



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**February 20, 2024
6:00 P.M.**

City Hall - Council Chambers - 6131 Taylorsville Road - Huber Heights, Ohio

1. **Call Meeting To Order/Roll Call**
2. **Approval Of Minutes**
 - A. February 6, 2024
3. **Work Session Topics Of Discussion**
 - A. City Manager Report
 - B. Tri-Cities North Regional Wastewater Authority Presentation
 - C. Tri-Cities North Regional Wastewater Authority - Sanitary Sewer Easement - 5999 Endicott Road
 - D. Cleaning Consumables/Uniform Services - Solicit Bids/Award Contract - Public Works Division
 - E. City Planner Renewal Agreement
 - F. Guaranteed Energy Savings Performance Contract - HVAC Services

G. Liquor Permit #65215090815 - Sheetz - 8245 Brandt Pike

H. Board And Commission Appointments

- * Board Of Zoning Appeals - Appointment

- * Culture And Diversity Citizen Action Commission - Appointment

- * Military And Veterans Commission - Appointment

- * Property Maintenance Review Board - Appointment

I. Charter Review Commission

4. **Adjournment**

AI-9851

Topics of Discussion **B.**

Council Work Session

Meeting Date: 02/20/2024

Tri-Cities North Regional Wastewater Authority Presentation

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 02/20/2024

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

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

Agenda Item Description or Legislation Title

Tri-Cities North Regional Wastewater Authority Presentation

Purpose and Background

Mr. Danny Knife, General Manager of the Tri-Cities North Regional Wastewater Authority, will be making a presentation to the City Council and the public regarding the planned capital improvement projects to the Tri-Cities wastewater plant and related infrastructure (see attached).

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

Presentation

Tri-Cities North Regional Wastewater Authority

Capital Improvement Project Update



Today's Objective

1. EQ and Collection System Improvement Project Update
2. Plant Improvement Project Update
3. Past and Future Rates
4. Project Funding
5. Questions

Needmore Road Treatment Plant



Tri-Cities Historical Background

- TCA was constructed in 1985 by Miami Conservancy District to serve the three cities sewer needs.
- MCD sold in 1996 and TCA was legally formed.
- Our service area consists of Tipp City, Vandalia, and Huber Heights. TCA serves over 67,000 residents between Montgomery and Miami Counties.
- We treat over 4 billion gallons of wastewater per year, or up to 11.2 million gallons per day.
- We are the third largest wastewater system in the MVRPC's planning region.
- We own and lease over 600 acres in Tipp City, where we land apply 10 million gallons of biosolids per year.
- Flows per community= Huber 53%, Vandalia 25.6%, Tipp City 21.4%

EQ and Collection System Improvement Project



EQ and Collections System Improvements

Project Goals:

- Achieve long-term state and federal EPA compliance- eliminate all Sanitary Sewer Overflows (SSO)
- Encourage economic development within three member cities
- Increase collection system capacity during extreme wet weather events
- Eliminate the possibility of sewage in basements
- Increase system reliability and resiliency

Sanitary Sewer Overflow



2010 USEPA Administrative Order

 UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3592

APD 118 2310 REF: TO THE ATTENTION OF: WC-15J

CERTIFIED MAIL 7001 0320 0006 0191 0332
RETURN RECEIPT REQUESTED

Mr. David J. Heckler
Tri-Cities North Regional Wastewater Authority
3777 Old Needmore Road
Dayton, Ohio 45424

Subject: Tri-Cities North Regional Wastewater Authority Order for Compliance and Request for Information Pursuant to 33 U.S.C. §§ 1318 and 1319(a)(3) Docket No. V-W-10-AO-06

Dear Mr. Heckler:

Protecting water quality is a high priority of the U. S. Environmental Protection Agency. Pollutants such as pathogens discharged to waterways from sanitary sewer overflows contribute to poor water quality and impairment of uses of those waterways.

EPA is issuing this administrative order to the Tri-Cities North Regional Wastewater Authority, pursuant to sections 308 and 309(a) of the Clean Water Act (CWA), 33 U.S.C. § 1319(a). In the Order, EPA asserts that the Tri-Cities North Regional Wastewater Authority has violated the conditions of permit number OH0049646 issued under the National Pollutant Discharge Elimination System (NPDES) and seeks to bring the Tri-Cities North Regional Wastewater Authority back into compliance with the terms of the permit.

In March and April of 2009, representatives of EPA and the Ohio EPA conducted an inspection of compliance evaluation inspection at Tri-Cities North Regional Wastewater Authority and the associated cities of Huber Heights, Vandalia, and Tipp City. Information gathered during the field inspection and additional information

2022 Ohio EPA Notice of Violation



Mike DeWine, Governor
Jon Husted, Lt. Governor
Laurie A. Stevenson, Director

August 31, 2022

Transmitted Electronically

Jeremy Bowser, Project Manager
Tri-Cities North Regional WW Authority
3777 Old Needmore Road
Dayton, Ohio 45424

Re: Tri-Cities North Regional WW Authority
Notice of Violation (NOV)
NOV
NPDES
Montgomery County
1PD0020

Subject: Notice of Violation

Dear Mr. Bowser:

On, August 17, 2022, I met with you and conducted a compliance evaluation inspection of Tri-Cities Wastewater Treatment Plant (WWTP) located at 3777 Old Needmore Road, Dayton, Ohio. Along with myself Kari MacCune, representing Tri-Cities North Regional Wastewater Authority, Pam Whited, Gary Bunnell, and Jake Hayslett, representing the City of Huber Heights/Veolia, Wally Ritchie, representing the City of Vandalia, and Kevin Price, representing Tipp City, were also present during the

