



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**June 17, 2025
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. June 3, 2025
3. **Work Session Topics Of Discussion**
 - A. City Manager Report
 - B. Arts And Beautification Commission Update
 - C. BWC Insurance Renewal
 - D. Liability Insurance Renewal
 - E. ThinkGard Data Backup Solution - IT Department
 - F. Ordinance Of Assessment - 2025 Sidewalk Program
 - G. Tri-Cities Sewer Tap Fees

- H. Increase Not To Exceed Amount - LVT - Parks And Recreation Department
- I. 2026-2030 Capital Improvement Plan (CIP)
- J. Inter-Fund Transfer – Real Estate Property
- K. Advances/Transfers - Finance Department
- L. Petition - Conformance Of Boundaries - Bethel Township
- M. Creekside Townhomes - Economic Development Plan
- N. Richard F. Shomper City Governance Center - Furniture/Fixtures/Equipment - Award Contracts
- O. Fire Appeals Board
- P. Board And Commission Appointments
 - * Military And Veterans Commission - Appointment
- Q. Liquor Permit #8827366 - Taylor Mart, LLC - 6025 Taylorsville Road

4. **Adjournment**

AI-10932

Topics Of Discussion A.

Council Work Session

Meeting Date: 06/17/2025

City Manager Report

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/17/2025

Audio-Visual Needs: SmartBoard **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/Resolution No.:** N/A

Agenda Item Description or Legislation Title

City Manager Report

Purpose and Background

A copy of the presentation given with the City Manager Report has been attached (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

No file(s) attached.

AI-10942

Topics Of Discussion **B.**

Council Work Session

Meeting Date: 06/17/2025

Arts And Beautification Commission Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/17/2025

Audio-Visual Needs: None **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/Resolution No.:** N/A

Agenda Item Description or Legislation Title

Arts And Beautification Commission Update

Purpose and Background

Representatives of the Arts and Beautification Commission will give an update presentation on the activities and work of the Arts and Beautification Commission.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

No file(s) attached.

AI-10935

Topics Of Discussion C.

Council Work Session

Meeting Date: 06/17/2025

BWC Insurance Renewal

Submitted By: Katie Knisley

Department: City Manager

Council Committee Review?: Council Work Session

Division: Human Resources

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

BWC Insurance Renewal

Purpose and Background

The City has been invited once again to join the BWC's Group Retrospective Rating Program through the Ohio Association Of Public Treasurers Retro Group for the 2026 policy year. In this program, the premium is paid up front and claims during the policy year are surveyed for costs at 12, 24, and 36 months, then the difference between those costs and the premium will determine the amount of rebate the City will receive. This legislation authorizes the City Manager to enter into agreements with the Ohio Public Treasurer's Retrospective Group for the policy year 2026 and with Sedgwick to continue as the City's TPA in order to assist in controlling the City's exposure to risk and potentially reducing BWC premiums at a cost of \$8,325.

Fiscal Impact

Source of Funds: Various Funds

Cost: \$233,851

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. 2025-R-

AUTHORIZING THE CITY MANAGER TO PARTICIPATE IN THE OHIO ASSOCIATION OF PUBLIC TREASURERS 2026 WORKERS' COMPENSATION GROUP RETROSPECTIVE PROGRAM ADMINISTERED BY SEDGWICK.

WHEREAS, the City of Huber Heights has determined it is in the best interest of the City to participate in a workers' compensation group retrospective rating program in order to control the City's risk exposure while potentially reducing workers' compensation premiums; and

WHEREAS, the City of Huber Heights has been invited to participate in the Ohio Association Of Public Treasurers 2026 Workers' Compensation Group Retrospective Rating Program.

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

Section 1. The City Manager is hereby authorized to participate in the Ohio Association Of Public Treasurers Workers' Compensation Group Retrospective Rating Program and to enter into the necessary agreements with the Ohio Public Treasurers and to continue with its third-party administrator, Sedgwick, to participate in said group retrospective rating program with the Ohio BWC.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-10934

Topics Of Discussion D.

Council Work Session

Meeting Date: 06/17/2025

Liability Insurance Renewal

Submitted By: Katie Knisley

Department: City Manager

Council Committee Review?: Council Work Session

Division: Human Resources

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Liability Insurance Renewal

Purpose and Background

The City's liability insurance policy has a renewal date of July 11, 2025. City Staff have been working with the City's insurance agent, Marsh & McLennan Agency, on the insurance renewal process. This legislation will authorize the City Manager to enter into an agreement with an insurance company for the continuation of insurance coverage for general liability, property, boiler and machinery, inland marine, automobile, crime, law enforcement liability, public official liability and other necessary insurance coverage for the City of Huber Heights.

Fiscal Impact

Source of Funds: Various Funds

Cost: N/A

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

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

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT TO PROVIDE INSURANCE COVERAGE FOR GENERAL LIABILITY, PROPERTY, BOILER AND MACHINERY, INLAND MARINE, AUTOMOBILE, CRIME, LAW ENFORCEMENT LIABILITY, PUBLIC OFFICIALS LIABILITY, AND OTHER NECESSARY INSURANCE COVERAGE FOR THE CITY OF HUBER HEIGHTS, OHIO; WAIVING THE COMPETITIVE BIDDING REQUIREMENTS, AND COVERING THE COSTS OF SERVICES ORDERED BY THE CITY.

WHEREAS, it is determined to be in the best interest of the City to continue to have insurance coverage; and

WHEREAS, liability insurance can be purchased effectively and efficiently through non-competitive procurement methods through a client services agreement; and

WHEREAS, it is determined that _____ is the best option for the City's insurance coverages described herein; and

WHEREAS, the services to be provided are classified as professional services as defined in Section 171.12 (a)(4) of the Codified Ordinances of Huber Heights; and

WHEREAS, all purchases equal to or greater than \$75,000.00 require authorization by the City Council.

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 an Agreement to provide insurance coverage through Marsh & McLennan Insurance Agency for general liability, property, boiler and machinery, inland marine, automobile, crime, law enforcement liability, public officials liability, and other necessary insurance coverage through the insurance carriers of _____ for the City of Huber Heights with total premium costs of \$ _____ and potential deductible and premium amounts of \$ _____, and the City Council approves the expenditure of funds for such purpose including costs for services previously incurred at a cost not to exceed \$ _____.

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 determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-10895

Topics Of Discussion E.

Council Work Session

Meeting Date: 06/17/2025

ThinkGard Data Backup Solution - IT Department

Submitted By: Dave Warren

Department: City Manager

Council Committee Review?: Council Work Session

Division: Information Technology

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

ThinkGard Data Backup Solution - IT Department

Purpose and Background

This legislation is to authorize the purchase of data backup and disaster recovery hardware and services for the IT Department from ThinkGard.

Fiscal Impact

Source of Funds: Information Technology Budget

Cost: \$127,917

Recurring Cost? (Yes/No): Yes

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

Financial Implications:

1st year cost including new hardware appliance - \$52,125

2nd year cost - Cloud Storage, Maintenance, and Support - \$37,896

3rd year cost - Cloud Storage, Maintenance, and Support - \$37,896

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO PURCHASE BUSINESS CONTINUITY AND BACKUP AND DISASTER RECOVERY SERVICES FROM VENDOR THINKGARD.

WHEREAS, there is a need to replace the data backup and disaster recovery hardware and services for use by the City of Huber Heights in order to provide continued security and modern data protection for the City; and

WHEREAS, purchases greater than \$75,000.00 require authorization by the City Council; and

WHEREAS, the current business continuity and backup and disaster recovery hardware and software are nearing expiration; and

WHEREAS, ThinkGard, LLC offers a new enterprise appliance and DataGard cloud services and accessories with the needed technology for future upgrades or system enhancements.

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

Section 1. The City Manager is hereby authorized to contract for the purchase of business continuity and backup appliance and disaster recovery services and accessories for the Information Technology Department with vendor ThinkGard, LLC in an amount not to exceed \$127,917.00 over the three-year contract.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-10928

Topics Of Discussion F.

Council Work Session

Meeting Date: 06/17/2025

Ordinance Of Assessment - 2025 Sidewalk Program

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Division: Engineering

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: Yes

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

Agenda Item Description or Legislation Title

Ordinance Of Assessment - 2025 Sidewalk Program

Purpose and Background

This Ordinance Of Assessment is the final piece of legislation for the 2025 Sidewalk Program. Following the passage of this ordinance by the City Council, City Staff will send the invoices to the affected property owners. These property owners will have until August 8, 2025, to make payment. All unpaid assessments will be sent to the County Auditor by the second Monday of September, 2025 as required.

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

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

TO LEVY SPECIAL ASSESSMENTS FOR THE REPAIR AND RECONSTRUCTION OF SIDEWALKS, CURBS AND GUTTERS, DRIVEWAY APPROACHES AND APPURTENANCES THERETO ON PARTS OR ALL OF CERTAIN STREETS IN THE CITY OF HUBER HEIGHTS REFERRED TO AS THE 2025 SIDEWALK PROGRAM, AND DECLARING AN EMERGENCY.

WHEREAS, City Council has previously adopted legislation declaring the necessity of repairing sidewalks, driveway aprons, handicap ramps, curbs and gutters, and catch basin aprons under the 2025 Sidewalk Program; and

WHEREAS, contracts have been let to perform various phases of the work under this program; and

WHEREAS, all phases of this work are now complete and the Engineering Division has calculated the final assessment cost to each property owner.

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

Section 1. The assessment of the cost of repairing or reconstructing sidewalks, curbs and gutters, driveway approaches, and appurtenances thereto on those streets in the City of Huber Heights, Ohio as previously reported to this Council and filed in the Office of the Clerk of Council and aggregating \$114,472.66 is hereby adopted and confirmed. Notice of the filing of said assessments has been given as required by law, and no objections were filed with the Clerk of Council within the two weeks provided by statute.

Section 2. There are hereby levied and assessed upon the lots and lands bounding and abutting on the improvement and provided for in the Resolution Of Necessity No. 2024-R-7450 passed on July 22, 2024, the several assessment amounts which, taken together, aggregate the dollar amount set forth above. Those assessments are within statutory limitation. The assessments and the description of said lots and lands are now on file in the Office of the City Engineer.

Section 3. The total assessment against each lot or parcel of land shall be payable on or before August 8, 2025, and any such assessment payments, which have not been delivered to the City's Accounting Generalist postmarked by August 8, 2025, shall be assessed by up to five annual installments, except all assessments \$100.00 or less shall be in one installment. Such assessments shall further include interest on any bonds and notes that could be sold at the time to finance the improvements plus administration and collection costs, together with all other necessary expenditures. All assessments and installments thereof which have not been paid at the expiration of the payment period described above shall be certified by the Clerk of Council to the County Auditor as provided by law to be placed on the tax duplicate and collected as other taxes are collected.

Section 4. The City's Accounting Generalist is hereby directed to cause notice of the passage of this Ordinance to be published once in a newspaper of general circulation in this City within ten (10) days after its passage.

Section 5. The Office of the City Engineer is authorized and directed to keep the assessments on file in the Office of the City Engineer for as long as any of them remain unpaid.

Section 6. Further, the Clerk of Council is directed to deliver a certified copy of this Ordinance to the County Auditor within twenty (20) days after its passage.

Section 7. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 8. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that this timely approval by Council will enable the City to meet the County’s deadline for filing unpaid assessments for 2025; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-10937

Topics Of Discussion **G.**

Council Work Session

Meeting Date: 06/17/2025

Tri-Cities Sewer Tap Fees

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/17/2025

Audio-Visual Needs: None **Legal Review:** In Process

Emergency Legislation?: No **Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Tri-Cities Sewer Tap Fees

Purpose and Background

The Tri-Cities Wastewater Authority (TCA) is in the process of an estimated \$150,000,000 expansion and modernization project consisting of three main projects: flow equalization tanks, a new trunk line, and plant repair and expansion. The improvements are being sized to accommodate the next 20 years of anticipated growth among the three owner jurisdictions. The TCA Board of Trustees is recommending each jurisdiction adopt a "capacity charge" fee to offset the cost of the improvements for future growth. This fee will be collected by the three member jurisdictions and remitted to TCA. This is a one-time fee paid by future developments, not current rate payers.

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:

This is a pass-through fee collected by the City and remitted to TCA.

Attachments

Ordinance

Attachment A

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

AMENDING SECTION 934.09 OF THE HUBER HEIGHTS CODE OF ORDINANCES
PERTAINING TO SANITARY SEWER FEES AND REGULATIONS.

WHEREAS, the City of Huber Heights, along with the Cities of Tipp City and Vandalia, co-owns and operates a jointly governed facility for the treatment of sanitary sewer, the Tri-Cities North Regional Wastewater Authority (TCA) located on Needmore Road in the City of Riverside, and

WHEREAS, the TCA treatment facilities are at maximum capacity and significant portions of the facility infrastructure are 40+ years of age and showing severe deterioration, and

WHEREAS, the TCA Board Of Trustees has determined it necessary to rebuild, replace, expand, and renovate the treatment facilities, which project the TCA Board Of Trustees has determined to be necessary for both current and future operations, and

WHEREAS, these construction projects (Flow Equalization, New Trunk Line, and Plant Repair and Replacement) are estimated to cost approximately. \$150,000,000.00 to be constructed during 2025-2029, and

WHEREAS, the treatment plant upgrades have been sized for twenty years of projected future growth in the three communities, which future growth is expected to account for approximately. 35% of the plant capacity, and

WHEREAS, the TCA Board Of Trustees has determined it appropriate to enact a capacity fee for future development to help offset part of the cost of the plant improvements to be used by future growth, and

WHEREAS, these capacity fees should be approved by the City Councils of the three member communities, and

WHEREAS, it is now the will of this Council to amend Chapter 934 of the Codified Ordinances of Huber Heights, Ohio, to provide for the sewer capacity charges and other modifications noted above.

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

Section 1. That Section 934.09 of the Codified Ordinances of the City of Huber Heights be amended as reflected in Attachment A of this Ordinance.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

Attachment A

CHAPTER 934 RATES AND FEES FOR WATER DISTRIBUTION AND SANITARY SEWER SERVICES¹

¹Cross reference(s)—Water and sewer rate change procedure—See § 921.01; Sanitary sewer regulations—See Ch. 923; Water distribution regulations—See Ch. 929.

State law reference(s)—Sewerage rates—See ORC 729.49.

934.01 Definitions.

As used in this chapter, certain terms are defined as follows:

Debt service charge means the funds used for the retirement of and interest on, bonds and/or notes authorized and issued by the City to construct sewage system facilities and purchase the sewer system from Ohio Suburban Water.

Normal domestic sewage means wastewater collected from dwelling units, commercial and institutional buildings. It consists primarily of spent water from building water supply to which have been added waste materials from bathroom, kitchen, and laundry.

Operation and maintenance costs means the costs incurred in the act of keeping all facilities for collecting, pumping, treating, and disposing of sewage in the good state of repair and functioning properly including the replacement of said facilities when necessary.

Replacement means expenditures for obtaining and installing equipment, accessories, and appurtenances which are necessary during the useful life of the treatment works to maintain the capability and performance for which such works were designed and constructed.

Sewer service charges means the total charge levied against the users of the sewage system for sewer services. This charge includes user charges plus the cost of debt services.

User charges means the charge assessed users of the sewage system to recover the cost of operation maintenance and repair (OM&R) of the sewage collection and sewage treatment system, and the cost of rendering bills and collecting sewer service charges.

Residential user means a principal family residence or habitation classified as a single family, individually metered multi-family, or individually metered dwelling that discharges domestic sanitary wastewater, having characteristics of 250 milligrams per liter (mg/l) biochemical oxygen demand (BOD) and 200 milligrams per liter (mg/l) suspended solids (SS) into the public wastewater treatment system, works, and facility.

Commercial user means any single metered multi-family residential building, retail business, or wholesale business that discharges primarily normal strength wastewater into the public wastewater treatment system, works or facility. For purposes of water and sewer rates, a commercial user shall also include institutional/governmental users.

Institutional/governmental user means hospitals, nursing homes, schools, City, County, State, or Federal buildings or facilities that discharge wastewater into the public wastewater treatment system, works and facility. (Ord. 95-O-825, Passed 9-11-95; Ord. 2002-O-1358, Passed 8-12-02)

934.02 Water distribution rates.

- (a) Except as provided elsewhere in this section, water rates for all customers, including customers that reside within the City limits that are in the Huber East Water District System shall be as follows.
- (1) The billing period shall be monthly and include estimated or actual readings.
 - (2) The water rates to be charged shall be based on the volume of water consumption and the size of the water meter(s) servicing a property as follows:

Effective with the first billing in March 2025: Consumption Volume	Effective with the first billing in March 2025: Rate Per 100 Cubic Feet
0 to 1500 cubic feet	\$3.1201
Over 1500 cubic feet	\$2.6381

- (3) Monthly service charges for water distribution services shall be based on the size of the largest meter servicing a property as follows:

Effective with the first billing in March 2025: Meter Size	Effective with the first billing in March 2025: Residential User Service Charge	Effective with the first billing in March 2025: Commercial User Service Charge
¾"	\$18.01	\$18.01
1"	\$44.54	\$44.54
1 ½"	\$88.78	\$94.73
2"	\$141.79	\$151.27
3"	\$265.55	\$283.29
4"	\$448.57	\$478.61

Monthly service charges for water distribution for meter sizes not enumerated above shall be determined by the City Engineer in proportion to the rates for meter sizes listed above. The Citizens Water and Sewer Advisory Board shall hear appeals concerning service charge determinations by the City Engineer and provide a recommendation of final action to the City Council. The City Council shall make the final decision regarding any appeal concerning service charge determinations by the City Engineer.

- (b) Except as otherwise provided in this section, Huber East Water District customers located outside of the City limits shall pay rates according to the following schedule:

- (1) Monthly service charge based on meter size.

Effective with the first billing in March 2025: Meter Size	Effective with the first billing in March 2025: Service Charge
¾"	\$26.66
1"	\$64.05
1 ½"	\$126.33
2"	\$201.06
3"	\$375.49

- (2) Volume charge based on the volume of consumption per cubic feet.

Effective with the first billing in March 2025: Consumption Volume	Effective with the first billing in March 2025: Rate Per 100 Cubic Feet
0 to 1500 cubic feet	\$7.2304
Over 1500 cubic feet	\$6.2426

- (c) Water Rates for Commercial/Industrial Customers not Within the City Limits.

- (1) Commercial/Industrial Water District customers located outside of the City limits shall pay rates according to the following schedule:

- A. Monthly service charge based on meter size.

Effective with the first billing in March 2025: Meter Size	Effective with the first billing in March 2025: Service Charge
¾"	\$32.01
1"	\$76.87
1 ½"	\$161.80
2"	\$257.46
3"	\$480.77

B. Volume charge based on the volume of consumption per cubic feet.

Effective with the first billing in March 2025: Consumption Volume	Effective with the first billing in March 2025: Rate Per 100 Cubic Feet
0 to 1500 cubic feet	\$8.6761
Over 1500 cubic feet	\$7.5121

- (d) *Customer Equivalents*. When the City agrees to provide service to apartment buildings, condominiums, townhouses, mobile home parks and office buildings to which water is furnished through a single meter, for the purpose of distribution to several customers, such billings shall be determined on the following bases:
- (1) The amounts of each such billing shall be determined on the basis of the "customer equivalents" provided by the meter employed. Such customer equivalents shall be determined by comparing the size of the meter in cross section area with the cross-section area of the five-eighths inches meter, which is the size of meter most typically installed on a service line which serves a single-family dwelling or single professional or business office. Such relationship is as follows:

Meter Size	Customer Equivalent
¾"	1 Customer Equivalent
1"	2.5 Customer Equivalent
1 ½"	5 Customer Equivalent
2"	8 Customer Equivalent
3"	15 Customer Equivalent
4"	40 Customer Equivalent

- (2) To determine the amount of any billing for water service pursuant to such special arrangement:

- A. The total consumption through the meter during the billing period will be divided by the customer equivalent for the meter included:
- B. The applicable usage rates contained in this chapter will then be applied to the quotient to determine the charge per customer equivalent; and
- C. Such charge per equivalent will then be multiplied by the customer equivalent for that meter, the product of such multiplication plus the customer charge producing the total bill as to that meter for that billing period.

(Ord. 2011-O-1895, Passed 6-27-11; Ord. No. 2018-O-2343, § 1, 9-10-18; Ord. No. 2022-O-2521, § 1, 3-14-22; Memorandum of 3-17-2023, § 2; Memorandum of 3-4-2024(1), eff. 3-1-24; Ord. No. 2024-O-2638, § 1, 6-12-24; Memorandum of 02-12-2025, eff. 3-1-25)

Editor's note(s)—Section 2 of Ord. No. 2018-O-2343 provides "Effective with the April 2021 billing, all of the water rates then in effect shall be subject to an annual cost of living increase based on Consumer Price Index, Series ID # CUURD200SA0, as published by the U.S. Department of Labor, Bureau of Labor Statistics, using the 12-month percentage change of December to December."

934.03 Sanitary sewer rates.

- (a) Except as provided elsewhere in this section, sanitary sewer rates for all customers shall be as provided below.
- (1) The billing period for sanitary sewer rates shall be monthly.
 - (2) The sanitary sewer rates to be charged shall be based on the volume of water consumption measured by meters servicing customers of the system, and the size of the water meter(s) servicing a property as follows:

Consumption Volume	Rate per 100 Cubic Foot
Per Cubic Foot	\$1.5338

- (3) Consumption charges shall be used to pay for wastewater treatment service charges billed to the City.
- (4) Residential customers with sanitary sewer service and no water service, and therefore no water meter shall be billed at a rate of \$15.66 per month plus the monthly service charge which, for these customers, shall be at the rate of the five-eighths inches meter.
- (5) Monthly service charges for sanitary sewer services shall be based on the size of the largest meter servicing a property as follows:

Meter Size	Residential User Service Charge	Commercial User Service Charge
5/8"	\$9.55	\$9.55
1"	\$23.87	\$23.87
1 1/2"	\$47.75	\$49.77
2"	\$76.39	\$79.65
3"	\$143.22	\$149.34
4"	\$186.84	\$192.96
6"	\$242.89	\$250.85

Monthly service charges for water distribution for meter sizes not enumerated above shall be determined by the City Engineer in proportion to the rates for meter sizes listed above. The Citizens Water and Sewer Advisory Board shall hear appeals concerning service charge determinations by the City Engineer and provide a recommendation of final action to the City Council. The City Council shall make the final decision regarding any appeal concerning service charge determinations by the City Engineer.

- (b) Rates for the Miami Villa Sewerage District. For any lot, parcel of land, building or premises situated within the Miami Villa plat limits of the City, having any connection with the City sanitary sewer system or otherwise discharging wastewater, either directly or indirectly, into the City sanitary sewer system, a monthly charge or rental shall be based upon the number of bedrooms or occupants of the facility, or by other means acceptable to the City Manager.
- (1) The rates for residential users shall be as follows:

Number of Bedrooms	Number of Residents	Monthly Billing
--------------------	---------------------	-----------------

1-3	1-3	\$17.77
4	4	\$23.70
5+	5+	\$29.61

- (2) The rates for commercial users shall be as follows:
 - A. Restaurants, bars, etc\$1.57 per seat
 - B. Churches and public assembly hall\$0.08 per seat
 - C. Manufacturing plant\$1.57 per employee
- (3) Vacant property in the Miami Villa Sewerage District shall be billed at one-half the rate stated above for occupied property, provided notification of the vacancy is given to the City.
- (c) Consistent with the provisions of Ohio R.C. 729.49, charges as established under this section shall constitute a lien upon the property served by such connection and if not paid when due shall be collected in the same manner as other municipal corporation taxes. The Clerk of Council is hereby authorized to take such actions necessary to assure that charges which are delinquent in excess of 60 days shall be placed as a lien upon the property and shall be collected in the same manner as other municipal corporation taxes, through property tax assessment.

