we chose Huber Heights not Beavercreek because of The Oaks of Huber Heights.

We understand it is developing into a rental property with the developer as the landlord with no rules for the tenants under a HOA. The property value for the Oaks of Huber Heights is at risk and could affect our property.

When we moved here as a military family and purchased our property with Inverness, we were assured that our property value would not deflate and that the value of our home within the neighborhood would increase.

We are asking that you informed or help with making sure the developer does not build rental properties to lease with no rules but sell homes and build them into the HOA with the Oaks of Huber Heights.

The Oaks of Huber Heights is a valuable neighborhood which is right on par with Callamere Farms. If you want more military families to move to quality neighborhoods in Huber Heights, please do not destroy the value of the Oaks. Please find a solution with the developer to ensure that the value of our neighborhood does not drop or change drastically due to their business practices.

We are also concern about the safety for our families. The Oaks of Huber Heights is a safe neighborhood community which is appealing for those who want to come and purchase homes in our subdivision. We are against this developers turning it into a rental property.

Shonte Gonzaelz
Oaks of Huber Heights Resident

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 2:37 PM
To: Hoskins, Geralyn
Subject: FW: Opposition to ZC21-08

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Brad Smith <BTGeek@aol.com>
Sent: Monday, March 22, 2021 2:36 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: Opposition to ZC21-08

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Dear Mr. Falkowski,

Below is our Citizen Statement for the March 23, 2021, Planning Commission meeting.

As always, thank you for your assistance.

Citizen Statement for Planning Commission meeting of March 23, 2021

We are opposed to ZC 21-08.

This parcel is and always has been a part of our PR.

Ordinance 1405-0-2003 set standards for all single family dwellings in our PR.

All of the existing homes have followed the same standards.

We are opposed based on the following:

1. The lot size does not match our PR standards of a minimum of 12,000sf.

2. The width of the lots does not match our PR standards of a minimum of 85'.

3. The number of lots does not match the overall density of the PR which was discussed at the City Council meeting in 2005. The density was to remain at 2.05, which would be 29 lots on this parcel.

Additional items that we would like to see addressed are: sidewalks along both sides of the street on the interior of the development, berming on the northern and western borders (to include between the detention ponds), that the homes be required to have 3/4 to full basements, and that an HOA be required to address maintenance needs. In addition, if the plan is approved with only one entrance/exit, that said entrance/exit be a boulevard similar to The Oaks entrance on Bellefontaine (with a landscaped island between the entrance and exit lanes).

We see that the Decision Record reflects that the lots will comply with depth, side yard, front yard and back yard standards. It also reflects that the houses will maintain the same percentage masonry, overall house sizes and that the houses that border Bellefontaine and Fishburg will comply with the standards of increased masonry. It also states that there will be sidewalks along Bellefontaine and Fishburg. We would like to request that those sidewalks be bike path width to match what is being installed in the Bellefontaine project currently underway.

We have been consistent in our request that this parcel be developed to match the existing homes, lot standards and density in our PR.

Thank you for hearing our concerns.

Cindy and Brad Smith

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 10:41 AM
To: Hoskins, Geralyn
Subject: FW: Zoning Case 21-08

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org
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-----Original Message-----
From: molly disken <mollydisken@yahoo.com>
Sent: Tuesday, March 23, 2021 10:39 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>
Subject: Zoning Case 21-08

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Opposition to Application/Case 21-08
March 23, 2021

Dear Mr. Falkowski,

We are writing in regards to the application filed by Jing Realty, LLC for the rezoning of the area at the corner of Fishburg Rd and Bellefontaine. While I believe many of the concerns were addressed in previous hearings, the lot size is still not consistent with the lot size of existing homes in The Oaks subdivision. This is becoming tedious to the current homeowners to continually address this issue until the specifications of the proposed new development is consistent with the current dwellings.

As a homeowner in The Oaks, I would appreciate the backing of the City Council to protect our investment.

Sincerely,

Bill and Molly Disken

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 9:31 AM
To: Hoskins, Geralyn
Subject: FW: The Oaks

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
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From: sharelda@aol.com <sharelda@aol.com>
Sent: Tuesday, March 23, 2021 9:22 AM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; nbryge@hhoh.org
Subject: The Oaks

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Hello,

I just want to add my voice to those of my neighbors regarding the development of property at the corner of Bellefontaine and Fishburg. We looked very seriously at several other developments before we decided to invest in this neighborhood. The quality of the homes as well as the size of the lots were paramount in our decision. We love our neighborhood. Please don't allow changes of the very criteria that will likely change the ambiance or the atmosphere we have come to enjoy -- the very standards that we were held to when we built our home.

My understanding is that the current proposal is still not matching the lot sizes or the lot standards that we have had to follow.

All of the standards can be found in Ordinance 1405-0-2003.

The lot standards for our Planned Development are as follows:
a minimum of 12,000 square feet lot
a minimum of 85' at the frontage
a minimum of 25' frontyard
a minimum of 40' backyard
a minimum of 10" sideyard with a sum of 20'

Other guidelines that our Planned Development must follow are:

25% masonry on the building (not just 25% of the front)
a minimum of 1,600 sf for one story
a minimum of 2,000 sf for two story

Also, there are provisions in the ordinance that require that all the houses that border Fishburg and Bellefontaine must have 50% masonry on the exterior.

Berming is required along Fishburg and Bellefontaine.

Requests that residents of The Oaks have made are:

The interior of the parcel should have sidewalks on both sides of the streets, as we currently have.

The exterior of the parcel should have sidewalks along Fishburg and Bellefontaine. Also asking that these sidewalks be bike path width to match the sidewalks being done on the Bellefontaine project currently underway.

Berming has been requested along the northern and western borders between this parcel and The Oaks.

Full or 3/4 basements for all homes. All of the homes in our Planned Development have basements.

Respectfully,
Sharon Herstine

1 Comment

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 8:32 AM
To: Hoskins, Geralyn
Subject: FW: Oaks of Huber Heights/Zoning Case 21-08 (Koehler&Wang)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Jay Smeltzer <jms245ba@yahoo.com>
Sent: Monday, March 22, 2021 11:02 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>; Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Cc: Debi <dls590@yahoo.com>
Subject: Oaks of Huber Heights/Zoning Case 21-08 (Koehler&Wang)

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Regarding the renewed initiative by Koehler & Wang; Again they cannot seem to comprehend the density calls for 29 homes, not 34 and minimum lot size of 12,000.