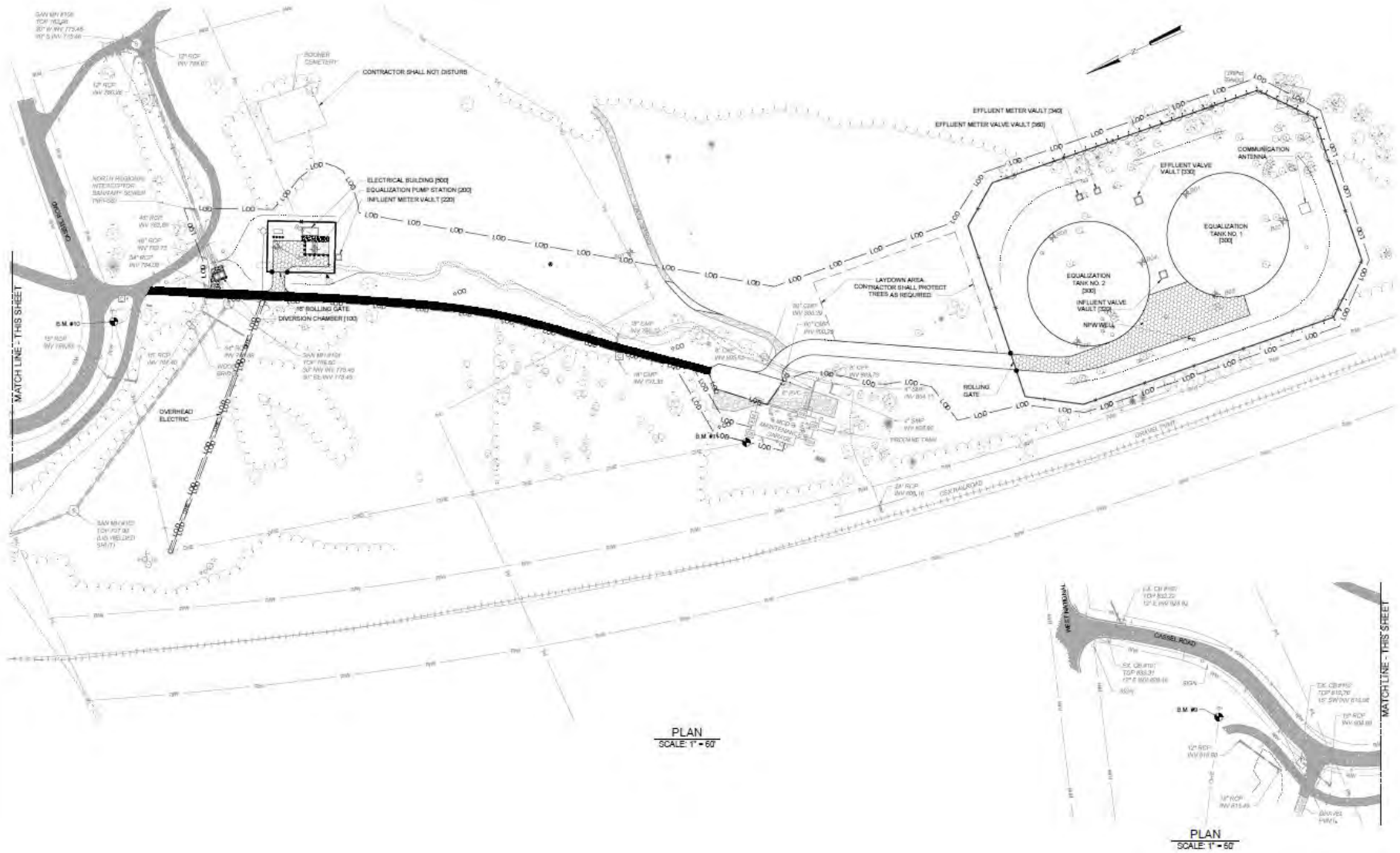
EQ Tank Improvements- Phase 1



TAYLORSVILLE EQUALIZATION IMPROVEMENTS

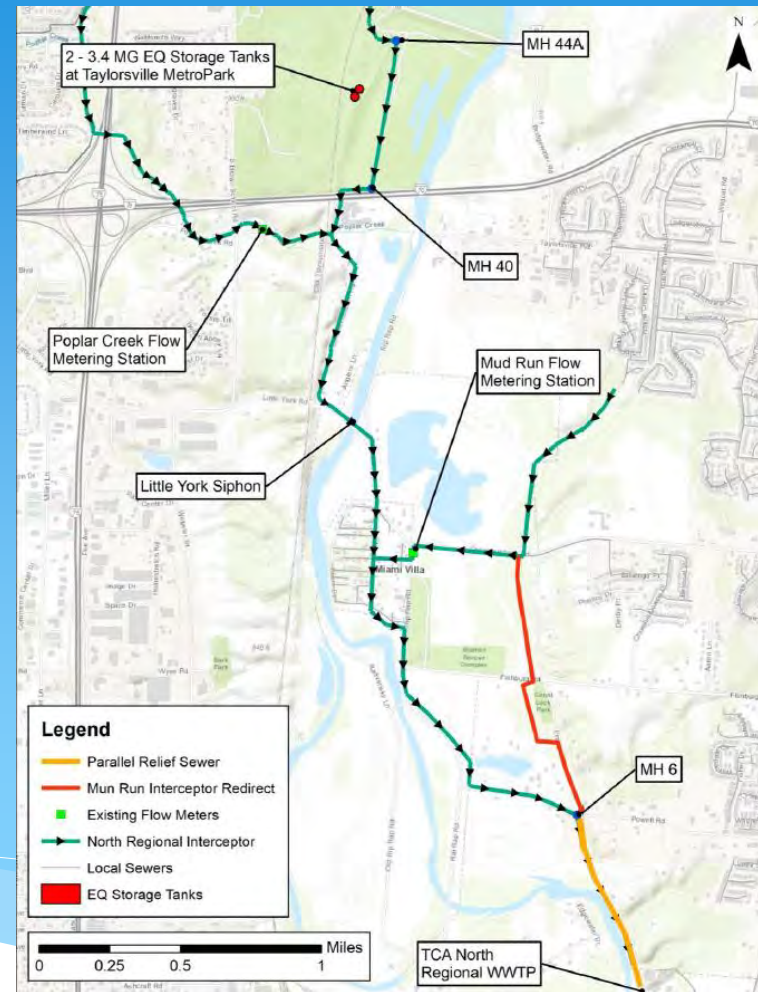
HAZEN CONTRACT NO. 55003-017
DECEMBER 2023





Construction to take place in the Taylorsville Metro Park, south of US 40 in Vandalia.

Interceptor Sewer Line Improvements- Phase 2



EQ and Collection System Improvements

Project Schedule

- Construction to start in May 2024
- Construction estimated to be completed December 2025

Estimated Cost- as of 12/2023

- \$24,100,000

Project Partners



**THE MIAMI
CONSERVANCY
DISTRICT**



Plant Improvement Project



Plant Improvement Project

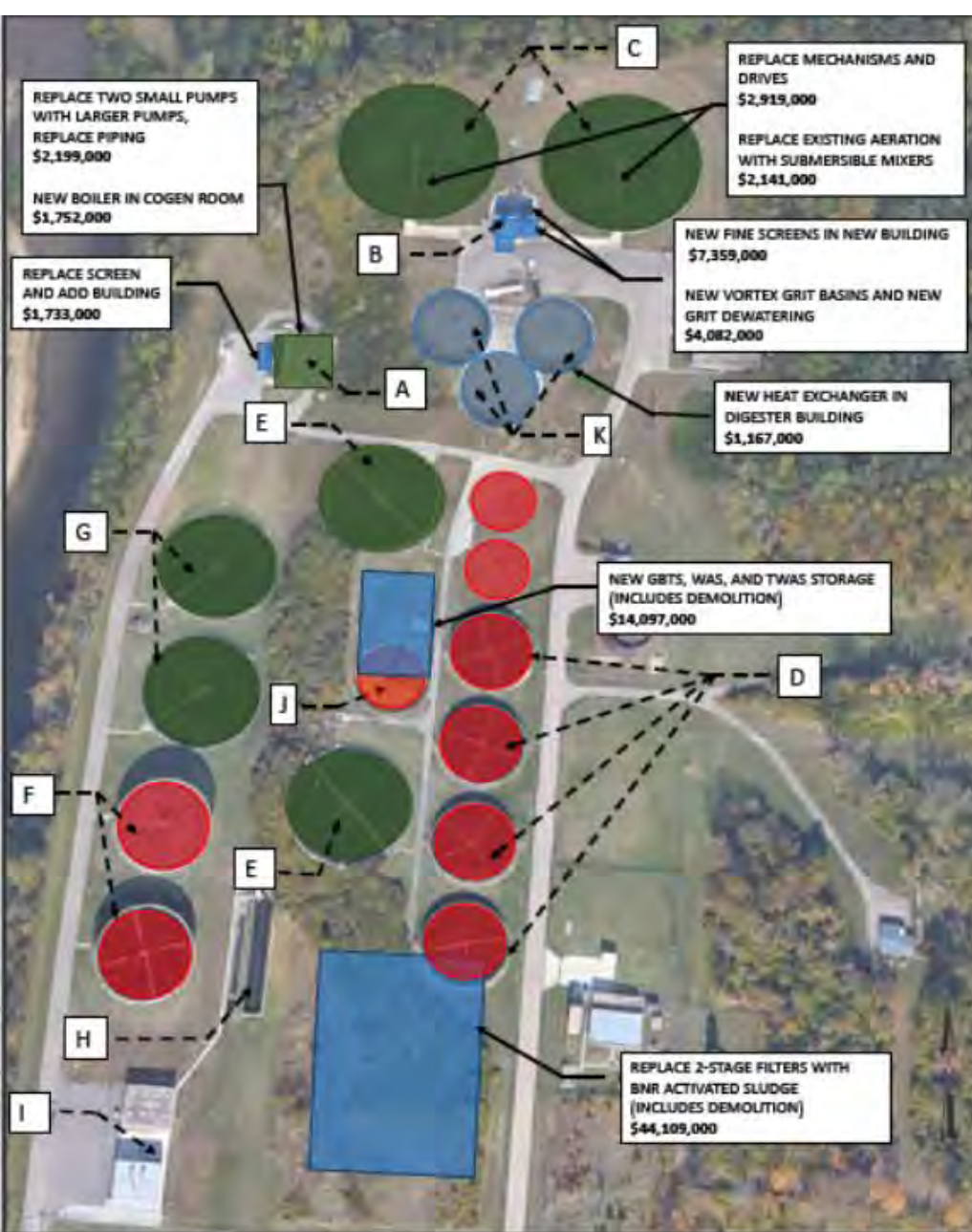
Project Goals:

- Encourage economic development via increased wastewater treatment services
- Comply with future Total Phosphorus, along with stricter Ammonia, BOD (biochemical oxygen demand) effluent limits from OEPA
- Increase plant flow capacity from 11.2 MG to 17.3 MG, to address growing communities
- Update grit removal system
- Convert two-stage trickling filter system to activated sludge
- Address aging infrastructure
- Improve antiquated and inefficient treatment processes

Plant Improvement Project

Background:

- Current infrastructure cannot meet the future regulatory mandates, along with future flow and loadings to plant.
- 2019-2022- three third-party professional planning studies conducted, to evaluate treatment plant needs.
- Future flow, loading, and population study completed in fall of 2022.
- Strand Associates selected as project engineer in May of 2023.
- Construction Manager at Risk selected as project delivery method in May of 2023.
- Project began in July of 2023.



