



**CITY OF HUBER HEIGHTS  
STATE OF OHIO**

**City Council Work Session**

**November 16, 2021**

**6:00 P.M.**

**City Hall – Council Chambers – 6131 Taylorsville Road**

1. **Call Meeting To Order/Roll Call**
2. **Approval of Minutes**
  - A. November 10, 2021
3. **Work Session Topics Of Discussion**
  - A. City Manager Report
  - B. 2022 City Employee Health Insurance
  - C. City Staffing Levels/Table of Organization
  - D. City Salaries/Wage Levels
  - E. 2022 Annual Legislation
    - \* Various Departments/Divisions - Various Vendors
    - \* Public Works Division - Various Goods and Services
  - F. Ordinance Modification - Construction Noise
  - G. Jonetta Street Pump Station and Sanitary Sewer Extension - Award Contract
  - H. 2022 City Budget

- I. Supplemental Appropriations
- J. Huber Heights Veterans Memorial - Change Order
- K. Carriage Trails - Public Access Easement Agreement Amendment
- L. ZC 21-34 - The Annex Group - 6502 Old Troy Pike - Rezoning/Basic Development Plan
- M. ZC 21-35 - DDC Management - Chambersburg Road - Rezoning/Basic Development Plan
- N. ZC 21-37 - Megan Prather - 6119 Brandt Pike - Rezoning/Basic and Detailed Development Plans
- O. ZC 21-40 - Daniel Greene - 4270 Murdock Avenue - Rezoning
- P. Brandt Pike Revitalization Project
- Q. 2022 Law Director Contract
- R. 2022 Montgomery County Public Defender Agreement
- S. Board and Commission Appointments
  - \* Citizens Water And Sewer Advisory Board - Reappointment
  - \* Culture and Diversity Citizen Action Commission - Reappointment
  - \* Military and Veterans Commission - Reappointment
  - \* Property Maintenance Review Board - Reappointments
- T. Ordinance Review Commission Recommendations - City Code Amendments
  - \* Part Eleven - Planning and Zoning Code
  - \* Part Thirteen - Building Code

4. **Adjournment**

AI-7977

Topics of Discussion B.

**Council Work Session**

**Meeting Date:** 11/16/2021

2022 City Employee Health Insurance

**Submitted By:** Katie Knisley

**Department:** Human Resources

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

2022 City Employee Health Insurance

**Purpose and Background**

The City currently provides medical, dental, vision and life insurance to all eligible employees of the City of Huber Heights. Renewal for health insurance is January 1, 2022. City Staff has worked with Marsh & McLennan Agency, the City's insurance agent, on the renewal process which is now complete. This legislation will authorize the City Manager to enter into agreements to purchase insurance from Anthem for medical; MetLife for dental and vision, and One America for life insurance for City of Huber Heights employees for the 2022 calendar year and allow for the contributions to be made to employees' Health Savings Accounts of \$3,000 and Health Reimbursement Accounts of \$4,000 for the 2022 calendar year.

**Fiscal Impact**

**Source of Funds:** Various Funds

**Cost:** \$3,500,000

**Recurring Cost? (Yes/No):** Yes

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

**Financial Implications:**

The 2022 employee health insurance includes medical, dental, vision and life insurance; the cost listed is a not to exceed amount for 2022 insurance which includes contributions to the employees' HSA's and HRA's and will be budgeted for in 2022.

**Attachments**

Resolution

CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE PURCHASE OF EMPLOYEE HEALTH INSURANCE SERVICES FOR THE CITY OF HUBER HEIGHTS FOR FISCAL YEAR 2022 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, the City Council must authorize the provision of fringe benefits to City employees; and

WHEREAS, health insurance can be purchased effectively and efficiently through non-competitive procurement methods.

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

Section 1. The City hereby waives the competitive bidding requirement and authorizes the City Manager to enter into contracts to purchase employee health insurance related services necessary to provide the benefits described in the Employee Personnel Manual and/or collective bargaining agreements. The authorization shall include, but not be limited to the provision of medical and prescription drug, life, dental, and vision plans and up to a \$2,000 single/\$4,000 family annual City contribution to each participating employee's HSA and/or HRA account.

Section 2. The City Manager is authorized to enter into an agreement with Anthem for the City's group Medical Plan for Fiscal Year 2022.

Section 3. The City Manager is authorized to enter into an agreement with MetLife for Fiscal Year 2022 dental and vision insurance benefits, and One America for Fiscal Year 2022 life insurance benefits.

Section 4. The cost for the provision of such insurance benefits for the Fiscal Year 2022 shall not exceed \$3,500,000.00 without additional authorization by City Council.

Section 5. 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 6. That 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.

AUTHENTICATION:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



AI-7978

Topics of Discussion C.

**Council Work Session**

**Meeting Date:** 11/16/2021

City Staffing Levels/Table of Organization

**Submitted By:** Katie Knisley

**Department:** Human Resources

**Council Committee Review?:** None **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

City Staffing Levels/Table of Organization

**Purpose and Background**

This legislation authorizes the personnel staffing levels for all departments/divisions within the City of Huber Heights. Amendments to this legislation include the following:

- Changing the title of Tax Agent to Administrative Assistant I
- Adding a temporary Assistant Tax Administrator for transitional purposes
- Addition of one Tax Technician (total of six)
- Addition of one full-time Custodian
- Deletion of the three part-time/hourly Custodians
- Addition of one Accounting Generalist (total of two)

These amendments are currently recommended in the 2022 City Budget.

**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:**

Amendments are currently recommended in the 2022 Budget.

**Attachments**

Resolution

Table of Organization

CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

ESTABLISHING AND/OR AMENDING THE CITY OF HUBER HEIGHTS ORGANIZATIONAL CHART AND AUTHORIZING THE NEW PERSONNEL STAFFING LEVELS AS DETAILED BELOW.

WHEREAS, the citizens of Huber Heights require the efficient and effective delivery of municipal services.

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

Section 1. The attached organizational chart, personnel staffing levels, and position control numbers as established hereafter is hereby adopted and effective December 19, 2021.

Section 2. The authorized personnel staffing levels for the Clerk of Council are as follows.

<u>City Council</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Clerk of Council	1	504-101-2-2-01-F	50
Deputy Clerk of Council	1	504-202-1-2-01-F	25
Public Records Technician	1	504-213-1-2-01-P/H	20

Section 3. The authorized personnel staffing levels for the City Manager's Office are as follows:

<u>City Manager's Office</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
City Manager	1	505-100-2-2-01-F	80
Assistant City Manager of Public Services	1	505-117-2-2-01-F	75
Assistant City Manager of Administrative Services	1	505-117-2-2-01-F	75
Administrative Assistant III	1	505-209-2-2-01-F	25

Section 4. The authorized personnel staffing levels for the Department of Public Safety are as follows:

<u>Department of Public Safety</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Director of Public Safety	1	505-116-2-2-01-F	75

Division of Fire

Fire Chief	1	102-401-2-2-01-F	70
Battalion Chief	4	102-403-1-1-01-- 04F	PS
Fire Lieutenant	10	102-404-1-1-01--10-F	Contract
Firefighter/Paramedic	39	102-405-1-1-01--39-F	Contract
Administrative Assistant III	2	102-200-1-2-01--02-F	25
Administrative Assistant I	1	102-200-1-2-01-P/H	10
Fire Inspector	1	102-501-1-2-01-F	30
Fire Inspector	3	102-501-1-2-01- 03-P/H	30
Fire-Prevention Manager/Plans Review	1	102-502-1-2-01-P/H	40
Fire Fleet/Facility Mgt. Clerk	1	102-503-1-2-01-P/H	10
Auxiliary \$1.00 per year	30	102-411-3-0-01--30-V	V
Chaplains – Fire	2	102-601-3-0-01--02-V	V
Medical Advisor	1	102-604-3-0-01-V	V

Division of Police

Police Chief	1	101-406-2-2-01-F	70
Police Lieutenant	3	101-408-1-1-01--03-F	Contract
Police Sergeant	8	101-409-1-1-01--08-F	Contract
Police Officer	42	101-410-1-1-01--42-F	Contract

Administrative Assistant III	1	101-200-1-2-01-F	25
Police Accreditation Technician	1	101-515-1-1-01-F	30
Police Records Clerks	2	101-204-1-1-01--02-F	Contract
Police Evidence/Fleet Mgt. Clerk	2	101-205-1-2-02-P/H	25
Communications/Records Manager	1	101-611-2-1-01-F	45
Communications/Records Supervisor	1	101-613-1-1-01-F	35
Communications Officer	14	111-502-1-1-01-14-F	Contract
Chaplain – Police	3	101-601-3-0-01—03-V	V

Division of Code Enforcement

Code Enforcement Manager	1	310-621-2-1-01-F	45
Code Enforcement Officer II	1	310-513-1-1-01-01-F	35
Code Enforcement Officer I	4	310-513-1-2-01-04-P/H	25
Seasonal Laborer	2	310-305-1-2-01-02-S	S

Section 5. The authorized personnel staffing levels for the Department of Information Technology are as follows:

<u>Department of Information Technology</u>		<u>Position Control No.</u>	<u>Pay Grade</u>
Information Technology Director	1	509-105-2-2-01-F	60
Information Technology Systems Analyst	2	509-609-1-2-02-F	45
Information Technology Systems Analyst	1	509-609-1-2-01-P/H	45
GIS Technician	1	509-510-1-1-01-F	35

Section 6. The authorized personnel staffing levels for the Department of Finance are as follows:

<u>Department of Finance</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Director of Finance	1	506-102-2-2-01-F	65
<u>Division of Accounting</u>			
Deputy Director of Finance	1	506-602-2-2-01-F	50
Accounting Generalist	2	506-603-2-2-02-F	40
Accounts Payable Technician	1	506-504-1-1-01-F	25
Payroll Technician	1	506-505-1-1-01-F	30
Account Technician	1	506-206-1-1-01 F	25
<u>Division of Taxation</u>			
Tax Administrator	1	507-104-2-2-01-F	50
Assistant Tax Administrator	2	507-612-2-2-02-F	45
Tax Analyst	2	507-506-1-1-01--02-F	30
Tax Technician	6	507-507-1-1-01 -06-F	20
Administrative Assistant I	3	507-212-1-2-01- 03P/H	10

Section 7. The authorized personnel staffing levels for the Department of Public Services are as follows:

<u>Department of Public Services</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Director of Public Services	1	505-114-2-2-01-F	75
<u>Division of Engineering</u>			
City Engineer	1	320-106-2-2-01-F	65
Assistant City Engineer	1	320-119-2-2-01-F	55
Civil Engineer	1	320-605-2-2-01-01-F	50
Engineering Technician	2	320-509-1-1- 02-F	35
Administrative Assistant III	1	320-200-1-2-01-F	25
<u>Division of Public Works</u>			
Public Works Manager	1	401-108-2-2-01-F	60
Public Works Supervisor	1	401-109-1-1-01-F	50
Public Works Crew Leader	2	401-302-1-1-02-F	Contract

Vehicle & Equipment Mechanic	3	401-300-1-1-03-F	Contract
Maintenance Technician	20	401-301-1-1-20-F	Contract
Administrative Assistant III	1	401-200-1-2-01-F	25
Custodian	1	401-305-1-2-01-F	10

Section 8. The authorized personnel staffing levels for the Department of Economic Development are as follows:

<u>Department of Economic Development</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Economic Development Director	1	305-111-2-2-01-F	60
Economic Development Coordinator	1	305-614-2-1-01-F	40
Community Engagement Specialist	1	305-615-2-1-01-F	40

Section 9. The authorized personnel staffing levels for the Department of Planning and Zoning are as follows:

<u>Department of Planning</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
City Planner	1	310-118-2-2-01-F	55
Administrative Assistant III	1	310-200-1-2-01-F	25
Administrative Assistant I	1	310-207-1-1-01-F	10
Administrative Assistant I	1	310-207-1-2-01-P/H	10

Section 10. The authorized personnel staffing levels for the Department of Human Resources are as follows:

<u>Department of Human Resources</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Human Resources Director	1	510-120-2-2-01-F	60
Human Resources Specialist	1	510-514-1-1-01-F	40
Human Resources Assistant	1	510-617-1-2-01-P/H	30

Section 11. The authorized personnel staffing levels for the Department of Parks and Recreation Facilities are as follows:

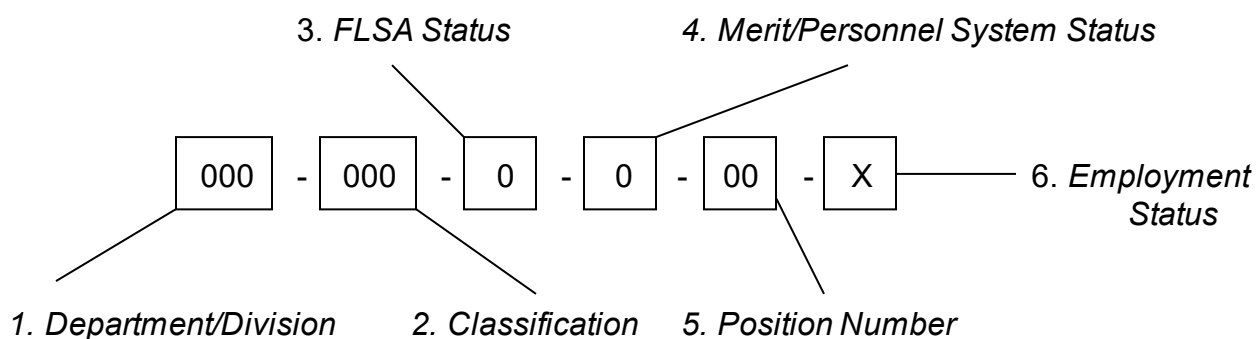
<u>Department of Parks and Recreation Facilities</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Parks Manager	1	216-616-2-2-01-F	45
Senior Center Program Coordinator	1	215-110-2 -2 -01-P/H	25
Seasonal Laborer – Music Center	125	219-306-1-2-01--125-S	S
Seasonal Laborer	4	216-303-1-2-01--04-S	S

Section 12. Council further ratifies and affirms any and all previous legislation of Council that established, abolished or altered the functions and structures of any administrative department.

Section 13. 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 14. That this Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Section 15. Position Control Number Explanation:



1. Department/Division: Number represents Fund Number in General Ledger:

- |                        |                       |                  |           |
|------------------------|-----------------------|------------------|-----------|
| 101-Police             | 305-Economic Dev.     | 401-Public Works | 507-Tax   |
| 102-Fire               | 310 Planning & Zoning | 505-City Mgr.    | 509-I. T. |
| 215-Senior Center      | 320-Engineering       | 506-Accounting   | 510-H.R   |
| 219 Parks & Recreation |                       |                  |           |

2. Classification: Number for classification or rank to which position is assigned, divided into defined series as shown below:

- |                    |                  |                  |
|--------------------|------------------|------------------|
| 100-Administrative | 300-Labor        | 500-Technical    |
| 200-Clerical       | 400-Sworn Safety | 600-Professional |

3. FLSA Status:

- 01-Non-exempt from minimum wage/overtime rules of FLSA (hourly)
- 02-Exempt from minimum wage/overtime rules of FLSA (salaried)
- 03-Unpaid Volunteer

4. Merit & Personnel System Status:

- 01-Position is in Non-exempt service of city per Section 8.02 of Charter
- 02-Position is in Exempt service of city per Section 8.02 of Charter

5. Position Number:

Unique two-digit number for each employment position authorized by this Resolution.

6. Employment Status:

- F-Full-time Position
- P-Part-time Position
- H-Hourly Position
- T-Temporary (created for specific time)
- S-Seasonal Position
- V-Volunteer Position

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

Effective Date:

AUTHENTICATION:

\_\_\_\_\_  
 Clerk of Council

\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date



AI-7979

Topics of Discussion D.

**Council Work Session**

**Meeting Date:** 11/16/2021

City Salary Ranges/Wage Levels

**Submitted By:** Katie Knisley

**Department:** Human Resources

**Council Committee Review?:** None **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

City Salaries/Wage Levels

**Purpose and Background**

This legislation authorizes the salary ranges and wage levels for all non-bargaining employees of the City of Huber Heights for Fiscal Year 2022. Amendments to this legislation are the title change of Tax Agent to Administrative Assistant I, the addition of wage rates; this does not change the salary amounts, and the verbiage to identify the bi-weekly amount for part-time/hourly positions, working less than a 40-hr week in a 2080 work year, is a calculation of the annual wage rate multiplied by the number of hours worked.

**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:**

2022 Budget

**Attachments**

Resolution

CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

ESTABLISHING AND/OR AMENDING THE SALARY RANGES AND WAGE LEVELS FOR EMPLOYEES OF THE CITY OF HUBER HEIGHTS, OHIO.

WHEREAS, the citizens of Huber Heights require efficient and effective delivery of municipal services.

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

Section 1. The pay ranges, compensation procedures, and administrative rules for non-bargaining employees as established hereafter shall be effective for the pay period beginning December 19, 2021 through the pay period ending December 17, 2022

Section 2. City Council shall be responsible for establishing the actual salaries for the City Manager, the Clerk of Council, and the Deputy Clerk of Council. The salary ranges of the City Manager, the Clerk of Council, and the Deputy Clerk of Council are set forth in the following plan document.

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.

**THE CITY OF HUBER HEIGHTS**

**PERFORMANCE COMPENSATION PLAN FOR NON-BARGAINING EMPLOYEES**

**1. Compensation Philosophy**

It is the city's philosophy to support and enhance organizational performance through a fair, objective, and equitable merit-based pay plan which will attract, retain, and motivate high performing non-bargaining employees.

**2. General Administrative Responsibilities**

The Human Resources Director, under the direction of the City Manager is responsible for the administration of the Performance Compensation Plan, including the processing of pay rate increases, the adjustment of pay for promotions, re-employments and reassignments, and the initiation of necessary revisions in pay ranges. The Human Resources Director is responsible for interpreting the application of the program to all pay issues which are not specifically covered by this ordinance, using the principles expressed herein as a policy guide.

**3. Plan Administration**

A. Market Surveys. The Human Resources Director shall conduct market surveys every three years or from time to time in order to collect updated comparable and competitive salary data, recommend revised pay structures and pay ranges as necessary, and recommend revised merit-based pay procedures. Such surveys and recommendations shall be conducted as positions become vacant, or upon request of a department/division head, or upon the initiation of the Human Resources Director when it is determined necessary for the effective administration of the Performance Compensation Plan.



- B. Structure Adjustments. Periodically, the Human Resources Director may recommend pay range adjustments to the City Manager in keeping with labor market trends, who in turn may make appropriate recommendations to City Council. Pay ranges (except for seasonal positions) shall include a minimum and maximum amount stated either as an annual salary or hourly rate.
- C. Assignment of Positions to Pay Ranges. The Human Resources Director shall be responsible for assigning each city employment position to a pay range based on market data and the City Manager's determination of the strategic value of positions and/or employees to the organization. Strategic value considerations may involve turnover, skill needs, attraction and retention issues, supply and demand for qualified applicants for particular positions, the impact of specific positions and employees on the organization's mission, and/or other relevant factors.

**4. Applicability**

This resolution and Performance Compensation Plan shall apply to and is the sole authority for setting rates of pay for the following categories of positions and employees: All regular full-time, regular part-time, provisional full-time, provisional part-time, hourly, temporary, and seasonal employees of the City of Huber Heights, Ohio except: the Mayor; members of City Council, the City Law Director; and all employees who are members of a collective bargaining unit recognized by the State Employment Relations Board.

**5. Positions and Pay Ranges**

<i>Pay Grade</i>	<i>Minimum Pay</i>	<i>Maximum Pay</i>
10	\$13,826.8	\$20,580.0
Custodian Administrative Assistant I Fire Fleet/Facility Management Clerk	\$28,759.74	\$42,806.40
20	\$16,730.4	\$24,900.0
Administrative Assistant II Public Records Technician Tax Technician	\$34,799.23	\$51,792.00
25	\$16,768.6	\$27,390.0
Account Technician Accounts Payable Technician Administrative Assistant III Deputy Clerk of Council Police Evidence/Fleet Management Clerk Senior Center Program Coordinator Code Enforcement Officer I	\$34,878.69	\$56,971.20
30	\$18,446.3	\$30,130.0
Police Accreditation Technician Payroll Technician Tax Analyst Fire Inspector Human Resources Assistant	\$38,368.30	\$62,670.40
35	\$19,371.9	\$31,644.0
GIS Technician Engineering Technician Code Enforcement Officer II Communications/Records Supervisor	\$40,293.55	\$65,819.52
40	\$21,305.8	\$36,090.0
Accounting Generalist Community Engagement Specialist Economic Development Coordinator Human Resources Specialist	\$44,316.06	\$75,067.20

Fire Prevention Manager/Plans Review		
45	\$23,438.1	\$39,700.00
Code Enforcement Manager Assistant Tax Administrator IT Systems Analyst Parks Manager Communications/Records Manager	\$48,751.25	\$82,576.00
50	\$25,785.2	\$43,680.00
Deputy Director of Finance Tax Administrator Public Works Supervisor Clerk of Council Civil Engineer	\$53,633.22	\$90,854.40
55	\$30,942.2	\$52,420.00
Assistant City Engineer City Planner	\$64,359.78	\$109,033.60
60	\$34,033.1	\$57,650.00
Human Resources Director IT Director Public Works Manager Economic Development Director	\$70,788.85	\$119,912.00
65	\$37,438.1	\$63,420.00
City Engineer Director of Finance	\$77,871.25	\$131,913.60
70	\$43,057.9	\$72,940.00
Fire Chief Police Chief	\$89,560.43	\$151,715.20
75	\$47,363.7	\$80,230.00
Assistant City Manager of Administrative Services Assistant City Manager of Public Services Director of Public Safety	\$98,516.50	\$166,878.40
80	\$52,099.2	\$85,100.00
City Manager	\$108,366.34	\$177,008.00

<i>Position</i>	<i>Minimum Pay</i>	<i>Mid-point Pay</i>	<i>Maximum Pay</i>
Seasonal Laborer	N/A	N/A	\$14.00
<b>Public Safety (PS)</b>			
	<b>Step 1</b>		<b>Step 2</b>
Battalion Chief	2% below Step 2		14% above top step Fire Lieutenant

Employees are paid bi-weekly on an hourly or salary basis. The bi-weekly pay rate for salaried employees is a calculation of the annual pay rate divided by 26 and the bi-weekly amount for hourly employees is a calculation of the annual pay rate divided by 2080 hours, to include those budget years with 27 pay periods. The bi-weekly amount for part-time/hourly

employees, working less than a 40-hour week in a 2080 work year, is a calculation of the annual pay rate multiplied by the number of hours worked.

## 6. Compensation Adjustments

All of the following pay rate adjustments are subject to funding by City Council based upon the availability of funds and economic and budget projections and priorities.

- A. New Hires. Newly hired employees shall be hired at a rate of pay between the minimum and maximum of the applicable pay range. The exact pay rate shall be based on the employee's education, experience, knowledge, skills, and abilities. Prior to the making of a conditional offer of employment to a prospective new or newly promoted employee, the department/division head shall recommend a starting rate of pay which shall be forwarded to the Human Resources Manager for review and then to the City Manager for final action.
- B. Completion of Probation. Department/division heads may recommend a pay increase, not to exceed 2%, for newly hired or promoted employees upon the successful completion of probation or one year of employment. The department/division head should consider the employee's starting rate as related to their pay range, the pay of other employees in the position and in the employee's division, and the employee's performance in making this decision. Any such increase, upon approval by the City Manager, shall be paid from the division's regular payroll budget.
- C. Promotion. Employees who are promoted to positions with a higher level of duties and responsibilities shall be placed at a rate of pay between the minimum and maximum of the applicable pay range.
- D. Demotion. Employees who are demoted to positions with a lower level of duties and responsibilities because of less than satisfactory performance, failure to meet job requirements, or for disciplinary reasons shall be placed at the minimum of the new range, or receive a pay decrease not to exceed 10%, whichever results in the least loss of pay.
- E. Reassignment. Employees who are reassigned to positions with a lower pay grade through no fault of their own (i.e., reorganization, job abolishment, reduction-in-force, or market/technological factors, etc.), shall remain at their current rate of pay, or shall be placed at the maximum of the pay range, whichever is less. An employee who voluntarily requests and is granted a reassignment to a position with a lower pay grade will have their pay adjusted between the minimum and maximum of the lower pay grade.
- F. Temporary Upgrade to a Higher Position. Employees who are temporarily assigned (for a minimum of 7 consecutive calendar days) to perform all of the duties and assume all of the responsibilities of a position due to a position vacancy or an approved leave of absence of a position incumbent shall be receive a pay increase not to exceed 5%. Temporary upgrades shall be recommended to the Human Resources Manager and approved by the City Manager in advance.
- G. Modification of Pay Ranges. When a position's pay range is modified upward, based on market data and/or strategic value, and the position is occupied, the incumbent shall retain his/her existing pay rate or be placed at the minimum of the new pay range, whichever is greater. When a position's pay range is modified downward, and the position is occupied, the incumbent shall remain at his/her current rate of pay.
- H. Transfers. Employees who transfer to another job in an identical pay range or to an identical position in another division in the same pay range, there will be no change in the employee's rate of pay.
- I. Transitional and Paid Intern Positions: In cases deemed necessary and appropriate by the City Manager, an appointment to a position in the non-exempt service which is not yet vacated, but which position incumbent has provided the City Manager with a written notice of resignation or retirement on a date certain, which date is within 90 days following the date of such appointment. In cases deemed necessary and appropriate by the City Manager, an appointment of a student intern may be made based on skill, experience, and the scope of the project to be completed.

**7. Compensation Increases**

The compensation of each employee shall be reviewed annually by the department director/division manager, or Mayor and Council, for the purpose of determining which employees may be entitled to a performance-based increase. All personnel records, performance, and experience shall be considered in making recommendations with major emphasis placed on the evaluation. The City Manager or Mayor and Council is authorized to pay non-union employees a performance-based increase provided that said increase is within the approved salary range for the respective position. The performance-based increase may also be provided in the form of a bonus. The annual performance-based increase is determined upon the availability of funds and economic and budget projections and priorities.

Providing the Collective Bargaining Agreements receive an annual increase, the City shall adjust the compensation of all non-union employees, to include employees of the City Council, to reflect the same annual increase within the respective year.

To be eligible for a performance-based increase, an employee must be employed with at least six months of continuous service before the merit award date.

An employee whose pay is at the maximum of the compensation range may not be granted an increase that would cause the base compensation to exceed the maximum of the range for that position. The employee would continue to be eligible for an annual increase and performance bonus, with a lump sum increase based upon the percentage increase. The pay range, however, does not change until a new market study is conducted, every three years, and a recommendation is made to revise pay structures and pay ranges as necessary

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

Effective Date:

AUTHENTICATION:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

AI-7970

Topics of Discussion E.

**Council Work Session**

**Meeting Date:** 11/16/2021

2022 Annual Legislation - Various Departments/Divisions - Various Vendors

**Submitted By:** Jamie Frey

**Department:** City Manager

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

2022 Annual Legislation

\* Various Departments/Divisions - Various Vendors

**Purpose and Background**

The continuous operation of various departments and divisions of the City rely on the purchase, maintenance and service of certain equipment and various departments and divisions of the City require certain professional services and miscellaneous operating expenses in order to perform necessary functions for the business of the City. All costs associated with the listed purchases and services are included in the operational budget for the respective departments and divisions for FY 2022. These purchases and services are needed effective January 1, 2022, in order to perform the day to day routine operations of various departments and divisions of the City.

**Fiscal Impact**

**Source of Funds:** Various Funds

**Cost:** \$2,633,500

**Recurring Cost? (Yes/No):** Yes

**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 NECESSARY AGREEMENTS AND MAKE NECESSARY PURCHASES OF GOODS AND SERVICES WITH CERTAIN VENDORS AND SUPPLIERS FOR THE PURCHASE, MAINTENANCE AND SERVICE OF EQUIPMENT, PROFESSIONAL SERVICES, AND MISCELLANEOUS OPERATING EXPENSES BY VARIOUS DEPARTMENTS AND DIVISIONS OF THE CITY OF HUBER HEIGHTS FOR FISCAL YEAR 2022 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, the continuous operation of various departments and divisions of the City rely on the purchase, maintenance and service of certain equipment; and

WHEREAS, various departments and divisions of the City require certain professional services and miscellaneous operating expenses in order to perform necessary functions for the business of the City; and

WHEREAS, all costs associated with the listed purchases and services are included in the operational budget for the respective departments and divisions for Fiscal Year 2022; and

WHEREAS, these purchases and services are needed effective January 1, 2022 in order to perform the day to day routine operations of various departments and divisions of the City; and

WHEREAS, Chapter 171.12 allows Council to waive the competitive bidding procedures herein or approve alternate procedures whenever it deems it to be in the best interest of the City to do so.

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 agreements and make necessary expenditures of funds with identified vendors and suppliers for the purchase, maintenance and service of equipment, professional services, and miscellaneous operating expenses by various departments and divisions of the City effective January 1, 2022, as follows:

- a. Columbia Building Company for professional office space leasing at a cost not to exceed \$57,000
- b. Plattenburg & Associates for professional financial audit services at a cost not to exceed \$65,000
- c. Squire, Patton, Boggs, LLC for professional financial legal and bond counsel services at a cost not to exceed \$200,000
- d. GTGis for GIS mapping maintenance and services for multiple divisions at a cost not to exceed \$65,000
- e. Bradley Payne Advisors, LLC, for City debt services at a cost not to exceed \$175,000
- f. Change Healthcare for EMS billing at a cost not to exceed \$90,000
- g. Phoenix Fire Safety Outfitters for Fire Division personnel protective clothing at a cost not to exceed \$50,000
- h. City of Dayton (Fire Department Garage) for maintenance and service of Fire apparatus at a cost not to exceed \$40,000
- i. Bound Tree Medical for EMS and pharmaceutical supplies at a cost not to exceed \$30,000
- j. Gall's Uniforms for general Fire Division personnel uniform purchases at a cost not to exceed \$20,000
- k. City of Riverside for prisoner transportation services at a cost not to exceed \$42,000
- l. A. E. David Company for the purchase of uniforms for the Police Division at a cost not to exceed \$48,500
- m. K. E. Rose for vehicle maintenance, parts and equipment for Police Division vehicles at a cost not to exceed \$100,000

- n. Montgomery County, Ohio, for prisoner housing, processing, medical testing, radio lease and maintenance and court parking at a cost not to exceed \$100,000
- o. Agile Networks for connectivity switch maintenance for phones and radios for the Police Division at a cost not to exceed \$32,000
- p. State of Ohio for Police LEADS, OVI tests and OPOTA training at a cost not to exceed \$100,000
- q. P&R Communications for police radio maintenance at a cost not to exceed \$150,000
- r. Civica CMI for financial and public safety applications at a cost not to exceed \$125,000
- s. ESO for Fire and EMS Software Maintenance at a cost not to exceed \$36,000
- t. Locution for automated Fire/EMS dispatching at a cost not to exceed \$28,000
- u. Motorola for dispatch console maintenance at a cost not to exceed \$60,000
- v. US Bank Equipment Finance for City-wide copier lease and maintenance at a cost not to exceed \$45,000
- w. Pickrel, Schaeffer & Ebeling for legal services at a cost not to exceed \$250,000
- x. Ryan L. Brunk for prosecution services in Montgomery County at a cost not to exceed \$90,000
- y. CDW-G for state-term contract computer and electronic equipment at a cost not to exceed \$80,000
- z. Newegg for computer and electronic equipment at a cost not to exceed \$40,000
- aa. Amazon for computer and electronic equipment at a cost not to exceed \$40,000
- bb. IT Savvy for computer and electronic equipment at a cost not to exceed \$40,000
- cc. MNJ Technologies for computer and electronic equipment not to exceed \$40,000
- dd. Stryker for cardiac monitor, cot and AED maintenance at a cost not to exceed \$33,000
- ee. Lakeshore IT Solutions at a cost not to exceed \$40,000
- ff. Enterprise Fleet Management at a cost not to exceed \$322,000

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-7947

**Topics of Discussion**

**Council Work Session**

**Meeting Date:** 11/16/2021

2022 Annual Legislation - Public Works Division - Various Goods and Services

**Submitted By:** Jamie Frey

**Department:** City Manager

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

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**Agenda Item Description or Legislation Title**

\* Public Works Division - Various Goods and Services

**Purpose and Background**

This annual resolution is for the purchase of various goods and services that are necessary and critical to ongoing public service needs for the Public Works Division for 2022.

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**Fiscal Impact**

**Source of Funds:** Various Funds

**Cost:** \$910,000

**Recurring Cost? (Yes/No):** Yes

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

**Financial Implications:**

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**Attachments**

Resolution

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2020-R-

AUTHORIZING THE CITY MANAGER TO PURCHASE VARIOUS GOODS AND SERVICES REQUIRED FOR THE ONGOING NEEDS OF THE PUBLIC WORKS DIVISION FOR FISCAL YEAR 2022 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, the City of Huber Heights needs to purchase various goods and services to maintain ongoing operations and provide for public service; and

WHEREAS, joint purchasing through cooperation with other governmental agencies results in the most competitive prices on many more of these standard items; and

WHEREAS, authorization for such purchases must be obtained before any such purchases can occur in Fiscal Year 2022.

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 purchase of the following items in an amount not to exceed those indicated for each item during 2022:

Road Salt	\$250,000.00
Other Deicing Materials	\$25,000.00
Tires and Tubes	\$25,000.00
Traffic Paint and Glass Beads	\$55,000.00
Asphalt/Aggregate Material	\$30,000.00
Tree Services	\$25,000.00
Diesel Fuel	\$200,000.00
Gasoline	\$300,000.00

Section 2. The City Manager is hereby authorized to participate in joint purchasing with other governmental agencies for these items as previously authorized by the 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 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-7969

Topics of Discussion F.

**Council Work Session**

**Meeting Date:** 11/16/2021

Ordinance Modification - Construction Noise

**Submitted By:** Stephanie Wunderlich

**Department:** Engineering

**Division:** Engineering

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

Ordinance Modification - Construction Noise

**Purpose and Background**

The City Code in Section 509.08(b)(10) - Disturbing The Peace (see attached) addresses the days and hours allowed for construction work. It is currently 7:00 a.m. to 10:00 p.m. on weekdays. Construction on Saturdays (noise) has become an issue lately. Since Saturdays are not addressed in the City Code, it can be assumed that no construction is allowed on Saturdays. Since there is so much construction going on in Huber Heights, work on Saturdays is happening everywhere including work at any typical residential home. To help control police complaint calls, a discussion needs to be made to possibly revise the City Code to allow construction on Saturdays from 7:00 a.m. to 10:00 p.m.

**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**

City Code - Section 509.08(b)(10)

509.08 - Disturbing the peace.

- (10) The erection (including excavating), demolition, alteration, or repair of any building other than between the hours of 7:00 a.m. and 10:00 p.m. on weekdays except in case of urgent necessity in the interest of public health and safety, and then only with a permit from the City Engineer, which permit may be granted for a period not to exceed three days while the emergency continues and which permit may be renewed for a period of three days or less while the emergency continues. If the City Engineer determines that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways between the hours of 10:00 p.m. and 7:00 a.m., and he further determines that loss or inconvenience would result to any party in interest, he may grant permission for that work to be done between the hours of 10:00 p.m. and 7:00 a.m. upon application being made at the time the permit for the work is awarded or during the progress of the work.

AI-7975

Topics of Discussion G.

**Council Work Session**

**Meeting Date:** 11/16/2021

Jonetta Street Pump Station and Sanitary Sewer Extension - Award Contract

**Submitted By:** Hanane Eisentraut

**Department:** Engineering **Division:** Engineering

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

Jonetta Street Pump Station and Sanitary Sewer Extension - Award Contract

**Purpose and Background**

Two quotes were received for the Jonetta Street Pump Station and Sanitary Sewer Extension Project - Durst Brothers Excavating at a cost of \$82,450.00 and from C.G. Construction at a cost of \$114,100. A third contractor that was contacted did not provide any quote.

This project consists of abandoning in place the existing pump station and extending south an 8" sanitary sewer approximately 600 lineal feet into an existing manhole on Brandonview Court. This legislation will authorize the City Manager to enter into a contract for abandoning in place the Jonetta Street pump station and extending the sanitary sewer and waiving the formal bidding requirements. The Sanitary Sewer Fund will be utilized for the construction of this project.

**Fiscal Impact**

**Source of Funds:** Sanitary Sewer Fund

**Cost:** \$100,000

**Recurring Cost? (Yes/No):** No

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

**Financial Implications:**

**Attachments**

Map  
Resolution





1 in = 94 ft

# City of Huber Heights

Date: 10/20/2021





CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR ABANDONING THE JONETTA STREET PUMP STATION AND EXTENDING THE SANITARY SEWER AND WAIVING THE FORMAL BIDDING REQUIREMENTS.

WHEREAS, Council has determined to proceed with this project to abandon in place the existing pump station on Jonetta Street and extend the sanitary sewer south to an existing manhole on Brandonview Court; and

WHEREAS, the cost of the project will be in excess of \$25,000; and

WHEREAS, City Council may waive the competitive bidding procedures whenever it deems to be in the best interest of the City to do so as defined in Section 171.12 of the Codified Ordinances 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 Durst Brothers Excavating for Jonetta Street Pump Station and Sanitary Sewer Extension Project at a cost not to exceed \$100,000.00.

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-7982

Topics of Discussion H.

**Council Work Session**

**Meeting Date:** 11/16/2021

2022 City Budget

**Submitted By:** Jim Bell

**Department:** Finance

**Division:** Accounting

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/01/2021 and 11/16/2021

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

2022 City Budget

**Purpose and Background**

The current revised draft of the 2022 City Budget is included. The 2022 Budget for the General Fund, Fire Fund and Parks and Recreation Fund are balanced. The Police Fund and Local Street Operating Fund are structurally balanced (current carryover fund balances cover any excess spending in 2022). The current revised draft of the 2022 City Budget totals \$99,109,433 for all funds. The 2022 General Fund Budget totals \$13,223,400.

The current revised draft of the 2022 City Budget is a reduction of \$197,364 in expenses and an increase of \$244,772 in revenues. The largest changes are a reduction in the debt payments for notes that just settled this month of \$242,800. A transfer of \$107,000 was added to move the grant funds for a demolition at the Marian Meadows property. An increase of \$40,000 was added as a more appropriate estimate for legal expenses. Revenue increases were added related to grant revenues for the demolition and the Fire Division power cots.

The proposed 2022 Appropriations Ordinance is attached as well as the 2022 Expenditure Budget summary and history of expenses for each fund. Also attached are the detailed revenue estimates for 2021 and 2022 in addition to actual revenues for previous years for each fund.

**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:**

There is no fiscal impact on the current budget since this is the proposed 2022 Budget.

**Attachments**

2022 Revenue Budget Estimates

2022 Expense Budget Summary

Ordinance - Amended

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021	
<b>GENERAL FUND</b>										
101.000.4100	CITY INCOME TAX	\$6,303,018	\$6,613,276	\$6,501,639	\$7,178,812	\$7,075,647	\$7,627,593	\$7,794,532	166,939	2.19%
101.000.4201	REAL PROPERTY TAX	\$777,854	\$783,178	\$796,572	\$834,841	\$830,077	\$926,410	\$1,081,304	154,894	16.72%
101.000.4202	TANGIBLE PROPERTY TAX	\$54	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4203	PUBLIC UTILITY PROPERTY TAX	\$18,944	\$21,935	\$21,935	\$23,238	\$24,977	\$25,000	\$25,500	500	2.00%
101.000.4204	TRAILER TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4209	PAYMENT IN LIEU OF TAXES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4211	HOTEL/MOTEL TAX	\$175,677	\$184,107	\$177,427	\$223,628	\$120,009	\$109,096	\$175,000	65,904	60.41%
101.000.4240	CRA SERVICE PAYMENT - WATERSTONE	\$0	\$0	\$0	\$51,617	\$187,666	\$187,666	\$187,666	-	0.00%
101.000.4241	CRA SERVICE PAYMENT - DANBURY	\$0	\$0	\$0	\$0	\$84,036	\$136,220	\$136,220	-	0.00%
101.000.4242	CRA SERVICE PAYMENT - PARKVIEW	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4243	CRA SERVICE PAYMENT - REDWOOD	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
	CRA SERVICE PAYMENT - DANBURY II	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4301	LOCAL GOVERNMENT-STATE	\$28,608	\$10,378	\$0	\$66,914	\$147,108	\$168,000	\$168,000	-	0.00%
101.000.4305	HOMESTEAD (ROLLBACK)	\$121,903	\$121,413	\$125,153	\$125,195	\$124,904	\$118,935	\$118,659	(276)	-0.23%
101.000.4306	10M EXEMPT TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4307	UTILITY DEREG REIMBURSEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4308	LIQUOR PERMITS	\$38,925	\$35,314	\$39,456	\$38,581	\$7,505	\$38,000	\$25,000	(13,000)	-34.21%
101.000.4309	OTHER LICENSE/FEES	\$450	\$0	\$600	\$0	\$150	\$500	\$500	-	0.00%
101.000.4311	LOCAL GOVERNMENT-COUNTY	\$415,490	\$423,133	\$440,284	\$458,360	\$457,956	\$408,229	\$475,000	66,771	16.36%
101.000.4314	CIGARETTE TAX	\$1,332	\$1,237	\$1,291	\$1,304	\$487	\$1,300	\$1,300	-	0.00%
101.000.4315	ESTATE TAX	\$1,421	\$76	\$10	\$17	\$0	\$0	\$0	-	---
101.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4325	RZEDB INTEREST REBATE	\$134,788	\$130,978	\$124,997	\$118,879	\$112,598	\$110,000	\$100,000	(10,000)	-9.09%
101.000.4326	LOCAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4327	MONT. COUNTY LAND BANK GRANT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4401	WEED ASSESSMENTS	\$57,062	\$51,141	\$44,286	\$21,335	\$43,693	\$40,000	\$25,000	(15,000)	-37.50%
101.000.4402	PROPERTY MAINTENANCE ASSESSMENTS	\$903	\$2,136	\$0	\$0	\$1,594	\$1,200	\$1,200	-	0.00%
101.000.4491	OTHER ASSESSMENTS	\$17,930	\$32,875	\$29,101	\$16,787	\$11,224	\$20,000	\$15,000	(5,000)	-25.00%
101.000.4501	DISPATCH FEES	\$349,876	\$361,864	\$370,900	\$381,192	\$389,665	\$399,714	\$409,707	9,993	2.50%
101.000.4502	EMS FEES	\$1,133,152	\$1,276,339	\$1,239,273	\$1,369,122	\$1,366,027	\$1,400,000	\$1,400,000	-	0.00%
101.000.4503	C & DD TIPPING FEE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4504	FIRE INSPECTION PERMITS	\$75	\$150	\$125	\$25	\$25	\$200	\$200	-	0.00%
101.000.4505	FALSE ALARM FEES	\$0	\$5,950	\$9,275	\$0	\$0	\$0	\$0	-	---
101.000.4506	CPR CLASS FEES	\$5,505	\$2,952	\$2,287	\$2,125	\$673	\$2,000	\$2,000	-	0.00%
101.000.4508	NEIGHBORHOOD WATCH SIGN FEE	\$0	\$0	\$35	\$0	\$0	\$35	\$35	-	0.00%
101.000.4509	CIVIL WEDDING FEES	\$1,100	\$1,300	\$1,550	\$1,500	\$900	\$1,500	\$1,000	(500)	-33.33%
101.000.4513	RENTAL FEES	\$21,633	\$32,360	\$41,912	\$30,166	\$29,106	\$29,106	\$29,106	-	0.00%
101.000.4590	CONTRACT INSPECTION FEES	\$682	\$69,092	\$9,899	\$13,957	\$5,586	\$15,000	\$7,000	(8,000)	-53.33%
101.000.4601	ORDINANCE FINES	\$41,070	\$38,939	\$37,779	\$36,997	\$29,142	\$37,000	\$37,000	-	0.00%
101.000.4611	CABLE FRANCHISE FEES	\$498,603	\$447,306	\$464,617	\$468,961	\$479,960	\$480,000	\$480,000	-	0.00%
101.000.4612	DOG LICENSES	\$10,842	\$8,146	\$7,263	\$7,660	\$9,233	\$8,500	\$8,500	-	0.00%
101.000.4621	ZONING FEES	\$99,792	\$90,279	\$95,121	\$99,745	\$69,229	\$85,000	\$85,000	-	0.00%
101.000.4622	GRADING PERMITS	\$522	\$5,709	\$4,267	\$6,837	\$1,646	\$5,000	\$2,500	(2,500)	-50.00%
101.000.4701	INTEREST INCOME	\$229,307	\$359,777	\$481,583	\$711,702	\$533,679	\$444,550	\$311,185	(133,365)	-30.00%
101.000.4820	CITY ANNIVERSARY ITEMS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4830	COMMISSIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4880	LAND REUTILIZATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4881	HUMANITARIAN RELIEF FUND	\$0	\$0	\$0	\$7,180	\$0	\$0	\$0	-	---
101.000.4882	MILITARY HONOR BANNER PROGRAM	\$0	\$0	\$0	\$1,320	\$1,980	\$2,000	\$2,500	500	25.00%
101.000.4883	VETERANS MEMORIAL PROJECT	\$0	\$0	\$0	\$8,272	\$0	\$0	\$5,000	5,000	---
101.000.4890	AUCTION PROCEEDS (moved to 4909 and 4910)	\$2,120	\$26,268	\$38,610	\$14,754	\$0	\$0	\$0	-	---
101.000.4891	REFUNDS	\$15,478	\$113,526	\$79,572	\$37,788	\$882,232	\$25,000	\$25,000	-	0.00%
101.000.4892	REIMBURSEMENTS	\$2,768	\$1,913	\$2,829	\$2,503	\$3,218	\$3,000	\$3,000	-	0.00%
101.000.4893	DONATIONS	\$8,250	\$5,750	\$11,002	\$5,000	\$0	\$10,000	\$5,000	(5,000)	-50.00%
101.000.4894	COURT REIMBURSEMENTS	\$74,128	\$59,498	\$83,404	\$44,266	\$84,000	\$85,680	\$85,680	-	0.00%



ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

		2016	2017	2018	2019	2020	2021	2022	\$	%
		Actual	Actual	Actual	Actual	Actual	Estimated	Estimated	incr / (decr)	incr / (decr)
		Revenue	Revenue	Revenue	Revenue	Revenue	Revenue	Revenue	2022-2021	2022-2021
101.000.4898	UNCLAIMED MONEY	\$108	\$1,206	\$298	\$655	\$0	\$1,000	\$500	(500)	-50.00%
101.000.4899	MISCELLANEOUS REVENUE	\$1,696	\$1,386	\$3,120	\$2,112	\$1,397	\$2,000	\$2,000	-	0.00%
101.000.4906	LEASE PROCEEDS	\$0	\$0	\$0	\$0	\$2,038,012	\$0	\$0	-	---
101.000.4909	SALE OF FIXED ASSETS - CAPITAL	\$0	\$0	\$1,265,943	\$0	\$8,030	\$20,000	\$20,000	-	0.00%
101.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	\$0	\$0	\$0	\$0	\$376	\$5,000	\$5,000	-	0.00%
101.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$1,706	\$0	\$0	-	---
101.000.4913	OP TRANS FROM DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$43,818	\$43,253	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4922	ADVANCES FROM SPECIAL REVENUE	\$13,001	\$519,320	\$250,000	\$0	\$0	\$0	\$17,000	17,000	---
101.000.4923	ADVANCES FROM DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$260,000	\$50,000	\$0	\$153,750	\$2,633,250	\$0	\$20,000	20,000	---
101.000.4925	ADVANCES FROM ENTERPRISE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4926	ADVANCES FROM INTERNAL SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4927	ADVANCES FROM TRUSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.000.4928	ADVANCES FROM AGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
101.330.4513	RENTAL FEES	\$1,540	\$3,000	\$25	\$1,655	\$0	\$3,000	\$3,000	-	0.00%
101.330.4514	FARMERS MARKET FEES	\$0	\$0	\$0	\$0	\$2,230	\$4,000	\$5,500	1,500	37.50%
101.330.4893	DONATIONS	\$1,550	\$3,400	\$900	\$2,350	\$3,500	\$3,500	\$6,000	2,500	71.43%
101.700.4911	OP TRANS FROM GENERAL FUND - TRANS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 101</b>		<b>\$10,910,977</b>	<b>\$11,939,859</b>	<b>\$12,804,338</b>	<b>\$12,571,104</b>	<b>\$17,804,433</b>	<b>\$12,989,934</b>	<b>\$13,308,294</b>	<b>318,360</b>	<b>2.45%</b>
	<b>MOTOR VEHICLE</b>									
202.000.4313	VEHICLE LICENSE TAX	\$266,478	\$262,776	\$276,805	\$279,898	\$301,358	\$293,893	\$332,247	38,354	13.05%
202.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
202.000.4701	INTEREST INCOME	\$1,044	\$2,239	\$3,517	\$5,490	\$4,891	\$3,200	\$2,400	(800)	-25.00%
202.000.4891	REFUNDS	\$140	\$921	\$1,197	\$1,516	\$3,000	\$1,000	\$1,000	-	0.00%
202.000.4892	REIMBURSEMENTS	\$139	\$162	\$161	\$738	\$429	\$150	\$150	-	0.00%
202.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
202.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
202.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 202</b>		<b>\$267,801</b>	<b>\$266,097</b>	<b>\$281,680</b>	<b>\$287,642</b>	<b>\$309,678</b>	<b>\$298,243</b>	<b>\$335,797</b>	<b>37,554</b>	<b>12.59%</b>
	<b>GASOLINE TAX</b>									
203.000.4302	GASOLINE TAX	\$807,807	\$829,671	\$1,304,359	\$1,615,490	\$2,011,747	\$2,100,000	\$2,260,198	160,198	7.63%
203.000.4303	MUNICIPAL CENTS PER GALLON	\$424,749	\$438,103	\$0	\$0	\$0	\$0	\$0	-	---
203.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
203.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$40,000	\$40,000	\$0	(40,000)	-100.00%
203.000.4411	SIDEWALK ASSESSMENTS	\$243	\$243	\$494	\$364	\$475	\$365	\$365	-	0.00%
203.000.4421	STREET ASSESSMENTS	\$1,708	\$1,708	\$3,131	\$2,398	\$3,025	\$2,400	\$2,400	-	0.00%
203.000.4701	INTEREST INCOME	\$8,799	\$17,051	\$19,938	\$23,506	\$27,247	\$16,455	\$7,800	(8,655)	-52.60%
203.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
203.000.4891	REFUNDS	\$392	\$2,572	\$3,306	\$4,215	\$8,480	\$3,500	\$3,500	-	0.00%
203.000.4892	REIMBURSEMENTS	\$3,448	\$394	\$872	\$2,169	\$599	\$500	\$500	-	0.00%
203.000.4899	MISCELLANEOUS REVENUE	\$2,074	\$3,498	\$4,553	\$1,329	\$1,442	\$2,000	\$2,000	-	0.00%
203.000.4909	SALE OF FIXED ASSETS	\$4,921	\$0	\$0	\$0	\$0	\$0	\$0	-	---
203.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
203.000.4912	OP TRANS FROM SPECIAL REVENUE - TR	\$0	\$0	\$0	\$0	\$317	\$317	\$0	(317)	-100.00%
203.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$772,657	\$1,186,832	\$748,973	\$1,039,144	\$848,851	\$616,000	\$0	(616,000)	-100.00%
<b>TOTAL FUND 203</b>		<b>\$2,026,798</b>	<b>\$2,480,072</b>	<b>\$2,085,627</b>	<b>\$2,688,614</b>	<b>\$2,942,182</b>	<b>\$2,781,537</b>	<b>\$2,276,763</b>	<b>(504,774)</b>	<b>-18.15%</b>
	<b>LIGHTING DISTRICT</b>									
207.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
207.000.4431	LIGHTING ASSESSMENTS	\$323,341	\$321,097	\$329,941	\$330,039	\$329,447	\$330,000	\$330,000	-	0.00%
207.000.4891	REFUNDS	\$17	\$114	\$140	\$123	\$315	\$100	\$100	-	0.00%
207.000.4892	REIMBURSEMENTS	\$9	\$8	\$6	\$24	\$11	\$8	\$8	-	0.00%
<b>TOTAL FUND 207</b>		<b>\$323,367</b>	<b>\$321,219</b>	<b>\$330,088</b>	<b>\$330,187</b>	<b>\$329,772</b>	<b>\$330,108</b>	<b>\$330,108</b>	<b>-</b>	<b>0.00%</b>

**ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS**

		2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
<b>POLICE</b>										
209.000.4100	CITY INCOME TAX	\$5,328,662	\$5,602,433	\$5,512,632	\$6,084,083	\$6,000,671	\$6,485,221	\$6,610,339	125,118	1.93%
209.000.4201	REAL PROPERTY TAX	\$957,526	\$939,381	\$931,327	\$979,061	\$963,422	\$1,095,003	\$1,120,787	25,784	2.35%
209.000.4202	TANGIBLE PROPERTY TAX	\$198	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4203	PUBLIC UTILITY PROPERTY TAX	\$69,541	\$80,793	\$80,531	\$85,441	\$91,852	\$92,000	\$94,000	2,000	2.17%
209.000.4204	TRAILER TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4305	HOMESTEAD (ROLLBACK)	\$143,634	\$143,124	\$140,507	\$140,516	\$139,516	\$133,490	\$138,500	5,010	3.75%
209.000.4306	10M EXEMPT TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4307	UTILITY DEREG REIMBURSEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4321	FEDERAL GRANTS	\$3,172	\$3,680	\$0	\$2,833	\$6,722	\$3,000	\$3,000	-	0.00%
209.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4324	PRIVATE GRANTS	\$0	\$500	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4512	ACTIVITY FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4599	OTHER CHARGES FOR SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4701	INTEREST INCOME	\$0	\$0	\$196	\$141	\$98	\$100	\$100	-	0.00%
209.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4891	REFUNDS	\$10,730	\$60,654	\$70,563	\$88,391	\$147,983	\$50,000	\$50,000	-	0.00%
209.000.4892	REIMBURSEMENTS	\$27,011	\$42,352	\$35,498	\$123,483	\$153,066	\$90,000	\$90,000	-	0.00%
209.000.4893	DONATIONS	\$4,030	\$1,400	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4895	SECURITY REIMBURSEMENTS	\$6,797	\$6,224	\$8,875	\$3,747	\$6,884	\$5,000	\$5,000	-	0.00%
209.000.4899	MISCELLANEOUS REVENUE	\$886	\$561	\$424	\$378	\$256	\$400	\$400	-	0.00%
209.000.4906	LEASE PROCEEDS	\$0	\$0	\$172,435	\$0	\$0	\$0	\$0	-	---
209.000.4909	SALE OF FIXED ASSETS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
209.000.4911	OP TRANS FROM GENERAL FUND	\$550,000	\$400,000	\$800,000	\$500,000	\$700,000	\$919,000	\$769,000	(150,000)	-16.32%
209.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$627,605	\$0	\$0	-	---
209.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 209</b>		<b>\$7,102,186</b>	<b>\$7,281,101</b>	<b>\$7,752,987</b>	<b>\$8,008,073</b>	<b>\$8,838,074</b>	<b>\$8,873,214</b>	<b>\$8,881,126</b>	<b>7,912</b>	<b>0.09%</b>
<b>FIRE</b>										
210.000.4100	CITY INCOME TAX	\$2,012,280	\$2,119,831	\$2,087,724	\$2,301,837	\$2,272,802	\$2,451,615	\$2,503,718	52,103	2.13%
210.000.4201	REAL PROPERTY TAX	\$816,280	\$790,246	\$794,388	\$834,433	\$821,414	\$927,940	\$949,695	21,755	2.34%
210.000.4202	TANGIBLE PROPERTY TAX	\$155	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4203	PUBLIC UTILITY PROPERTY TAX	\$54,242	\$63,018	\$62,814	\$66,644	\$71,644	\$71,650	\$73,500	1,850	2.58%
210.000.4204	TRAILER TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4305	HOMESTEAD (ROLLBACK)	\$123,368	\$122,882	\$120,589	\$120,597	\$119,738	\$114,567	\$119,500	4,933	4.31%
210.000.4306	10M EXEMPT TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4307	UTILITY DEREG REIMBURSEMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4324	PRIVATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4330	COVID-19	\$0	\$0	\$0	\$0	\$34,322	\$0	\$0	-	---
210.000.4513	RENTAL FEES	\$1,644	\$1,644	\$1,644	\$1,644	\$1,644	\$1,644	\$1,644	-	0.00%
210.000.4701	INTEREST INCOME	\$0	\$0	\$27	\$54	\$37	\$37	\$37	-	0.00%
210.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4891	REFUNDS	\$8,436	\$50,815	\$62,909	\$69,496	\$138,496	\$60,000	\$60,000	-	0.00%
210.000.4892	REIMBURSEMENTS	\$6,106	\$6,791	\$4,815	\$3,404	\$6,567	\$5,000	\$5,000	-	0.00%
210.000.4893	DONATIONS	\$25,000	\$27,550	\$0	\$1,750	\$3,850	\$5,000	\$5,000	-	0.00%
210.000.4895	SECURITY REIMBURSEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4906	LEASE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4909	SALE OF FIXED ASSETS	\$14,000	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4911	OP TRANS FROM GENERAL FUND	\$3,500,000	\$3,900,000	\$4,069,882	\$3,800,000	\$4,550,000	\$3,636,112	\$4,950,000	1,313,888	36.13%
210.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$34,936	\$41,289	\$17,245	\$1,458,404	\$0	\$0	-	---
210.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
210.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$25,000	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 210</b>		<b>\$6,586,511</b>	<b>\$7,117,712</b>	<b>\$7,246,081</b>	<b>\$7,217,103</b>	<b>\$9,478,918</b>	<b>\$7,273,565</b>	<b>\$8,668,094</b>	<b>1,394,530</b>	<b>19.17%</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