This new initiative while meeting some compliance standards does not meet all. I was hopeful that Koehler & Wang would have taken note of the objections based on zoning and made adjustments to come within full compliance. I am again opposed to this attempt until they can bring their entire project within parameters.

Any other objections raised by my neighbors I back fully.

Look forward to civil exchange regarding this issue.

Thank you for your time and attention.

Respectfully,
Jay & Debi

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Tuesday, March 23, 2021 8:32 AM
To: Hoskins, Geralyn
Subject: FW: March 23,2021 City Council Meeting (ref Jing Realty)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
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Office: 937.233.1423
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-----Original Message-----
From: J.Z. Wilkson <jzwilkson@gmail.com>
Sent: Monday, March 22, 2021 9:56 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; Byrge, Nancy <NByrge@hhoh.org>
Subject: March 23,2021 City Council Meeting (ref Jing Realty)

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Good Evening Mr. Falkowski,

My wife and I are lifetime residents of Huber Heights. We both grew up and went to school from elementary to high school and are both graduates of Wayne High School. Both my parents grew up here and were also graduates of Wayne as well. After looking at several different places to live, we both chose to build our home in the Oaks development for the type of community we wanted our chilfre (and us) to continue to grow in and what the original Master plan had established here. With this latest proposal request, as in the last one, we share many of the same concerns as our fellow neighbors of the Oaks development. We both strongly oppose any deviation of the original plan, feeling that not only would hurt property values (our investment) but change the community of the Oaks that we have grown to love. We hope you consider our and our neighbors' request to represent us in rejecting this new proposal. We thank you for your time and understanding.

Respectfully,

James and Betsy Wilkson
4164 Silver Oak Way
Huber Heights, Ohio

Hoskins, Geralyn

From: Falkowski, Scott
Sent: Monday, March 22, 2021 5:32 PM
To: Hoskins, Geralyn
Subject: FW: Opposition to Rezoning Application ZC 21-08 (Jing Realty)

Scott P. Falkowski, P.E.
Interim City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424
Office: 937.233.1423
Fax: 937.237.5800
Email: sfalkowski@hhoh.org

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From: Donna Sebesky <dsebesky459@gmail.com>
Sent: Monday, March 22, 2021 5:22 PM
To: Falkowski, Scott <SFalkowski@hhoh.org>
Cc: Lyons, Ed <ELyons@hhoh.org>; nbyge@hhoh.org; dsebesky459@gmail.com
Subject: Opposition to Rezoning Application ZC 21-08 (Jing Realty)

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City Planning Commission of Huber Heights,

This email is intended to address the new rezoning application filed by Jing Realty, LLC; the same property owner who filed application ZC 20-31 to develop 14.18.3 acres at the corner of Fishburg and Bellefontaine Roads in Huber Heights. Thank you for joining in the protection of our neighborhood, The Oaks, by defeating the previous application with a unanimous vote of 8-0 against.

While this application reduces the number of homes to 34 it still does not meet the required 2.05 density of PR (Ordinance 1405-0-2003). In addition, their request to build 34 instead of the PR allowed 29 results in noncompliance of lot size with a minimum frontage (setback) of 85 square feet. Also to be considered are masonry requirements for homes that border Fishburg and Bellefontaine and berm requirements along Fishburg and Bellefontaine. As a community we have requested interior sidewalks on both sides of the street, sidewalks or bike paths along Fishburg and Bellefontaine, berms between this project and The Oaks and full or ¾ basements for these homes as well as an HOA.

As a longtime resident of The Oaks my household asks that you consider these items as well as all of our stated concerns in the opposition to their previous application in making your determination on approval of this application. The Oaks is a neighborhood we've all built to be friendly, attractive to perspective buyers and forever homes for not only us but our lineage and are again requesting your support.

Very Respectfully,

Donna Sebesky and Robbin Miller
6081 Oak Ridge Drive

Planning Commission Decision Record

WHEREAS, on March 5, 2021, the applicant, Jing Realty, LLC, requested approval of a Rezoning to Planned Residential and a Basic Development Plan for 14.18 acres at Bellefontaine Road and Fishburg Road located as parcel P70 03908 0146 of the Montgomery County, Ohio records (ZC 21-08); and

WHEREAS, on March 23, 2021, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Ms. Thomas moved to recommend approval of the request by the applicant, Jing Realty, LLC, for a Rezoning to Planned Residential and a Basic Development Plan for 14.18 acres at Bellefontaine Road and Fishburg Road located as parcel P70 03908 0146 of the Montgomery County, Ohio records (ZC 21-08) in accordance with the recommendation of Staff's Memorandum dated March 17, 2021 with the following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on March 5, 2021 unless specifically modified below.

2. Berming will be installed as discussed elsewhere along Bellefontaine and Fishburg Roads. Installation of the berm and its landscaping shall be the responsibility of the developer and shall be included in the Subdivider's Agreement and the performance bond required by the Subdivider's Agreement as each section is developed.

3. The berm shall be constructed on the rear of the lots. An agreement will be executed as part of the Detailed Development Plan, which agreement shall be approved by the Law Director and City Engineer, creating an easement, rights, and duties with regard to the berm area. The berm shall, once built, be maintained by the property

owner. The property owner may not remove any landscaping required by the Detailed Development Plan without the City Engineer's written approval and shall be required to replace such landscaping which dies or is removed. Failure to maintain the berm area as required will constitute a zoning violation. The City may cite the property owner, the Homeowner's Association, or both, and may perform such maintenance and repair and assess the cost to the Property owner and/or Homeowner's Association.

4. Fishburg Road and Bellefontaine Road shall be improved with sidewalks and curbs to meet the section of eighteen feet from center line to back of curb.