(Ord. 2011-O-1895, Passed 6-27-11; Ord. No. 2022-O-2521, § 2, 3-14-22; Ord. No. 2024-O-2626, § 1, passed 1-22-24; Ord. No. 2024-O-2638, § 3, 6-12-24)

934.04 Sewer service charges annual audit.

The sewer service charge and user rates shall be reviewed annually by the City in order to determine whether or not they are sufficient to defray the fixed charges, amortization costs, and annual cost of operation maintenance and repair (OM&R) of the sewage system. If the difference between the total annual revenue derived and the total annual cost is sufficient to justify an increase or decrease in the sewer service charge or user charges, the City will adjust the rates as required. The purpose of the annual review is also to maintain a proportional user charge.

(Ord. 2002-O-1385, Passed 8-12-02)

934.05 Sewer service charge notification.

Each user is to be notified at least annually in conjunction with a regular bill or other notice to each account, of the rate and that portion of the sewer service charge which is attributable to operation maintenance and repair (OM&R) costs of wastewater treatment services.

(Ord. 95-O-825, Passed 9-11-95)

934.06 Sewage or industrial waste surcharges.

- (a) Sewage or industrial wastes above normal sewage strength, but acceptable for discharge into the sanitary sewage system shall be subject to a surcharge. The surcharge shall be determined on the basis of either or both of two constituents of water or wastes:
 - (1) Total suspended solids; and/or
 - (2) Five day biochemical oxygen demand (BOD) at 20 degrees Centigrade and as herein provided.

-
- (b) When either or both of the total suspended solids and the biochemical oxygen demand of a water or waste accepted for admission to the system exceed the values of their constituents for normal sewage, the excess concentration in either or both, as the case may be, shall be subject to a surcharge as follows:
- (1) Pounds of excess suspended solids per day multiplied by 0.0132 dollars per pound equals the suspended solids surcharge.
 - (2) Pounds of excess BOD per day multiplied by 0.0178 dollars per pound equals the biochemical oxygen demand surcharge.
- (c) In addition to the surcharge, the user will pay the use charges as defined.
- (d) The pounds of BOD per day and/or SS per day, above the concentrations previously described for normal strength sewage that are discharged to the sewerage system, shall be determined by the City or their authorized representative.
- (e) In addition to a surcharge on BOD and SS, the City shall have the right to surcharge the user for the discharge of any other pollutant into the sewage system.
- (Ord. 95-O-825, Passed 9-11-95)

934.07 Fees generally.

The fees established in this chapter shall be in addition to and separate from the rates established by Council for water and sanitary sewer services provided by the City.

(Ord. 95-O-812, Passed 7-10-95)

934.08 Fees applicable to water and sewer accounts.

(a)	Antenna replacement fee:	\$18.00
(b)	Account activation charge:	\$20.00
(c)	Construction water: (flat rate per month)	\$17.27 per unit
(d)	Meter reconnection fee:	\$25.00
	The reconnection fee for delinquent accounts shall be \$25.00 for those customers who have not exceeded two service termination(s) over the prior 24 months else the reconnection fee shall be equal to \$50.00.	
(e)	Requested meter testing:	\$42.00
(f)	Anytime service is requested between a customer to the water and sanitary sewer system and the City, the customer shall be present at the agreed-upon time and meeting location no later than 20 minutes after the scheduled time without being subject to remitting the City for the personnel time that was expended, which includes the sum of the hourly wage, benefits and administrative costs. If the City is not present at the agreed-upon time and meeting location within 20 minutes of the scheduled time, the requested service shall be rendered at no cost to the customer.	

(Ord. 2011-O-1895, Passed 6-27-11)

934.09 Fees for facilities.

- (a) *Water Tap-In Permit Fees.* Tap-in permit fees for water shall be determined according to the following schedule:

Tap/Meter Size	Tap-In Fee
5/8 x ¾	\$ 750.00
1	1,400.00
1 ½	2,500.00
2	3,750.00
3	7,500.00
4	12,000.00
6	23,000.00
8	36,000.00

Tap-in fees for meter sizes not enumerated above shall be determined by the City Engineer based upon accepted engineering standards for water use, and in proportion to fees for given meter sizes. The City Manager shall hear and decide appeals concerning fee determinations by the City Engineer.

- (b) *Inspection Fee.* The inspection fee for water and/or sanitary sewer shall be: Water and/or Sanitary Sewer per lineal foot: \$3.50.
- (c) *Connection Charges.* Concurrent with the payment of a tap-in fee to the City by an owner or consumer who hereafter taps into the water system, there shall be paid a connection charge in accordance with the provisions of this section, in addition to the required tap-in fee, if Council has designated the property as part of a district subject to a connection charge.
- (1) Council may, from time to time, find and declare that the cost of the connection to any water line in designated districts of the City may also include a connection charge. The amount of such connection charge shall be established by Council for each designated district. Such connection charge shall apportion the actual cost of the installation of such water line, including labor, equipment and materials, among the several owners or consumers who may be benefited thereby.
 - (2) An owner or consumer who taps into the water system and is charged a connection charge, may pay the connection charge in full at the time of the tap-in or may select to pay monthly installments as part of a payment plan ("payment plan"). The City must approve all payments plans and may require the consumer to execute and deliver to the City a promissory note in the amount owed for the connection charge. In no case shall the City approve a payment plan providing for more than 120 monthly installments. The number of installments shall be selected by the consumer initially and may not be changed once approved by the City. If a payment plan is selected and approved by the City, the first installment shall be due when the tap-in permit is issued. Subsequent installments shall be due with the payment of the monthly water bill. Installments shall include:
 - A. Equal payments of the principal amount of the connection charge, plus interest accrued thereon at a rate determined by the City at the time of application for a tap-in permit as the City's then estimated interest rate payable by the City for the construction and operation of water mains, amortized over the number of months of installments chosen by the consumer; and
 - B. An administrative fee equal to five percent of the installment.
 - (3) A map of the City and environs shall be established and the same shall be posted in Municipal Building giving notice to all persons who may be interested in those areas and tracts of land in the City and environs which are subject to a water line connection charge.

- (d) *Sanitary Sewer Lateral Permit Fee.* Sanitary sewer lateral permit fees shall be determined according to the following schedule based on the size of the water meter:

Water Meter Size	Permit Fee
5/8 x 3/4	\$ 450.00
1	900.00
1 1/2	1,700.00
2	2,750.00
3	5,500.00
4	8,500.00
6	16,500.00
8	25,500.00

Permit fees for meter sizes not enumerated above shall be determined by the City Engineer based upon accepted engineering standards for water use, and in proportion to fees for given meter sizes. The City Manager shall hear and decide appeals concerning fee determinations by the City Engineer.

(e) *TCA Capacity Fee.* A pass-through wastewater treatment capacity fee to be collected for all new development which will be remitted to the Tri-Cities North Regional Wastewater Authority (TCA) on an annual basis for all future residential, commercial, and industrial development. This additional capacity fee will be used by TCA for the payment of debt service related to the 2025-2029 plant improvement projects. The capacity fee for wastewater treatment services as outlined herein may be subject to change by the Tri Cities North Regional Wastewater Authority. In the event of said change, either in the form of increased or decreased capacity charges, the City Manager is hereby authorized to incorporate those changes into the municipal sewage billing structure to reflect the increase or decrease in charges. This shall not be construed to grant the City Manager the authority to alter in any way the city base sewer service charge above without the formal approval of Council.

Water Meter Size	TCA Capacity Fee
5/8"	\$ 2,500.00
3/4"	\$ 3,750.00
1"	\$ 6,250.00
1.5"	\$ 12,500.00
2"	\$ 20,000.00
3"	\$ 60,000.00
4"	\$ 105,000.00
6"	\$ 227,500.00
8"	\$ 400,000.00
10" or larger	\$ 625,000.00

934.10 Reserved.

Editor's note(s)—Former Section 934.10, which pertained to sanitary lateral permit fee, was repealed by Ordinance 97-O-983, passed August 25, 1997.

934.11 Miscellaneous fees.

(a)	Bad check charge	\$35.00
(b)	Regulations and Specifications	\$25.00
(c)	Significant industrial user annual fee	\$100.00

(d)	Duplicate Disconnect Notice fee	current postal rates
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(Ord. 2011-O-1895, Passed 6-27-11)

934.12 Protection from bearing entire construction cost.

An individual or firm that must provide water and/or sanitary sewer improvements to properties other than those owned by the individual or firm, is eligible for protection from bearing the entire cost of construction by fees collected by the City pursuant to this section from other owners whose properties are served by the water and/or sanitary sewer improvements and seek to tap- in to such lines during the term of protection. Protection shall apply to any property which directly benefits by the installation of a sewer and/or water main and does not participate in the cost of the improvement.

To qualify, the individual or firm installing the improvement must submit a written request, along with the estimated construction costs in a form acceptable to the City prior to construction. Once construction is completed, final construction costs must be submitted to the City. The City and the individual or firm will enter into an agreement on terms and conditions acceptable to the City for a period of time not to exceed ten years. During that time, the City will collect a charge from owners of properties benefitted by such sewer and/or water main who request a tap-in permit. The total maximum protection to the original installation shall equal one-half of the actual cost of construction of the main. The amount collected shall be refunded annually, to the individual or firm bearing the expense of the installation of such main.

(Ord. 95-O-812, Passed 7-10-95)

AI-10907

Topics Of Discussion H.

Council Work Session

Meeting Date: 06/17/2025

Increase Not To Exceed Amount - LVT - Parks And Recreation Department

Submitted By: Rachael Dillahunt

Department: City Manager

Division: City Manager

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Increase Not To Exceed Amount - LVT - Parks And Recreation Department

Purpose and Background

This agenda item is to increase the not to exceed amount for the LVT subscription for 2025. LVT will provide real data to help solve location use cases while also providing citizens with an extra level of reassurance that the City is proactively engaged in public safety with a current spending limit of \$33,600. LVT units are used in cities for many reasons, including crime prevention at events, protests, illegal dumping, theft, fighting, drugs, trespassing, vagrancy, loitering, etc. by augmenting other crime prevention measures in the City. There is a need to increase the not to exceed spending limit by \$1,700. The City Manager is hereby authorized to increase the not to exceed amount for LVT as established in Resolution No. 2025-R7553 by \$1,700 to a new not to exceed amount of \$35,300 for Calendar Year 2025.

Fiscal Impact

Source of Funds: Parks And Recreation Department Budget

Cost: \$1,700

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. 2025-R-

TO INCREASE THE NOT TO EXCEED AMOUNT FOR LVT FOR THE PURPOSE OF PUBLIC SECURITY, SAFETY, AND CITY ASSET PROTECTION FOR CALENDAR YEAR 2025 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, vendor LVT will provide real data to help solve location use cases while also providing citizens with an extra level of reassurance that the City is proactively engaged in public safety with a current spending limit of \$33,600.00; and

WHEREAS, LVT units are used in cities for many reasons, including crime prevention at events, protests, illegal dumping, theft, fighting, drugs, trespassing, vagrancy, loitering, etc. by augmenting other crime prevention measures in the City; and

WHEREAS, there is a need to increase the not to exceed spending limit by \$1,700.00.

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

Section 1. The City Manager is hereby authorized to increase the not to exceed amount for LVT as established in Resolution No. 2025-R-7553 by \$1,700.00 to a new not to exceed amount of \$35,300.00 for Calendar Year 2025.

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

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-10944

Topics Of Discussion I.

Council Work Session

Meeting Date: 06/17/2025

2026-2030 Capital Improvement Plan (CIP)

Submitted By: Jim Bell

Department: Assistant City Manager - Finance/ED

Council Committee Review?: Council Work Session

Division: Finance/Tax

Date(s) of Committee Review: 06/03/2025 and 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

2026-2030 Capital Improvement Plan (CIP)

Purpose and Background

The Capital Improvement Plan (CIP) process exists to provide a standard procedure to identify, evaluate and prioritize the current and future capital needs of the City. The CIP process helps provide a standard process and method of proposing the planning and financing of capital improvements, and makes capital expenditures more responsible to community needs by informing and involving the public.

The CIP is a five-year outlook for anticipated capital projects and is reviewed and updated annually by the City. These projects are primarily related to improvements in transportation, parks, utilities, major equipment and facilities.

In developing the Five-Year CIP, several elements are taken into consideration: City Council goals, grant funding opportunities, economic development opportunities, technology improvements, maintenance and improvements to utilities and infrastructure, and maintenance/rehabilitation of existing City facilities and equipment.

As the CIP process develops, the intention is to prioritize projects according to criteria established in the City's goals. The CIP process should also create a more justified and understandable decision-making process, thus linking capital investments and the City's long-term vision and goals.

The proposed 2026-2030 CIP process is developed in support of the 2026 City Budget with emphasis placed on the City's fiscal health, safety of the public and employees, and advancing the economic growth and stability of the community. The overall goals of the CIP include:

- * Provide a list and outline of the major capital improvement projects the City is considering
- * Outline a process for establishing priorities and implementation of CIP projects
- * Provide a five-year spending plan to outline funding of the CIP projects

Through the creation and administration of the Five-Year CIP, it brings out discussions on the state of the City's infrastructure and finances. Final approval of the plan establishes understanding and consensus within the City's leadership on priorities to be pursued in the coming years related to capital programs.

The Five-Year CIP is not a budget, and approval of the plan does not commit funding for any specific capital project or purchase. This plan provides an outline of the City's overall capital investment needs and provides a set of recommendations to aid in annual decision-making on capital purchase projects. The Five-Year CIP provides a linking tool between vision, goals and implementation for City Council and the administration. The CIP process and approving the plan affords an opportunity for accountability and transparency for the entire community.

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. 2025-R-

APPROVING THE CITY OF HUBER HEIGHTS FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR 2026-2030.

WHEREAS, the City Charter requires the adoption of a Capital Improvement Plan or revisions thereto; and

WHEREAS, the 2026-2030 Five-Year Capital Improvement Plan has been prepared and submitted to City Council for review and consideration.

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

Section 1. The 2026-2030 Five-Year Capital Improvement Plan attached hereto as Exhibit A is hereby approved.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A

2026 - 2030 Five-Year Capital Improvement Plan (CIP)



The Capital Improvement Plan (CIP) process exists to provide a standard procedure to identify, evaluate and prioritize the current and future capital needs of the City. The CIP process helps provide a standard process and method of proposing the planning and financing of capital improvements, and makes capital expenditures more responsible to community needs by informing and involving the public.

The CIP is a five-year outlook for anticipated capital projects and is reviewed and updated annually by the City. These projects are primarily related to improvements in transportation, parks, utilities, major equipment and facilities.

In developing the Five-Year CIP, several elements are taken into consideration: City Council goals, grant funding opportunities, economic development opportunities, technology improvements, maintenance and improvements to utilities and infrastructure, and maintenance/rehabilitation of existing City facilities and equipment.

As the CIP process develops, the intention is to prioritize projects according to criteria established in the City's goals. The CIP process should also create a more justified and understandable decision-making process, thus linking capital investments and the City's long-term vision and goals.

The 2026-2030 proposed CIP process is developed in support of the City's 2026 Budget with emphasis placed on the City's fiscal health, safety of the public and employees, and advancing the economic growth and stability of the community. The overall goals of the CIP includes:

- * Provide a list and outline of the major capital improvement projects the City is considering
- * Outline a process for establishing priorities and implementation of CIP projects
- * Provide a five-year spending plan to outline funding of the CIP projects

Through the creation and administration of the 5-Year CIP, it brings out discussions on the state of the City's infrastructure and finances. Final approval of the plan establishes understanding and consensus within the City's leadership on priorities to be pursued in the coming years related to capital programs.

The 5-Year CIP is not a budget, and approval of the plan does not commit funding for any specific capital project or purchase. This plan provides an outline of the City's overall capital investment needs and provides a set of recommendations to aid in annual decision making on capital purchase projects. The 5-Year CIP provides as a linking tool between vision, goals and implementation for City Council and the administration. The CIP process and approving the plan affords an opportunity for accountability and transparency for the entire community.

2026 - 2030 Five-Year Capital Improvement Plan (CIP)

Department	2026	2027	2028	2029	2030	5 Yr. Total
Planning and Zoning	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	80,000.00
Finance/Administration	3,655,605.50	108,946.75	112,455.25	116,139.25	86,129.50	4,079,276.25
Information Technology	700,700.00	469,700.00	579,700.00	404,700.00	823,700.00	2,978,500.00
Human Resources	95,250.00	97,567.50	99,954.53	102,413.16	104,945.56	500,130.74
Police Division	865,800.00	865,800.00	869,300.00	865,800.00	823,800.00	4,290,500.00
Fire Division	3,071,772.00	884,772.00	1,753,822.00	640,477.00	297,797.50	6,648,640.50
Parks and Recreation	1,785,000.00	1,615,000.00	1,540,000.00	1,410,000.00	1,260,000.00	7,610,000.00
Parks and Recreation (2)	173,500.00	157,500.00	57,500.00	57,500.00	7,500.00	453,500.00
Public Works	1,487,700.00	1,222,600.00	158,300.00	158,300.00	158,300.00	3,185,200.00
Engineering - Streets/Traffic	10,970,000.00	6,110,000.00	8,990,000.00	3,330,000.00	8,970,000.00	38,370,000.00
Engineering - Water	11,680,720.25	15,069,425.73	14,681,973.94	13,732,747.74	13,710,921.90	68,875,789.55
Engineering - Sewer	6,500,767.25	6,992,262.38	5,552,496.94	6,191,286.15	6,914,221.71	32,151,034.42
Engineering / Public Works - Stormwater	589,537.00	570,490.70	582,539.77	345,793.75	360,373.12	2,448,734.34
Engineering - GIS	50,000.00	50,000.00	50,000.00	50,000.00	-	200,000.00
Totals	41,642,352.00	34,230,065.05	35,044,042.42	27,421,157.04	33,533,689.29	171,871,305.81

Planning and Zoning

Project	2026	2027	2028	2029	2030	5 Yr. Total
Comprehensive Plan Update						-
Online Review Software						-
Zoning Vehicles lease (3)	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	80,000.00
						-
TOTALS:	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	80,000.00

Funded By:

General Fund - 101

Finance / Administration

Project	2026	2027	2028	2029	2030	5 Yr. Total
Furniture						-
Laser Printer						-
Accounting/Payroll Software	100,705.50	104,046.75	107,555.25	111,239.25	81,229.50	504,776.25
Tax Vehicle lease	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	24,500.00
Tax Software	50,000.00					50,000.00
Governance Center (encumbered in 2024)						-
City Hall Renovations	3,500,000.00					3,500,000.00
TOTALS:	3,655,605.50	108,946.75	112,455.25	116,139.25	86,129.50	4,079,276.25

Funded By:

General Fund - 101

Information Technology

Project	2026	2027	2028	2029	2030	5 Yr. Total
Cyber Security/Network Support & Monitoring	375,000.00	375,000.00	385,000.00	385,000.00	385,000.00	1,905,000.00
Replace and upgrade all WiFi AP's to latest standard			10,000.00			10,000.00
Replace Aquatic Center POS PC's	12,000.00		-	-	12,000.00	24,000.00
Replace Aquatic Center Entrance PCs with Tablets	7,000.00				7,000.00	14,000.00
City Vehicle lease	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	23,500.00
Replace Mobile Laptops Fire Vehicles	25,000.00				25,000.00	50,000.00
Replace Panasonic Toughbooks in Police Cruisers					160,000.00	160,000.00
Replace Dell VMWare Server		-			85,000.00	85,000.00
Replace Phone System	-				110,000.00	110,000.00
Replace Laptops Council Chambers	12,000.00					12,000.00
Replace Power 911 System		75,000.00				75,000.00
Replace Backup Appliance			15,000.00			15,000.00
Replace Computers city wide 5 years old	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	75,000.00
Install Fiber Optic Cable Aquatic Center			25,000.00			25,000.00
Install Fiber Optic Cable Rose Music Center			25,000.00			25,000.00
City Hall building UPS and Generator	150,000.00					150,000.00
Replace Security Camera Systems each building	80,000.00					80,000.00
Add traffic/intersection cameras						-
Replace all network switches city wide			100,000.00			100,000.00
Replace Watch Dawg DVR	20,000.00				20,000.00	40,000.00
						-
TOTALS:	700,700.00	469,700.00	579,700.00	404,700.00	823,700.00	2,978,500.00

Funded By:

General Fund - 101

Human Resources

Project	2026	2027	2028	2029	2030	5 Yr. Total
Timekeeping Software - annual maintenance	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	90,000.00
HRIS Software - annual maintenance	77,250.00	79,567.50	81,954.53	84,413.16	86,945.56	410,130.74
						-
TOTALS:	95,250.00	97,567.50	99,954.53	102,413.16	104,945.56	500,130.74

Funded By:

General Fund - 101

Police

Project	2026	2027	2028	2029	2030	5 Yr. Total
Patrol Vehicles lease	468,000.00	468,000.00	468,000.00	468,000.00	468,000.00	2,340,000.00
Detective Vehicles lease	43,000.00	43,000.00	43,000.00	43,000.00	43,000.00	215,000.00
Command Staff Vehicles lease	36,000.00	36,000.00	36,000.00	36,000.00	36,000.00	180,000.00
K9 Vehicle lease (2)	55,200.00	55,200.00	55,200.00	55,200.00	55,200.00	276,000.00
Other unmarked vehicles lease (7)	58,800.00	58,800.00	58,800.00	58,800.00	58,800.00	294,000.00
Replacement/Upgrade of Handguns	3,500.00	3,500.00	3,500.00	3,500.00	3,500.00	17,500.00
Speed Measuring Device Replacement/Upgrade	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	30,000.00
Ballistic Vests	13,000.00	13,000.00	13,000.00	13,000.00	13,000.00	65,000.00
Parking Lot Paving	-	-	-	-	-	-
Less-Lethal Shotguns	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	6,500.00
Citizen on Patrol Vehicles lease (2)	26,400.00	26,400.00	26,400.00	26,400.00	26,400.00	132,000.00
Public Affairs SUV lease	27,600.00	27,600.00	27,600.00	27,600.00	27,600.00	138,000.00
Furniture and Fixtures		-	-	-	-	-
Flock Camera (10) Lease	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	150,000.00
Portable Speed Displays	-	-	3,500.00	-	-	3,500.00
Tasers Lease	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	275,000.00
In-Car Camera Lease	42,000.00	42,000.00	42,000.00	42,000.00	-	168,000.00
TOTALS:	865,800.00	865,800.00	869,300.00	865,800.00	823,800.00	4,290,500.00

Funded By:

General Fund - 101

Police Fund - 209

Drug Enforcement Fund - 211

Law Enforcement Fund - 212

Law Enforcement Assistance - 242

Federal Equity Sharing - 434

Fire

Project	2026	2027	2028	2029	2030	5 Yr. Total
Rotational Replacement of PPE sets (12)	55,000.00	60,500.00	66,550.00	73,205.00	80,525.50	335,780.50
Station 22 /25 upgrades, repairs + Replace TOG washers	60,000.00	50,000.00		-	-	110,000.00
Cardiac Monitoring Equipment Lease	122,272.00	122,272.00	122,272.00	122,272.00	122,272.00	611,360.00
Fire Engine Replacement (3 yr build time)	881,000.00	-		-	-	881,000.00
Medic Replacement (3 yr build time)		450,000.00		-	-	450,000.00
Staff Vehicle Replacements	95,000.00	95,000.00	95,000.00	95,000.00	95,000.00	475,000.00
Lucas CPR Replacement	17,500.00			-	-	17,500.00
Station 24 (New engine and medic - 3 yr build time)	-	-	1,470,000.00	-	-	1,470,000.00
Vehicle/Building Stabilization Paratech Struts/Airbags	41,000.00	-	-	-	-	41,000.00
Power Cot Load System Replacement	-	68,000.00	-	350,000.00	-	418,000.00
Construction of Public Safety Training Center (Phase 1)	1,800,000.00					1,800,000.00
Boat and Motor Replacement	-	39,000.00	-	-	-	39,000.00
TOTALS:	3,071,772.00	884,772.00	1,753,822.00	640,477.00	297,797.50	6,648,640.50

Funded By:

General Fund - 101

Fire Fund - 210

Fire Capital - 431

Parks and Recreation

Project	2026	2027	2028	2029	2030	5 Yr. Total
Forestry Maintenance	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	50,000.00
Cloud Park Tennis Court Resurfacing	175,000.00	175,000.00	175,000.00			525,000.00
Community Park Paving (Parking Lot and Walking Path)	300,000.00					300,000.00
Rule/Directional Signs at all parks	100,000.00					100,000.00
Community Park Restrooms & Shade	300,000.00					300,000.00
Community Park Cameras	35,000.00	-	-	-	-	35,000.00
Bench & Bike Rack Additions	30,000.00	-				30,000.00
RecPlex at The Heights sports courts	500,000.00					500,000.00
Community Center Small Play Lot	250,000.00					250,000.00
Senior Center Water Fountains	5,000.00					5,000.00
Senior Center Signage	15,000.00					15,000.00
Senior Center Shed	5,000.00					5,000.00
Dial Park Master Planning	10,000.00					10,000.00
Cloud Park - 9 acres purchase (grant dependent)	50,000.00					50,000.00
Cloud Park - 9 acres - pave and entry		100,000.00				100,000.00
Canal Heights - Phase 1	-	500,000.00		-	-	500,000.00
Cottonwood Park Basketball Upgrades	-	100,000.00		-	-	100,000.00
Cottonwood Park Fence Upgrades	-	30,000.00		-	-	30,000.00
Pave Walking Paths - Year 1		100,000.00				100,000.00
Gary Sherman Park Playground & Safety Town		600,000.00				600,000.00
Canal Heights - Phase 2			500,000.00			500,000.00
Canal Lock Park Historical Lighting/Aesthetic Work			200,000.00			200,000.00
Twin Creeks Park Playground Replacement			350,000.00			350,000.00
Cloud Park Basketball Resurfacing			175,000.00			175,000.00
Cloud Park - 9 acres - Habitat Restoration & Interpretive Signage			30,000.00			30,000.00
Pave Walking Paths - Year 2			100,000.00			100,000.00
Canal Heights - Phase 3				500,000.00		500,000.00
Miami Villa Half Basketball Court Enlargement	-	-	-	200,000.00	-	200,000.00
Miami Villa Playground Replacement	-	-	-	350,000.00	-	350,000.00
Cloud Park Bathroom Refresh	-	-	-	250,000.00	-	250,000.00
Future Amenity Addition Upkeep				100,000.00	100,000.00	200,000.00
Miami Villa Cemetery Remediation					50,000.00	50,000.00
Miami Villa Fire House Renovation					250,000.00	250,000.00
Cloud Park Blue Playground Replacement	-	-	-		350,000.00	350,000.00
Canal Heights - Phase 4	-	-	-	-	500,000.00	500,000.00
TOTALS:	1,785,000.00	1,615,000.00	1,540,000.00	1,410,000.00	1,260,000.00	7,610,000.00

Funded By:

General Fund - 101

Lighting District Fund - 207

Parks and Recreation Fund - 218

**Parks and Recreation
Aquatic Center and
Music Center**

Project	2026	2027	2028	2029	2030	5 Yr. Total
Kroger Aquatic Center	-	-	-	-	-	-
KAC Deck Umbrellas	25,000.00	-	-	-	-	25,000.00
KAC Loungers & Chairs		15,000.00				15,000.00
KAC Inner Tubes	-	15,000.00	-	-	-	15,000.00
KAC Lap Pool, Splash Pad, Baby Pool Painting	-	-	50,000.00	-	-	50,000.00
KAC Sunshade						-
KAC Pool Pumps	25,000.00	-	-	-	-	25,000.00
KAC Slide Tower Canvas	15,000.00					15,000.00
KAC Chemical Feeders	5,000.00	-	-	-	-	5,000.00
KAC Lazy River Painting	50,000.00	-	-	50,000.00	-	100,000.00
KAC Lifeguard Chairs	10,000.00	-	-	-	-	10,000.00
KAC Activity Pool & Structure Painting	-	50,000.00	-	-	-	50,000.00
KAC Slide Resurfacing	-	50,000.00	-	-	-	50,000.00
Rose Music Center						
RMC Brick Columns	20,000.00	20,000.00	-	-	-	40,000.00
RMC Exterior Building Painting	10,000.00	-	-	-	-	10,000.00
RMC Concession Equipment	7,500.00	7,500.00	7,500.00	7,500.00	7,500.00	37,500.00
RMC Bird Remediation	6,000.00	-	-	-	-	6,000.00
TOTALS:	173,500.00	157,500.00	57,500.00	57,500.00	7,500.00	453,500.00

Funded By:

General Fund - 101

Parks and Recreation Fund - 218

Public Works

Project	2026	2027	2028	2029	2030	5 Yr. Total
compact size pick-up truck lease	5,100.00	5,500.00	5,500.00	5,500.00	5,500.00	27,100.00
compact size pick-up truck lease	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	25,500.00
1/2-ton pick-up (F-150 Rose) lease	9,200.00	9,200.00	9,500.00	9,500.00	9,500.00	46,900.00
1 and 1/2-ton Crew Cab liftgate (F-350) lease	9,100.00	9,100.00	10,000.00	10,000.00	10,000.00	48,200.00
1-ton pick-up dump bed insert (F-250) lease	6,500.00	6,500.00	10,000.00	10,000.00	10,000.00	43,000.00
1-ton pick-up Service Body (F-250) lease	7,200.00	7,200.00	7,700.00	7,700.00	7,700.00	37,500.00
1-ton pick-up Reg (F-250) lease	6,600.00	6,600.00	7,100.00	7,100.00	7,100.00	34,500.00
1 and 1/2-ton Crew Cab liftgate (F-350) lease	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	50,000.00
2-ton dump body (F-450) lease	11,000.00	12,000.00	12,000.00	12,000.00	12,000.00	59,000.00
2-ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
1/2-ton ext cab pick-up (F-150) lease	8,900.00	9,400.00	9,400.00	9,400.00	9,400.00	46,500.00
2-ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
2-ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
1 and 1/2-ton Crew Cab liftgate (F-350) lease	9,100.00	9,100.00	9,100.00	9,100.00	9,100.00	45,500.00
2 ton dump body (F-450) lease	12,000.00	12,000.00	12,000.00	12,000.00	12,000.00	60,000.00
1/2-ton ext cab pick-up (F-150) lease	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	44,500.00
Mid-size SUV	9,000.00	9,000.00	9,000.00	9,000.00	9,000.00	45,000.00
Asphalt Paver	200,000.00					200,000.00
Demo/Refurbish Old PWF site	300,000.00					300,000.00
Replace snow plow chassis and upfit	200,000.00	700,000.00				900,000.00
Asphalt pavement roller	70,000.00					70,000.00
New Bucket Truck	300,000.00					300,000.00
Mower Trailer	17,000.00					17,000.00
Brine Making System	200,000.00					200,000.00
Power Utility Loader Buggy	20,000.00					20,000.00
New Trimmer Head Attachment for Mini Ex	30,000.00				-	30,000.00
Asphalt Heater Mobile Trailer		70,000.00				70,000.00
Replace/Add Front End Loader		300,000.00				300,000.00
TOTALS:	1,487,700.00	1,222,600.00	158,300.00	158,300.00	158,300.00	3,185,200.00

Funded By:

General Fund - 101
 Motor Vehicle Fund - 202
 Gasoline Tax Fund - 203
 State Highway Fund - 214
 Local Street Operating Fund - 226
 Street Capital Improvement Fund - 433
 Storm Water Management Fund - 571

Engineering - Streets/Traffic

Project	2026	2027	2028	2029	2030	5 Yr. Total
Street Improvement Program	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	10,000,000.00
Sidewalk Program	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	750,000.00
Pedestrian Enhancements	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	250,000.00
Miscellaneous Traffic Studies & Upgrades	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	250,000.00
Mast Arm Traffic Pole Installation - Design		40,000.00		40,000.00		80,000.00
Mast Arm Traffic Pole Installation - Construction	600,000.00		600,000.00		600,000.00	1,800,000.00
Old Troy Pike Traffic Monitoring	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	200,000.00
Brandt Pike Traffic Monitoring	80,000.00	80,000.00				160,000.00
Meadows Park Drive North Extension	500,000.00					500,000.00
Rosalie Road North Extension	500,000.00					500,000.00
Chambersburg Road West Widening - Construction	7,000,000.00	-	-	-	-	7,000,000.00
New Carlisle Pike to Chambersburg Roadway - Design and Construction	-	3,000,000.00				3,000,000.00
Decorative Street Lights on Executive Blvd		700,000.00				700,000.00
Taylorsville Rd Widening - Design & Construction			50,000.00	800,000.00		850,000.00
Chambersburg Rd East Improvement - Phase IV Construction			5,000,000.00			5,000,000.00
Chambersburg Road Improvement - Phase V Design, Acquisition and Construction	-		300,000.00	200,000.00	6,000,000.00	6,500,000.00
West Bike Path Connector			750,000.00			750,000.00
Roadway Pavement Rating Study					80,000.00	80,000.00
TOTALS:	10,970,000.00	6,110,000.00	8,990,000.00	3,330,000.00	8,970,000.00	38,370,000.00

Funded By:

Local Streets Capital Improvement Fund - 433
 Capital Improvements Fund - 406
 Issue 2 (MVPRC/STP Funds) - 421
 State Highway Fund - 214
 County Permissive Tax Fund - 216
 City Permissive Tax Fund - 217
 Lighting District Fund - 207

Engineering - Water

Project	2026	2027	2028	2029	2030	5 Yr. Total
Capital Projects budgeted through Veolia	1,200,000.00	1,200,000.00	1,200,000.00	1,200,000.00	1,200,000.00	6,000,000.00
Water Main Replacement Program	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	3,000,000.00	15,000,000.00
EPA Reports	60,000.00	60,000.00	60,000.00	60,000.00	60,000.00	300,000.00
Veolia Operation & Maintenance Contract	4,381,486.00	4,819,634.60	5,301,598.06	5,831,757.87	6,414,933.65	26,749,410.18
RMA Water Meter Replacement	2,500,000.00	2,750,000.00				5,250,000.00
Filter Media Replacement - Phase II	500,000.00					500,000.00
New Clear Water Well - Design & Construction		200,000.00	5,000,000.00			5,200,000.00
City of Dayton Water Main Connection - Construction		3,000,000.00				3,000,000.00
Water Main Extension on Taylorsville from WTP to Timberhill - Design and Construction			80,000.00	3,000,000.00		3,080,000.00
SR 40 Water Tower Painting				600,000.00		600,000.00
WTP - New Production Well					3,000,000.00	3,000,000.00
Booster Station Service Agreement	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	100,000.00
Utility Software	16,784.25	17,341.13	17,925.88	18,539.88	13,538.25	84,129.38
Inspection Vehicle (1/2 lease)	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	12,250.00
TOTALS:	11,680,720.25	15,069,425.73	14,681,973.94	13,732,747.74	13,710,921.90	68,875,789.55

Funded By:

Water Fund - 501

Water Utility Reserve Fund - 504

Engineering - Sewer

Project	2026	2027	2028	2029	2030	5 Yr. Total
Sanitary Sewer Capital Projects budgeted through Veolia	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	750,000.00
Cracked/Broken Pipe Replacement	125,000.00	125,000.00	125,000.00	125,000.00	125,000.00	625,000.00
Upgrade Existing Lift Stations & Pump Repair	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	500,000.00
Sanitary Sewer Lining	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	2,000,000.00
Replace Pump Station Call-Out Monitoring System	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	75,000.00
Veolia Operation & Maintenance Contract	985,834.00	1,084,417.40	1,192,859.14	1,312,145.05	1,443,359.56	6,018,615.15
TCA Maintenance Contract	2,615,699.00	3,008,053.85	3,459,261.93	3,978,151.22	4,574,873.90	17,636,039.89
Fairborn Wastewater Agreement	90,000.00	90,000.00	90,000.00	90,000.00	90,000.00	450,000.00
Brandt Pk Pump Station Replacement - Construction	2,000,000.00	-	-	-	-	2,000,000.00
Sanitary Sewer Ext on Chambersburg from S.R. 4 west	-	2,000,000.00	-	-	-	2,000,000.00
Inspection Vehicle (1/2 lease)	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	12,250.00
Utility Software	16,784.25	17,341.13	17,925.88	18,539.88	13,538.25	84,129.38
TOTALS:	6,500,767.25	6,992,262.38	5,552,496.94	6,191,286.15	6,914,221.71	32,151,034.42

Funded By:

Sewer Fund - 551

Sewer Acquisition/Capital Fund - 552

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Engineering / Public Works - Stormwater

Project	2026	2027	2028	2029	2030	5 Yr. Total
Engineering						
Stormwater Management (Ditch cleaning, Storm Pipe/Culvert Repair, Lining or Replacement, Catch Basin Repair)	200,000.00	200,000.00	200,000.00	200,000.00	200,000.00	1,000,000.00
Veolia Operation & Maintenance Contract	109,537.00	120,490.70	132,539.77	145,793.75	160,373.12	668,734.34
Storm Pump Stations Mission Control	30,000.00					30,000.00
Chambersburg Road - West Widening (Storm portion)	250,000.00					250,000.00
New Carlisle Pike Roadway Extension (Storm portion)	-	250,000.00				250,000.00
Chambersburg Road - Phase IV Widening (Storm portion)	-		250,000.00			250,000.00
Public Works						
No items presently planned	-					-
						-
TOTALS:	589,537.00	570,490.70	582,539.77	345,793.75	360,373.12	2,448,734.34

Funded By:

Storm Water Management Fund - 571

Engineering - GIS

Project	2026	2027	2028	2029	2030	5 Yr. Total
Storm Sewer Survey	50,000.00	50,000.00	50,000.00	50,000.00	-	200,000.00
						-
TOTALS:	50,000.00	50,000.00	50,000.00	50,000.00	-	200,000.00

Funded By:

Water Fund - 501

Sewer Fund - 551

Storm Water Management - 571

General Fund - 101

AI-10909

Topics Of Discussion J.

Council Work Session

Meeting Date: 06/17/2025

Inter-Fund Transfer – Real Estate Property

Submitted By: Jim Bell

Department: Assistant City Manager - Finance/ED

Council Committee Review?: Council Work Session

Division: Finance/Tax

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Inter-Fund Transfer – Real Estate Property

Purpose and Background

The City holds and accounts for certain real properties within the Parks and Recreation Fund and the Capital Improvements Fund, and wants to direct these assets to the Transformative Economic Development (TED) Fund in a manner permitted by law. The realized gains generated from the sale of these real properties, and the proceeds of future sales of real properties acquired with these monies, and any other revenues generated by these properties can best be used by the City to reinvest back into the City to encourage transformative economic development. This legislation will authorize the transactions necessary to transfer the assets from the Parks and Recreation Fund and the Capital Improvement Fund to the Transformative Economic Development 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:

The City will transfer two properties from the General Fund to the Transformative Economic Development (TED) Fund. Any proceeds from the sale of those properties would then be deposited into the TED Fund.

Attachments

Resolution/Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE TRANSFER OF CERTAIN CITY-OWNED REAL PROPERTY TO
THE TRANSFORMATIVE ECONOMIC DEVELOPMENT FUND.

WHEREAS, the City wishes to encourage economic development that creates a significant and lasting change to the economy and quality of life within the community; and

WHEREAS, the City has created the Transformative Economic Development Fund (the "Fund") to account for various assets, liabilities, revenue and expenditures specific to the purpose of completing identified transformative economic development projects and purposes; and

WHEREAS, the City of Huber Heights has identified various real properties previously acquired for public projects and purposes which are excess to the current needs of the City, and which can be best used, sold and/or managed to help accomplish transformative economic development projects within the City; and

WHEREAS, the City holds and accounts for these certain real properties within the Parks and Recreation Fund and the Capital Improvements Fund. The City wishes to direct these assets to the Transformative Economic Development Fund in a manner permitted by law. Realized gains generated from the sale of these real properties, and the proceeds of future sales of real properties acquired with these monies, and any other revenues generated by these properties can best be used by the City to reinvest back into the City to encourage transformative economic development.

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

Section 1. The City's Director of Finance or his assignee is hereby authorized to prepare and execute such accounting entries and/or documents as necessary to complete the transfer of the real property assets identified as Parcel Number P7003912 0109 and attached hereto as Exhibit A, from the Parks and Recreation Fund, in which the real property assets are currently held and accounted for on the books and records of the City of Huber Heights, into the Transformative Economic Development Fund.

Section 2. The City's Director of Finance or his assignee is hereby authorized to prepare and execute such accounting entries and/or documents as necessary to complete the transfer of the real property assets identified as Parcel Number P7001820 0013 and attached hereto as Exhibit A, from the Capital Improvements Fund, in which the real property assets are currently held and accounted for on the books and records of the City of Huber Heights, into the Transformative Economic Development Fund.

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A

1. **Parcel Number P70 03912 0109** – Approximately 2.409 acres located at 6428 Chambersburg Road, Huber Heights, Ohio 45424. All 2.409 acres will be transferred from the Parks & Recreation Fund to the Transformative Economic Development Fund. Current assets recorded on this property are the former Senior Citizens building (and renovations), land, storage building, and parking lot. The recorded cost of the real property on the books is \$879,420.73.
2. **Parcel Number P70 01820 0013** – Approximately 3.778 acres located on Executive Blvd (between the Rose Music Center and TJ Chumps), Huber Heights, Ohio 45424. All 3.778 acres will be transferred from the Capital Improvements Fund to the Transformative Economic Development Fund. The current appraised value of the real property on the books is \$511,414.50.

AI-10927

Topics Of Discussion K.

Council Work Session

Meeting Date: 06/17/2025

Advances/Transfers - Finance Department

Submitted By: Jim Bell

Department: Assistant City Manager - Finance/ED

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: Yes

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

Agenda Item Description or Legislation Title

Advances/Transfers - Finance Department

Purpose and Background

An advance was made from the General Fund to the Capital Improvement Fund for initial financing for design work for the Bellefontaine Road Project prior to the receipt of a grant. The advance for this project was \$24,900 in anticipation of a grant which did not include the design portion of the project. The Director Of Finance recommends that the original advance of \$24,900 now be classified as a transfer from the General Fund to the Capital Improvement Fund. This legislation, if approved, will make that correction so that those monies will not be expected to be returned to the General Fund. The Director Of Finance requests that the second reading of the legislation be waived and that this legislation be adopted as emergency legislation at the June 23, 2025 City Council Meeting.

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

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

AUTHORIZING A ONE-TIME TRANSFER OF MONIES FROM THE GENERAL FUND TO DOCUMENT AN ADVANCE PREVIOUSLY MADE TO THE CAPITAL IMPROVEMENT FUND, AND DECLARING AN EMERGENCY.

WHEREAS, an advance was made for design work for the Bellefontaine Road Project, but the grant received did not reimburse the design work on that completed project; and

WHEREAS, the auditing firm of Plattenburg & Associates requires documentation of previously made advances to be authorized as transfers; and

WHEREAS, this Ordinance serves to satisfy the auditors’ requirements.

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

Section 1. The Director of Finance is authorized to document the previous advance listed below as a transfer as follows:

General Fund (101) to Capital Improvement Fund (406)	\$24,900
--	----------

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

Section 3. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that there is a need to immediately document these transactions to satisfy the auditors’ requirements; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the _____ day of _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

_____ Clerk of Council	_____ Mayor
_____ Date	_____ Date

AI-10940

Topics Of Discussion L.

Council Work Session

Meeting Date: 06/17/2025

Petition - Conformance Of Boundaries - Bethel Township

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/17/2025

Audio-Visual Needs: None **Legal Review:** Completed

Emergency Legislation?: No **Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Petition - Conformance Of Boundaries - Bethel Township

Purpose and Background

This legislation authorizes the submission of a petition to Miami County to adjust Bethel Township's boundaries from the areas recently annexed into the City of Huber Heights. Upon approval, a petition that is substantially similar to the one attached, will be submitted to the Miami County Board Of Commissioners.

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

Petition

Resolution/Exhibit A

**PETITION FOR ADJUSTMENT OF BETHEL TOWNSHIP BOUNDARIES
TO EXCLUDE THAT TERRITORY WHICH, AS A RESULT OF ANNEXATION,
NOW LIES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF HUBER
HEIGHTS, OHIO**

TO THE BOARD OF COUNTY COMMISSIONERS
OF MIAMI COUNTY, OHIO

The City of Huber Heights, Ohio, by Christopher R. Conard, its Law Director, respectfully petitions the Board of County Commissioners of Miami County, Ohio, pursuant to Ohio Revised Code Section 503.07, for an order changing the boundaries of Bethel Township to exclude territory that has recently been annexed by the City of Huber Heights, and to place that territory within the City of Huber Heights, and for such other action as may be proper to make the boundaries of annexed territory within the limits of the City of Huber Heights.

The aforementioned Ohio Revised Code Section 503.07 states that a board of county commissioners, on presentation of a petition, with the proceeding of the annexing legislative authority authenticated, at a regular or adjourned session, shall upon the petition of a city change the boundaries of the township.

This petition is filed under the authority of the Huber Heights City Resolution No. 2025-R-_____, passed _____, 2025, a certified copy of which is attached as Exhibit "A". A certified copy of the minutes of said Council Meeting are attached for referenced as Exhibit "B".

Resolution 2024-R-7455, adopted on July 16, 2024 approved the annexation of approximately 296.236 ± acres petitioned for by Jill Stemen Tangeman, Esq., on behalf of petitioners GLJ Holdings Company, LLC; Gary L. Lavy, Trustee; and Carol J. Marchelletta, which was then approved by the County Commissioners at their February 22, 2024 meeting. A copy of the Huber Heights Resolution 2024-R-7455 is attached as Exhibit "C".

As required by Section 503.07(B) of the Ohio Revised Code, the City of Huber Heights notified Bethel Township of its intent to amend the boundaries as set forth in this Petition. A copy of the notice sent to Bethel Township is attached as Exhibit "D".