		2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
<b>DRUG ENFORCEMENT</b>										
211.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
211.000.4601	ORDINANCE FINES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
211.000.4602	FEDERAL FORFEITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
211.000.4603	STATE FORFEITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
211.000.4604	DRUG FINES	\$1,405	\$2,573	\$780	\$1,109	\$2,033	\$2,000	\$1,500	(500)	-25.00%
211.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
211.000.4909	SALE OF FIXED ASSETS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 211</b>		<b>\$1,405</b>	<b>\$2,573</b>	<b>\$780</b>	<b>\$1,109</b>	<b>\$2,033</b>	<b>\$2,000</b>	<b>\$1,500</b>	<b>(500)</b>	<b>-25.00%</b>
<b>LAW ENFORCEMENT</b>										
212.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
212.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
212.000.4601	ORDINANCE FINES	\$1,425	\$1,903	\$1,053	\$1,138	\$3,235	\$1,000	\$3,000	2,000	200.00%
212.000.4602	FEDERAL FORFEITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
212.000.4603	STATE FORFEITURES	\$9,558	\$32,546	\$660	\$14,438	\$67,020	\$5,000	\$15,000	10,000	200.00%
212.000.4605	PARKING FINES	\$615	\$525	\$495	\$2,815	\$1,140	\$500	\$1,100	600	120.00%
212.000.4890	AUCTION PROCEEDS	\$748	\$2,033	\$11,706	\$1,182	\$0	\$0	\$0	-	---
212.000.4891	REFUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
212.000.4892	REIMBURSEMENTS	\$0	\$916	\$2,251	\$245	\$39	\$1,000	\$1,000	-	0.00%
212.000.4893	DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
212.000.4899	MISCELLANEOUS REVENUE	\$140	\$105	\$35	\$140	\$0	\$100	\$100	-	0.00%
212.000.4909	SALE OF FIXED ASSETS - CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
212.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	\$0	\$0	\$0	\$0	\$220	\$2,000	\$2,000	-	0.00%
<b>TOTAL FUND 212</b>		<b>\$12,486</b>	<b>\$38,028</b>	<b>\$16,100</b>	<b>\$19,958</b>	<b>\$71,653</b>	<b>\$9,600</b>	<b>\$22,200</b>	<b>12,600</b>	<b>131.25%</b>
<b>STATE HIGHWAY MAINTENANCE</b>										
214.000.4302	GASOLINE TAX	\$65,498	\$67,271	\$105,759	\$130,986	\$163,115	\$170,400	\$183,259	12,859	7.55%
214.000.4303	MUNICIPAL CENTS PER GALLON	\$34,439	\$35,522	\$0	\$0	\$0	\$0	\$0	-	---
214.000.4313	VEHICLE LICENSE TAX	\$21,606	\$21,306	\$22,444	\$22,694	\$24,434	\$24,000	\$26,939	2,939	12.25%
214.000.4411	SIDEWALK ASSESSMENTS	\$479	\$479	\$479	\$484	\$479	\$480	\$485	5	1.04%
214.000.4421	STREET ASSESSMENTS	\$3,060	\$3,060	\$3,060	\$3,063	\$3,060	\$3,060	\$3,127	67	2.19%
214.000.4701	INTEREST INCOME	\$1,926	\$2,083	\$2,893	\$2,797	\$2,412	\$1,700	\$780	(920)	-54.12%
214.000.4891	REFUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
214.000.4906	LEASE PROCEEDS	\$0	\$0	\$0	\$0	\$961,988	\$0	\$0	-	---
214.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 214</b>		<b>\$127,008</b>	<b>\$129,721</b>	<b>\$134,634</b>	<b>\$160,023</b>	<b>\$1,155,488</b>	<b>\$199,640</b>	<b>\$214,590</b>	<b>14,950</b>	<b>7.49%</b>
<b>COUNTY PERMISSIVE TAX</b>										
216.000.4313	VEHICLE LICENSE TAX	\$91,430	\$92,561	\$92,694	\$92,573	\$91,285	\$94,000	\$101,491	7,491	7.97%
216.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
216.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 216</b>		<b>\$91,430</b>	<b>\$92,561</b>	<b>\$92,694</b>	<b>\$92,573</b>	<b>\$91,285</b>	<b>\$94,000</b>	<b>\$101,491</b>	<b>7,491</b>	<b>7.97%</b>
<b>CITY PERMISSIVE TAX</b>										
217.000.4313	VEHICLE LICENSE TAX	\$214,540	\$224,157	\$245,997	\$255,091	\$262,720	\$260,000	\$300,132	40,132	15.44%
<b>TOTAL FUND 217</b>		<b>\$214,540</b>	<b>\$224,157</b>	<b>\$245,997</b>	<b>\$255,091</b>	<b>\$262,720</b>	<b>\$260,000</b>	<b>\$300,132</b>	<b>40,132</b>	<b>15.44%</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
<b>PARK &amp; RECREATION</b>									
218.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4323	COUNTY GRANTS	\$0	\$9,766	\$0	\$24,974	\$0	\$107,000	107,000	---
218.000.4324	PRIVATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4510	POOL ADMISSIONS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4511	POOL CONCESSIONS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4512	ACTIVITY FEES	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4513	RENTAL FEES	\$22,485	\$11,475	\$12,363	\$2,400	\$15,391	\$14,400	-	0.00%
218.000.4800	ARTS COMMITTEE	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4802	COMMUNITY THEATER	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4804	SENIOR CITIZENS CENTER	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4808	MISCELLANEOUS POOL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4809	MISCELLANEOUS P&R REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4891	REFUNDS	\$394	\$2,567	\$1,444	\$2,088	\$3,805	\$2,000	\$2,000	0.00%
218.000.4892	REIMBURSEMENTS	\$168	\$100	\$406	\$185	\$363	\$200	\$200	0.00%
218.000.4893	DONATIONS	\$0	\$0	\$0	\$4,710	\$0	\$0	-	---
218.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4906	LEASE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4909	SALE OF FIXED ASSETS	\$5,001	\$5,000	\$0	\$0	\$0	\$0	-	---
218.000.4911	OP TRANS FROM GENERAL FUND	\$294,346	\$472,881	\$800,000	\$500,000	\$490,359	\$270,000	\$0	(270,000) -100.00%
218.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$51,160	\$0	\$1,548,000	1,548,000
218.000.4913	OP TRANS FROM DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$2,325	\$0	\$0	\$0	\$0	-	---
218.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.213.4513	RENTAL FEES - TOM CLOUD PARK	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.216.4893	DONATIONS - PARKS & RECREATION	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.218.4830	COMMISSIONS - RECREATION FACILITY	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.218.4840	MARKETING REVENUE - REC. FAC.	\$42,000	\$37,500	\$40,000	\$38,500	\$35,000	\$40,000	\$40,000	0.00%
218.218.4891	REFUNDS - START UP DEPOSIT FROM Y	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.218.4892	REIMBURSEMENTS	\$0	\$0	\$42	\$0	\$0	\$0	-	---
218.218.4893	DONATIONS - RECREATION FACILITY	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.218.4899	MISCELLANEOUS REVENUE - REC. FAC.	\$7,852	\$0	\$0	\$0	\$0	\$0	-	---
218.218.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.218.4915	OP TRANS FROM ENTERPRISE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.218.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---
218.219.4840	MUSIC CENTER MARKETING REVENUE	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	0.00%
218.219.4891	MUSIC CENTER REFUNDS	\$0	\$0	\$2,203	\$2,401	\$1,243	\$2,000	\$2,000	0.00%
218.219.4892	MUSIC CENTER REIMBURSEMENTS	\$0	\$0	\$195	-\$752	-\$1,121	\$0	-	---
218.219.4899	MUSIC CENTER MISCELLANEOUS REVENUE	\$368,577	\$757,936	\$777,837	\$1,183,933	\$48,134	\$550,000	\$800,000	250,000 45.45%
<b>TOTAL FUND 218</b>		<b>\$940,822</b>	<b>\$1,499,551</b>	<b>\$1,834,490</b>	<b>\$1,958,439</b>	<b>\$844,333</b>	<b>\$1,078,600</b>	<b>\$2,713,600</b>	<b>1,635,000 151.59%</b>
<b>Nature Works Grant</b>									
219.000.4322	STATE GRANTS	\$0	\$19,320	\$0	\$0	\$0	\$0	-	---
219.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
219.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---
219.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 219</b>		<b>\$0</b>	<b>\$19,320</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>
<b>COMMUNITY DEVELOPMENT BLOCK GR</b>									
222.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
222.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---
222.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$17,000	\$124,000	107,000 629.41%
222.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	-	---
222.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---
222.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 222</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,000</b>	<b>\$124,000</b>	<b>107,000 629.41%</b>



ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021	
<b>LOCAL STREET OPERATING</b>										
226.000.4100	CITY INCOME TAX	\$1,949,193	\$2,047,225	\$2,013,484	\$2,223,323	\$2,191,596	\$2,375,442	\$2,414,262	38,820	1.63%
226.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4503	C & DD TIPPING FEE	\$1,771	\$524	\$694	\$636	\$805	\$800	\$800	-	0.00%
226.000.4701	INTEREST INCOME	\$0	\$0	\$26	\$51	\$36	\$20	\$20	-	0.00%
226.000.4890	AUCTION PROCEEDS	\$21,927	\$16,167	\$0	\$10,250	\$0	\$0	\$0	-	---
226.000.4891	REFUNDS	\$1,785	\$12,885	\$14,483	\$18,157	\$34,503	\$11,500	\$11,500	-	0.00%
226.000.4892	REIMBURSEMENTS	\$8,916	\$1,506	\$3,828	\$11,588	\$3,153	\$1,500	\$1,500	-	0.00%
226.000.4893	DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$660	\$0	\$0	-	---
226.000.4906	LEASE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4909	SALE OF FIXED ASSETS - CAPITAL	\$3,080	\$0	\$0	\$0	\$7,606	\$15,000	\$15,000	-	0.00%
226.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
226.000.4924	ADVANCES FROM CAPITAL FUND	\$720,000	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 226</b>		<b>\$2,706,672</b>	<b>\$2,078,307</b>	<b>\$2,032,516</b>	<b>\$2,264,006</b>	<b>\$2,238,359</b>	<b>\$2,404,262</b>	<b>\$2,443,082</b>	<b>38,820</b>	<b>1.61%</b>
228.000.4321		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
228.000.4322		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
228.000.4323		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
228.000.4911		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
228.000.4921		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 228</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
236.000.4323		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
236.000.4912		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
236.000.4921		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 236</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
237.000.4323		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
237.000.4892		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
237.000.4921		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 237</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>BYRNE MEMORIAL GRANT</b>										
238.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
238.000.4701	INTEREST INCOME	\$6	\$4	\$0	\$1	\$0	\$0	\$0	-	---
238.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
238.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 238</b>		<b>\$6</b>	<b>\$4</b>	<b>\$0</b>	<b>\$1</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>Highway Safety Grant (Not-used)</b>										
239.000.4321		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
239.000.4921		\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 239</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
<b>Mont Co TIF MPITIE Fund</b>									
240.000.4201	REAL PROPERTY TAX	\$0	\$0	\$0	\$0	\$0	\$0	-	---
240.000.4220	PILT MONT CTY TIF	\$1,454,672	\$2,512,436	\$1,428,294	\$1,845,413	\$1,872,542	\$1,845,413	\$2,005,167	159,754 8.66%
240.000.4305	HOMESTEAD (ROLLBACK)	\$293	\$112	\$154	\$151	\$151	\$0	\$0	-
240.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
240.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
240.000.4922	ADVANCES FROM SPECIAL REVENUE	\$146,000	\$421,000	\$146,000	\$145,450	\$145,425	\$145,425	\$145,425	- 0.00%
240.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$1,261,852	\$534,854	\$0	\$0	\$0	\$0	\$0	-
<b>TOTAL FUND 240</b>		<b>\$2,862,817</b>	<b>\$3,468,401</b>	<b>\$1,574,448</b>	<b>\$1,991,015</b>	<b>\$2,018,117</b>	<b>\$1,990,838</b>	<b>\$2,150,592</b>	<b>159,754 8.02%</b>
<b>FIREFIGHTERS ASSISTANCE GRANT</b>									
241.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
241.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
241.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
241.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
241.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
241.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
241.000.4922	ADVANCES FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>TOTAL FUND 241</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>
<b>LAW ENFORCEMENT ASSISTANCE</b>									
242.000.4322	STATE GRANTS	\$0	\$10,560	\$16,400	\$0	\$0	\$0	\$0	-
242.000.4891	REFUNDS	\$325	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>TOTAL FUND 242</b>		<b>\$325</b>	<b>\$10,560</b>	<b>\$16,400</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>
<b>MIAMI CO. TIF - Non-DEC</b>									
243.000.4225	MIAMI CO. TIF, SECT 1, A29	\$0	\$0	\$0	\$0	\$0	\$0	\$8,803	8,803
243.000.4226	MIAMI CO. TIF, SECT 2, P48	\$501,716	\$666,221	\$21,112	\$141,024	\$495,258	\$501,684	\$705,467	203,783 40.62%
243.000.4227	MIAMI CO. TIF, SECT 3,	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
243.000.4305	HOMESTEAD (ROLLBACK)	\$63,522	\$81,159	\$105,832	\$120,188	\$155,272	\$155,272	\$186,909	31,637 20.38%
243.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
243.000.4922	ADVANCES FROM SPECIAL REVENUE	\$784,694	\$1,448,042	\$0	\$0	\$141,500	\$135,149	\$139,814	4,665 3.45%
243.000.4925	ADVANCES FROM ENTERPRISE	\$28,050	\$1,555,719	\$0	\$0	\$141,500	\$135,149	\$0	(135,149) -100.00%
<b>TOTAL FUND 243</b>		<b>\$1,377,982</b>	<b>\$3,751,142</b>	<b>\$126,944</b>	<b>\$261,212</b>	<b>\$933,529</b>	<b>\$927,254</b>	<b>\$1,040,993</b>	<b>113,739 12.27%</b>
<b>MIAMI CO. TIF - DEC Only</b>									
244.000.4225	MIAMI CO. TIF, SECT 1, A29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
244.000.4226	MIAMI CO. TIF, SECT 2, P48	\$0	\$0	\$901,693	\$928,320	\$932,354	\$925,928	\$925,928	- 0.00%
244.000.4227	MIAMI CO. TIF, SECT 3,	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
244.000.4305	HOMESTEAD (ROLLBACK)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
244.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
244.000.4922	ADVANCES FROM SPECIAL REVENUE	\$276,256	\$313,203	\$0	\$0	\$0	\$0	\$0	-
244.000.4925	ADVANCES FROM ENTERPRISE	\$486,000	\$600,333	\$0	\$0	\$0	\$0	\$0	-
<b>TOTAL FUND 244</b>		<b>\$762,256</b>	<b>\$913,536</b>	<b>\$901,693</b>	<b>\$928,320</b>	<b>\$932,354</b>	<b>\$925,928</b>	<b>\$925,928</b>	<b>- 0.00%</b>
<b>MIAMI CO. WEST TIF (TRIMBLE)</b>									
245.000.4228	PILT MIAMI COUNTY WEST TIF	\$134,406	\$132,164	\$139,839	\$139,210	\$140,460	\$140,460	\$139,210	(1,250) -0.89%
245.000.4305	HOMESTEAD (ROLLBACK)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
245.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
245.000.4922	ADVANCES FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
245.000.4925	ADVANCES FROM ENTERPRISE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-
<b>TOTAL FUND 245</b>		<b>\$134,406</b>	<b>\$132,164</b>	<b>\$139,839</b>	<b>\$139,210</b>	<b>\$140,460</b>	<b>\$140,460</b>	<b>\$139,210</b>	<b>(1,250) -0.89%</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

		2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
<b>MONT. CO. CENTRAL TIF (FAMILY DOLLAR)</b>										
246.000.4221	PILT MONT. COUNTY CENTRAL TIF	\$0	\$0	\$0	\$0	\$10,953	\$10,000	\$11,611	1,611	16.11%
246.000.4305	HOMESTEAD (ROLLBACK)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
246.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
246.000.4922	ADVANCES FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
246.000.4925	ADVANCES FROM ENTERPRISE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 246</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,953</b>	<b>\$10,000</b>	<b>\$11,611</b>	<b>1,611</b>	<b>16.11%</b>
<b>MONT. CO. SOUTH TIF (ALCORE)</b>										
247.000.4222	PILT MONT. COUNTY SOUTH TIF	\$0	\$0	\$564,734	\$155,895	\$153,598	\$153,600	\$147,831	(5,769)	-3.76%
247.000.4305	HOMESTEAD (ROLLBACK)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
247.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
247.000.4922	ADVANCES FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
247.000.4925	ADVANCES FROM ENTERPRISE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 247</b>		<b>\$0</b>	<b>\$0</b>	<b>\$564,734</b>	<b>\$155,895</b>	<b>\$153,598</b>	<b>\$153,600</b>	<b>\$147,831</b>	<b>(5,769)</b>	<b>-3.76%</b>
<b>MIAMI CO. NORTH FIREHOUSE TIF</b>										
248.000.4229	PILT MIAMI COUNTY NORTH FIRE TIF	\$0	\$6,052	\$61,233	\$61,156	\$60,130	\$60,130	\$60,130	-	0.00%
248.000.4305	HOMESTEAD (ROLLBACK)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
248.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
248.000.4922	ADVANCES FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
248.000.4925	ADVANCES FROM ENTERPRISE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 248</b>		<b>\$0</b>	<b>\$6,052</b>	<b>\$61,233</b>	<b>\$61,156</b>	<b>\$60,130</b>	<b>\$60,130</b>	<b>\$60,130</b>	<b>-</b>	<b>0.00%</b>
<b>MONT. CO. LEXINGTON PLACE TIF</b>										
249.000.4223	PILT MONT. CO. LEXINGTON PLACE TIF	\$0	\$0	\$0	\$0	\$0	\$215,991	\$230,000	14,009	6.49%
249.000.4305	HOMESTEAD (ROLLBACK)	\$0	\$0	\$0	\$0	\$0	\$21,838	\$22,000	162	0.74%
<b>TOTAL FUND 249</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$237,829</b>	<b>\$252,000</b>	<b>14,171</b>	<b>5.96%</b>
<b>ENTERPRISE ZONE ADMIN</b>										
250.000.4629	ADMINISTRATIVE FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 250</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>FEDERAL GRANTS FEMA</b>										
251.000.4321	FEDERAL GRANTS FEMA	\$0	\$34,936	\$41,289	\$17,245	\$44,911	\$0	\$0	-	---
<b>TOTAL FUND 251</b>		<b>\$0</b>	<b>\$34,936</b>	<b>\$41,289</b>	<b>\$17,245</b>	<b>\$44,911</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>CORONAVIRUS RELIEF</b>										
290.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$2,233,905	\$0	\$0	-	---
290.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$102	\$0	\$0	-	---
<b>TOTAL FUND 290</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,234,007</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>AMERICAN RESCUE PLAN ACT</b>										
291.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$1,998,336	\$1,998,336	0	0.00%
<b>TOTAL FUND 291</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,998,336</b>	<b>\$1,998,336</b>	<b>0</b>	<b>0.00%</b>
<b>SHUTTERED VENUE OPERATORS GRANT</b>										
292.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$3,846,703	\$1,925,200	(1,921,503)	-49.95%
<b>TOTAL FUND 292</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,846,703</b>	<b>\$1,925,200</b>	<b>(1,921,503)</b>	<b>-49.95%</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021	
<b>SPECIAL ASSESSMENT BOND RETIRE</b>										
305.000.4411	SIDEWALK ASSESSMENTS	\$568	\$568	\$568	\$568	\$568	\$568	-	0.00%	
305.000.4421	STREET ASSESSMENTS	\$719,459	\$631,493	\$701,967	\$736,712	\$789,075	\$788,000	\$940,000	152,000	19.29%
305.000.4441	WATER & SEWER ASSESSMENTS	\$27,854	\$31,406	\$12,103	\$20,157	\$18,867	\$16,500	\$18,000	1,500	9.09%
305.000.4522	TAP-IN FEES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4891	REFUNDS	\$0	\$0	\$2,290	\$0	\$0	\$0	\$0	-	---
305.000.4892	REIMBURSEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4901	GO BOND PROCEEDS	\$0	\$5,495,000	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4902	REVENUE BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4903	NOTE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4904	ACCRUED INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4905	PREMIUM OF BOND SALES	\$0	\$827,308	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4907	CAPITALIZED INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4908	LOAN PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4912	OP TRANS FROM SPECIAL REVENUE	\$596,000	\$584,700	\$277,100	\$292,000	\$252,540	\$202,000	\$91,000	(111,000)	-54.95%
305.000.4913	OP TRANS FROM DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$28,000	\$28,000	\$28,000	\$26,000	\$10,000	\$18,800	\$0	(18,800)	-100.00%
305.000.4916	OP TRANS FROM INTERNAL SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4917	OP TRANS FROM TRUSTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4918	OP TRANS FROM AGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
305.000.4922	ADVANCE FROM SPECIAL REVENUE	\$0	\$0	\$158,200	\$147,600	\$141,805	\$206,350	\$249,460	43,110	20.89%
305.000.4925	ADVANCE FROM ENTERPRISE	\$0	\$0	\$158,300	\$147,600	\$145,800	\$148,350	\$109,470	(38,880)	-26.21%
<b>TOTAL FUND 305</b>		<b>\$1,371,880</b>	<b>\$7,598,475</b>	<b>\$1,338,528</b>	<b>\$1,370,637</b>	<b>\$1,358,655</b>	<b>\$1,380,568</b>	<b>\$1,408,498</b>	<b>27,930</b>	<b>2.02%</b>
<b>GENERAL OBLIGATION BOND RETIRE</b>										
308.000.4201	REAL PROPERTY TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4202	TANGIBLE PROPERTY TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4203	PUBLIC UTILITY PROPERTY TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4204	TRAILER TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4305	HOMESTEAD (ROLLBACK)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4306	10M EXEMPT TAX	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4421	STREET ASSESSMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4513	RENTAL FEES	\$135,936	\$135,936	\$107,616	\$135,936	\$0	\$0	\$0	-	---
308.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4891	REFUNDS	\$0	\$0	\$960	\$0	\$0	\$0	\$0	-	---
308.000.4892	REIMBURSEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4893	DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4901	GO BOND PROCEEDS	\$0	\$1,715,000	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4903	NOTE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4904	ACCRUED INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4905	PREMIUM OF BOND SALES	\$0	\$300,581	\$0	\$0	\$1,891	\$0	\$0	-	---
308.000.4907	CAPITALIZED INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4911	OP TRANS FROM GENERAL FUND	\$33,000	\$28,000	\$32,000	\$0	\$51,000	\$271,702	\$323,887	52,185	19.21%
308.000.4912	OP TRANS FROM SPECIAL REVENUE	\$1,384,300	\$1,626,320	\$2,364,275	\$2,237,195	\$2,329,500	\$2,296,898	\$2,708,964	412,066	17.94%
308.000.4913	OP TRANS FROM DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
308.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$174,000	\$172,000	\$172,644	\$0	\$0	\$0	\$0	-	---
308.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$81,000	\$78,500	\$75,000	\$67,000	\$78,000	\$74,000	\$73,000	(1,000)	-1.35%
<b>TOTAL FUND 308</b>		<b>\$1,808,236</b>	<b>\$4,056,337</b>	<b>\$2,752,495</b>	<b>\$2,440,131</b>	<b>\$2,460,391</b>	<b>\$2,642,600</b>	<b>\$3,105,851</b>	<b>463,251</b>	<b>17.53%</b>







**ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS**

		<b>2016 Actual Revenue</b>	<b>2017 Actual Revenue</b>	<b>2018 Actual Revenue</b>	<b>2019 Actual Revenue</b>	<b>2020 Actual Revenue</b>	<b>2021 Estimated Revenue</b>	<b>2022 Estimated Revenue</b>	<b>\$ incr / (decr) 2022-2021</b>	<b>% incr / (decr) 2022-2021</b>
433.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
433.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
433.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
433.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$0	\$0	\$199,903	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 433</b>		<b>\$1,559,383</b>	<b>\$1,637,807</b>	<b>\$1,810,735</b>	<b>\$1,853,246</b>	<b>\$1,753,344</b>	<b>\$1,887,415</b>	<b>\$1,931,478</b>	<b>44,063</b>	<b>2.33%</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

		2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021
<b>FEDERAL EQUITY SHARING</b>										
434.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
434.000.4602	FEDERAL FORFEITURES	\$42,265	\$11,341	\$16,074	\$73,588	\$25,059	\$20,000	\$20,000	-	0.00%
434.000.4701	INTEREST INCOME	\$783	\$959	\$597	\$1,485	\$1,537	\$800	\$800	-	0.00%
434.000.4909	SALE OF FIXED ASSETS	\$11,200	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 434</b>		<b>\$54,248</b>	<b>\$12,300</b>	<b>\$16,671</b>	<b>\$75,073</b>	<b>\$26,596</b>	<b>\$20,800</b>	<b>\$20,800</b>	<b>-</b>	<b>0.00%</b>
<b>LOCAL LAW ENF BLK GRANT</b>										
435.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
435.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
435.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
435.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
435.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 435</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>ASSISTANCE TO FF GRANT</b>										
436.000.4321	FEDERAL GRANTS	\$0	\$431,819	\$0	\$216,846	\$0	\$0	\$15,386	15,386	---
436.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
436.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$58,681	\$0	\$21,684	\$0	\$0	\$0	\$0	-	---
436.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
436.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$431,178	\$0	\$216,846	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 436</b>		<b>\$489,859</b>	<b>\$431,819</b>	<b>\$238,530</b>	<b>\$216,846</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,386</b>	<b>15,386</b>	<b>---</b>
<b>ENERGY CONSERV GRANT</b>										
437.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
437.000.4701	INTEREST INCOME	\$13	\$20	\$25	\$36	\$26	\$20	\$20	-	0.00%
437.000.4891	REFUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 437</b>		<b>\$13</b>	<b>\$20</b>	<b>\$25</b>	<b>\$36</b>	<b>\$26</b>	<b>\$20</b>	<b>\$20</b>	<b>-</b>	<b>0.00%</b>
<b>PAE ACQUISITION</b>										
450.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
450.000.4901	GO BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
450.000.4903	NOTE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 450</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>CARRIAGE TRAILS INFRASTRUCTURE</b>										
454.000.4701	INTEREST INCOME	\$1	\$9	\$9	\$21	\$7	\$10	\$10	-	0.00%
454.000.4891	REFUNDS	\$168	\$0	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4901	GO BOND PROCEEDS	\$0	\$10,162,017	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4903	NOTE PROCEEDS	\$8,688,900	\$0	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4905	PREMIUM OF BOND SALES	\$93,771	\$305,538	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4908	SIB LOAN PROCEEDS	\$0	\$0	\$0	\$1,039,144	\$693,851	\$717,185	\$500,000	(217,185)	-30.28%
454.000.4909	SALE OF FIXED ASSETS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4912	OP TRANSFER FROM SPECIAL REVENUE	\$0	\$2,257,270	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4913	OP TRANSFER FROM DEBT SERVICE	\$0	\$27,948	\$0	\$0	\$0	\$0	\$0	-	---
454.000.4922	ADVANCES FROM SPECIAL REVENUE	\$184,000	\$0	\$0	\$2,381,000	\$640,000	\$0	\$0	-	---
454.000.4925	ADVANCES FROM ENTERPRISE FUNDS	\$1,299,000	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 454</b>		<b>\$10,265,841</b>	<b>\$12,752,781</b>	<b>\$9</b>	<b>\$3,420,165</b>	<b>\$1,333,858</b>	<b>\$717,195</b>	<b>\$500,010</b>	<b>(217,185)</b>	<b>-30.28%</b>



ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021	
<b>WATER FUND</b>										
501.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
501.000.4441	WATER & SEWER ASSESSMENTS	\$3,674	\$5,160	\$3,337	\$2,009	\$7,475	\$3,337	\$2,700	(637)	-19.09%
501.000.4513	RENTAL FEES	\$5,915	\$5,915	\$5,895	\$5,265	\$3,721	\$5,915	\$5,915	-	0.00%
501.000.4520	WATER CHARGES	\$4,338,659	\$4,369,613	\$4,441,432	\$5,244,777	\$6,027,331	\$6,208,151	\$6,332,314	124,163	2.00%
501.000.4522	TAP-IN FEES	\$181,750	\$142,650	\$170,400	\$166,500	\$183,400	\$150,000	\$180,000	30,000	20.00%
501.000.4523	CONTRIBUTIONS IN CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
501.000.4590	CONTRACT INSPECTION FEES	\$4,333	\$96,100	\$47,159	\$74,892	\$37,610	\$45,000	\$35,000	(10,000)	-22.22%
501.000.4599	OTHER CHARGES FOR SERVICES	\$78,623	\$88,503	\$95,936	\$103,904	\$77,964	\$90,000	\$75,000	(15,000)	-16.67%
501.000.4701	INTEREST INCOME	\$39,808	\$46,661	\$68,195	\$71,472	\$60,341	\$40,000	\$30,000	(10,000)	-25.00%
501.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$77	\$0	\$0	\$0	-	---
501.000.4891	REFUNDS	\$18,378	\$22,505	-\$20,022	-\$2,991	\$35,618	\$8,000	\$8,000	-	0.00%
501.000.4892	REIMBURSEMENTS	\$9,468	\$7,554	\$11,773	\$26,802	\$3,128	\$8,000	\$8,000	-	0.00%
501.000.4893	DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
501.000.4899	MISCELLANEOUS REVENUE	\$339	\$0	\$0	\$261	\$0	\$200	\$200	-	0.00%
501.000.4908	LOAN PROCEEDS	\$0	\$0	\$2,255,292	\$7,442,653	\$5,242,291	\$1,500,000	\$0	(1,500,000)	-100.00%
501.000.4909	SALE OF FIXED ASSETS - CAPITAL	\$0	\$0	\$0	\$122,460	\$82,609	\$0	\$0	-	---
501.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
501.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
501.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$328,455	\$844,842	\$0	\$0	\$0	\$0	\$0	-	---
501.000.4925	ADVANCES FROM ENTERPRISE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 501</b>		<b>\$5,009,401</b>	<b>\$5,629,503</b>	<b>\$7,079,396</b>	<b>\$13,258,080</b>	<b>\$11,761,487</b>	<b>\$8,058,603</b>	<b>\$6,677,129</b>	<b>(1,381,474)</b>	<b>-17.14%</b>
<b>WATER CONSTRUCTION FUND</b>										
502.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4891	REFUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4901	GO BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4902	REVENUE BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4903	NOTE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4905	PREMIUM OF BOND SALES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4907	CAPITALIZED INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
502.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 502</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	<b>---</b>
<b>WATER R &amp; I FUND</b>										
503.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
503.000.4701	INTEREST INCOME	\$2,894	\$4,293	\$6,413	\$9,077	\$6,711	\$5,500	\$5,500	-	0.00%
503.000.4892	REIMBURSEMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
503.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
503.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$24,000	(48,000)	-66.67%
<b>TOTAL FUND 503</b>		<b>\$74,894</b>	<b>\$76,293</b>	<b>\$78,413</b>	<b>\$81,077</b>	<b>\$78,711</b>	<b>\$77,500</b>	<b>\$29,500</b>	<b>(48,000)</b>	<b>-61.94%</b>
<b>WATER UTILITY RESERVE</b>										
504.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
504.000.4322	STATE GRANTS	\$0	\$0	\$0	\$0	\$250,000	\$0	\$200,000	200,000	---
504.000.4441	WATER & SEWER ASSESSMENTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
504.000.4701	INTEREST INCOME	\$24,597	\$27,488	\$30,801	\$51,110	\$27,338	\$28,000	\$18,000	(10,000)	-35.71%
504.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
504.000.4901	GO BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
504.000.4909	SALE OF FIXED ASSETS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
504.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
504.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$3,821,672	3,821,672	---
504.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$0	\$54,000	\$2,894,272	\$7,614,189	\$5,103,733	\$1,070,000	\$1,570,000	500,000	46.73%
504.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
504.000.4925	ADVANCES FROM ENTERPRISE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 504</b>		<b>\$24,597</b>	<b>\$81,488</b>	<b>\$2,925,073</b>	<b>\$7,665,300</b>	<b>\$5,381,071</b>	<b>\$1,098,000</b>	<b>\$5,609,672</b>	<b>4,511,672</b>	<b>410.90%</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021	
<b>WATER BOND SERVICE</b>										
505.000.4701	INTEREST INCOME	\$5,977	\$437	\$1,950	\$2,816	\$429	\$1,700	\$1,700	-	0.00%
505.000.4891	REFUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
505.000.4901	GO BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
505.000.4902	REVENUE BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
505.000.4904	ACCRUED INTEREST	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
505.000.4905	PREMIUM OF BOND SALES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
505.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
505.000.4913	OP TRANS FROM DEBT SERVICE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
505.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$1,842,263	\$1,762,902	\$1,751,074	\$1,750,598	\$1,782,953	\$1,959,408	\$1,315,000	(644,408)	-32.89%
<b>TOTAL FUND 505</b>		<b>\$1,848,240</b>	<b>\$1,763,339</b>	<b>\$1,753,024</b>	<b>\$1,753,414</b>	<b>\$1,783,382</b>	<b>\$1,961,108</b>	<b>\$1,316,700</b>	<b>(644,408)</b>	<b>-32.86%</b>
<b>WATER BOND RESERVE</b>										
506.000.4701	INTEREST INCOME	\$128	\$561	\$3,074	\$4,743	\$945	\$900	\$900	-	0.00%
506.000.4901	GO BOND PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 506</b>		<b>\$128</b>	<b>\$561</b>	<b>\$3,074</b>	<b>\$4,743</b>	<b>\$945</b>	<b>\$900</b>	<b>\$900</b>	<b>-</b>	<b>0.00%</b>
<b>SEWER FUND</b>										
551.000.4441	WATER & SEWER ASSESSMENTS	\$55,480	\$19,939	\$34,228	\$33,310	\$33,376	\$34,000	\$35,000	1,000	2.94%
551.000.4521	SEWER CHARGES	\$3,820,593	\$3,861,273	\$3,933,379	\$4,083,975	\$4,074,076	\$4,100,000	\$4,100,000	-	0.00%
551.000.4522	TAP-IN FEES	\$109,450	\$82,300	\$99,650	\$100,350	\$109,750	\$90,000	\$115,000	25,000	27.78%
551.000.4523	CONTRIBUTIONS IN CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
551.000.4590	CONTRACT INSPECTION FEES	\$0	\$77,447	\$48,239	\$72,354	\$45,022	\$50,000	\$40,000	(10,000)	-20.00%
551.000.4599	OTHER CHARGES FOR SERVICES	(\$10,122)	(\$7,300)	(\$6,841)	(\$14,444)	(\$13,029)	\$0	\$0	-	---
551.000.4701	INTEREST INCOME	\$58,473	\$80,040	\$123,405	\$161,808	\$176,238	\$105,000	\$75,000	(30,000)	-28.57%
551.000.4890	AUCTION PROCEEDS	\$66	\$0	\$0	\$0	\$0	\$0	\$0	-	---
551.000.4891	REFUNDS	\$576	\$8,546	\$4,548	\$6,179	\$10,256	\$5,000	\$5,000	-	0.00%
551.000.4892	REIMBURSEMENTS/ I & I FUNDS FROM TCA	\$3,566	\$6,639	\$4,351	\$9,472	\$5,814	\$3,500	\$3,500	-	0.00%
551.000.4893	DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
551.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
551.000.4909	SALE OF FIXED ASSETS - CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
551.000.4910	SALE OF FIXED ASSETS - NON-CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
551.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
551.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$466,815	\$803,955	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 551</b>		<b>\$4,504,897</b>	<b>\$4,932,838</b>	<b>\$4,240,960</b>	<b>\$4,453,004</b>	<b>\$4,441,502</b>	<b>\$4,387,500</b>	<b>\$4,373,500</b>	<b>(14,000)</b>	<b>-0.32%</b>
<b>SEWER ACQ/CAPITAL</b>										
552.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
552.000.4701	INTEREST INCOME	\$5,152	\$5,616	\$7,098	\$17,203	\$5,771	\$10,000	\$5,000	(5,000)	-50.00%
552.000.4892	REIMBURSEMENTS/ I & I FUNDS FROM TCA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
552.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
552.000.4903	NOTE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
552.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
552.000.4915	OP TRANS FROM ENTERPRISE FUNDS	\$0	\$0	\$282,500	\$959,000	\$644,834	\$150,834	\$4,382,167	4,231,333	2805.29%
552.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
552.000.4925	ADVANCES FROM ENTERPRISE FUNDS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	---
<b>TOTAL FUND 552</b>		<b>\$5,152</b>	<b>\$5,616</b>	<b>\$289,598</b>	<b>\$976,203</b>	<b>\$650,605</b>	<b>\$160,834</b>	<b>\$4,387,167</b>	<b>4,226,333</b>	<b>2627.76%</b>

ESTIMATED REVENUE BUDGET WORKSHEET  
CITY OF HUBER HEIGHTS

	2016 Actual Revenue	2017 Actual Revenue	2018 Actual Revenue	2019 Actual Revenue	2020 Actual Revenue	2021 Estimated Revenue	2022 Estimated Revenue	\$ incr / (decr) 2022-2021	% incr / (decr) 2022-2021	
<b>STORM WATER MANAGEMENT</b>										
571.000.4323	COUNTY GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4442	COUNTY STORM WATER ASSESSMENTS	\$4,594	\$3,861	\$3,823	\$2,094	\$3,643	\$3,000	\$3,000	0.00%	
571.000.4491	OTHER ASSESSMENTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4530	STORMWATER CHARGES	\$576,722	\$581,743	\$593,006	\$600,610	\$599,201	\$615,000	\$615,000	0.00%	
571.000.4590	CONTRACT INSPECTION FEES	\$0	\$85,652	\$51,298	\$48,124	\$48,729	\$50,000	\$35,000	(15,000) -30.00%	
571.000.4701	INTEREST INCOME	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4890	AUCTION PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4891	REFUNDS	\$360	\$2,870	\$2,815	\$3,198	\$5,955	\$2,500	\$2,500	0.00%	
571.000.4892	REIMBURSEMENTS	\$3,054	\$2,510	\$4,530	\$4,552	\$2,476	\$2,000	\$2,000	0.00%	
571.000.4906	LEASE PROCEEDS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4909	SALE OF CAPITAL ASSETS - CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4910	SALE OF CAPITAL ASSETS - NON-CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4912	OP TRANS FROM SPECIAL REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4914	OP TRANS FROM CAPITAL PROJECTS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
571.000.4924	ADVANCES FROM CAPITAL PROJECTS	\$308,180	\$545,432	\$0	\$0	\$0	\$0	-	---	
<b>TOTAL FUND 571</b>		<b>\$892,910</b>	<b>\$1,222,068</b>	<b>\$655,472</b>	<b>\$658,578</b>	<b>\$660,005</b>	<b>\$672,500</b>	<b>\$657,500</b>	<b>(15,000) -2.23%</b>	
<b>RECREATION ACTIVITY CENTER</b>										
590.000.4830	COMMISSIONS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
590.000.4840	MARKETING REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
590.000.4893	DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
590.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
590.000.4911	OP TRANS FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
590.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	-	---	
<b>TOTAL FUND 590</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	
<b>FIRE INSURANCE</b>										
723.000.4896	ESCROW/DEPOSITS	\$6,181	\$24,010	\$0	\$44,000	\$0	\$0	\$0	-	
<b>TOTAL FUND 723</b>		<b>\$6,181</b>	<b>\$24,010</b>	<b>\$0</b>	<b>\$44,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	
<b>UNCLAIMED MONEY</b>										
732.000.4898	UNCLAIMED MONEY	\$271	\$492	\$3,434	\$2,378	\$0	\$0	\$0	-	
732.000.4917	OP TRANS FROM TRUSTS	\$0	\$11,247	\$0	\$0	\$0	\$0	\$0	-	
<b>TOTAL FUND 732</b>		<b>\$271.41</b>	<b>\$11,739.07</b>	<b>\$3,434.32</b>	<b>\$2,378.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>-</b>	
<b>PRC-DC AGENCY</b>										
801.000.4321	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	
801.000.4899	MISCELLANEOUS REVENUE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	
801.000.4921	ADVANCES FROM GENERAL FUND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-	
<b>TOTAL FUND 801</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-</b>	
<b>CASH SURETY</b>										
802.000.4896	ESCROW/DEPOSITS	\$225,056	\$145,400	\$299,000	\$306,500	\$130,500	\$225,000	\$225,000	-	
<b>TOTAL FUND 802</b>		<b>\$225,056</b>	<b>\$145,400</b>	<b>\$299,000</b>	<b>\$306,500</b>	<b>\$130,500</b>	<b>\$225,000</b>	<b>\$225,000</b>	<b>-</b>	
<b>TOTAL ALL FUNDS</b>		<b>\$86,243,023</b>	<b>\$105,469,809</b>	<b>\$73,788,296</b>	<b>\$86,783,471</b>	<b>\$101,661,713</b>	<b>\$94,010,619</b>	<b>\$96,833,095</b>	<b>2,822,476</b>	<b>3.00%</b>
		\$86,243,023.31	\$105,472,809.00	\$73,788,321.00	\$86,785,126.00	\$82,452,925.00	\$84,743,229.00	\$96,833,095.00	12,089,866	
		\$0.00	\$3,000.41	\$25.30	\$1,655.37	(\$19,208,788.34)	(\$9,267,390.22)	(\$0.26)	(9,267,390)	

**CITY OF HUBER HEIGHTS**  
**YTD for Period Ending: October 31, 2021**

	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ORIGINAL BUDGET	2021 REVISED BUDGET 10/31/2021	2021 EXPENDED 10/31/2021	2022 CITY MGR'S REQUEST	%Chg Revised
GENERAL FUND (101)	9,826,164	10,020,105	11,098,155	11,952,959	16,804,881	11,601,153	13,714,861	8,720,100	13,223,400	(3.58)
MOTOR VEHICLE (202)	198,299	226,380	246,138	247,780	253,997	282,317	283,556	197,342	286,419	1.01
GASOLINE TAX (203)	1,300,782	2,206,697	1,948,519	3,734,254	3,476,026	1,978,881	1,982,184	1,278,906	2,416,046	21.89
LIGHTING DISTRICT (207)	314,330	379,408	311,300	318,386	317,210	363,300	430,159	347,355	389,900	(9.36)
POLICE (209)	7,455,179	7,486,158	7,964,539	8,191,865	8,232,879	8,831,243	8,844,143	6,908,461	9,059,140	2.43
FIRE (210)	6,997,877	7,153,906	7,502,904	7,642,510	7,658,111	8,709,350	8,786,501	6,479,078	8,665,350	(1.38)
DRUG ENFORCEMENT (211)	0	3,785	0	9,232	0	3,127	3,127	2,001	4,608	47.36
LAW ENFORCEMENT (212)	21,591	14,344	44,399	10,147	19,686	84,682	84,682	53,657	53,921	(36.33)
STATE HIGHWAY MAINTENANCE (214)	183,302	158,100	30,971	329,806	1,195,228	219,550	219,550	31,932	120,750	(45.00)
COUNTY PERMISSIVE TAX (216)	138,000	124,000	85,100	79,000	70,000	72,000	72,000	0	0	(100.00)
CITY PERMISSIVE TAX (217)	245,000	217,982	192,000	195,000	199,145	130,000	130,000	0	91,000	(30.00)
PARKS & RECREATION (218)	1,154,670	1,734,688	1,710,925	1,417,261	1,765,446	1,429,229	3,207,511	2,394,762	1,808,929	(43.60)
NATUREWORKS (219)	25,760	19,320	0	0	0	0	0	0	0	--
COMMUNITY DEVELOPMENT BLOCK GRANT (222)	13,001	0	0	0	0	17,000	176,500	0	124,000	(29.75)
LOCAL STREET OPERATING (226)	2,021,614	2,104,926	2,393,302	2,140,456	1,916,077	2,248,156	2,279,925	1,646,028	2,901,536	27.26
BYRNE MEMORIAL GRANT (238)	0	685	0	0	0	35	35	0	36	2.86
MONTGOMERY COUNTY TIF (240)	865,319	2,857,733	1,982,562	1,491,079	1,920,802	2,198,930	2,713,305	1,955,379	2,196,875	(19.03)
FIREFIGHTERS ASSISTANCE GRANT (241)	0	0	0	0	0	0	0	0	0	--
LAW ENFORCEMENT ASSISTANCE GRANT (242)	3,617	1,201	20,273	6,383	0	1,270	1,270	1,106	164	(87.09)
MIAMI COUNTY TIF (243)	820,385	3,013,678	1,111,580	950,235	904,890	669,370	669,370	19,039	539,362	(19.42)
MIAMI COUNTY TIF DEC (244)	762,256	913,536	901,693	928,320	932,354	925,928	925,928	0	924,202	(0.19)
MIAMI COUNTY WEST TIF (245)	1,815	156,764	276,880	71,868	131,978	148,300	148,300	1,452	139,500	(5.93)
MONTGOMERY COUNTY CENTRAL TIF (246)	0	0	0	0	122	0	10,000	9,583	50,000	400.00
MONTGOMERY COUNTY SOUTH TIF (247)	0	0	119,728	496,371	147,036	45,000	45,000	32,047	119,000	164.44
MIAMI COUNTY NORTH FIREHOUSE TIF (248)	0	81	823	60,821	60,847	66,900	66,900	622	60,550	(9.49)
MONTGOMERY COUNTY LEXINGTON PLACE TIF (249)	0	0	0	0	0	0	162,410	2,410	204,000	25.61
ENTERPRISE ZONE (250)	0	0	0	0	0	0	0	0	0	--
FEMA (251)	0	34,936	41,289	17,245	44,911	0	75,043	75,043	0	(100.00)
CORONAVIRUS RELIEF (290)	0	0	0	0	2,234,007	0	0	0	0	--
AMERICAN RESCUE PLAN ACT (291)	0	0	0	0	0	0	175,000	0	3,821,672	2083.81
SHUTTERED VENUE OPERATING GRANT (292)	0	0	0	0	0	0	0	0	1,925,200	--
SPECIAL ASSESSMENT BOND (305)	1,252,425	1,339,575	7,596,606	1,308,564	1,255,814	1,348,400	1,348,400	278,237	1,252,400	(7.12)
GENERAL OBLIGATION BOND (308)	1,804,689	2,060,136	4,662,855	2,488,615	2,477,227	2,466,500	9,856,325	712,574	2,866,000	(70.92)
CAPITAL IMPROVEMENTS (406)	19,283,123	21,658,979	11,018,370	2,930,329	3,103,141	10,311,947	10,288,032	9,543,118	1,526,460	(85.16)
TRANSFORMATIVE ECON. DEV. (410)	0	0	0	3,948,784	14,948,155	11,988,325	12,358,325	4,151,631	12,084,000	(2.22)
ISSUE 2 (421)	1,237,105	399,227	199,903	0	900,333	500,000	500,000	250,000	0	0.00
CAPITAL EQUIPMENT (424)	0	0	0	0	0	0	0	0	0	--
ED/GE CAPITAL IMPROVEMENT (427)	260,000	50,000	80,000	228,750	31,250	20,000	20,000	0	20,000	0.00
FIRE CAPITAL/EQUIPMENT (431)	1,425,127	938,660	865,769	431,006	958,941	735,425	1,161,871	893,528	2,039,100	75.50
LOCAL STREET CAPITAL IMPROVEMENT (433)	1,945,417	1,832,833	1,649,468	1,671,153	1,581,870	1,582,445	1,582,445	1,564,616	1,582,000	(0.03)
FEDERAL EQUITY SHARING PROGRAM (434)	60,712	67,589	27,007	9,913	18,094	97,844	97,844	71,251	52,908	(45.93)
LOCAL LAW ENFORCEMENT BLOCK GRANT (435)	0	0	0	0	0	0	0	0	0	--
FIREFIGHTERS ASSISTANCE GRANT (436)	489,859	431,178	255,002	216,846	0	0	220,928	205,543	15,386	(93.04)
ENERGY CONSERVATION GRANT (437)	0	0	0	0	0	1,802	1,802	0	11/10/2021 1,809	0.39



**CITY OF HUBER HEIGHTS**  
**YTD for Period Ending: October 31, 2021**

	2016 ACTUAL	2017 ACTUAL	2018 ACTUAL	2019 ACTUAL	2020 ACTUAL	2021 ORIGINAL BUDGET	2021 REVISED BUDGET 10/31/2021	2021 EXPENDED 10/31/2021	2022 CITY MGR'S REQUEST	%Chg Revised
PUBLIC ACCESS EASEMENT ACQUISITION (450)	0	0	0	0	0	0	0	0	0	--
CARRIAGE TRAILS INFRASTRUCTURE (454)	10,153,735	13,565,755	0	3,420,144	1,333,851	0	648,006	38,004	0	(100.00)
WATER FUND (501)	5,307,626	5,353,896	7,795,303	12,734,499	10,480,355	7,723,769	8,720,641	6,569,726	8,482,259	(2.73)
WATER CONSTRUCTION FUND (502)	85,081	0	0	0	0	0	0	0	0	--
WATER R & I FUND (503)	22,571	15,833	12,500	18,098	19,809	65,834	65,834	61,967	72,167	9.62
WATER UTILITY RESERVE (504)	124,710	1,496,549	3,483,051	12,507,621	139,984	1,070,000	1,505,000	1,162,941	4,570,000	203.65
WATER BOND SERVICE (505)	1,761,628	1,769,123	1,761,085	1,772,798	1,793,878	1,809,800	14,723,800	244,704	1,210,400	(91.78)
WATER BOND RESERVE (506)	0	0	0	0	0	0	0	0	0	--
SEWER FUND (551)	4,090,845	3,936,271	3,192,885	3,877,243	3,761,232	3,604,648	4,691,232	3,511,913	8,861,292	88.89
SEWER ACQUISITION (552)	34,656	290,507	386,366	911,125	688,631	150,834	430,834	96,966	4,382,167	917.14
STORM WATER MANAGEMENT (571)	824,517	1,229,405	759,272	749,211	554,015	660,094	680,199	457,443	718,991	5.70
RECREATION ACTIVITY CENTER (590)	0	0	0	0	0	0	0	0	0	--
FIRE INSURANCE (723)	9,481	32,106	0	0	44,000	3,151	3,151	0	3,151	0.00
UNCLAIMED MONIES (732)	184	1,206	1,833	655	0	18,382	18,382	0	18,383	0.01
PRC-DC AGENCY (801)	0	0	0	0	0	0	0	0	0	--
CASH SURETY (802)	213,000	154,899	232,500	344,000	131,556	225,000	225,000	114,900	225,000	0.00
<b>TOTALS:</b>	<b>82,735,451</b>	<b>95,452,140</b>	<b>81,962,854</b>	<b>89,860,330</b>	<b>92,507,767</b>	<b>84,409,921</b>	<b>114,355,312</b>	<b>60,085,366</b>	<b>99,109,433</b>	<b>(13.33)</b>

**CITY OF HUBER HEIGHTS**

**STATE OF OHIO**

**ORDINANCE NO. 2021-O-**

FOR MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2022, AND ENDING DECEMBER 31, 2022.

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

That to provide for the current expenses and other expenditures of the City of Huber Heights for the fiscal year ending December 31, 2022, the following sums be and are hereby appropriated from the monies in the Treasury of the City of Huber Heights and from the sum certified by the County Auditor to be received from taxation and from other sources.