5. All houses shall be constructed with a minimum of twenty five percent (25%) masonry on the exterior of the house.

6. Fifty percent (50%) of the dwellings built on perimeter lots (#15-23 inclusively) shall have houses with at least fifty percent (50%) masonry on the exterior of the house. If the house is not a single-story construction, to count towards the fifty percent (50%) of houses with at least fifty percent (50%) masonry exterior, the masonry must include a full wrap of the house. All single-story houses backing up to Bellefontaine and Fishburg Roads shall have fifty percent (50%) masonry on the exterior, excepting trim, soffits, gables, etc.

7. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

8. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a final subdivision of the subject property for the purpose, but not the sole purpose, of establishing all necessary public easements on the subject property.

9. The retention pond shall be constructed with the first phase and shall be approved by the City Engineer as a part of the Final Development Plan.

10. The comments of the Engineering and Fire Divisions must be satisfied prior to approval of a Detailed Development Plan.

11. The Development shall contain no greater than 34 Single Family Lots.

12. LOT REQUIREMENTS: Minimum lot area is 10,575 square feet; minimum lot depth is 142 feet; minimum frontage at the setback line is 75 feet; minimum setbacks include 25' front, 40' rear, minimum of 10' (with a sum of 20') sideyard.

13. GREEN SPACE: Plan shall include landscaped and green space areas including 1 Retention Pond. There is a Mound/Berm along rear yard property lines of all Fishburg and Bellefontaine Road perimeter building lots numbered 15-23 inclusively. The serpentine Mound/Berm shall be ten feet (10') at the base, two to three feet (2'-3') high and planted/landscaped with four to six feet (4'-6') of a combination of trees, evergreens, and shrubs. The serpentine mound shall be built so as to allow drainage

along and between lots in varied length sections. There will be a NDZ utility easement of 10' inside and adjacent to the Mound/Berm.

14. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product.

15. The plat covenants shall be approved in advance by the City Law Director and shall include at least the following provisions:

a. At all times at least ninety percent (90%) of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches.

b. At all times at least ninety percent (90%) of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

16. The open space lot in the center shall be removed.

17. There shall be a Boulevard entrance off Bellefontaine Road.

Seconded by Ms. Opp. Roll call showed: YEAS: Mr. Jeffries, Ms. Vargo, Ms. Opp, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to recommend approval carried 5-0.

_____ _____

Terry Walton, Chair Date
Planning Commission

Planning Commission
March 23, 2021 Meeting
City of Huber Heights

I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.

II. Present at the meeting: Mr. Jeffries, Ms. Opp, Ms. Thomas, Ms. Vargo and Mr. Walton.

Members absent: None.

Staff Present: Scott Falkowski, Interim City Manager, and Geri Hoskins, Planning & Zoning Administrative Secretary.

III. Opening Remarks by the Chairman and Commissioners

None.

IV. Citizens Comments

None.

V. Swearing of Witnesses

Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.

VI. Pending Business

None.

VII. New Business

1. **REZONING - The applicant, JING REALTY, LLC, is requesting approval of a Rezoning and Basic Development Plan for 14.18 acres at the corner of Bellefontaine Road and Fishburg Road (ZC 21-08).**

Mr. Falkowski stated that the applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan.

The applicant is looking to develop a lot that was split from the original Oaks of Huber Heights residential development. The lot is currently approved for construction of a church on the 14.2-acre parcel.

The applicant requests to build thirty-four (34) single family residential lots, with two (2) open space lots on 14.2 acres. Street access will come off Bellefontaine Road. Streets will be public and have a typical residential cross section. The lots will be served by public utilities. An existing 8-inch water main is located along the Fishburg Road frontage and an 8-inch sanitary sewer main is stubbed at the north end of the lot. The

property slopes from the west to the east. The plan calls for a detention area to be placed at the northeastern corner of the lot to handle stormwater runoff. Fishburg Road and Bellefontaine Road are proposed to be improved with sidewalks and curbs to meet the section of eighteen feet from center line to back of curb.
The proposed lots in general have 75 to 80-foot frontages. The minimum depth is 142 feet. The lots that abut existing homes have a minimum of 80 feet frontages. The setbacks are proposed to be 25-foot minimum front yards and 40-foot rear yards. Side yards shall be a minimum of 10 feet. Berming will be installed along Bellefontaine and Fishburg Roads on the rear of the lots that abut said Roads. Said mound shall be ten feet (10') at the base, two to three feet (2'-3') high and planted/landscaped with four to six feet (4'-6') of a combination of trees, evergreens and shrubs. An open space lot is proposed in the center of the development for use by the residents. All houses shall be constructed with a minimum of twenty five percent (25%) masonry on the exterior of the house. Fifty percent (50%) of the dwellings built on perimeter lots (#15-23 inclusively) shall have houses with at least fifty percent (50%) masonry on the exterior of the house. If the house is not a single-story construction, to count toward the fifty percent (50%) of houses with at least fifty percent (50%) masonry exterior, the masonry must include a full wrap of the house. All single-story houses backing up to Bellefontaine and Fishburg Roads shall have fifty percent (50%) masonry on the exterior, excepting trim, soffits, gables, etc. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product. The following building specifications shall also be required:

a. At all times at least ninety percent (90%) of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches.

b. At all times at least ninety percent (90%) of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten percent (10%) of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

City Ordinance 2003-O-1405 amended the original zoning ordinance to rezone 116.9 acres situated on Bellefontaine Road, approximately 1300 feet north of Fishburg Road, section 16, Town 2, Range 8 M.R.s, Huber Heights, Ohio from R-1 Residential to PR Planned Residential District. This lot that is being requested for a Major Change was originally located within the above described Ordinance for approval of single-family residential lots. Said ordinance is attached in the packet including conditions for approval.

City Ordinance 2005-O-1566 amended the above described ordinance to change the layout of the streets in the subdivision to accommodate the addition of a church in the southeast corner at Fishburg and Bellefontaine Roads.

The following City Codes are used in analyzing a Planned Residential Development:

CHAPTER 1172 - (PR) PLANNED RESIDENTIAL DISTRICT[42]

Footnotes:

*--- (**42**) ---*

Cross reference— *General provisions—See Ch. 1171.*

1172.01 - Principal permitted uses.