Legend

EXISTING LAYOUT

- A. MAIN PUMP BUILDING WITH ROUGH BAR SCREENS
- B. GRIT REMOVAL
- C. PRIMARY CLARIFIERS
- D. RANDOM MEDIA TRICKLING FILTERS
- E. INTERMEDIATE CLARIFIERS
- F. NITRIFICATION TOWERS
- G. FINAL CLARIFIERS
- H. CHLORINE CONTACT TANK
- I. FINAL EFFLUENT BUILDING
- J. SLUDGE THICKENER
- K. SLUDGE DIGESTORS

PROPOSED

- PROPOSED CHANGE
- PROPOSED DEMOLITION
- REPLACE EQUIPMENT

Proposed Upgrades

Item	Recommendation	Opinion of Capital Cost ^b
Coarse Screening + Building	Replace screen and add building	\$1,733,000
Influent Pump Station*	Replace two small pumps with larger pumps*; replace piping	\$2,199,000
Fine Screening + Building	New fine screens in new building	\$7,359,000
Grit Removal	New vortex grit basins and new grit dewatering	\$4,082,000
Primary Clarification	Replace mechanisms and drives	\$2,919,000
Equalization Mixing	Replace existing aeration with submersible mixers	\$2,141,000
Biological Treatment	Replace 2-stage filters with BNR activated sludge	\$44,109,000
WAS Thickening and Storage	New GBTs, WAS and TWAS storage	\$14,097,000
Digester Heating Boiler	New boiler in cogen room	\$1,752,000
Digester Heat Exchanger	New heat exchanger in digester building	\$1,167,000
Opinion of Total Project Cost		\$81,558,000

*Assumed firm capacity = 35 MGD; pending review by others.

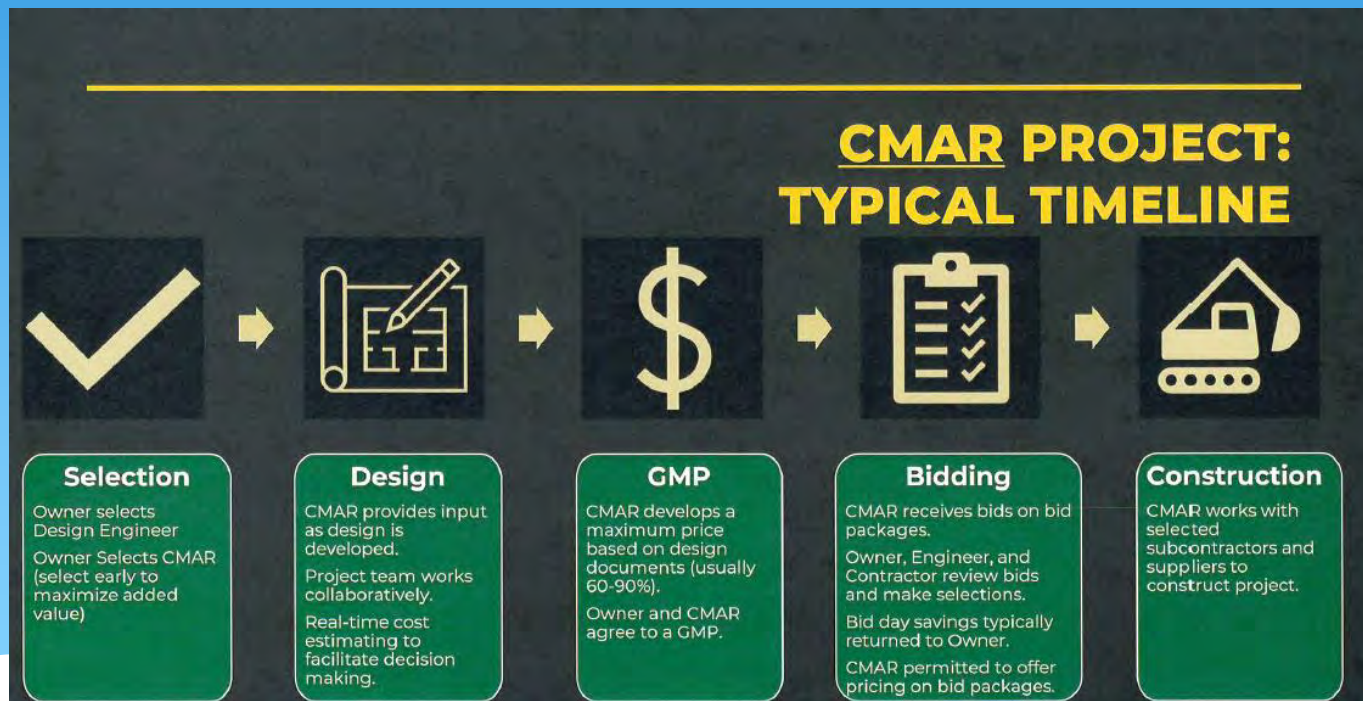
^bAll costs are in 3rd quarter 2022 dollars.

Plant Improvement Project- Planning Phase

- Month long wastewater sampling study
- Lead and asbestos study
- Phase 1 environmental study
- Surveying
- Flow monitoring
- Data evaluation
- Apply for 0% interest OEPA/DEFA planning loan for \$1,250,000
- Apply for up to \$5,000,000 in principal forgiveness
- Submitted Congressionally Directed Spending Request
- Create facilities plan for OEPA

Project Delivery Method

CMAR- Construction Manager at Risk



Plant Improvement Project

Project Schedule:

Planning Phase- 7/2023- 2/2024

Design Phase- 2/2024- 12/2025

Construction- 2/2026-12/2029

Estimated Cost: as of 2/2024

\$100,000,000

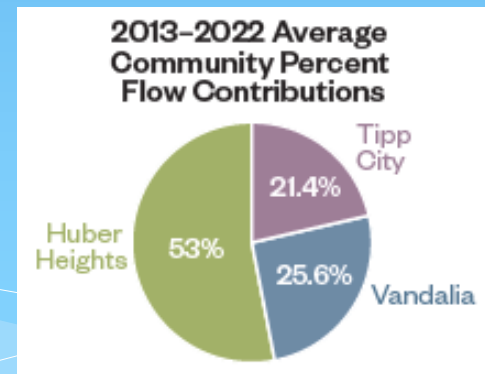
Past and Future TCA Sewer Rates

2000-2020- No sewer rate increases from TCA to three member cities

2021-2024- Annual 10% rate increases to three member cities

2025-2026- Annual 10% rate increases to three member cities approved by TCA Board

- Rate increases are necessary in order to build fund balances in preparation of future debt payments



Below Market Rate State Funded Loans

EQ and Collections System Project- Loan Schedule

- 6/2022- \$1,200,000 OWDA planning loan 3.69%
- 4/2024- \$12,050,000 OWDA construction loan 3.79%
- 10/2024-\$12,050,000 OWDA construction loan 3.79%

Repayment

- Estimated \$1,500,000 annual debt payment
- Repayments begin 2026
- 30-year term

Below Market Rate State Funded Loans

Plant Improvement Project- Loan Schedule

- 2/2024- \$1,250,000 OEPA planning loan 0%
- 2/2025- \$6,000,000 OEPA design loan 0%
- 2/2026- \$100,000,000 OEPA construction loan 3.34%

Repayment

- Estimated \$5,000,000 annual debt payment
- Repayments begin 2030
- 30-year term

Funding Opportunities

- **March 2023-** applied for three Congressionally Directed Spending request
- **Fall 2023-** Congressman Turner's office verbally committed \$750,000
- **August 2023-** Applied for 0% interest loan through OEPA for planning phase.
 - Applied for \$5,000,000 in principal forgiveness.
- **November 2023-** Applied for \$5,000,000 Ohio Water and Wastewater Infrastructure Grant
- **November 2023-** met with State Representative to discuss our funding needs and gather support.
- **November 2023-** submitted projects for the DDC's PDAC review. Projects were supported in 2023.
- **Jan. 2024-** met with Assistant Director of the Ohio EPA to discuss funding needs and gather support. Received project letter of support from OEPA.
- **Feb. 2024-** Submitted Ohio Senate Capital Budget application
- **March 2024-** Setting up meeting with State Senators to discuss funding needs.