**Section 1. That there be appropriated from the 101 - General Fund:**

a)	<b>Dispatch:</b>		
	Personnel		1,243,800
	Operations and Capital		<u>84,995</u>
	TOTAL		1,328,795
b)	<b>Lighting:</b>		
	Operations and Capital		<u>43,000</u>
	TOTAL		43,000
c)	<b>Economic Development:</b>		
	Personnel		231,100
	Operations and Capital		<u>311,850</u>
	TOTAL		542,950
d)	<b>Planning &amp; Development:</b>		
	Personnel		491,700
	Operations and Capital		<u>158,400</u>
	TOTAL		650,100
e)	<b>Engineering:</b>		
	Personnel		0
	Operations and Capital		<u>0</u>
	TOTAL		0
f)	<b>Community Services:</b>		
	Personnel		0
	Operations and Capital		<u>52,500</u>
	TOTAL		52,500
g)	<b>Central Services:</b>		
	Personnel		0
	Operations and Capital		<u>568,983</u>
	TOTAL		568,983

Section 1 (con'td). That there be appropriated from the 101 - General Fund

h)	<b>Mayor:</b>		
	Personnel	14,200	
	Operations and Capital	<u>22,000</u>	
	TOTAL		36,200
i)	<b>Council:</b>		
	Personnel	326,000	
	Operations and Capital	<u>97,500</u>	
	TOTAL		423,500
j)	<b>Management:</b>		
	Personnel	182,700	
	Operations and Capital	<u>38,770</u>	
	TOTAL		221,470
k)	<b>Accounting:</b>		
	Personnel	336,300	
	Operations and Capital	<u>183,625</u>	
	TOTAL		519,925
l)	<b>Taxation:</b>		
	Personnel	656,000	
	Operations and Capital	<u>185,355</u>	
	TOTAL		841,355
m)	<b>Legal:</b>		
	Operations and Capital	<u>385,000</u>	
	TOTAL		385,000
n)	<b>Information Technology:</b>		
	Personnel	158,900	
	Operations and Capital	<u>278,580</u>	
	TOTAL		437,480
o)	<b>Human Resources:</b>		
	Personnel	247,800	
	Operations and Capital	<u>375,500</u>	
	TOTAL		623,300
p)	<b>Buildings and Grounds</b>		
	Personnel	64,300	
	Operations and Capital	<u>132,000</u>	
	TOTAL		196,300
q)	<b>Court:</b>		
	Personnel	43,800	
	Operations and Capital	<u>24,265</u>	
	TOTAL		68,065
r)	<b>Non-Departmental</b>		
	Debt Service	196,000	
	Transfers	6,088,477	
	Advances	<u>0</u>	
	TOTAL		6,284,477
	<b>GENERAL FUND TOTAL</b>		<u><u>13,223,400</u></u>

**Section 2. That there be appropriated from the 202 - Motor Vehicle Fund:**

a)	<b>Streets</b>	
	Personnel	191,000
	Operations and Capital	<u>62,579</u>
	TOTAL	253,579
b)	<b>Non-Departmental</b>	
	Debt Service	0
	Transfers	0
	Advances	<u>32,840</u>
	TOTAL	32,840
	<b>MOTOR VEHICLE FUND TOTAL</b>	<u><u><b>286,419</b></u></u>

**Section 3. That there be appropriated from the 203 - Gasoline Tax Fund:**

a)	<b>Engineering</b>	
	Operations and Capital	<u>65,000</u>
	TOTAL	65,000
b)	<b>Streets</b>	
	Personnel	531,400
	Operations and Capital	<u>1,074,407</u>
	TOTAL	1,605,807
c)	<b>Non-Departmental</b>	
	Debt	0
	Transfers	320,000
	Advances	<u>425,239</u>
	TOTAL	745,239
	<b>GASOLINE TAX FUND TOTAL</b>	<u><u><b>2,416,046</b></u></u>

**Section 4. That there be appropriated from the 207 - Lighting District Fund:**

	Personnel	41,900
	Operations and Capital	<u>348,000</u>
	<b>LIGHTING DISTRICT FUND TOTAL</b>	<u><u><b>389,900</b></u></u>

**Section 5. That there be appropriated from the 209 –Police Fund:**

a)	<b>Police</b>	
	Personnel	8,030,400
	Operations and Capital	<u>754,620</u>
	TOTAL	8,785,020
b)	<b>Management</b>	
	Personnel	22,100
	Operations and Capital	<u>0</u>
	TOTAL	22,100
c)	<b>Non-Departmental</b>	
	Debt Service	217,100
	Transfers	34,920
	Advances	<u>0</u>
	TOTAL	252,020
	<b>POLICE FUND TOTAL</b>	<u><u>9,059,140</u></u>

**Section 6. That there be appropriated from the 210 - Fire Fund:**

a)	<b>Fire</b>	
	Personnel	7,905,500
	Operations and Capital	<u>729,990</u>
	TOTAL	8,635,490
b)	<b>Management</b>	
	Personnel	22,100
	Operations and Capital	<u>0</u>
	TOTAL	22,100
c)	<b>Non-Departmental</b>	
	Debt Service	0
	Transfers	7,760
	Advances	<u>0</u>
	TOTAL	7,760
	<b>FIRE FUND TOTAL</b>	<u><u>8,665,350</u></u>

**Section 7. That there be appropriated from the 211 - Drug Enforcement Fund:**

	Operations and Capital	<u>4,608</u>
	<b>DRUG ENFORCEMENT FUND TOTAL</b>	<u><u>4,608</u></u>

**Section 8. That there be appropriated from the 212 - Law Enforcement Fund:**

	Operations and Capital	<u>53,921</u>
	<b>LAW ENFORCEMENT FUND TOTAL</b>	<u><u>53,921</u></u>

**Section 9. That there be appropriated from the 214 - State Highway Maintenance Fund:**

a)	Operations and Capital	44,750
	TOTAL	<u>44,750</u>
b)	<b>Non-Departmental</b>	
	Debt Service	76,000
	Transfers	0
	Advance	<u>0</u>
	TOTAL	<u>76,000</u>
	<b>STATE HIGHWAY MNT FUND TOTAL</b>	<u><u>120,750</u></u>

**Section 10. That there be appropriated from the 216 - County Permissive Fund:**

	Transfers	0
	Advances	<u>0</u>
	<b>COUNTY PERMISSIVE FUND TOTAL</b>	<u><u>0</u></u>

**Section 11. That there be appropriated from the 217 - City Permissive Fund:**

	Transfers	91,000
	Advances	<u>0</u>
	<b>CITY PERMISSIVE FUND TOTAL</b>	<u><u>91,000</u></u>

**Section 12. That there be appropriated from the 218 - Parks & Recreation Fund:**

a)	<b>Senior Center:</b>	
	Personnel	32,100
	Operations and Capital	<u>27,440</u>
	TOTAL	<u>59,540</u>
b)	<b>Park &amp; Recreation:</b>	
	Personnel	278,000
	Operations and Capital	<u>920,159</u>
	TOTAL	<u>1,198,159</u>
c)	<b>Aquatic Center:</b>	
	Operations and Capital	<u>132,380</u>
	TOTAL	<u>132,380</u>
d)	<b>Music Center:</b>	
	Personnel	34,000
	Operations and Capital	<u>384,850</u>
	TOTAL	<u>418,850</u>
e)	<b>Non-Departmental</b>	
	Advances	<u>0</u>
	TOTAL	<u>0</u>
	<b>PARKS &amp; RECREATION FUND TOTAL</b>	<u><u>1,808,929</u></u>



**Section 13. That there be appropriated from the 219 - NatureWorks Grant Fund:**

Operations and Capital	0
Advances:	0
<b>NATUREWORKS GRANT FUND TOTAL</b>	<b>0</b>

**Section 14. That there be appropriated from the 222 - CDBG Fund:**

Operations and Capital	0
Transfers	107,000
Advances	17,000
<b>CDBG FUND TOTAL</b>	<b>124,000</b>

**Section 15. That there be appropriated from the 226 - Local Street Operating Fund:**

a) <b>Streets</b>	
Personnel	1,399,500
Operations and Capital	845,886
<b>TOTAL</b>	<b>2,245,386</b>
b) <b>Police</b>	
Personnel	0
<b>TOTAL</b>	<b>0</b>
c) <b>Engineering:</b>	
Personnel	121,100
<b>TOTAL</b>	<b>121,100</b>
d) <b>Management:</b>	
Personnel	76,700
<b>TOTAL</b>	<b>76,700</b>
e) <b>Finance:</b>	
Personnel	44,200
Operations and Capital	20,300
<b>TOTAL</b>	<b>64,500</b>
f) <b>Tax:</b>	
Personnel	190,800
<b>TOTAL</b>	<b>190,800</b>
g) <b>Information Technology:</b>	
Personnel	27,700
<b>TOTAL</b>	<b>27,700</b>
h) <b>Non-Departmental</b>	
Debt Service	90,000
Transfers	8,730
Advances	76,620
<b>TOTAL</b>	<b>175,350</b>
<b>LOCAL STREET OPER. FUND TOTAL</b>	<b>2,901,536</b>

**Section 16. That there be appropriated from the 238 - Byrne Memorial Grant Fund:**

Operations and Capital	36
<b>BYRNE MEM. GRANT FUND TOTAL</b>	<b><u>36</u></b>

**Section 17. That there be appropriated from the 240 – Montgomery County TIF Fund:**

a) <b>Finance:</b>	
Operations and Capital	1,010,000
TOTAL	<u>1,010,000</u>
b) <b>Non-Departmental</b>	
Debt Service:	0
Transfers:	1,186,875
Advances:	<u>0</u>
TOTAL	<u>1,186,875</u>
<b>MONTGOMERY CO. TIF FUND TOTAL</b>	<b><u>2,196,875</u></b>

**Section 18. That there be appropriated from the 242 - Law Enforcement Assistance Grant Fund:**

Operations and Capital	164
<b>LAW ENF. ASST. GRANT FUND TOTAL</b>	<b><u>164</u></b>

**Section 19. That there be appropriated from the 243 – Miami County TIF Fund:**

a) <b>Finance:</b>	
Operations and Capital	23,300
TOTAL	<u>23,300</u>
b) <b>Non-Departmental</b>	
Transfers:	516,062
Advances:	<u>0</u>
TOTAL	<u>516,062</u>
<b>MIAMI CO. TIF FUND TOTAL</b>	<b><u>539,362</u></b>

**Section 20. That there be appropriated from the 244 – Miami County TIF (DEC) Fund:**

a) <b>Finance:</b>	
Operations and Capital	0
TOTAL	<u>0</u>
b) <b>Non-Departmental</b>	
Transfers:	924,202
Advances:	<u>0</u>
TOTAL	<u>924,202</u>
<b>MIAMI CO. TIF (DEC) FUND TOTAL</b>	<b><u>924,202</u></b>

**Section 21. That there be appropriated from the 245 – Miami County West TIF Fund:**

a) <b>Finance:</b>		
Operations and Capital		2,000
TOTAL		<u>2,000</u>
b) <b>Non-Departmental</b>		
Transfers:	137,500	
Advances:		<u>0</u>
TOTAL		<u>137,500</u>
<b>MIAMI CO. WEST TIF FUND TOTAL</b>		<b><u><u>139,500</u></u></b>

**Section 22. That there be appropriated from the 246 – Montgomery County Central TIF Fund:**

a) <b>Finance:</b>		
Operations and Capital		10,000
TOTAL		<u>10,000</u>
b) <b>Non-Departmental</b>		
Transfers:	40,000	
Advances:		<u>0</u>
TOTAL		<u>40,000</u>
<b>MONT CO. CENTRAL TIF FUND TOTAL</b>		<b><u><u>50,000</u></u></b>

**Section 23. That there be appropriated from the 247 – Montgomery County South TIF Fund:**

a) <b>Finance:</b>		
Operations and Capital		34,000
TOTAL		<u>34,000</u>
b) <b>Non-Departmental</b>		
Transfers:	85,000	
Advances:		<u>0</u>
TOTAL		<u>85,000</u>
<b>MONT CO. SOUTH TIF FUND TOTAL</b>		<b><u><u>119,000</u></u></b>

**Section 24. That there be appropriated from the 248 – Miami County North Firehouse TIF Fund:**

a) <b>Finance:</b>		
Operations and Capital		1,000
TOTAL		<u>1,000</u>
b) <b>Non-Departmental</b>		
Transfers:	59,550	
Advances:		<u>0</u>
TOTAL		<u>59,550</u>
<b>MIAMI CO. NORTH TIF FUND TOTAL</b>		<b><u><u>60,550</u></u></b>

**Section 25. That there be appropriated from the 249 – Montgomery County Lexington Place TIF Fund:**

a) **Finance:**

	Operations and Capital	204,000
	TOTAL	<u>204,000</u>
b)	<b>Non-Departmental</b>	
	Transfers:	0
	Advances:	<u>0</u>
	TOTAL	<u>0</u>
	<b>MONT CO. LEX. PL TIF FUND TOTAL</b>	<b><u><u>204,000</u></u></b>

**Section 26. That there be appropriated from the 291 - American Rescue Plan Act Fund:**

a)	<b>Finance:</b>	
	Operations and Capital	<u>0</u>
	TOTAL	0
b)	<b>Non-Departmental</b>	
	Transfers:	3,821,672
	Advances:	<u>0</u>
	TOTAL	<u>3,821,672</u>
	<b>ARPA FUND TOTAL</b>	<b><u><u>3,821,672</u></u></b>

**Section 27. That there be appropriated from the 292 - Shuttered Venue Operating Grant Fund:**

a)	<b>Finance:</b>	
	Operations and Capital	<u>0</u>
	TOTAL	0
b)	<b>Non-Departmental</b>	
	Transfers:	1,925,200
	Advances:	<u>0</u>
	TOTAL	<u>1,925,200</u>
	<b>SVOG FUND TOTAL</b>	<b><u><u>1,925,200</u></u></b>

**Section 28. That there be appropriated from the 305 - Special Assessment Bond Retirement Fund:**

a)	<b>Finance:</b>	
	Operations and Capital	<u>70,000</u>
	TOTAL	70,000
b)	<b>Non-Departmental</b>	
	Debt Service	<u>1,182,400</u>
	TOTAL	<u>1,182,400</u>
	<b>S.A. BOND RETIREMT FUND TOTAL</b>	<b><u><u>1,252,400</u></u></b>

**Section 29. That there be appropriated from the 308 - Bond Retirement Fund:**

a)	<b>Finance:</b>		
	Operations and Capital		<u>1,000</u>
	TOTAL		1,000
b)	<b>Non-Departmental</b>		
	Debt Service		<u>2,865,000</u>
	TOTAL		2,865,000
	<b>G.O. BOND RETIREMT FUND TOTAL</b>		<u><u>2,866,000</u></u>

**Section 30. That there be appropriated from the 406 - Capital Improvement Fund:**

a)	<b>Dispatch</b>		
	Personnel		<u>237,000</u>
	TOTAL		237,000
b)	<b>Finance:</b>		
	Personnel		<u>42,000</u>
	TOTAL		42,000
c)	<b>Capital</b>		
	Operations and Capital		<u>729,100</u>
	TOTAL		729,100
d)	<b>Non-Departmental</b>		
	Debt Service		518,360
	Transfers		0
	Advances		<u>0</u>
	TOTAL		518,360
	<b>CAPITAL IMPROVEMENT FUND TOTAL</b>		<u><u>1,526,460</u></u>

**Section 31. That there be appropriated from the 410 - Transformative Economic Development Fund:**

a)	<b>Economic Development:</b>		
	Operations and Capital		<u>176,500</u>
	TOTAL		176,500
b)	<b>Non-Departmental</b>		
	Debt		11,907,500
	Transfers		<u>0</u>
	TOTAL		11,907,500
	<b>T.E.D. FUND TOTAL</b>		<u><u>12,084,000</u></u>

**Section 32. That there be appropriated from the 421 - Issue 2 Fund:**

a)	<b>Capital</b>	
	Operations and Capital	0
	TOTAL	<u>0</u>
b)	<b>Non-Departmental</b>	
	Transfers	0
	Advances	0
	TOTAL	<u>0</u>
	<b>ISSUE 2 FUND TOTAL</b>	<u><u>0</u></u>

**Section 33. That there be appropriated from the 427 - ED/GE Capital Improvement Fund:**

a)	<b>Capital</b>	
	Operations and Capital	0
	TOTAL	<u>0</u>
b)	<b>Non-Departmental</b>	
	Transfers	0
	Advances	20,000
	TOTAL	<u>20,000</u>
	<b>ED/GE CAPITAL IMPR. FUND TOTAL</b>	<u><u>20,000</u></u>

**Section 34. That there be appropriated from the 431 - Fire Capital/Equipment Fund:**

a)	<b>Fire:</b>	
	Operations and Capital	1,601,000
	TOTAL	<u>1,601,000</u>
b)	<b>Finance:</b>	
	Operations and Capital	3,700
	TOTAL	<u>3,700</u>
c)	<b>Non-Departmental</b>	
	Debt Service	434,400
	Transfers	0
	TOTAL	<u>434,400</u>
	<b>FIRE CAPITAL/EQUIP. FUND TOTAL</b>	<u><u>2,039,100</u></u>



**Section 35. That there be appropriated from the 433 - Local Street Capital Fund:**

a) <b>Street Capital:</b>		
Operations and Capital		1,565,000
TOTAL		<u>1,565,000</u>
b) <b>Finance:</b>		
Operations and Capital		17,000
TOTAL		<u>17,000</u>
c) <b>Non-Departmental</b>		
Advances		0
TOTAL		<u>0</u>
<b>LOCAL STREET CAPITAL FUND TOTAL</b>		<b><u><u>1,582,000</u></u></b>

**Section 36. That there be appropriated from the 434 - Federal Equity Sharing Program Fund:**

Operations and Capital		52,908
<b>FEDERAL EQUITY FUND TOTAL</b>		<b><u><u>52,908</u></u></b>

**Section 37. That there be appropriated from the 436 - Firefighter's Assistance Grant Fund:**

a) <b>Fire:</b>		
Operations and Capital		0
TOTAL		<u>0</u>
b) <b>Non-Departmental</b>		
Transfers		15,386
Advances		0
TOTAL		<u>15,386</u>
<b>FF ASST. GRANT FUND TOTAL</b>		<b><u><u>15,386</u></u></b>

**Section 38. That there be appropriated from the 437 - Energy Conservation Grant Fund:**

Operations and Capital		1,809
<b>ENERGY CONS. GRANT FUND TOTAL</b>		<b><u><u>1,809</u></u></b>

**Section 39. That there be appropriated from the 454 - Carriage Trails Infrastructure Fund:**

a) <b>Capital</b>		
Operations and Capital		0
TOTAL		<u>0</u>
b) <b>Non-Departmental</b>		
Debt Service		0
Advances		0
TOTAL		<u>0</u>
<b>CARRIAGE TRAILS INFR. FUND TOTAL</b>		<b><u><u>0</u></u></b>

**Section 40. That there be appropriated from the 501 - Water Fund:**

a)	<b>Engineering:</b>		
	Personnel		219,800
	Operations and Capital		<u>3,552,088</u>
	TOTAL		<u>3,771,888</u>
b)	<b>Fire:</b>		
	Personnel		<u>30,500</u>
	TOTAL		<u>30,500</u>
c)	<b>Management:</b>		
	Personnel		<u>197,400</u>
	TOTAL		<u>197,400</u>
d)	<b>Finance:</b>		
	Personnel		155,300
	Operations and Capital		<u>27,471</u>
	TOTAL		<u>182,771</u>
e)	<b>Information Technology:</b>		
	Personnel		<u>66,100</u>
	TOTAL		<u>66,100</u>
f)	<b>Non-Departmental</b>		
	Debt Service		1,302,700
	Transfers		2,909,000
	Advances		<u>21,900</u>
	TOTAL		<u>4,233,600</u>
	<b>WATER FUND TOTAL</b>		<u><u><b>8,482,259</b></u></u>

**Section 41. That there be appropriated from the 503 - Renewal & Improvement Fund:**

	Operations and Capital		<u>72,167</u>
	<b>WATER R&amp;I FUND TOTAL</b>		<u><u><b>72,167</b></u></u>

**Section 42. That there be appropriated from the 504 - Water Utility Reserve Fund:**

a)	<b>Capital</b>		
	Operations and Capital		<u>4,570,000</u>
	TOTAL		<u>4,570,000</u>
b)	<b>Non-Departmental</b>		
	Debt Service		0
	Advances		<u>0</u>
	TOTAL		<u>0</u>
	<b>WATER UTILITY RES. FUND TOTAL</b>		<u><u><b>4,570,000</b></u></u>

**Section 43. That there be appropriated from the 505 - Water Bond Service Fund:**

a)	<b>Capital</b>	
	Operations and Capital	5,000
	TOTAL	<u>5,000</u>
b)	<b>Non-Departmental</b>	
	Debt Service	1,205,400
	Transfers	0
	TOTAL	<u>1,205,400</u>
	<b>WATER BOND SERVICE FUND TOTAL</b>	<u><u>1,210,400</u></u>

**Section 44. That there be appropriated from the 551 - Sewer Fund:**

a)	<b>Engineering:</b>	
	Personnel	219,800
	Operations and Capital	3,670,895
	TOTAL	<u>3,890,695</u>
b)	<b>Management:</b>	
	Personnel	197,400
	TOTAL	<u>197,400</u>
c)	<b>Finance:</b>	
	Personnel	155,300
	Operations and Capital	21,000
	TOTAL	<u>176,300</u>
d)	<b>Information Technology:</b>	
	Personnel	66,100
	TOTAL	<u>66,100</u>
e)	<b>Non-Departmental</b>	
	Debt Service	20,900
	Transfers	4,455,167
	Advances	54,730
	TOTAL	<u>4,530,797</u>
	<b>SEWER FUND TOTAL</b>	<u><u>8,861,292</u></u>

**Section 45. That there be appropriated from the 552 - Sewer Acquisition/Capital Fund:**

	Operations and Capital	4,382,167
	<b>SEWER ACQ./CAPITAL FUND TOTAL</b>	<u><u>4,382,167</u></u>

**Section 46. That there be appropriated from the 571 - Storm Water Management Fund:**

a) <b>Engineering:</b>		
Personnel	63,600	
Operations and Capital	0	
TOTAL	<u>63,600</u>	
b) <b>Streets:</b>		
Personnel	269,700	
Operations and Capital	124,450	
TOTAL	<u>394,150</u>	
c) <b>Management:</b>		
Personnel	51,500	
TOTAL	<u>51,500</u>	
d) <b>Finance:</b>		
Operations and Capital	0	
TOTAL	<u>0</u>	
e) <b>Capital:</b>		
Operations and Capital	176,901	
TOTAL	176,901	
f) <b>Non-Departmental:</b>		
Transfers	0	
Advances	32,840	
TOTAL	<u>32,840</u>	
<b>STORM WATER FUND TOTAL</b>	<b><u><u>718,991</u></u></b>	

**Section 47. That there be appropriated from the 723 - Fire Insurance Fund:**

a) <b>Capital</b>		
Operations and Capital	3,151	
TOTAL	<u>3,151</u>	
b) <b>Non-Departmental</b>		
Transfers	0	
Advances	0	
TOTAL	<u>0</u>	
<b>FIRE INSURANCE FUND TOTAL</b>	<b><u><u>3,151</u></u></b>	

**Section 48. That there be appropriated from the 732 - Unclaimed Money Fund:**

Operations and Capital	18,383	
<b>UNCLAIMED MONEY FUND TOTAL</b>	<b><u><u>18,383</u></u></b>	

**Section 49. That there be appropriated from the 802 - Cash Surety Fund:**

Operations and Capital	225,000	
<b>CASH SURETY FUND TOTAL</b>	<b><u><u>225,000</u></u></b>	

**The Total of All Appropriations Shall Be: 99,109,433**

Section 50. The Director of Finance shall have authority to move money from one line item to another within the General or within any other fund upon written direction from the City Manager, and without need of additional legislation.

Section 51. The Director of Finance is hereby authorized to draw checks on the City Treasury for payment from any of the foregoing appropriations upon receiving certificates and invoices therefore, approved by authorized officers of the City; provided that no checks shall be drawn or paid for salaries, wages, or other payments except as shall be authorized in accordance with law or ordinance.

Section 52. 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 53. 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.

AUTHENTICATION:

Effective Date:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

Date:\_\_\_\_\_

Date:\_\_\_\_\_

AI-7983

Topics of Discussion I.

**Council Work Session**

**Meeting Date:** 11/16/2021

Supplemental Appropriations

**Submitted By:** Jim Bell

**Department:** Finance **Division:** Accounting

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

**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:

- \$100,000 for the Jonetta Street pump station and sanitary sewer extension.

**Fiscal Impact**

**Source of Funds:** Sewer Capital Fund

**Cost:** \$100,000

**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 42 of Ordinance No. 2020-O-2453 is hereby amended to reflect an increase in the appropriations of the 552 Sewer Acquisition/Capital Fund, Operations and Capital of \$100,000.00.

Sewer Acquisition/Capital Fund	\$100,000.00
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AI-7981

Topics of Discussion J.

**Council Work Session**

**Meeting Date:** 11/16/2021  
Huber Heights Veterans Memorial - Change Order

**Submitted By:** Scott Falkowski

**Department:** City Manager

**Council Committee Review?:** None **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

Huber Heights Veterans Memorial - Change Order

**Purpose and Background**

At the final stages of construction, the contractor ran into subbase issues in the parking lot. The subbase needed replaced prior to the final asphalt course being placed. This work by Outdoor Enterprises would bring the final contract amount to \$912,185.63.

**Fiscal Impact**

**Source of Funds:** Veterans Memorial Project Fund

**Cost:** \$20,420.28

**Recurring Cost? (Yes/No):** No

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

**Financial Implications:**

**Attachments**

Change Order  
Resolution



3655 W. State Rt. 571 Troy, OH 45373  
 Phone: (937) 857-9400 Fax: (937) 857-9424

# Change Order

C/O Date: 10/7/2021

**Submitted To:** City of Huber Heights  
 6131 Taylorsville Road  
 Huber Heights, OH 45424

Veterans Memorial Thomas Cloud

**Attn:**

<b>C/O Number:</b>	4	<b>Change Order Summary</b>
<b>Job No.</b>	2094	parking lot undercut

Description	Amount
Undercut parking lot area 6,200 SF - see attached detail	20,420.28

Original Contract	\$	859,800.00
Previous Change Orders	\$	25,659.61
Revised Contract	\$	885,459.61
Current Change Order	\$	20,420.28
<b>New Contract Total</b>	<b>\$</b>	<b>905,879.89</b>

Additional Time to Complete

**New Completion Date:**

Authorized by: \_\_\_\_\_  
 City of Huber Heights

Date: \_\_\_\_\_

CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO CHANGE ORDERS WITH  
RESPECT TO THE CONSTRUCTION OF THE HUBER HEIGHTS VETERANS MEMORIAL  
PROJECT

WHEREAS, in the completion of the parking lot repaving for the Veterans Memorial Project at Thomas A. Cloud Park, the subbase was found to be in a state of disrepair and additional work was requested to replace said subbase; and

WHEREAS, City Council has reviewed the request and finds that it is legitimate, necessary, not excessive and proper.

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

Section 1. Council authorizes additional expenses being in the nature of change orders to the Outdoor Enterprises contract previously approved by Council in Resolution No. 2021-R-6964 for parking lot construction and costs for services previously incurred in an amount not to exceed \$20,420.28.

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-7980

Topics of Discussion K.

**Council Work Session**

**Meeting Date:** 11/16/2021

Carriage Trails - Public Access Easement Agreement Amendment

**Submitted By:** Scott Falkowski

**Department:** City Manager

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

Carriage Trails - Public Access Easement Agreement Amendment

**Purpose and Background**

The original Public Access Easement Agreement executed in 2008 set up 91.070 acres of public access easements and also set up the process for modification of those easements as the project is developed. The first amendment was executed in 2013 increasing the total area by 0.588 acres, reducing some areas by 3.978 acres, and increasing some areas by 4.566 acres. The second amendment in 2015 decreased the total area by 0.412 acres, reducing some areas by 3.768 acres, and increasing some areas by 3.356 acres. The revised total area was 91.246 acres. The third amendment increased the total area by 1.990 acres, reducing some areas by 8.299 acres, and increasing some areas by 10.289 acres. The revised total was 93.236 acres. This fourth amendment decreases the total area by 0.229 acres. The revised total is 93.007 acres. The agreement requires that the area be above 90.000 acres. These modifications are due to changes as each section comes forward in the Carriage Trails Subdivision.

**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**

Swap Calculations

Resolution

Attachment A

ORIGINAL PAE ACRES

C2 J1	15.874
C2 P2	0.304
C2 Q	0.729
D2 A	2.959
D2 B	8.478
D2 C	0.949
D2 D	1.585
D2 E	1.531
D2 F	15.290
D2 G	2.349
D2 H	2.071
D2 I	1.912
D2 J2	0.042
D2 J3	24.322
D2 K	0.482
D2 L	2.445
D2 M	0.438
D2 N	0.664
D2 O	8.561
D2 P1	0.085

91.07

<u>SECTION</u>	<u>PHASE</u>	<u>AREA ID</u>	<u>PAE AREA SUBTRACTED w/ SWAP #1</u>	<u>PAE AREA ADDED w/ SWAP #1</u>
02	01	J3	0.005	
02	01 & 02	J1	3.526	
04	01	J3	0.057	
05	01	L	0.057	
05	02	J3	0.248	
15	04	B	0.085	
			<b>3.978</b>	
08		K1		1.767
08		K2		0.398
09		F2		2.401

4.566

UPDATED PAE ACRES AFTER SWAP #1

91.658

<u>SECTION</u>	<u>PHASE</u>	<u>AREA ID</u>	<u>PAE AREA SUBTRACTED w/ SWAP #2</u>	<u>PAE AREA ADDED w/ SWAP #2</u>
		O	1.099	
		P1	0.085	
		P2	0.304	
		Q	0.729	
		J1	1.409	
		I	0.063	
		I	0.008	
		H	0.008	
		H	0.063	
			<b>3.768</b>	
13	01	Lot 536		0.879
13	01	Lot 551		1.682
13	02	Lot 636		0.795
				<b>3.356</b>

<u>UPDATED PAE ACRES AFTER SWAP #2</u>
<b>91.246</b>



<u>SECTION</u>	<u>PHASE</u>	<u>AREA ID</u>	<u>P&amp;E AREA SUBTRACTED w/ SWAP #3</u>	<u>P&amp;E AREA ADDED w/ SWAP #3</u>
08		J1 & J3	1.954	
08		J3	6.077	
08		K	0.268	
			<b>8.299</b>	
11	02	Part Lot 432		1.303
09	01	Part Lot 749		0.905
07	01	Part Lot 845		0.509
08	03	Part Lot 845		1.922
08	01	Part Lot 1301		1.234
05	02	Part Lots 750, 752 & 753		1.060
05	02	Part Lot 766		0.866
02	01	Part Lot 777		2.244
05	02	Part Lot 766		0.246
				<b>10.289</b>

UPDATED P&E ACRES AFTER SWAP #3

**93.236**

<u>SECTION</u>	<u>PHASE</u>	<u>AREA ID</u>	<u>P&amp;E AREA SUBTRACTED w/ SWAP #4</u>	<u>P&amp;E AREA ADDED w/ SWAP #4</u>
		0	0.229	
				0.229
				0.000

<u>UPDATED P&amp;E ACRES AFTER SWAP #4</u>
93.007

CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO THAT CERTAIN FOURTH AMENDMENT TO THE GRANT OF PUBLIC ACCESS EASEMENT AGREEMENT ORIGINALLY ENTERED INTO BETWEEN THE CITY AND DEC LAND CO I, LLC ON FEBRUARY 1, 2008 AS AMENDED.

WHEREAS, City Council by Ordinance No. 2007-O-1722 authorized the City Manager to enter into that certain Grant of Public Easement Agreement between the City and DEC Land Co. I LLC (Agreement) providing for an approximately 90-acre public access easement running through Carriage Trails Subdivision being developed by DEC Land Co. I LLC; and

WHEREAS, City Council by Resolution No. 2013-R-5864, Resolution No. 2015-R-6297 and Resolution No. 2018-R-6682 authorized the City Manager to enter into the First Amendment to the Grant of Public Easement Agreement ("First Amendment"), the Second Amendment to the Grant of Public Easement Agreement ("Second Amendment") and the Third Amendment to the Grant of Public Easement Agreement ("Third Amendment") between the City and DEC Land Co. I LLC providing for minor adjustments to the approximately 90-acre public access easement running through Carriage Trails Subdivision being developed by DEC Land Co. I LLC; and

WHEREAS, since the First, Second and Third Amendments were entered into, there has been significant development in the Carriage Trails Subdivision requiring multiple minor realignments of the Access Easement to be able to accommodate development at the same time maintaining integrity of the Access Easement; and

WHEREAS, the Agreement provides for the possibility of minor amendments being needed to the legal description of the Access Easement as dictated by the vagaries of development.

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

Section 1. Council has been presented with requests for minor adjustments to the Access Easement, has determined that such requests are appropriate and within the terms of the Agreement and said First, Second and Third Amendments, and therefore authorizes the City Manager to enter into the Fourth Amendment to the Grant of Public Access Easement Agreement, a copy of which is attached hereto as Attachment A.

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

ATTACHMENT A

**FOURTH AMENDMENT TO THE GRANT OF  
PUBLIC ACCESS EASEMENT AGREEMENT**

This Fourth Amendment to the Grant of Public Access Easement Agreement (the “Fourth Amendment”) is executed by and between **DEC Land Co. I LLC** (the “Developer”) and the **City of Huber Heights, Ohio** (the “City”), to be effective \_\_\_\_\_, 2021.

WHEREAS, the Developer and the City entered into the Grant of Public Access Easement Agreement on February 1, 2008 (the “Agreement”), a First Amendment to the Grant of Public Access Easement Agreement on October 2, 2013 (the “First Amendment”), a Second Amendment to the Grant of Public Access Easement Agreement on or about November 25, 2018 (the “Second Amendment”) and a Third Amendment to the Grant of Public Access Easement Agreement effective October 31, 2018 (the “Third Amendment”). The First Amendment was recorded in the Miami County, Ohio Recorder’s Office on October 8, 2013, Instrument No. 2013OR-15555; the Second Amendment was recorded in the Miami County, Ohio Recorder’s Office on December 17, 2015, Instrument No. 2015OR-15258, and re-recorded on February 10, 2016, Instrument No. 2016OR-01648 to correct the prior instrument number; and the Third Amendment was recorded in the Miami County, Ohio Recorder’s Office on November 8, 2018, Instrument No. 2018OR-13802. The Developer and the City wish to further amend this Agreement;

WHEREAS, the Agreement provides for the amendment of the Agreement by the adding and subtraction of land as provided in Section 2.1 of the Agreement, which reads as follows:

“The Parties acknowledge and agree that: (i) the current depictions and legal descriptions of the Easement Area may be subject to change, from time to time, and that the Public Amenities actually developed within the Easement Area will be identified, in the course of development and construction of the Project Development, because of the uncertainties of the market and the exigencies of residential and commercial development processes; subject, however to the restrictions in the following paragraph on changes to the Easement Area and to the Public Amenities; (ii) that Developer must have latitude to revise the Easement Area and to determine the nature and timing of development of the Public Amenities as phases of the Project Development are commenced; and (iii) that any

resulting changes in the Easement Area will be documented in an amendment or amendments to this Agreement.

Developer acknowledges and agrees that no modifications shall be made to:

- (a) Any Public Amenities, once constructed; or
- (b) The Easement Area after December 20, 2012; or
- (c) The Easement Area if the result would be to decrease the acreage of the Easement Area below 90 acres.

Developer shall give City at least 15 business days prior written notice of any proposed changes to the Easement Area. The City shall review the proposed changes to ensure proper coordination of the relocated portions of the Easement Area with the remaining unchanged Easement Area. Unless the changes to the Easement Area are so substantial as to be contrary to the Development Agreement and this Agreement, the City shall approve the same. If Developer has not been notified by City within the 15-business-day notice period of its objection to Developer's proposed changes, the same shall be deemed approved by the City. All such changes to the Easement Area shall be at Developer's sole cost and expense."

WHEREAS, the Developer and the City wish to add land to and deduct land from the Easement Area.

NOW THEREFORE, the parties hereto agree as follows:

1. The Subtraction and Addition of Land. The Agreement provides that the parties may add or deduct from the Easement Area so long as the result would not decrease the acreage of the Easement Area below 90 acres. The Developer wishes to delete **0.229** acres, described in **Exhibit A**, from the Easement Area of the Agreement. The total acreage of the Easement Area shall exceed 90 acres after this subtraction.


2. Executed Counterparts. This Fourth Amendment may be executed in several counterparts, each of which shall be deemed to constitute an original, but all which together shall constitute but one and the same instrument. It shall not be necessary in proving this Fourth Amendment to produce or account for more than one of those counterparts.

3. Continued Effect of Amended and Restated Public Access Easement Agreement. The parties agree that except as expressly amended hereby, the Agreement shall continue in full force and effect. The parties further agree that to the extent of any conflicts between this Fourth Amendment and the Agreement, this Fourth Amendment shall govern.

WITNESS WHEREOF, the parties have caused this Fourth Amendment to be executed in their respective names, by their duly authorized representative, all as of the date first above written.

**DEC LAND CO. I LLC**

By: Carriage Trails at The Heights LLC  
Its: Managing Member

By:   
Printed: William W. Keethler II  
Title: President

STATE OF OHIO :  
 : SS.  
COUNTY OF FRANKLIN :

On this 9<sup>th</sup> day of November, 2021, before me a Notary Public personally appeared William W. Keethler II, President of Carriage Trails at The Heights LLC, an Ohio limited liability company, Managing Member of DEC Land Co. I LLC, an Ohio limited liability company, the authorized representative of DEC Land Co. I LLC, and acknowledged the execution of the foregoing instrument, and that the same is his voluntary act and deed on behalf of DEC Land Co. I LLC and the voluntary act and deed of DEC Land Co. I LLC.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal on the date and year aforesaid.



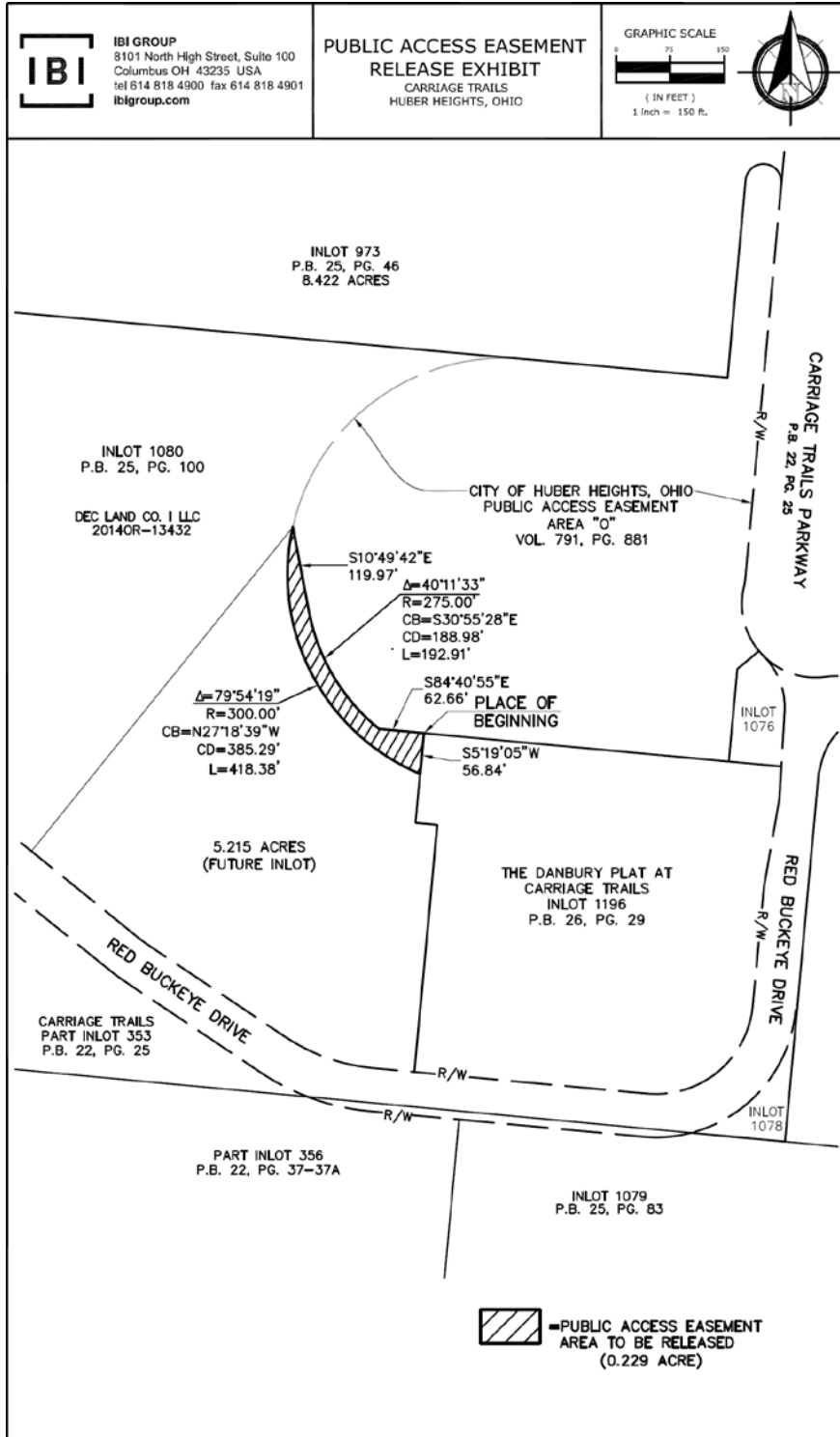
CASSANDRA L. RIEHLE  
Notary Public, State of Ohio  
My Commission Expires 08-16-2025

  
Notary Public





# Exhibit A



J:\20845\_CT\_6-2\_6-4\5.9 Drawings\basinfo\survey\PAE 2021\PAE INLOT 1060 EAST SIDE.dwg by:david.chiesa on 11/09/2021 @ 09:41:03 am --@IBI Group

EXHIBIT A  
DESCRIPTION OF PUBLIC ACCESS EASEMENT AREA "O"  
TO BE PARTIALLY RELEASED  
WEST OF CARRIAGE TRAILS PARKWAY  
NORTH OF RED BUCKEYE DRIVE  
HUBER HEIGHTS, OHIO

Situated in the State of Ohio, County of Miami, City of Huber Heights, being 0.229 acre of Public Access Easement Area "O" as described in a deed to the City of Huber Heights, Ohio, of record in Deed Volume 791, Page 881, located in Inlot 1080 as shown and delineated upon the plat "Dedication of Red Buckeye Drive Right-of Way and Easements" a subdivision of record in Plat Book 25, Page 100, all references herein being to the records of the Recorder's Office, Miami County, Ohio and being more particularly described as follows:

Beginning at the northwesterly corner of Inlot 1196, as shown and delineated upon the plat "The Danbury Plat at Carriage Trails" a subdivision of record in Plat Book 26, Page 29;

Thence South  $05^{\circ}19'05''$  West, along the westerly perimeter of said Inlot 1196, a distance of 56.84 feet to a point of intersection with said westerly perimeter and the perimeter of said Public Access Easement Area "O";

Thence along said perimeter of Public Access Easement Area "O" and through said Inlot 1080 with the arc of a non-tangent curve to the right having a radius of 300.00 feet, a central angle of  $79^{\circ}54'19''$ , an arc length of 418.38 feet, a chord of which bears North  $27^{\circ}18'39''$  West, a chord distance of 385.29 feet to a point;

Thence continuing through said Inlot 1080 and through Public Access Easement Area "O" the following courses:

1. South  $10^{\circ}49'42''$  East, a distance of 119.97 feet to a point of curvature;
2. With the arc of a curve to the left having a radius of 275.00 feet, a central angle of  $40^{\circ}11'33''$ , an arc length of 192.91 feet, the chord of which bears South  $30^{\circ}55'28''$  East, a chord distance of 188.98 feet to a point;
3. South  $84^{\circ}40'55''$  East, a distance of 62.66 feet to the place of beginning and containing 0.229 acre of land to be released from Public Access Easement Area "O".

Bearings herein are based on NAD 83 Ohio State Plane Coordinate System, Grid South Zone.

This description was prepared by IBI Group, Inc., Columbus, Ohio

AI-7959

Topics of Discussion L.

**Council Work Session**

**Meeting Date:** 11/16/2021

ZC 21-34 - The Annex Group - 6502 Old Troy Pike - Rezoning/Basic Development Plan

**Submitted By:** Geri Hoskins

**Department:** Planning

**Division:** Planning

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

**Audio-Visual Needs:** SmartBoard

**Emergency Legislation?:** No

**Motion/Ordinance/  
Resolution No.:**

---

**Agenda Item Description or Legislation Title**

ZC 21-34 - The Annex Group - 6502 Old Troy Pike - Rezoning/Basic Development Plan

**Purpose and Background**

The applicant, the Annex Group is requesting approval of a Rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road at 6503 Old Troy Pike (ZC 21-34).

---

**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

Elevations

Traffic Impact Study

Fire Assessment

Staff Report

Decision Record

Minutes

Ordinance

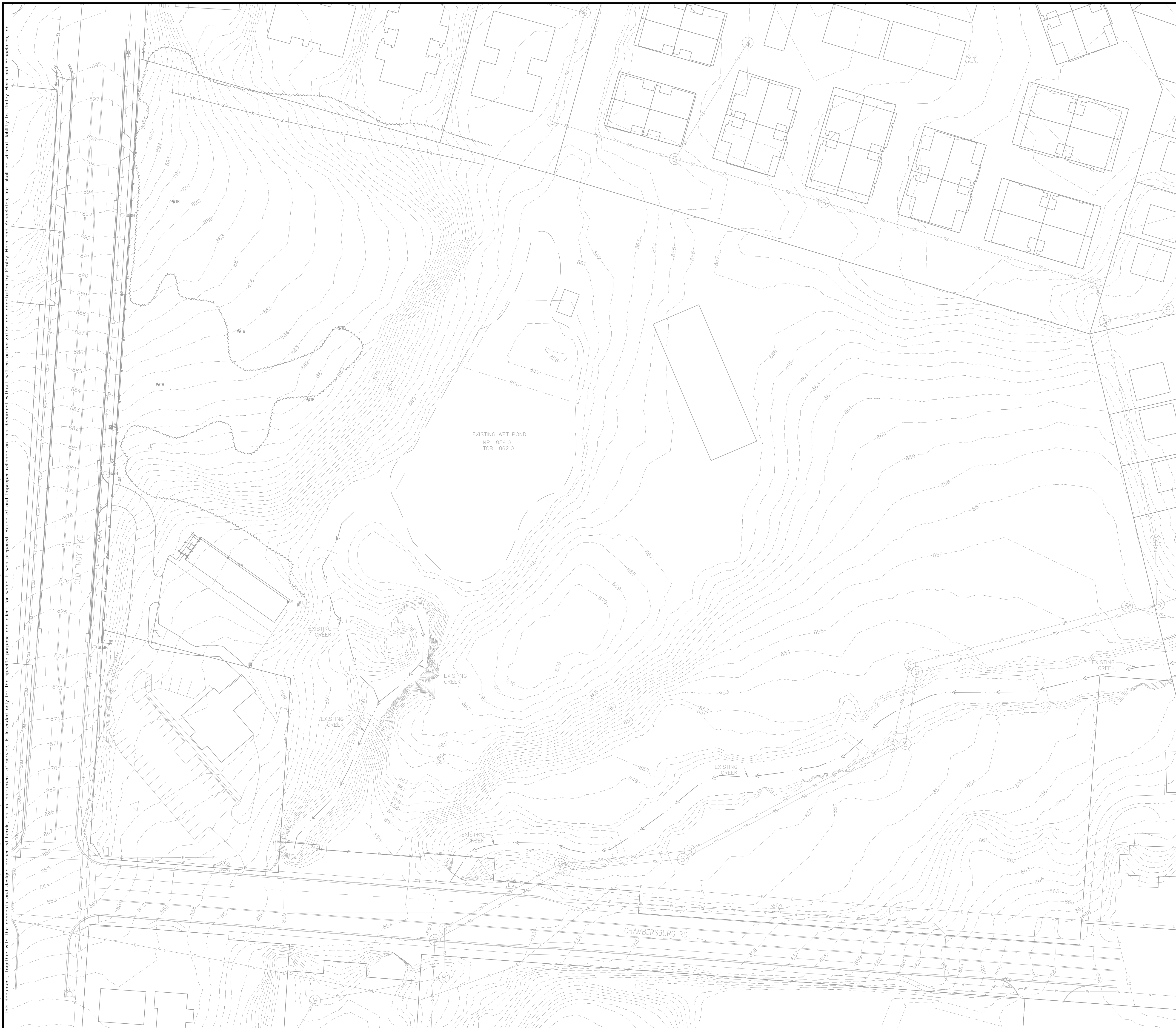
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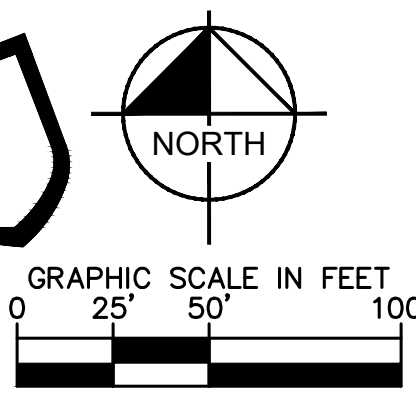




Drawing name: K:\IND\_DEVN\170096004\_The Annex Group\_Huser\_heights\_D1V2 Design\CADD\plan sheets\Basic Development Plans\C2.0 - EXISTING CONDITIONS & DEMO PLAN.dwg - C2.0 Oct 01, 2021 2:57pm by: Nathan Barr  
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				REVISIONS		
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				CHECKED BY: MJT		
ORIGINAL ISSUE:				10/1/2021		
KHA PROJECT NO.				170096004		
SHEET NUMBER				C2.0		



### PAVING LEGEND

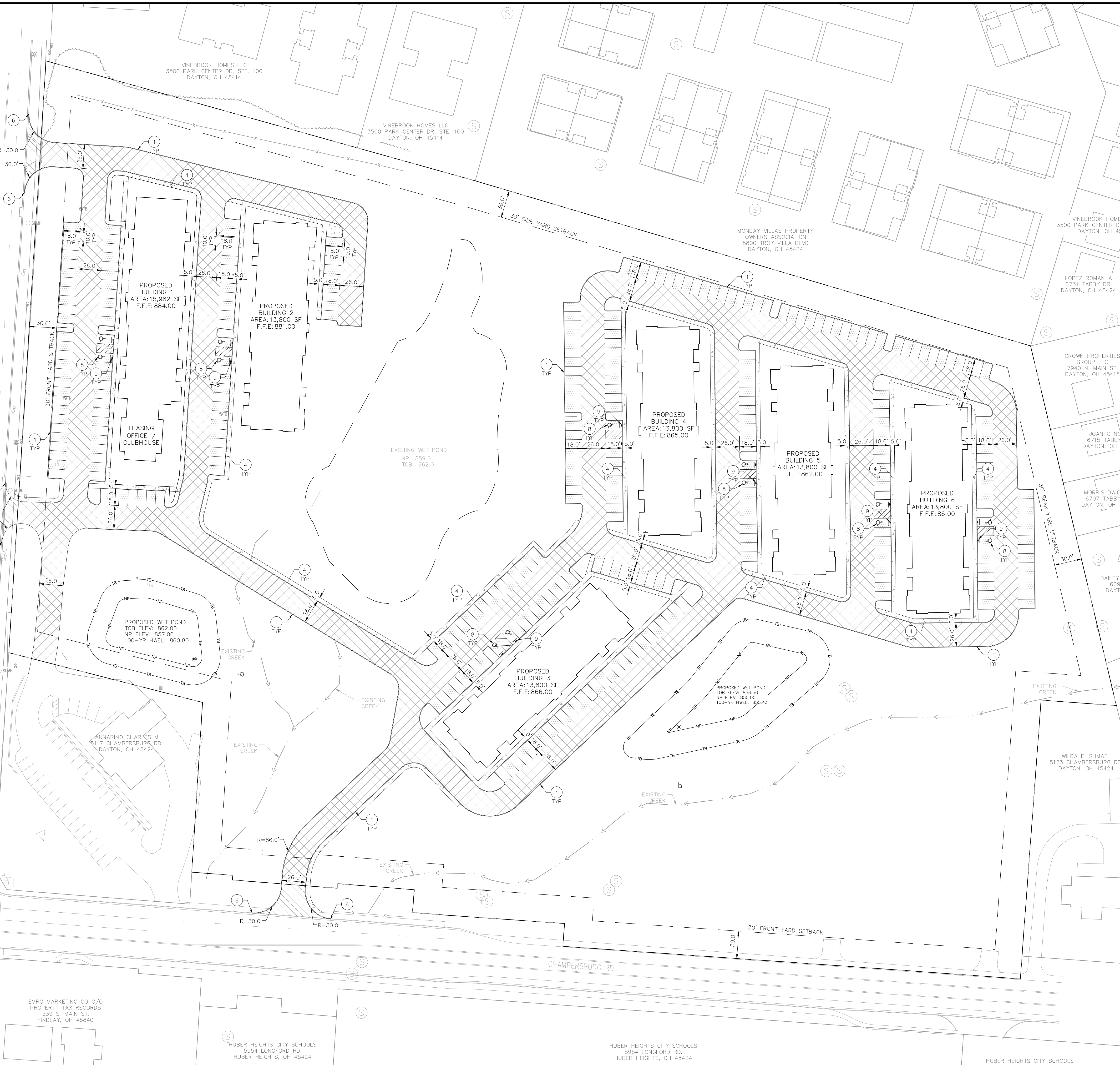
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

### SITE SUMMARY

SITE ZONING	==	R-4
SITE ACREAGE	==	19.48AC.±
BUILDING AREA UNITS/BUILDING BUILDINGS	==	84,982 SF 36 EA 6 EA
PARKING SPACES (STANDARD) PROVIDED	==	308 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	==	14 SPACES
TOTAL PARKING SPACES PROVIDED	==	322 SPACES
PARKING TO UNIT RATIO	==	1.49

- ### KEY NOTES
1. CONCRETE CURB, TYP. (SEE DETAILS)
  2. DEPRESSED CURB (SEE DETAILS)
  3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
  4. CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
  5. CONCRETE CURB AND GUTTER (SEE DETAILS)
  6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
  8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
  9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
  10. ACCESSIBLE RAMP (SEE DETAILS)
  11. 2" WIDE TACTILE WARNING STRIP
  12. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
  13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
  14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
  15. BOLLARD, TYP. (SEE DETAILS)
  16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
  17. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
  18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
  19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
  20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
  21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
  22. 2' CURB TURNOUT (SEE DETAILS)
  23. 3'-FT TRANSITION CURB

- ### SITE NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
  4. RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
  5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



Drawing name: K:\IND\LEEV\170096004\_The Annex Group\_Huber Heights\012 Design\CADD\plan sheets\Basic Development Plans\C3.0 - OVERALL SITE PLAN.dwg C3.0 Oct. 01, 2021 2:58pm by: Nolan Barr  
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 ELLY S. AVE. 45405  
 AN ANNARINO CHARLES M. 5117 CHAMBERSBURG RD. DAYTON, OH 45424  
 EMRO MARKETING CO C/O PROPERTY TAX RECORDS 539 S. MAIN ST. FINDLAY, OH 45840  
 HUBER HEIGHTS CITY SCHOOLS 5954 LONGFORD RD. HUBER HEIGHTS, OH 45424  
 HUBER HEIGHTS CITY SCHOOLS 5954 LONGFORD RD. HUBER HEIGHTS, OH 45424  
 HUBER HEIGHTS CITY SCHOOLS 5954 LONGFORD RD. HUBER HEIGHTS, OH 45424

AS NOTED  
 DESIGNED BY: MJT  
 DRAWN BY: NJB  
 CHECKED BY: MJT

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**ANNEX**

**UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS**

**SITE PLAN**

ORIGINAL ISSUE: 10/1/2021  
 KHA PROJECT NO. 170096004  
 SHEET NUMBER C3.0



### GRADING LEGEND

- XXXX.XX FINISHED GRADE SPOT ELEVATION
- TC XXX.XX TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
- FL XXX.XX FLOW LINE SPOT ELEVATION
- ME XXX.XX MATCH EXISTING SPOT ELEVATION
- FF XXX.XX FINISHED FLOOR SPOT ELEVATION
- FG XXX.XX FINISHED GRADE NEAR BUILDING SPOT ELEVATION
- TW XXX.XX TOP OF WALL SPOT ELEVATION
- SW XXX.XX BOTTOM OF WALL SPOT ELEVATION
- R XXX.XX RIM ELEVATION
- STR XX STRUCTURE ID & RIM ELEVATION
- STR XX INV XXX.XX STRUCTURE ID & INVERT ELEVATION
- 620 PROPOSED CONTOUR
- RIDGE LINE
- XXX SLOPE AND FLOW DIRECTION
- ← 100-YEAR OVERLAND OVERFLOW ROUTE
- ← DETENTION BASIN 100-YEAR EMERGENCY
- PROPOSED SWALE
- PROPOSED STORM SEWER
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER STRUCTURES
- PROPOSED LIGHT POLES
- PROPOSED TRANSFORMER PAD

### GRADING NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
- WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
- ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

### WEST POND DESIGN

EXISTING WEST BASIN AREA	3.87 ACRES
PROPOSED WEST BASIN AREA	4.54 ACRES
EXISTING PERVIOUS AREA	3.46 ACRES
EXISTING IMPERVIOUS AREA	0.41 ACRES
PROPOSED PERVIOUS AREA	1.92 ACRES
PROPOSED IMPERVIOUS AREA	2.62 ACRES

### EAST POND DESIGN

EXISTING EAST BASIN AREA	6.78 ACRES
PROPOSED EAST BASIN AREA	7.63 ACRES
EXISTING PERVIOUS AREA	6.71 ACRES
EXISTING IMPERVIOUS AREA	0.07 ACRES
PROPOSED PERVIOUS AREA	2.52 ACRES
PROPOSED IMPERVIOUS AREA	5.11 ACRES

NOTE: WATER QUALITY TO BE TREATED BY PROPOSED PONDS. PART OF THE EXISTING RUNOFF TO THE EXISTING POND WILL BE DIRECTED TO THE PROPOSED PONDS. NO IMPERVIOUS AREAS WERE ADDED TO THE EXISTING WET POND DRAINAGE BASIN.