The following principal uses are permitted, provided that they are approved as provided for in this chapter:

(a) All residential uses permitted in all other chapters of the Zoning Ordinance such as: one family dwellings, two family dwellings, multiple family dwellings, including garden apartments, row houses, quadrominiums and condominiums;

(b) Churches and other places of worship;

(c) Colleges, primary and secondary schools under School Board or Parochial supervision, and public libraries;

(d) Public recreation buildings, parks, playgrounds and athletic fields under School Board, Parochial, other governmental supervision or "homeowners association" supervision; and

(e) Uses designed solely to serve in a complimentary way the needs of this District above.

(Ord. 89-O-339, Passed 2-6-89)

1172.02 - Accessory uses.

The following accessory uses are permitted:

(a) Uses customarily incidental to all permitted uses; and

(b) Temporary structures and uses required during construction in this District.

(Ord. 89-O-339, Passed 2-6-89; Ord. No. 2019-O-2398 , § 1, 10-14-19)

1172.03 - Development standards.

Except when specifically modified herein, the provisions of Chapter 1181, "General Provisions", shall govern. In addition, the following development standards apply:

(a) Minimum "PR" Land Area Requirement.

(1) A minimum of one acre shall be required.

(b) Dwelling Unit Density—Five Dwelling Units.

(1) The average dwelling unit density for the entire district shall not exceed five dwelling units (DU) per acre.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(c) Dwelling Unit Density—Eight Dwelling Units.

(1) Dwelling unit density for the entire district shall not exceed eight dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 16 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(d) Dwelling Unit Density—Twelve Dwelling Units.

(1) Dwelling unit density for the entire district shall not exceed 12 dwelling units per acre of land on which dwellings are constructed. For example, if the entire district is three acres but dwellings are constructed on two acres only, dwelling unit density for the entire district shall not exceed 24 dwellings.

(2) Minimum area standards such as individual lot size, frontage, setbacks, side and rear yards shall be those prescribed in the City approved detailed final development plans, except that:

A. Lots for detached single family dwellings shall meet each of the standards set forth in Section 1147.04.

(e) Character of Neighborhood. Use of the Planned Residential Zoning District for developments with a proposed dwelling unit density greater than five dwelling units per acre shall be considered only when the district is bounded at least on one side by R-5, R-6, R-7, O-1, B, I, or Planned Development Districts.

(Case 378, 6-17-76; Case 235, 7-11-94; Ord. 94-O-711, Passed 7-11-94; Ord. 2006-O-1664, Passed 10-23-06)

1172.04 - Parking and loading.

(a) The provisions of Chapter 1185, "Parking and Loading", shall apply, except that at least two permanently maintained parking spaces shall be provided for each family unit, except for detached single family dwellings.

(b) Required parking spaces shall not be part of public thoroughfares, private roads leading to and serving the sites of the various uses in this district.

(Ord. 89-O-339, Passed 2-6-89)

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

(Ord. 89-O-339, Passed 2-6-89)

1171.05 - Contents of basic development plan.

(a) The basic development plan shall consist of at least the following information together with such other data and materials as may be required by the City:

(1) Site plan showing the actual shape and dimensions of the lot to be built upon or to be changed in its use together with the location of the existing and proposed structures with approximate square footages, number of stories including heights of structures;

(2) Typical elevation views of the front and side of each type of building;

(3) Planning location and dimensions of all proposed drives, service access road, sidewalks and curb openings;

(4) Parking lot areas (show dimensions of a typical parking space), unloading areas, fire lanes and handicapped parking;

(5) Landscaping plan, walls and fences;

(6) Storm water detention and surface drainage;

(7) Exterior lighting plan;

(8) Vehicular circulation pattern;

(9) Location and square footage of signs;

(10) Topographic survey; and

(11) Listing of proposed uses taken from the list of permitted and special uses of the PUD zoning district to which rezoning is being sought.

(b) The Planning Commission shall schedule both the proposed rezoning and the issue of approval of the basic development plan for a combined public hearing, following which it shall make its recommendation indicating approval, approval with modification or disapproval.

(Ord. 2006-O-1655, Passed 9-25-05)

1171.06 - General standards for approval.

The Planning Commission shall review the application, prepared development plan and the facts presented at the hearing. The applicant shall have the burden of proof. No approval shall be given unless the Commission shall find by a preponderance of the evidence that such PUD on the proposed locations:

(a) Is consistent with official thoroughfare plan, comprehensive development plan and other applicable plans and policies;

(b) Could be substantially completed within the period of time specified in the schedule of development submitted by the developer;

(c) Is accessible from public roads that are adequate to carry the traffic that shall be imposed upon them by the proposed development. Further, the streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development;

(d) Shall not impose an undue burden on public services such as utilities, fire and police protection, and schools;

(e) Contains such proposed covenants, easements and other provisions relating to the proposed development standards as may reasonably be required for the public health, safety and welfare;

(f) Shall be landscaped or otherwise improved and the location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the existing intended uses, and any part of a PUD not used for structures, parking and loading areas, or accessways;

(g) Shall preserve natural features such as water courses, trees and rock outcrops, to the degree possible, so that they can enhance the overall design of the PUD;

(h) Is designed to take advantage of the existing land contours in order to provide satisfactory road gradients and suitable building lots and to facilitate the provision of proposed services;

(i) Shall place underground all electric and telephone facilities, streetlight wiring and other wiring conduits and similar facilities in any development which is primarily designed for or occupied by dwellings, unless waived by the Commission because of technical reasons;

(j) Shall not create excessive additional requirements at public cost of public facilities and services and shall not be detrimental to the economic welfare of the community;

(k) Shall not involve uses, activities, processes, materials, equipment, and conditions of operation that shall be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors; and

(l) Rezoning of the land to the PUD District and approval of the development plan shall not adversely affect the public peace, health, morals, safety, or welfare.

(Ord. 93-O-602, Passed 3-22-93)

1171.07 - Review and recommendations by planning commission.