Thank you to all City of Huber Heights supporting staff!

Questions?

AI-9801

Topics of Discussion C.

Council Work Session

Meeting Date: 02/20/2024

Tri-Cities North Regional Wastewater Authority - Sanitary Sewer Easement - 5999 Endicott Road

Submitted By: Bryan Chodkowski

Department: Assistant City Manager

Division: Water/Sewer

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/20/2024

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Tri-Cities North Regional Wastewater Authority - Sanitary Sewer Easement - 5999 Endicott Road

Purpose and Background

The City of Huber Heights is a member of the Tri-Cities North Regional Wastewater Treatment Authority. Tri-Cities is preparing to undertake a \$27.3 million EQ and Collection System Improvement Project. Within the scope of this project, sanitary sewer main will need to be laid through the southern end of Canal Lock Park on Endicott Road. Tri-Cities must obtain this easement from the City to facilitate the project. TriCities General Manager Danny Knife will discuss the EQ and Collection System Improvement Project during his presentation to City Council.

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

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2024-R-

DIRECTING THE CITY MANAGER TO EXECUTE AN EASEMENT FOR THE TRI-CITIES NORTH REGIONAL WASTEWATER TREATMENT AUTHORITY.

WHEREAS, the City of Huber Heights (the “City”) is a member of the Tri-Cities North Regional Wastewater Treatment Authority (“Tri-Cities”); and

WHEREAS, Tri-Cities is preparing to undertake a \$27.3 million EQ and Collection System Improvement Project (the “Project”); and

WHEREAS, certain infrastructure associated with the Project will be need to be located on land owned by the City with Montgomery County Parcel ID P70 04007 0004, addressed as 5999 Endicott Road, and commonly known as Canal Lock Park (the “Property”); and

WHEREAS, Tri-Cities must obtain an easement from the City over a portion of the Property to facilitate the Project.

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

Section 1. The City Manager is hereby directed to provide an easement to Tri-Cities, a legal description of said easement is attached hereto as Exhibit A, as if incorporated herein, under the advice and guidance of the Law Director for filing with the Montgomery County Recorder’s Office.

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 _____, 2024;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A
LEGAL DESCRIPTION

BEING A SANITARY SEWER EASEMENT OVER, THROUGH, AND ACROSS A PART OF A 4.796-ACRE TRACT OF LAND OWNED BY CITY OF HUBER HEIGHTS AS CONVEYED IN D.M.F. 97-0274C08 OF THE MONTGOMERY COUNTY RECORDER'S OFFICE, SITUATE IN SECTION 33, TOWN 2, RANGE 8 M.R.s., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing for reference at a monument box found at the northeast corner of a 7.47-acre tract of land owned by Gregg A. Montgomery, Trustee as conveyed in IR Deed 07-077662 and being on the west line of a tract of land owned by Robert H. and Rosemary A. Schack as conveyed in IR Deed 22-071571;

thence, North 85°18'09" West, 20.73 feet, along the north line of said 7.47-acre Montgomery tract to a point on the west right-of-way line of Endicott Road and being the principal place of beginning of the easement herein described;

thence, North 85°18'09" West, 114.14 feet, along the north line of said 7.47-acre Montgomery tract to a point at the southeast corner of a 34.7616-acre tract of land owned by Gregory A. Kistner, Eric S. Kistner and Mark D. Kistner as conveyed in D.M.F. 98-0466A11;

thence, North 19°05'12" West, 32.78 feet, along the east line of said 34.7616-acre Kistner tract to a point;

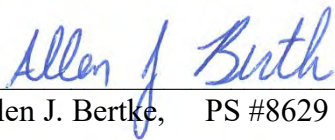
thence, South 85°18'09" East, 118.31 feet, to a point on the west right-of-way line of Endicott Road;

thence, South 12°05'27" East, 31.34 feet, along the west right-of-way line of Endicott Road to the principal place of beginning.

Containing 0.080 acres more or less and all being subject to any legal highways and easements of record.

The bearings are based on NAD 83 CORS 2011 adjustment, Ohio South Zone, ODOT VRS CORS Network.

The above description was prepared by Allen J. Bertke, Ohio Professional Surveyor Number 8629, based on a field survey performed under his direct supervision and dated November 14, 2023. For a pictorial representation, see attached Exhibit "B".

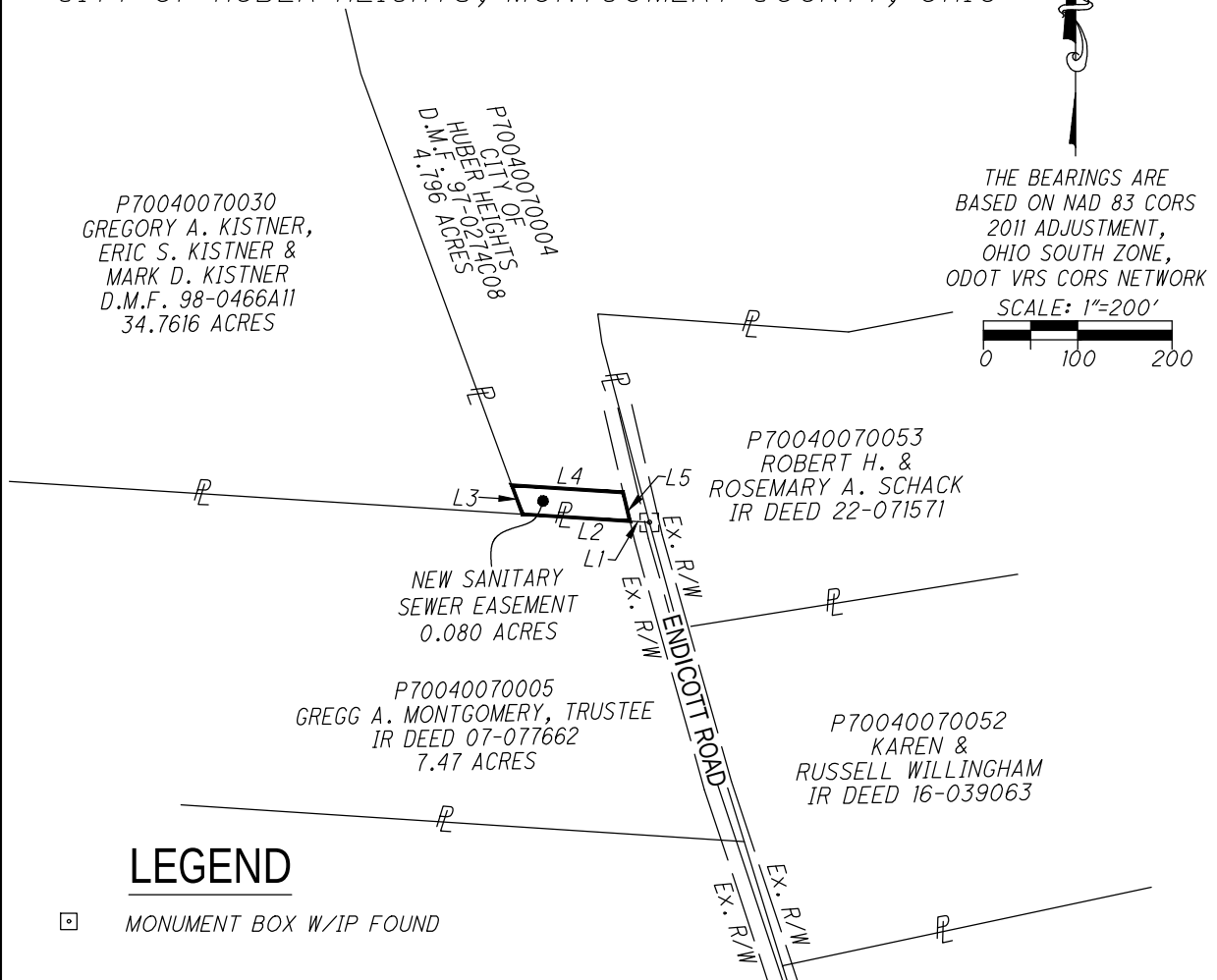

Allen J. Bertke, PS #8629



11/14/2023
Date

EXHIBIT B

BEING A SANITARY SEWER EASEMENT SITUATED IN
SECTION 33, T 2, R 8 M.R.s.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO



LEGEND

□ MONUMENT BOX W/1P FOUND

JOB #	DRAWN BY:	DATE
MOTHHE2303	RMF	11-10-2023

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

LINE CHART		
LINE	BEARING	DIST.
L1	N85°18'09"W	20.73'
L2	N85°18'09"W	114.14'
L3	N19°05'12"W	32.78'
L4	S85°18'09"E	118.31'
L5	S12°05'27"E	31.34'

AI-9820

Topics of Discussion D.