Drawing name: K:\IND\_LEV\170096004\_The Annex Group\_Huber Heights\012 Design\CADD\Utilities\Basic Development Plans\C5.0 - OVERALL GRADING & DRAINAGE PLAN.dwg C5.0 Oct 01, 2021 2:48pm by Nathaniel  
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 DRAWN BY: NJB  
 CHECKED BY: MJT  
 SCALE:

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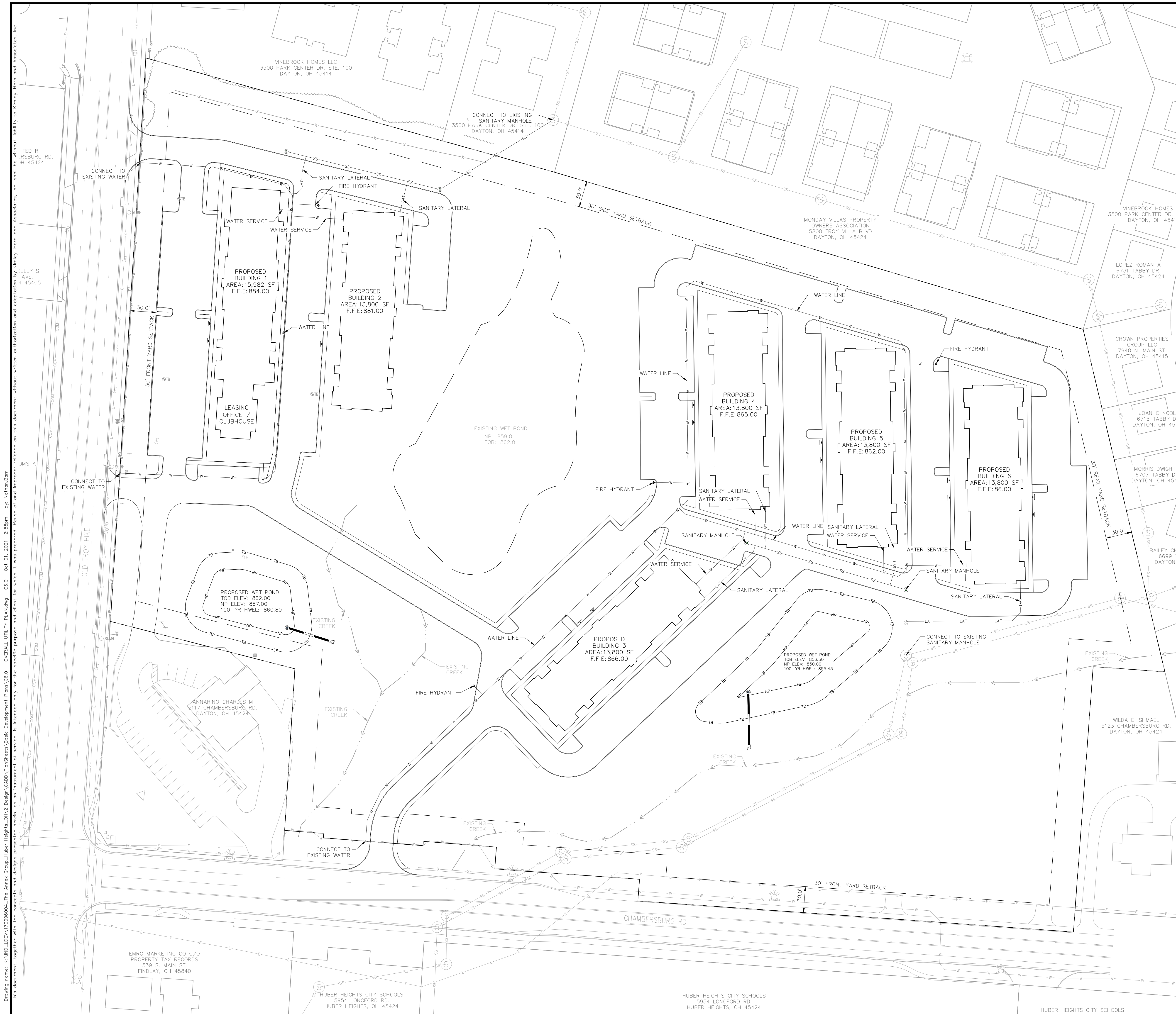
**ANNEX**  
 THE

**STORMWATER MANAGEMENT PLAN**

**UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS**

ORIGINAL ISSUE: 10/1/2021  
 KHA PROJECT NO. 170096004  
 SHEET NUMBER **C5.0**





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**NORTH**

GRAPHIC SCALE IN FEET

0 25' 50' 100'

### GRADING LEGEND

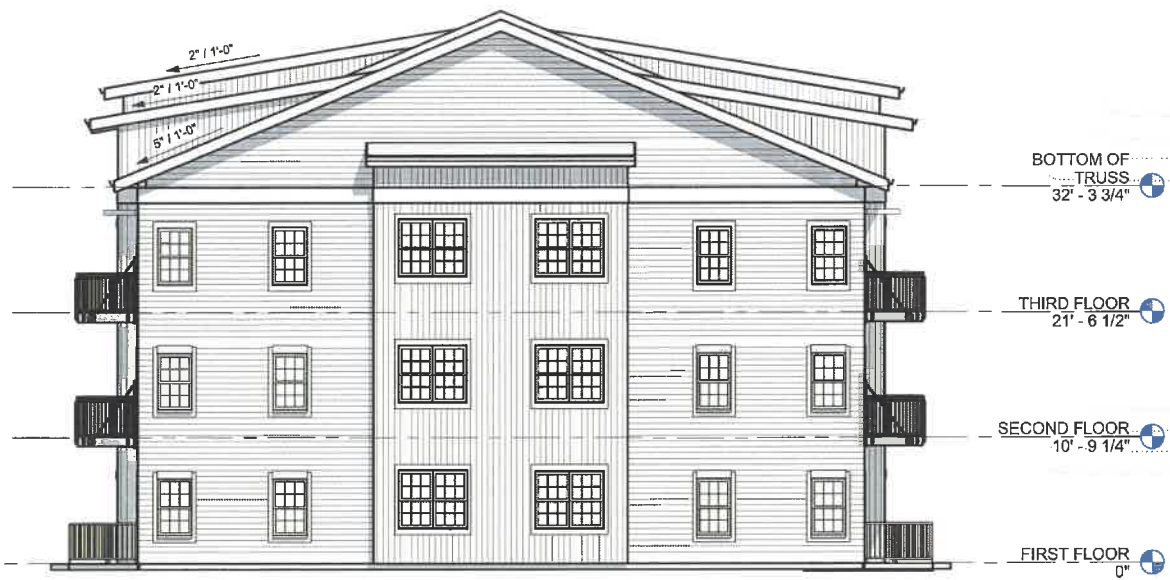
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(Symbol)	FINISHED FLOOR SPOT ELEVATION
(Symbol)	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
(Symbol)	TOP OF WALL SPOT ELEVATION
(Symbol)	BOTTOM OF WALL SPOT ELEVATION
(Symbol)	RIM ELEVATION
(Symbol)	STRUCTURE ID & RIM ELEVATION
(Symbol)	STRUCTURE ID & INVERT ELEVATION
(Symbol)	PROPOSED CONTOUR
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(Symbol)	RIDGE LINE
(Symbol)	SLOPE AND FLOW DIRECTION
(Symbol)	100-YEAR OVERLAND OVERFLOW ROUTE
(Symbol)	DETENTION BASIN 100-YEAR EMERGENCY
(Symbol)	PROPOSED SWALE
(Symbol)	PROPOSED STORM SEWER
(Symbol)	PROPOSED STORM STRUCTURES
(Symbol)	PROPOSED SANITARY MANHOLE
(Symbol)	PROPOSED STORM/SANITARY CLEANOUT
(Symbol)	PROPOSED WATER STRUCTURES
(Symbol)	PROPOSED LIGHT POLES
(Symbol)	PROPOSED TRANSFORMER PAD

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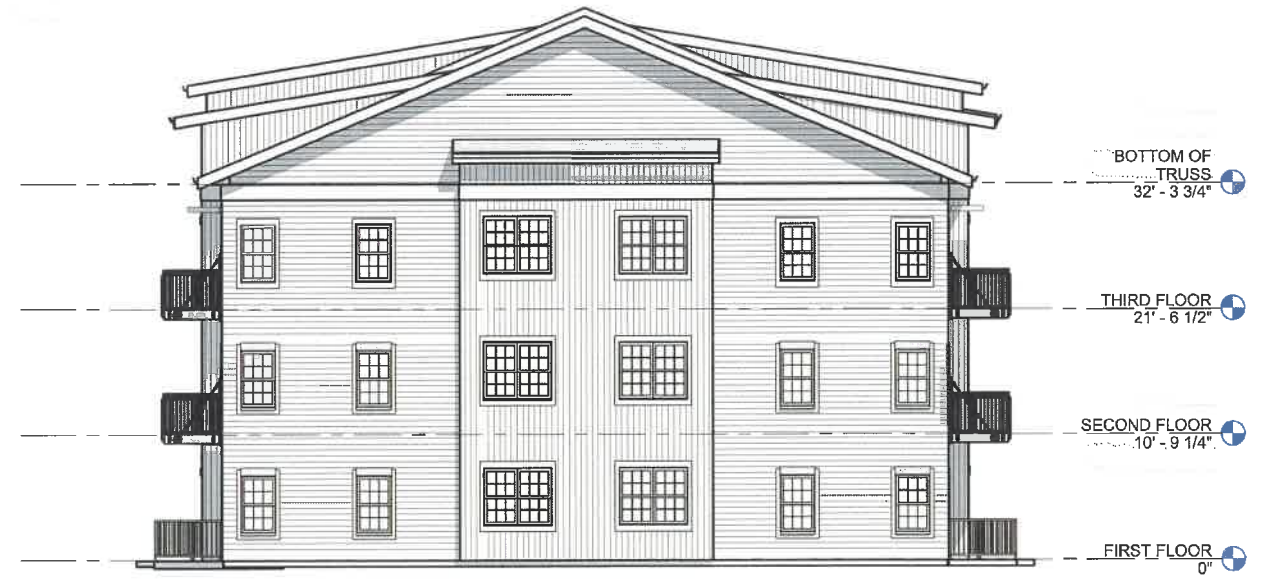
<p>©2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM</p>	<p>AS NOTED</p> <p>DESIGNED BY: MJT</p> <p>DRAWN BY: NJB</p> <p>CHECKED BY: MJT</p>	<p>NO. _____</p> <p>DATE _____</p> <p>BY _____</p>
	<p>NOT APPROVED FOR CONSTRUCTION</p>	
<p>ANNEX</p>		
<p>UTILITY PLAN</p>		
<p>UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS</p>		
<p>ORIGINAL ISSUE: 10/1/2021</p> <p>KHA PROJECT NO. 170096004</p> <p>SHEET NUMBER</p>		
<p>C6.0</p>		

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3 SIDE ELEVATION 2  
1/8" = 1'-0"

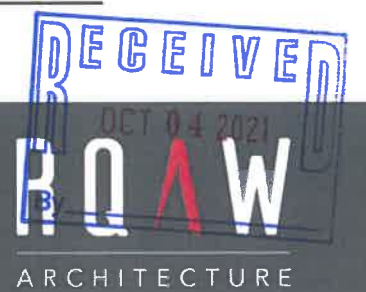


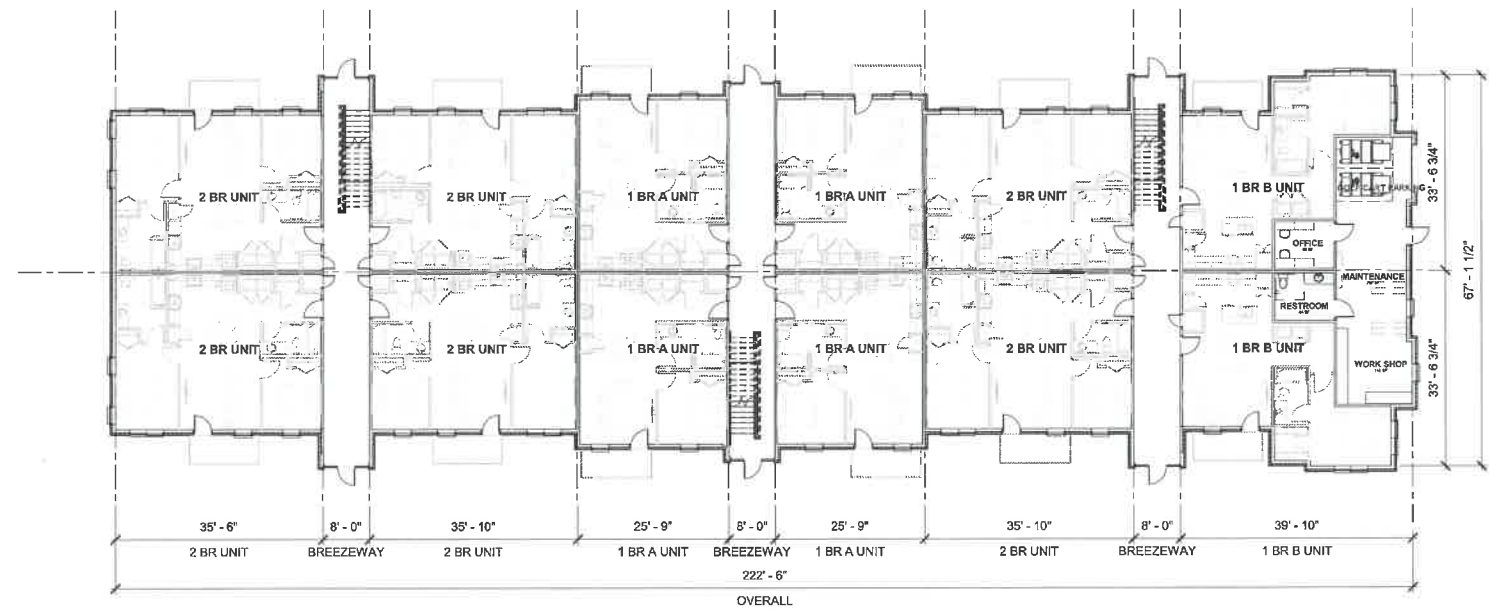
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1/8" = 1'-0"



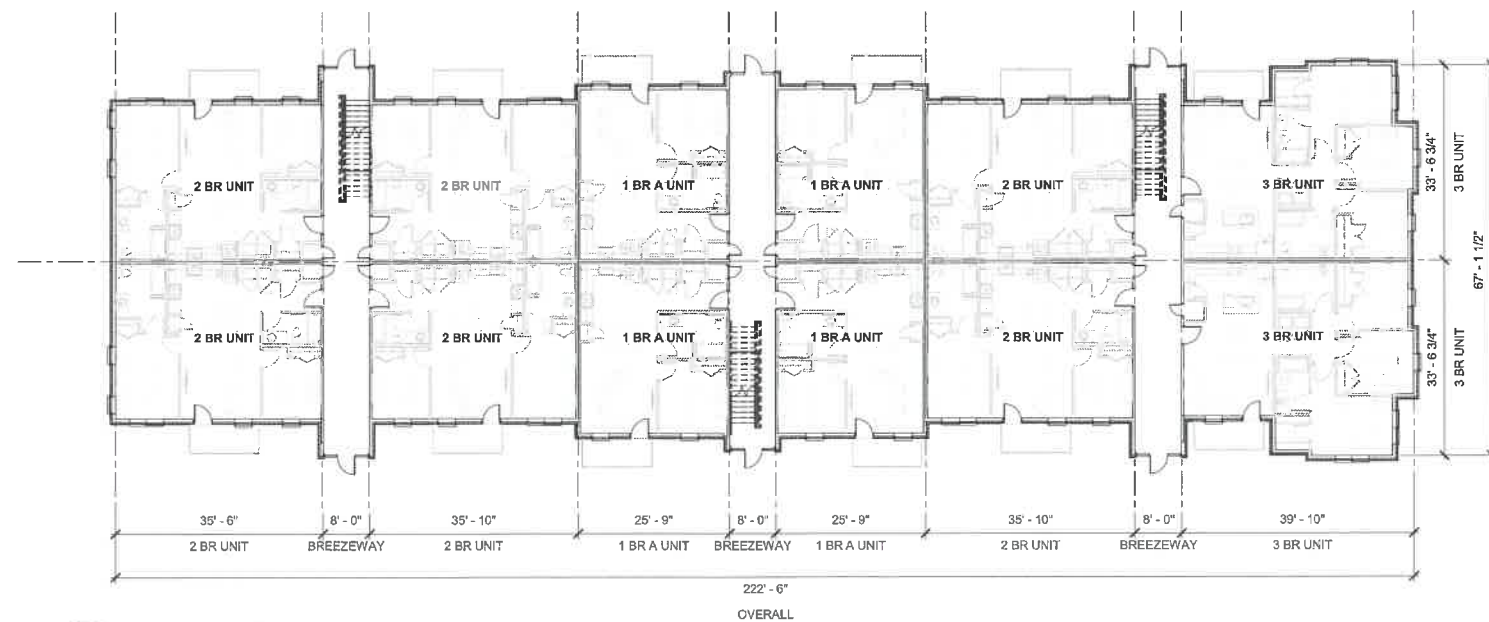
1 FRONT/REAR ELEVATION  
1/8" = 1'-0"

The Annex Group  
City of Huber Heights Review - Building Elevations  
09/24/2021



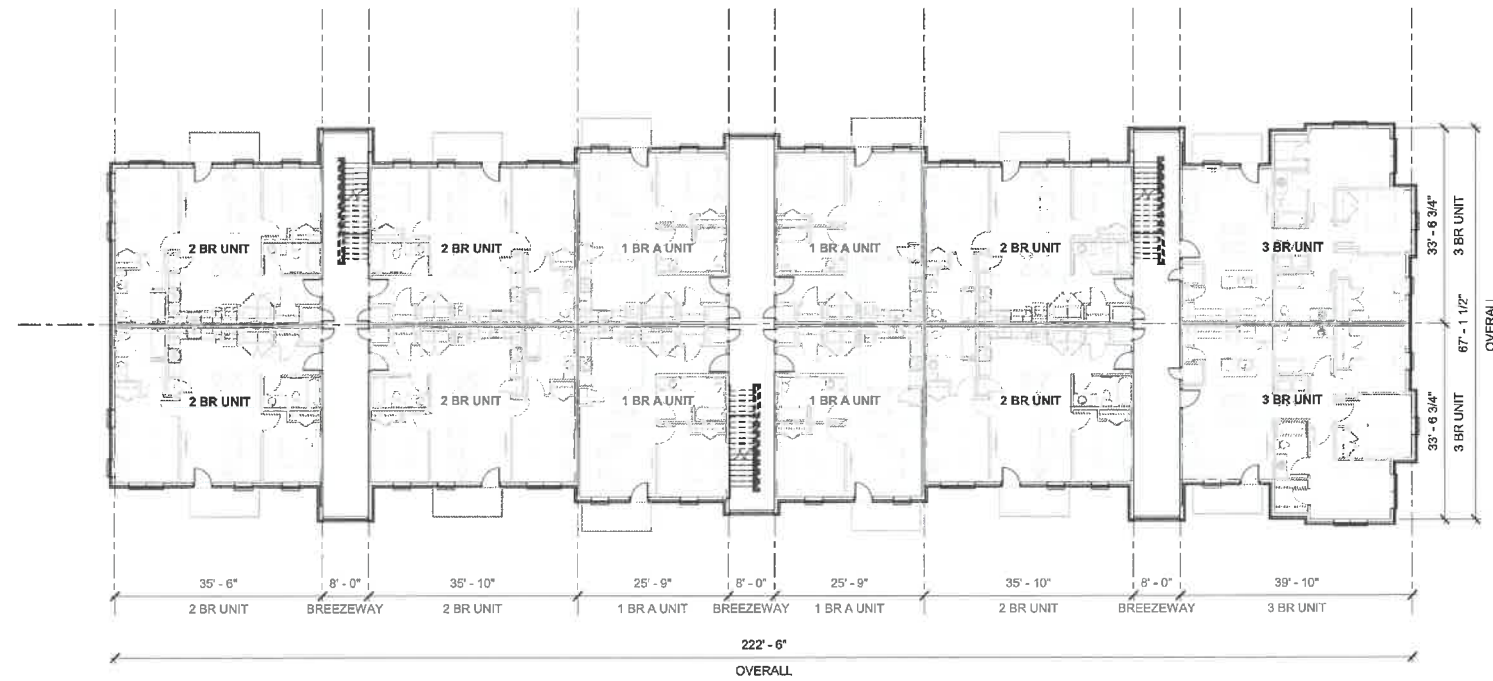


**3 FIRST FLOOR BUILDING PLAN WITH MAINTENANCE**  
 1/16" = 1'-0"

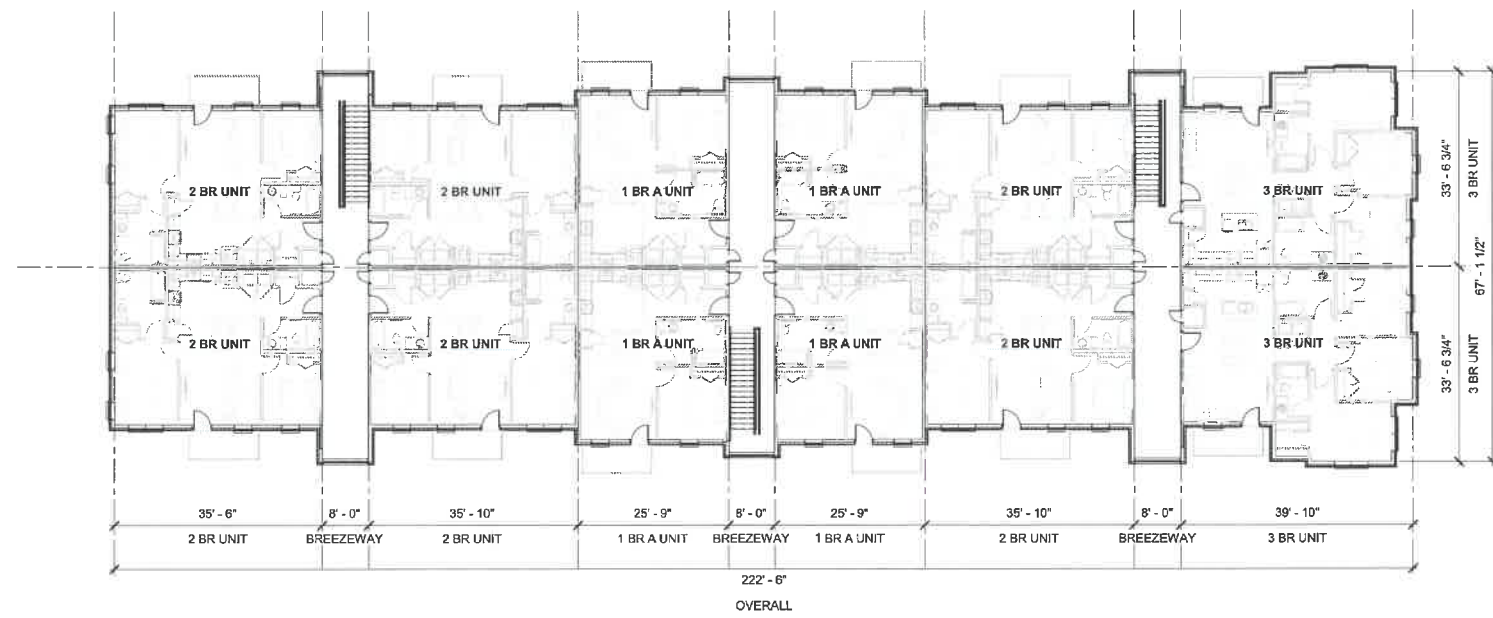


**1 TYPICAL FIRST FLOOR BUILDING PLAN**  
 1/16" = 1'-0"

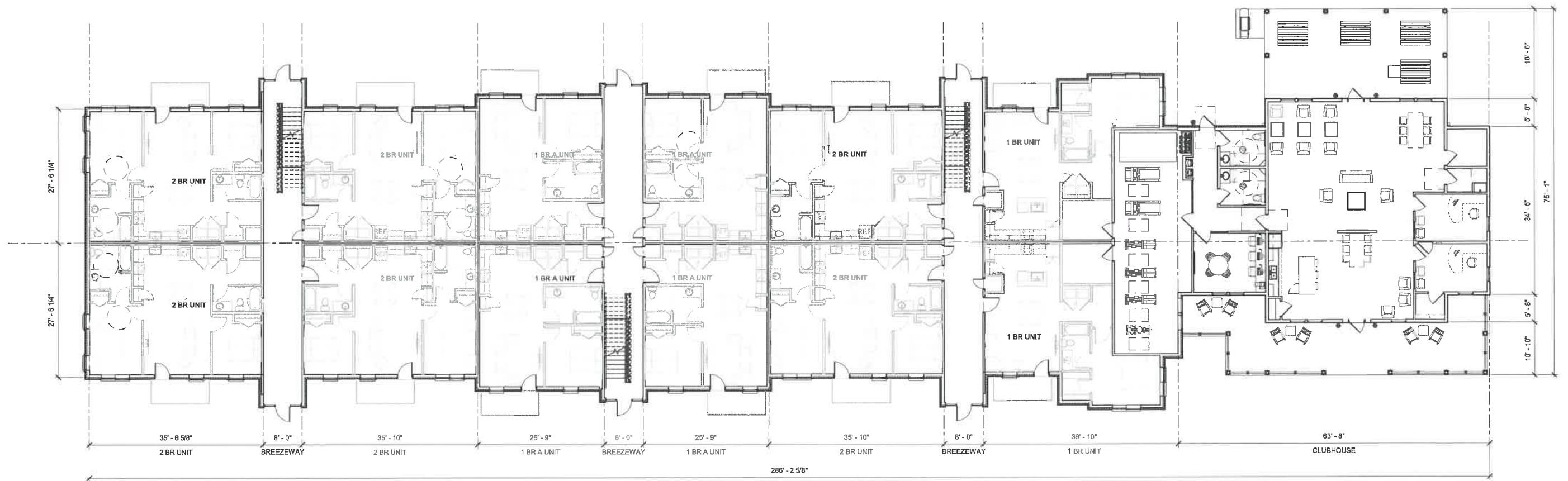




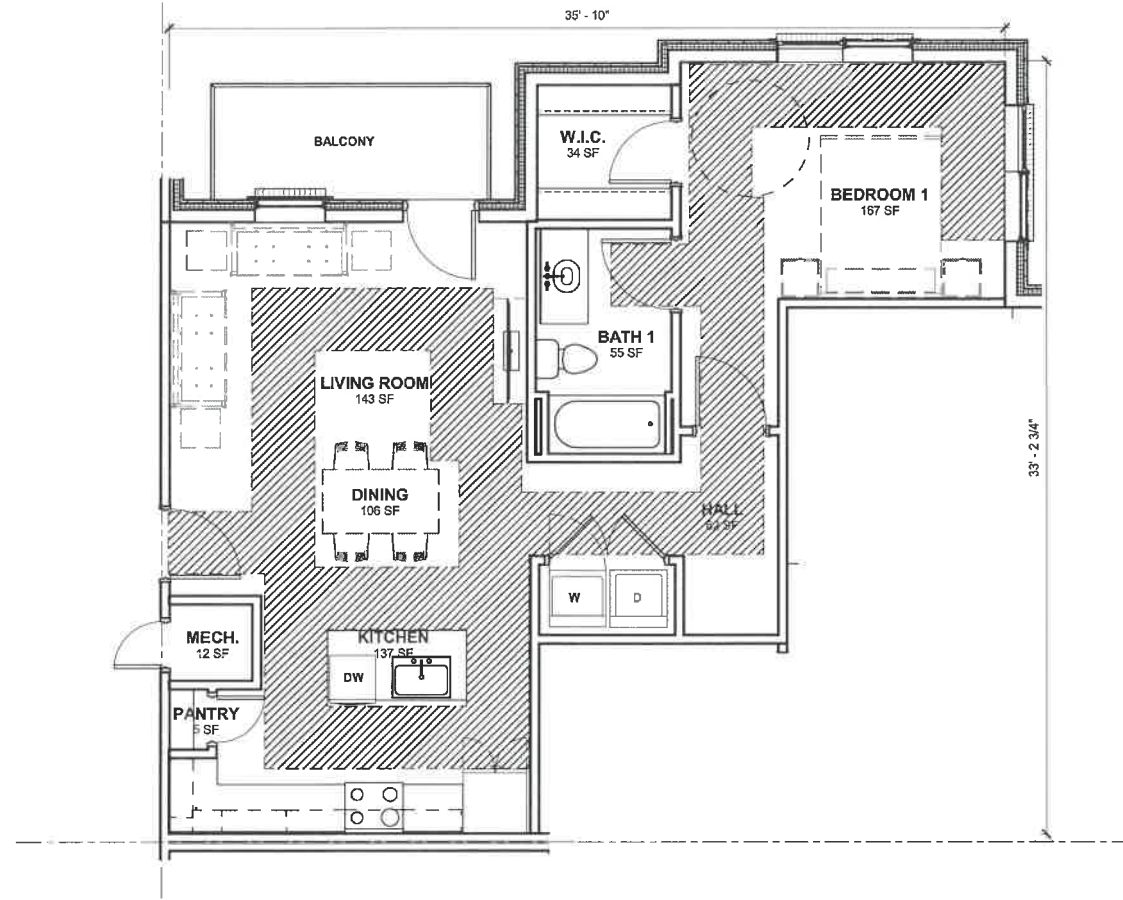
**2 TYPICAL THIRD FLOOR BUILDING PLAN**  
 1/16" = 1'-0"



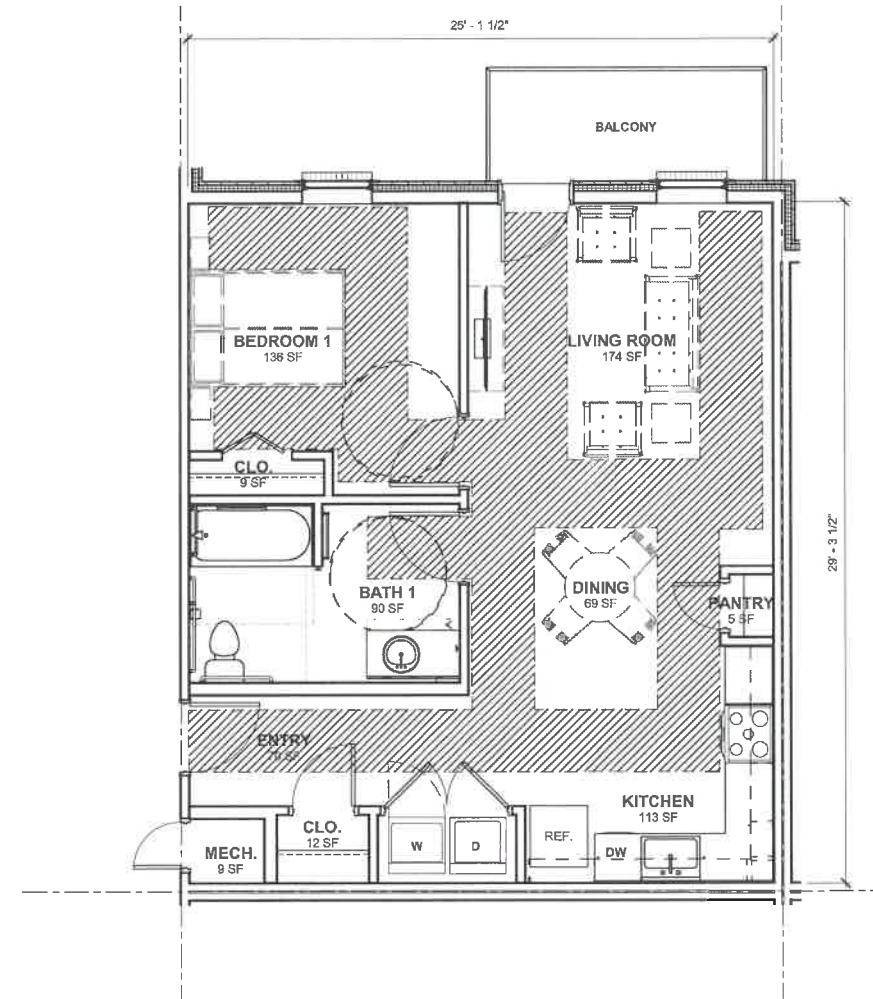
**1 TYPICAL SECOND FLOOR BUILDING PLAN**  
 1/16" = 1'-0"



1 FIRST FLOOR BUILDING PLAN WITH CLUBHOUSE  
 3/32" = 1'-0"



2 1 BR 1 BA B ENLARGED UNIT PLAN  
1/4" = 1'-0"

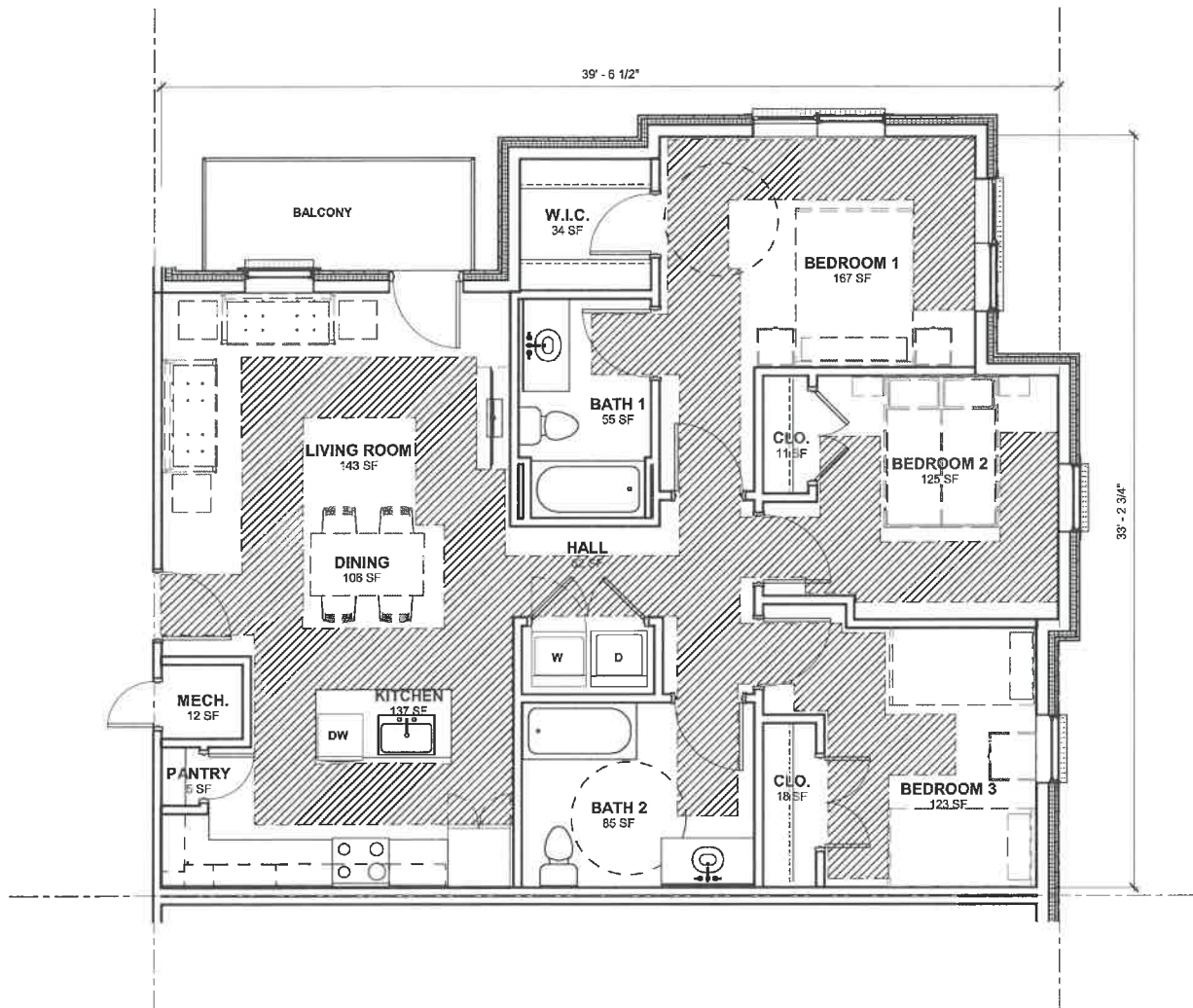


1 1 BR 1 BA A ENLARGED UNIT PLAN  
1/4" = 1'-0"

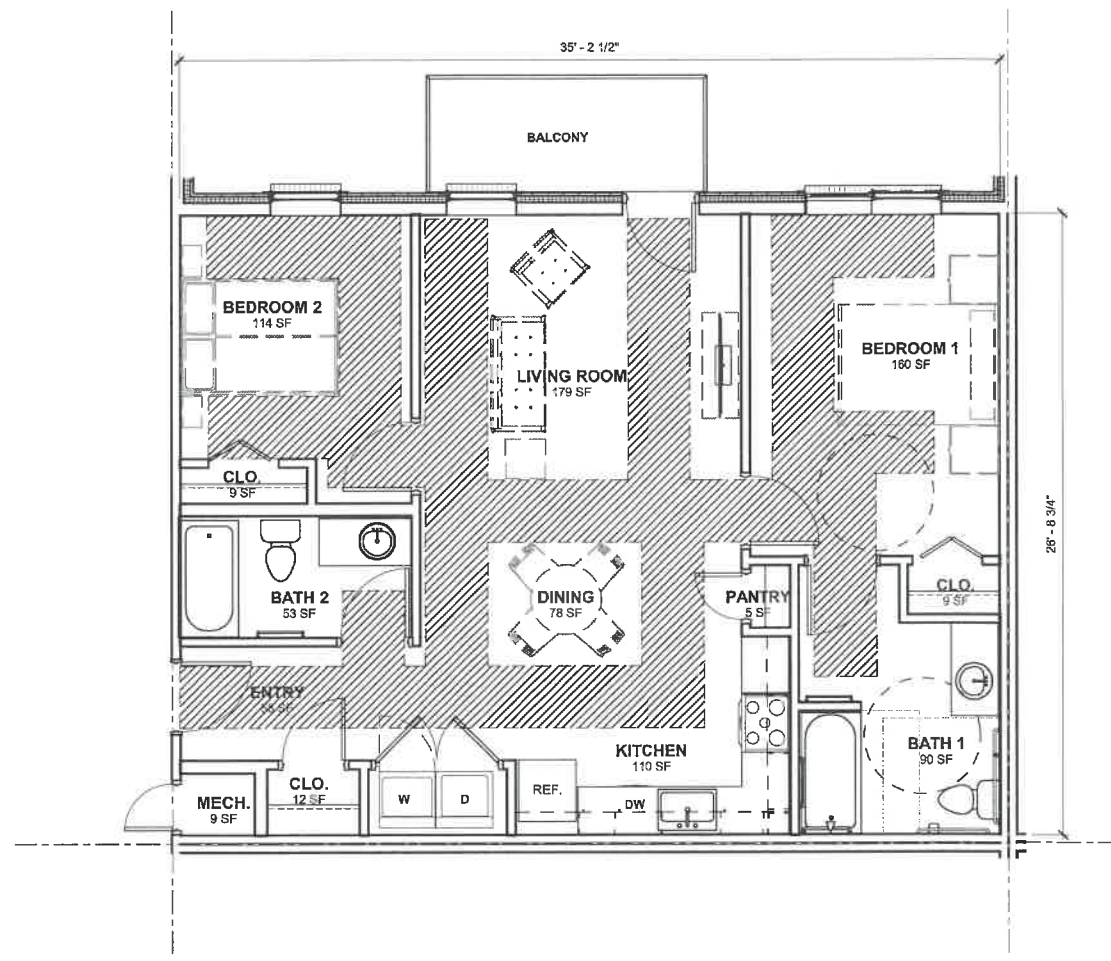
 3" CLEAR FLOOR SPACE

 LEGEND  
1/8" = 1'-0"





2 3BR 2BA ENLARGED UNIT PLAN  
1/4" = 1'-0"



1 2BR 2BA ENLARGED UNIT PLAN  
1/4" = 1'-0"

 32" CLEAR FLOOR SPACE

LEGEND  
1/8" = 1'-0"

### Unit Tabulation

Unit Type - Typical	1-BR	2-BR	3BR	Total
<b>Building type 1</b>				
Level 1	4	6	2	12
Level 2	4	6	2	12
Level 3	4	6	2	12
<b>Units per building</b>	<b>12</b>	<b>18</b>	<b>6</b>	<b>36</b>
QTY of Bldgs	48	72	24	144
4				
<b>RQAW Recommended Unit Count</b>	<b>48</b>	<b>72</b>	<b>24</b>	<b>144</b>

Unit Type - Clubhouse & Maintenance	1-BR	2-BR	3BR	Total
<b>Building type 1</b>				
Level 1	6	6	0	12
Level 2	4	6	2	12
Level 3	4	6	2	12
<b>Units per building</b>	<b>14</b>	<b>18</b>	<b>4</b>	<b>36</b>
QTY of Bldgs	28	36	8	72
2				
<b>RQAW Recommended Unit Count</b>	<b>28</b>	<b>36</b>	<b>8</b>	<b>72</b>
<b>Grand Totals</b>	<b>76</b>	<b>108</b>	<b>32</b>	<b>216</b>

#### 1st floor

2	2	1	1	2	3
2	2	1	1	2	3

#### 2nd floor

2	2	1	1	2	3
2	2	1	1	2	3

#### 3rd floor

2	2	1	1	2	3
2	2	1	1	2	3

2	2	1	1	2	1
2	2	1	1	2	1

#### 2nd floor

2	2	1	1	2	3
2	2	1	1	2	3

#### 3rd floor

2	2	1	1	2	3
2	2	1	1	2	3



# UNION AT CHAMBERSBURG

## *Traffic Impact Study*

Huber Heights, Ohio

October 2021

Prepared for:  
**The Annex Group**

Prepared by:

**Kimley»»Horn**





## TABLE OF CONTENTS

Introduction.....	1
Development Characteristics.....	9
Analyses.....	13
Summary.....	17
Technical Appendix.....	18

## LIST OF TABLES AND FIGURES

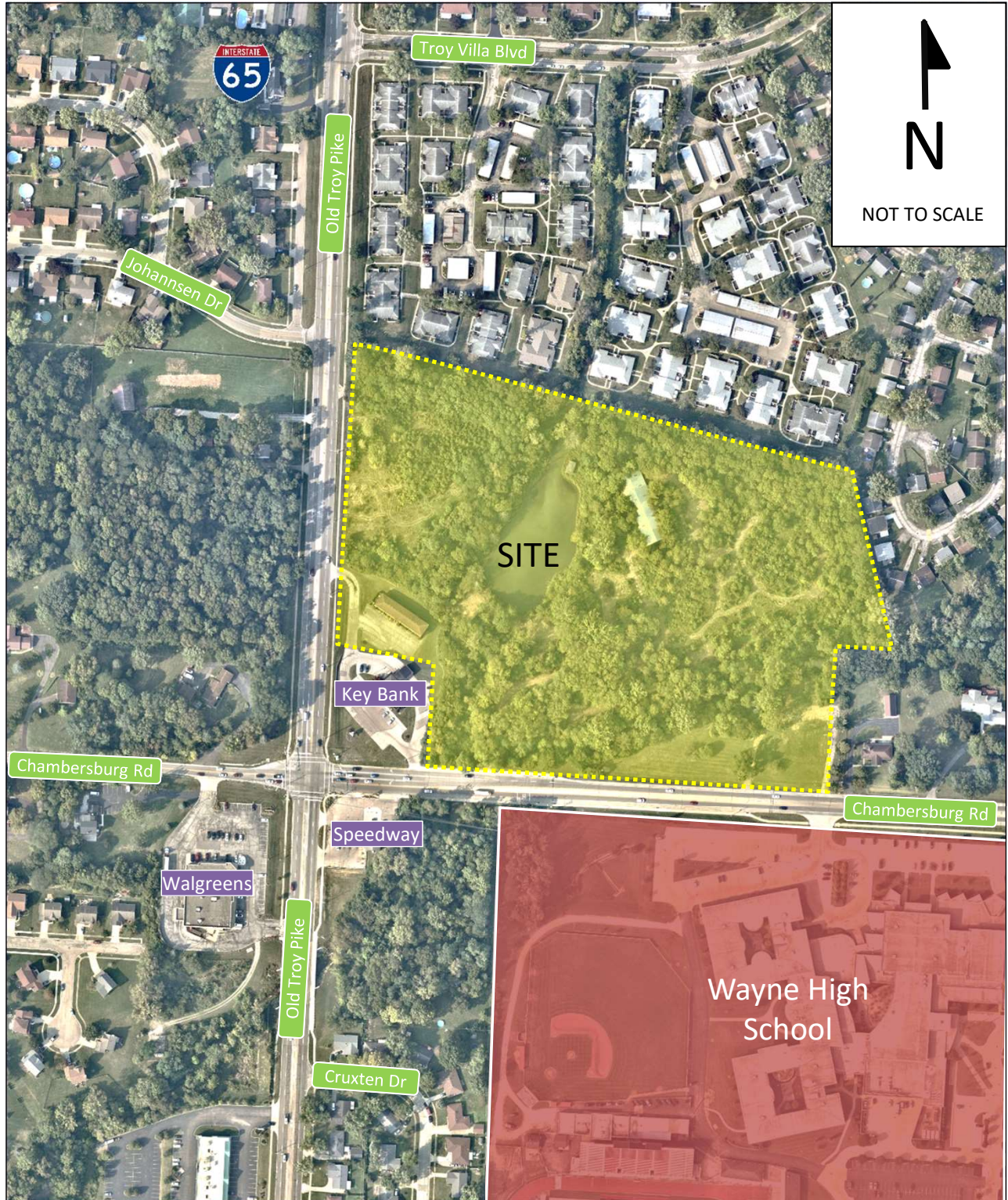
Table 1: ITE Trip Generation Data for the Existing Bank.....	5
Table 2: Existing Bank Trip Generation.....	5
Table 3: ITE Trip Generation Data.....	9
Table 4: Site-Generated Traffic Projections.....	9
Table 5: Estimated Trip Distribution.....	10
Table 6: Level of Service Grading Descriptions <sup>1</sup> .....	13
Table 7: Level of Service Grading Criteria <sup>1</sup> .....	14
Table 8: Intersection Capacity Analysis for Existing Conditions and Future Year 2023 No-Build Conditions.....	14
Table 9: Intersection Capacity Analysis for Future Year 2023 Build Conditions.....	15
Figure 1 - Site Location Map.....	2
Figure 2 – Existing Traffic Volumes.....	4
Figure 3 – Future (2023) No-Build Traffic Projections.....	7
Figure 4 – Existing Bank Trip Adjustments.....	8
Figure 5 – Site Generated Trips.....	11
Figure 6 – Future (2023) Build Traffic Projections.....	12

## INTRODUCTION

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the Annex Group to perform a traffic impact study for a proposed multifamily development called “Union at Chambersburg”. The proposed 19.5-acre site, illustrated in **Figure 1**, is generally located north of Chambersburg Road and east of Old Troy Pike in Huber Heights, Ohio. The existing site has a vacant office building just north of the bank on the northeast corner of Old Troy Pike and Chambersburg Road intersection. The rest of the property is a wooded lot with another existing structure on the rear of the property just east of the existing wet pond. Neither this structure nor the office building will remain with this project.

The proposed multifamily residential development includes a total of 216 dwelling units, distributed equally across six residential buildings, each with 36 dwelling units. There are 3 access driveways proposed to serve the site – two along Old Troy Pike and one additional access provided along Chambersburg Road.

This report presents and documents the study methodology, summarizes data collection and development traffic characteristics, highlights the evaluation of traffic conditions on the study intersections and roadways, and identifies recommendations to address operational impacts and integrate the proposed multifamily development into the surrounding transportation system.





## Existing Conditions

Kimley-Horn conducted a review of the subject site and surrounding area to inventory relevant information pertaining to nearby land uses, inventory key transportation system characteristics, and document existing traffic control. This section of the report details information on these existing conditions.

## Area Land Uses

The Union at Chambersburg development site is mostly wooded with an existing wet pond in the center and has a couple buildings to be removed. The surrounding areas to the north, east, and west are all residential. Directly adjacent to the southwest corner of the site is a bank which will share an access drive along Old Troy Pike. Directly across Chambersburg Road to the south of the site is Wayne High School which has 3 access drives along the south side of Chambersburg Road.

## Roadway Characteristics

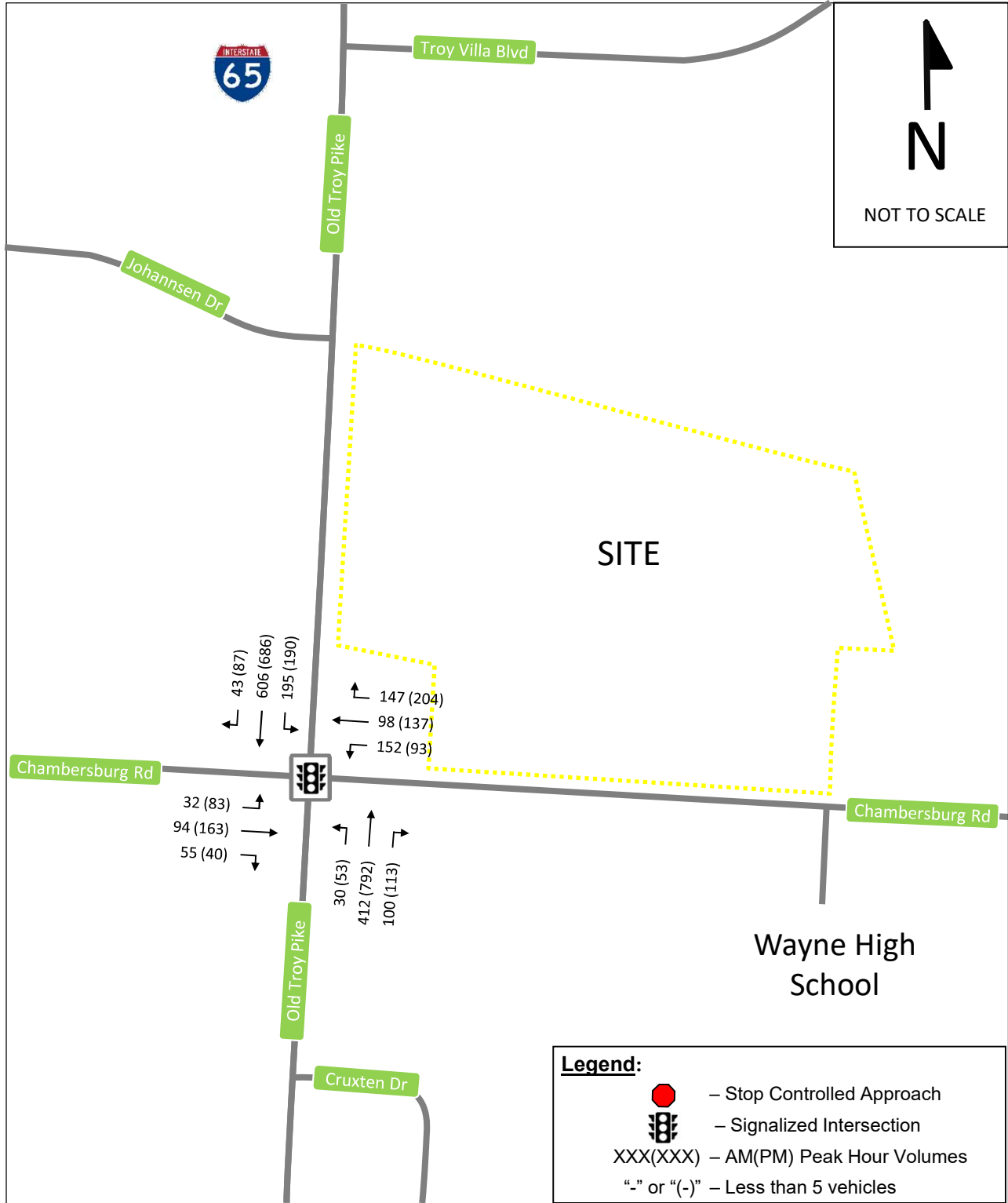
Interstate 70 and the Old Troy Pike interchange is over a mile north of the site, providing regional connectivity to Columbus (east) and Indianapolis (west). The subject site will be primarily served by Old Troy Pike and Chambersburg Road. General descriptions of these roadways are summarized below.

**Old Troy Pike** is a north-south arterial road located immediately west of the proposed site. Old Troy Pike provides two lanes of travel in each direction with a continuous center left turn lane. Old Troy Pike has a dedicated left-turn lane, thru lane, and shared thru and right-turn lane on both the northbound and southbound approaches to the Chambersburg Road intersection. The posted speed limit is 35 mph on Old Troy Pike, which is defined as a principal arterial road per the Ohio Department of Transportation (ODOT) functional classification map for Montgomery County.

**Chambersburg Road** is an east-west street located along the southern boundary of the proposed site. Chambersburg Road provides a single lane of travel in each direction with a continuous center left turn lane east of Old Troy Pike. The eastbound approach at the Old Troy Pike intersection has a short protected left turn lane and a shared thru/right turn lane. The westbound approach has a dedicated left turn, thru, and right turn lanes on Chambersburg Road. The posted speed limit is 35 mph on Chambersburg Road, which is defined as a minor arterial road per the ODOT's functional classification map for Montgomery County.

## Existing Traffic Volumes

The City of Huber Heights provided traffic count data for use in this traffic study. This data was collected on Thursday, March 22, 2018 and contained turning movement counts for the morning (7:15-8:15 AM) and evening (4:30-5:30 PM) peak hours, coinciding with the anticipated peak hours of traffic activity on the adjacent roadways and the proposed residential development. Existing peak hour vehicle traffic volumes are presented in **Figure 2**.



## Background Traffic Growth

Area background traffic was developed with consideration for regional traffic growth over time. In order to estimate the growth in the ambient levels of traffic in the study area, an annual growth rate was applied to existing traffic volumes in the study area.

It is anticipated that the development will be fully occupied by 2023; therefore Year 2023 was used as the analysis horizon for the future condition analysis. Based on a review of historic average annual daily traffic (AADT) volumes on Old Troy Pike (increasing over time) and Chambersburg Road (decreasing over time), a conservative overall annual growth rate of 1.5 percent was assumed and applied for a period of five years (Year 2018 to Year 2023) to the existing volumes in the study area in order to estimate an increase in future background traffic unrelated to the development or changes in traffic patterns. Projected Year 2023 background peak hour vehicle traffic volumes are presented in **Figure 3**.

## Background Traffic Adjustment

The Union at Chambersburg development plans to use the bank’s existing access drive along Old Troy Pike. Additionally, the bank has another access drive approximately 200 feet east of Old Troy Pike along the north side of Chambersburg Road. The bank’s traffic volumes are reflected in the traffic counts at the Old Troy Pike/Chambersburg Road intersection, but volumes at the site access driveways are not available. In order to estimate the number of trips generated by the bank at the existing access driveways, data published in the Institution of Transportation Engineers’ (ITE) Trip Generation, Tenth Edition was referenced. Trip generation rates for a Drive-In Bank, similar to the existing Key Bank, are shown in **Table 1**. **Table 2** shows the calculated daily trips and peak hour volumes estimated for this bank.