The Planning Commission shall review the proposed PUD as presented in the application and basic development plan in terms of the standards in Section 1171.06 and the specific requirements as outlined in all Planned Unit Developments. The Commission shall hold a public hearing on the proposed PUD. At least ten days in advance of such hearing, notice of time and place of such hearing shall be published in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. The Planning Commission shall make its recommendation, indicating approval, approval with modifications, or disapproval. If the Commission recommends approving rezoning of land to a PUD District and also approves a basic development plan for the area to be rezoned, it may impose upon that plan any additional requirements or conditions deemed appropriate by the Commission to ensure that the development shall meet the standards described in Section 1171.06 and shall comply with the intention and objectives of this Zoning Ordinance.

If the owner chooses to submit a combined development plan, the Planning Commission shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. The detailed development plan aspects shall be reviewed in the same manner as provided herein for review of detailed development plans.

(Ord. 93-O-602, Passed 3-22-93)

1171.08 - Action by council.

Council shall hold a public hearing for application for rezoning and approval of the basic development plan (or combined development plan) after receiving the proposal from the Planning Commission. At least 15 days' notice of the time and place of such public hearing shall be placed in a newspaper of general circulation in the City. Written notice of such hearing shall be mailed at least ten days before the public hearing to the owners of property located within 200 feet of the property proposed for the PUD. Council shall approve, reject, or approve with modifications the rezoning and basic development plan in the same manner as other rezoning requests. If the applicant has chosen to submit a combined development plan, Council shall review the aspects of it constituting the basic development plan pursuant to the standards set out in Section 1171.06. If Council approves the basic development plan aspects of a combined development plan, the detailed development plan shall be deemed to be approved and no further action shall be required for the area covered by the combined development plan. If the basic development plan aspects of a combined development plan are modified, the combined development plan shall be changed in all aspects to meet that modification. The City staff in charge of plan review shall determine when the basic development plan or combined plan meets the modification required by Council.

(Ord. 93-O-602, Passed 3-22-93) 1171.11 - Changes in the basic and detailed development plans.

A PUD shall be developed only according to the approved and recorded detailed development plan and supporting data together with all recorded amendments and shall be binding on the applicants, their successors, grantees and assigns and shall limit and

control the use of premises (including the internal use of buildings and structures) and location of structures in the PUD as set forth therein.

(a) Major Changes. Changes which alter the concept, uses or intent of the PUD including increases in the number of units per acre, change in location or amount of nonresidential land uses, more than 15 percent modification in proportion of housing types, significant redesign of roadways, utilities or drainage, may be approved only by submission of a new basic plan and supporting data in accordance with Sections 1171.03, 1171.04 and 1171.05.

(b) Minor Changes. The Zoning Officer recommends to the Planning Commission approval or disapproval of the minor changes in the PUD. Minor changes are defined as any change not defined as a major change.

(Ord. 89-O-339, Passed 2-6-89)

We did receive emails from quite a few neighbors, located in the packet. One was in favor and quite a few had issues ranging from density. The original plan showed 29 lots with a different street network. Other concerns were drainage, request for a bike path here but there is no bike path connection anywhere nearby.

Mr. Jeffries wanted clarification on street access off of Bellefontaine and Fishburg? Mr. Falkowski revised it today to just Bellefontaine. Mr. Jeffries asked if the whole outer ring has 80 ft lot width. Mr. Falkowski stated yes. Discussion on lot #6 showing 73 ft width.

Ms. Vargo asked about the improvements on Bellefontaine including sidewalks. Mr. Falkowski stated that is correct, on west side of the street. Discussion on sidewalks.

Mr. Chris Koehler asked existing part of The Oaks and the 10 acres to the west, what is the density of that. Discussion on the sections having different density within itself.

Mr. Koehler stated that they are changing the name, they won't be rentals. The estate lots are just wooded area, density is the same on what is built. It is the same layout, only one that works. A couple in The Oaks that are 80 ft wide at the setback. Also, a handful under the 1200 sq ft per acre. It's not that different.

Mr. Jeffries asked about the green space being accessed by the walkway? Any other setbacks need discussed. Mr. Falkowski said lots next to it would both still have 10 ft side yard.

Mr. Ron Deak, resident, decent plan, better than last one. Stick with the master plan, slab house vs. basement, square footage, 2 access points, calculation for pond, sidewalks on both sides. Mr. Falkowski said standard public street. Mr. Koehler said no street access to match one entrance. Retention 10 acres to West, tapping into Oak's retention. Planning our own. Mr. Deak said lot size never changes. Mr. Koehler said there are 2 80 ft lots in the Oaks and a couple under 1200 sq. ft.

Mr. Jason Williams, resident, catch basin and drainage. Mr. Falkowski said majority of water will all flow into new storm sewers that go into a new detention basin. Less water that flows to that northern boundary line than does today. Mr. Clark commented on basements, all proposed houses should have basements to match current development.

Mr. William Clark, resident, similar to what was presented earlier. Minimum lot size, frontage requirements, 10% that fall under that 1600 sq ft. Two story homes also fall beneath 2000 ft requirement. Consistent in structure and masonry. Takes away the whole value when you add it up. Mr. Falkowski said the language is exactly the same. Lot width is only difference. Basements are not part of original plan or in our zoning code.

Ms. Cindy Smith, resident, wanted to clarify 5 ft sidewalks on exterior or interior part? Mr. Falkowski stated 5 ft sidewalks and the interior residential streets it is 4 ft sidewalks. Ms. Smith asked about bike path width on Bellefontaine project, how wide. Mr. Falkowski said 5 ft. and it is not a bike path. Ms. Smith asked about the outflow to Bellefontaine from their retention pond on same side as their project or opposite side. Mr. Falkowski said it will go into the storm sewer system then connect to catch basins to get it across the street. Natural drainage. Discussion on the culvert. Ms. Smith said you intend them not to be rentals. Mr. Koehler said not rentals. Discussion on rental community. Density on project by DR Horton. Density discussion, proportion of green space. Precedent in 2006 to reduce lot size and the Planning Commission denied. Will there be an HOA? Mr. Falkowski said yes there is an HOA. Discussion when zoned for a Church 2 detention areas water flow issues. Mr. Falkowski said two thin retention basins, amount of area is smaller than when you have a larger one. Wider areas to hold more water. Drainage flows west to east. Discussion on children safety for park area. Discussion on fire assessment 2 roads in. The Oaks has a boulevard, all lots 85 ft., 1200 sq ft and basements and berms. Mr. Falkowski said the fire chief has the ability to approve a boulevard entrance.