Council Work Session

Meeting Date: 02/20/2024

Cleaning Consumables/Uniform Services - Solicit Bids/Award Contract - Public Works Division

Submitted By: Linda Garrett

Department: Assistant City Manager

Division: Public Works

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/20/2024

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Cleaning Consumables/Uniform Services - Solicit Bids/Award Contract - Public Works Division

Purpose and Background

The Public Works Division requests authorization to solicit bids and award a contract for cleaning consumables and uniform services.

Fiscal Impact

Source of Funds: Various Funds

Cost: \$50,000 Annually

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. 2024-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT BIDS AND AWARD A CONTRACT FOR SERVICES RELATED TO THE PROCUREMENT, MAINTENANCE, REPAIR, AND/OR REPLACEMENT OF ALL CLEANING CONSUMABLES FOR CITY-OWNED BUILDINGS AND UNIFORM SERVICES FOR CITY PERSONNEL.

WHEREAS, the City of Huber Heights recognizes its obligation of maintaining City property for efficient operations; and

WHEREAS, a competitive bidding process would be utilized to obtain a reputable firm to provide services related to the procurement, maintenance, repair, and/or replacement of all cleaning consumables for City-owned buildings and uniform services for City personnel; and

WHEREAS, the funds for the procurement, maintenance, repair, and/or replacement of all cleaning consumables for City-owned buildings and uniform services for City personnel are available within the appropriate funds for Fiscal Year 2024.

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

Section 1. The City is hereby authorized to solicit bids and award a contract for services related to the procurement, maintenance, repair, and/or replacement of all cleaning consumables for City-owned buildings and uniform services for City personnel. These bids and contracts shall be for a three-year period and shall not be in an amount to exceed \$50,000.00 annually.

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 ____ 2024;
____ Yeas; ____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-9846

Topics of Discussion E.

Council Work Session

Meeting Date: 02/20/2024

City Planner Renewal Agreement

Submitted By: Bryan Chodkowski

Department: Assistant City Manager

Council Committee Review?: Council Work Session

Division: Planning

Date(s) of Committee Review: 02/20/2024

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

City Planner Renewal Agreement

Purpose and Background

The City is currently contracting with Community Planning Insights' principal, Aaron Sorrell, for City planning services. Both parties believe this arrangement has worked out well and wish to continue this partnership.

Fiscal Impact

Source of Funds: General Fund

Cost: Varies

Recurring Cost? (Yes/No): Yes

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

Financial Implications:

Attachments

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2024-R-

AUTHORIZING THE CITY MANAGER TO RENEW AN AGREEMENT WITH COMMUNITY PLANNING INSIGHTS, LLC FOR PLANNING SERVICES AS CITY PLANNER FOR THE CITY OF HUBER HEIGHTS, OHIO.

WHEREAS, Community Planning Insights, LLC has been serving as the City Planner for the City of Huber Heights since January 11, 2022; and

WHEREAS, the City Manager desires to continue this relationship under certain terms and conditions.

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

Section 1. The City Manager is hereby authorized and directed to execute an agreement for planning service with Community Planning Insights, LLC, and designating Aaron Sorrell as the City Planner for the period beginning March 1, 2024. Said agreement to be substantially similar to the attached Exhibit A and approved as to form and content by the Law Director.

Section 2. This legislation is adopted in accordance with Section 171.12(a)(4) of the City Code of the City of Huber Heights, Ohio.

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 _____, 2024;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A
CONTRACT FOR PLANNING CONSULTING SERVICES
PROVIDED TO
CITY OF HUBER HEIGHTS, OHIO

This Contract made effective as of this _____ day of _____, 2024 by and between The City of Huber Heights, Ohio (hereinafter referred to as the "Client"), and Community Planning Insights, LLC (hereinafter referred to as the "Consultant").

Section 1: Consultant's Basic and Additional Services

- A. The Consultant agrees to provide Client the services ("Basic Services") as identified in Exhibit A to this Contract.
- B. Additional services beyond Consultant's Basic Services may be provided if confirmed in a writing executed by the Client and the Consultant.
- C. The Consultant agrees to provide its professional services in accordance with the generally accepted standards of its profession.

Section 2: Client's Responsibilities

- A. The Client agrees to provide Consultant with all of the information, applications, surveys, reports, and professional recommendations requested by Consultant to provide its professional services. Consultant may reasonably rely on the accuracy and completeness of these items.

Section 3: Compensation and Payments

- A. The Client agrees to pay Consultant an hourly rate of \$100.00 for the Basic Services, payable as set forth herein.
- B. The Client shall pay any reimbursable expenses such as, but not limited to, reproduction, postage, and handling of documents, long distance and facsimile charges, and authorized travel as provided in Exhibit A.
- C. Consultant shall invoice Client for Basic Services once a month on the basis of hours expended. All payments are due Consultant within thirty (30) days after receipt of invoice, unless otherwise agreed.
- D. The Consultant shall maintain true and accurate records with respect to services performed and all charges and expenses related thereto, and the Client or its representatives shall have access to, and the right to inspect, all such books and records.

Section 4: Warranties and Representations of Consultant

The Consultant warrants and represents that:

- A. The Consultant is professionally competent and qualified to perform the services.

- B. The Consultant has all necessary powers and authority to enter into and perform the covenants and agreements on its part to be performed in the Contract and by proper action duly authorized in the execution and delivery of this Contract.
- C. This Contract constitutes a legal, valid, and binding obligation of Consultant enforceable in accordance with its terms.

Section 5: Time Schedule

- A. The services of the Consultant, as described herein, shall be effective January 1, 2024, unless otherwise set forth in a writing signed by the Consultant and the Client.
- B. This contract shall run with the calendar year, renewing annually, unless terminated through written notice pursuant to Section 10 of this Contract.
- C. Upon notification, the Consultant shall work with the Client to schedule the required public meetings and/or hearings based on the applicable codes, laws and policies governing the particular application or necessary planning services.

Section 6: Personnel

The Consultant shall provide all of the necessary personnel to assure complete compliance with terms of this Contract. Aaron K. Sorrell, AICP will serve as Principal and primary planner on this project. No change in such staffing and assignments may be made without the specific written consent of the Client.

Section 7: Changes

- A. The Client may, from time to time, request changes in the Basic Services to be performed by Consultant hereunder. Such changes, including any increase or decrease in the amount of the Consultant's compensation, which are mutually agreed upon by and between the Client and the Consultant, shall be incorporated in written amendments to this Contract, signed by both the Client and the Consultant.
- B. The Consultant shall notify the Client of the need for any changes in the Contract or the need for changes as a result of extra work, modifications in the Basic Services, or changes in conditions. The Consultant shall not proceed with any changes or extra work unless approved in writing, and executed by the Client.

Section 8: Equal Employment Opportunity

During the performance of this Contract, the Consultant agrees as follows:

- A. Neither the Consultant nor any person or entity performing services hereunder shall discriminate against any employee or applicant for employment because of race, creed, color, religion, sex, military status, marital status, ancestry, age, mental or physical handicap, or national origin. The Consultant will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, religion, sex, military status, marital status, ancestry, age, mental or physical handicap, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination;

rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

- B. The Consultant will, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, religion, sex, military status, marital status, ancestry, age, mental or physical handicap, or national origin.
- C. The Consultant will cause the foregoing provisions to be inserted in all subcontracts and subcontract purchase orders for any work covered by this Contract so that such provisions will be binding upon each subcontractor or vendor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials. The Consultant will take such action with respect to any subcontracting or purchase order as Client shall direct, as a means of enforcing such provisions, including sanctions for non-compliance.
- D. In the event of Consultant's non-compliance with the non-discrimination clauses of the Contract, this Contract may be canceled, terminated or suspended in whole or in part.