**Table 1: ITE Trip Generation Data for the Existing Bank**

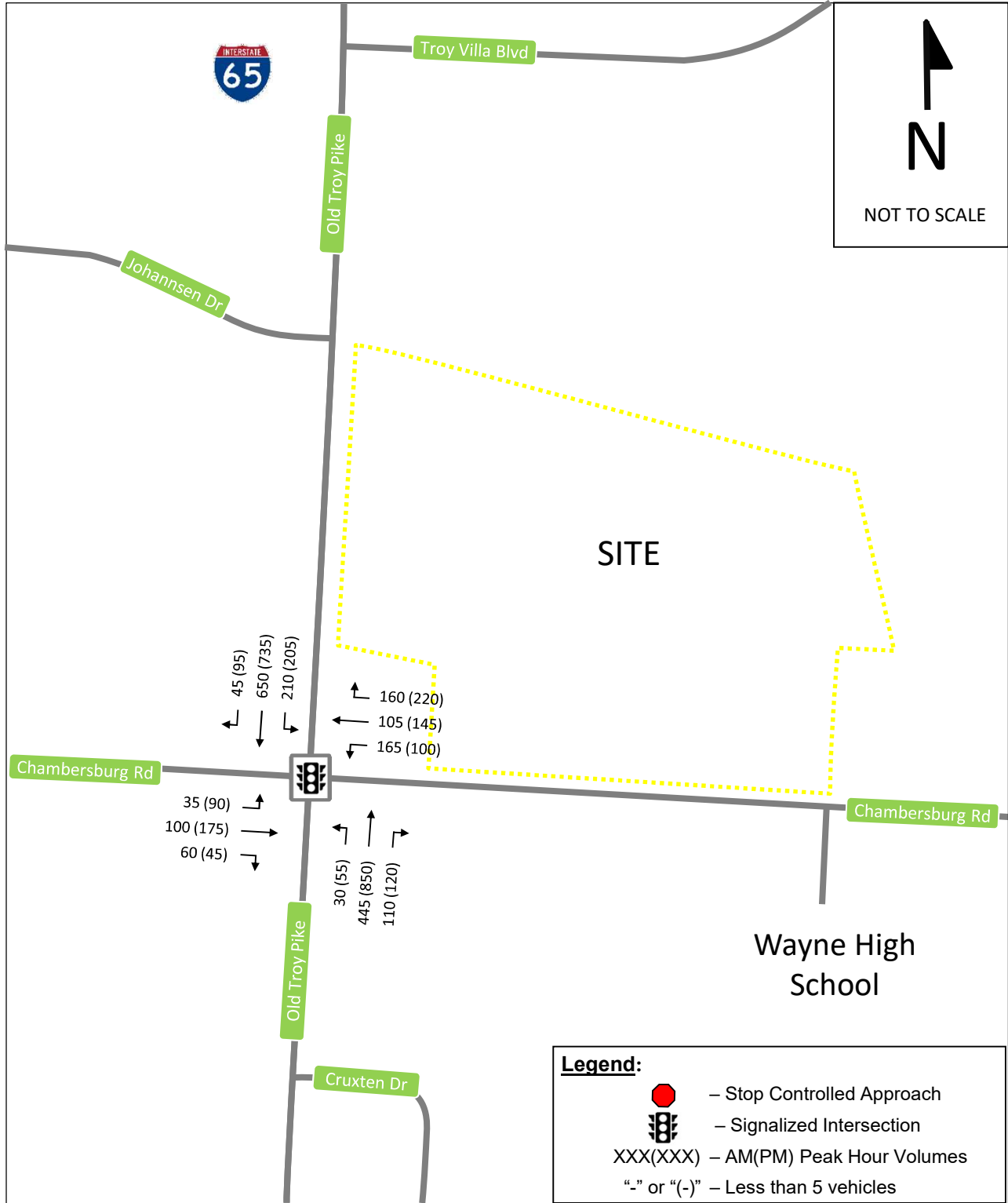
ITE Land Use	Unit	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Drive-in Bank (LUC 912))	Per 1,000 SF of GFA	100.03 Avg. Trips/Unit 50% in / 50% out	9.50 Avg. Trips/Unit 58% in / 42% out	20.45 Avg. Trips/Unit 50% in / 50% out

**Table 2: Existing Bank Trip Generation**

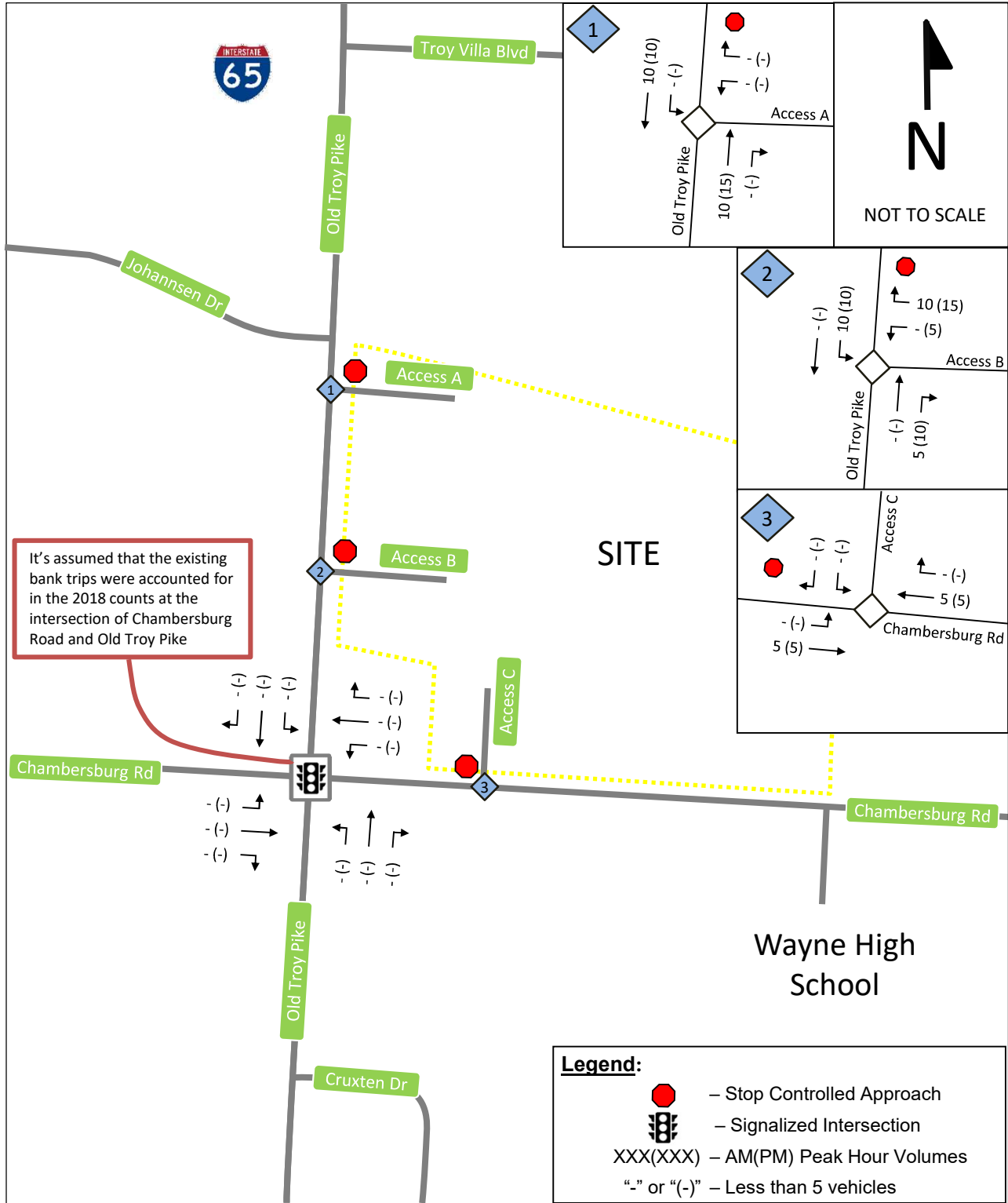
Land Use	Size	Weekday						
		Daily	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Drive-in Bank (LUC 912)	~4,000 SF	400	25	15	20	40	40	80

Assuming half of the bank trips will use Access B on Old Troy Pike and the other half will use the existing access on Chambersburg Road, the estimated peak hour generated trips shown in Table 2 were assigned to the network. The bank trip adjustments to the peak hour turning movement

projections in Year 2023 are shown in **Figure 4**. It should be noted that no adjustments were applied at the signalized intersection of Old Troy Pike and Chambersburg Road as these trips are already accounted for in the existing volumes collected in 2018.







## DEVELOPMENT CHARACTERISTICS

This section of the report outlines key characteristics for the proposed multifamily development and estimates the site’s trip generation and distribution on the study area street system during peak hours.

### Development Plan

The proposed development is a multifamily residential community on a 19.5-acre property. Access to the site is planned via two access drives on Old Troy Pike and an additional access drive on Chambersburg Road. The proposed site plan showing the access location and site layout is provided in the Appendix. The site is assumed to be built and occupied by 2023, which is the analysis horizon for this traffic study.

The proposed multifamily residential community will be comprised of the following characteristics:

#### Residential Units

Total Dwelling Units: 216 Dwelling Units (6 Buildings & 36 Units/Building)

#### Parking

Total Vehicle Parking: 322 Spaces (*incl. 14 ADA spaces*)

### Trip Generation

In order to calculate trips generated by the proposed development plan, data was referenced from ITE’s Trip Generation, Tenth Edition. Trip generation rates for the ITE Land Use Code (LUC) corresponding to the proposed use are shown in **Table 3**. Per these assumptions, site-generated traffic projections are presented in **Table 4**.

**Table 3: ITE Trip Generation Data**

ITE Land Use	Unit	Weekday		
		Daily	AM Peak Hour	PM Peak Hour
Multifamily Housing (Mid-Rise) (LUC 221)	Per Dwelling Unit	5.44 Avg. Trips/Unit 50% in / 50% out	0.36 Avg. Trips/Unit 26% in / 74% out	0.44 Avg. Trips/Unit 61% in / 39% out

**Table 4: Site-Generated Traffic Projections**

Land Use	Size	Daily	Weekday					
			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	216 Units	1,175	20	60	80	50	45	95

The Union at Chambersburg multifamily development is estimated to generate 1,175 daily weekday trips. In the morning peak hour, an estimated 80 trips will arrive at or depart the site, while the afternoon is expected to generate 95 trips total.

## Directional Distribution

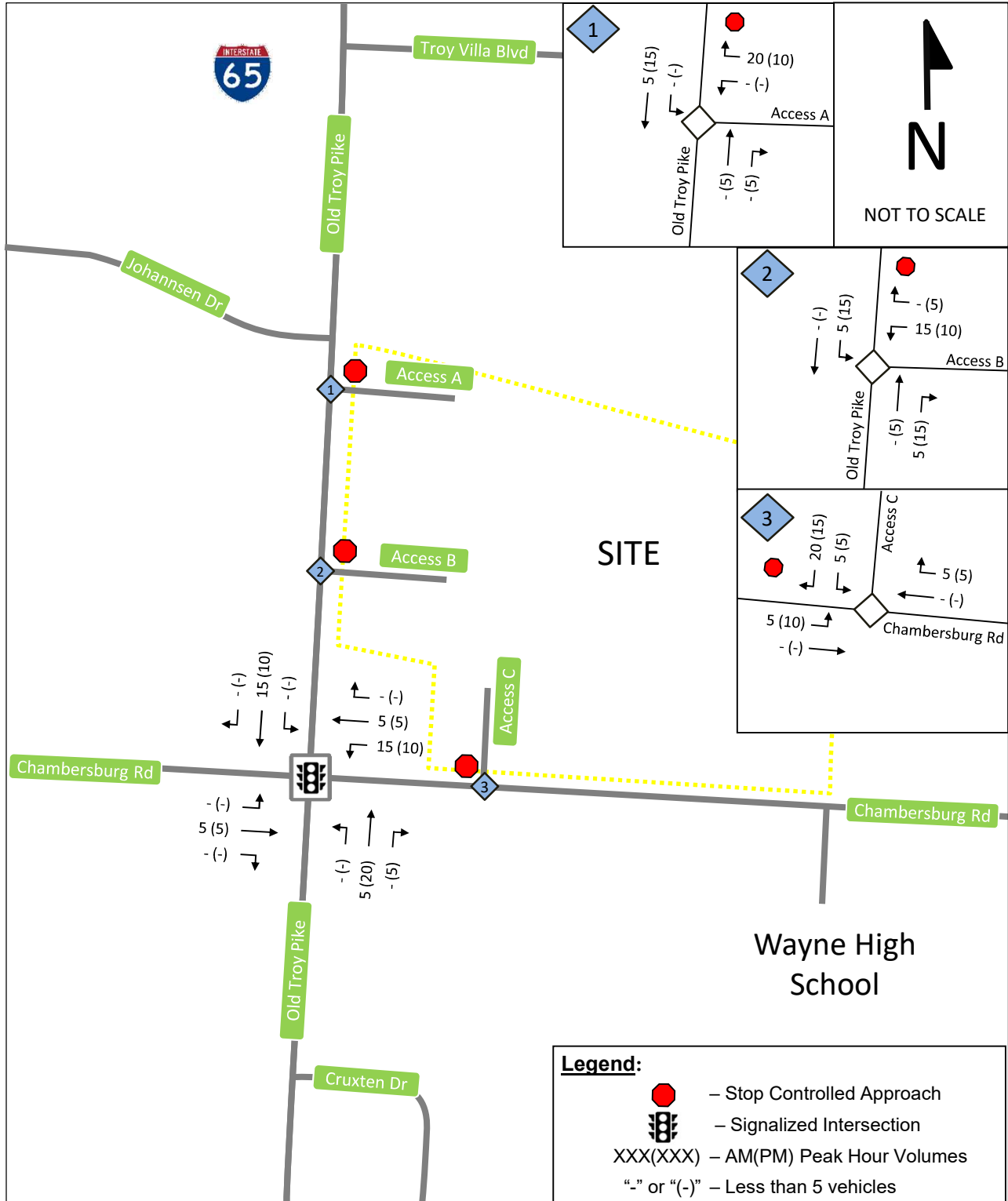
The estimated distribution of site-generated traffic on the surrounding roadway network as it approaches and departs the site is a function of several variables, such as site access locations, characteristics of the street system, the ease with which motorists can travel over various sections of the street system, key origins and destinations, and prevailing traffic volumes/patterns. As such, the directional distribution shown in **Table 5** presents the anticipated directional distribution from which vehicles will travel to and from the site.

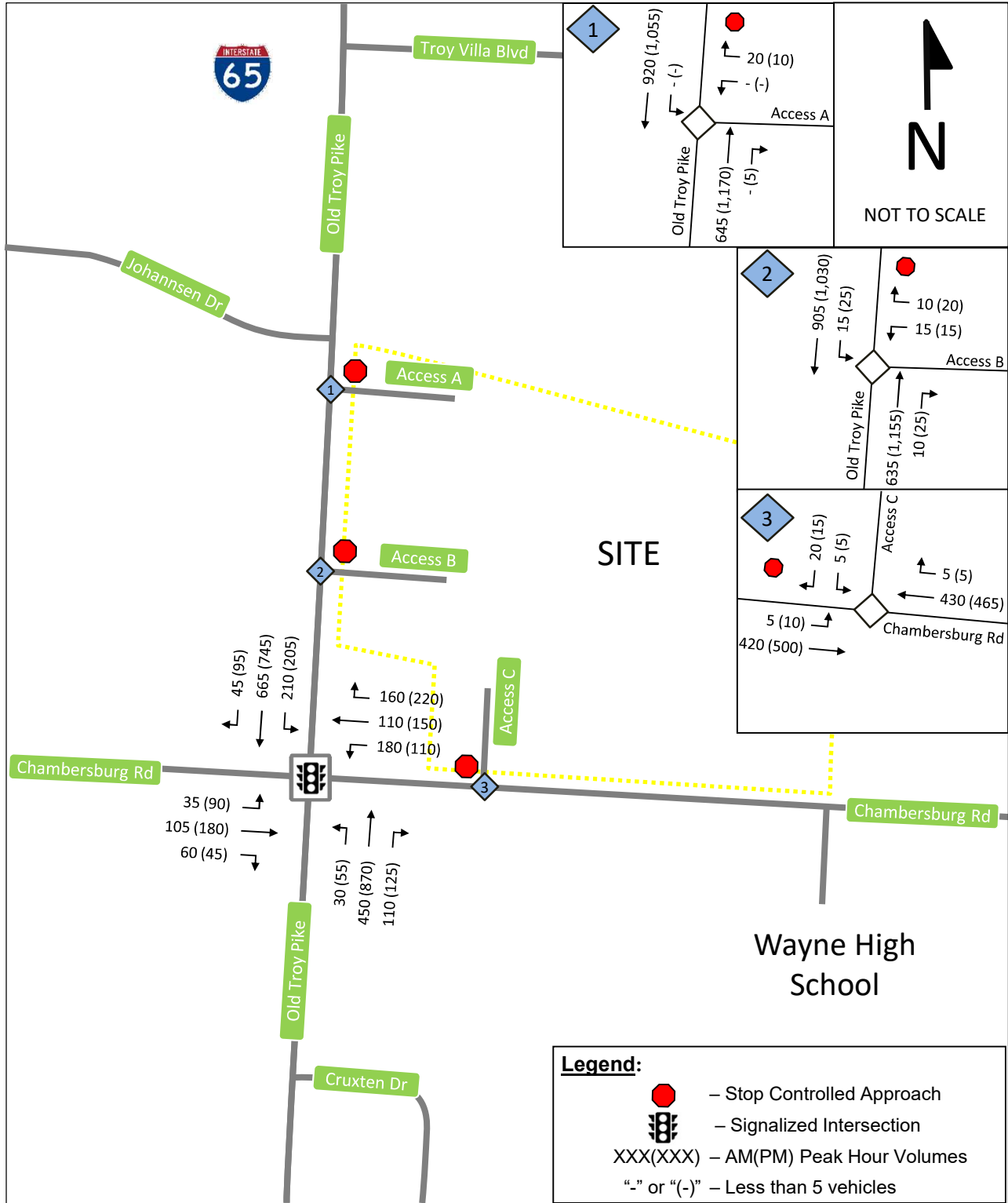
**Table 5: Estimated Trip Distribution**

Traveling to/from	Estimated Trip Distribution
North via Old Troy Pike	35%
South via Old Troy Pike	45%
East via Chambersburg Road	10%
West via Chambersburg Road	10%
<b>Total</b>	<b>100%</b>

## Site Traffic Assignment

The Union at Chambersburg development proposes three full access driveways to serve the site. These are identified as Access A and Access B (the existing northern and southern, respectively, bank access drives) on Old Troy Pike and Access C on Chambersburg Road. Based on the preceding directional distribution assumptions in conjunction with the estimated trip generation, the site trip assignments across the study area network are illustrated on **Figure 5**. The future traffic projections for Year 2023, including this development plan, is shown on **Figure 6**.





## ANALYSES

This section of the report provides an overview of the capacity analysis conducted for key intersections in the site vicinity under existing and future traffic conditions, evaluates site access conditions, and highlights recommended improvements to address identified issues.

### Capacity Analysis

Per INDOT standards, Synchro capacity software was used to evaluate existing and future operational conditions at the study intersections during the weekday peak hours. The capacity of an intersection quantifies its ability to accommodate traffic volumes and is expressed in terms of level of service (LOS), measured in average delay per vehicle. LOS grades range from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions). For the capacity analysis criteria, most review agencies consider acceptable conditions at LOS D or better.

The LOS grades shown below, which are provided in the Transportation Research Board’s Highway Capacity Manual (HCM), quantify, and categorize the driver’s discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 6**.

**Table 6: Level of Service Grading Descriptions<sup>1</sup>**

Level of Service	Description <sup>1</sup>
A	Minimal control delay: traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	High control delay; average travel speed no more than 33 percent of free flow speed.
F	Extremely high control delay: extensive queuing and high volumes create exceedingly restricted traffic flow.

<sup>1</sup>Highway Capacity Manual, 6th Edition.

The range of control delay for each rating (as detailed in the HCM) is shown in **Table 7**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, note that higher delays are tolerated for the corresponding LOS ratings.

**Table 7: Level of Service Grading Criteria<sup>1</sup>**

Level of Service	Average Control Delay (s/veh) at:	
	Unsignalized Intersections	Signalized Intersections
A	0 – 10	0 – 10
B	> 10 – 15	> 10 – 20
C	> 15 – 25	> 20 – 35
D	> 25 – 35	> 35 – 55
E	> 35 – 50	> 55 – 80
F <sup>2</sup>	> 50	> 80

<sup>1</sup>Highway Capacity Manual, 6<sup>th</sup> Edition

<sup>2</sup>All movements with a Volume to Capacity (v/C) ratio greater than 1 receive a rating of LOS F.

Synchro software was utilized to evaluate capacity of the study intersections (reported by approach and critical movements) for the weekday morning and evening peak hours. **Table 8** summarizes the capacity analysis results for existing traffic conditions and the future Year 2023 scenario without the proposed development (no-build). **Tables 9** summarizes the capacity analysis for the future Year 2023 scenario with the proposed development (build). Additional capacity analysis details for the study intersections are provided using HCM 6<sup>th</sup> Edition reports included in the Appendix.

**Table 8: Intersection Capacity Analysis for Existing Conditions and Future Year 2023 No-Build Conditions**

Intersection	Existing Conditions				Future 2023 No-Build Conditions			
	AM Peak		PM Peak		AM Peak		PM Peak	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
<i>Old Troy Pike / Chambersburg Rd</i> ★								
Eastbound	63	E	63	E	63	E	64	E
Westbound	59	E <sup>1</sup>	51	D	61	E <sup>1</sup>	52	D <sup>1</sup>
Northbound	44	D	46	D	46	D	49	D
Southbound	34	C	32	C	36	D	33	C
<i>Overall</i>	<i>45</i>	<i>D</i>	<i>44</i>	<i>D</i>	<i>46</i>	<i>D</i>	<i>46</i>	<i>D</i>

★ – Signalized Intersection

<sup>1</sup>Left-turn movement operates at LOS F.

**Table 9: Intersection Capacity Analysis for Future Year 2023 Build Conditions**

Intersection	Future (2023) Build Conditions			
	AM Peak		PM Peak	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS
<i>Old Troy Pike / Chambersburg Rd</i> ★				
Eastbound	63	E	64	E
Westbound	64	E <sup>1</sup>	54	D <sup>1</sup>
Northbound	46	D	51	D
Southbound	36	D	34	C
<i>Overall</i>	<i>47</i>	<i>D</i>	<i>47</i>	<i>D</i>
<i>Old Troy Pike / Access A</i> △				
Westbound	11	B	15	C
Southbound (Left)	9	A	12	B
<i>Old Troy Pike / Access B</i> △				
Westbound	15	B	22	C
Southbound (Left)	9	A	12	B
<i>Chambersburg Road / Access C</i> △				
Eastbound (Left)	8	A	9	A
Southbound	11	B	11	B

★ – Signalized Intersection  
 △ – Minor-Leg Stop-Controlled Intersection  
<sup>1</sup> Left-turn movement operates at LOS F.

## Capacity Analysis Results

### Existing Conditions

Under existing conditions, all approaches at the study intersections operate at LOS E or better in both peak periods. The Old Troy Pike approaches are expected to perform at an LOS D or better while the Chambersburg Road approaches are expected to perform at LOS E. The westbound left turn lane operates at an LOS F during the weekday morning peak hour. The 95<sup>th</sup> percentile queues for the westbound left turn lane and southbound left turn lanes exceed the available turn lane storages in the AM peak hour. The 95<sup>th</sup> percentile queues for the eastbound, northbound, and southbound left-turn lanes exceed the available turn lane storages in the PM peak hour.

### Future Conditions

Under projected future conditions without the Union at Chambersburg multifamily development, traffic conditions for the study intersection of Old Troy Pike and Chambersburg Road are expected to operate at a similar level of service as the existing conditions. The overall intersection delay is expected to increase by 1 second in the AM peak hour and 2 second in the PM peak hour, but still operate at an overall LOS D in both peak hours.

Under projected future conditions with the Union at Chambersburg multifamily development, traffic conditions for the study intersection of Old Troy Pike and Chambersburg Road are expected to operate at a similar level of service as the future Year 2023 No-Build condition. The overall



intersection is still expected to operate at an LOS D in both peak hours with additional incremental delay to each approach. The 95<sup>th</sup> percentile queues for the westbound left-turn lane also exceed the available turn lane storage in both peak hours. With the additional trips leaving Access C, the westbound left-turn lane queue increases by 1.3 vehicles in the AM and 0.9 vehicles in the PM. All other queues increase by less than one vehicle. It should be noted that the 95<sup>th</sup> percentile queue for the westbound left-turn lane is exceeded in the AM peak hour in the existing and future No-Build conditions.

In the future Year 2023 build conditions, all stop-controlled approaches at every site access drive are expected to operate at an LOS C or better.

### **Queuing Analysis**

SimTraffic software was used to analyze the queuing distances in the future Year 2023 Build Conditions to see if the westbound queues on Chambersburg Road and the southbound queues on Old Troy Pike will block the nearest site access locations.

In the AM peak hour, the analysis estimated that the 95<sup>th</sup> percentile queue on Chambersburg Road westbound approach at Old Troy Pike is 244 feet for the westbound left-turn lane and 204 feet for the westbound through lane. Although the westbound left-turn lane queue exceeds the available storage length, this queue does not block Access C and has a negligible impact on the westbound through lane. The estimated 95<sup>th</sup> percentile queue on Old Troy Pike for the southbound left turn lane is 202 feet in AM peak hour. The protected southbound left turn lane has a storage length of 130 feet and is blocked 9% of the time during the peak hour since the southbound thru lanes queue is 228 feet. While this southbound queue does not block Access B as there's approximately 380 feet available, an extension of the marked protected left turn lane should be considered to permit more vehicles to stack in the center left turn lane.

During the PM peak hour, the queuing analysis reflected similar results as the AM peak hour on Old Troy Pike. The southbound through lanes have a 95<sup>th</sup> percentile queue of 283 feet while the southbound left turn lane is 250 feet. The southbound left turn lane is blocked 20% of the time during the PM peak hour. The westbound queues on Chambersburg Road in the PM peak hour are similar to the AM peak hour. The left turn lane's 95<sup>th</sup> percentile queue is just 180 feet while the through lane is estimated at 218 feet. In the PM peak hour, the westbound left turn lane storage is block just 2% of the time from thru lane queues. There is approximately 100 feet between the end of the westbound queues and the intersection with Access C.

## SUMMARY

The proposed multifamily development plan for the Union at Chambersburg includes 216 dwelling units on a 19.5-acre site generally located north of Chambersburg Road and east of Old Troy Pike in Huber Heights, Ohio. Access to the proposed development would be provided via three access drives. Two access drives (Access A & B) are proposed along the east side of Old Troy Pike and an additional access drive (Access C) is planned along the north side of Chambersburg Road.

Based on a comparative analysis of the projected Year 2023 conditions with and without the proposed development, the changes in the average vehicle delay and levels of service are minimal, thus the proposed development is not expected to cause significant impact on area traffic operation. However, the design elements outlined below are recommended to address queuing issues:

- Old Troy Pike / Access A
  - No turn lane improvements are warranted on Old Troy Pike at this intersection.
  - Due to close proximity to the offset intersection with Johannsen Drive, this access is recommended to be limited to right-in/right-out movements only. All left-in and left-out movements from Old Troy Pike can be accommodated at Access B
- Old Troy Pike / Access B
  - No turn lane improvements are warranted on Old Troy Pike at this intersection.
  - The outbound lane on Access B is recommended to provide a single lane with shared left- and right-turn movements.
- Old Troy Pike / Chambersburg Road
  - The southbound left-turn lane is recommended, through re-striping, to be lengthened by 120 feet for a total storage length of 250 feet. This extended turn lane length would address existing queuing issues regardless of the proposed development.
- Chambersburg Road / Access C
  - No turn lane improvements are warranted on Chambersburg Road at this intersection.
  - The outbound lane on Access C is recommended to provide a single lane with shared left- and right-turn movements.

Regardless of the final configuration of the intersection geometrics, several additional items should be taken into consideration when preparing site and roadway improvement plans for the subject development. While vertical sight distance appears to be adequate and unobstructed within the study area, care should be taken with landscaping, signage, and monumentation at the site access locations to ensure that adequate horizontal sight distance is provided from the new stop bars. If alterations to the site plan or land use should occur, changes to the analysis provided within this traffic impact study may be needed.

## TECHNICAL APPENDIX

Proposed Site Plan

Existing (2018) Count Data

Existing (2018) Capacity Reports

Future (2023) No-Build Capacity Reports

Future (2023) Build Capacity Reports

Future (2023) Build Queuing Report from SimTraffic

**PROPOSED SITE PLAN**



### PAVING LEGEND

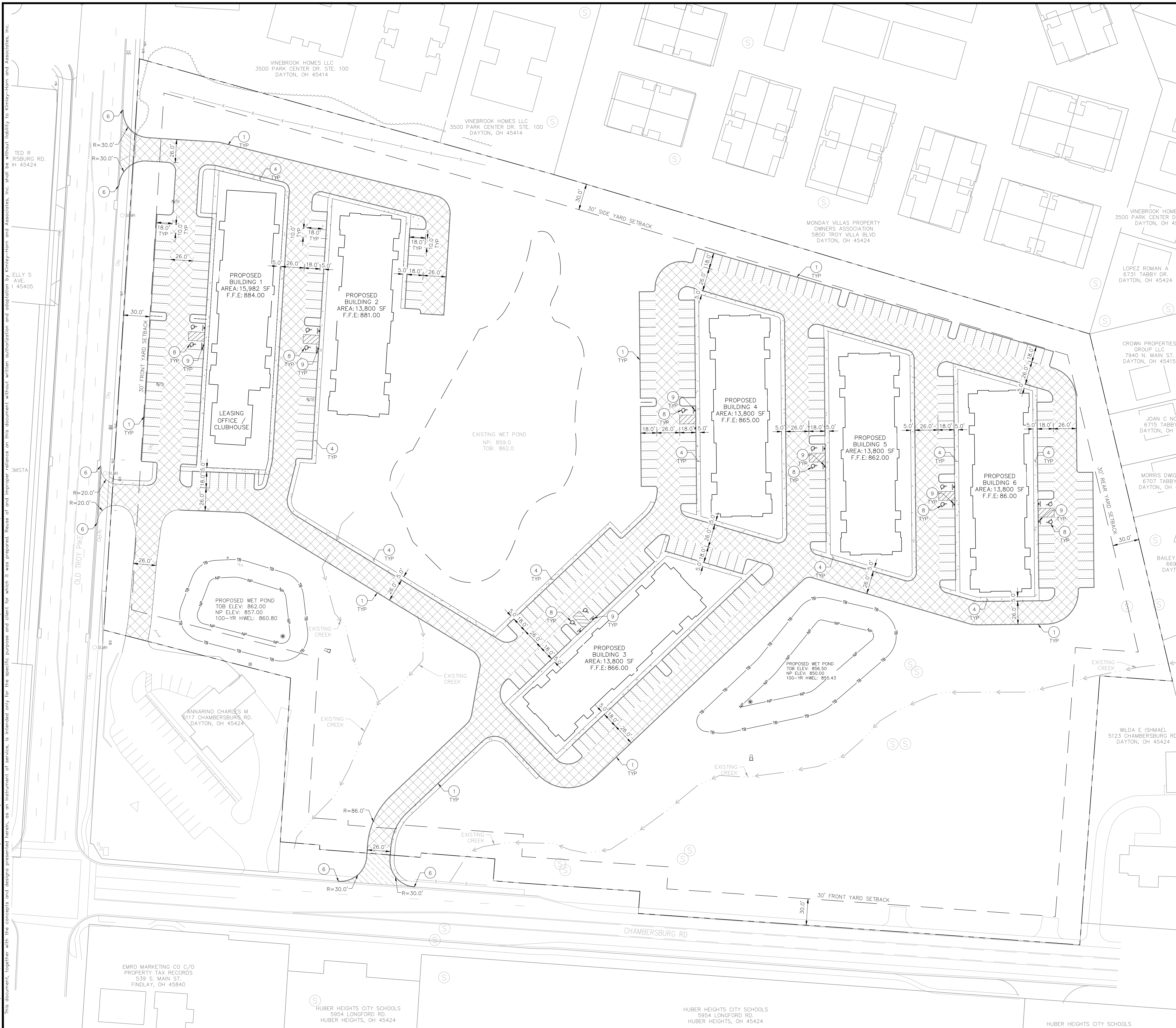
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

### SITE SUMMARY

SITE ZONING	R-4
SITE ACREAGE	19.48AC.±
BUILDING AREA UNITS/BUILDING BUILDINGS	84,982 SF 36 EA 6 EA
PARKING SPACES (STANDARD) PROVIDED	308 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	14 SPACES
TOTAL PARKING SPACES PROVIDED	322 SPACES
PARKING TO UNIT RATIO	1.49

- ### KEY NOTES
- CONCRETE CURB, TYP. (SEE DETAILS)
  - DEPRESSED CURB (SEE DETAILS)
  - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
  - CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
  - CONCRETE CURB AND GUTTER (SEE DETAILS)
  - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
  - CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
  - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
  - ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
  - ACCESSIBLE RAMP (SEE DETAILS)
  - 2" WIDE TACTILE WARNING STRIP
  - 4" WIDE PAINTED WHITE SOLID LINE, TYP.
  - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
  - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
  - BOLLARD, TYP. (SEE DETAILS)
  - TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
  - BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
  - RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
  - 2' CURB TURNOUT (SEE DETAILS)
  - 3'-FT TRANSITION CURB

- ### SITE NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
  - RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
  - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
  - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.



Drawing name: K:\IND\LEEV\170096004\_The Annex Group\_Huber Heights\012 Design\CADD\plan sheets\Basic Development Plans\C3.0 - OVERALL SITE PLAN.dwg C3.0 Oct. 01, 2021 2:58pm by: Nathan Barr  
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AS NOTED  
 DESIGNED BY: MJT  
 DRAWN BY: NJB  
 CHECKED BY: MJT

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**ANNEX**

**SITE PLAN**

**UNION AT CHAMBERSBURG BASIC DEVELOPMENT PLANS**

ORIGINAL ISSUE: 10/1/2021  
 KHA PROJECT NO. 170096004  
 SHEET NUMBER **C3.0**

NO.	REVISIONS	DATE	BY



## EXISTING (2018) COUNT DATA

Provided by the City of Huber Heights from March 22, 2018

Old Troy Pike & Chamberburg Rd.  
Specific Hour Data

TEC Engineering, Inc.  
Turning Movement Counts  
PH: 937-435-8828

Thursday  
3/22/2018

Start Time	Chambersburg Rd. Eastbound					Chambersburg Rd. Westbound					Old Troy Pike Northbound					Old Troy Pike Southbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
7:15 AM	8	26	14	1	48	56	23	29	2	108	5	100	29	2	134	56	175	10	0	241	531
7:30 AM	5	30	9	0	44	46	18	43	1	107	10	132	44	0	186	80	174	12	0	266	603
7:45 AM	14	22	20	1	56	34	37	53	0	124	6	104	18	0	128	39	120	12	0	171	479
8:00 AM	5	16	12	0	33	16	20	22	0	58	9	76	9	0	94	20	137	9	0	166	351
Total	32	94	55	2	181	152	98	147	3	397	30	412	100	2	542	195	606	43	0	844	1964
PHF	0.57143	0.78333	0.6875		0.80804	0.67857	0.66216	0.6934		0.8004	0.75	0.7803	0.56818		0.72849	0.60938	0.86571	0.89583		0.79323	0.81426
HV%	6.3%	0.0%	7.3%		3.3%	5.3%	0.0%	4.8%		3.8%	3.3%	3.6%	10.0%		4.8%	0.5%	3.3%	0.0%		2.5%	3.5%
12:00 PM	8	31	8	0	47	22	28	25	0	75	4	102	21	0	127	27	123	10	0	160	409
12:15 PM	4	20	6	0	30	13	24	31	0	68	8	107	20	0	135	28	97	9	0	134	367
12:30 PM	9	25	4	1	38	26	29	53	0	108	8	104	16	1	128	33	125	10	0	168	442
12:45 PM	9	12	7	0	28	15	19	31	0	65	5	107	22	0	134	39	101	10	0	150	377
Total	30	88	25	1	143	76	100	140	0	316	25	420	79	1	524	127	446	39	0	612	1595
PHF	0.83333	0.70968	0.78125		0.76064	0.73077	0.86207	0.66038		0.73148	0.78125	0.98131	0.89773		0.97037	0.8141	0.892	0.975		0.91071	0.90215
HV%	0.0%	1.1%	0.0%		0.7%	5.3%	2.0%	0.7%		2.2%	8.0%	2.9%	3.8%		3.2%	0.0%	2.2%	10.3%		2.3%	2.4%
4:30 PM	19	41	9	0	69	31	34	50	2	115	12	183	25	2	220	48	182	25	1	255	659
4:45 PM	20	36	9	0	65	17	33	39	0	89	9	203	27	0	239	47	194	17	0	258	651
5:00 PM	18	44	10	0	72	24	38	59	1	121	15	193	31	0	239	40	151	18	0	209	641
5:15 PM	26	42	12	0	80	21	32	56	0	109	17	213	30	2	260	55	159	27	0	241	690
Total	83	163	40	0	286	93	137	204	3	434	53	792	113	4	958	190	686	87	1	963	2641
PHF	0.79808	0.92614	0.83333		0.89375	0.75	0.90132	0.86441		0.89669	0.77941	0.92958	0.91129		0.92115	0.86364	0.88402	0.80556		0.93314	0.95688
HV%	0.0%	0.0%	2.5%		0.3%	4.3%	0.0%	0.5%		1.2%	0.0%	1.3%	1.8%		1.3%	0.0%	1.0%	0.0%		0.7%	0.9%
5:30 PM	23	34	9	0	66	25	40	61	1	126	17	197	26	0	240	42	181	10	0	233	665
5:45 PM	22	34	7	0	63	29	30	52	0	111	13	165	37	0	215	68	170	12	0	250	639
6:00 PM	21	27	9	1	57	33	27	43	0	103	15	145	28	0	188	33	153	22	0	208	556
6:15 PM	16	22	12	0	50	17	13	54	0	84	9	145	22	0	176	53	128	21	0	202	512
Total	82	117	37	1	236	104	110	210	1	424	54	652	113	0	819	196	632	65	0	893	2372
PHF	0.8913	0.86029	0.77083		0.89394	0.78788	0.6875	0.86066		0.84127	0.79412	0.82741	0.76351		0.85313	0.72059	0.87293	0.73864		0.893	0.89173
HV%	0.0%	0.0%	0.0%		0.0%	3.8%	0.0%	0.0%		0.9%	0.0%	0.9%	3.5%		1.2%	0.5%	0.8%	0.0%		0.7%	0.8%
Total																					
PHF																					
HV%																					
Grand Total	227	462	157	4	846	425	445	701	7	1571	162	2276	405	7	2843	708	2370	234	1	3312	8572
Approach %	26.8%	54.6%	18.6%	-	-	27.1%	28.3%	44.6%	-	-	5.7%	80.1%	14.2%	-	-	21.4%	71.6%	7.1%	-	-	-
Total %	2.6%	5.4%	1.8%	-	9.9%	5.0%	5.2%	8.2%	-	18.3%	1.9%	26.6%	4.7%	-	33.2%	8.3%	27.6%	2.7%	-	38.6%	-
Lights	225	461	152	-	838	405	443	692	-	1540	159	2233	386	-	2778	706	2328	230	-	3264	8420
Lights %	26.6%	54.5%	18.0%	-	99.1%	25.8%	28.2%	44.0%	-	98.0%	5.6%	78.5%	13.6%	-	97.7%	21.3%	70.3%	6.9%	-	98.6%	98.2%
Other Vehicles	2	1	5	-	8	20	2	9	-	31	3	43	19	-	65	2	42	4	-	48	152
Other Vehicles %	0.2%	0.1%	0.6%	-	0.9%	1.3%	0.1%	0.6%	-	2.0%	0.1%	1.5%	0.7%	-	2.3%	0.1%	1.3%	0.1%	-	1.4%	1.8%
Pedestrians	-	-	-	4	-	-	-	-	7	-	-	-	-	7	-	-	-	-	1	-	-
Pedestrians %	-	-	-	21.1%	-	-	-	-	36.8%	-	-	-	-	36.8%	-	-	-	-	5.3%	-	-

## EXISTING (2018) CAPACITY REPORTS

Weekday Morning Peak Hour

Weekday Evening Peak Hour



HCM 6th Signalized Intersection Summary  
 100: Old Troy Pike & Chambersburg Road

10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↖	↗	↖	↖↗		↖	↖↗	
Traffic Volume (veh/h)	32	94	55	152	98	147	30	412	100	195	606	43
Future Volume (veh/h)	32	94	55	152	98	147	30	412	100	195	606	43
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1900	1796	1826	1900	1826	1856	1841	1752	1885	1856	1900
Adj Flow Rate, veh/h	40	116	68	188	121	181	37	509	123	241	748	53
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Percent Heavy Veh, %	6	0	7	5	0	5	3	4	10	1	3	0
Cap, veh/h	294	147	86	212	187	635	548	876	211	730	1333	94
Arrive On Green	0.13	0.13	0.13	0.09	0.10	0.10	0.23	0.31	0.31	0.31	0.40	0.40
Sat Flow, veh/h	1725	1121	657	1739	1900	1533	1767	2794	672	1795	3339	237
Grp Volume(v), veh/h	40	0	184	188	121	181	37	318	314	241	395	406
Grp Sat Flow(s),veh/h/ln	1725	0	1778	1739	1900	1533	1767	1749	1717	1795	1763	1813
Q Serve(g_s), s	0.0	0.0	14.0	10.8	8.6	0.0	0.0	21.3	21.5	0.0	24.3	24.3
Cycle Q Clear(g_c), s	0.0	0.0	14.0	10.8	8.6	0.0	0.0	21.3	21.5	0.0	24.3	24.3
Prop In Lane	1.00		0.37	1.00		1.00	1.00		0.39	1.00		0.13
Lane Grp Cap(c), veh/h	294	0	233	212	187	635	548	548	538	730	704	724
V/C Ratio(X)	0.14	0.00	0.79	0.89	0.65	0.29	0.07	0.58	0.58	0.33	0.56	0.56
Avail Cap(c_a), veh/h	294	0	431	258	542	921	548	548	538	730	704	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.3	0.0	59.0	61.1	60.8	27.5	29.6	40.3	40.4	28.1	32.5	32.6
Incr Delay (d2), s/veh	0.2	0.0	5.9	25.5	3.8	0.2	0.1	4.4	4.6	0.3	3.2	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.3	0.0	10.9	12.7	7.7	7.4	1.5	15.0	14.9	9.7	16.3	16.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	52.5	0.0	64.9	86.6	64.5	27.7	29.7	44.7	45.0	28.4	35.8	35.7
LnGrp LOS	D	A	E	F	E	C	C	D	D	C	D	D
Approach Vol, veh/h		224			490			669			1042	
Approach Delay, s/veh		62.7			59.4			44.0			34.0	
Approach LOS		E			E			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	37.2	61.0	18.3	23.4	49.2	49.0	22.9	18.9				
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1				
Max Green Setting (Gmax), s	12.6	55.9	16.6	33.9	24.6	43.9	10.6	39.9				
Max Q Clear Time (g_c+I1), s	2.0	26.3	12.8	16.0	2.0	23.5	2.0	10.6				
Green Ext Time (p_c), s	0.0	5.4	0.2	0.9	0.7	3.8	0.0	1.3				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay			44.6									
HCM 6th LOS			D									

HCM 6th Signalized Intersection Summary  
 100: Old Troy Pike & Chambersburg Road

10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↖	↗	↖	↖↗		↖	↖↗	
Traffic Volume (veh/h)	83	163	40	93	137	204	53	792	113	190	686	87
Future Volume (veh/h)	83	163	40	93	137	204	53	792	113	190	686	87
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1856	1841	1900	1885	1900	1885	1870	1900	1885	1900
Adj Flow Rate, veh/h	93	183	45	103	152	227	58	861	123	204	738	94
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	3	4	0	1	0	1	2	0	1	0
Cap, veh/h	227	218	54	137	209	637	576	1143	163	639	1390	177
Arrive On Green	0.09	0.15	0.15	0.05	0.11	0.11	0.22	0.36	0.36	0.29	0.44	0.44
Sat Flow, veh/h	1810	1473	362	1753	1900	1585	1810	3143	449	1810	3195	407
Grp Volume(v), veh/h	93	0	228	103	152	227	58	491	493	204	413	419
Grp Sat Flow(s),veh/h/ln	1810	0	1835	1753	1900	1585	1810	1791	1801	1810	1791	1811
Q Serve(g_s), s	1.2	0.0	16.9	3.9	10.8	0.0	0.0	33.6	33.6	2.6	23.7	23.8
Cycle Q Clear(g_c), s	1.2	0.0	16.9	3.9	10.8	0.0	0.0	33.6	33.6	2.6	23.7	23.8
Prop In Lane	1.00		0.20	1.00		1.00	1.00		0.25	1.00		0.22
Lane Grp Cap(c), veh/h	227	0	271	137	209	637	576	651	655	639	779	788
V/C Ratio(X)	0.41	0.00	0.84	0.75	0.73	0.36	0.10	0.75	0.75	0.32	0.53	0.53
Avail Cap(c_a), veh/h	227	0	457	184	474	858	576	651	655	639	779	788
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	58.2	0.0	58.1	64.2	60.3	29.4	26.5	39.0	39.0	33.1	29.1	29.1
Incr Delay (d2), s/veh	1.2	0.0	6.9	11.0	4.8	0.3	0.1	7.9	7.8	0.3	2.6	2.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.6	0.0	13.1	7.2	9.3	9.2	2.3	22.6	22.7	8.8	16.1	16.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	59.4	0.0	65.0	75.2	65.1	29.8	26.6	46.9	46.9	33.4	31.6	31.6
LnGrp LOS	E	A	E	E	E	C	C	D	D	C	C	C
Approach Vol, veh/h		321			482			1042			1036	
Approach Delay, s/veh		63.3			50.6			45.8			32.0	
Approach LOS		E			D			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	35.9	66.0	12.3	25.8	45.9	56.0	17.6	20.5				
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1				
Max Green Setting (Gmax), s	12.6	60.9	10.6	34.9	22.6	50.9	10.6	34.9				
Max Q Clear Time (g_c+I1), s	2.0	25.8	5.9	18.9	4.6	35.6	3.2	12.8				
Green Ext Time (p_c), s	0.1	5.9	0.1	1.1	0.5	5.6	0.1	1.5				

Intersection Summary

HCM 6th Ctrl Delay	43.6
HCM 6th LOS	D

## FUTURE (2023) NO-BUILD CAPACITY REPORTS

Weekday Morning Peak Hour

Weekday Evening Peak Hour

HCM 6th Signalized Intersection Summary  
 100: Old Troy Pike & Chambersburg Road

10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	100	60	165	105	160	30	445	110	210	650	45
Future Volume (veh/h)	35	100	60	165	105	160	30	445	110	210	650	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1900	1796	1826	1900	1826	1856	1841	1752	1885	1856	1900
Adj Flow Rate, veh/h	43	123	74	204	130	198	37	549	136	259	802	56
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Percent Heavy Veh, %	6	0	7	5	0	5	3	4	10	1	3	0
Cap, veh/h	307	149	90	227	187	616	511	870	215	690	1335	93
Arrive On Green	0.14	0.13	0.13	0.10	0.10	0.10	0.22	0.31	0.31	0.30	0.40	0.40
Sat Flow, veh/h	1725	1111	669	1739	1900	1533	1767	2776	685	1795	3343	233
Grp Volume(v), veh/h	43	0	197	204	130	198	37	345	340	259	423	435
Grp Sat Flow(s),veh/h/ln	1725	0	1780	1739	1900	1533	1767	1749	1712	1795	1763	1813
Q Serve(g_s), s	0.0	0.0	15.1	12.0	9.3	0.0	0.0	23.6	23.8	2.8	26.5	26.6
Cycle Q Clear(g_c), s	0.0	0.0	15.1	12.0	9.3	0.0	0.0	23.6	23.8	2.8	26.5	26.6
Prop In Lane	1.00		0.38	1.00		1.00	1.00		0.40	1.00		0.13
Lane Grp Cap(c), veh/h	307	0	239	227	187	616	511	548	537	690	704	724
V/C Ratio(X)	0.14	0.00	0.82	0.90	0.70	0.32	0.07	0.63	0.63	0.38	0.60	0.60
Avail Cap(c_a), veh/h	307	0	431	258	542	902	511	548	537	690	704	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	51.6	0.0	59.0	60.4	61.1	29.0	32.5	41.1	41.2	31.0	33.2	33.2
Incr Delay (d2), s/veh	0.2	0.0	7.0	28.7	4.6	0.3	0.1	5.4	5.6	0.3	3.8	3.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	0.0	11.6	13.8	8.3	8.2	1.6	16.4	16.2	10.5	17.7	18.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	51.8	0.0	65.9	89.1	65.7	29.3	32.5	46.5	46.7	31.3	37.0	36.9
LnGrp LOS	D	A	E	F	E	C	C	D	D	C	D	D
Approach Vol, veh/h		240			532			722			1117	
Approach Delay, s/veh		63.4			61.1			45.9			35.6	
Approach LOS		E			E			D			D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	35.5	61.0	19.6	23.9	47.5	49.0	24.6	18.9				
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1				
Max Green Setting (Gmax), s	12.6	55.9	16.6	33.9	24.6	43.9	10.6	39.9				
Max Q Clear Time (g_c+I1), s	2.0	28.6	14.0	17.1	4.8	25.8	2.0	11.3				
Green Ext Time (p_c), s	0.0	5.8	0.1	0.9	0.7	4.0	0.0	1.4				

Intersection Summary

HCM 6th Ctrl Delay	46.2
HCM 6th LOS	D

HCM 6th Signalized Intersection Summary  
 100: Old Troy Pike & Chambersburg Road

10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↖	↗	↖	↖↗		↖	↖↗	
Traffic Volume (veh/h)	90	175	45	100	145	220	55	850	120	205	735	95
Future Volume (veh/h)	90	175	45	100	145	220	55	850	120	205	735	95
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1856	1841	1900	1885	1900	1885	1870	1900	1885	1900
Adj Flow Rate, veh/h	101	197	51	111	161	244	60	924	130	220	790	102
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	3	4	0	1	0	1	2	0	1	0
Cap, veh/h	238	231	60	138	218	627	539	1145	161	602	1388	179
Arrive On Green	0.09	0.16	0.16	0.05	0.11	0.11	0.21	0.36	0.36	0.28	0.44	0.44
Sat Flow, veh/h	1810	1455	377	1753	1900	1585	1810	3150	443	1810	3190	412
Grp Volume(v), veh/h	101	0	248	111	161	244	60	525	529	220	444	448
Grp Sat Flow(s),veh/h/ln	1810	0	1832	1753	1900	1585	1810	1791	1803	1810	1791	1811
Q Serve(g_s), s	1.8	0.0	18.4	4.6	11.5	0.0	0.0	37.0	37.0	5.4	26.0	26.0
Cycle Q Clear(g_c), s	1.8	0.0	18.4	4.6	11.5	0.0	0.0	37.0	37.0	5.4	26.0	26.0
Prop In Lane	1.00		0.21	1.00		1.00	1.00		0.25	1.00		0.23
Lane Grp Cap(c), veh/h	238	0	290	138	218	627	539	651	655	602	779	788
V/C Ratio(X)	0.42	0.00	0.85	0.80	0.74	0.39	0.11	0.81	0.81	0.37	0.57	0.57
Avail Cap(c_a), veh/h	238	0	457	184	474	840	539	651	655	602	779	788
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	57.6	0.0	57.3	64.4	59.9	30.4	29.3	40.1	40.1	35.9	29.7	29.7
Incr Delay (d2), s/veh	1.2	0.0	9.1	17.0	4.8	0.4	0.1	10.3	10.3	0.4	3.0	3.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.0	0.0	14.2	8.0	9.8	10.0	2.5	24.9	25.0	9.7	17.4	17.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	58.8	0.0	66.4	81.4	64.7	30.8	29.4	50.4	50.4	36.3	32.7	32.7
LnGrp LOS	E	A	E	F	E	C	C	D	D	D	C	C
Approach Vol, veh/h		349			516			1114			1112	
Approach Delay, s/veh		64.2			52.2			49.3			33.4	
Approach LOS		E			D			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	34.4	66.0	12.3	27.3	44.4	56.0	18.4	21.2				
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1				
Max Green Setting (Gmax), s	12.6	60.9	10.6	34.9	22.6	50.9	10.6	34.9				
Max Q Clear Time (g_c+I1), s	2.0	28.0	6.6	20.4	7.4	39.0	3.8	13.5				
Green Ext Time (p_c), s	0.1	6.4	0.1	1.1	0.5	5.2	0.1	1.7				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay			45.7									
HCM 6th LOS			D									

## FUTURE (2023) BUILD CAPACITY REPORTS

Weekday Morning Peak Hour

Weekday Evening Peak Hour

HCM 6th Signalized Intersection Summary  
 100: Old Troy Pike & Chambersburg Road

10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↖	↗	↖	↖↗		↖	↖↗	
Traffic Volume (veh/h)	35	105	60	180	110	160	30	450	110	210	665	45
Future Volume (veh/h)	35	105	60	180	110	160	30	450	110	210	665	45
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1900	1796	1826	1900	1826	1856	1841	1752	1885	1856	1900
Adj Flow Rate, veh/h	43	130	74	222	136	198	37	556	136	259	821	56
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Percent Heavy Veh, %	6	0	7	5	0	5	3	4	10	1	3	0
Cap, veh/h	324	157	89	244	193	600	482	873	213	664	1337	91
Arrive On Green	0.15	0.14	0.14	0.11	0.10	0.10	0.20	0.31	0.31	0.29	0.40	0.40
Sat Flow, veh/h	1725	1137	647	1739	1900	1534	1767	2784	678	1795	3348	228
Grp Volume(v), veh/h	43	0	204	222	136	198	37	349	343	259	432	445
Grp Sat Flow(s),veh/h/ln	1725	0	1784	1739	1900	1534	1767	1749	1713	1795	1763	1814
Q Serve(g_s), s	0.0	0.0	15.6	13.5	9.7	0.0	0.0	23.9	24.1	3.4	27.3	27.3
Cycle Q Clear(g_c), s	0.0	0.0	15.6	13.5	9.7	0.0	0.0	23.9	24.1	3.4	27.3	27.3
Prop In Lane	1.00		0.36	1.00		1.00	1.00		0.40	1.00		0.13
Lane Grp Cap(c), veh/h	324	0	246	244	193	600	482	548	537	664	704	724
V/C Ratio(X)	0.13	0.00	0.83	0.91	0.71	0.33	0.08	0.64	0.64	0.39	0.61	0.61
Avail Cap(c_a), veh/h	324	0	432	258	542	882	482	548	537	664	704	724
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	50.3	0.0	58.7	59.7	60.9	30.0	34.4	41.2	41.3	32.5	33.5	33.5
Incr Delay (d2), s/veh	0.2	0.0	7.0	32.1	4.7	0.3	0.1	5.5	5.7	0.4	4.0	3.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	2.4	0.0	12.0	15.1	8.5	8.3	1.7	16.6	16.4	10.7	18.1	18.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	50.5	0.0	65.7	91.9	65.5	30.3	34.5	46.7	47.0	32.8	37.4	37.3
LnGrp LOS	D	A	E	F	E	C	C	D	D	C	D	D
Approach Vol, veh/h		247			556			729			1136	
Approach Delay, s/veh		63.1			63.5			46.2			36.4	
Approach LOS		E			E			D			D	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	33.6	61.0	20.9	24.4	45.6	49.0	26.1	19.3				
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1				
Max Green Setting (Gmax), s	12.6	55.9	16.6	33.9	24.6	43.9	10.6	39.9				
Max Q Clear Time (g_c+I1), s	2.0	29.3	15.5	17.6	5.4	26.1	2.0	11.7				
Green Ext Time (p_c), s	0.0	5.9	0.1	1.0	0.7	4.0	0.0	1.4				
<b>Intersection Summary</b>												
HCM 6th Ctrl Delay			47.2									
HCM 6th LOS			D									

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑↓			↑↓
Traffic Vol, veh/h	1	20	645	1	1	920
Future Vol, veh/h	1	20	645	1	1	920
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	22	701	1	1	1000

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1204	351	0	0	702	0
Stage 1	702	-	-	-	-	-
Stage 2	502	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	177	645	-	-	891	-
Stage 1	453	-	-	-	-	-
Stage 2	573	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	176	645	-	-	891	-
Mov Cap-2 Maneuver	309	-	-	-	-	-
Stage 1	453	-	-	-	-	-
Stage 2	571	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	613	891
HCM Lane V/C Ratio	-	-	0.037	0.001
HCM Control Delay (s)	-	-	11.1	9
HCM Lane LOS	-	-	B	A
HCM 95th %tile Q(veh)	-	-	0.1	0



Intersection						
Int Delay, s/veh	0.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	15	10	635	10	15	905
Future Vol, veh/h	15	10	635	10	15	905
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	11	690	11	16	984

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1220	351	0	0	701
Stage 1	696	-	-	-	-
Stage 2	524	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	172	645	-	-	892
Stage 1	456	-	-	-	-
Stage 2	559	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	165	645	-	-	892
Mov Cap-2 Maneuver	300	-	-	-	-
Stage 1	456	-	-	-	-
Stage 2	537	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.1	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	382	892
HCM Lane V/C Ratio	-	-	0.071	0.018
HCM Control Delay (s)	-	-	15.1	9.1
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1

Intersection						
Int Delay, s/veh	0.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕↔		↕	
Traffic Vol, veh/h	5	420	430	5	5	20
Future Vol, veh/h	5	420	430	5	5	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	457	467	5	5	22

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	472	0	-	0	937
Stage 1	-	-	-	-	470
Stage 2	-	-	-	-	467
Critical Hdwy	4.13	-	-	-	6.63
Critical Hdwy Stg 1	-	-	-	-	5.83
Critical Hdwy Stg 2	-	-	-	-	5.43
Follow-up Hdwy	2.219	-	-	-	3.519
Pot Cap-1 Maneuver	1088	-	-	-	278
Stage 1	-	-	-	-	596
Stage 2	-	-	-	-	630
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1088	-	-	-	276
Mov Cap-2 Maneuver	-	-	-	-	404
Stage 1	-	-	-	-	592
Stage 2	-	-	-	-	630

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	10.8
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1088	-	-	-	650
HCM Lane V/C Ratio	0.005	-	-	-	0.042
HCM Control Delay (s)	8.3	0	-	-	10.8
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

HCM 6th Signalized Intersection Summary  
 100: Old Troy Pike & Chambersburg Road