Petitioner's Name

Address

City of Huber Heights, Ohio

6131 Taylorsville Road
Huber Heights, OH 45424

Exhibit “A”
Huber Heights City Resolution No. 2025-R-_____

[to be inserted]

Exhibit “B”

A certified copy of the minutes of Huber Heights Council Meeting dated

[to be inserted]

Exhibit “C”
Huber Heights Resolution 2024-R-7455

[to be inserted]

Exhibit “D”
Notice sent to Bethel Township

[to be inserted]

020251\00382\4920-6693-5369.1

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

PETITIONING THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO TO ADJUST THE BOUNDARY LINES OF BETHEL TOWNSHIP SO AS TO EXCLUDE THAT TERRITORY THAT, AS A RESULT OF ANNEXATION, NOW LIES WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF HUBER HEIGHTS (CARRIAGE TRAILS II ANNEXATION OF APPROXIMATELY 296.236 ± ACRES BY RESOLUTION NO. 2024-R-7455).

WHEREAS, on February 22, 2024, the Miami County Board Of Commissioners approved, by Resolution No. 24-02-246, the petition to annex approximately 296.236 ± acres of land situated in Bethel Township (the “Annexed Territory”) to the City of Huber Heights, Ohio (the “City”); and

WHEREAS, Pursuant to Ohio Revised Code Section 709.04, the Huber Heights City Council accepted that annexation by Resolution No. 2024-R-7455, adopted on July 16, 2024; and

WHEREAS, Ohio Revised Code Section 503.07 authorizes a municipal corporation to petition the county commissioners to alter township boundaries so they are contiguous with the municipality’s corporate limits; and

WHEREAS, in accordance with Ohio Revised Code Section 503.07(B), the City has provided the Bethel Township Trustees with not less than ten (10) days’ written notice of Council’s intent to adopt this Resolution.

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

Section 1. The City hereby petitions the Miami County, Ohio Board Of County Commissioners for an order adjusting the boundary lines of Bethel Township to remove the Annexed Territory, depicted and legally described on Exhibit A attached hereto, and to place that territory within the City, all in accordance with Ohio Revised Code Section 503.07, and related provisions.

Section 2. The Clerk of Council is hereby authorized and directed to certify a copy of this Resolution, together with a certified copy of the minutes of the meeting at which this Resolution was adopted, showing its adoption by a vote of the majority of the members of the Council of the City of Huber Heights, being the "legislative authority of the Municipal Corporation" as set forth in Ohio Revised Code Section 503.07, to the Miami County, Ohio Board Of County Commissioners.

Section 3. The Law Director is hereby authorized and directed to present a certified copy of this Resolution and a certified copy of the minutes of this meeting to the Miami County, Ohio Board Of County Commissioners, as a petition praying for such changes to the boundary lines of Bethel Township as set forth herein

Section 4. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

Exhibit A

DESCRIPTION OF 296.236 ACRES BETHEL TOWNSHIP, MIAMI COUNTY, OHIO

Situated in the State of Ohio, County of Miami, Township of Bethel, being parts of Sections 13, 14, 19 and 20, Township 2, Range 9, Miami Rivers Survey, being a portion of that property as described in a deed to Gary L. Lavy, Trustee, of record in Document No. 2019OR-07903 (Tract I only), being all of that 35.873 acre tract as described in a deed to Carol J. Marchelletta of record in Document No. 2020OR-12550 and all of those properties as described in a deeds to GLJ Holdings Company LLC, of record in Document No. 2023OR-06149 (21.151 acres), Document No. 2022OR-09379 (20.000 acres), Document No. 2023OR-09633 (50.000 acres), Document No. 2022OR-09378 (59.240 acres), Document No. 2022OR-09375 (26.697 acres) and Document No. 2023OR-09615 (27.129 acres), 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 common corner to Sections 13, 14, 19 and 20, said point being occupied by a utility pole and also being the southwesterly corner of that 20.933 acre tract as described in a deed to Jeannine F. Friend, of record in Deed Book 650, Page 134;

Thence South 84°05'03" East, along the southerly line of said 20.933-acre tract, a distance of 809.57 feet to a 5/8" rebar found at a angle point in said southerly line at the northwesterly corner of said GLJ Holding Company, LLC tract (Doc. No. 2023OR09615);

Thence South 84°03'21" East, continuing along said southerly line and the southerly line of that 15.417-acre tract as described in a deed to Jeannine F. Friend (LE) and Diana Jones (RM), of record in Deed Book 576, Pages, 109, 111 and 113, a distance of 782.70 feet to an iron pin found with a plastic cap inscribed "COZATT 6001" at the southeasterly corner of said 15.417 acre tract and the southwesterly corner of said 35.873-acre tract;

Thence North 05°14'09" East, along the easterly line of said 15.417-acre tract, passing an 5/8" rebar found in the southerly right of way line of U.S. Route 40 (80.00 feet in width), at a distance of 1,316.24 feet, a total distance of 1,357.25 feet to a mag nail found in the centerline of U.S. Route 40;

Thence North 82°29'20" East, along the centerline of U.S. Route 40, a distance of 977.45 feet to a mag nail found at the northwesterly corner of Lot 145, as shown and delineated on the plat "Replat of Lots 46-49 Part of a Vacated Alley and Part of Section 14", of record in Plat Book 26, Page 51 and described in a deed to Karen S. Koenig, of record in Document No. 2020OR-12549;

Thence South 03°46'38" East, along the westerly perimeter of said Lot 145, passing an iron pin found with a plastic cap inscribed "COZATT 6001" on the southerly right of way line of U.S. Route 40 at a distance of 40.09 feet, a total distance of 291.57 feet to an 5/8" rebar found at an angle point in said Lot 145;

Thence South 22°02'17" East, continuing along the westerly perimeter of said Lot 145, a distance of 166.95 feet to an iron pin found at the southwesterly corner of said Lot 145 in the northerly right of way line of Walnut Street (66.00 feet in width);

Thence South 05°11'16" West, along the westerly terminus of said Walnut Street and along the westerly line of that 5.000-acre tract as described in a deed to Jeffery J. Morford and Francine M. Morford, of record in Deed Book 544, Page 324, the westerly line of that 8.0757 acre tract as described in a deed to Sandra J. Sexton, of record in Official Record Volume 464, Page 901, the westerly line of that 0.765 acre tract as described in a deed to Ronald J. Getter, of record in Document No. 2016OR-05311 and the westerly line of that 1.079 acre tract as described in a deed to Matthew Patak, of record in Document No. 2022OR-11459 and the westerly line of that 0.903 acre tract as described in a deed to Russell Snyder, of record in Deed

Book 766, Page 893, a distance of 1,149.88 feet to a 5/8" rebar found at the southwesterly corner of said 0.903-acre tract and the northwesterly corner of that 2.750-acre tract and the northeasterly corner of that 1.637 acre to both described in a deed to J. James Merz, Peggy J. Clendening and William J. Merz, Co-trustees, of record in Document No. 2018OR-08112;

Thence North 84°03'21" West, along the northerly line of said 1.637-acre tract, a distance of 262.92 feet to a 5/8" rebar found at the northwesterly corner of said 1.637-acre tract;

Thence South 05°01'23" West, along the westerly line of said 1.637-acre tract, a distance of 271.00 feet to an iron pin set at the southwesterly corner of said 1.637-acre tract;

Thence South 84°03'18" East, along the southerly of said 1.637-acre tract, a distance of 263.13 feet to a 5/8" rebar found at the southeasterly corner of said 1.637-acre tract and the southwesterly corner of said 2.750-acre tract;

Thence South 84°30'13" East, along the southerly line of said 2.750 acre tract, a distance of 334.94 feet to a mag nail found in the centerline of Mann Road (60.00 feet in width) at the southeasterly corner of said 2.750 acre tract;

Thence South 44°29'47" West, along said centerline, a distance of 307.30 feet to a mag nail set at the northeasterly corner of that 1.388-acre tract as described in a deed to Kerri E. Bubeck and Ryan E. Bubeck, of record in Document No. 2023OR-05424;

Thence North 84°06'13" West, along the northerly line of said 1.388-acre tract, a distance of 441.73 feet to a 5/8" rebar found at the northwesterly corner of said 1.388-acre tract;

Thence South 05°53'47" West, along the westerly line of said 1.388 acre tract, a distance of 160.00 feet to a 5/8" rebar found at the southwesterly corner of said 1.388 acre tract in the northerly line of that 14.510 acre tract as described in a deed to Michael Seale and Eugenia Seale, of record in Document No. 2021OR-03790;

Thence North 84°06'13" West, along said northerly line, a distance of 1554.77 feet to a 1" pinch top pin found at the northwesterly corner of said 14.510-acre tract;

Thence South 05°00'47" West, along the westerly line of said 14.510-acre tract and the westerly line of that 2.811-acre tract as described in a deed to William L. Thayer, III and Bobbie J. Cantrell of record in Document No. 2016OR-14842, a distance of 671.16 feet to a 5/8" rebar found at the southwesterly corner of said 2.811-acre tract;

Thence South 84°12'59" East, along the southerly line of said 2.811 acre tract, the southerly line of that 3.675 acre tract as described in a deed to William L. Thayer, III and Bobbie J. Cantrell of record in Document No. 2016OR-14842 and the southerly line of that 1.100 acre tract as described in a deed to Isaac B. Coppock and Michele M. Coppock of record in Deed Book 711, Page 289, a distance of 867.83 feet to a mag nail found in the centerline of Heffner Road (60 foot right of way) at the northwesterly corner of that 10.140 acre tract as described in a deed to Kerry J. Pahal, of record in Document No. 2015OR-05509;

Thence South 04°52'03" West, along the westerly line of said 10.140-acre tract, a distance of 1,339.34 feet to a 5/8" rebar found at the southwesterly corner of said 10.140-acre tract and in the northerly line of that 14.9604-acre (net) tract as described in a deed to the City of Huber Heights, of record in Document No. 2023OR-01701;

Thence North 84°20'09" West, along said northerly line, a distance of 1680.77 feet to a 1" pipe found at the northwesterly corner of said 14.9604-acre tract and the southeasterly corner of "Carriage Trails Section 7, Phase III", a subdivision of record in Plat Book 26, Pages 8-8A;

Thence North 05°13'29" East, along the easterly line of said Carriage Trails Section 7, Phase III and the easterly perimeter of part Inlot 352 (remainder) as shown and delineated upon the plat "Carriage Trails" a subdivision of record in Plat Book 22, Page 25, a distance of 732.60 feet to an iron pin found with plastic cap inscribed "M-E Companies";

Thence North 84°54'54" West, along the northerly perimeter of said part Inlot 352, a distance of 2678.46 feet to an iron pin found with plastic cap inscribed "M-E Companies" in the easterly line of "Carriage Trails Section 9, Phase III", a subdivision of record in Plat Book 26, Pages 20-20A;

Thence North 05°06'04" East, along the easterly line of said "Carriage Trails Section 9, Phase III", and the easterly line of "Carriage Trails Section 9, Phase IV", a subdivision of record in Plat Book 26, Pages 67-67B, a distance of 614.38 feet to an iron pin found with plastic cap inscribed "M-E Companies" at the northeasterly corner of said "Carriage Trails Section 9, Phase IV";

Thence North 84°34'07" West, along the northerly line of said "Carriage Trails Section 9, Phase IV", a distance of 456.76 feet to an 1" pipe found at the southeasterly corner of that 12.982 acre tract as described in a deed to Eldar Mamedov, of record in Document No. 2023OR-04310;

Thence North 04°58'53" East, along the easterly line of said 12.982-acre tract, a distance of 1,337.64 feet to an iron pin set at the northeasterly corner of said 12.982 acre tract and in the southerly line of that 1.857 acre tract as described in a deed to Eldar Mamedov, of record in Document No. 2023OR-04310;

Thence South 84°50'32" East, along the southerly line of said 1.857-acre tract and the southerly line of that 2.011-acre tract as described in a deed to Joyce A. Clifford, of record in Document No. 2015OR-13536, a distance of 333.63 feet to a 2" pipe found at the southeasterly corner of said 2.011-acre tract;

Thence North 04°55'31" East, along the easterly line of said 2.011-acre tract, passing a 5/8" rebar found in the southerly right of way line of U.S. Route 40 (80.00 feet in width) at a distance of 304.99 feet, a total distance of 345.96 feet to a mag nail set in the centerline of U.S. Route 40;

Thence North 82°26'45" East, along said centerline, a distance of 237.40 feet to a mag nail set at an angle point in said centerline;

Thence North 82°23'02" East, continuing along said centerline, a distance of 8.50 feet to a mag nail set at the northwesterly corner of that 16.764-acre tract as described in a deed to Chichak LLC & Asim Shakirjan, of record in Document No. 2022OR-09372;

Thence South 04°26'06" West, along the westerly line of said 16.764 acre tract, passing a 1" pipe found in the southerly right of way line of U.S. Route 40 at a distance of 40.89 feet, a total distance of 400.57 feet to a 1" pinch top pin found at the southwesterly corner of said 16.764 acre tract;

Thence South $85^{\circ}01'11''$ East, along the southerly line of said 16.764-acre tract and the southerly line of that 3.236-acre tract as described in a deed to Carl S. Watson and Heather R. Watson, of record in Document No. 2022OR-060885, a distance of 1523.43 feet to a 1" pinch top pin found at the southeasterly corner of said 3.236 acre tract;

Thence North $05^{\circ}07'34''$ East, along the easterly line of said 3.236-acre tract, passing a 5/8" rebar in the southerly right of way line of U.S. Route 40 at a distance of 701.25 feet a total distance of 742.26 feet to a mag nail set in the centerline of U.S. Route 40;

Thence North $82^{\circ}23'02''$ East, along said centerline, a distance of 1065.69 feet to a mag nail set at the northwesterly corner of that aforementioned 20.933-acre tract and in the common line to Sections 14 and 20;

Thence South $05^{\circ}34'32''$ West, along said common line, the westerly line of said 20.933 acre tract and the westerly line of that 0.717 acre tract as described in a deed to Wilbur E. Friend and Jeannine F. Friend, of record in Deed Book 327, Page 183, a distance of 979.31 feet to the place of beginning and containing 296.236 acres of land of which, 35.867 acres lies in Section 14, 134.161 acres lies in Section 19, 22.526 acres lies in Section 20 and 103.682 acres lies in Section 13.

Bearings herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

This description was prepared by IBI Group Survey, Columbus, Ohio, and is based on an actual field survey of the premises performed in May and November 2021 and September 2023.



By 
David L. Chiesa Date 01/09/24
Registered Surveyor No. 7740

AI-10941

Topics Of Discussion **M.**

Council Work Session

Meeting Date: 06/17/2025

Creekside Townhomes - Economic Development Plan

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/17/2025

Audio-Visual Needs: None **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Creekside Townhomes - Economic Development Plan

Purpose and Background

The purpose of this Economic Development Plan is to satisfy the requirements of Section 5709.40(A)(5)(f) of the Ohio Revised Code, which requires that an Economic Development Plan evidence that the public infrastructure serving the proposed residential tax increment financing incentive districts is inadequate to meet the development needs of the district. This Economic Development Plan has been developed to continue the efficient and effective development of the City of Huber Heights, Ohio.

This Economic Development Plan relates to the proposed development of a 159 townhome-style residential development within the City on approximately 26 acres, known as Creekside Woods. The proposed development is located west of Charlesgate Road and east of Wildcat Road. The City has determined that the construction of this project would be beneficial to the City by increasing housing opportunities for current and future residents while enhancing the quality of life for the general public.

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

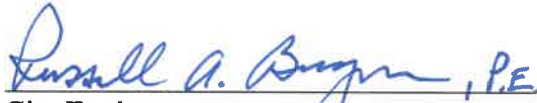
City Engineer's Certification

Ordinance

Exhibit A/Exhibit B

CERTIFICATE OF CITY ENGINEER
PURSUANT TO OHIO REVISED CODE SECTION 5709.40(A)(5)(f)

The developer of the incentive districts shown on the attached maps intends to develop a residential subdivision with up to 159 townhome-style homes within the City in order to increase available housing options within the City. The incentive districts shown on the attached maps are less than 300 acres in size and have a continuous boundary. The Overlays, as defined in Ohio Revised Code Section 5709.40(A)(6) and shown on the attached maps, are less than 300 acres in size and are square or a rectangle having two sides that are not more than twice the length of the smaller sides. Pursuant to Ohio Revised Code Section 5709.40(A)(5)(f), I hereby certify that the public infrastructure serving the incentive districts shown on the attached maps is inadequate to meet the development needs of the districts as evidenced by the development plan for the districts:

Handwritten signature of Russell A. Buzza, P.E. in blue ink.

City Engineer
City of Huber Heights, Ohio



Creekside Woods Incentive District and Overlay

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

TO APPROVE AN ECONOMIC DEVELOPMENT PLAN FOR THE CREEKSIDE WOODS DEVELOPMENT PROJECT AND TO STATE THAT THE CITY MAY HEREAFTER PROCEED WITH THE CREATION OF TAX INCREMENT FINANCING INCENTIVE DISTRICTS.

WHEREAS, this Council has determined to facilitate the development of a residential development consisting of approximately 159 townhome-style homes within the City of Huber Heights (the “City”) in order to increase the available housing options within the City (the “Project”), and in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, Sections 5709.40, 5709.42, and 5709.43 of the Ohio Revised Code (the “TIF Act”) authorizes this Council to create, by ordinance, one or more incentive districts and declare the improvement to each parcel of real property within those districts to be a public purpose; and

WHEREAS, Section 5709.40(A)(5) of the Ohio Revised Code requires incentive districts to have one or more distress characteristics, which includes, as certified by the City Engineer, that the public infrastructure serving the districts is inadequate to meet the development needs of the districts as evidenced by a written economic development plan for the districts adopted by the legislative authority; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Council has determined to create the Creekside Woods Incentive District pursuant to the TIF Act, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within each Incentive District specifically identified and depicted in Exhibit A attached hereto; and

WHEREAS, the area within the Incentive Districts has been studied and an economic development plan has been prepared for that area (the “Economic Development Plan”) and is attached hereto as Exhibit B, and which Economic Development Plan has been submitted to this Council and contains information regarding the inadequacy of the public infrastructure in the Incentive Districts, recommendations addressing land use, housing and public infrastructure, and related issues; and

WHEREAS, the City Engineer has certified that (i) the overlays, as defined in Section 5709.40(A)(6) of the Ohio Revised Code and shown on the maps attached hereto in Exhibit A, are less than 300 acres in size and are each a square or a rectangle having two sides that are not more than twice the length of the smaller sides, and (ii) the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive Districts as evidenced by the Economic Development Plan.

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

Section 1. This Council hereby: (i) accepts and adopts the City Engineer’s certification to this Council and the City Engineer’s findings set forth therein (a) that the public infrastructure serving the Incentive Districts is inadequate to meet the development needs of the Incentive Districts as evidenced by the Economic Development Plan, and (b) that the Incentive Districts and the related overlay areas are less than 300 acres in size and enclosed by a contiguous boundary, (ii) finds and determines that the construction of the planned 159 townhome-style homes will place additional demand on the public infrastructure, and (iii) approves and adopts the Economic Development Plan. The City Division of Engineering and all departments and divisions of the City administration are authorized and directed to consult and use the Economic Development Plan as guidance in establishing the Incentive Districts and providing financing for the public infrastructure

improvements. Copies of the Economic Development Plan will be kept on file in the City Division of Engineering.

Section 2. This Council, the City, and its officials may hereafter proceed to establish the Incentive Districts under Section 5709.40(c) of the Ohio Revised Code.

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A

CITY OF HUBER HEIGHTS, OHIO
CREEKSIDE WOODS
RESIDENTIAL INCENTIVE DISTRICTS
ECONOMIC DEVELOPMENT PLAN

June 9, 2025

The Plan

The purpose of this Economic Development Plan (the “Plan”) is to satisfy the requirement of Section 5709.40(A)(5)(f) of the Ohio Revised Code, which requires that economic development plan evidence that the public infrastructure serving the proposed residential tax increment financing incentive districts is inadequate to meet the development needs of the district. This Plan has been developed to continue the efficient and effective development of the City of Huber Heights, Ohio (the “City”).

Proposed Development

This Plan relates to the proposed development of a 159-townhome style residential development within the City on approximately 25.6 acres, known as Creekside Woods Development (the “Project”). The proposed development is located on Charlesgate Road, approximately within the City’s Northwestern corridor. The City has determined that the construction of the Project would be beneficial to the City by increasing housing opportunities for current and future residents while enhancing the quality of life for the general public. The current development plans for the Project are contained in Attachment A.

The Project is expected to be completed in two (2) separate phases. Each phase will consist of approximately the following number of homes: Phase 1, 78 lots (1,440 square ft: Per lot), Phase 2, 81 lots with an anticipated average sales price of \$305,000 per residence. In connection with each phase of the Project, the Developer shall prepare and submit a site plan, architectural renderings and related development plan(s) to the City, in such detail as is reasonably necessary for review and approval by appropriate City Boards or Commissions in accordance with the ordinary exercise of their respective rights and duties, all pursuant to and in accordance with the pertinent City Codified Ordinances. The City agrees that those reviews and approvals shall not be unreasonably conditioned, delayed or withheld.

The area encompassed by the Project and the Incentive Districts (as defined below) lacks the infrastructure necessary for the development of the Project. The area does not contain the necessary water, sanitary sewer or storm sewer infrastructure or roadways needed for the Project. It is necessary for the City to use, or cause to be used, the service payments in lieu of taxes to pay the costs of that necessary infrastructure.

Proposed Incentive Districts

The Project site, in its entirety, lies within the City’s Community Reinvestment Area #6 (the “CRA”). Whereas mentioned above, the City has determined that the public infrastructure is inadequate to serve the needs of the Project, and in order to facilitate the construction of the Public improvements, the City desires to enact the TIF Ordinance under the TIF Statute whereby it will create multiple tax increment financing incentive districts and declare that one- hundred percent (100%) of the increased in assessed value of the Developer property will be a public purpose and

exempt from real property taxation in accordance with the TIF Statue for a period of thirty (30) years.

Public Infrastructure Improvements

Service payments in lieu of taxes collected from the proposed Incentive District will fund certain public infrastructure improvements necessary to support residential development, including, without limitation, the acquisition, construction, equipping and installation of utilities and roadways, the acquisition and construction of certain permanent improvement amenities (as set forth below) (collectively, the “Public Infrastructure Improvements”). The Developer agrees that it will proceed in good faith and with all reasonable dispatch to design, construct and install the Public Infrastructure Improvements, which are expected to be constructed and installed in various phases throughout the Project, and to perform any and all of its duties and obligations relating to the Public Infrastructure Improvements in a manner consistent with the Development Agreement (the “Agreement”) in order that the portion of the Public Infrastructure Improvements required for access to each phase of the Project will be open and available to the public on or before the date on which a certificate of occupancy is issued for that phase of the Project, and it will perform any and all of its duties and obligations relating to the Public Infrastructure Improvements in a manner consistent with the Agreement.

The Developer shall be responsible for the following Public Infrastructure Improvements with respect to the Project: water, sanitary sewer, storm sewer, and roadway infrastructure. It shall be the obligation of the Developer to construct the water lines, hydrants, valves, irrigation systems and related appurtenances within the Project, which water lines, hydrants, valves, irrigation systems and related appurtenances shall be installed and inspected pursuant to plans and specifications approved by the City Engineer in accordance with the City’s standard requirements. Specific to this Project, the City shall assume maintenance responsibilities for the underground storm pipes while the Developer, or its successors, shall be responsible for the maintenance of all other components of the storm sewer collection system including related onsite and offsite regional detention and/or retention ponds to the City which will be designated on the detailed development plan(s) and plat(s) for the Project. Developer will construct approximately \$? million in Public Infrastructure Improvements. The City will issue tax increment revenue financing obligations to pay the costs of such Public Infrastructure Improvements and use certain of the service payments in lieu of taxes to repay such obligations.