Section 9: Indemnity

- A. To the extent permitted by law, the Consultant shall hold harmless, defend and indemnify the Client, its officers, agents and employees from and against any and all liabilities, injuries, harms, claims, costs and expenses, including reasonable attorney fees and court costs, arising, directly or indirectly, out of negligent acts or omissions of the Consultant, its employees, subcontractors, agents and affiliates performing work and services under this Contract. Consultant's duty to defend, indemnify, protect and hold harmless shall not include any claims or liabilities arising from the sole negligence or sole willful misconduct of said indemnified parties.
- B. To the extent that funds are subsequently properly appropriated and certified, and specifically approved by City of Huber Heights City Council after a claim is made, the Client shall hold harmless, defend and indemnify the Consultant, its members, officers, agents and employees from and against any and all liabilities, injuries, harms, claims, costs and expenses, including reasonable attorney fees and court costs, arising, directly or indirectly, out of negligent acts or omissions of the Client, its employees, subcontractors, agents, and affiliates. All of the above provisions of this Section 2(B) are subject to and limited by the provisions of the Ohio Revised Code Chapter 2744. Nothing herein shall be deemed a waiver of governmental immunity under Chapter 2744.
- C. Notwithstanding the foregoing, and to the greatest extent permitted under the law, the Client shall pay Contractor's liability insurance deductible not to exceed \$ 5,000 per claim for any action or claim brought against Contractor for actions taken in his official capacity in the provision of Services to the City.

- D. Notwithstanding anything to the contrary in this Contract, Client and Consultant each waive any claims that each may have against the other with respect to consequential, punitive, incidental or special damages including, but not limited to loss of use, lost profits, or lost business.
- E. Consultant shall at all applicable times maintain the insurance as set forth on the attached Contractor/Consultant Insurance Requirements sheet which is incorporated herein by this reference, and shall provide to City proof of such insurance upon request.

Section 10: Termination

- A. Either the Client or Consultant may terminate this Agreement, with or without cause, upon 30-days written notice to the other party.
- B. If terminated, the Client agrees to pay Consultant for all Basic Services rendered and Reimbursable Expenses incurred up to the date of termination.
- C. Upon termination, the Consultant shall provide the Client with all documents produced up until the date of termination. Consultant acknowledges that all documents in Client's possession that constitute public records under Ohio law shall be made promptly available to Client upon request.

Section 11: Miscellaneous

- A. This Contract shall be governed by and construed in accordance with the laws of the State of Ohio without regard to conflict of law principles.
- B. All instruments and products of professional services prepared by Consultant are the property of the City of Huber Heights, Ohio, although the Consultant may use the final product for marketing purposes.
- C. This Contract contains the entire agreement between Client and Consultant with respect to the subject matter hereof and may not be modified or amended except by written instrument signed by both Client and Consultant.
- D. This Contract shall be binding on the parties and on their respective successors and assigns, provided, however, that Consultant may not assign this Contract without the express written consent of the Client.
- E. This Contract and all rights and actions relating thereto are strictly reserved to the Client and Consultant and nothing contained herein shall give or allow any claim or right of action to or by any third party.
- F. The Client shall designate one person responsible for all communications from Consultant and this designated person shall have limited administrative authority on behalf of the Client to receive and transmit information and to make decisions with respect to the project and the subject matter of the Contract and all activities for which Consultant is to provide the services.
- G. The relationship between the Client and Consultant is purely contractual. Consultant shall perform its duties hereunder as an independent contractor and shall have no authority, expressed or implied, to bind the Client to any agreement, liability or understanding.

Neither Consultant nor any agent or employee of Consultant shall be, or be deemed to be, an agent or employee of The City of Huber Heights, Ohio. Neither Consultant nor any agent or employee of Consultant shall be entitled to any benefits made available to employees of the City of Huber Heights, including but not limited to participation in Ohio Public Employees Retirement System. Consultant acknowledges that Client will not provide any workers' compensation coverage and that Client will not withhold any federal, state or local taxes on the services performed by Consultant hereunder.

- H. The Consultant reserves the right to include representations and reproductions of the project contemplated hereby in its promotional and professional materials.
- I. A party's failure to strictly enforce this Contract or any of its provisions or any default hereunder shall not be construed as or operate as a waiver of such party's right to demand strict performance of this or any provision or any default under this Contract.

Section 12: Notice

Any notice required under this Contract shall be deemed given either on the day actually received or twenty-four (24) hours after having been deposited in the United States mail, postage prepaid, registered or certified, and addressed to the parties as set forth below, whichever is earliest. The parties may change their addresses from time to time by written notice given in accordance herewith.

If to Consultant: Aaron K. Sorrell, AICP
Community Planning Insights, LLC
128 McDaniel Street, Suite D
Dayton, Ohio 45405

If to Client: Bryan Chodkowski, ICMA-CM
Assistant City Manager
City of Huber Heights
6131 Taylorsville Road
Huber Heights, OH 45424

IN WITNESS WHEREOF, the Client and the Consultant have executed this Contract to be effective as of the date first above written.

CITY OF HUBER HEIGHTS, OHIO

By: _____

Title: City Manager

COMMUNITY PLANNING INSIGHTS, LLC

By: _____

Title: Owner

EXHIBIT A BASIC SERVICES

Planning Staff Services

Community Planning Insights (CPI) will provide on-call professional planning staff services for the City of Huber Heights. Services may include, but not be limited to:

- Consultation and communication with perspective applicants, such as pre-application conferences.
- Staff support to the Planning Commission and City Council including preparation of staff reports, presentations, communication with applicants, coordination of application reviews with other City departments, agencies or contractors.
- Staff support to the Board of Zoning Appeals including preparation of staff reports, presentations, communication with applicants, coordination of application reviews with other City departments, agencies or contractors.
- Sub-division reviews (non-engineering) for constancy with applicable subdivision and zoning regulations and requirements.
- Other planning and zoning work as directed by the Client.

Minimum Availability

CPI will provide the services on an as-needed basis, however CPI will be on-site at least two days per week. If CPI is unable to temporarily provide the services due to unavailability, conflict of interest, or other reasons, CPI will notify the Client within 24 hours.

Reimbursable Costs

The Client shall reimburse CPI for direct costs associated with associated with providing the services under this Contract. Direct costs may include: reproduction, printing, postage or other incurred expenses. CPI shall not incur direct costs exceeding \$300.00 without the prior approval of the Client.

AI-9845

Topics of Discussion F.

Council Work Session

Meeting Date: 02/20/2024

Guaranteed Energy Savings Performance Contract - HVAC Services

Submitted By: Bryan Chodkowski

Department: Assistant City Manager

Division: Public Works

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/20/2024

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Guaranteed Energy Savings Performance Contract - HVAC Services

Purpose and Background

The City of Huber Heights previously engaged Energy Solutions Group ("ESG") for the purposes of designing and implementing a Guaranteed Energy Savings Performance Contract (GESPC). As part of the GESPC's scope of work, ESG was authorized to negotiate a contract for post-GESPC HVAC maintenance services. ESG efforts resulted in favorable terms, pricing, and service delivery from Reick Services. With the current post-GESPC HVAC maintenance services contract with Reick Services set to expire in March, 2024, ESG has offered to again negotiate terms and conditions on behalf of the City. In consideration of similar previous service contracts with other vendors, City Staff believes that allowing ESG to negotiate an additional HVAC maintenance services contract with Reick Service is in the best interest of the City.

Fiscal Impact

Source of Funds: Various Funds

Cost: Varies

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. 2024-R-

AUTHORIZING ENERGY SOLUTIONS GROUP TO NEGOTIATE A FULL-SERVICE HVAC MAINTENANCE CONTRACT ON BEHALF OF THE CITY OF HUBER HEIGHTS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID CONTRACT.

WHEREAS, the City of Huber Heights (the “City”) previously engaged Energy Solutions Group (“ESG”) for the purposes of designing and implementing a Guaranteed Energy Savings Performance Contract (GESPC”); and

WHEREAS, as part of the GESPC, ESG was authorized to negotiate a contract for post-GESPC HVAC maintenance services which resulted in favorable terms, pricing, and service delivery from Rieck Services; and

WHEREAS, with the current post-GESPC HVAC maintenance services contract with Reick Services is set to expire in March, 2024, ESG has offered to again negotiate terms and conditions on behalf of the City; and

WHEREAS, the City believes that allowing ESG to negotiate an addition HVAC maintenance services contract with Reick Service is in the best interest of the City.

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

Section 1. ESG is hereby authorized to negotiate a three-year HVAC maintenance services contract with Reick Services and the City Manager is further authorize and directed to execute said contract, following review and approval of the Law Director, upon the conclusion of said negotiations.

Section 2. The authorization and direction as provided for in this legislation are deemed to be in the best interest of the City in accordance with Section 171.12(b) of the City Code of the City of Huber Heights.