10/20/2021



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗		↖	↖	↗	↖	↖↗		↖	↖↗	
Traffic Volume (veh/h)	90	180	45	110	150	220	55	870	125	205	745	95
Future Volume (veh/h)	90	180	45	110	150	220	55	870	125	205	745	95
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1900	1856	1841	1900	1885	1900	1885	1870	1900	1885	1900
Adj Flow Rate, veh/h	101	202	51	122	167	244	60	946	136	220	801	102
Peak Hour Factor	0.89	0.89	0.89	0.90	0.90	0.90	0.92	0.92	0.92	0.93	0.93	0.93
Percent Heavy Veh, %	0	0	3	4	0	1	0	1	2	0	1	0
Cap, veh/h	245	236	59	145	224	622	524	1142	164	583	1390	177
Arrive On Green	0.10	0.16	0.16	0.05	0.12	0.12	0.20	0.36	0.36	0.27	0.44	0.44
Sat Flow, veh/h	1810	1464	370	1753	1900	1585	1810	3141	451	1810	3195	407
Grp Volume(v), veh/h	101	0	253	122	167	244	60	539	543	220	449	454
Grp Sat Flow(s),veh/h/ln	1810	0	1833	1753	1900	1585	1810	1791	1801	1810	1791	1811
Q Serve(g_s), s	1.7	0.0	18.8	5.5	11.9	0.0	0.0	38.4	38.4	6.1	26.5	26.5
Cycle Q Clear(g_c), s	1.7	0.0	18.8	5.5	11.9	0.0	0.0	38.4	38.4	6.1	26.5	26.5
Prop In Lane	1.00		0.20	1.00		1.00	1.00		0.25	1.00		0.22
Lane Grp Cap(c), veh/h	245	0	295	145	224	622	524	651	655	583	779	788
V/C Ratio(X)	0.41	0.00	0.86	0.84	0.74	0.39	0.11	0.83	0.83	0.38	0.58	0.58
Avail Cap(c_a), veh/h	245	0	457	184	474	830	524	651	655	583	779	788
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(l)	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	57.1	0.0	57.2	64.1	59.7	30.7	30.2	40.6	40.6	37.1	29.8	29.8
Incr Delay (d2), s/veh	1.1	0.0	9.6	23.0	4.9	0.4	0.1	11.6	11.6	0.4	3.1	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	6.0	0.0	14.5	8.9	10.0	10.0	2.6	25.9	26.0	9.9	17.6	17.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	58.2	0.0	66.8	87.2	64.5	31.2	30.3	52.2	52.1	37.5	32.9	32.9
LnGrp LOS	E	A	E	F	E	C	C	D	D	D	C	C
Approach Vol, veh/h		354			533			1142			1123	
Approach Delay, s/veh		64.3			54.4			51.0			33.8	
Approach LOS		E			D			D			C	
Timer - Assigned Phs	1	2	3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	33.5	66.0	12.9	27.6	43.5	56.0	18.9	21.6				
Change Period (Y+Rc), s	5.4	5.1	5.4	5.1	5.4	5.1	5.4	5.1				
Max Green Setting (Gmax), s	12.6	60.9	10.6	34.9	22.6	50.9	10.6	34.9				
Max Q Clear Time (g_c+I1), s	2.0	28.5	7.5	20.8	8.1	40.4	3.7	13.9				
Green Ext Time (p_c), s	0.1	6.5	0.1	1.1	0.5	5.0	0.1	1.7				

Intersection Summary

HCM 6th Ctrl Delay	47.0
HCM 6th LOS	D

Intersection						
Int Delay, s/veh	0.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	1	10	1170	5	1	1055
Future Vol, veh/h	1	10	1170	5	1	1055
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	11	1272	5	1	1147

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1851	639	0	0	1277
Stage 1	1275	-	-	-	-
Stage 2	576	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	66	419	-	-	540
Stage 1	226	-	-	-	-
Stage 2	525	-	-	-	-
Platoon blocked, %					
Mov Cap-1 Maneuver	66	419	-	-	540
Mov Cap-2 Maneuver	168	-	-	-	-
Stage 1	226	-	-	-	-
Stage 2	522	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15.1	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	369	540
HCM Lane V/C Ratio	-	-	0.032	0.002
HCM Control Delay (s)	-	-	15.1	11.7
HCM Lane LOS	-	-	C	B
HCM 95th %tile Q(veh)	-	-	0.1	0

Intersection						
Int Delay, s/veh	0.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	TT		TT			TT
Traffic Vol, veh/h	15	20	1155	25	25	1030
Future Vol, veh/h	15	20	1155	25	25	1030
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	22	1255	27	27	1120

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	1883	641	0	0	1282
Stage 1	1269	-	-	-	-
Stage 2	614	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14
Critical Hdwy Stg 1	5.84	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22
Pot Cap-1 Maneuver	63	417	-	-	537
Stage 1	228	-	-	-	-
Stage 2	502	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	55	417	-	-	537
Mov Cap-2 Maneuver	159	-	-	-	-
Stage 1	228	-	-	-	-
Stage 2	435	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	22.3	0	0.3
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	246	537
HCM Lane V/C Ratio	-	-	0.155	0.051
HCM Control Delay (s)	-	-	22.3	12.1
HCM Lane LOS	-	-	C	B
HCM 95th %tile Q(veh)	-	-	0.5	0.2



Intersection						
Int Delay, s/veh	0.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↕	↕↔		↕	
Traffic Vol, veh/h	10	500	465	5	5	15
Future Vol, veh/h	10	500	465	5	5	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	100	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	543	505	5	5	16

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	510	0	-	0	1073 255
Stage 1	-	-	-	-	508 -
Stage 2	-	-	-	-	565 -
Critical Hdwy	4.13	-	-	-	6.63 6.93
Critical Hdwy Stg 1	-	-	-	-	5.83 -
Critical Hdwy Stg 2	-	-	-	-	5.43 -
Follow-up Hdwy	2.219	-	-	-	3.519 3.319
Pot Cap-1 Maneuver	1053	-	-	-	229 745
Stage 1	-	-	-	-	570 -
Stage 2	-	-	-	-	568 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1053	-	-	-	226 745
Mov Cap-2 Maneuver	-	-	-	-	361 -
Stage 1	-	-	-	-	561 -
Stage 2	-	-	-	-	568 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1053	-	-	-	589
HCM Lane V/C Ratio	0.01	-	-	-	0.037
HCM Control Delay (s)	8.5	0	-	-	11.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

## **FUTURE (2023) BUILD QUEUEING REPORTS FROM SIMTRAFFIC**

Weekday Morning Peak Hour

Weekday Evening Peak Hour

**Intersection: 100: Old Troy Pike & Chambersburg Road**

Movement	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	TR	L	T	TR
Maximum Queue (ft)	153	279	266	270	112	135	291	266	221	278	244
Average Queue (ft)	42	129	152	103	50	27	136	103	112	122	110
95th Queue (ft)	110	235	244	204	88	87	246	216	202	228	212
Link Distance (ft)		599		320	320		651	651		373	373
Upstream Blk Time (%)				0						0	
Queuing Penalty (veh)				0						0	
Storage Bay Dist (ft)	60		200			120			130		
Storage Blk Time (%)	4	36	6	1		0	13		9	6	
Queuing Penalty (veh)	6	13	8	1		0	4		33	13	

**Intersection: 200: Old Troy Pike & Access A**

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	37	16
Average Queue (ft)	16	1
95th Queue (ft)	41	10
Link Distance (ft)	171	466
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

**Intersection: 300: Old Troy Pike & Access B**

Movement	WB	SB	SB
Directions Served	LR	LT	T
Maximum Queue (ft)	48	100	25
Average Queue (ft)	19	12	1
95th Queue (ft)	45	57	19
Link Distance (ft)	175	336	336
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

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Intersection: 400: Chambersburg Road & Access C

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Movement	EB	WB	SB
Directions Served	LT	T	LR
Maximum Queue (ft)	23	6	35
Average Queue (ft)	1	0	17
95th Queue (ft)	15	6	42
Link Distance (ft)	320	1276	149
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

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Network wide Queuing Penalty: 80

**Intersection: 100: Old Troy Pike & Chambersburg Road**

Movement	EB	EB	WB	WB	WB	NB	NB	NB	SB	SB	SB
Directions Served	L	TR	L	T	R	L	T	TR	L	T	TR
Maximum Queue (ft)	160	401	206	252	160	219	468	435	229	318	287
Average Queue (ft)	90	194	100	126	72	68	271	244	147	167	153
95th Queue (ft)	177	334	180	218	132	184	417	384	240	283	258
Link Distance (ft)		599		320	320		651	651		373	373
Upstream Blk Time (%)										0	0
Queuing Penalty (veh)										0	0
Storage Bay Dist (ft)	60		200			120			130		
Storage Blk Time (%)	16	50	2	2		0	34		20	11	
Queuing Penalty (veh)	38	46	3	2		1	19		76	23	

**Intersection: 200: Old Troy Pike & Access A**

Movement	WB	SB	SB
Directions Served	LR	LT	T
Maximum Queue (ft)	32	34	19
Average Queue (ft)	10	1	1
95th Queue (ft)	34	22	19
Link Distance (ft)	171	466	466
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

**Intersection: 300: Old Troy Pike & Access B**

Movement	WB	NB	NB	SB	SB
Directions Served	LR	T	TR	LT	T
Maximum Queue (ft)	92	5	4	250	177
Average Queue (ft)	30	0	0	48	20
95th Queue (ft)	70	5	3	171	108
Link Distance (ft)	175	373	373	336	336
Upstream Blk Time (%)				0	
Queuing Penalty (veh)				0	
Storage Bay Dist (ft)					
Storage Blk Time (%)					
Queuing Penalty (veh)					



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Intersection: 400: Chambersburg Road & Access C

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Movement	EB	SB
Directions Served	LT	LR
Maximum Queue (ft)	64	39
Average Queue (ft)	6	16
95th Queue (ft)	33	41
Link Distance (ft)	320	149
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

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Network Summary

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Network wide Queuing Penalty: 209

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# Huber Heights Fire Division

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

Occupancy Name:	Union at Chambersburg – Planning Commission
Occupancy Address:	Old Troy Pike and Chambersburg 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:		HHFD Plan:	21-215
MCBR ELE:		HHFD Box:	2
REVIEWER:	Susong	DATE:	10/22/2021

## **Fire Department Comments:**

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

**These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017, Ohio Building Code 2017, and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.**

- Please review requirements for fire service features in Ohio Fire Code (OFC), Rule 5.
- Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.
- Additional access is required to the residential portion of project. Refer to OFC 503.1.2 and Appendix D106.1. **Corrected. Proposed drawing C3.0, dated 10/1/2021, shows access entries on Chambersburg Road and Old Troy Pike.**
- Buildings where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, shall be provided with approved aerial fire apparatus access roads. OFC Appendix D105.1. Refer to D105.2, D105.3 and D105.4 for additional requirements. **Aerial access for buildings 1,4 and 5 meets the requirements of D105 due to no parking along back sides. Aerial access for buildings 2,3 and 6 slightly exceeds the maximum**

**30 feet but will be accepted based on buildings being equipped with fire sprinklers systems. If buildings will not be sprinklered access will need to be adjusted.**

- **Multi family residential developments with more than 200 dwelling units shall have two separate and approved fire access roads regardless of whether they are equipped with an approved automatic sprinkler system. OFC Appendix D106.2. Proposed drawing C3.0, dated 10/1/2021, shows access entries on Chambersburg Road and Old Troy Pike.**
- **The minimum drive width shall be 26 feet with fire hydrants. OFC Appendix D103.1. Proposed drawing C3.0, dated 10/1/2021, shows roads to be 26 feet in width.**
- **The turning radius for fire department access roads shall meet requirements for Huber Heights Fire Division (HHFD) vehicles. Contact HHFD to obtain information. OFC 503.2.4 and Appendix D103.3. Turn radius shown on proposed drawing C3.0, dated 10/1/2021 appears to comply.**
- **Fire department access roads shall not have dead ends over 150 feet without an approved turnaround. OFC 503.2.5 and Appendix D103.4. Dead ends over 150 feet have been removed as shown on proposed drawing C3.0, dated 10/1/2021.**
- **The water supply for fire protection shall meet the requirements of OFC 507 and Appendix B. Calculations and findings will need to be determined and provided. Water Main and hydrant extension sizes and spacing will also need to be shown in detail. Fire flow requirements shall be determined in accordance with Ohio Fire Code, Appendix B, Fire Flow Requirements for Buildings. Once the fire flow has been determined the minimum number of required fire hydrants can be confirmed. (Building Construction Classification and Square Footage will need to be determined first). Fire flows have not been provided with this submittal and shall be determined before installation of underground mains.**
- **Fire hydrant spacing shall also meet the requirements of HHCO 1521. Hydrant spacing exceeds 300 feet, as required in accordance with HHCO 1521.06(c), in areas as shown on proposed drawing C6.0, dated 10/1/2021.**
- **Buildings provided with fire sprinkler systems will need to have a fire department connection located within 75 feet of a fire hydrant in accordance with Huber Heights Codified Ordinance 1521.01(e). The connection shall be a 4" Storz fitting with a 30-degree turn-down. Engineer/Architect shall determine if buildings will be required to be sprinklered.**

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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.

# Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission  
From: Scott P. Falkowski, Assistant City Manager  
Date: October 15, 2021  
Subject: ZC 21-34 Basic Development Plan 6502 Old Troy Pike

Application dated October 4, 2021

Department of Planning and Development

City of Huber Heights

**APPLICANT/OWNER:** The Annex Group – Applicant  
Charles Annarino/Owner

**DEVELOPMENT NAME:** Union at Chambersburg

**ADDRESS/LOCATION:** 6502 Old Troy Pike

**ZONING/ACREAGE:** R-4 / 20

**EXISTING LAND USE:** Office and vacant

**ZONING  
ADJACENT LAND:** A, O-1, R-6, PP

**REQUEST:** The applicant requests approval for a Basic Development Plan for 20 acres for 216 multi-family units in a Planned Residential Development.

**ORIGINAL APPROVAL:**

**APPLICABLE HHCC:**

**CORRESPONDENCE:** In Favor – None Received  
In Opposition – None Received

**ATTACHMENTS:**

## **OVERVIEW:**

The applicant requests approval of a rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road.

## **STAFF ANALYSIS AND RECOMMENDATION:**

The applicant is looking to develop 20 acres at the northeast corner of Old Troy Pike and Chambersburg Road. The current request is to rezone to PR Planned Residential for construction of 216 multi family units.

The request is for the following:

The City's Comprehensive Plan calls for this area to be Commercial Business.

Sanitary and water will connect into the City's public main system and is located on Old Troy Pike and Chambersburg Road. Drainage will be handled through a public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road shall be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan, including curbs and sidewalks. Two access points are proposed, one on Old Troy Pike and one on Chambersburg Road. The parking code for Multi-family residential is two spaces per dwelling unit. 322 parking spaces are proposed with 14 of those being ADA accessible.

Six buildings are proposed with 36 units in each building. The buildings are all three stories in height. The buildings are proposed to be all siding. Staff recommends that there be a minimum of 25% brick or stone.

The Zoning Code is as follows:

### CHAPTER 1172 - (PR) PLANNED RESIDENTIAL DISTRICT<sup>[42]</sup>

#### 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, quadraminiums 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.

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.

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.

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.

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

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, street light 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)*





## **Planning Commission Decision Record**

WHEREAS, on September 24, 2021, the applicant, The Annex Group, requested approval of a Basic Development Plan for property located at 6502 Old Troy Pike, Parcel Number P70-04004-0003 of the Montgomery County, Ohio Records (ZC 21-34); and

WHEREAS, on October 26, 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. Vargo moved to recommend approval of the request by the applicant, The Annex Group for a Basic Development Plan for property located at 6502 Old Troy Pike, Parcel Number P70-04004-0003 of the Montgomery County, Ohio Records (ZC 21-34) in accordance with the recommendation of Staff's Memorandum dated October 15, 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 September 24, 2021.
2. A minimum of 25% of the surface area of the buildings shall be finished with brick or stone masonry products.
3. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.
4. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
5. Applicant shall implement any recommendations from the Traffic Impact Study dated October, 2021.

ZC 21-34 – Decision Record

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

\_\_\_\_\_  
Terry Walton, Chair  
Planning Commission

\_\_\_\_\_  
Date

Planning Commission Meeting  
October 26, 2021

being the 70-foot lots and 185 being the 51-foot lots. The seventy foot lots are all located at the exterior of the development. The proposal calls for 101.58 acres of open space, or 59.4% of the development. Staff recommends that a minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.

Ms. Vargo asked about 5 ft side setbacks, Mr. Falkowski said yes.

Mr. Jeffries asked about buffering, Mr. Falkowski said development agreement through the City. City to have park land.

Ryan Reed, DDC Management said area donated to the City, public park. Ms. Vargo asked how many phases, Ryan responded 4 phases, mixture in all phases.

Ms. Byrge asked any street lighting and Mr. Falkowski said standard AES lights or individual.

Mr. Hart asked HOA and average price. Ryan Reed said market mid 200s lower 300s and Mr. Falkowski said yes to HOA.

**Action**

Ms. Thomas moved to approve the request by the applicant, DDC MANAGEMENT, for approval of a Basic Development Plan for 172.5 acres property located at Chambersburg Road, Parcel Numbers P70-04048-0006 and P70-04008-0004, Villages of Westport, of the Montgomery County Ohio records (ZC 21-35) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

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

- 6. BASIC DEVELOPMENT PLAN - The applicant, THE ANNEX GROUP, is requesting approval of a Basic Development Plan for 20 acres for property located at 6502 Old Troy Pike for 216 multi-family units in a Planned Residential Development (ZC 21-34).**

Mr. Falkowski stated the applicant requests approval of a rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road.

The applicant is looking to develop 20 acres at the northeast corner of Old Troy Pike and Chambersburg Road. The current request is to rezone to PR Planned Residential for construction of 216 multi-family units.

The City's Comprehensive Plan calls for this area to be Commercial Business.

Sanitary and water will connect into the City's public main system and is located on Old Troy Pike and Chambersburg Road. Drainage will be handled through a

Planning Commission Meeting  
October 26, 2021

public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road shall be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan, including curbs and sidewalks. Two access points are proposed, one on Old Troy Pike and one on Chambersburg Road. The parking code for Multi-family residential is two spaces per dwelling unit. 322 parking spaces are proposed with 14 of those being ADA accessible.

Six buildings are proposed with 36 units in each building. The buildings are all three stories in height. The buildings are proposed to be all siding. Staff recommends that there be a minimum of 25% brick or stone.

Mr. Falkowski said Traffic Impact Study came in over the weekend and did not make it into the packets. One recommendation is the southern access point be a right in right out access point.

Ms. Opp asked about right in right out and parking spaces and Mr. Falkowski said room to add more further away.

Ms. Thomas asked what will divide from the bank. Mr. Falkowski said detention basin and drive.

When it comes back for a Detailed Plan, they will have a landscaping plan as well.

Mr. Jeffries parking will be 10-ft-wide, and Mr. Falkowski said yes.

Tyler Knox said 65 1 bedroom, 106 2 bedroom, and 45 3 bedroom. 1.5 parking ratio – we can look into more parking spaces.

Ms. Byrge asked about handicap and Mr. Falkowski stated 10 ft wide with striped area. Also asked about elevators and they do not.

Mr. Hart asked normal space size will be narrower and Mr. Falkowski said no 10 ft wide spaces.

Mr. Jeffries hesitant to vote without seeing the traffic impact study. Mr. Falkowski could add condition to Decision Record that they follow any recommendation from the Traffic Impact Study.

### **Action**

Ms. Vargo moved to approve the request by the applicant, THE ANNEX GROUP, for approval of a Basic Development Plan for 20 acres for property located at 6502 Old Troy Pike, Parcel Number P70-04004-0003 of the Montgomery County Ohio records (ZC 21-34) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record as amended.

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

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED RESIDENTIAL AND A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 6502 OLD TROY PIKE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-04004-0003 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-34).

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 21-34 and on October 26, 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 (Zoning Case 21-34) 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 September 24, 2021.
2. A minimum of 25% of the surface area of the buildings shall be finished with brick or stone masonry products.
3. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.
4. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
5. Applicant shall implement any recommendation from the Traffic Impact Study dated October 2021.
6. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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-7961

Topics of Discussion M.

**Council Work Session**

**Meeting Date:** 11/16/2021

ZC 21-35 - DDC Management - Chambersburg Road - Rezoning/Basic Development Plan

**Submitted By:** Geri Hoskins

**Department:** Planning **Division:** Planning

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

ZC 21-35 - DDC Management - Chambersburg Road - Rezoning/Basic Development Plan

**Purpose and Background**

The applicant, DDC Management, is requesting approval of a Rezoning to Planned Residential (PR) and a Basic Development Plan for 172.5 acres on Chambersburg Road for a residential subdivision (ZC 21-35).

**Fiscal Impact**

**Source of Funds:** N/A

**Cost:** N/A

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

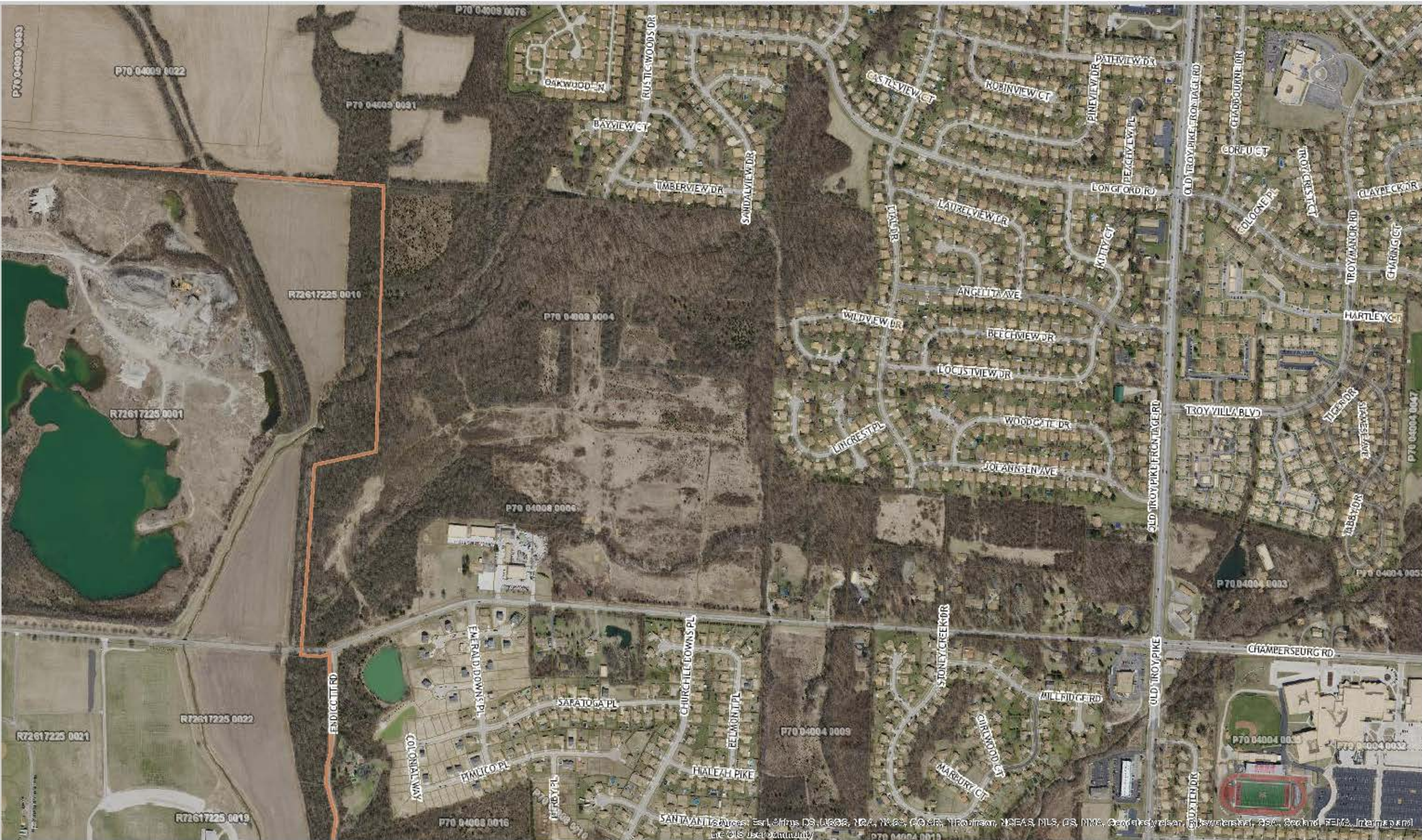
**Funds Available in Current Budget? (Yes/No):** N/A

**Financial Implications:**

**Attachments**

- Map
- Drawings
- Fire Assessment
- Staff Report
- Decision Record
- Minutes
- Ordinance





SANTA ANITA sources: Esri, Airphoto DS, USGS, NOAA, NAD83, COGDR, N Robinson, NREAS, NLS, OS, NMA, Geodatasystem, B. Wasserstaff, GSA, Geoland, FEMA, Intermap, Inc. the GIS User community P70 04004 0010



1 in = 752 ft

# City of Huber Heights

Date: 10/26/2021





# BASIC DEVELOPMENT PLAN CHAMBERSBURG ROAD SITE

SECTIONS 34, TOWN 2, RANGE 8 M.Rs.  
CITY OF HUBER HEIGHTS  
MONTGOMERY COUNTY, OHIO

## NOTES

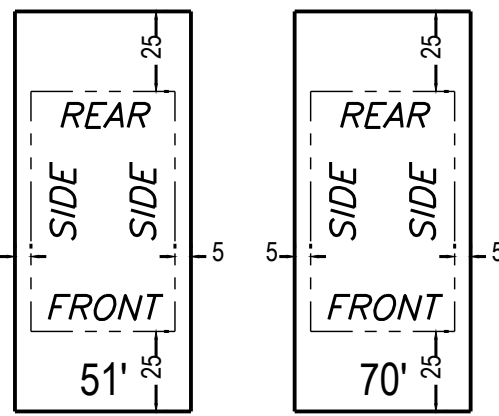
- SANITARY TO BE TIED INTO CITY OF HUBER HEIGHTS SYSTEM
- WATER TO BE INSTALLED AND CONNECTED TO CITY OF HUBER HEIGHTS SYSTEM
- ELECTRIC TO BE SUPPLIED BY DAYTON POWER AND LIGHT CO.
- ALL PUBLIC STREETS TO BE CONSTRUCTED ACCORDING TO STATE OF OHIO DEPARTMENT OF TRANSPORTATION "CONSTRUCTION AND MATERIAL SPECIFICATIONS" AT THE TIME OF ORIGINAL PRELIMINARY PLAT APPROVAL
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT
- CONCRETE WALK TO BE INSTALLED
- STORM WATER MANAGEMENT TO COMPLY WITH CITY OF HUBER HEIGHTS STANDARDS AND THE OSPA
- EXISTING ZONING: R-4B - RESIDENTIAL
- PROPOSED ZONING: PR - PLANNED RESIDENTIAL
- PROPOSED RIGHT OF WAY = 16.67 ACRES

### SHEET INDEX

CIVIL	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	EXISTING CONDITIONS PLAN
4	LAYOUT PLAN
5	LAYOUT PLAN
6	LAYOUT PLAN
7	LAYOUT PLAN
8	LAYOUT PLAN
9	LAYOUT PLAN
10	UTILITY PLAN
11	UTILITY PLAN
12	PRE DEV DRAINAGE PLAN
13	POST DEV DRAINAGE PLAN

### SITE DATA TABLE

OVERALL ACREAGE	171.00 ACRES
LOT COUNT	283
DENSITY	1.65 UNITS/ACRE
OPEN SPACE	101.58 AC (59.4%)
STREET LENGTH	12.415'



51' x 120' LOT 70' x 120' LOT

TYPICAL SINGLE FAMILY LOT

AREA MAP  
SCALE: 1" = 150'



VICINITY MAP  
NTS

OWNER(S)

DEVELOPER

MERIDIAN LAND GROUP LTD  
7870 E KEMPER RD STE 150  
CINCINNATI, OH 45249

DDC MANAGEMENT  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OH 45342  
PH: (937) 610-1500

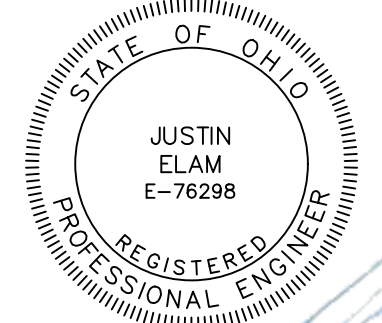
WILD CREEK PROPERTIES LTD  
8098 CARNABY LANE  
CINCINNATI, OH 45249

ENGINEER/SURVEYOR

CESO, INC.  
3601 RIGBY ROAD, SUITE 300  
MIAMISBURG, OH 45342  
PH: (937) 435-8584  
JUSTIN ELAM, P.E.

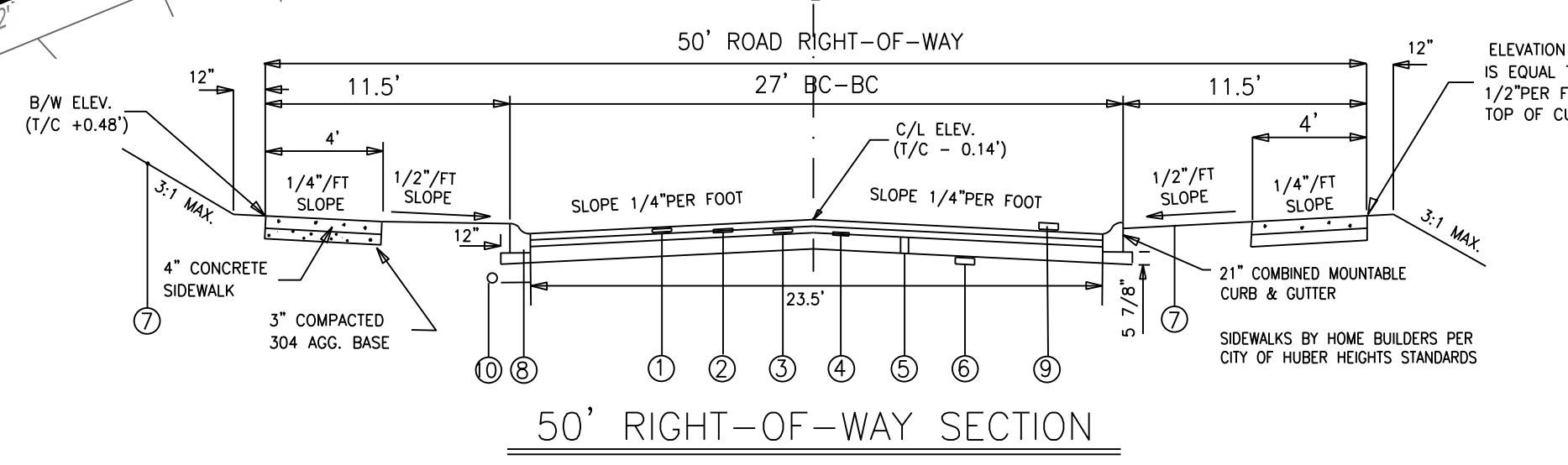
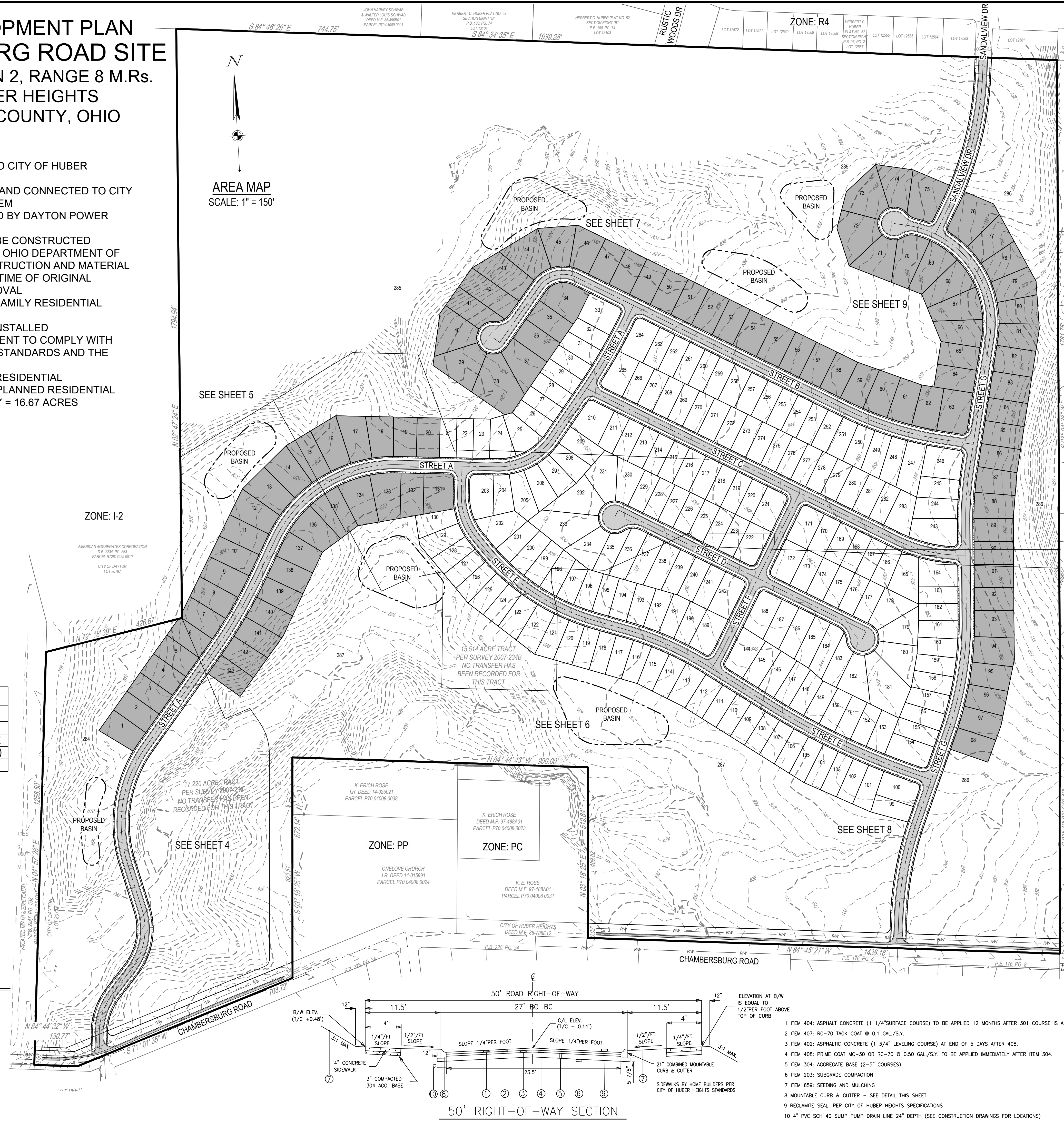
LEGEND

- 51' LOTS 00
- 70' LOTS 00
- PR BASIN 00
- EX LOTS 00
- A ● PROPOSED SANITARY SEWER/MANHOLE/LETTER
- 20 — PROPOSED STORM DRAIN/STRUCTURE/NUMBER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER/MANHOLE/LETTER
- EXISTING STORM DRAIN/STRUCTURE/NUMBER
- EXISTING WATER MAIN



JUSTIN ELAM, P.E.  
OHIO LICENSE NO. E-76298

10/01/21  
DATE



- ITEM 404: ASPHALT CONCRETE (1 1/4" SURFACE COURSE) TO BE APPLIED 12 MONTHS AFTER 301 COURSE IS APPLIED.
- ITEM 407: RC-70 TACK COAT @ 0.1 GAL./S.Y.
- ITEM 402: ASPHALTIC CONCRETE (1 3/4" LEVELING COURSE) AT END OF 5 DAYS AFTER 408.
- ITEM 408: PRIME COAT MC-30 OR RC-70 @ 0.50 GAL./S.Y. TO BE APPLIED IMMEDIATELY AFTER ITEM 304.
- ITEM 304: AGGREGATE BASE (2-5" COURSES)
- ITEM 203: SUBGRADE COMPACTION
- ITEM 659: SEEDING AND MULCHING
- MOUNTABLE CURB & GUTTER - SEE DETAIL THIS SHEET
- RECLAIMITE SEAL, PER CITY OF HUBER HEIGHTS SPECIFICATIONS
- 4" PVC SCH 40 SUMP PUMP DRAIN LINE 24" DEPTH (SEE CONSTRUCTION DRAWINGS FOR LOCATIONS)

- NOTES:
- ITEM 404 ASPHALT CONCRETE SHALL NOT BE APPLIED UNTIL ITEM 301 ASPHALT CONCRETE HAS BEEN IN PLACE AT LEAST 12 MONTHS. ANY ITEM 301 DETERIORATION OR SETTLEMENT THAT HAS DEVELOPED DURING THIS PERIOD SHALL BE REMOVED AND REPLACED BEFORE THE ITEM 404 COURSE IS APPLIED.
  - ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, CONSTRUCTION AND MATERIAL SPECIFICATION AND/OR AS MODIFIED BY THE CITY OF HUBER HEIGHTS
  - ALL TRENCHES WITHIN THE ROADWAY SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL OR CONTROLLED DENSITY FILL.
  - ALL 404 ASPHALT CONCRETE SHALL CONTAIN ALL NEW MATERIALS.
  - GEOTEXTILE FABRICS MAY BE USED FOR SUBBASE STABILIZATION WITH PROPER DOCUMENTATION AND PRIOR CITY APPROVAL.



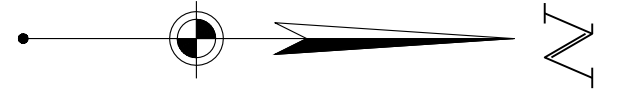
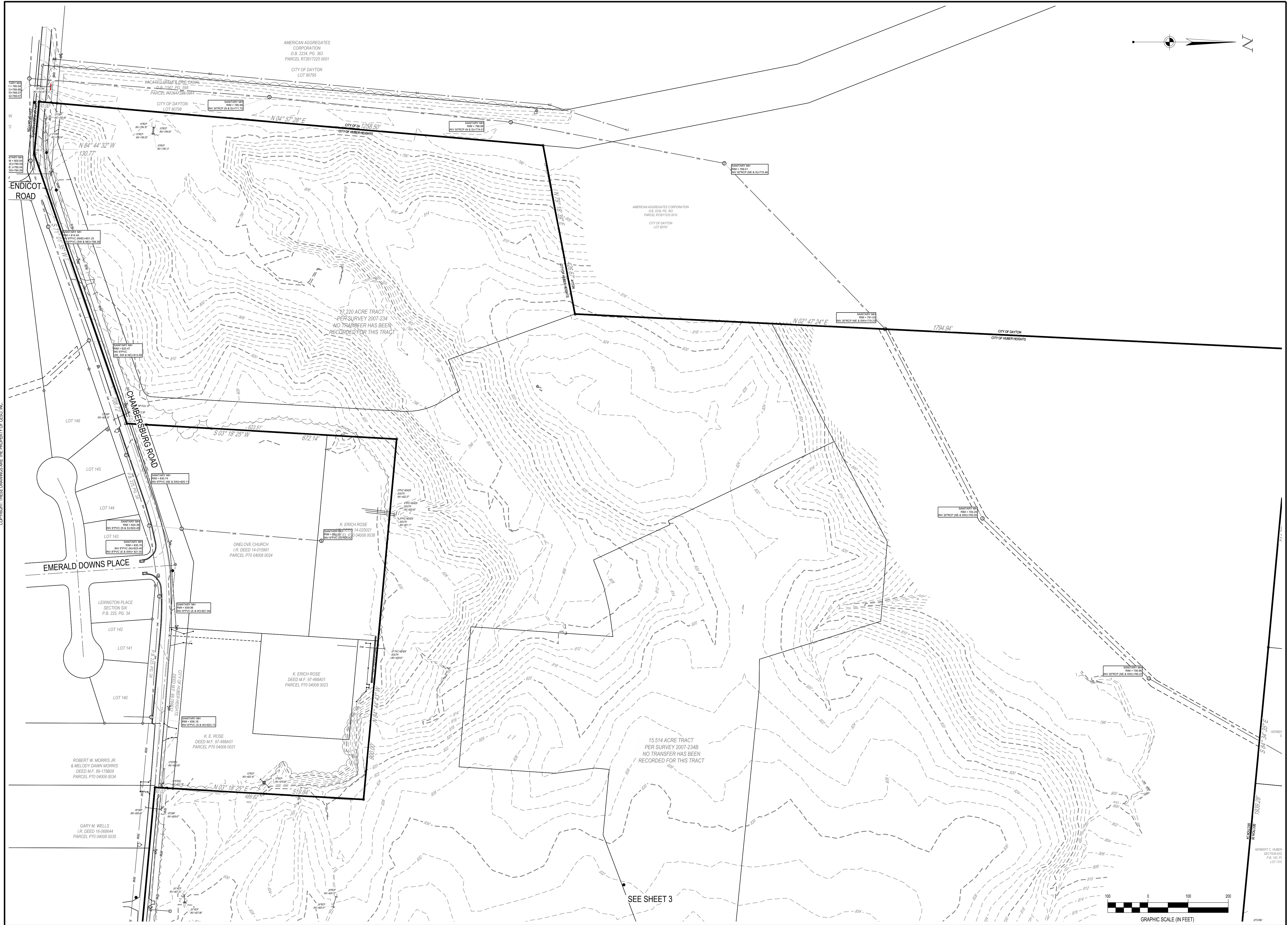
NO.	DATE	REVISION DESCRIPTION

DDC MANAGEMENT  
CHAMBERSBURG ROAD  
SITE PRELIMINARY

TITLE SHEET

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.:	1





NO.	DATE	REVISION DESCRIPTION
•••••	•••••	•••••
•••••	•••••	•••••

DCC MANAGEMENT  
**CHAMBERSBURG ROAD  
SITE PRELIMINARY**

**EXISTING  
CONDITIONS  
PLAN**

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	2

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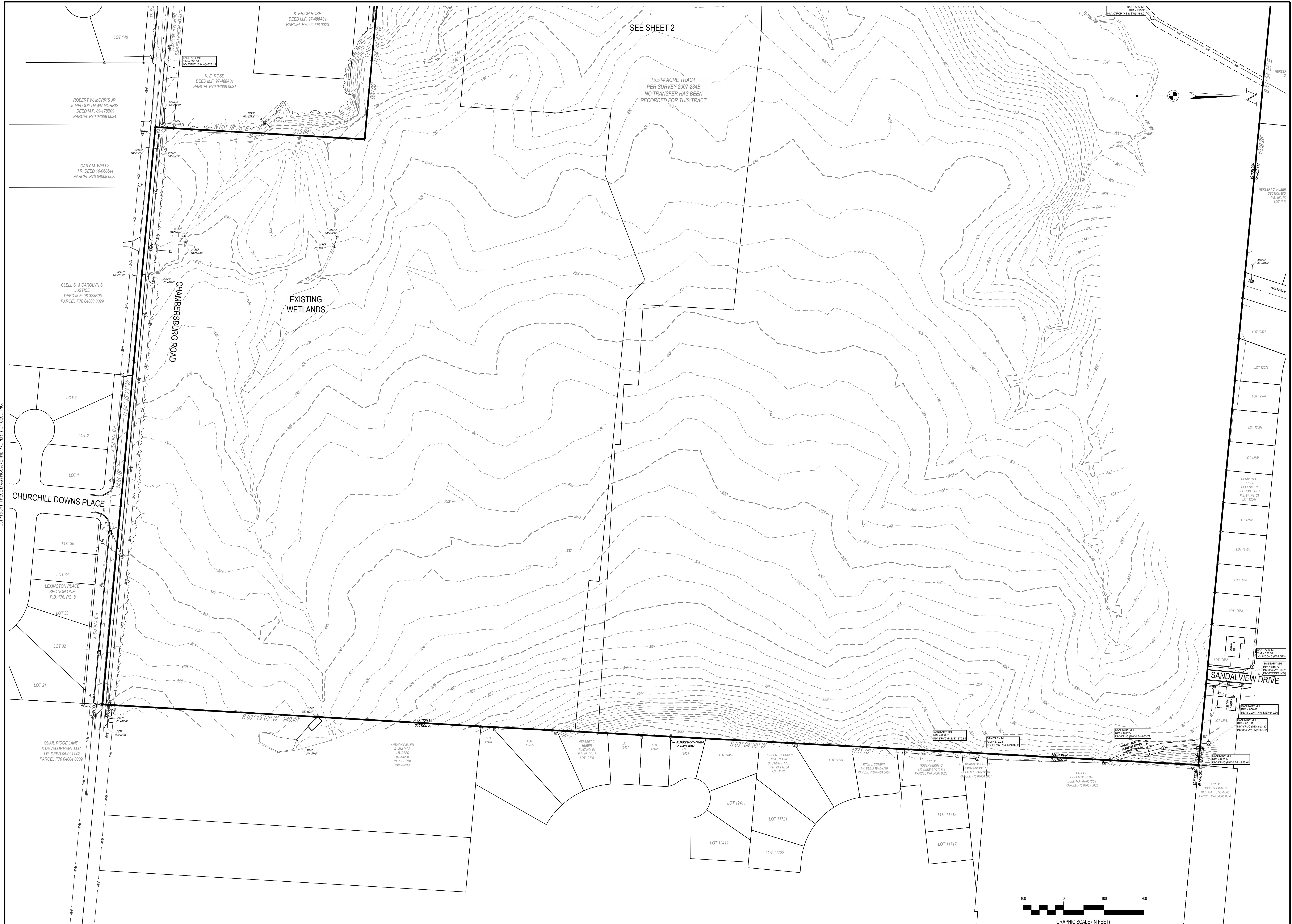


NO. DATE REVISION DESCRIPTION

D.C. MANAGEMENT  
**CHAMBERSBURG ROAD  
SITE PRELIMINARY**

**EXISTING  
CONDITIONS  
PLAN**

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	3



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SPRINGFIELD, OHIO



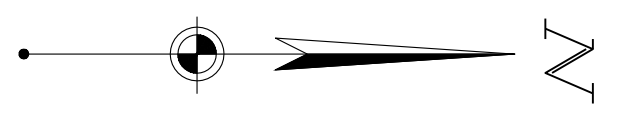












SEE SHEET 6

EXISTING WETLANDS



SEE SHEET 9

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NO. DATE REVISION DESCRIPTION

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DCC MANAGEMENT  
CHAMBERSBURG ROAD  
SITE PRELIMINARY

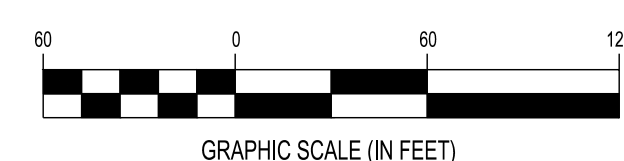
SPRINGFIELD, OHIO

LAYOUT PLAN

ISSUE:  
PRELIMINARY PLAN  
DATE:  
10/01/2021

JOB NO.: 758257  
DESIGN: JEE  
DRAWN: SJS  
CHECKED: JEE

SHEET NO.  
8



GRAPHIC SCALE (IN FEET)













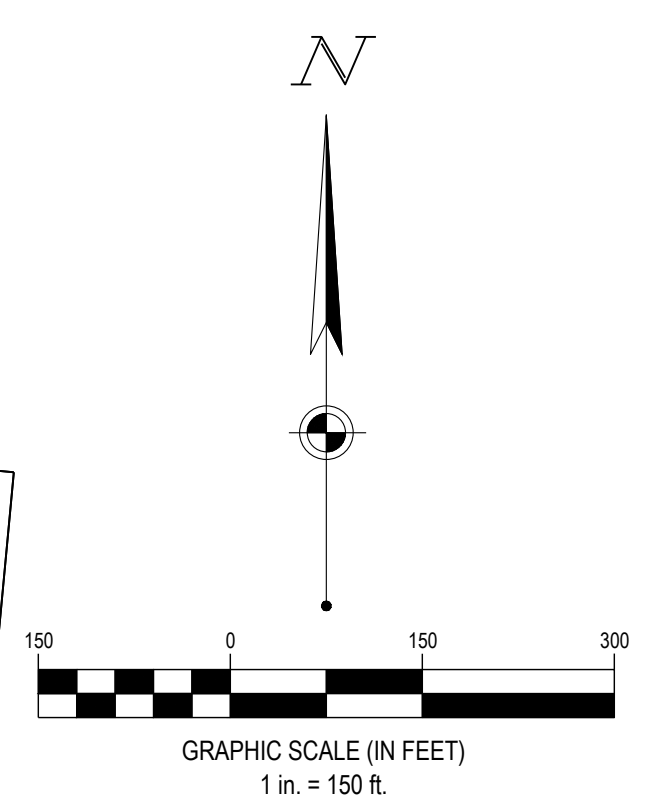
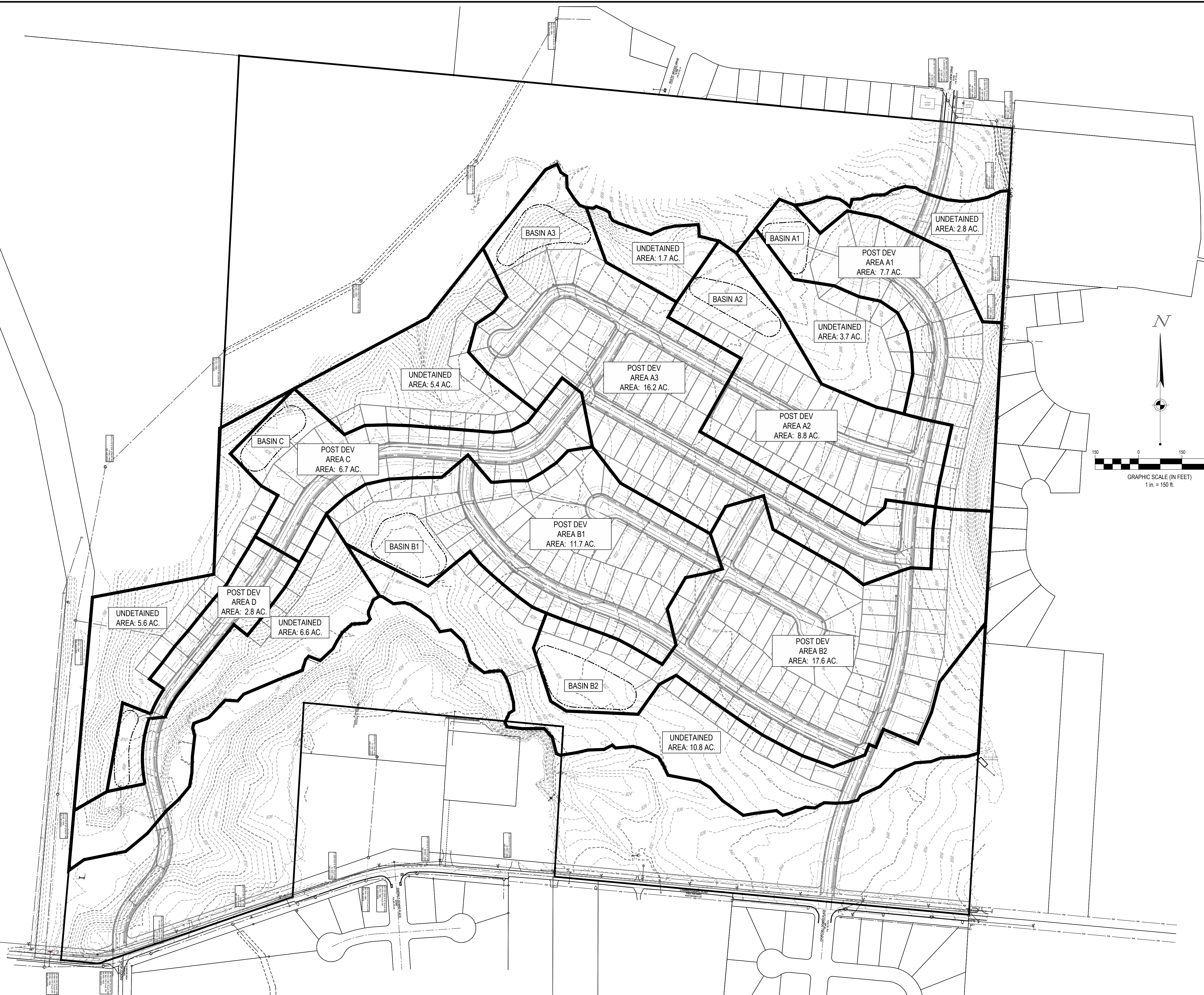




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NO.	DATE	REVISION DESCRIPTION
.....	.....	.....



DDC MANAGEMENT  
**CHAMBERSBURG ROAD**  
 SITE PRELIMINARY

SPRINGFIELD, OHIO

POST DEV  
 DRAINAGE PLAN

ISSUE:	PRELIMINARY PLAN
DATE:	10/01/2021
JOB NO.:	758257
DESIGN:	JEE
DRAWN:	SJS
CHECKED:	JEE
SHEET NO.	13





# Huber Heights Fire Division

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

Occupancy Name:	Villages of Westport
Occupancy Address:	Chambersburg Road

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

MCBR BLD:	N/A	HH P&D:	N/A
MCBR MEC:	N/A	HHFD Plan:	21-214
MCBR ELE:	N/A	HHFD Box:	
REVIEWER:	Susong	DATE:	10/25/2021

## **Fire Department Comments:**

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

**These comments are based only on the proposed site work, fire department access and basic fire protection concept at this time. The proposed development will need to meet the requirements of the Ohio Fire Code 2017 and the Huber Heights Codified Ordinance. Based on the drawings provided the following requirements need to be met.**

### Requirements:

- Fire apparatus access roads will need to comply with OFC 503 as well as the adopted appendices from the OFC (2017) and the Huber Heights Codified Ordinance (HHCO) Section 15.
- Cul-de-sac measurements should be increased to comply with Ohio Fire Code, Appendix D. D103.1.
- **Fire Hydrants:** Hydrants shall be spaced no greater than 500 feet apart and within 400 feet from any opening in any building. Structure locations are not provided on current drawings so the 400 feet from any opening shall be confirmed during next phase. **Hydrant spacing exceeds 500 feet between the hydrant at Endicott and the next hydrant on Street A and hydrants on Street C. Please confirm locations.**
- In accordance with Huber Heights Codified Ordinance 1521.06 (b)(1), "The Fire Code Official shall make a determination if a double Storz hydrant is needed in residential areas with single family homes greater than 3600 square feet." If homes in this area exceed 3600 sq. ft. please advise.
- 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. ***Dead ends mains are shown at Endicott.***

- The minimum fire-flow and flow duration requirements for one- and two-family dwellings shall comply with Ohio Fire Code B105.1.

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 2011 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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.



# Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission  
From: Scott P. Falkowski, Assistant City Manager  
Date: October 15, 2021  
Subject: ZC 21-35 Basic Development Plan Villages of Westport

Application dated October 1, 2021

Department of Planning and Development

City of Huber Heights

**APPLICANT/OWNER:** DDC Management – Applicant  
Meridian Land Group LTD & Wild Creek Properties  
LTD/Owner

**DEVELOPMENT NAME:** Villages of Westport

**ADDRESS/LOCATION:** Chambersburg Road

**ZONING/ACREAGE:** / 172.5

**EXISTING LAND USE:** Vacant

**ZONING  
ADJACENT LAND:** PC, PP, R-1, R-4

**REQUEST:** The applicant requests approval for a Basic Development Plan for 172.5 acres for Villages of Westport, a Planned Residential Development.

**ORIGINAL APPROVAL:**

**APPLICABLE HHCC:**

**CORRESPONDENCE:** In Favor – None Received  
In Opposition – None Received

**ATTACHMENTS:**

## **OVERVIEW:**

The applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan for 172.5 acres on Chambersburg Road for a residential subdivision.

## **STAFF ANALYSIS AND RECOMMENDATION:**

The applicant is looking to develop 172.5 acres on the north side of Chambersburg Road. The intent is to build two hundred and eighty-three (283) residential lots. The request is to rezone to Planned Residential for this development.

The Zoning Code is as follows:

### CHAPTER 1172 - (PR) PLANNED RESIDENTIAL DISTRICT<sup>[42]</sup>

#### 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, quadraminiums 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.

#### 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.

#### 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.

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.

1172.05 - Utilities.

The distribution systems for utilities are required to be underground.

The request is for the following:

The City's Comprehensive Plan calls for this area to be Single Family Residential with a maximum of 6 units per acre. The proposed density is 1.65 dwelling units per acre.

Sanitary and water will connect into the City's public main system. Water and sanitary are located along the perimeter of the property. Drainage will be handled through a public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan. All streets will be public with curb and sidewalk on both sides.

Two styles of lot are being proposed. All lots are proposed to have a minimum of 120 feet in depth, twenty five foot front yards, five foot side yards and twenty five foot rear yards. The two styles are fifty one foot minimum width lots and seventy foot minimum width lots. The total lots count is 283 lots, with 98 of them being the 70 foot lots and 185 being the 51 foot lots. The seventy foot lots are all located at the exterior of the development. The proposal calls for 101.58 acres of open space, or 59.4% of the development. Staff recommends that a minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.

*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, street light 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)*



## **Planning Commission Decision Record**

WHEREAS, on October 1, 2021, the applicant, DDC Management, requested approval of a Basic Development Plan for property located at Chambersburg Road, Parcel Numbers P70-04008-0006 and P70-04008 0004 of the Montgomery County, Ohio Records (ZC 21-35); and

WHEREAS, on October 26, 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, DDC Management for a Basic Development Plan for property located at Chambersburg Road, Parcel Numbers P70-04008-0006 and P70-04008 0004 of the Montgomery County, Ohio Records (ZC 21-35) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021 with the following conditions:

1. The Basic Development Plan for Village of Westport shall be the plans stamped received by the City of Huber Heights Planning Department on October 1, 2021.
2. The minimum setbacks shall be as follows: 25-foot front yard, 25-foot rear yard, 5-foot side yard.
3. A minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.
4. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.



ZC 21-35 – Decision Record

5. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.
  