Additional Public Infrastructure Improvements will also include the replacement, repair, maintenance, and/or construction of new or existing permanent improvement amenities located within the Incentive District. For the purposes of this phase, “permanent improvement” shall have the same meaning as defined in Section 133.01(CC) of the Ohio Revised Code.

Other Public Infrastructure Improvements will also include all Public infrastructure improvements (as that term is defined in Section 5709.40(A)(8) of the Ohio Revised Code) that directly benefit, or that once made will directly benefit, the Incentive District, as detailed in the Citywide Infrastructure Reliance Study prepared by LBJ, Inc. (see Attachment B), dated September 30, 2022. Such Public Infrastructure Improvements will also include, but not be limited to, excavating, grading, paving, constructing and installing curbs and gutters, public utilities which

include water mains, sanitary sewers, and storm sewers, street lighting, sidewalks, bikeways, landscaping, traffic signalization, and also including design and other related costs, any right-of-way acquisition, erosion and sediment control measures, grading and other related work, survey work, soil engineering and construction staking, and in each case, all other costs and improvements necessary and appurtenant thereto, all of which will directly benefit, or that one made will direct benefit the Incentive Districts.

Conclusion

Residential development has been an important catalyst to the City's economic development success. The proposed development area will serve as an additive for sustaining such economic development in the City. The residential development will provide a desired housing option for the City's growing population. The public infrastructure improvements will support the residential development by providing much needed utility and road infrastructure and increasing the safety levels of the pedestrian transportation and recreational amenities utilized by the residents of the proposed development. The proposed Incentive Districts are located in an area identified by the City for growth and development

Analysis and Assessment

The proposed residential development described in this Plan will help play a vital role in supporting the growth and preservation of the community through planned development. The proposed residential development will create an urgent need for infrastructure upgrades in this area of the City. The service payments in lieu of taxes generated by the proposed Incentive Districts will assist in financing public infrastructure improvements vital to the growth and development of the proposed development. Moreover, the Incentive Districts will ensure such amenities are maintained in a timely and appropriate manner to ensure their safe and effective use by residents of the proposed development.

Creekside Woods – Development Plan



INDEX MAP
SCALE: 1"=100'

EXHIBIT B



CITYWIDE INFRASTRUCTURE RELIANCE STUDY

September 30, 2022



PREPARED FOR:

City of Huber Heights
Mr. Bryan Chodkowski

6131 Taylorsville Road
Huber Heights, Ohio 45424

PREPARED BY:

LJB Inc.

2500 Newmark Drive
Miamisburg, OH 45342
(937) 259-5000

Daniel J. Hoying, P.E., P.S., STP
DHoying@LJBinc.com

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> METHODOLOGY

BACKGROUND

The City of Huber Heights commissioned LJB Inc. to conduct a citywide Infrastructure Reliance Study that evaluates critical linkages in the city's roadway, water, wastewater, and stormwater infrastructure. The results of this study will help the city better understand the correlation and interdependence of infrastructure elements, which will better position the city for funding opportunities for the maintenance and expansion of critical services for city residents and businesses. Increased funding for infrastructure allows Huber Heights to better distribute improvements throughout the city, improve service, and attract new developments.

The City of Huber Heights covers 25 square miles with a population of more than 43,000 residents and 800 businesses. The city also includes 233.91 centerline miles of roadways, 210.24 miles of water main, 189.71 miles of sanitary sewer, and 163.81 miles of stormwater infrastructure facilities.

INFRASTRUCTURE ATTRIBUTE APPROACH

Infrastructure Districts

Allocation of the city's 45,833 individual infrastructure elements distributed over 25 square miles requires suballocation of districts within the city. The LJB team collaborated with city staff to develop 8 Infrastructure Districts. Most city infrastructure exists within roadway right of way. Right of way for major roadway corridors were selected as borders of the Infrastructure Districts. The city corporation limits were bisected by SR 202 and SR 201 in the north and south direction and by the Montgomery County / Miami County line, I-70, Taylorsville Road and Fishburg Road in the east west directions. These corridors were selected as District borders at various points in the city. **Figure 1**, on the following page, depicts the Infrastructure Districts that are used throughout this study.

The infrastructure facilities identified for evaluation in this study are each linked to the residents and businesses in the city in different ways. For that reason, a different approach was used for the determination of how each of the different infrastructure facility categories provides service to a region of the city. A description of the allocation approach that was used for each asset category is included below.

Mapping of the infrastructure elements attributable to each of the Infrastructure Districts is included in the Appendices of this report. Maps include an overall District Infrastructure Map as well as individual maps for each of the roadway, water, sanitary sewer and stormwater assets for that district.

Roadways

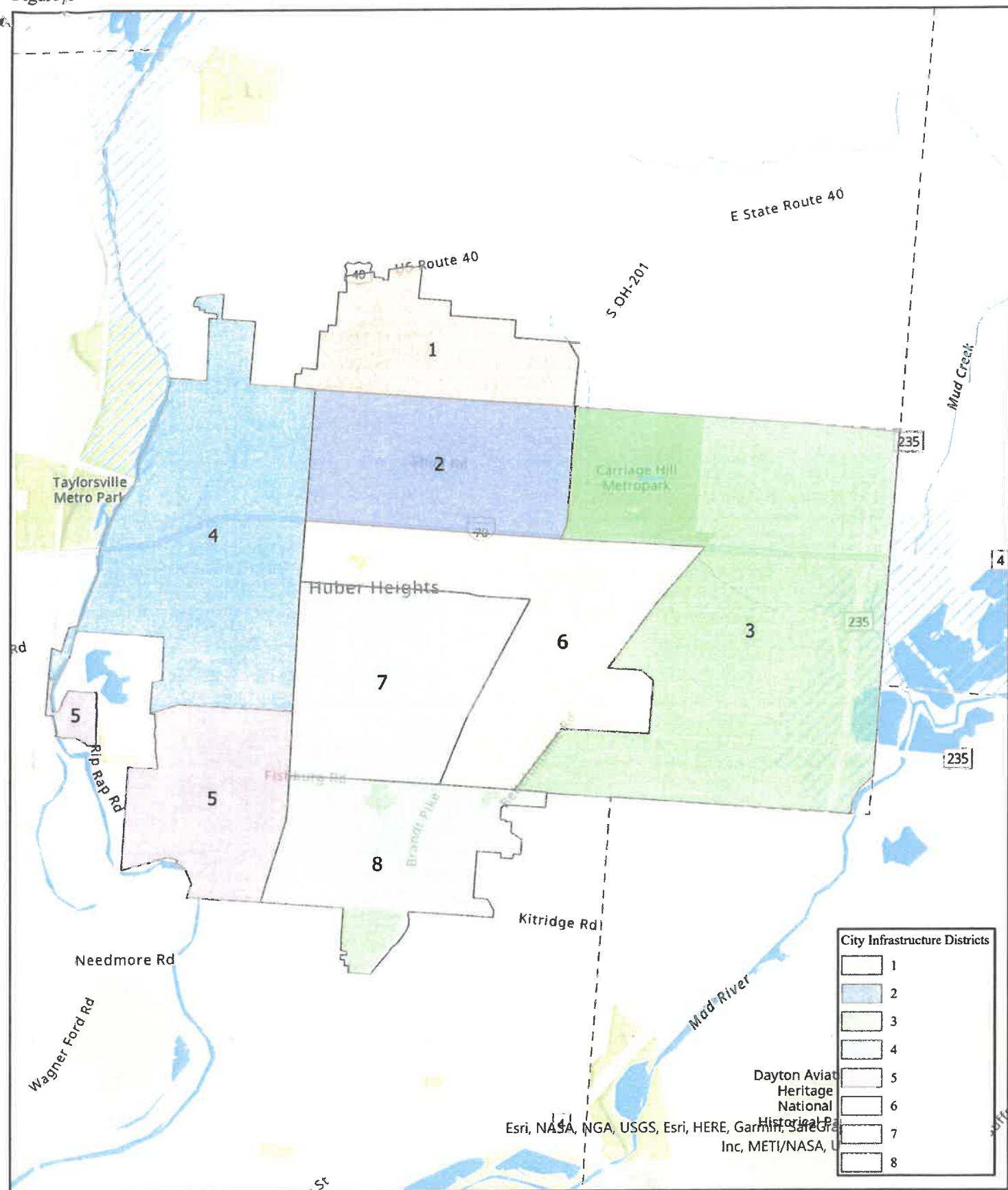
The city's roadway network provides critical access for people and goods to reach homes and businesses throughout the city. These residences and businesses rely on the roadway network to reach points inside and outside the city limits. The primary roadways that carry people and goods to points beyond the city limits are I-70, SR 202 and SR 201. A roadway segment was allocated to an Infrastructure District if it is located within that District or provided a critical, convenient link between residences and businesses within the district to the I-70, SR 202 or SR 201 corridors.

Clarifications

- > The Ohio Department of Transportation owns and maintains I-70 including grade separated interchanges with State Route 202 (SR 202) and State Route 201 (SR 201). This facility was not allocated to any of the Infrastructure Districts as it is not maintained by the city.
- > US 40 and SR 4 are also significant roadway assets in the region. While the city borders on these facilities, they are not maintained by the city and were not included in the study beyond being destinations beyond the city limits that are connected to the city's primary corridors.

Figure 7.1

Huber Heights Infrastructure Districts



1 inch equals 1 miles



Water Infrastructure

The city's supply of potable water for residential and commercial use and fire protection throughout the city is a very interconnected system. The entire city relies on the water treatment plant to provide safe water. The entire city also relies on elevated storage tanks, booster stations, and a network of pipes 6" in diameter and larger that provide appropriate redundancy and pressure balancing to all areas of the city.

A water infrastructure asset was allocated to an Infrastructure District if it is located in that district or is a part of the water treatment or pressure-providing system for that district. All water mains 6" in diameter and larger are included in the pressure-providing system and are therefore included in each of the Infrastructure Districts. A map of all water assets is included in Appendix X. See the table of contents for a listing of the exhibits that include maps for water assets in each of the Infrastructure Districts.

Sanitary Sewer Infrastructure

The city's sanitary sewer network includes all wastewater collection infrastructure from the individual residences, businesses and facilities to the lines that leave the city carrying sewage to the Tri-Cities Northern Regional Wastewater Authority or Clark County treatment plants. The system includes gravity sewer conduits, manholes, pump stations and sanitary sewer force mains.

A sanitary sewer infrastructure asset was allocated to an Infrastructure District if it is located in that district or is a downstream asset moving flows from the district towards the outfalls from the city. The vast majority of sanitary sewer infrastructure in the city carries flows to the Tri-Cities Northern Regional Wastewater Authority treatment plant located at 3777 Needmore Rd, Dayton, OH 45424, just outside the city's southwestern corporation limits. A small portion of the city's eastern sanitary sewer system, providing service to the Centre Point 70 development and businesses along New Carlisle Pike south of I-70, leaves the city to the east to enter the Clark County system just north of the Artz and SR 235 intersection.

Stormwater Infrastructure

The city's stormwater infrastructure network includes all publicly maintained open and closed drainage systems that carry rainwater from properties within the city limits to tributaries of the Great Miami River and Mad River as they exit the city corporation limits. The city's storm water system relies entirely on gravity flows and includes catch basins, manholes, storm sewer conduits, open channels and culverts within public right of way.

A storm sewer infrastructure asset was allocated to an Infrastructure District if it is located in that district or is a downstream asset moving flows from the district towards the outfalls from the city. Culverts carrying water under city owned and maintained roadways were included in the infrastructure asset assignments for Infrastructure Districts that drain to that location.

GIS MAP INTERFACE

The volume of infrastructure assets included in the city's dataset suggests that map-based presentations and management of the data will be the most effective. The LJB team applied additional data fields to the city's existing GIS information to allocate each asset to one or more Infrastructure Districts. This approach will allow the city to re-integrate the data into their existing system and apply similar approaches to modified or additional elements that are added. It will also allow city staff to query and produce maps and datasets according to the various District assignments.

Coding of Infrastructure Assets

Utility assets were assigned a code, which is viewable in the asset attribute field “Infrastructure Support District”, identifying the infrastructure district of origin. For road, storm and sanitary sewer assets, lines of continuity were followed until the utility assets exited the city boundary or ended at a body of water or processing facility. Codes were assigned to each segment in that path relating to the infrastructure district of origin, providing a clear path of asset origin to termination as defined earlier.

Query Process

To query assets, LJB first sorted by infrastructure district of origin by selecting the corresponding value from the “Infrastructure Support District” attribute field, thus showing all assets located within the boundaries of the district of interest. Next LJB added additional querying statements to show the path from origin to termination by selecting the corresponding value for “Support District” attribute fields 1-4. When structured correctly, the querying statement selects assets from the infrastructure district of origin and the accompanying assets required to perform a trace from infrastructure district of origin to point of termination.

Queried shapefile layers have been provided for each Infrastructure Support District.

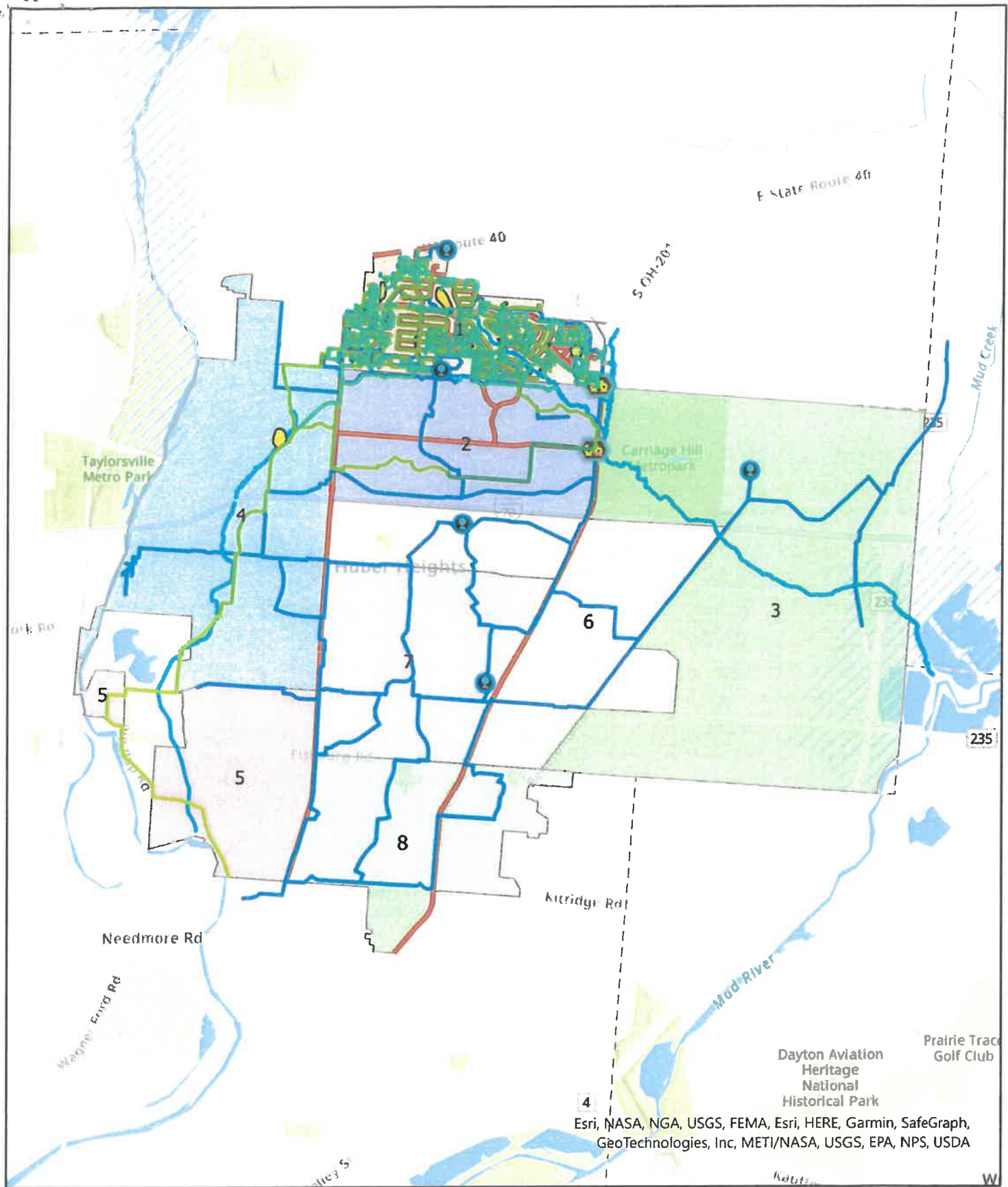


Appendix A

Infrastructure District 1



Infrastructure District 1 - Overview



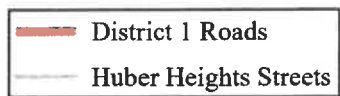
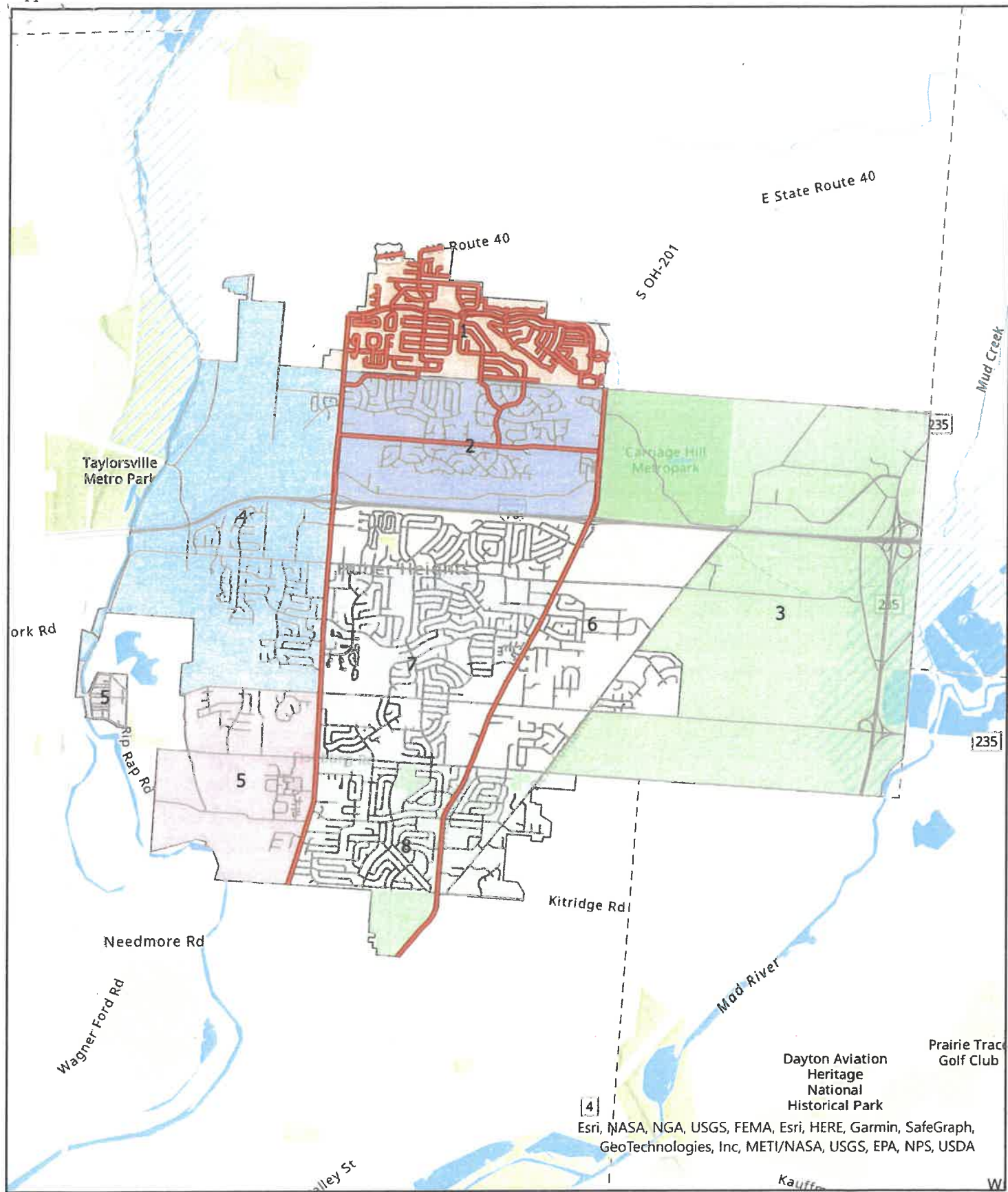
- | | |
|-------------------------------------|-------------------------------------|
| Enclosed Storage Facility | District 1 Sanitary Gravity Mains |
| District 1 Lift Stations | District 1 Force Mains |
| District 1 Water Distribution Mains | District 1 Tri Cities Gravity Mains |
| District 1 Stormwater Mains | District 1 Roads |
| District 1 Rivers | District 1 Basins |
| District 1 Culverts | |