Mr. Koehler said the last time it was all about density, lot size was mentioned. Now it's all about lot size.

Mr. Don Stewart, resident, stated basements, children safety, clustered, drainage.

Mr. Brad Smith, resident, green space, no fences.

Mr. Nick Witter, resident, clarification selling to a developer. Mr. Koehler said the builder will be under same requirements in this document. Mr. Koehler said improving the lots, adding infrastructure for the roads and sidewalks. Then selling to a builder. Mr. Falkowski stated most sell to production builder, submit a set of drawings to the City. Ms. Vargo said Sam Knobler did exactly the same thing.

Mr. Ron Deak said whatever gets built will have a basement. Horton has not pulled one permit yet. Waiting to see what is approved here. Mirror everything.

Mr. William Clark said the statement that no one will notice a 5 ft difference. If not a big deal, why are we talking about it.

Mr. Koehler said we are a separate PUD, separate development. Visually there isn't a big difference. We've comprised down this far.

Ms. Cindy Smith discussion on what if this project fails. Houses line up across the street from each other. Lots lined up back to back. Discussion on green space. Mr. Koehler said Planning Commission last time recommended a mound completely surround. We've taken out the mound. If we put that back might that elevate some concerns. It is a separate development. Mr. Jeffries brought up discussion on the berm. Mr. Falkowski said it would not change the lot size.

Ms. Cindy Smith wants to clarify children safety in this development.

Mr. Deak, everything built the same including the basement. Mr. Koehler said he didn't want to commit to it. Leave it up to the buyer. It isn't relevant to the zoning at hand.

Ms. Vargo commented that Callamere Farms has homes with no basements. Evergreen Woods has homes with no basements. Older people aren't having basements because they have steps. Having a hard time reaching the same conclusion about the basements. Mr. Stewart said the HOA didn't make the basements.

Mr. Falkowski said some items could be revised. #13 lot requirements could be revised, #12 no greater than 34 could be stricken, #16 could add every home shall have basements, #14 remove green space. Mr. Vargo asked #14 is the mound still there? Mr. Falkowski answered that's the mound that goes along the frontage.

Mr. Jeffries wants the boulevard entrance, green space taken out, not on board telling a builder he has to dig a basement. 90% will end up with basements anyway and 75% will have 3 car garages.

Ms. Vargo asked about fire report 2 entrances. Mr. Falkowski said fire code stated that you need more than 1 entrance when you have over 30 single family residential lots. The Fire chief has the ability to modify that. Carriage Trails has a boulevard entrance and in The Oaks. Ms. Varo asked do we need a report from him saying 1 is sufficient. Mr. Falkowski said if the variance is not given then there can't be more than 30 homes built. At Detailed Development stage.

Ms. Thomas on board with boulevard, agree that adding basements as a requirement is not for us to make a decision on, removing the green space as well.

Ms. Opp same. Boulevard should be put in there, no green space, not requiring basements.

Ms. Vargo if boulevard is put in do you lose some lots? Mr. Falkowski said that could be reconfigured. Lot size would affect that.

Mr. Jeffries discussion on lot #10, north property line comes in from lot #9. If they put a fence up, Mr. Falkowski said they still have a 10 ft side yard. Mr. Jeffries said looks like the developer has made a lot of adjustments based on the Oaks. Not fair to say too much density in their case, but we can look at exceptions of The Oaks and say it's ok that they are over dense if we combine with the entirety of The Oaks. Mr. Falkowski said these lots are smaller than the lots that are directly to the west. Where density comes in is this has some open space. It has more open space than the section directly to the west. These are smaller than the lots that are directly to the west.

Mr. Walton said we are all in agreement to eliminate the green space, Mr. Falkowski said the open space lot in the center shall be removed. There shall be a boulevard entrance off Bellefontaine Road. Those are two additions. The plan proposed is for 34 single family lots.

Ms. Vargo asked for the Decision Record to have highlighted bullet points read. Mr. Falkowski read through the Decision Record, remove #7, add #17 and #18.

Action

Ms. Thomas moved to approve the request by the applicant, Jing Realty, LLC, for Rezoning to Planned Residential and Basic Development Plan for 14.18 acres at Bellefontaine Road and Fishburg Road located as Parcel P70 03908 0146 of the Montgomery County Ohio Records (ZC 21-08) in accordance with the recommendation of Staff's Memorandum dated March 17, 2021, and the Planning Commission Decision Record attached as amended.

Seconded by Ms. Opp. Roll call showed: YEAS: Mr. Jeffries, Ms. Vargo, Ms. Opp, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Mr. Falkowski said this was a recommendation to City Council so it will go to a Work Session and then a Public Hearing.

2. **DETAILED DEVELOPMENT PLAN – The applicant, GENERATIONS CONSTRUCTION, LLC, is requesting approval of A Detailed Development Plan for Section 6, of the Callamere Farms Development (ZC 21-09).**

Mr. Falkowski stated the applicant requests approval of a Detailed Development Plan for Section 6 of the Callamere Farms Development, which includes 14 single-family lots.

Section 6 is a new section of 120 foot lots at the southeastern portion of the development. Section 6 is proposed to contain 14 new houses, along with all applicable utilities, streets, and easements.

The 14 proposed single-family lots meet the minimum dimensional and area requirements of the Basic Development Plan conditions of approval with 120-foot widths and 130-foot depth minimums. This phase extends Callamere Farms Drive to the south, including one cross street with a cul-de-sac. The lots are served by public water and sewer. The sanitary sewers flow to an existing lift station to the southwest of the Section. The drainage flows into public storm sewers and into an existing detention basin which meets the flow requirements of the City. Callamere Farms Drive has a 60-foot-wide right of way and Barronwood Place has a 50-foot-wide right of way.

Pending the approval of this Detailed Development Plan application, the final legislative approval needed will be a final subdivision for this section of the development.

After review of the applicant's proposal, staff recommends approval of the Detailed Development Plan for Callamere Farms, Section 6 in accordance with the conditions contained in the proposed Decision Record for Planning Commission's consideration.