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 _____, 2024;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

Topics of Discussion G.

Meeting Date: 02/20/2024

Liquor Permit #65215090815 - Sheetz - 8245 Brandt Pike

Submitted By: Anthony Rodgers

Department: City Council

Type of	New
---------	-----

Liquor Permit:

Motion/Ordinance/

Resolution No.:

Agenda Item Description

Liquor Permit #65215090815 - Sheetz - 8245 Brandt Pike

Review and Comments - Police Division

The Police Division has no objections to this liquor permit application.

Review and Comments - Fire Division

The Fire Division has no objections to this liquor permit application.

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

Liquor Permit

NOTICE TO LEGISLATIVE
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL

6606 TUSSING ROAD, P.O. BOX 4005

REYNOLDSBURG, OHIO 43068-9005

(614)644-2360 FAX(614)644-3166

TO

65215090815		NEW		OHIO SPRINGS INC DBA SHEETZ #839 8245 BRANDT PIKE HUBER HGTS OH 45424
PERMIT NUMBER		TYPE		
ISSUE DATE				
01 23 2024				
FILING DATE				
C1 C2		PERMIT CLASSES		
57	083	A	E07136	
TAX DISTRICT		RECEIPT NO.		

FROM 01/29/2024

PERMIT NUMBER		TYPE	
ISSUE DATE			
FILING DATE			
PERMIT CLASSES			
TAX DISTRICT		RECEIPT NO.	



MAILED 01/29/2024

RESPONSES MUST BE POSTMARKED NO LATER THAN. 02/29/2024

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A NEW 6521509-0815**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

**CLERK OF HUBER HGTS CITY COUNCIL
6131 TAYLORSVILLE RD
HUBER HGTS OHIO 45424**

AI-9859

Topics of Discussion **H.**

Council Work Session

Meeting Date: 02/20/2024

Board Of Zoning Appeals Appointment - S. Ballard

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/20/2024

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Board And Commission Appointments

* Board Of Zoning Appeals - Appointment

Purpose and Background

The City's interview panel recommends the appointment of Sheila Ballard to the Board Of Zoning Appeals for a term ending January 31, 2028. A background check was processed on Ms. Ballard by Human Resources.

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

Application - S. Ballard



6131 Taylorsville Road
Huber Heights, Ohio 45424
Phone: (937) 233-1423
Fax: (937) 233-1272
www.hhoh.org
An Equal Opportunity Employer

Application For City Boards and Commissions

RECEIVED ON:
JAN 11 2024

Qualified applicants are considered for all positions without regard to race, color, religion, sex, national origin, marital or veteran status, or disability.

CLERK OF COUNCIL

**PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION
COMPLETELY AND ACCURATELY**

Board or Commission Applied For: Board of Zoning Appeals		Date Applied: 1-11-23	
Ballary		SHEILA	
Last Name		First Name	
		DIANE	
		Middle Name	
6505 EVERGREEN WOODS DR		HUBER OH	
Address		City	
		45424	
		Zip Code	
(937) 287-3029		(937) 287-3029	
Home Phone Number		Daytime Phone Number	
		509ALLACH@FRANKLINER.COM	
		E-mail Address	

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	SPFLS SOUTH	BUSINESS
COLLEGE	WILBERFORCE UNIV	MARKETING SOCIOLOGY
GRADUATE SCHOOL		
OTHER (Specify)		

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

Organization	Dates of Service
PROPERTY MAINT REVIEW Bd	CURRENT
MEM CITY MARKET ADVISORY Bd	NOV-2023- CURRENT
SPFLS CITY COMMISSION	1991- 1993
SPFLS HOUSING AUTHORITY	1993- 1998

EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
OAKSTREET HEALTH OUTREACH EXECUTIVE		7-2020-8-2023
RETIRED	N/A	8-2023

REFERENCES

PAM MACK	6285 WEYBRIDGE # 45426	(937) 837-0516
Name	Address	Telephone Number
EVA NEWAY	N/A	(937) 689-5783
Name	Address	Telephone Number
DALE HENRY		(937) 244-2754
Name	Address	Telephone Number
ARRICK RICHARDSON	N/A	(937) 416-4360
Name	Address	Telephone Number

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission

I am already serving on a city board, PROPERTY MAINT REVIEW BD. I have been on this board for about 3 years and have been loyal to the board. I want to stay involved with the community and I think the BZA Board would be a great fit for me. I am ready to work hard & move Huber forward. Thanks for your consideration.

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ Yes ☐ No

Do you currently reside in the City of Huber Heights? ☒ Yes ☐ No

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ Yes ☐ No

Are you a registered voter? ☒ Yes ☐ No

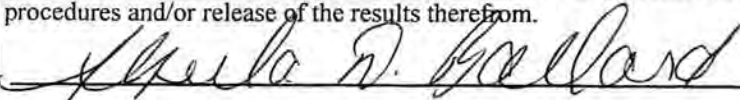
Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ Yes ☐ No

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

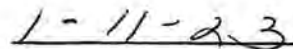
I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom.



Signature



Date

AI-9858

Topics of Discussion

Council Work Session

Meeting Date: 02/20/2024

Culture And Diversity Citizen Action Commission Appointment - I. Chakhalidze

Submitted By: Karen Powell

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/20/2024

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

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

Agenda Item Description or Legislation Title

- * Culture And Diversity Citizen Action Commission - Appointment

Purpose and Background

The City's interview panel recommends the appointment of Ibragim Chakhalidze to the Culture and Diversity Citizen Action Commission for a term ending December 31, 2026. A background check was processed on Mr. Chakhalidze by Human Resources.

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

Application - I. Chakhalidze



6131 Taylorsville Road
Huber Heights, Ohio 45424
Phone: (937) 233-1423
Fax: (937) 233-1272
www.hhoh.org
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Application For City Boards and Commissions

Qualified applicants are considered for all positions without regard to race,
color, religion, sex, national origin, marital or veteran status, or disability.

**PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION
COMPLETELY AND ACCURATELY**

Board or Commission Applied For: CDCAC	Date Applied: 01.26.24		
Last Name Chakhalidze	First Name Ibragim	Middle Name	
Address 2016 Silver Linden Dr	City Tipp City	State OH	Zip Code 45371
Home Phone Number 510.5172511	Daytime Phone Number 510.5172511	E-mail Address Ibragim@preferredb.Com	

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Bay Area Technology School	Graduated
COLLEGE	San Francisco State University	Some college
GRADUATE SCHOOL		
OTHER (Specify)		

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

Organization	Dates of Service
Osman Gazi Mosque	2015-Present
YMCA Soccer COACH	2022-2023

EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
Infinity Lines LLC	Accountant	2017-Present

REFERENCES

Bayram Gulaliev	3331 Arrowwood st Tipp City OH 45371	971.344.6170
Name	Address	Telephone Number
Name	Address	Telephone Number
Name	Address	Telephone Number

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission

[illegible]

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ **Yes** ☐ **No**

Do you currently reside in the City of Huber Heights? ☒ **Yes** ☐ **No**

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ **Yes** ☐ **No**

Are you a registered voter? ☒ **Yes** ☐ **No**

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ **Yes** ☐ **No**

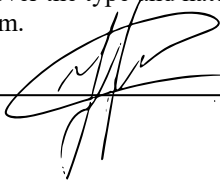
I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

I hereby acknowledge that I, voluntarily and of my own free will, have applied for a volunteer position with the City of Huber Heights with the understanding that the City may use a variety of screening procedures to evaluate my qualifications and suitability for appointment. I have been advised that these screening procedures might include, but are not limited to, interviews, criminal record checks, driving records checks and reference checks. I also acknowledge that any such screening procedures, as reasonably required by the City of Huber Heights, are prerequisites to my appointment to a volunteer position with the City of Huber Heights.

In addition, I also hereby understand that the City of Huber Heights cannot guarantee the confidentiality of the results of, or information obtained through the aforementioned screening procedures. Decisions of the Ohio Supreme Court regarding the Ohio Public Records Act indicate that, with certain enumerated exceptions, records maintained by a governmental entity are a matter of public record and, should a proper request be made by a member of the public for such records, the governmental entity would be required to make such records available to that member of the public within a reasonable time. Additionally, all information furnished in this application is subject to disclosure under the Ohio Public Records Act.

Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom.