0 0.5 1 2 Miles

1 inch equals 1 miles



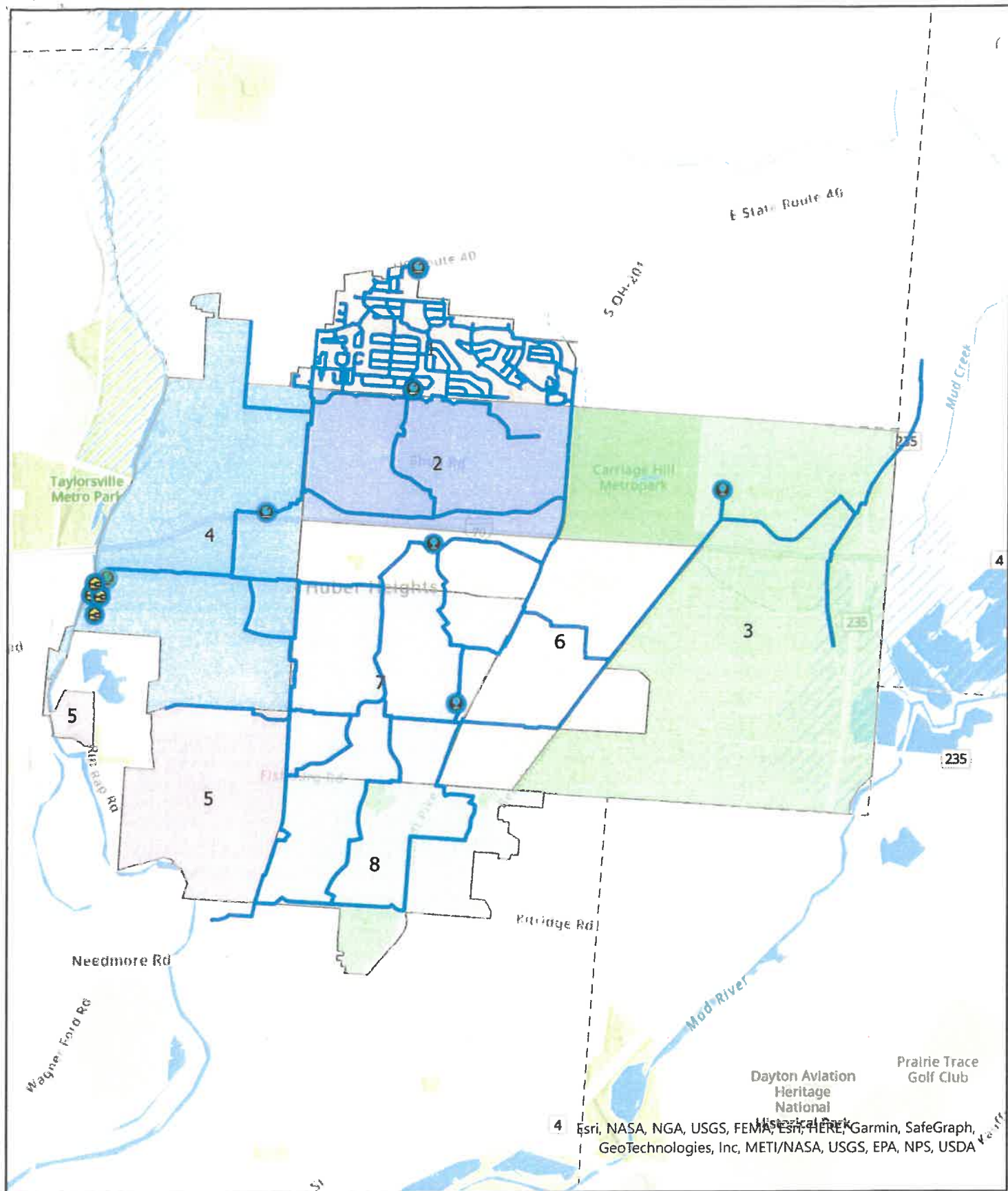
Infrastructure District 1 - Roads



1 inch equals 1 miles



Infrastructure District 1 - Water



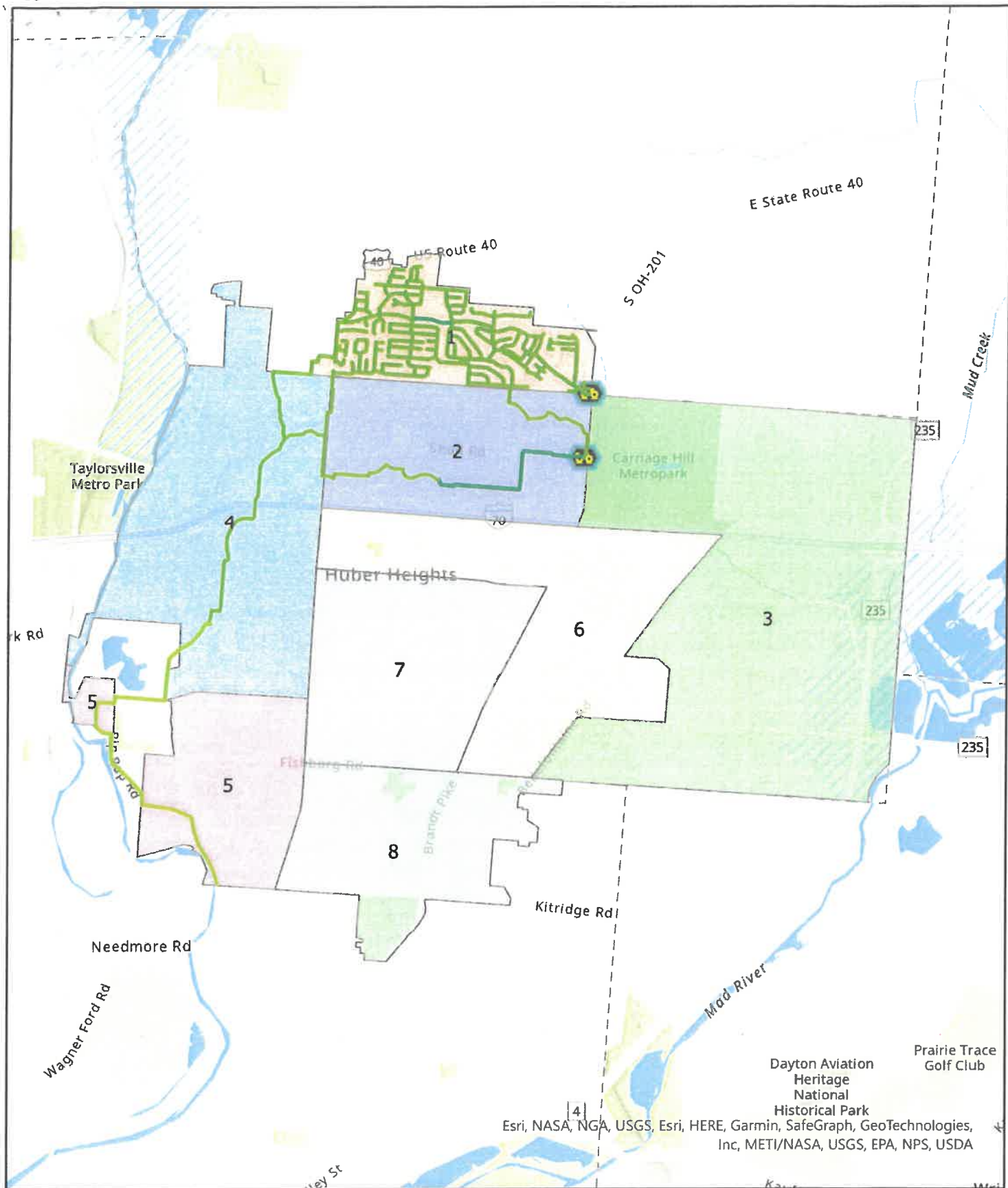
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	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 1 - Sanitary Sewer



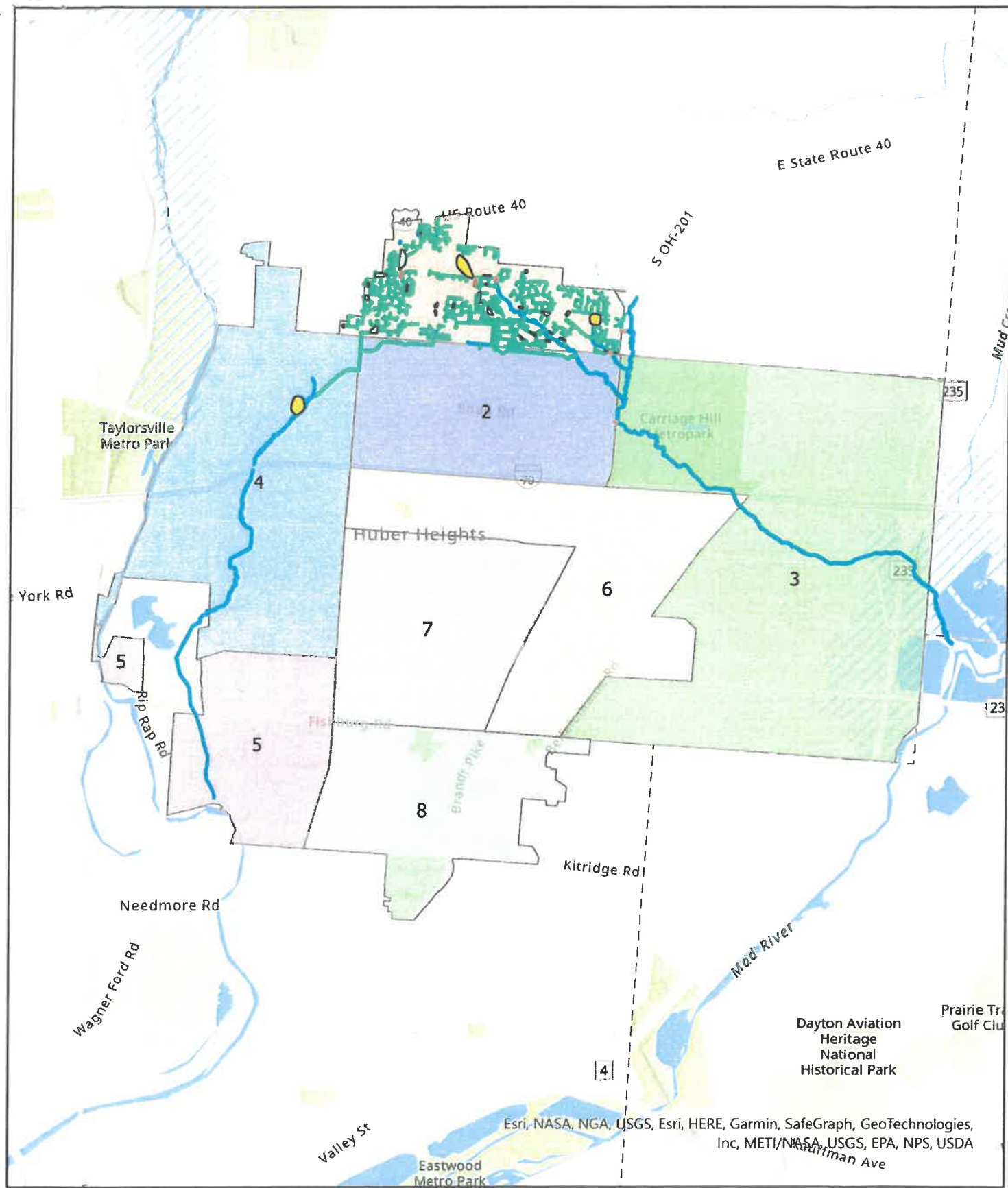
- District 1 Gravity Mains
- District 1 Force Mains
- bb District 1 Lift Stations
- District 1 Tri Cities Gravity Mains

0 0.5 1 2
Miles

1 inch equals 1 miles

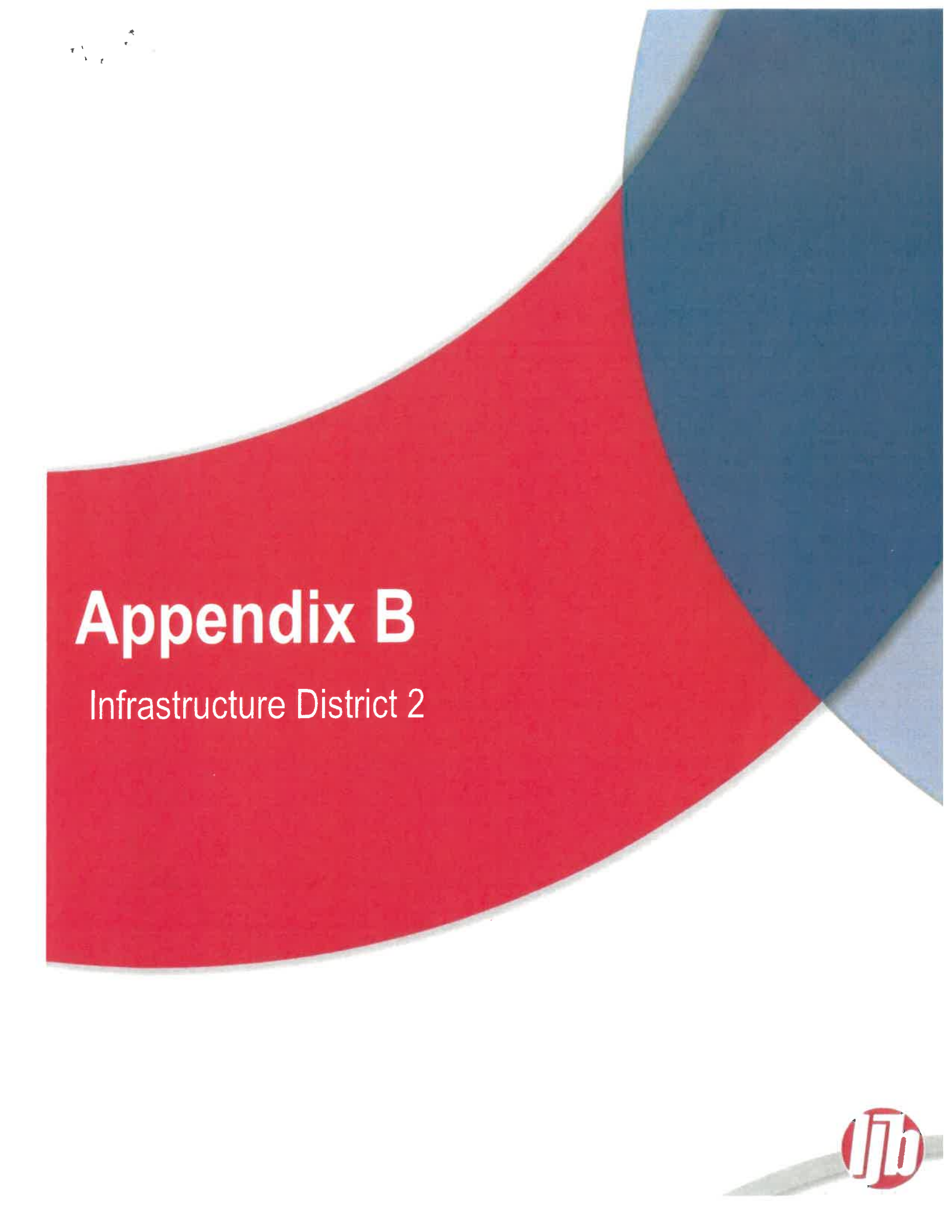


Infrastructure District 1 - Stormwater



1 inch equals 1 miles



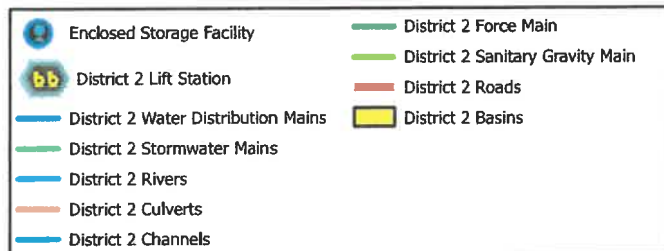
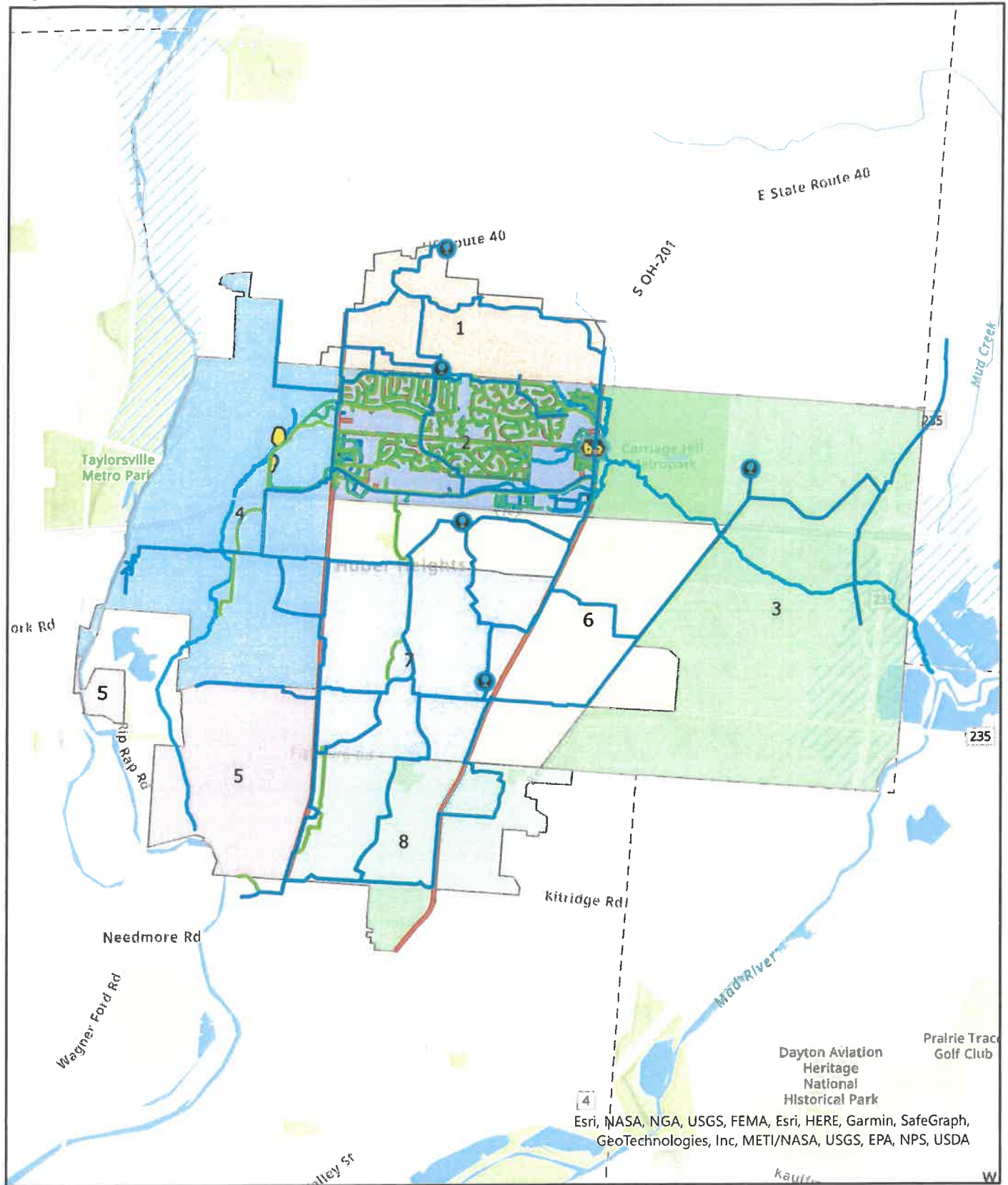


Appendix B

Infrastructure District 2



Infrastructure District 2 - Overview



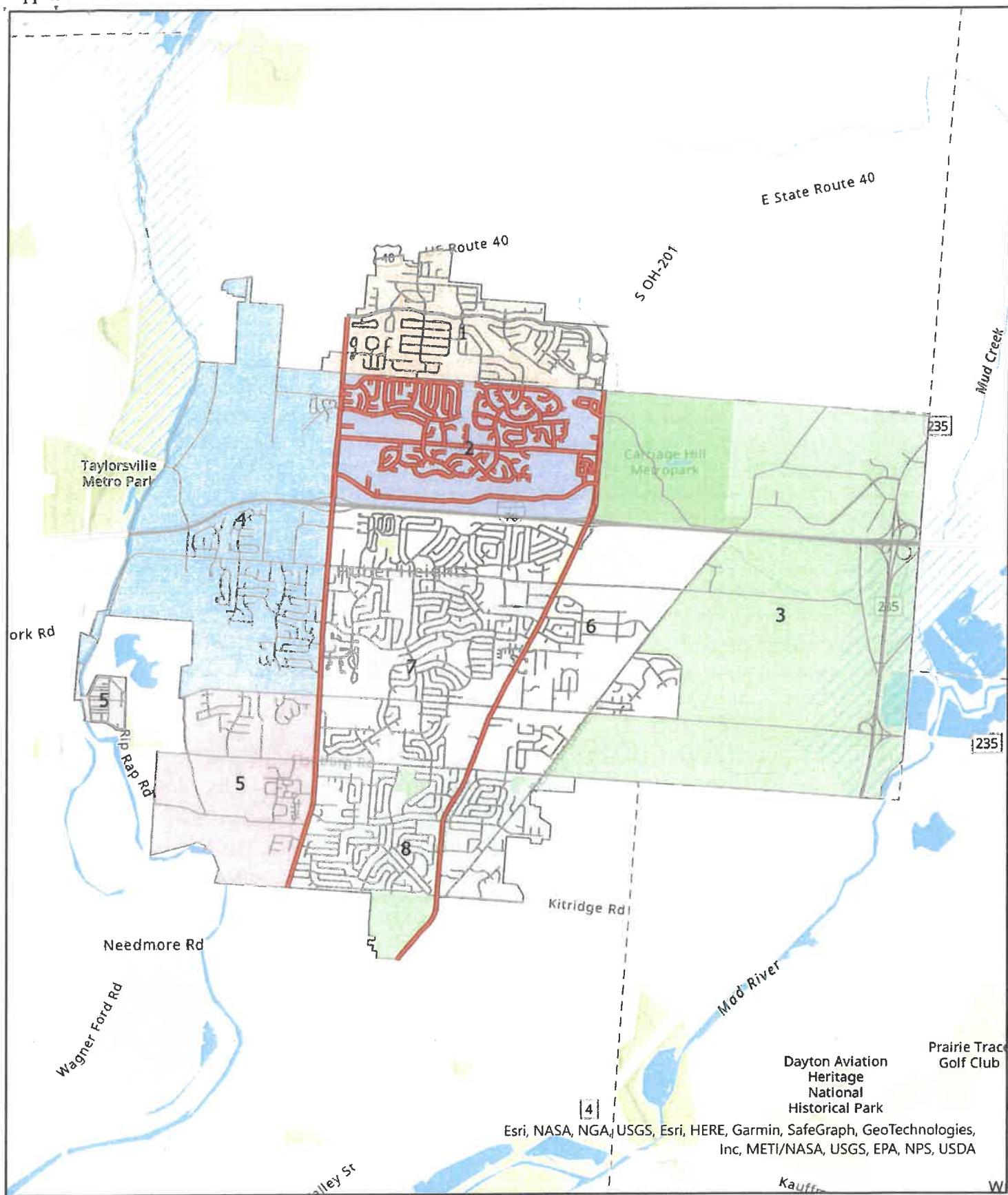
0 0.5 1 2 Miles

1 inch equals 1 miles



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Infrastructure District 2 - Roads