Mr. Jeffries asked about the added pictures. Mr. Falkowski stated the resident was here who had concern about some debris from previous sections. One of the points is about a 30 ft area that will not be disturbed. Our engineering will be watching for trash throughout the build process.

Discussion on the buffer, not an official no disturb easement, but their plan has shown to leave that area not for construction. About 30 ft.

Jaclynn Shook, resident, discussion on debris found in her creek and would like preventive measures taken. Clearly construction debris. Mr. Falkowski stated it will be an enforcement issue, erosion measures in place.

Jeff Grisez, Generations Construction, apologized for not being a good neighbor, not aware of chemicals or petroleum product. Did hire a new support person, will have dumpsters. Keeping tree lines for privacy. No intention of taking trees down.

Mr. Falkowski we will watch this site during construction as it moves forward. That back is planned not to be disturbed.

Action

Ms. Thomas moved to approve the request by the applicant, Generations Construction, LLC, of a Detailed Development Plan for Section 6, of the Callamere Farms Development (ZC 21-09) in accordance with the recommendation of Staff's Memorandum dated March 17, 2021, and the Planning Commission Decision Record attached thereto.

Seconded by Mr. Jeffries. Roll call showed: YEAS: Ms. Opp, Ms. Vargo, Mr. Jeffries, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 5-0.

Mr. Falkowski said the next step is to finalize the engineering comments and apply for the permits.

VIII. Additional Business

None.

IX. Approval of the Minutes

Without objection, the minutes of the March 09, 2021, Planning Commission meeting are approved.

X. Reports and Calendar Review

Mr. Falkowski stated there is about a 2 ½ week break, we have one Minor Change coming for the April 13, 2021 meeting.

XI. Upcoming Meetings

April 13, 2021
April 27, 2021

XII. Adjournment

There being no further business to come before the Commission, the meeting was adjourned at approximately 8:09 p.m.

_____ _____

Terry Walton, Chair **Date**

_____ _____

Geri Hoskins, Administrative Secretary **Date**

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED RESIDENTIAL AND A BASIC DEVELOPMENT PLAN FOR 14.18 ACRES AT BELLEFONTAINE ROAD AND FISHBURG ROAD LOCATED AS PARCEL NUMBER P70-03908 0146 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-08).

WHEREAS, the citizens of Huber Heights require the efficient and orderly planning of land uses within the City; and

WHEREAS, the City Planning Commission has reviewed Zoning Case 21-08 and on March 23, 2021, recommended approval by a vote of 5-0 of the Rezoning to Planned Residential and a Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Huber Heights, Ohio that:

Section 1. The application requesting approval of a Rezoning to Planned Residential and a Basic Development Plan for 14.18 acres at Bellefontaine Road and Fishburg Road (Zoning Case 21-08) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development Plan shall be the plans stamped received by the City of Huber Heights Planning Department on March 5, 2021 unless specifically modified below.

2. Berming will be installed as discussed elsewhere along Bellefontaine and Fishburg Roads. Installation of the berm and its landscaping shall be the responsibility of the developer and shall be included in the Subdivider's Agreement and the performance bond required by the Subdivider's Agreement as each section is developed.

3. The berm shall be constructed on the rear of the lots. An agreement will be executed as part of the Detailed Development Plan, which agreement shall be approved by the Law Director and City Engineer, creating an easement, rights, and duties with regard to the berm area. The berm shall, once built, be maintained by the property owner. The property owner may not remove any landscaping required by the Detailed Development Plan without the City Engineer's written approval and shall be required to replace such landscaping which dies or is removed. Failure to maintain the berm area as required will constitute a zoning violation. The City may cite the property owner, the homeowner's association, or both, and may perform such maintenance and repair and assess the cost to the property owner and/or homeowner's association.

4. Fishburg Road and Bellefontaine Road shall be improved with sidewalks and curbs to meet the section of eighteen (18) feet from center line to back of curb.

5. All houses shall be constructed with a minimum of twenty-five (25) percent masonry on the exterior of the house.

6. Fifty (50) percent of the dwellings built on perimeter lots (#15-23 inclusively) shall have houses with at least fifty (50) percent masonry on the exterior of the house. If the house is not a single-story construction, to count towards the fifty (50) percent of houses with at least fifty (50) percent masonry exterior, the masonry must include a full wrap of the house. All single-story houses backing up to Bellefontaine and Fishburg Roads shall have fifty (50) percent masonry on the exterior, excepting trim, soffits, gables, etc.

7. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.

8. Prior to the issuance of a zoning permit, the applicant shall obtain approval of a final subdivision of the subject property for the purpose, but not the sole purpose, of establishing all necessary public easements on the subject property.

9. The retention pond shall be constructed with the first phase and shall be approved by the City Engineer as a part of the Final Development Plan.

10. The comments of the Engineering and Fire Divisions must be satisfied prior to approval of a Detailed Development Plan.

11. The Development shall contain no greater than 34 Single Family Lots.

12. LOT REQUIREMENTS: Minimum lot area is 10,575 square feet; minimum lot depth is 142 feet; minimum frontage at the setback line is 75 feet; minimum setbacks include 25 feet front, 40 feet rear, minimum of 10 feet (with a sum of 20 feet) side yard.

13. GREEN SPACE: Plan shall include landscaped and green space areas including one (1) Retention Pond. There is a mound/berm along rear yard property lines of all Fishburg and Bellefontaine Road perimeter building lots numbered 15-23 inclusively. The serpentine mound/berm shall be ten (10) feet at the base, two to three (2-3) feet high and planted/landscaped with four to six (4-6) feet of a combination of trees, evergreens, and shrubs. The serpentine mound shall be built so as to allow drainage along and between lots in varied length sections. There will be a NDZ utility easement of ten (10) feet inside and adjacent to the mound/berm.

14. There shall be a blend of elevations, designs and masonry styles of dwellings fronting on the same street. Model or spec homes must utilize the highest percent of masonry exterior product.