6. Prior to the issuance of a zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
  
7. A 20' preservation zone shall be placed along the East boundary line.

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

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Terry Walton, Chair  
Planning Commission

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Date

Planning Commission Meeting  
October 26, 2021

Josh Mann - spoke to concerns with  
Doesn't want it in the neighborhood

Ms. Vargo asked about complaints against I70 paintball?  
How many Police Calls.

Mr. Walton asked if the commission had any other questions for staff. Ms. Vargo said a couple of things came up that she wasn't aware of. Camping wasn't part of the application. Nothing was said about pyrotechnics. I would want input from Fire. Discussion followed on tabling this issue for more information.

### **Action**

Ms. Vargo moved to table the request by the applicant, DARIN SCHMIDT, for approval A Basic Development Plan for 19.1 acres for an Airsoft and paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).

Seconded by Ms. Opp. Roll call showed: YEAS: Ms. Thomas, Ms. Opp, Mr. Jeffries, and Ms. Vargo. NAYS: Mr. Walton. Motion to table carried 4-1.

- 5. BASIC DEVELOPMENT PLAN - The applicant, DDC MANAGEMENT, is requesting approval of a Basic Development Plan for 172.5 acres property located at Chambersburg Road, Villages of Westport, a Planned Residential Development (ZC 21-35).**

Mr. Falkowski stated that the applicant requests approval of a Rezoning to Planned Residential and a Basic Development Plan for 172.5 acres on Chambersburg Road for a residential subdivision.

The applicant is looking to develop 172.5 acres on the north side of Chambersburg Road. The intent is to build two hundred and eighty-three (283) residential lots. The request is to rezone to Planned Residential for this development.

The City's Comprehensive Plan calls for this area to be Single Family Residential with a maximum of 6 units per acre. The proposed density is 1.65 dwelling units per acre.

Sanitary and water will connect into the City's public main system. Water and sanitary are located along the perimeter of the property. Drainage will be handled through a public storm sewer system including detention basins, following the City's Code for storm water drainage. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan. All streets will be public with curb and sidewalk on both sides.

Two styles of lot are being proposed. All lots are proposed to have a minimum of 120 feet in depth, twenty-five-foot front yards, five-foot side yards and twenty-five-foot rear yards. The two styles are fifty-one-foot minimum width lots and seventy- foot minimum width lots. The total lots count is 283 lots, with 98 of them

Planning Commission Meeting  
October 26, 2021

being the 70-foot lots and 185 being the 51-foot lots. The seventy foot lots are all located at the exterior of the development. The proposal calls for 101.58 acres of open space, or 59.4% of the development. Staff recommends that a minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.

Ms. Vargo asked about 5 ft side setbacks, Mr. Falkowski said yes.

Mr. Jeffries asked about buffering, Mr. Falkowski said development agreement through the City. City to have park land.

Ryan Reed, DDC Management said area donated to the City, public park. Ms. Vargo asked how many phases, Ryan responded 4 phases, mixture in all phases.

Ms. Byrge asked any street lighting and Mr. Falkowski said standard AES lights or individual.

Mr. Hart asked HOA and average price. Ryan Reed said market mid 200s lower 300s and Mr. Falkowski said yes to HOA.

**Action**

Ms. Thomas moved to approve the request by the applicant, DDC MANAGEMENT, for approval of a Basic Development Plan for 172.5 acres property located at Chambersburg Road, Parcel Numbers P70-04048-0006 and P70-04008-0004, Villages of Westport, of the Montgomery County Ohio records (ZC 21-35) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

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

- 6. BASIC DEVELOPMENT PLAN - The applicant, THE ANNEX GROUP, is requesting approval of a Basic Development Plan for 20 acres for property located at 6502 Old Troy Pike for 216 multi-family units in a Planned Residential Development (ZC 21-34).**

Mr. Falkowski stated the applicant requests approval of a rezoning to Planned Residential and a Basic Development Plan for 20.0 acres at the northeast corner of Old Troy Pike and Chambersburg Road.

The applicant is looking to develop 20 acres at the northeast corner of Old Troy Pike and Chambersburg Road. The current request is to rezone to PR Planned Residential for construction of 216 multi-family units.

The City's Comprehensive Plan calls for this area to be Commercial Business.

Sanitary and water will connect into the City's public main system and is located on Old Troy Pike and Chambersburg Road. Drainage will be handled through a

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED RESIDENTIAL AND A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT CHAMBERSBURG ROAD AND FURTHER IDENTIFIED AS PARCEL NUMBERS P70-04008 0004 AND P70-04008-0006 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-35).

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 21-35 and on October 26, 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 (Zoning Case 21-35) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development Plan for Village of Westport shall be the plans stamped received by the City of Huber Heights Planning Department on October 1, 2021.
2. The minimum setbacks shall be as follows: 25-foot front yard, 25-foot rear yard, 5-foot side yard.
3. A minimum of 25% of the surface area of the front façade shall be finished with brick or stone masonry products.
4. Minimum floor area shall be as follows: one story dwellings shall have a minimum floor area of 1,200 square feet and two-story dwellings shall have a minimum floor area of 1,600 square feet.
5. Chambersburg Road will be improved to a forty-five (45) foot half right-of-way section per our City's Thoroughfare Plan.
6. Prior to the issuance of a Zoning permit, the applicant shall submit and receive approval of a Detailed Development Plan through the Planning Commission.
7. A 20' preservation zone shall be placed along the East boundary line.
8. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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-7963

Topics of Discussion N.

**Council Work Session**

**Meeting Date:** 11/16/2021

ZC 21-37 - Megan Prather - 6119 Brandt Pike - Rezoning/Basic and Detailed Development Plans

**Submitted By:** Geri Hoskins

**Department:** Planning

**Division:** Planning

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

**Audio-Visual Needs:** SmartBoard

**Emergency Legislation?:** No

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

ZC 21-37 - Megan Prather - 6119 Brandt Pike - Rezoning/Basic and Detailed Development Plans

**Purpose and Background**

The applicant, Megan Prather, requests approval of a rezoning to Planned Mixed Use and a Combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown (ZC 21-37).

**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

Staff Report

Decision Record

Minutes

Ordinance



**LEGAL DESCRIPTION**

SITUATE IN THE CITY OF HUBER HEIGHTS, COUNTY OF MONTGOMERY, STATE OF OHIO, AND BEING LOCATED IN SECTION 22, TOWN 2, RANGE 8 M.R.S., AND BEING A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF DAYTON BRANDT PIKE (SR 201) WITH THE CENTERLINE OF FISHBURG ROAD;

THENCE WITH THE CENTERLINE OF SAID DAYTON BRANDT PIKE, NORTH 17° 38' 40" EAST FOR 320.00 FEET;

THENCE NORTH 72° 21' 20" WEST FOR 45.00 FEET;

THENCE NORTH 72° 21' 20" WEST FOR 155.00 FEET;

THENCE SOUTH 17° 38' 40" WEST FOR 33.76 FEET;

THENCE NORTH 74° 31' 30" WEST FOR 18.92 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND TO BE DESCRIBED:

THENCE NORTH 74° 31' 30" WEST AT 13.81 FEET PASSING THE NORTHEAST CORNER OF LAND CONVEYED TO UNITED STATES POSTAL SERVICE BY DEED RECORDED IN MICROFICHE NO. 83-555 DO1 IN THE DEED RECORDS OF MONTGOMERY COUNTY, OHIO, IN ALL 213.81 FEET TO THE NORTHWEST CORNER OF SAID UNITED STATES POSTAL SERVICE LAND;

THENCE ON A TANGENT BEARING NORTH 32° 22' 55" EAST FOR 45.25 FEET;

THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 640.00 FEET FOR AN ARC DISTANCE OF 164.62 FEET (LONG CHORD BEARING NORTH 25° 00' 47.5" EAST FOR 164.17 FEET, CENTRAL ANGLE OF SAID CURVE BEING 14° 44' 15");

THENCE ON A TANGENT BEARING NORTH 17° 38' 40" EAST FOR 26.00 FEET;

THENCE SOUTH 72° 21' 20" EAST FOR 181.09 FEET;

THENCE ON A NEW DIVIDING LINE, SOUTH 17° 38' 40" WEST FOR 224.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.000 ACRES, MORE OR LESS.

**PARKING CALCULATIONS**

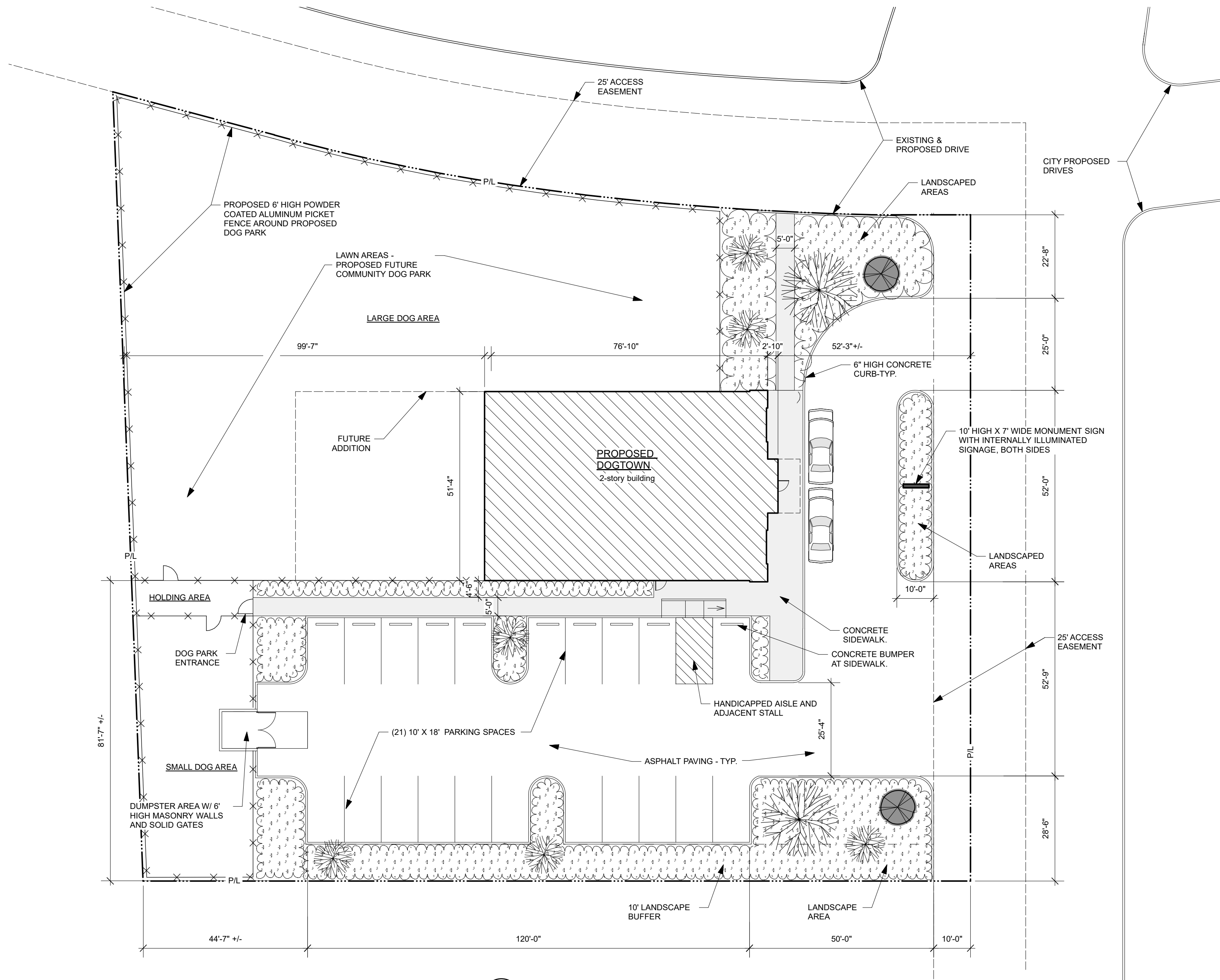
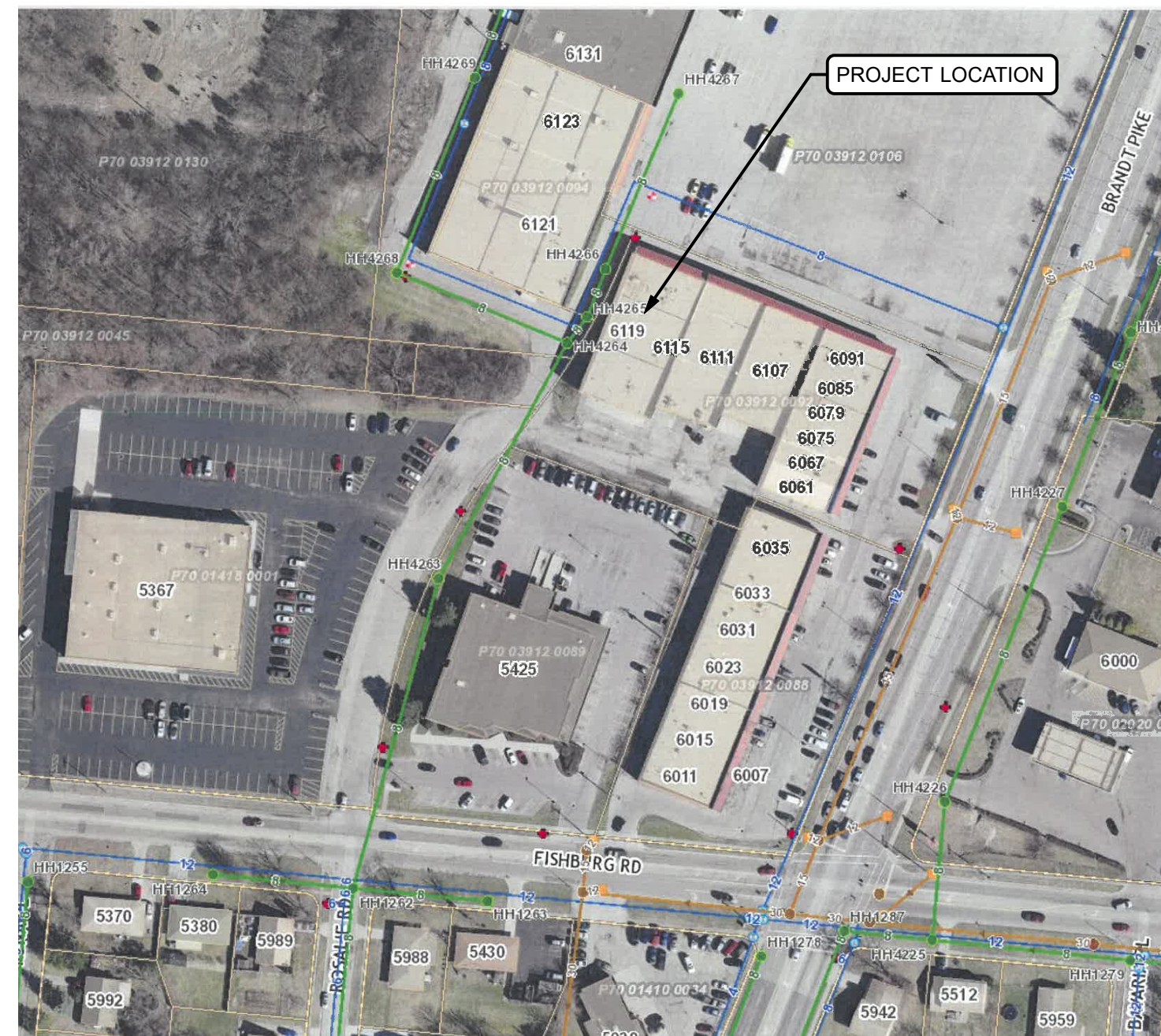
BASED ON BUSINESS USE - 1 SPACE PER 300 SF OF FLOOR AREA.

BUILDING AREA:  
 FIRST FLOOR 3,810 SF  
 SECOND FLOOR 2,880 SF  
 TOTAL AREA 6,690 SF

PARKING SPACES REQUIRED: 23 SPACES

PER BRANDT PIKE REVITALIZATION OVERLAY DISTRICT REGULATIONS, SECTION 1180.09 E. UP TO 25% OF REQUIRED PARKING CAN BE REPLACED WITH LANDSCAPED AREA. TWO REQUIRED SPACES REPLACED WITH LANDSCAPED ISLANDS.

**VICINITY MAP**  
 NOT TO SCALE



**SITE PLAN**  
 1" = 20'-0"

NOTE: DRIVES SHOWN BEYOND SITE BOUNDARIES PER CITY PREPARED SITE DEVELOPMENT PLANS

**DRAWING LIST**

- C1.0 PROPOSED SITE PLAN
- C101 EXISTING SITE CONDITIONS PLAN
- C102 SITE GRADING & UTILITY PLAN
- A4.0 3D MODEL
- A4.1 EXTERIOR ELEVATIONS

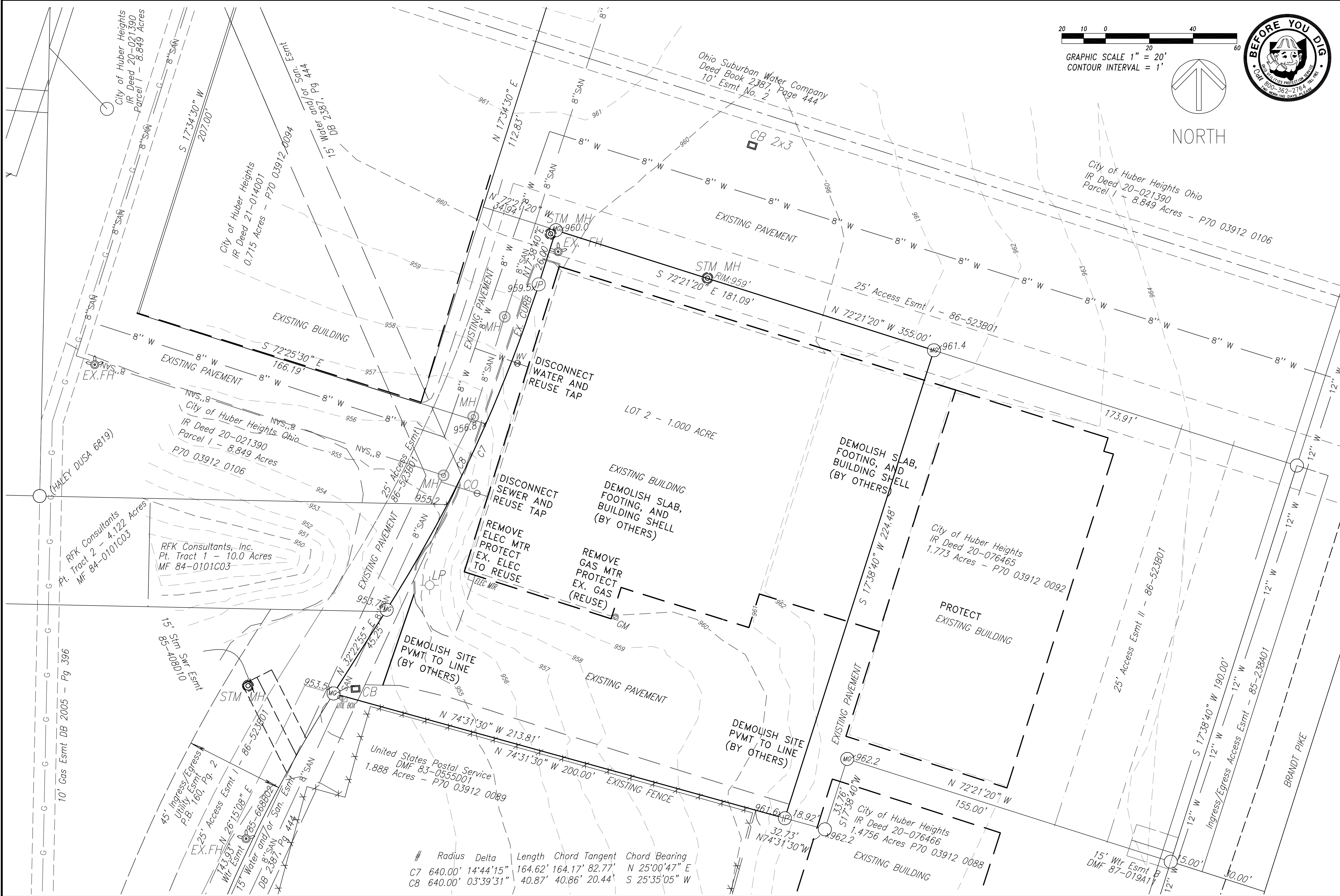
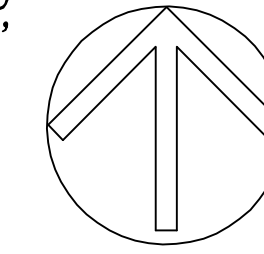
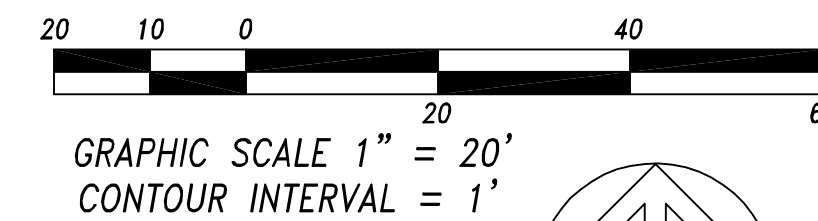
CITY OF HUBER HEIGHTS  
 PLANNING COMMISSION  
 SUBMITTAL  
 (SEPTEMBER 17, 2021)

<b>PROPOSED HUBER HEIGHTS DOGTOWN</b>	6119 BRANDT PIKE, HUBER HEIGHTS, OH	<b>THEODORE ARCHITECT JOHANSON</b>	CIVIL <b>IDE INC</b> 9338 Cincinnati Columbus Rd. West Chester, Ohio 45241  529 Mackley Avenue Cincinnati, Ohio 45229 513-221-3007 www.aedjohnsonandjones.com
ISSUE    Δ    REVISION ○    PLAN COMM. SUBMITTAL - 9/17/21	DRAWN BY: Ljohanson CHECKED BY: TLJ		
<b>PROPOSED SITE PLAN</b>	DATE: SEPTEMBER 17, 2021		
C1.0			

THEODORE ARCHITECT LICENSE #00001115

CONSULTANTS





#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
C7	640.00'	14°44'15"	164.62'	164.17'	82.77'	N 25°00'47" E
C8	640.00'	03°39'31"	40.87'	40.86'	20.44'	S 25°35'05" W

888 COLUMBIAN  
COLUMBIAN RD.  
WEST CHESTER,  
OHIO 45381  
Phone: (613) 871-8144  
Fax: (613) 871-8150



Designed By: T. FOSTER  
Drawn By: T. FOSTER  
Checked By:  
Approved By:

REVISIONS:

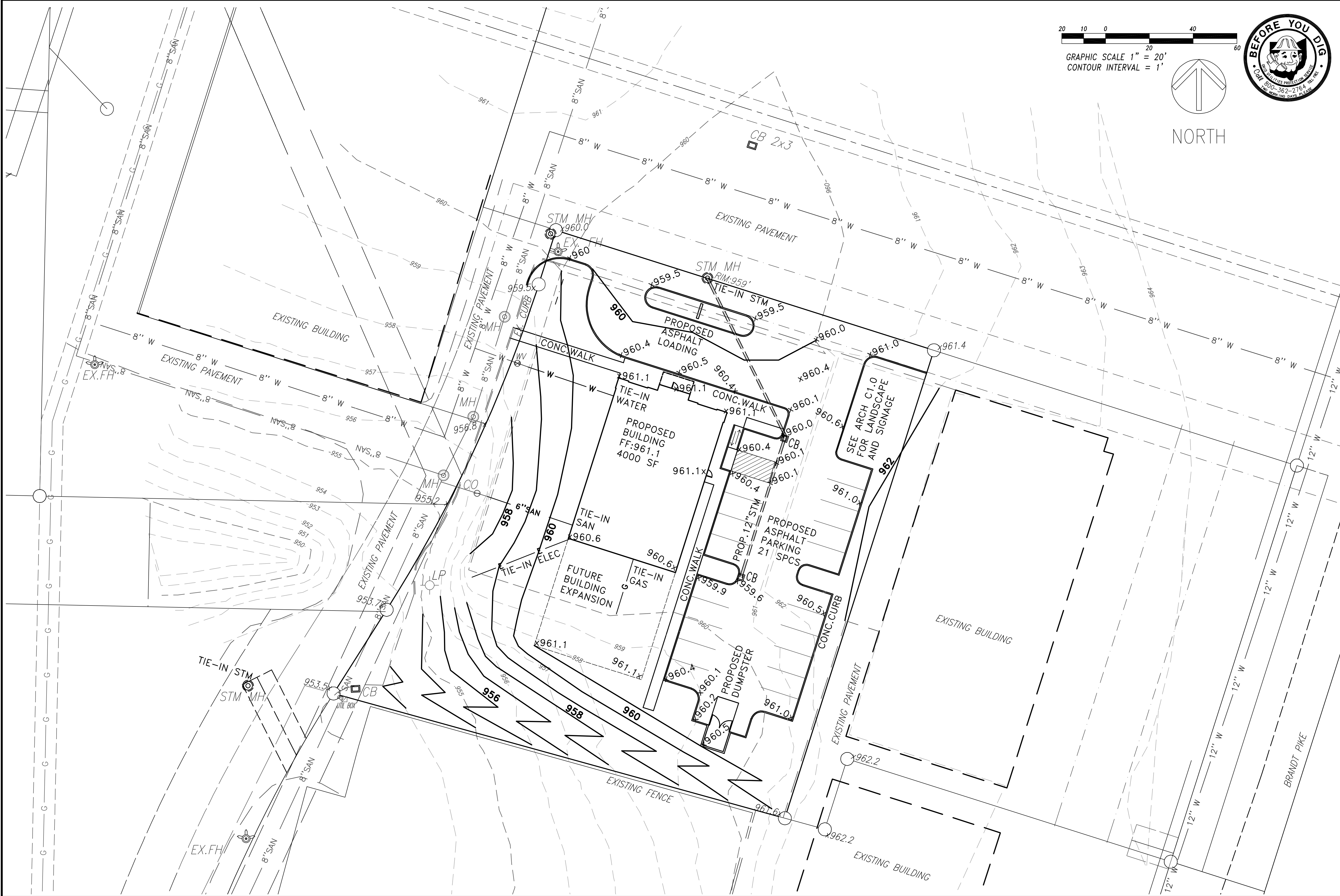
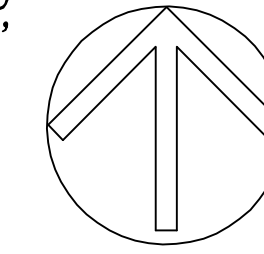
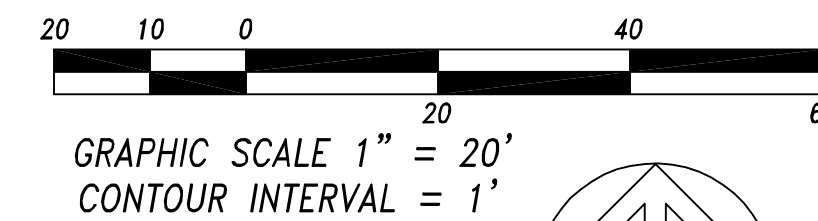

**PROPOSED DOGTOWN  
HUBER HEIGHTS  
6119 BRANDT PIKE  
HUBER HEIGHTS, OHIO**

EXISTING SITE

Scale: 1" = 20'  
Date: 9/17/21

Sheet 1 of 2  
**C-101**  
Project No.  
21030A-60





888 COLUMBIAN  
 200 LAMAR BLVD.  
 WEST CHESTER,  
 OHIO 42681  
 Phone: (613) 871-8144  
 Fax: (613) 871-8150



Designed By: T. FOSTER  
 Drawn By: T. FOSTER  
 Checked By:  
 Approved By:

REVISIONS:


**PROPOSED DOGTOWN  
 HUBER HEIGHTS  
 6119 BRANDT PIKE  
 HUBER HEIGHTS, OHIO**

**SITE PLAN**  
 Scale: 1" = 20'  
 Date: 9/17/21  
 Sheet 2 of 2  
**C-102**  
 Project No.  
 21030A-60



**DRAWING KEYNOTES**

- 1. STUCCO (EXTERIOR INSULATED FINISH SYSTEM)
- 2. METAL CORNICE
- 3. FAUX BRICK EIFS OR CULTURED STONE ALTERNATE.
- 4. INTEGRAL COLOR MASONRY UNITS
- 5. METAL GUTTER AND DOWNSPOUTS
- 6. 10' +/- HIGH MONUMENT SIGN WITH FAUX BRICK OR CULTURED STONE FINISH AND STONE CAP.
- 7. PRE-FABRICATED METAL CANOPY
- 8. INTERNALLY ILLUMINATED SIGN



3D VIEW  
NTS

ISSUE	△	REVISION
○		PLAN, COMM. SUBMITTAL - 9/17/21

3D MODEL

DRAWN BY: t.johanson  
CHECKED BY: TLJ

DATE:  
SEPTEMBER 17, 2021

**A4.0**

**PROPOSED  
HUBER HEIGHTS  
DOGTOWN**

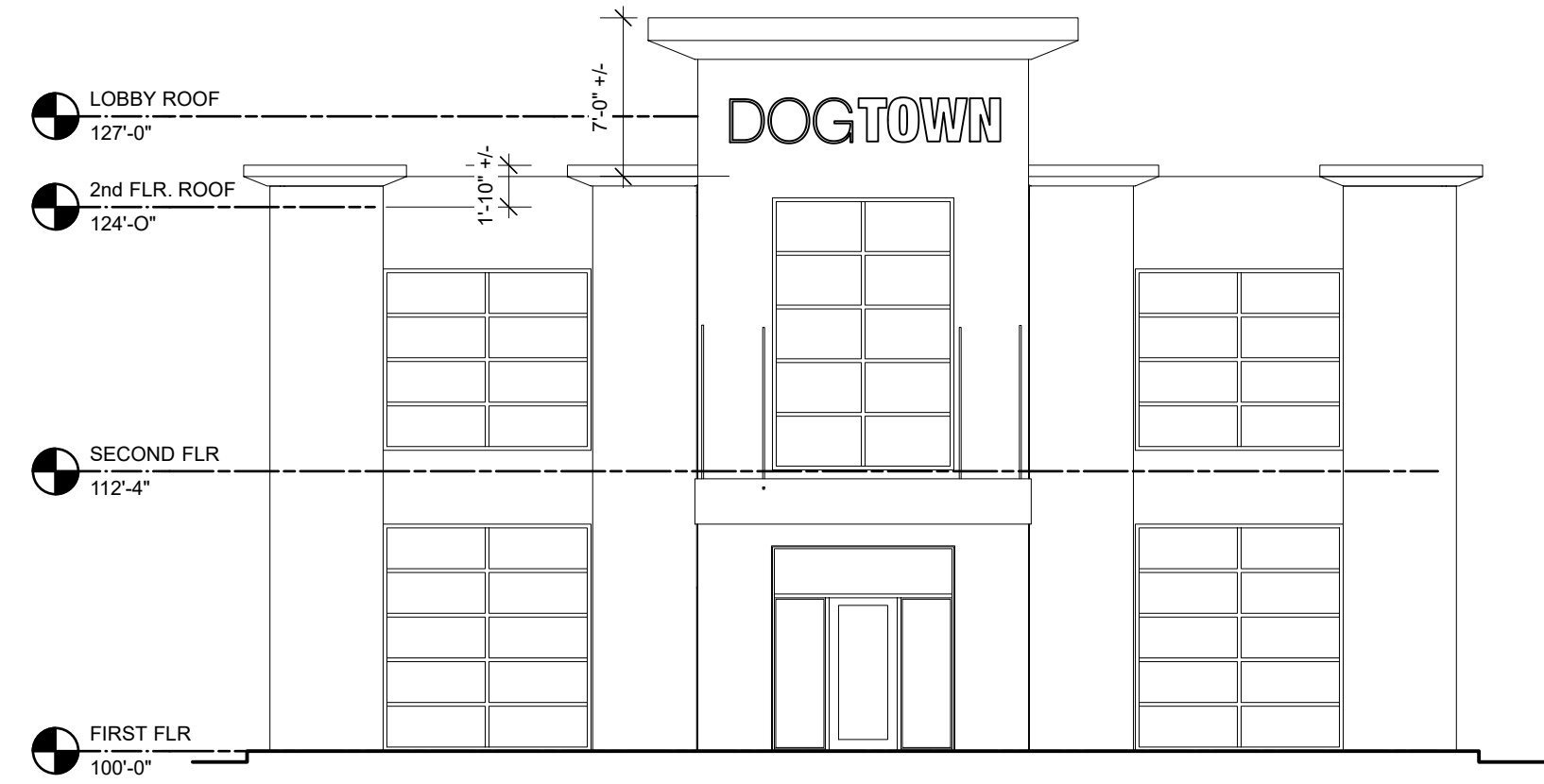
6119 BRANDT PIKE, HUBER HEIGHTS, OH

THEODORE  
ARCHITECT  
JOHANSON

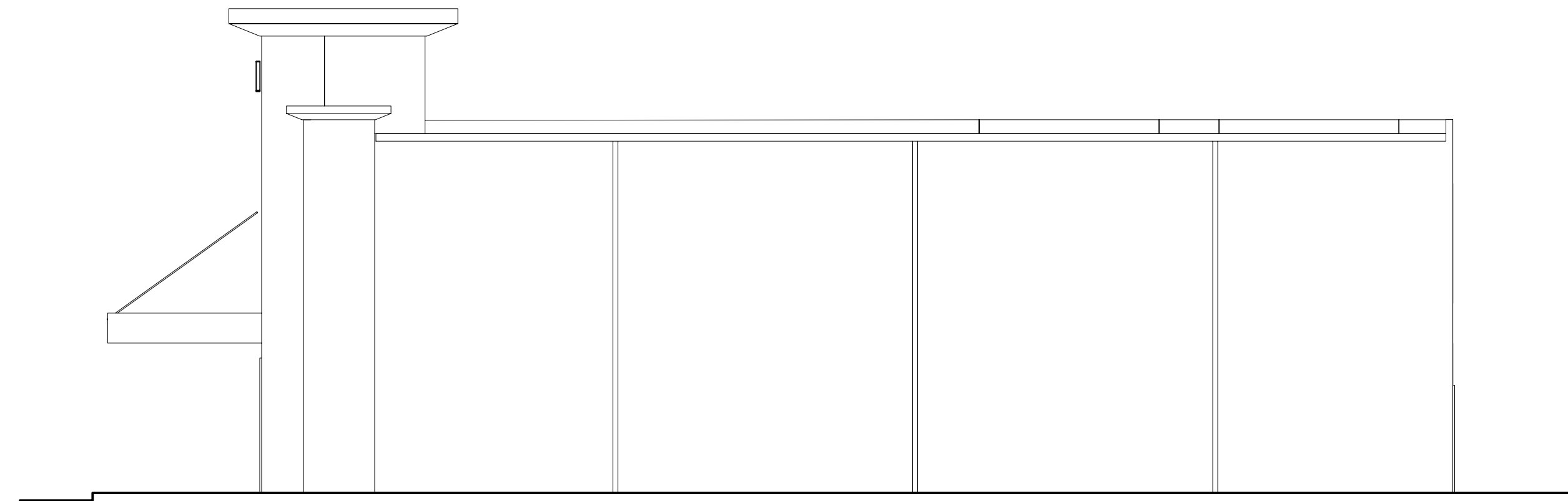
539 McMillin Avenue Cincinnati, OH 45229  
513-221-3107 www.theodorearchitect.com

CONSULTANTS

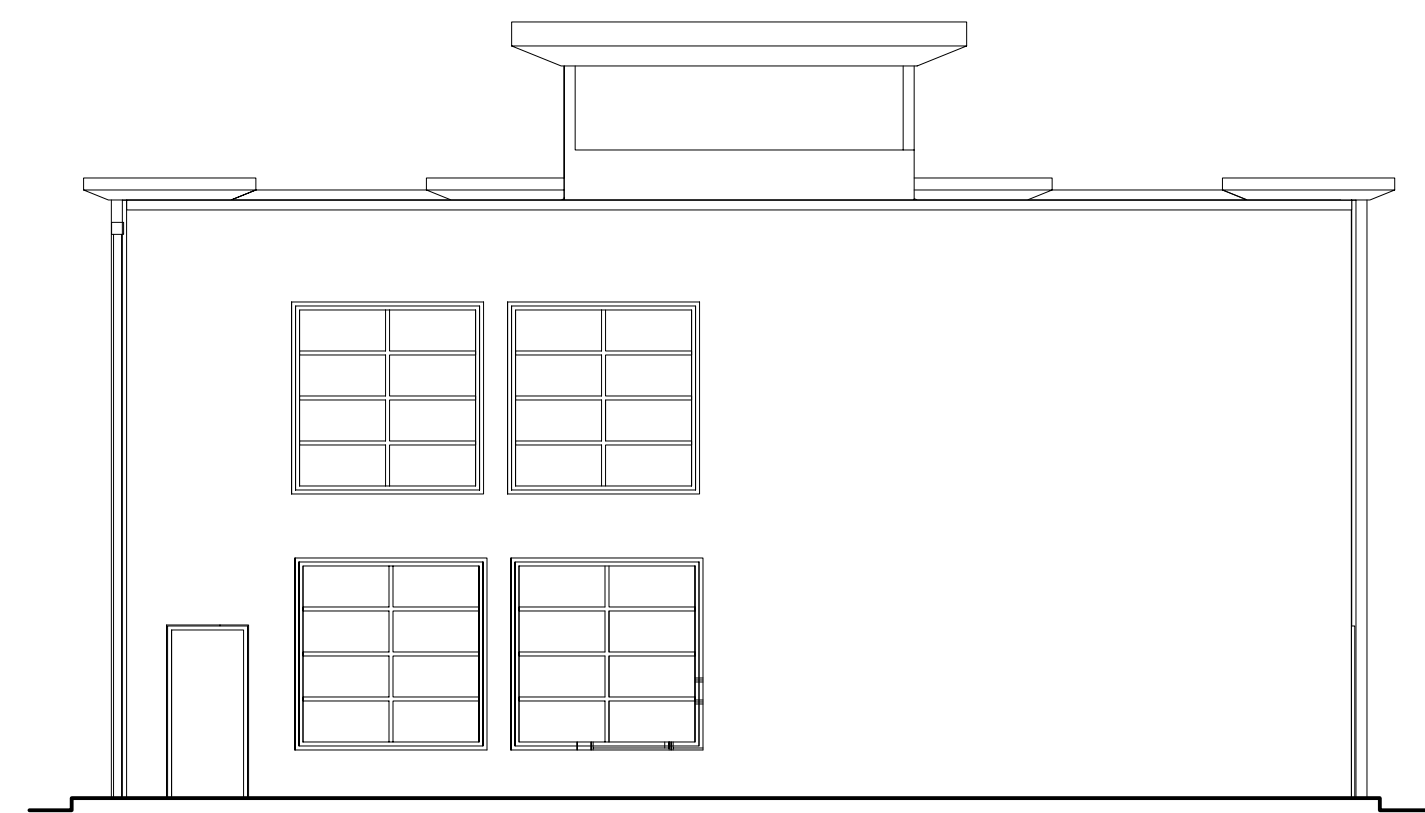
THEODORE ARCHITECTS LICENSE # 0001111  
EXP. 03/31/2023



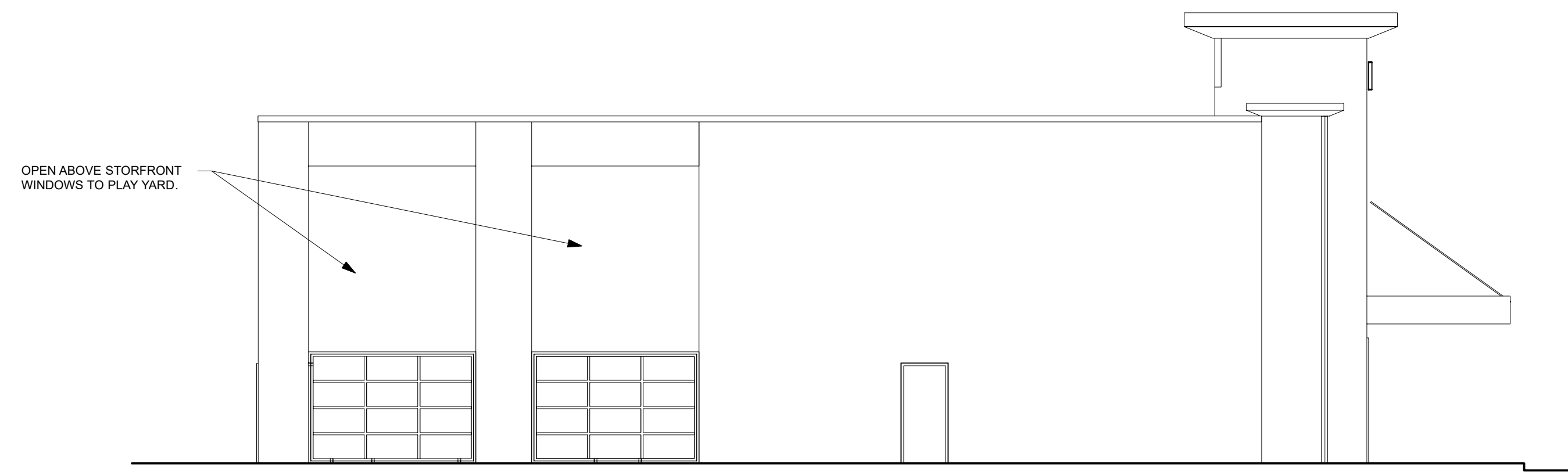
**NORTH ELEVATION**  
1/8" = 1'-0"  
(SEE 3D VIEW FOR MATERIALS - TYP)



**WEST ELEVATION**  
1/8" = 1'-0"



**SOUTH ELEVATION**  
1/8" = 1'-0"



**EAST ELEVATION**  
1/8" = 1'-0"

ISSUE	REVISION
○	△
○	PLAN COMM. SUBMITTAL - 9/17/21

**EXTERIOR ELEVATIONS**

DRAWN BY: t.johanson  
CHECKED BY: TLJ

DATE:  
SEPTEMBER 17, 2021

**A4.1**

**PROPOSED HUBER HEIGHTS DOGTOWN**

6119 BRANDT PIKE, HUBER HEIGHTS, OH

**THEODORE ARCHITECT JOHANSON**

539 McMillin Avenue Cincinnati, OH 45206  
513-221-3007 www.theodorearchitect.com

**CONSULTANTS**

THEODORE ARCHITECT JOHANSON  
EXPOSURE 3/20/2021



# Huber Heights Fire Division

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

Occupancy Name:	Dogtown		
Occupancy Address:	6119 Brandt Pike		
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:		HHFD Plan:	21-218
MCBR ELE:		HHFD Box:	46
REVIEWER:	Susong	DATE:	10/20/2021

### **Fire Department Comments:**

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

- Approval of site is subject to compliance with the following. Additional requirements for structure may arise during permitting process:**

#### Requirements: (Site Plan)

- Proposed driveways are acceptable and appear to meet Ohio Fire Code requirements for turn radius.
- Proposed fencing shall not obstruct fire department access to building. Approved gates shall be provided, or fencing moved away from building. Locking devices for gates shall be approved by Huber Heights Fire Division.
- If building will be equipped with a fire sprinkler system at least one fire hydrant will be required within 75 feet of the Fire Department Connection for the sprinkler system. (Huber Heights Codified Ordinance 1521.01)
- A permit shall be obtained for construction from Montgomery County Building Regulations.

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 statutes and codes, which this department has no authority to enforce and therefore have not been evaluated as part of this plan review.



# Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission  
From: Scott P. Falkowski, Assistant City Manager  
Date: October 15, 2021  
Subject: ZC 21-37 Basic and Detailed Development Plan Dogtown 6119 Brandt Pike

Application dated September 17, 2021

Department of Planning and Development

City of Huber Heights

**APPLICANT/OWNER:** Megan Prather – Applicant/Owner

**DEVELOPMENT NAME:** Dogtown

**ADDRESS/LOCATION:** 6119 Brandt Pike

**ZONING/ACREAGE:** B-3 / 1.0 Acre

**EXISTING LAND USE:**

**ZONING**

**ADJACENT LAND:**

**REQUEST:** The applicant requests approval for a Basic and Detailed Development Plan for 1.0 acres for Dogtown.

**ORIGINAL APPROVAL:**

**APPLICABLE HHCC:**

**CORRESPONDENCE:** In Favor – None Received  
In Opposition – None Received

**ATTACHMENTS:**

## **OVERVIEW:**

The applicant requests approval of a rezoning to Planned Mixed Use and a combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown.

## **STAFF ANALYSIS AND RECOMMENDATION:**

The request is for the following:

The applicant requests approval of a rezoning to Planned Mixed Use and a combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown.

The City's Comprehensive Plan calls for this area to be Mixed Use B Town Center which includes commercial uses.

Sanitary and water will connect into the City's public main system at the edges of the development parcel. Drainage will be handled through a public storm sewer system which flows to an existing detention basin to the southwest. Twenty one parking spaces are proposed with two of those being ADA accessible. The proposal calls for ten foot wide spaces which matches the City's Zoning Code. A drop off area is located at the front of the building. The entrance comes off an existing access easement that leads to Brandt Pike and Fishburg Road. Lighting shall follow standard City Code. Landscaping is provided in all drive and parking islands and around the monument sign.

The building is made of brick, EIFS and integral color masonry units. The plan is for two stories. The total height of the building is 27 feet at the lobby and 24 feet throughout the rest of the building. Two outdoor areas are proposed for dog use. They are further away from any residential use than the current outside dog runs for the existing dog day care business in the shopping center. These areas are surrounded by six foot tall powder coated picket fences. The dumpster enclosure is proposed to at the rear and have masonry walls with a gate. The request is for a 10 foot high monument sign. Staff recommends the sign be limited to six feet tall and seventy five square feet total as per standard City code. One wall sign is proposed, which staff recommends to be a maximum of seventy five square feet in area.

The Zoning Code is as follows:

## ***CHAPTER 1179 (PM) PLANNED MIXED USE DISTRICT<sup>1</sup>***

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<sup>1</sup>Cross reference(s)—PUD General Provisions—See Ch. 1171; Planned Residential District—See Ch. 1172; Planned Office District—See Ch. 1173; Planned Public and Private Buildings and Grounds District—See Ch. 1174; Planned Commercial District—See Ch. 1176.

### **1179.01 Purpose.**

*The Planned Mixed-Use District (PM) is established to promote multi-use development where a citizen can work, shop, play, and live within a planned neighborhood. This planning concept allows uses that typically are separated by traditional zoning to be part of an overall multiple use design concept allowing each use to complement another. By permitting residential, commercial, office, and institutional uses in the same district with the proper use of landscaping, buffering, access points, and parking, a PM development can provide a well balanced community for residents, visitors, and employees and provide unique characteristics that traditional land use planning often neglects. The PM also promotes different land uses that may act as transitional zoning between conflicting land use zones.*

*(Case 346; Ord. 99-O-1199, Passed 3-22-99)*

### **1179.02 Permitted uses.**

*The uses outlined as permitted uses in the (PR) Planned Residential District, (PO) Planned Office District, (PP) Planned Public and Private Buildings and Grounds District, and (PC) Planned Commercial District are principal uses permitted in the (PM) Planned Mixed Use District except as prohibited in this chapter.*

*(Case 346; Ord. 99-O-1199, Passed 3-22-99)*

### **1179.03 Accessory uses.**

*The uses outlined as accessory uses in the (PR) Planned Residential District, (PO) Planned Office District, (PP) Planned Public and Private Buildings and Grounds District, and (PC) Planned Commercial District are accessory uses permitted in the (PM) Planned Mixed Use District except as prohibited in this chapter.*

*(Case 346; Ord. 99-O-1199, Passed 3-22-99)*

### **1179.04 Special uses.**

*The following shall be permitted as special uses:*

- (a) Places of worship.*
- (b) Fraternal organizations, service clubs and other nonprofit organizations in accordance with the provisions of Chapter 1135. In addition to the criteria set forth in Chapter 1135, the parking requirements may have to be reviewed yearly as determined by the Planning Commission.*
- (c) Service stations and filling stations.*
- (d) Light manufacturing, compounding, processing, assembling, packaging or treatment of goods, materials, and products.*
- (e) Commercial printing and publishing.*

- (f) *Technical services and professional offices, including, but not limited to architects, engineers, surveyors, data processing facilities, testing laboratories and technical schools.*
- (g) *Any use the principal function of which is basic research, design and/or pilot or experimental product development or technical training.*
- (h) *Business and industrial service facilities.*
- (i) *Laboratories: experimental, film, testing, research, or engineering.*
- (j) *Computer-communications hardware assembly, testing and operation; development, testing, operation, and maintenance of software; and communications services and facilities that are incidental to the principal use.*
- (k) *Medical, dental, and optical manufacturing.*

*(Case 346; Ord. 99-O-1199, Passed 3-22-99)*

#### **1179.05 Prohibited uses.**

*The following uses are specifically prohibited:*

- (a) *Bingo Establishments and Instant Bingo Facilities;*
- (b) *Kennels, unless as an accessory use to a veterinarian;*
- (c) *Cemeteries;*
- (d) *Airports;*
- (e) *Blacksmith shops;*
- (f) *Machine shops, sheet metal and commercial painting shops;*
- (g) *Lumber yards;*
- (h) *Establishments for display, hire, sale and repair of farm implements, semi-tractors, and semi-trailers;*
- (i) *Truck stops or service stations servicing and/or repairing semis, semi-tractors and semi-trailers;*
- (j) *Parking of semis, semi-tractors and semi-trailers except for the purposes of loading or unloading and located in a designated loading space for a reasonable length of time necessary to load or unload;*
- (k) *Sexually oriented businesses;*
- (l) *Outside storage except for trash containers or recycling containers that are screened as required by this chapter;*
- (m) *Above ground parking garages.*

*(Case 346; Ord. 2000-O-1159, Passed 1-10-00)*



### **1179.06 Development standards.**

*Except when specifically modified herein, the provisions of the Planning and Zoning Code shall govern. The following development standards apply to a PM development:*

- (a) Minimum Land Area Requirement. A minimum of 20 acres shall be required.*
- (b) Covenants. The developer of a PM development shall be required to submit a set of covenants or deed restrictions with the Basic Development Plan application that will outline, at a minimum, development standards and guidelines established in this chapter and any other requirements the developer and/or Planning Commission deems necessary. The Planning Commission may require additional or amended covenants as it deems necessary to ensure compliance with the Planning and Zoning Code and the Planned Mixed-Use District.*
- (c) Required Mix of Land Uses. A developer shall be required to provide a mix of land uses in a PM Development. At a minimum, at least two of the following uses are required in a PM Development: residential, commercial, office, institutional, and/or industrial.*
- (d) Site Planning.*
  - (1) The combination of different uses whether as part of one building or as part of the overall development shall be designed and developed so as not to create a nuisance by excessive noise, light, vibration, odor, or any other annoyances for any uses within the development or neighboring properties.*
  - (2) A PM development is to be designed so that buildings and structures are clustered and open space areas are preserved and maintained. Special care shall be given to protect preexisting natural features including, but not limited to, woodlands, ravines, streams, lakes, ponds, and/or flood plains. Impervious surface coverage, including, but not limited to, buildings, parking area, and accessways, shall not exceed 75 percent of the total development area. Therefore, 25 percent of the development area shall be reserved for green space.*
  - (3) The number of ingress and egress points onto the public streets shall be limited in order to reduce the number of traffic conflict points. Adequate and properly arranged facilities for internal pedestrian and traffic circulations shall be provided. The street and thoroughfare network shall be designed to minimize truck traffic through residential areas of the development.*
  - (4) Parking systems shall be designed so as to discourage single large unbroken paved lots for off-street parking and shall encourage smaller defined parking areas within the total parking system. Underground parking facilities are encouraged.*

- (5) *The development shall be designed to tie all the uses into one overall community and encourage walking, biking, running, and alternative modes of transportation. Developers are encouraged to incorporate bus stops, bikeways, walkways, and crosswalks into an overall thematic scheme for pedestrian traffic. Sidewalks shall be required except, in the case of a golf course or specific open space development, the Planning Commission may determine them to be unnecessary.*
- (6) *Any signs as proposed within this district, shall comply with Chapter 1189 "Signs". Additionally, a developer of a PM development shall develop and submit with the Detailed Development Plan application, a comprehensive set of graphic design criteria for signage in the development. This set of graphic design criteria for signage shall be approved by the Planning Commission and shall apply to all signage requests within the development. The criteria shall include, at a minimum, the sizes permitted (if different from Chapter 1189), colors permitted, materials permitted, typefaces permitted, type size permitted, and permitted illumination. Compliance with the on-site comprehensive graphics shall be verified by the Zoning Administrator during the sign permit review process.*
- (7) *Minimum lot area, frontage and setback requirements may be varied to allow greater flexibility in design. However, the following shall be used as a guideline for development:*
  - A. *With multiple buildings on a single property, entirely residential buildings shall be at least 15 feet from another entirely residential building and at least 50 feet from nonresidential or mixed-use buildings.*
  - B. *With multiple buildings on a single property, nonresidential buildings or mixed-use buildings shall be at least 20 feet or one-half the height of the taller building apart, whichever is greater from another nonresidential or mixed-use building.*
  - C. *All nonresidential buildings or mixed-use buildings shall be set back at least 50 feet or the height of the structure, whichever is greater, from any residential property or residential building, whichever is closer, and from the public right-of-way. This setback applies to multiple buildings on a single property, to development within a PM development, and where it abuts to adjacent property.*
- (8) *No maximum height restriction shall apply, except that the proposed development meets all Federal Aviation Administration (FAA), Dayton International Airport or Wright Patterson Air Force Base height or abatement requirements.*
- (9) *Common parking areas and accessways shall be lighted adequately with light fixtures that shall be designed to reflect light away from adjoining properties. Special attention will be given to protect entirely residential structures from light emitted from nonresidential land uses.*

- (10) Nonresidential uses shall have trash containers and/or receptacles (including recycling containers) placed to the rear of all structures and shall be screened or enclosed on four sides with opening doors for the purpose of trash removal. The placement of trash containers and/or receptacles in multi-family residential developments shall be as inconspicuous as possible. The use of a wooden or vinyl fence structure, earth mound, or wall with an opaqueness of 100 percent and a height of 12 inches above the top of the largest container is required.*
- (11) The architecture of nonresidential structures is encouraged to be unique yet similar in certain sections of the PM.*
- (12) The distribution systems for utilities are required to be underground.*
- (13) The use of privately owned open space and public dedicated park land is encouraged as part of a PM development. Privately owned open space shall be maintained by the developer or by a duly authorized owner's association.*
- (14) The use of chain link fencing is prohibited. Additionally, on an entirely residential property, no fencing shall be permitted in the front yard and, in the case of a corner lot, no fencing shall be permitted in the side yard with frontage to a public right-of-way. The covenants submitted by the developer shall establish the height requirements for fencing in the development. Fencing in a development shall be uniform in height in related use areas. On an entirely residential property, fence height shall not exceed six feet.*
- (15) With the submission of a Basic Development Plan application, the applicant is required to submit a phasing plan that details when certain sections of the development will commence construction and when the sections will be complete.*

*(Case 346; Ord. 99-O-1199, Passed 3-22-99)*

### **1179.07 Landscaping.**

*To protect and promote a harmonious development that ensures a functional and logical arrangement of mixed uses, the effective and efficient use of landscaping and buffering is required. Therefore, a PM development shall include the following landscaping and buffering:*

- (a) Development Landscaping. Within the PM development that is proposed, entirely residential buildings shall be screened from nonresidential and mixed-use buildings with a 20 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opaqueness of at least 80 percent year around. Parking areas, accessways, or any impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opaqueness within two years of planting. The use of pre-*

*existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.*

- (b) Perimeter Landscaping. In a section of a PM development that contains nonresidential, mixed use, or multi-family buildings that abut a neighboring property with a single-family residential zoning designation or in a PM development section that contains an entirely residential section that abuts a neighboring property with a commercial, office, or multi-family zoning designation, the perimeter of the section of the PM development shall be screened with a 25 foot wide buffer strip that includes a six foot high earth mound, wooden or vinyl fence, wall, landscaping and/or mixture thereof that shall maintain an opacity of at least 80 percent year-round. Parking areas, accessways or an impervious surfaces are prohibited within this buffer strip. If planted materials are used, the screen must achieve the required height, width, and opacity within two years of planting. The use of pre-existing trees, natural features or amenities as part of this buffer is encouraged. The Planning Commission may approve some other arrangement of buffering if it determines that such an arrangement meets the intent of this requirement.*
- (c) Parking Lot Landscaping. All parking lots are required to have interior landscaped areas as outlined in Chapter 1185, "Parking and Loading".*
- (d) Street Tree Requirement. All frontage property within a PM development that abuts public rights-of-way and is developed with nonresidential, mixed use, and/or multi-family buildings is required to have one street tree per 40 feet of frontage planted just outside of the street right-of-way. Unless determined to be inappropriate by the City Engineer, street trees shall be planted at least four feet from the edge of the sidewalk on private property. All frontage property within a PM development along a major collector or better as defined by the Huber Heights Thoroughfare Plan, no matter what use, shall meet this requirement. The type of tree and size shall be proposed by the developer at the Detailed Development Plan application stage and approved by the Planning Commission. A list of appropriate trees with required caliper is available in the City Engineer's Office.*

*(Case 346; Ord. 99-O-1199, Passed 3-22-99)*

### **1179.08 Parking and loading.**

*The provisions of Chapter 1185, "Parking and Loading" shall apply, except that the off-street loading spaces and docks shall be provided with area, location and design appropriate to the needs of the development and specific uses within it, and the space designated for off-street loading shall not be used for off-street parking. Within the PM development, off-street loading areas shall be physically isolated and/or enclosed from residences in or adjacent to the PM Development. In all cases, off-street loading spaces and docks are prohibited in the front and side yards of any property.*



*(Case 346; Ord. 99-O-1199, Passed 3-22-99)*

### **1179.09 Planning commission/city council review.**

All requirements within this chapter are to be used as guidelines and may be varied as part of the Basic or Detailed Development Plan approval if it is determined that such deviation will not adversely affect neighboring properties or the community as a whole. Additionally, any variation of these requirements shall, in no case, change the overall plan and character of the proposed development.