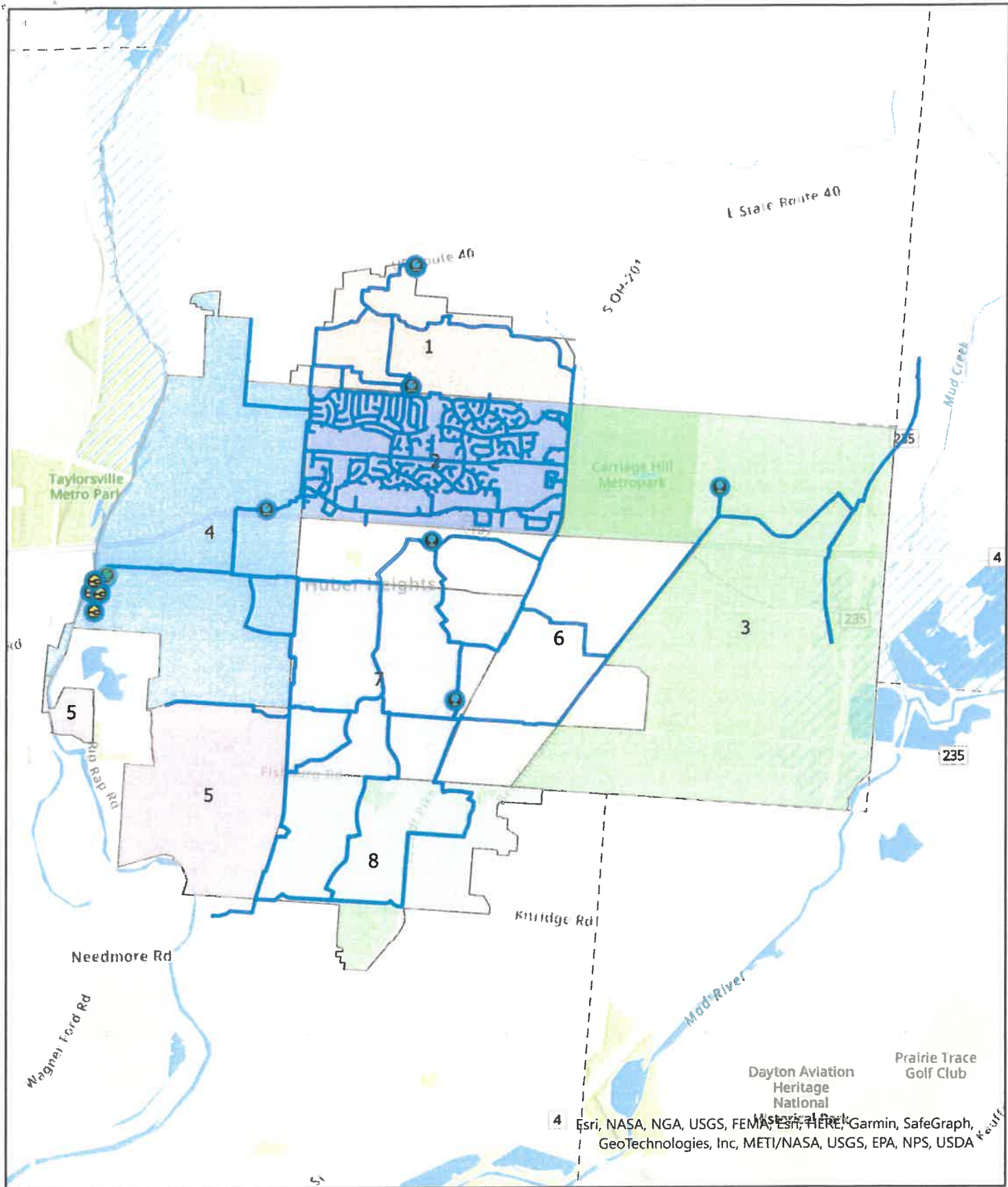
— District 2 Roads
— Huber Heights Streets

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 2 - Water



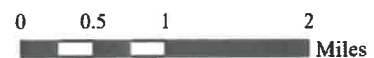
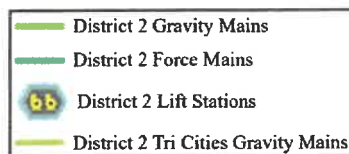
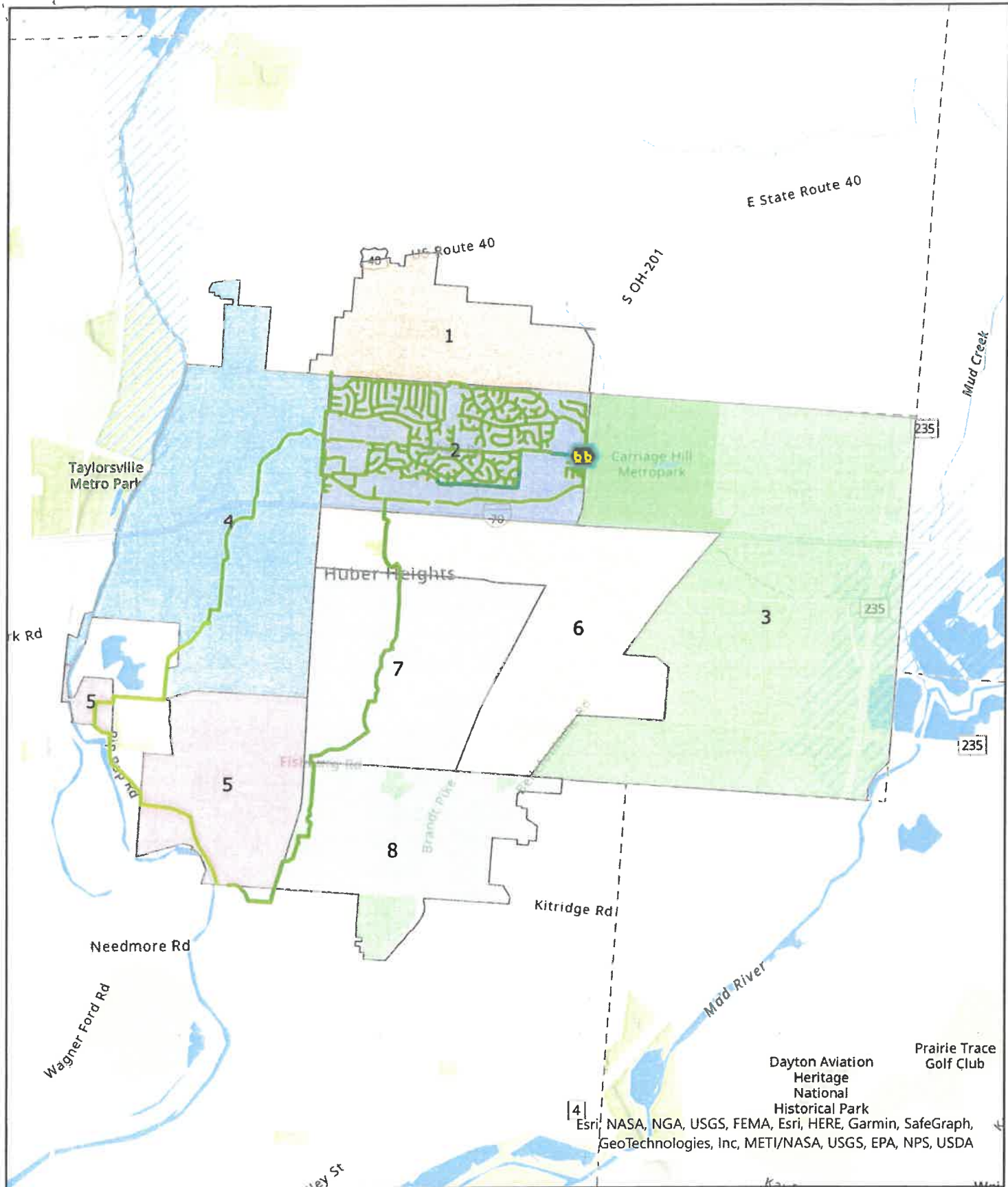
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	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



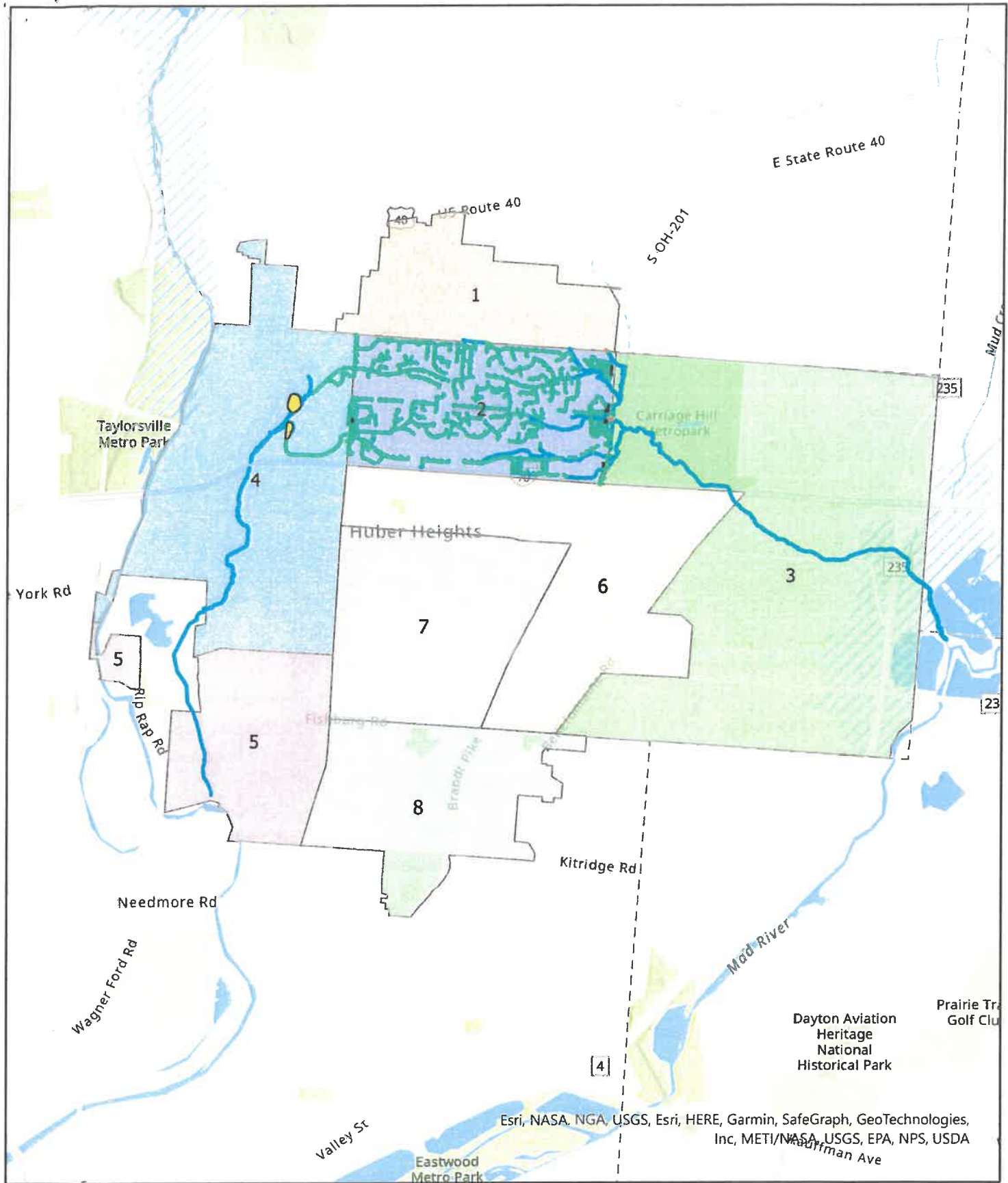
Infrastructure District 2 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 2 - Stormwater



— District 2 Stormwater Mains	— District 2 Channels
— District 2 Rivers	 District 2 Basins
— District 2 Culverts	



1 inch equals 1 miles

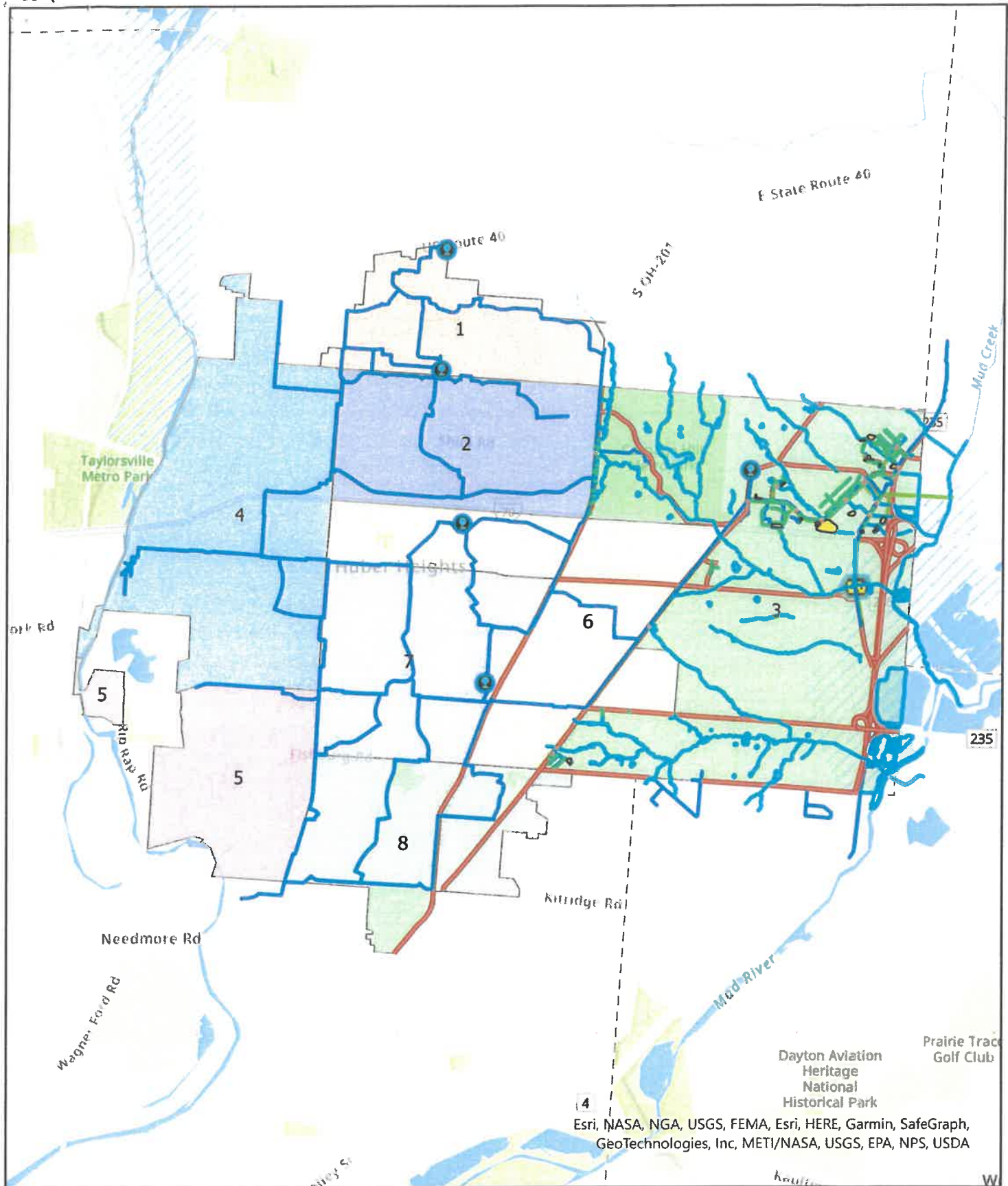


Appendix C

Infrastructure District 3



Infrastructure District 3 - Overview



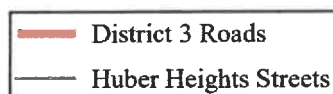
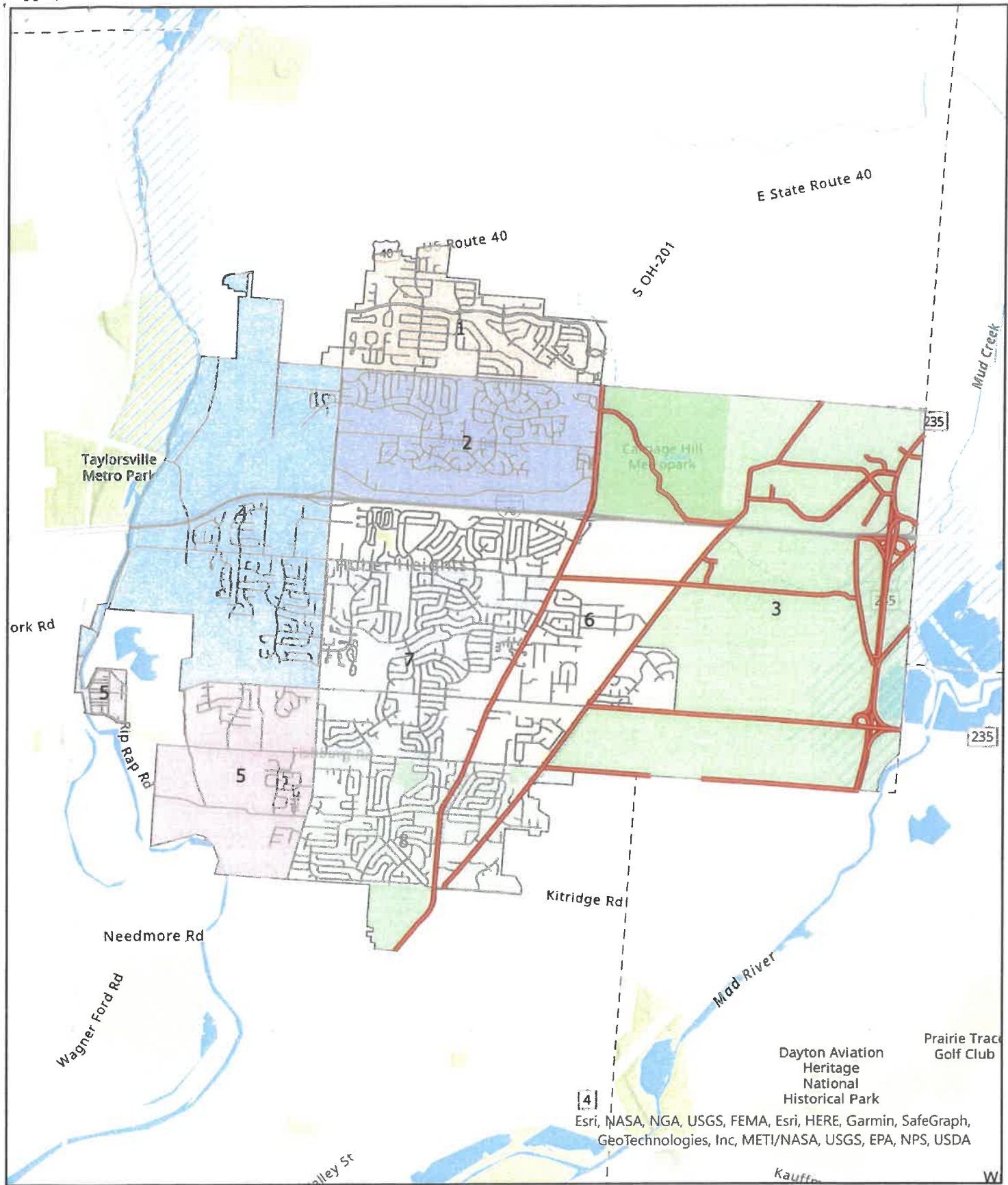
- | | |
|-------------------------------------|----------------------------------|
| Enclosed Storage Facility | District 3 Force Main |
| District 3 Lift Station | District 3 Sanitary Gravity Main |
| District 3 Water Distribution Mains | District 3 Roads |
| District 3 Stormwater Mains | District 3 Basins |
| District 3 Rivers | |
| District 3 Culverts | |

0 0.5 1 2 Miles

1 inch equals 1 miles



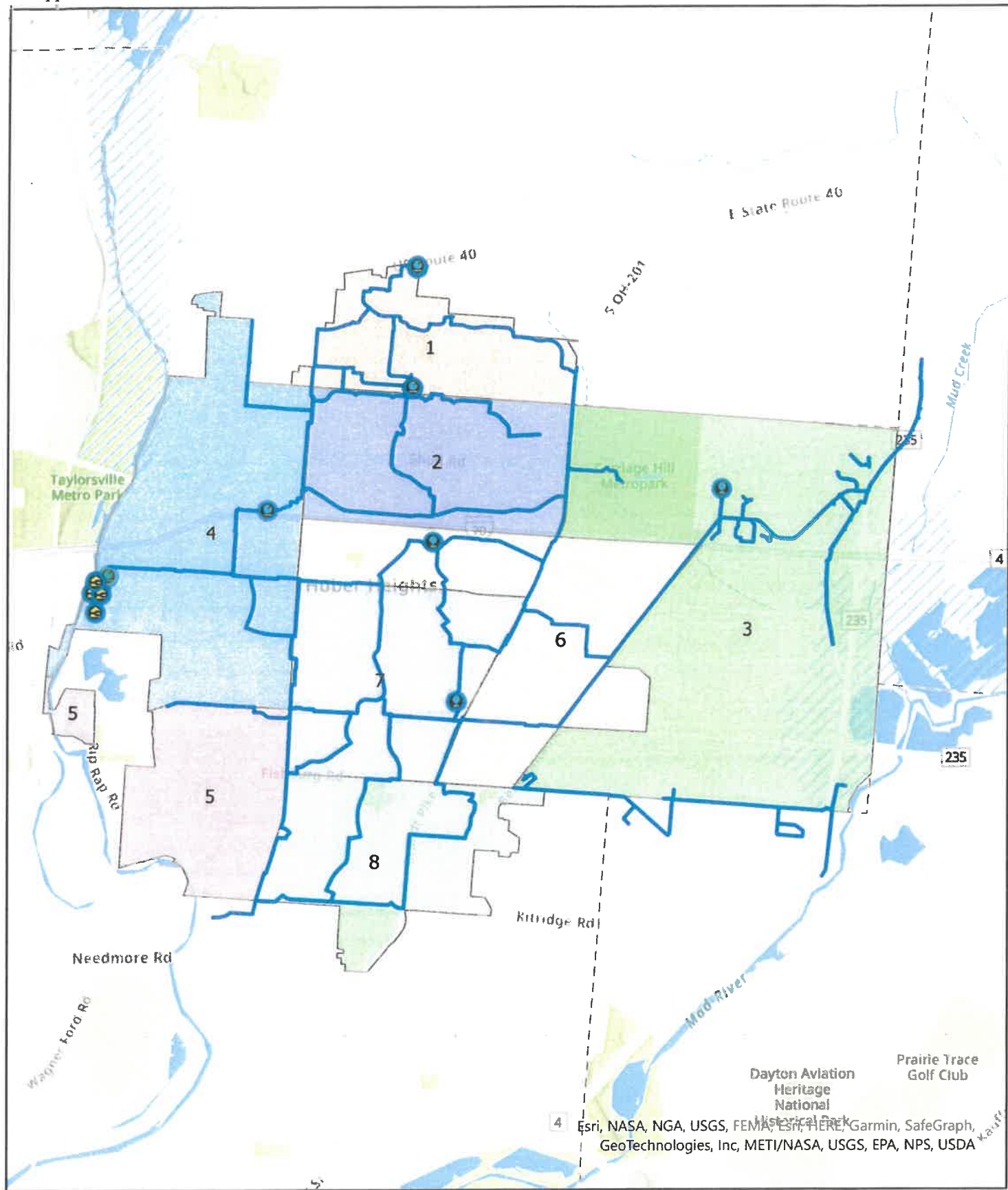
Infrastructure District 3 - Roads



1 inch equals 1 miles



Infrastructure District 3 - Water



	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles

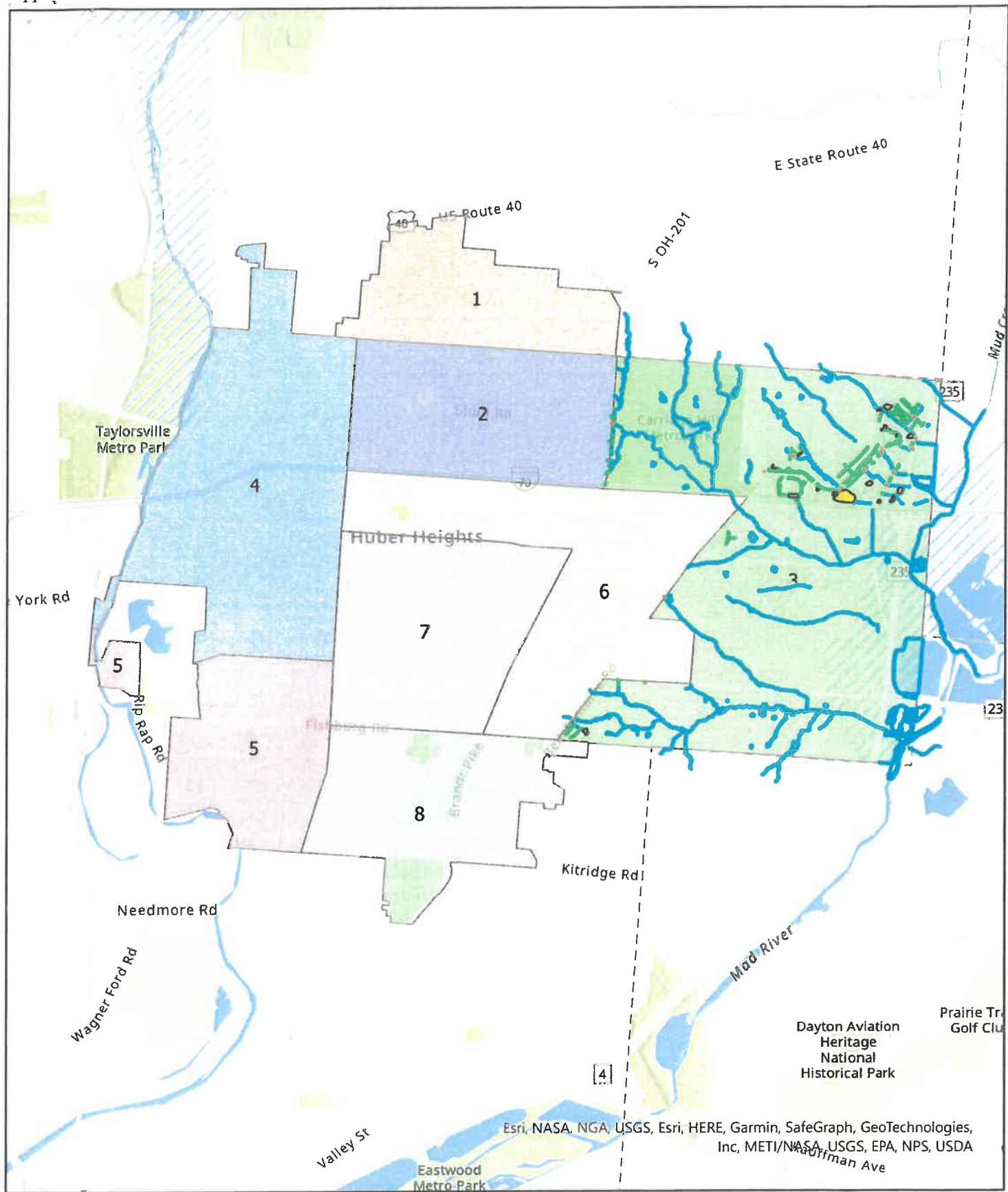


Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



-
- 0 0.5 1 2 Miles

Infrastructure District 3 - Stormwater



 District 3 Stormwater Mains	 District 3 Channels
 District 3 Rivers	 District 3 Basins
 District 3 Culverts	