15. The plat covenants shall be approved in advance by the City Law Director and shall include at least the following provisions:

    a. At all times at least ninety (90) percent of all single story (ranch) dwellings shall have a minimum floor area of 1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten (10) percent of all single story (ranch) dwellings may have a minimum floor area of 1,500-1,600 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches.

    b. At all times at least ninety (90) percent of all two story and multi-story dwellings shall have a minimum floor area of 2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. Up to ten (10) percent of all two story and multi-story dwellings may have a minimum floor area of 1,800-2,000 square feet of heated, air conditioned, fully finished living area exclusive of any basements, garages, or porches. The fully finished partial lower level living area in the multi-story will be included as part of the total square footage.

16. The open space lot in the center shall be removed.

17. There shall be a boulevard entrance off Bellefontaine Road.

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its Committees that resulted in such formal action were in meetings open to the public and in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the_____ day of_____, 2021;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-7518 **Topics of Discussion** N.

Council Work Session

Meeting Date: 04/06/2021

Electric Vehicle Fees - State of Ohio

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: **Date(s) of Committee Review:** 04/06/2021

Audio-Visual Needs: None **Emergency Legislation?:** No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Electric Vehicle Fees - State of Ohio

Purpose and Background

This agenda item was requested by Councilmember Richard Shaw. There is an urgent opportunity to spur EV adoption in Ohio and position the State of Ohio competitively among other states and internationally. The Ohio House passed the transportation budget bill, HB74, and sent it to the Senate. The House included some key definitional changes (separating BEVs and PHEVs, which are currently lumped together in Ohio law), but did not include any provisions scaling back the EV fees to more reasonable levels. HB74 is now being considered by the Ohio Senate, and advocates are working hard to encourage the Senate to amend the bill to scale back the fee. To support the efforts to scale back this fee, please take action through our Action Alert and share it with your networks. You can find it here: https://theoec.salsalabs.org/evactionalert0221/index.html. If you want to submit testimony to the Ohio Senate Transportation Committee or contact your state senator in some way beyond the Action Alert, there is an attached talking points document, and you can find a toolkit, including sample social media posts here. The key messaging bullets are below:

- Ohio lawmakers have an opportunity to preserve Ohio's auto industry for future generations in the transportation budget.
- The current fees are among the highest in the country and send a message to auto manufacturers that the state is not open to looking toward the future.
- Reducing the fee is in line with the state's economic development strategy and will send a very strong message to the industry at a minimal cost (the EV and PHEV fee reduction being requested will cost significantly less than 1% of the transportation budget).

Here is the fee reduction ask all partners are being asked to make:

- Current fee levels
  - $200 per year for BEVs and PHEVs
  - $100 per year for internal combustion hybrids
- Requested fee levels
  - $100 per year for BEVs
  - $50 per year for PHEVs
  - $0 per year for internal combustion hybrid

Fiscal Impact

Source of Funds: N/A

Cost: N/A

Recurring Cost? (Yes/No): N/A

Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

Attachments

Talking Points

CLEAN FUELS OHIO
OHIO'S CLEAN TRANSPORTATION ADVOCATE

Transportation Bill EV Fee Talking Points

Overall message

- Ohio lawmakers have an opportunity to preserve Ohio's auto industry for future generations in the transportation budget.
- The current fees are among the highest in the country and send a message to auto manufacturers that the state is not open to looking toward the future.
- It's time to create a future where the public and private stakeholders in Ohio work together to ensure our state is continuing to innovate and encourage advancements in technology.

EV fee discourages adoption

- The current EV fee is disproportionate and beyond what owners will pay with a gas tax.
- Ohio gas taxes are based on the amount of fuel consumed times the tax per gallon. Comparable gas-powered vehicles pay between $85 to $100 per year.
- *Compared with the pay-as-you-drive gas tax, these up-front fees are regressive and hit seniors and moderate-income consumers especially hard.*
- While it's important for EV owners to pay their fair share, the current structure is creating a road block to innovation and job growth.
    - Electric vehicle (EV) drivers pay almost twice as much tax as owners of gas-powered vehicles. Then they are hit again with utility taxes for the electricity they use.
    - Plug-in hybrid vehicle (PHEV) are triple taxed, since they already pay gas taxes plus utility taxes on top of the fee.
    - Hybrid electric vehicle (HEV) drivers already pay gas taxes, in some cases more per mile than conventional vehicles, then are punished with the HEV fee on top of that.
- Studies in other states show up-front fees of $100 or more could slow the adoption of electric vehicles by as much as 20% over the first few years.
- Georgia has experienced an actual decline in EV registrations following the imposition of its $200 up-front fee.

EV Innovation and Jobs

- Ohio's current EV fee signals the state's unfriendliness to trends in the auto sector. Automakers are investing $300 billion in EVs over the next decade and pay close attention to these signals when making decisions about their facilities and jobs.
- EV ownership is rapidly increasing in the U.S. and globally. Auto and related supply chain manufacturing jobs will be tied to EV growth.
- Ohio's automotive sector currently employs over 108,000 people.
- In 2018, the number of people employed in the EV sector increased by nearly 17% to 16,646 Ohioans.

- Ohio EV sales grew by 28% from 2016 to 2017, and 113% from 2017 to 2018.
- Ohio's direct competitors for auto jobs charge lower annual fees.
    - Ohio: $200 for all-electric vehicles, $200 for plug-in hybrids (PHEV) and $100 for internal combustion hybrids
    - Michigan: $135 for EVs and $47.50 for PHEVs.
    - Indiana: $150 on battery electric vehicles (BEV), $50 on PHEVs and non-plug-in hybrids
    - Iowa: $65 for BEVs, $32 for PHEVs in 2020; in 2021, increases to $97 for BEVs, $48.75 for PHEVs; in 2022, increases to $130 for BEVs, $65 for PHEVs; nothing for non-plug-in hybrids
    - Colorado: $50 on BEVs and PHEVs, nothing for non-plug-in hybrids
    - California is aggressively adding auto jobs and levies a $100 fee on EVs and no fee on PHEVs or HEVs.

EV Ohio Road Funding

- Revenue from EV fees represents less than one percent of the Ohio road fund revenue.
- Today, there are less than 20,000 registered EVs and PHEVs in Ohio – about 0.22% of all registered passenger vehicles.
- The existing EV and PHEV fees will produce only about $3 million per year, and less if registrations take a hit.