(Case 346; Ord. 99-O-1199, Passed 3-22-99)

### *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)*



## **Planning Commission Decision Record**

WHEREAS, on September 17, 2021, the applicant, Megan Prather, requested approval of a Basic and Detailed Development Plan for property located at 6119 Brandt Pike, (ZC 21-37); and

WHEREAS, on October 26, 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.

Mr. Jeffries moved to recommend approval of the request by the applicant, Megan Prather for a Basic and Detailed Development Plan for property located at 6119 Brandt Pike, (ZC 21-37) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021 with the following conditions:

1. The Basic and Detailed Development Plan for Dogtown shall be the plans stamped received by the City of Huber Heights Planning Department on September 17, 2021.
2. Development ground signage shall have a maximum height of six (6) feet and shall be no larger than 75 square feet in total sign area.
3. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.
4. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.
5. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and

ZC 21-37 – Decision Record

requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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

\_\_\_\_\_  
Terry Walton, Chair  
Planning Commission

\_\_\_\_\_  
Date

**Planning Commission  
October 26, 2021 Meeting  
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:03 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. **COMBINED BASIC AND DETAILED DEVELOPMENT PLAN - The applicant, MEGAN PRATHER, is requesting approval of a Combined Basic and Detailed Development Plan for 1.0 acres for property located at 6119 Brandt Pike, for Dogtown (ZC 21-37).**

Mr. Falkowski stated the request is for the following:

The applicant requests approval of a rezoning to Planned Mixed Use and a combined Basic and Detailed Development Plan for 1.0 acres at 6119 Brandt Pike for Dogtown.

The City's Comprehensive Plan calls for this area to be Mixed Use B Town Center which includes commercial uses.

Sanitary and water will connect into the City's public main system at the edges of the development parcel. Drainage will be handled through a public storm sewer



system which flows to an existing detention basin to the southwest. Twenty-one parking spaces are proposed with two of those being ADA accessible. The proposal calls for ten-foot-wide spaces which matches the City's Zoning Code. A drop off area is located at the front of the building. The entrance comes off an existing access easement that leads to Brandt Pike and Fishburg Road. Lighting shall follow standard City Code. Landscaping is provided in all drive and parking islands and around the monument sign.

The building is made of brick, EIFS and integral color masonry units. The plan is for two stories. The total height of the building is 27 feet at the lobby and 24 feet throughout the rest of the building. Two outdoor areas are proposed for dog use. They are further away from any residential use than the current outside dog runs for the existing dog day care business in the shopping center. These areas are surrounded by six-foot tall powder coated picket fences. The dumpster enclosure is proposed to at the rear and have masonry walls with a gate. The request is for a 10-foot-high monument sign. Staff recommends the sign be limited to six feet tall and seventy-five square feet total as per standard City code. One wall sign is proposed, which staff recommends to be a maximum of seventy-five square feet in area.

Timothy Foster said I just wanted to mention, there's not whole lot more I can add to the presentation that Mr. Falkowski gave. All I would mention is that the city recommendations related to the signage height and other things we're okay and can agree to those terms that were put in the resolution.

### **Action**

Ms. Jeffries moved to approve the request by the applicant MEGAN PRATHER, for the approval of a Basic and Detailed Development Plan for property located at 6119 Brandt Pike (ZC 21-37) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached thereto.

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

## **2. REZONING - The applicant, DANIEL GREENE, is requesting approval of a Rezoning to Planned Residential for .3445 acres of property located at 4270 Murdock Avenue (ZC 21-40).**

Mr. Falkowski stated that the applicant requests rezoning from B-1 Commercial to PR Planned Residential District.

The applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING TO PLANNED MIXED USE AND A COMBINED BASIC AND DETAILED DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 6119 BRANDT PIKE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-03912-0088 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-37).

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 21-37 and on October 26, 2021, recommended approval by a vote of 5-0 of the Rezoning to Planned Mixed Use and a Basic and Detailed 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 Mixed Use and a Basic and Detailed Development Plan (Zoning Case 21-37) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic and Detailed Development Plan for Dogtown shall be the plans stamped received by the City of Huber Heights Planning Department on September 17, 2021.
2. Development ground signage shall have a minimum height of six (6) feet and shall be no larger than 75 square feet in total sign area.
3. The applicant shall receive final Engineering approval prior to a Zoning Certificate being issued.
4. The applicant shall address all Fire Division comments prior to a Zoning Certificate being issued.
5. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80% of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 20% of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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-7965

Topics of Discussion 0.

**Council Work Session**

**Meeting Date:** 11/16/2021

ZC 21-40 - Daniel Greene - 4270 Murdock Avenue - Rezoning

**Submitted By:** Geri Hoskins

**Department:** Planning

**Division:** Planning

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

**Audio-Visual Needs:** SmartBoard

**Emergency Legislation?:**

**Motion/Ordinance/  
Resolution No.:**

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**Agenda Item Description or Legislation Title**

ZC 21-40 - Daniel Greene - 4270 Murdock Avenue - Rezoning

**Purpose and Background**

The applicant, Daniel Greene, requests approval of Rezoning from B-1 (Commercial) to Planned Residential District (PR) for 4270 Murdock Avenue (ZC 21-40).

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**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:**

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**Attachments**

Map

Drawings

Staff Report

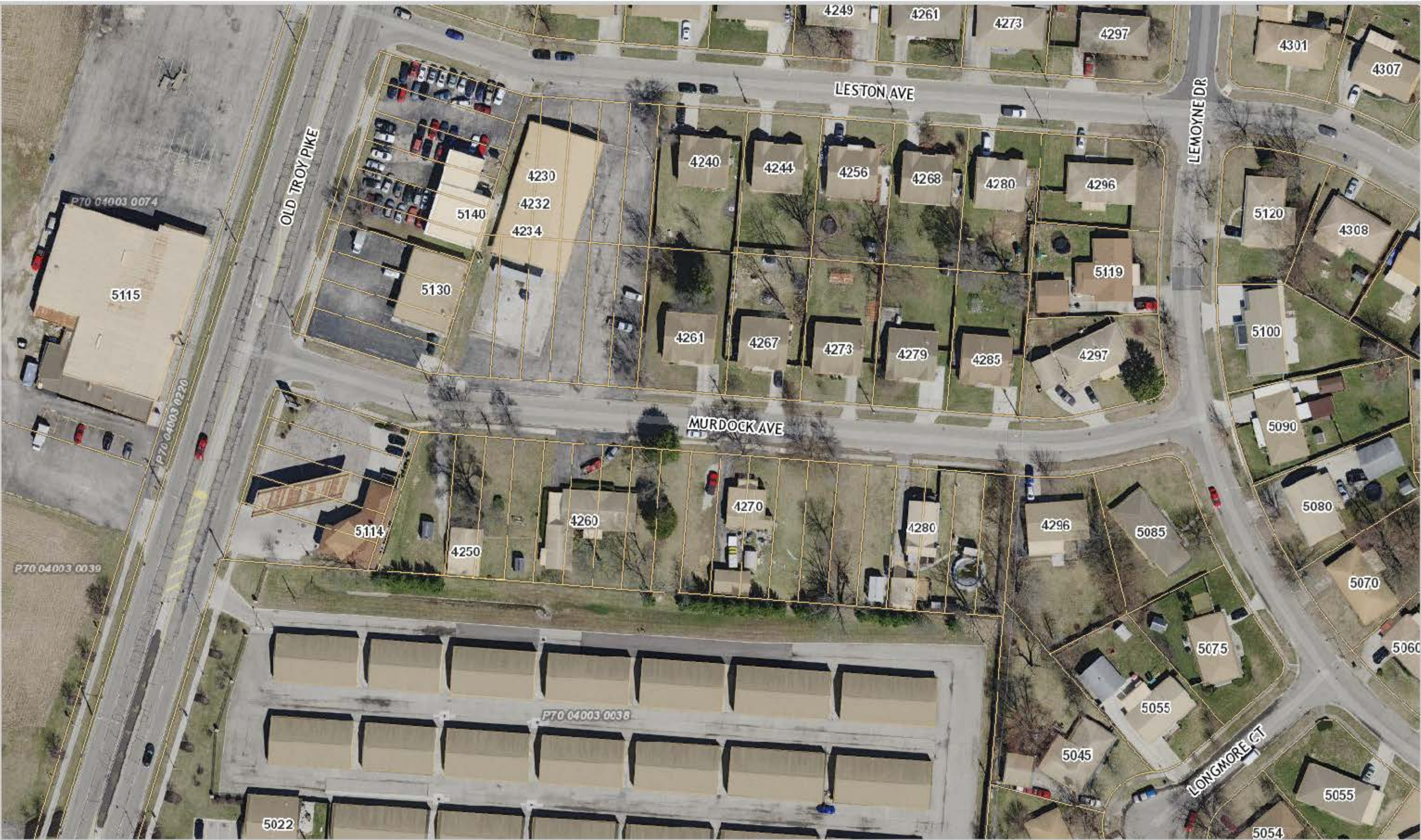
Decision Record

Minutes

Ordinance

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1 in = 94 ft

# City of Huber Heights

Date: 10/26/2021



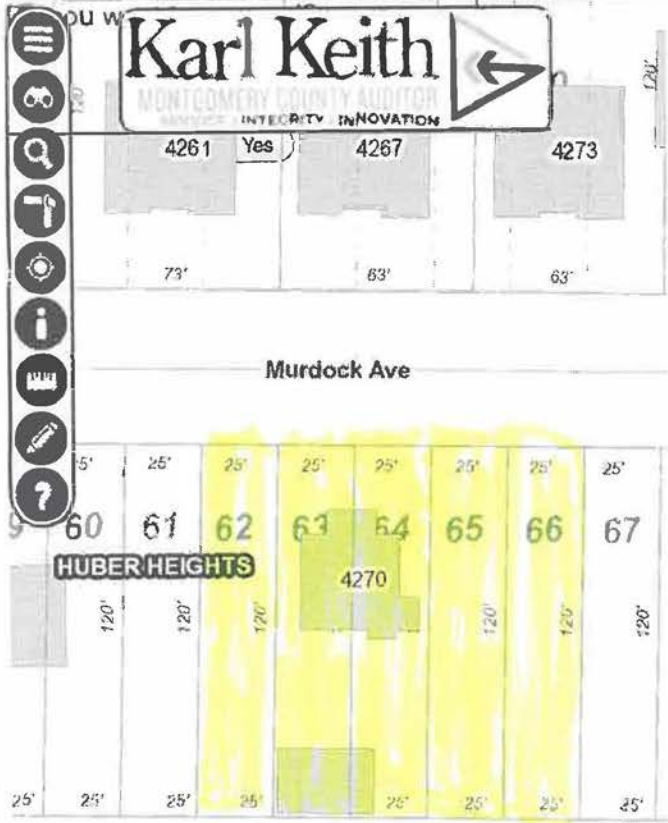


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GEOGRAPHIC TECHNOLOGIES GROUP  
Powered by Esri



# Memorandum

Staff Report for Meeting of October 26, 2021

To: Huber Heights City Planning Commission  
From: Scott P. Falkowski, Assistant City Manager  
Date: October 15, 2021  
Subject: ZC 21-40 (Rezoning from B-1 Commercial to PR Planned Residential)  
.3445 Acres 4270 Murdock Avenue

Application dated September 9, 2021

Department of Planning and Development

City of Huber Heights

**APPLICANT/OWNER:** Daniel Greene – Applicant/Owner

**DEVELOPMENT NAME:** 4270 Murdock Avenue

**ADDRESS/LOCATION:** 4270 Murdock Avenue

**ZONING/ACREAGE:** B-1/0.344 acres

**EXISTING LAND USE:** Residential

**ZONING  
ADJACENT LAND:** R-4, B-1, PC

**REQUEST:** The applicant requests approval of a Rezoning to PR Planned Residential at 4270 Murdock Avenue.

**ORIGINAL APPROVAL:**

**APPLICABLE HHCC:**

**CORRESPONDENCE:** In Favor – None Received  
In Opposition – None Received

## **OVERVIEW:**

The applicant requests rezoning from B-1 Commercial to PR Planned Residential District.

## **STAFF ANALYSIS AND RECOMMENDATION:**

The applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-way was required with this split and rezoning. The surrounding uses at the area of the split are a combination of residential and commercial, so this use fits. No additional improvements are being requested with this application.

## **CHAPTER 1172 (PR) PLANNED RESIDENTIAL DISTRICT<sup>1</sup>**

### **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, quadraminiums 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)*

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<sup>1</sup>Cross reference(s)—General provisions—See Ch. 1171.



### **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)*



## **Planning Commission Decision Record**

WHEREAS, on September 9, 2021, the applicant, Daniel Greene, requested approval of a Rezoning from B-1 (Commercial) to PR (Planned Residential) for 0.3445 acres located at 4270 Murdock Avenue (ZC 21-40); and

WHEREAS, on October 26, 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, Daniel Greene, for a Rezoning from B-1 (Commercial) to PR (Planned Residential) for 0.3445 acres located at 4270 Murdock Avenue (ZC 21-40) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021 with the following conditions:

1. No additional improvements to the site are approved with this application.

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

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Terry Walton, Chair  
Planning Commission

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Date

system which flows to an existing detention basin to the southwest. Twenty-one parking spaces are proposed with two of those being ADA accessible. The proposal calls for ten-foot-wide spaces which matches the City's Zoning Code. A drop off area is located at the front of the building. The entrance comes off an existing access easement that leads to Brandt Pike and Fishburg Road. Lighting shall follow standard City Code. Landscaping is provided in all drive and parking islands and around the monument sign.

The building is made of brick, EIFS and integral color masonry units. The plan is for two stories. The total height of the building is 27 feet at the lobby and 24 feet throughout the rest of the building. Two outdoor areas are proposed for dog use. They are further away from any residential use than the current outside dog runs for the existing dog day care business in the shopping center. These areas are surrounded by six-foot tall powder coated picket fences. The dumpster enclosure is proposed to at the rear and have masonry walls with a gate. The request is for a 10-foot-high monument sign. Staff recommends the sign be limited to six feet tall and seventy-five square feet total as per standard City code. One wall sign is proposed, which staff recommends to be a maximum of seventy-five square feet in area.

Timothy Foster said I just wanted to mention, there's not whole lot more I can add to the presentation that Mr. Falkowski gave. All I would mention is that the city recommendations related to the signage height and other things we're okay and can agree to those terms that were put in the resolution.

### **Action**

Ms. Jeffries moved to approve the request by the applicant MEGAN PRATHER, for the approval of a Basic and Detailed Development Plan for property located at 6119 Brandt Pike (ZC 21-37) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached thereto.

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

## **2. REZONING - The applicant, DANIEL GREENE, is requesting approval of a Rezoning to Planned Residential for .3445 acres of property located at 4270 Murdock Avenue (ZC 21-40).**

Mr. Falkowski stated that the applicant requests rezoning from B-1 Commercial to PR Planned Residential District.

The applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-



way was required with this split and rezoning. The surrounding uses at the area of the split are a combination of residential and commercial, so this use fits. No additional improvements are being requested with this application.

Ms. Vargo asked will they be able to sell each house individually if the desired? Mr. Falkowski stated there are five lots that will be combined into one, but it is just one house.

**Action**

Ms. Thomas moved to approve the request by the applicant DANIEL GREEN, for the approval of a Rezoning from B1 Commercial to PR Planned Residential 4.3445 acres located at 4270 Murdock Avenue (ZC 21-40) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

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.

**3. LOT SPLIT - The applicant, DANIEL GREENE, is requesting approval of a Lot Split of .3445 acres (ZC 21-39).**

Mr. Falkowski stated the applicant requests a lot combination of five parcels including 0.344-acres in order to utilize the property for its current use. This new parcel combines five 25-foot frontage lots which has existing buildings that cross said property lines. This cleans up the parcel into one ownership parcel. The property is zoned B-1 Commercial but has a residential house on the property and the owner would like to continue to have that use. A rezoning will be required of the newly combined parcel for the residential use. The rezoning will be to Planned Residential to allow for the current locations of all buildings on the site. No additional right-of-way is required with this combination. No new improvements are being requested with this application.

**Action**

Ms. Thomas moved to approve the request by the applicant, DANIEL GREENE, for approval of a Lot Split of .3445 acres at 4270 Murdock Avenue (ZC 21-39) in accordance with the recommendation of Staff's Memorandum dated October 15, 2021, and the Planning Commission Decision Record attached hereto.

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

**4. BASIC DEVELOPMENT PLAN - The applicant, DARIN SCHMIDT, is requesting approval of a Basic Development Plan for 19.1 acres for an Airsoft and Paintball facility for property located at 7860 Bellefontaine Road (ZC 21-36).**

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2021-O-

TO APPROVE A REZONING FROM B-1 (COMMERCIAL) TO PR (PLANNED RESIDENTIAL DISTRICT) FOR THE PROPERTY LOCATED AT 4270 MURDOCK AVENUE AND FURTHER IDENTIFIED AS PARCEL NUMBER P70-00201-0063 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP AND ACCEPTING THE RECOMMENDATION OF THE PLANNING COMMISSION (ZONING CASE 21-40).

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 21-40 and on October 26, 2021, recommended approval by a vote of 5-0 of the Rezoning to Planned Mixed Use and a Basic and Detailed 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 from B1 Commercial to PR Planned Residential District (Zoning Case 21-40) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. No additional improvements to the site are approved with this application.

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-7984

Topics of Discussion P.

**Council Work Session**

**Meeting Date:** 11/16/2021

Brandt Pike Revitalization Project

**Submitted By:** Scott Falkowski

**Department:** City Manager

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 07/20/2021 and 08/02/2021 and 08/31/2021 and 09/21/2021 and 10/05/2021 and 10/19/2021 and 11/01/2021 and 11/16/2021

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

**Motion/Ordinance/  
Resolution No.:**

---

**Agenda Item Description or Legislation Title**

Brandt Pike Revitalization Project

**Purpose and Background**

This item is to continue discussion on the Brandt Pike Revitalization Project. The link to the Brandt Pike Target Revitalization Plan from May, 2017 is as follows: [https://www.hhoh.org/DocumentCenter/View/2667/Brandt\\_Pike\\_Target\\_Revitalization\\_Plan\\_FINAL\\_DRAFT\\_2017\\_0512](https://www.hhoh.org/DocumentCenter/View/2667/Brandt_Pike_Target_Revitalization_Plan_FINAL_DRAFT_2017_0512)

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**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:**

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**Attachments**

*No file(s) attached.*

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AI-7976

Topics of Discussion Q.

**Council Work Session**

**Meeting Date:** 11/16/2021

2022 Law Director Contract

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

---

**Agenda Item Description or Legislation Title**

2022 Law Director Contract

**Purpose and Background**

This agenda item is to discuss the contract renewal for City Law Director, Gerald McDonald. The current contract terminates on December 31, 2021 (see attached). The 2022 proposed contract retains the rates and terms of the current 2021 contract for prosecutor services and the 2022 proposed contract retains the terms and increases the rates by \$10 per hour for other legal services.

---

**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:**

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**Attachments**

Resolution

Exhibit A

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY OF HUBER HEIGHTS TO RENEW AN AGREEMENT WITH PICKREL SCHAEFFER & EBELING FOR LEGAL SERVICES AS LAW DIRECTOR FOR THE CITY OF HUBER HEIGHTS, OHIO FOR THE TIME PERIOD OF JANUARY 1, 2022 THROUGH DECEMBER 31, 2022.

WHEREAS, the law firm of Pickrel Schaeffer and Ebeling has been serving as law director for the City of Huber Heights since October 31, 2003; and

WHEREAS, Council desires to renew the relationship for an additional year.

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

Section 1. By an affirmative vote of City Council, the Mayor is directed to execute on behalf of the City of Huber Heights a contract substantially upon the same provisions contained in the attached as set forth in Exhibit A appointing Pickrel, Schaeffer & Ebeling as legal counsel for the City and designating Gerald L. McDonald as Law Director for the period of January 1, 2022 through December 31, 2022.

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

**EXHIBIT A**  
**LAW DIRECTOR CONTRACT**

This Contract is entered into this \_\_\_\_ day of December, 2021, by and between the City of Huber Heights, OHIO, an Ohio municipal corporation ("HUBER HEIGHTS"), 6131 Taylorsville Road, Huber Heights, Ohio 45424, and PICKREL, SCHAEFFER & EBELING CO., L.P.A. ("PSE"), 2700 Stratacache Tower, Dayton, Ohio 45423.

WHEREAS, the law firm of Pickrel, Schaeffer and Ebeling ("PSE") has been serving as the Law Director for the City of Huber Heights since October 31, 2003; and

WHEREAS, the Law Director shall serve as the chief legal advisor to Council, the City Manager, and all City departments, divisions, offices and other agencies, boards or commissions; and

WHEREAS, the City Council wishes to renew the contract with the law firm of PSE as the Law Director to represent the City in all legal proceedings and to perform any other duties prescribed in the City Charter;

NOW THEREFORE, for valuable consideration, receipt of which is hereby acknowledged, and for the mutual covenants herein below set forth, the parties agree as follows:

1. PSE shall provide all legal services at the rates set forth in Addendum A.
2. PSE shall designate GERALD L. MCDONALD as the City Attorney/Law Director for the City of Huber Heights, Ohio and GERALD L. MCDONALD shall act in that capacity for and on behalf of HUBER HEIGHTS.
3. It is understood by the parties hereto that legal services provided by PSE, may be accomplished through an individual attorney or attorneys or paralegals and staff other than the designated City Attorney/Law Director. The decision to use attorneys or other staff at PSE to provide legal services shall be made by the City Attorney/Law Director. It is understood that in making this decision the attorney or other staff providing such legal services to HUBER HEIGHTS will be under the supervision of the City Attorney/Law Director, and the City Attorney/Law Director shall advise the City Council and the City Manager of the fact that another attorney has been assigned the particular project. It is anticipated that the City shall have direct access to other attorney and staff at PSE, as agreed to by the City and Law Director.
4. No legal services shall be performed by PSE for HUBER HEIGHTS except as authorized by the City Charter and City Council, or as requested by the City Manager and Senior City Administrators. The City Council shall be responsible for the administration and management of the Law Director. The primary contact shall be through the City Council. The City Council shall be consulted on all administrative matters involving the Law Director. Conflicts of interest shall be resolved between PSE and Council.
5. The term of this Contract shall commence on January 1, 2022 and shall run through December 31, 2022. This Contract may be renewed by the mutual agreement of HUBER

HEIGHTS and PSE for additional one-year periods, commencing January 1, through December 31, of each subsequent year. The term of this Contract and the renewal of this Contract are subject to the rights of terminations set forth in paragraph 6. The billing rates set forth in the PSE Response may be renegotiated at the time of each renewal.

6. This Contract may be terminated by HUBER HEIGHTS at any time for any reason by giving thirty (30) days prior written notice to PSE of its intent to terminate. In terminating this Contract, the City may require that PSE continue to provide legal services for a period greater than thirty (30) days as determined in the sole discretion of HUBER HEIGHTS for the billing rate set forth in Addendum A. Notwithstanding the right of termination by HUBER HEIGHTS as herein set forth, PSE upon receipt of notice of termination shall continue to provide appropriate legal services to HUBER HEIGHTS as required by those ethical standards applicable to practicing lawyers in the State of Ohio. PSE shall have the same right of termination, as HUBER HEIGHTS except PSE shall give HUBER HEIGHTS sixty (60) day prior written notice of its intent to terminate.

7. In addition to the duties as Law Director, PSE shall provide legal representation to City by representing the City in all prosecutions under City ordinances and State statutes in Miami County Municipal Court. PSE shall provide such service and devote such time as is necessary in order to represent the City effectively on: all Huber Heights ordinance violations filed in Miami County Municipal Court, District Court; preliminary hearings/prosecution of Ohio Revised Code ordinances occurring in the City that are heard in Miami County Municipal Court; and driver license suspension hearings for Huber Heights citizen heard in Miami County Municipal Court. PSE shall also provide, upon request, reasonable reports from time to time as to the number and type of cases handled, attorneys involved, number of cases tried as opposed to those disposed of by agreement, etc., as may be reasonably requested by the City. The cost for such criminal prosecution services shall not exceed \$4,500 annually. This not to exceed amount does not include costs for preparing legal briefs and preparation for appellate arguments on cases that may be appealed to the Court of Appeals or to the Supreme Court. Katrina Wahl and Matthew Sorg shall retain the designation as "City Prosecutors" on behalf of the Law Firm and shall be the primary contacts with the City's Police Division. The Law Firm may have other attorneys provide services from time to time. PSE shall give HUBER HEIGHTS thirty (30) day prior written notice of its intent to designate a new City Attorney/Law Director or City Prosecutor.

8. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed to have been given when delivered personally or when deposited in the United States mail, certified and with proper postage prepaid and return receipt requested, addressed as follows:

AS TO PSE:  
Gerald McDonald  
Pickrel Schaeffer & Ebeling  
2700 Stratacache Tower  
Dayton, Ohio 45423

AS TO HUBER HEIGHTS:  
Mayor Jeff Gore  
City Council  
City of Huber Heights  
6131 Taylorsville Road  
Huber Heights, Ohio 45424

IN WITNESS WHEREOF, the parties set their hands hereto on the day and date first written above.

WITNESSES:

City of Huber Heights, Ohio

\_\_\_\_\_  
Name

\_\_\_\_\_  
Jeff Gore, Mayor

\_\_\_\_\_  
Printed Name

Pickrel, Schaeffer & Ebeling, LPA

\_\_\_\_\_  
Name

\_\_\_\_\_  
Michael Sandner, President

\_\_\_\_\_  
Printed Name



Addendum A  
to Law Director Contract 2022

All services rendered by PSE lawyers shall be at the rate of \$175.00 per hour.  
Paralegal Fees shall be at the rate of \$95.00 per hour.

AI-7968

Topics of Discussion R.

**Council Work Session**

**Meeting Date:** 11/16/2021

2022 Montgomery County Public Defender Agreement

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

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**Agenda Item Description or Legislation Title**

2022 Montgomery County Public Defender Agreement

**Purpose and Background**

This legislation is to approve the annual renewal of the Montgomery County Public Defender's contract for 2022. The 2022 rate for these services will be \$228.41 per case.

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**Fiscal Impact**

**Source of Funds:** Legal Budget  
**Cost:** \$228.41 per case  
**Recurring Cost? (Yes/No):** Yes  
**Funds Available in Current Budget? (Yes/No):** Yes  
**Financial Implications:**

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**Attachments**

Resolution  
Exhibit A

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2021-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH THE MONTGOMERY COUNTY PUBLIC DEFENDER COMMISSION TO PROVIDE STATUTORILY REQUIRED LEGAL COUNSEL TO INDIGENT PERSONS FOR FISCAL YEAR 2022.

WHEREAS, the City of Huber Heights has responsibilities under the laws of Ohio and of the United States of America to provide legal counsel to indigent persons charged with loss of liberty offense in the Municipal Court; and

WHEREAS, in furtherance of the execution of such legal responsibilities, the City desires to utilize the Montgomery County Public Defender Commission to provide legal counsel to the City's indigent citizens charged under the City Code and prosecuted in Montgomery County courts.

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 Montgomery County Public Defender Services for 2022 attached hereto as Exhibit A which shall be approved by the Law Director.

Section 2. The City Finance Director is authorized to pay the Montgomery County Public Defender Commission the compensation set forth in the contract at the time of signing the contract.

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

**AGREEMENT FOR INDIGENT DEFENSE SERVICES  
IN MUNICIPAL COURT**

This Agreement is entered into by and between the Montgomery County Public Defender Commission and the Montgomery County Public Defender Office, with a mailing address of 117 South Main Street, 4<sup>th</sup> Floor, Dayton, Ohio 45422, (hereinafter referred to as the "COUNTY"), and the city of Huber Heights, with a mailing address of 6131 Taylorsville Road, Huber Heights, Ohio 45424 (hereinafter referred to as the "CITY").

WHEREAS, the CITY of Huber Heights recognizes its responsibility under the laws of the State of Ohio and of the United States of America to provide legal counsel to indigent persons charged with a violation of a City ordinance for which the penalty or any possible adjudication includes the potential loss of liberty, and

WHEREAS, Montgomery County has adopted a program whereby a Public Defender Commission has been formed and has appointed a Public Defender and if there is a conflict, then the court will appoint assigned counsel attorneys.

WHEREAS, the COUNTY Public Defender Commission pursuant to Ohio Revised Code §120.14 and §120.16 may enter into a contract with a municipal corporation whereby the County provides legal representation to indigent adults charged with a violation of an ordinance of a municipal corporation for which the penalty or possible adjudication includes the potential loss of liberty and under which the municipal corporation shall pay the COUNTY for these services.

WHEREAS, the contracts must contain terms in conformance with Ohio Administrative Code 120-1-09 and the parties must follow the Ohio Public Defender Commission standards and guidelines and the COUNTY Maximum Fee Schedule for Appointed Counsel, in order for the COUNTY to obtain reimbursement for indigent defense costs pursuant to Ohio Revised Code §120.18, §120.33 and §120.35, and pay the CITY its appropriate share if such has not already been calculated into the formula to determine compensation, and

NOW THEREFORE, the parties do mutually agree to bind themselves as follows:

**1. REPRESENTATION**

- 1.1 The COUNTY, on behalf of the CITY, agrees to provide legal representation in Municipal Court on or after the commencement date and during the term of this agreement in cases where the defendant is indigent and charged with the commission of an offense or act which is in violation of a CITY ordinance and for which the penalty or any possible adjudication includes the potential loss of liberty.



- 1.2 Indigency shall be determined in accordance with the standards of indigency and other rules and guidelines established by the Ohio Public Defender Commission and the State Public Defender, pursuant to Ohio Revised Code §120.03 and Ohio Administrative Code §120-1-03.

In addition to indigency determination, all rules, standards and guidelines issued by the Office of the Ohio Public Defender and Ohio Public Defender Commission shall be followed.

- 1.3 A major purpose of this agreement is to enable the COUNTY and CITY to obtain partial reimbursement of its costs to have the County Public Defender or appointed counsel in conflict situations, provide legal representation in Montgomery County Municipal Court for indigent adults charged with any violation of CITY ordinance for which the penalty or any possible adjudication includes the potential loss of liberty. Any question regarding terms or performance of this agreement should be resolved in favor of obtaining this result.

## **2. COMPENSATION**

- 2.1 CITY agrees to pay the COUNTY as follows:

- A. The City will pay the Public Defender the sum of \$228.41 (two hundred twenty-eight dollars and forty-one cents) per case for which the Public Defender provides representation;
- B. A case shall be counted as any matter in which the City initially charges an indigent person under a City ordinance for which jail is a possible sentence and for which the Public Defender provides representation past the initial arraignment. Matters that have multiple City ordinance charges under one case number shall be counted as one case. Where a case has both ordinance charges and Ohio Revised Code charges, the municipality will be billed for the case whenever the ordinance is the highest degree charge or ties for the highest degree. Matters that are pled and sentenced at the initial arraignment shall be counted as .25 (one quarter) case. Matters that are reopened as the result of revocations, show causes, capiases, or for other reasons shall be counted as .20 (one fifth) case. There shall be no charge for the appeal of a case;
- C. The Public Defender shall issue a monthly invoice for the prior month's services and the City shall pay said invoice within 30 (thirty) days of receipt;
- D. In addition to the payments for the Public Defender services, in conflict situations, where assigned counsel is appointed, the COUNTY will bill



the CITY monthly for the municipal code violation cases the COUNTY paid in any particular month, based on qualifying attorney vouchers, less the amount the COUNTY is reimbursed by the State under the then current reimbursement rate. The COUNTY will issue an invoice to the CITY and the CITY will have 30 days to pay from date of receipt.

- 2.2 Reimbursement by the municipal corporation for representation of such indigent persons, whether by contractual amount or a fee schedule, shall not exceed the fee schedule in effect and adopted by the Montgomery County Commissioners.

### **3. DURATION OF CONTRACT AND TERMINATION**

- 3.1 The term of this agreement shall be for one year, January 1, 2022 to December 31, 2022 (OPTIONAL: This contract may be renewed for additional one-year terms upon proper resolution of each entity agreeing to the one-year extension and proper appropriation of funding for the new year. Copies of the resolutions are to be sent to the Ohio Public Defender, 250 East Broad Street, Suite 1400, Columbus, Ohio 43215).
- 3.2 If COUNTY or CITY shall fail to fulfill in a reasonable, timely and proper manner its obligations under this agreement or if either party shall substantially violate any of the covenants, agreements or stipulations of this agreement, then the aggrieved party shall hereupon have the right to terminate this agreement by giving written notice to the other party of such termination and specifying an effective date thereof at least thirty (30) days before the effective date of said termination. Termination by either party shall not constitute a waiver of any other right or remedy it may have in law or in equity for breach of this agreement by the other party.
- 3.3 Written notice shall be considered furnished when it is sent by Certified Mail; return receipt requested or in hand delivered.
- 3.4 This agreement is automatically canceled, without requirement of notice, if any payment required by Section 2.1 of this agreement is not made within 60 days of the date on which it is due.

### **4. TERMS OF AGREEMENT**

- 4.1 Indigency and client eligibility for representation under this agreement shall be determined in conformity with the standards of indigency and other rules and standards established by the Ohio Public Defender Commission and the State Public Defender.



- 4.2 The Ohio Public Defender Office has established caseload standards as stated in Ohio Administrative Code. The Montgomery County Public Defender Office will maintain caseload requirements as set forth in Ohio Administrative Code (§120-1-07(B)).
- 4.3 Recognizing that the requests for reimbursements must be received by the State Public Defender in a timely manner, the Montgomery County Municipal Court Clerk shall promptly notify the COUNTY of the Municipal ordinance cases completed and pending in any month.
- 4.4 After approval, the County Auditor shall thereafter, process the fees and expenses approved by the Court in accordance with the procedure set forth in Ohio Revised Code §120.33.
- 4.5 There shall be no discrimination against any employee who is employed in the work covered by this agreement or against any application for such employment because of the race, color, religion, sex, age, handicap or national origin. This provision shall apply to, but not be limited to employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, raises of pay or other forms of compensation, and selection for training, including apprenticeship. The COUNTY shall insert a similar provision in any subcontract for services covered by this agreement.
- 4.6 No personnel of the parties or member of the governing body of any locality or other public official or employee of any such locality in which, or relating to which, the work under this Agreement is being carried out; and who exercises any functions or responsibilities in connection with the review or approval of the understanding or carrying out of any such work, shall, prior to the completion of said work, voluntarily acquire any personal interest, direct or indirect, which is incompatible or in conflict with the discharge and fulfillment of his or her functions and responsibilities with respect to the carrying out of said work.

## **5. MODIFICATION**

- 5.1 This contract may not be amended orally.
- 5.2 This contract may be amended only by written addendum, signed and executed by the parties named herein, or their successors.

IN WITNESS WHEREOF, the parties have hereunto set their hands.

THE CITY OF HUBER HEIGHTS, OHIO

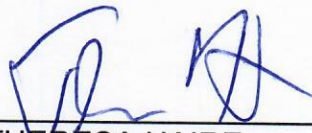
MONTGOMERY COUNTY  
PUBLIC DEFENDER COMMISSION

BY: \_\_\_\_\_  
ROBERT SCHOMMER  
City Manager

BY: \_\_\_\_\_  
DIANNE F. MARX  
Chairman

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
GERALD MCDONALD  
Legal Counsel

BY:  \_\_\_\_\_  
THERESA HAIRE  
Montgomery County  
Public Defender



AI-7985

Topics of Discussion S.

**Council Work Session**

**Meeting Date:** 11/16/2021

Citizens Water and Sewer Board Reappointment - D. Smith

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

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**Agenda Item Description or Legislation Title**

Board and Commission Appointments

\* Citizens Water And Sewer Advisory Board - Reappointment

**Purpose and Background**

City Staff recommend the reappointment of Darius Smith to the Citizens Water and Sewer Advisory Board for a term ending January 1, 2025. The current terms expire on January 1, 2022.

An updated background check was not completed for Mr. Smith due to the recent nature of his initial appointment with a previously completed background check.

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**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:**

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**Attachments**

*No file(s) attached.*

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AI-7986

**Topics of Discussion**

**Council Work Session**

**Meeting Date:** 11/16/2021

Culture and Diversity Citizen Action Commission Reappointment - A. Richardson

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

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**Agenda Item Description or Legislation Title**

\* Culture and Diversity Citizen Action Commission - Reappointment

**Purpose and Background**

City Staff recommend the reappointment of Arrick Richardson to the Culture and Diversity Citizen Action Commission for a term ending December 31, 2024. The current terms expire on December 31, 2021.

An updated background check was not completed for Mr. Richardson due to the recent nature of his initial appointment with a previously completed background check.

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**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:**

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**Attachments**

*No file(s) attached.*

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AI-7987

## Topics of Discussion

### Council Work Session

**Meeting Date:** 11/16/2021

Military and Veterans Commission Reappointment - T. Istvan

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

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### Agenda Item Description or Legislation Title

\* Military and Veterans Commission - Reappointment

### Purpose and Background

City Staff recommend the reappointment of Tom Istvan to the Military and Veterans Commission for a term ending December 31, 2024. The current terms expire on December 31, 2021.

An updated background check was not completed for Mr. Istvan due to the recent nature of his initial appointment with a previously completed background check.

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### 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:**

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### Attachments

*No file(s) attached.*

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AI-7988

**Topics of Discussion**

**Council Work Session**

**Meeting Date:** 11/16/2021  
Property Maintenance Review Board Reappointments - S. Ballard/D. Hess  
**Submitted By:** Anthony Rodgers  
**Department:** City Council  
**Council Committee Review?:** Council Work Session  
**Date(s) of Committee Review:** 11/16/2021  
**Audio-Visual Needs:** None      **Emergency Legislation?:** No  
**Motion/Ordinance/  
Resolution No.:**

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**Agenda Item Description or Legislation Title**

\* Property Maintenance Review Board - Reappointments

**Purpose and Background**

City Staff recommend the reappointment of Sheila Ballard and Donna Hess to the Property Maintenance Review Board for a term ending December 31, 2024. Their current term expires on December 31, 2020.

Updated background checks for Ms. Ballard and Ms. Hess were completed by with Human Resources.

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**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:**

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**Attachments**

*No file(s) attached.*

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AI-7989

Topics of Discussion T.

**Council Work Session**

**Meeting Date:** 11/16/2021

Ordinance Review Commission Recommendations - City Code Amendments - Part Eleven - Planning and Zoning Code

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

**Agenda Item Description or Legislation Title**

Ordinance Review Commission Recommendations - City Code Amendments

\* Part Eleven - Planning and Zoning Code

**Purpose and Background**

This agenda item is to review and approve the recommendations for amendments to Part Eleven - Planning and Zoning Code of the City Code made by the Ordinance Review Commission.as outlined in the attached worksheets. Changes to Part Eleven - Planning and Zoning Code of the City Code require approval by the Planning Commission prior to the approval of the amendments by the City Council. This agenda item is to discuss the recommendations to Part Eleven - Planning and Zoning Code of the City Code for the City Council to determine if the proposed amendments should be sent to the Planning Commission by City Staff to initiate the amendment process.

**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**

ORC Worksheet - Part Eleven - Planning and Zoning Code

**CITY OF HUBER HEIGHTS**  
**ORDINANCE REVIEW COMMISSION**  
**PART ELEVEN – PLANNING AND ZONING CODE - WORKSHEET**

Legislation/ Code Section	Date of Review/ Action	Action Taken	Notes
1103.01(a) Interpretation Of Terms Or Words	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <b>X No Further Action Needed</b>	Law Director to review Section 1103.01(a) to determine if the definition of “person” includes a “limited liability company” (see minutes). Law Director reviewed Section 1103.01(a) and determined no changes are needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1103.39 Person	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	Law Director to review Section 1103.39 to determine if the definition of “person” is consistent with definition of “person” in Section 1103.01(a) (see minutes). Law Director reviewed and made suggestions for revisions. ORC recommended deleting the Section 1103.39 reference to the definition of “person”. ORC approved the suggested revisions as a recommendation for update by the ORC at the 7/21/21 meeting. <b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
1103.54(c) Thoroughfare, Street Or Road	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	ORC recommended a change to Section 1103.54(c) to correct a typographical error from “principle” to “principal”. ORC recommended correcting this typographical error at the 6/16/21 ORC meeting. O <b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
1109.09 Horizontal Alignment/ 1109.10 Vertical Alignment	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <b>X No Further Action Needed</b>	Law Director and City Engineer to review Section 1109.09 and Section 1109.10 to determine if the AASHTO reference are up to date and valid (see minutes). Law Director reviewed Section 1109.09 and Section 1109.10 and determined no changes are needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1109.12 Special Street Types	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	Law Director and City Engineer to review Section 1109.12 to determine if gated streets need to be included in this section (see minutes). Law Director reviewed Section 1109.12 and determined no changes are needed. City Engineer reviewed Section 1109.12 and recommended adding a new paragraph (e) to Section 1109.12 (see minutes). ORC recommended making revision to add the proposed paragraph (e) at the 8/18/21 ORC meeting.

			<b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
1109.15 Sidewalks	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Law Director and Interim City Manager to review Section 1109.15 to determine if sidewalks should be required on both sides of streets in this section (see minutes). Law Director and City Staff reviewed Section 1109.15 and determined no changes are needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1113.05(f) Building Site Improvements	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	ORC recommended a change to Section 1113.05(f) to remove the word “himself”. ORC recommended making this revision at the 6/16/21 ORC meeting. <b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
1117.04 Schedule Of Fees, Charges And Expenses	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Interim City Manager to review Section 1117.04 to determine if any changes are needed to the fee schedule in this section (see minutes). Law Director and City Staff reviewed Section 1117.04 and determined no changes are needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1117.99(b) Penalty	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	Law Director to review Section 1117.99(b) to determine if the reference to Ohio R.C. 711.12 needs updated (see minutes). Law Director reviewed Section 1117.99(b) and recommended removing Section 1117.99(b). ORC recommended making this revision at the 7/21/21 ORC meeting. <b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
1121.02 Fee Schedule	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Interim City Manager to review Section 1121.02 to determine if any changes are needed to the fee schedule in this section (see minutes). City Staff reviewed Section 1121.02 and determined no changes are needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1121.07 When Effective	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	Law Director to review Section 1121.07 to determine if any changes are needed or if Section 1121.07 can be removed (see minutes). Law Director reviewed Section 1121.07 and recommended removing Section 1121.07. ORC recommended making this revision at the 7/21/21 ORC meeting. <b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
1123.25 Carport	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Law Director to review Section 1123.25 to determine if any changes are needed (see minutes). Law Director reviewed Section 1123.25 and offered feedback. ORC recommended Law Director review Section 1123.25 again (see minutes). City Staff reviewed Section 1123.25 and determined no changes are needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1123.53 Home	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	Law Director and Interim City Manager to review Section 1123.53 to determine if any changes are needed and to address relevance to Section 1123.01 and Section 1123.02 (see minutes). Law

Occupation		<input checked="" type="checkbox"/> No Further Action Needed	Director and City Staff reviewed Section 1123.53 and advised that revisions to Section 1123.53 will handled outside of the ORC process. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1123.951(j)(2) Sexually Oriented Businesses	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	Law Director to review Section 1123.951(j)(2) to see if change to definition is recommended consistent with similar change made to Business Regulations Code (see minutes). Law Director reviewed Section 1123.951(j)(2) and recommended change to definition consistent with similar change made to Business Regulations Code. ORC recommended making this revision at the 7/21/21 ORC meeting. <b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
1123.127 Public Water Supply	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Law Director to review Section 1123.127 to determine if any changes are needed to the water companies referenced in this section (see minutes). Law Director reviewed Section 1123.127 and advised that revisions to Section 1123.127 were not needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1125.02 Zoning Certificates And Occupancy Permits	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Law Director and Interim City Manager to review Section 1125.02 to determine if changes are needed and to address the term “substantial” (see minutes). Law Director reviewed Section 1125.02 and advised that revisions to Section 1125.02 were not needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1127.03(c)(4) Powers	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Law Director to review Section 1127.03(c)(4) to determine if any changes or updates are needed and to see how other communities address this issue (see minutes). Law Director reviewed Section 1127.03(c)(4) and offered feedback. ORC recommended Law Director review Section 1127.03(c)(4) again (see minutes). After additional review, Law Director advised that revisions to Section 1127.03(c)(4) were not recommended. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1141.01 Districts	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	Law Director and Interim City Manager to review Section 1141.01 to determine if any changes or updates are needed to the list of districts (i.e., Brandt Pike Revitalization Overlay District) (see minutes). Law Director reviewed Section 1141.01 and offered feedback. ORC recommended Law Director review Section 1141.01 again (see minutes). Law Director and City Staff reviewed Section 1141.01 and advised that revisions to Section 1141.01 were not needed. <b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b>
1156.03(k)	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise	Law Director and Interim City Manager to review Section 1156.03(c)(k) to determine if any changes



Site Development Regulations		<input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	<p>or updates are needed (see minutes). Law Director and City Staff reviewed Section 1156.03(k) and advised that revisions to Section 1156.03(k) were not needed.</p> <p>Status: <b>NO FURTHER ACTION NEEDED ON THIS ITEM</b></p>
1160.06 Groundwater Protection Standards	06/16/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	<p>Law Director and Interim City Manager to review Section 1160.06 to determine if any changes or updates are needed (see minutes). Law Director and City Staff reviewed Section 1160.06 and advised that revisions to Section 1160.06 were not needed.</p> <p>Status: <b>NO FURTHER ACTION NEEDED ON THIS ITEM</b></p>
Prior To 1172	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>Law Director and Interim City Manager to review text prior to Chapter 1172 to determine if any changes or updates are needed regarding types of utilities and to determine why this section does not have any numerical designation (see minutes). ORC recommended making proposed changes to the placement/codification of these standards in the City Code at the 8/18/21 ORC meeting.</p> <p>Status: <b>INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b></p>
1172.01 Principal Permitted Uses	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>ORC recommended a change to Section 1172.01 to correct a typographical error from “complimentary” to “complementary”. ORC recommended correcting this typographical error at the 7/21/21 ORC meeting.</p> <p>Status: <b>INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b></p>
1175.02 Permitted Uses	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>ORC recommended a change to Section 1175.02 to correct a typographical error from “principle” to “principal”. ORC recommended correcting this typographical error at the 7/21/21 ORC meeting.</p> <p>Status: <b>INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b></p>
1181.12 Outdoor Retail Sales And Displays	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>Law Director and Interim City Manager to review Section 1181.12(b)(5) and Section 1181.12(b)(8) to determine if any changes or updates are needed (see minutes). City Staff concurred with proposed changes to Section 1181.12(b)(5) and Section 1181.12(b)(7) and recommended leaving Section 1181.12(b)(8) unchanged. ORC recommended a change to Section 1181.12(b)(7) to correct wording from “consume” to “utilize”. ORC recommended making proposed changes to Section 1181.12(b)(5) and Section 1181.12(b)(7) at the 8/18/21 ORC meeting.</p> <p>Status: <b>INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b></p>
1181.20(a) Building Materials For Dwellings/ 1181.24(b)(1)(A)	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	<p>Law Director and Interim City Manager to review Section 1181.20(a) and Section 1181.24(b)(1)(A) to answer questions posed by the ORC (see minutes). City Staff recommended addressing this Section 1181.20 through the Planning Commission and the City Council to expedite action. ORC concurred with this recommendation at the 8/18/21 ORC meeting.</p> <p>Status: <b>PLANNING COMMISSION AND CITY COUNCIL TO ADDRESS ISSUE/NO FURTHER ACTION</b></p>

Commercial Building Design Standards			<b>NEEDED ON THIS ITEM</b>
1185.02 Off-Street Parking Standards	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>Law Director and Interim City Manager to review Section 1185.02 to answer questions posed by the ORC (see minutes). ORC requested that City Staff review Section 1185.02 again due to confusion over this item (see minutes) at the 8/18/21 ORC meeting. Law Director and Interim City Manager reviewed Section 1185.02 again and the Interim City Manager gave a recommended definition for “hard surface”. ORC recommended making proposed changes to Section 1185.02 at the 9/15/21 ORC meeting and requested that City Staff review the City Code to ensure consistency in the definition.</p> <p><b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b></p>
1189.09(1) Signs For Property Offered For Sale Or Rent	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>Law Director and Interim City Manager to review Section 1189.09(1) to answer questions posed by the ORC (see minutes). ORC requested that City Staff review Section 1189.09(1) again due to confusion over this item (see minutes) at the 8/18/21 ORC meeting. The ORC reviewed Section 1189.01(1) again at the 9/15/21 ORC meeting and expressed dissatisfaction with the response from City Staff and Law Director. ORC requested that City Staff and Law Director review Section 1189.09(1) again (see minutes). City Staff and Law Director reviewed Section 1189.09(1) again and recommended no changes. ORC concurred with this recommendation at the 10/20/21 ORC meeting.</p> <p><b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b></p>
1193 Trailers, Trucks, Recreational Vehicles, Boats, Farm Or Construction Equipment	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	<p>Clerk of Council to discuss Chapter 1193 with Mayor to consider it as an agenda item for Council Work Session (see minutes). ORC to highlight Chapter 1193 as a recommendation for ORC final report. ORC recommended referring Chapter 1193 and this issue to the City Council to address at the 8/18/21 ORC meeting.</p> <p><b>Status: CITY COUNCIL TO ADDRESS ISSUE/NO FURTHER ACTION NEEDED ON THIS ITEM</b></p>
1194.09 Expiration And Renewal Of Permit	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review <input checked="" type="checkbox"/> No Further Action Needed	<p>Law Director and Interim City Manager to review Section 1194.09 to determine if any changes or updates are needed (see minutes). Law Director and City Staff reviewed Section 1194.09 and advised that revisions to Section 1194.09 were not needed.</p> <p><b>Status: NO FURTHER ACTION NEEDED ON THIS ITEM</b></p>

1199.07 Basis For Establishing The Areas Of Special Flood Hazard	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	Law Director and Interim City Manager to review Section 1199.07 to determine if any changes or updates are needed (see minutes). Law Director and City Staff reviewed Section 1199.07 and recommended removing references to Greene County. ORC recommended making proposed changes to Section 1199.07 at the 8/18/21 ORC meeting. <b>Status: INCORPORATING INTO REVISIONS LEGISLATION FOR PART ELEVEN</b>
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AI-7990

**Topics of Discussion**

**Council Work Session**

**Meeting Date:** 11/16/2021

Ordinance Review Commission Recommendations - City Code Amendments - Part Thirteen - Building Code

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session      **Date(s) of Committee Review:** 11/16/2021

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

**Motion/Ordinance/  
Resolution No.:**

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**Agenda Item Description or Legislation Title**

\* Part Thirteen - Building Code

**Purpose and Background**

This agenda item is to review and approve the recommendations for amendments to Part Thirteen - Building Code of the City Code made by the Ordinance Review Commission as outlined in the attached ordinance.

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**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:**

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**Attachments**

ORC Worksheet - Part Thirteen - Building Code  
Ordinance

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**CITY OF HUBER HEIGHTS**  
**ORDINANCE REVIEW COMMISSION**  
**PART THIRTEEN – BUILDING CODE - WORKSHEET**

Legislation/ Code Section	Date of Review/ Action	Action Taken	Notes
1313.05 Maintenance Of Accessory Structures	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>Law Director and Interim City Manager to review Section 1313.05 to determine if any changes or updates are needed (see minutes). Reference back to similar discussion in Part Eleven for consistency purposes (see minutes). ORC recommends that if the terms are interchangeable, then this issue should be clarified in the definition sections in Part Eleven and Part Thirteen. ORC recommends that this issue be reviewed again by the Law Director and the Interim City Manager (see minutes). Law Director and Interim City Manager proposed only using the term “accessory structure” in the City Code and removing references to other terms. ORC approved the suggested revisions to Section 1313.05 as a recommendation for update by the ORC at the 9/15/21 meeting.</p> <p>Status: <b>INCORPORATING INTO REVISIONS LEGISLATION FOR PART THIRTEEN</b></p>
1313.06 Right Of Entry	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>Law Director to review Section 1313.06 to determine if any changes or updates are needed (see minutes). The Law Director concurs with changing “enter such property” to “enter upon such property” in Section 1313.06. ORC approved the suggested revision to Section 1313.06 as a recommendation for update by the ORC at the 8/18/21 meeting.</p> <p>Status: <b>INCORPORATING INTO REVISIONS LEGISLATION FOR PART THIRTEEN</b></p>
1313.09 Hearings	07/21/21	<input type="checkbox"/> Repeal <input type="checkbox"/> Rescind <input checked="" type="checkbox"/> Amend/Revise <input type="checkbox"/> Add <input type="checkbox"/> Needs Law Director Review	<p>Law Director to review Section 1313.09 to determine if any changes or updates are needed (see minutes). The Law Director proposed revisions to Section 1313.06 (see minutes). ORC approved the suggested revision to Section 1313.09 as a recommendation for update by the ORC at the 8/18/21 meeting.</p> <p>Status: <b>INCORPORATING INTO REVISIONS LEGISLATION FOR PART THIRTEEN</b></p>

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2021-O-

AMENDING CERTAIN SECTIONS OF PART THIRTEEN, BUILDING CODE, OF THE CITY CODE OF HUBER HEIGHTS.

WHEREAS, the citizens of Huber Heights require City codified ordinances that are current, up to date, and reflect the current practices and processes of the City; and

WHEREAS, as part of the Ordinance Review Commission process, the Ordinance Review Commission has identified provisions within the Building Code that require updating or other changes; and

WHEREAS, the City Council has determined that revisions in Chapter 1313 are necessary to enhance the effective and efficient delivery of municipal services.

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

Section 1. Part Thirteen, Building Code, Chapter 1313 – Property Maintenance Code, Section 1313.06 – Right Of Entry is hereby amended to read as follows:

**1313.06 - Right of entry.**

Whenever necessary for the purpose of enforcing the provisions of the Property Maintenance Code or whenever there exists any cause for investigation of a complaint or suspected violation, the Code Official or his designee may enter upon such property at all reasonable times to inspect the same or to perform any duty imposed on the Code Official by the Code, provided that if such property be occupied he shall first present proper credentials and request entry. If no response is received to the request for entry, the Code Official or his designee shall leave notice reasonably calculated to advise of impending inspection and the means by which the City may be contacted with regard to such inspection. If no objection is made to the City, the Code Official or his designee shall proceed with the inspection as stated in the notice. If such entry is refused, the Code Official or his designee shall have recourse to every remedy at law to effect such entry.

Section 2. Part Thirteen, Building Code, Chapter 1313 – Property Maintenance Code, Section 1313.09 – Hearings is hereby amended to read as follows:

**1313.09 - Hearings.**

If a hearing is properly requested under 1313.08 ~~the property owner files~~ for either an appeal or a review, a hearing before the Property Maintenance Review Board will be scheduled and a notice of such hearing duly advertised in the local newspaper. A filing fee of \$30.00 shall be charged the applicant for appeals. No filing fee shall be charged for reviews. It is emphasized that formal appeals would only be submitted for challenges to the staff's interpretation that a violation actually exists.

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 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