Signature



01.26.24

Date

AI-9857

Topics of Discussion

Council Work Session

Meeting Date: 02/20/2024

Military And Veterans Commission Appointment - C. Eller

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/20/2024

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

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

Agenda Item Description or Legislation Title

* Military And Veterans Commission - Appointment

Purpose and Background

The City Council interview panel recommends the appointment of Christopher Eller to the Military and Veterans Commission for a term ending December 31, 2026. A background check on Mr. Eller has been processed through Human Resources.

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

Application - C. Eller



6131 Taylorsville Road
Huber Heights, Ohio 45424
Phone: (937) 233-1423
Fax: (937) 233-1272
www.hhoh.org
An Equal Opportunity Employer

Application For City Boards and Commissions

Qualified applicants are considered for all positions without regard to race, color, religion, sex, national origin, marital or veteran status, or disability.

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY

Board or Commission Applied For:

Military And Veterans Commission

Date Applied:

January 4, 2023

Eller	Christopher	Dale	
Last Name	First Name	Middle Name	
6156 Little Creek Court	Huber Heights	Ohio	45424
Address	City	State	Zip Code
937-233-1309	937-233-1309	christopher.eller8@gmail.com	
Home Phone Number	Daytime Phone Number	E-mail Address	

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Jefferson Township	Diploma
COLLEGE	Wright State University	Electrical Engineering
GRADUATE SCHOOL		
OTHER (Specify)	Sinclair Community College	Math

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

Organization**Dates of Service**

Amvets	2007 - current

EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
Northrop Grumman	Principal Intelligence Analyst	2022 - Current
SRC	Electronic Warfare	2020 - 2022
GE Aviation	Electrical Engineer	2019 - 2020

REFERENCES

Larry Johnson	6637 Charlesgate Rd. Huber Heights, Ohio 45424	937-825-3316
Name	Address	Telephone Number
Ron Purtee	3226 n. Dixie dr.Dayton, Ohio 45414	937-416-4169
Name	Address	Telephone Number
Name	Address	Telephone Number

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission

[illegible]

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ Yes ☐ No

Do you currently reside in the City of Huber Heights? ☒ Yes ☐ No

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ Yes ☐ No

Are you a registered voter? ☒ Yes ☐ No

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ Yes ☐ No

I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information in this application and/or its addenda may lead to revocation of any volunteer appointment.

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Therefore, in consideration of my application being reviewed by the City of Huber Heights, under no legal disability, and on behalf of my heirs and assigns, hereby release and agree to hold harmless the City of Huber Heights and any of its agents, employees, or related officials from any and all liability, whatever the type and nature resulting from the administration of any such screening procedures and/or release of the results therefrom.

January 30, 2024

Christopher Eller

Date

Signature

AI-9860

Topics of Discussion

Council Work Session

Meeting Date: 02/20/2024

Property Maintenance Review Board Appointment - A. Shakhmandarov

Submitted By: Karen Powell

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/20/2024

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

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

Agenda Item Description or Legislation Title

- * Property Maintenance Review Board - Appointment

Purpose and Background

The City Council interview panel recommends the appointment of Ali Shakhmandarov to the Property Maintenance Review Board for a term ending December 31, 2024. A background check on Mr. Shakhmandarov has been processed through Human Resources.

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

Application - A. Shakhmandarov

RECEIVED ON:

JAN 04 2024



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Huber Heights, Ohio 45424
Phone: (937) 233-1423
Fax: (937) 233-1272
www.hhch.org
An Equal Opportunity Employer

Application For City Boards and Commissions

CLERK OF COUNCIL

Qualified applicants are considered for all positions without regard to race,
color, religion, sex, national origin, marital or veteran status, or disability.

**PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION
COMPLETELY AND ACCURATELY**

Board or Commission Applied For:

BOARD OF ZONING APPEALS

Date Applied:

1/4/2024

SHAKHMANDAROV

ALI

MAKTIALIYEV

Last Name

First Name

Middle Name

4395 PIMLICO PLACE

HUBER HEIGHTS

OH

45424

Address

City

State

Zip Code

CELL 937-336-3734

SHAKHMANDAROV@KW.COM

Home Phone Number

Daytime Phone Number

E-mail Address

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	RUSSIA	HIGHSCHOL DIPLOMA
COLLEGE	SINCLAIR	ENGLISH
GRADUATE SCHOOL	ROSTOVE STATE UNIVERSITY	FINANCE
OTHER (Specify)		

COMMUNITY INVOLVEMENT

Please list all civic, community, or non-profit organizations to which you have belonged or currently do belong, and your dates of service.

Organization

Dates of Service

AHISKA TURKISH AMERICAN COMMUNITY CENTER CO
CHAIR

SINCE 2014

MLK DAYTON BOARD MEMBER

SINCE 2020

ELECTED MEMBER OF COUNTY CENTRAL
COMMITTEE

SINCE 2022

EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
KING STON INC	CEO	2018
MILLENNIUM ENTERPRISE LLC	OWNER	2015
A TO Z CUSTM HOMES INC	OWNER	2017
KELLER WILLIAMS REALTY	REALTOR	2023

REFERENCES

CINDY DAVIDSON	3203 RIVERDOWNS HUBER HEIGHTS OH 45424	937-620-5161
Name	Address	Telephone Number
SCOTT DAVIDSON	3203 RIVERDOWNS HUBER HIEGHTS OH 45424	937-313-0683
Name	Address	Telephone Number
JANEECE	4379 PIMLICO PLACE HUBER HEIGHT 45424	937-344-4699
Name	Address	Telephone Number

STATEMENT OF INTEREST

Please tell us why you are interested in serving on this board or commission

Dear [Board of Directors/Committee],

I am writing to express my interest in serving as a member of the Board of Zoning Appeals. Having a deep passion for urban planning, land use regulations, and community development, I am excited about the opportunity to contribute my skills and expertise to this important role.

As a long-time resident of our community, I have witnessed the impact of zoning decisions on the lives of our residents and the overall development of our area. I strongly believe that fair and equitable zoning practices are essential for creating a thriving and sustainable community that meets the needs of all its members. By serving on the Board of Zoning Appeals, I aim to ensure that our community's zoning decisions are made with careful consideration, transparency, and adherence to the established regulations.

With a background in construction, I possess a strong understanding of land use regulations, zoning codes, and planning principles. I have experience analyzing zoning applications, conducting site visits, and evaluating the potential impacts of proposed developments. This knowledge equips me to contribute valuable insights and make informed decisions when reviewing appeals and variances. I am confident in my ability to apply the relevant zoning laws and regulations to each case, while considering the unique circumstances and needs of our community.

In addition to my professional background, I have actively engaged with community organizations and advocacy groups focused on urban planning and development. Through my involvement in these initiatives, I have gained a comprehensive understanding of the concerns and perspectives of various stakeholders. I am skilled at facilitating productive discussions, actively listening to different viewpoints, and seeking consensus among diverse groups. If given the opportunity to serve on the Board of Zoning Appeals, I will ensure that all voices are heard and considered in the decision-making process.

Thank you for considering my application. I appreciate the opportunity to be part of the essential work carried out by the Board of Zoning Appeals, and I look forward to the possibility of serving our community in this capacity.

REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ Yes ☐ No

Do you currently reside in the City of Huber Heights? ☒ Yes ☐ No

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ Yes ☐ No

Are you a registered voter? ☒ Yes ☐ No

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ Yes ☐ No

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Signature



Date 1-4-2024

AI-9856

Topics of Discussion I.

Council Work Session

Meeting Date: 02/20/2024

Charter Review Commission

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/16/2024 and 02/06/2024 and 02/20/2024

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Charter Review Commission

Purpose and Background

At the January 22, 2024 City Council Meeting, the City Council established a 2024 Charter Review Commission to review the Huber Heights City Charter. The Huber Heights Charter Review Commission is a nine-member commission consisting of three members of the City Council, two City Staff members, and four members who are Huber Heights residents. The Clerk of Council will serve as the designated Staff Liaison for the Charter Review Commission. The selection process for the resident members of the Charter Review Commission is being conducted utilizing the standard application and selection process used for other City boards and commissions. The Clerk Of Council will report on the results of the resident member interviews for the Charter Review Commission which will conclude on February 20, 2024. The City Staff members of the Charter Review Commission have been identified - John Russell and Richard Dzik. The City Council will have to decide on the three City Council members of the Charter Commission. The City Council will then make the appointments of all of the members of the Charter Review Commission. The expectation would be to complete the work of the Charter Review Commission by the middle of June, 2024 in order to allow for any proposed City Charter changes to be placed on the ballot in November, 2024.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

No file(s) attached.