0 0.5 1 2
Miles

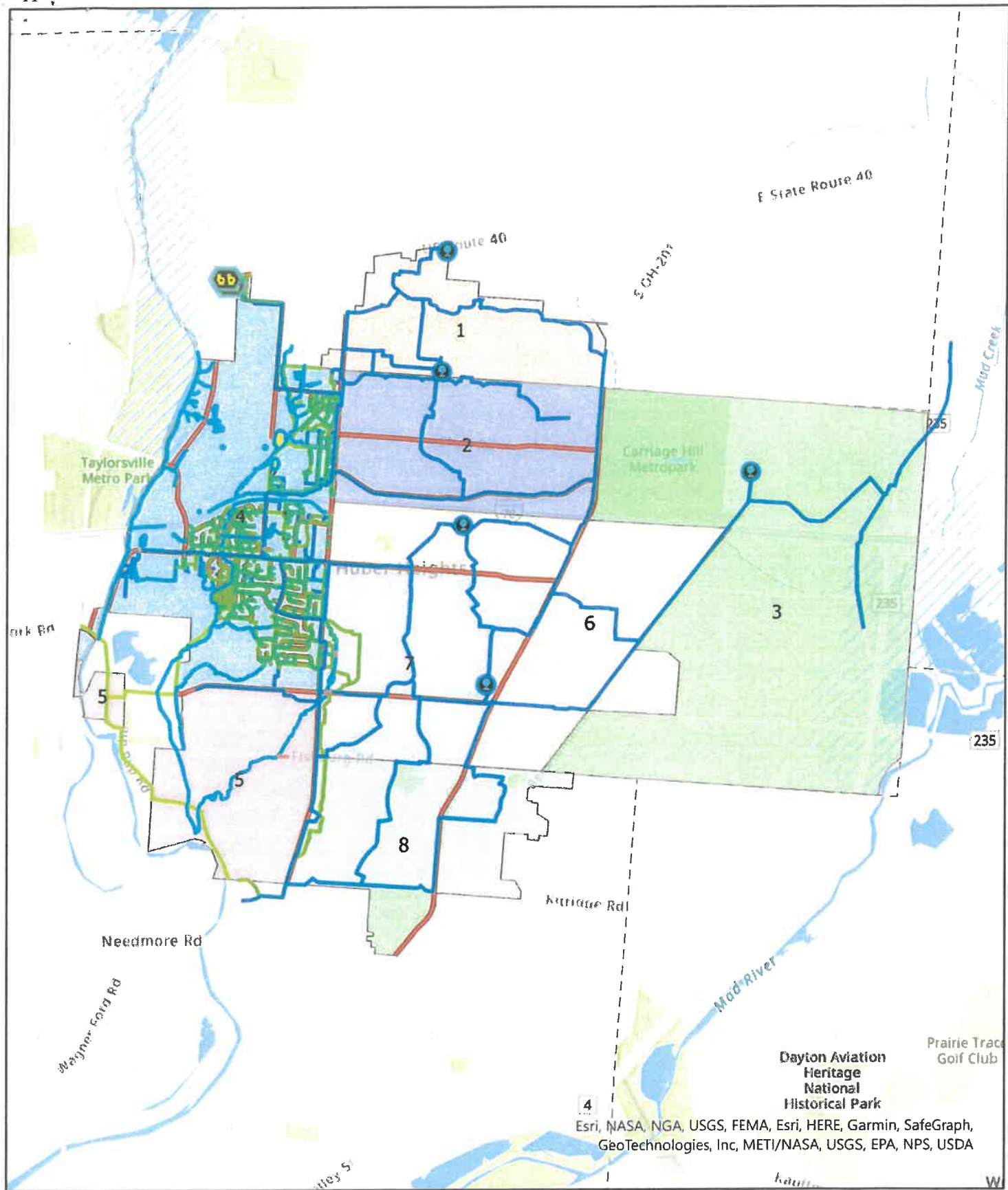
1 inch equals 1 miles



Appendix D

Infrastructure District 4

Infrastructure District 4 - Overview



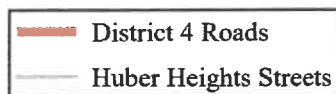
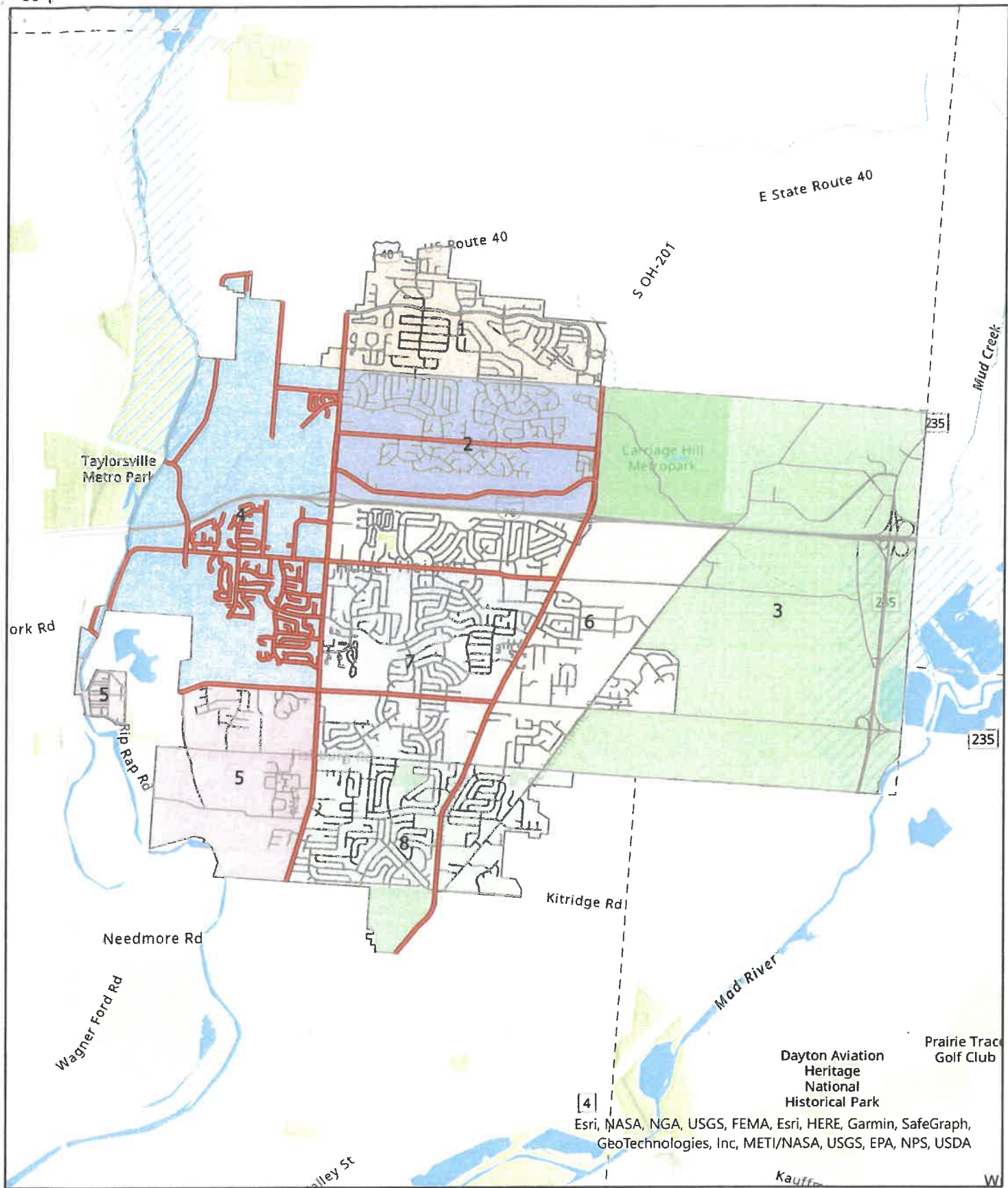
- | | |
|-------------------------------------|-------------------------------------|
| Enclosed Storage Facility | District 4 Sanitary Gravity Mains |
| District 4 Lift Stations | District 4 Force Mains |
| District 4 Water Distribution Mains | District 4 Tri Cities Gravity Mains |
| District 4 Stormwater Mains | District 4 Roads |
| District 4 Rivers | District 4 Basins |
| District 4 Culverts | |

0 0.5 1 2 Miles

1 inch equals 1 miles



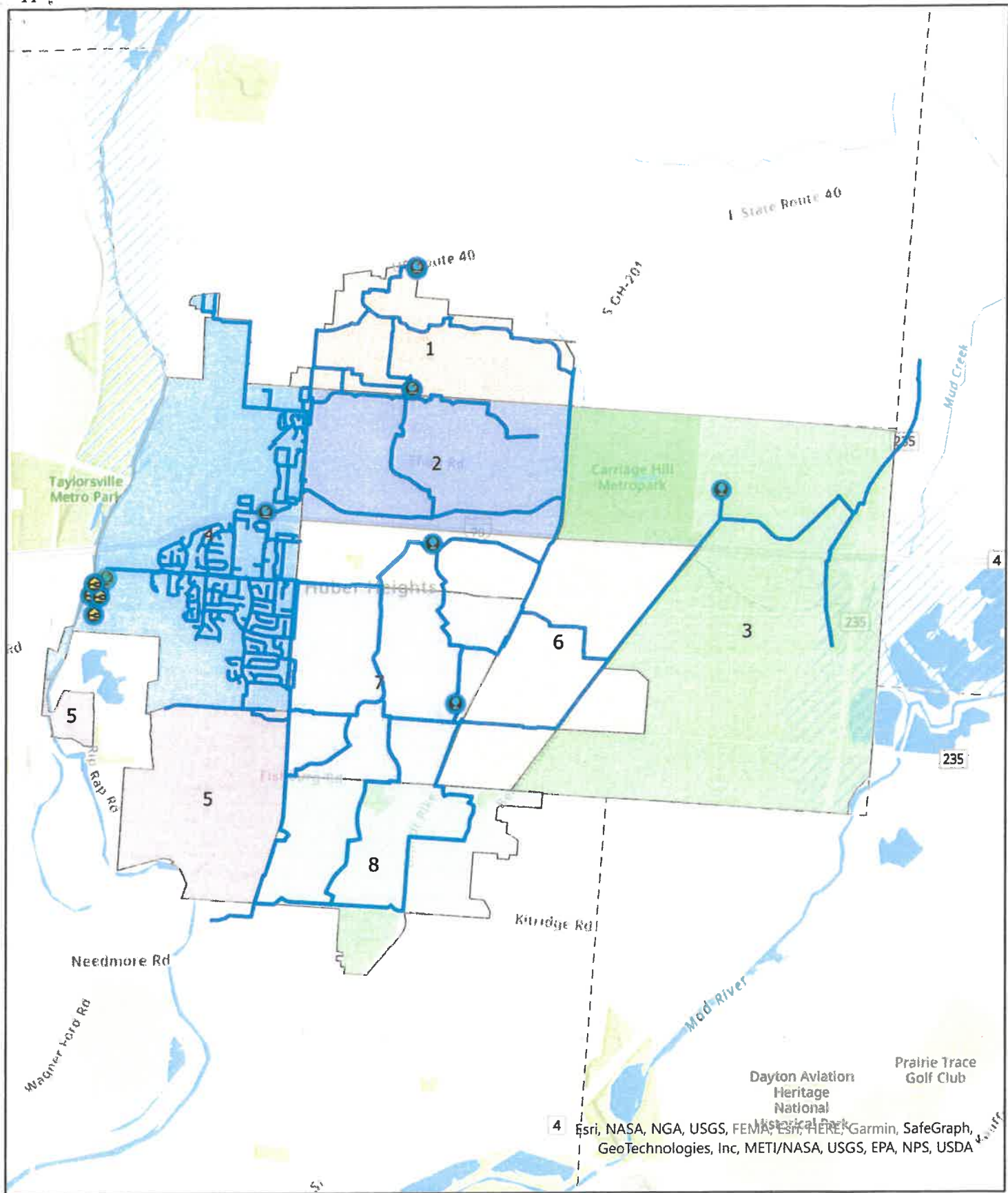
Infrastructure District 4 - Roads



1 inch equals 1 miles



Infrastructure District 4 - Water



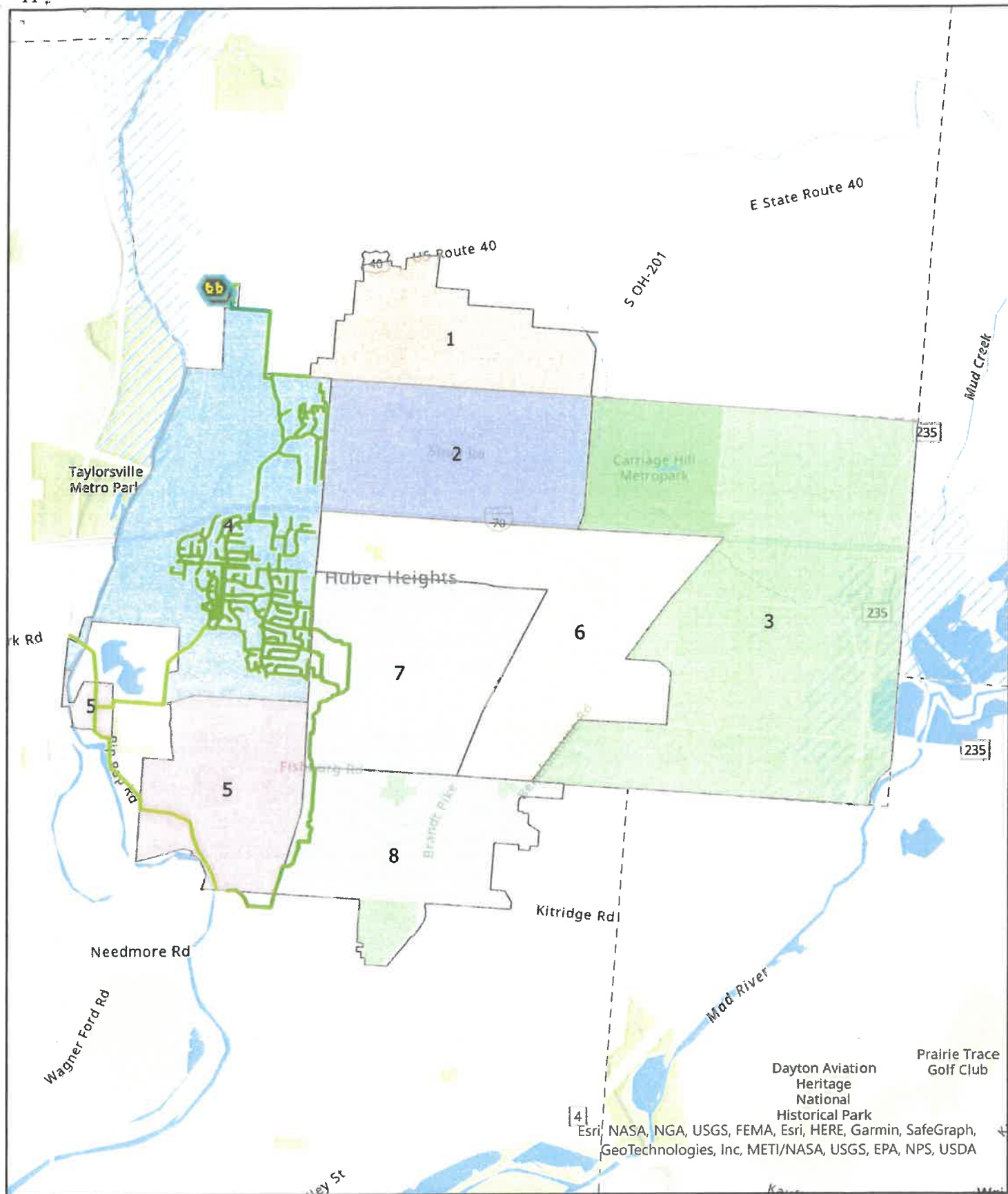
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 4 - Sanitary Sewer



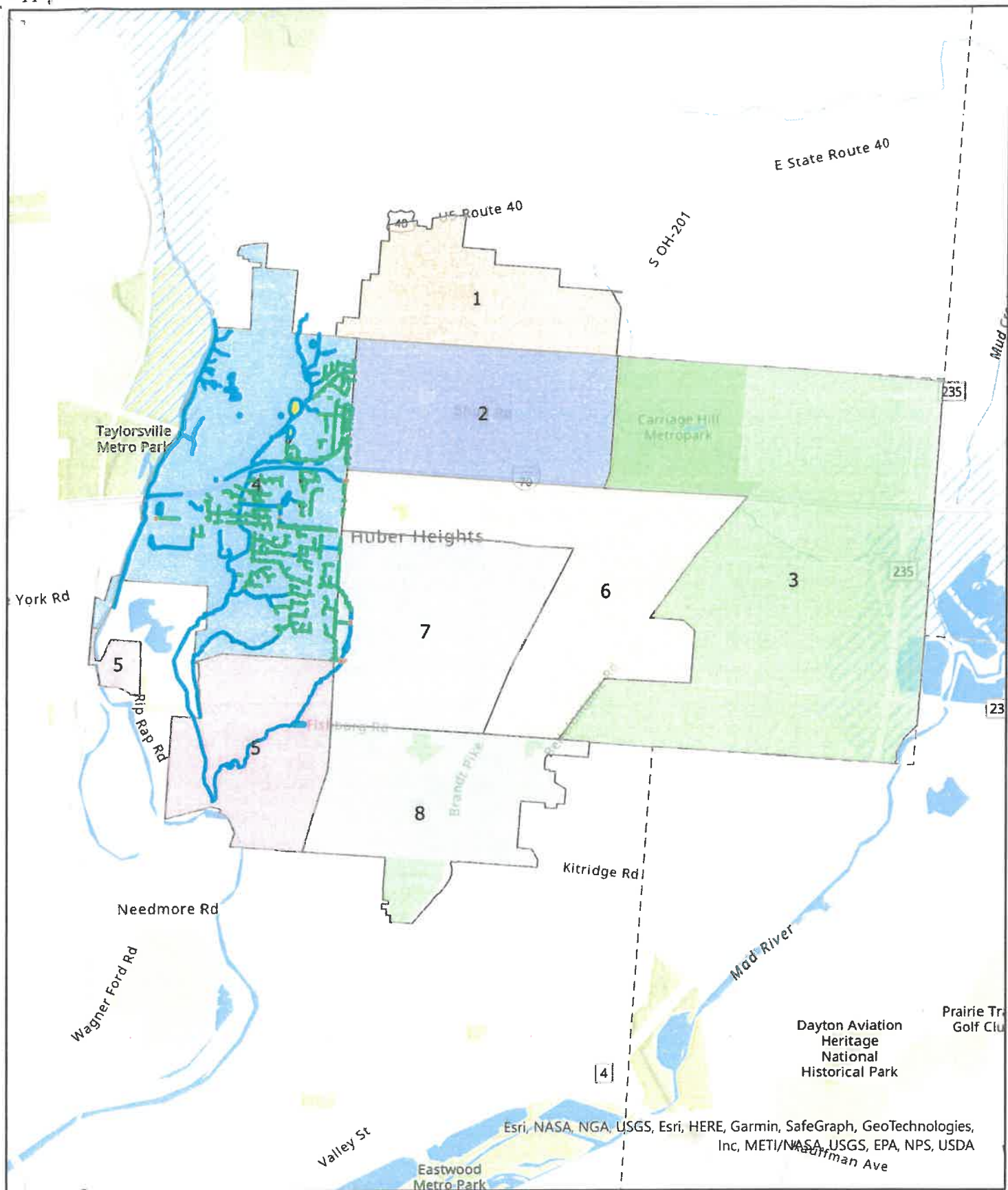
	District 4 Gravity Mains
	District 4 Force Mains
	District 4 Lift Stations
	District 4 Tri Cities Gravity Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 4 - Stormwater



 District 4 Stormwater Mains	 District 4 Channels
 District 4 Rivers	 District 4 Basins
 District 4 Culverts	

0 0.5 1 2 Miles

1 inch equals 1 miles

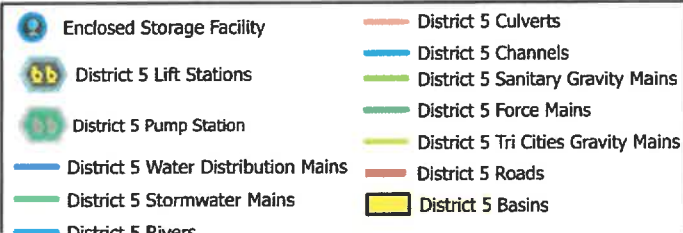
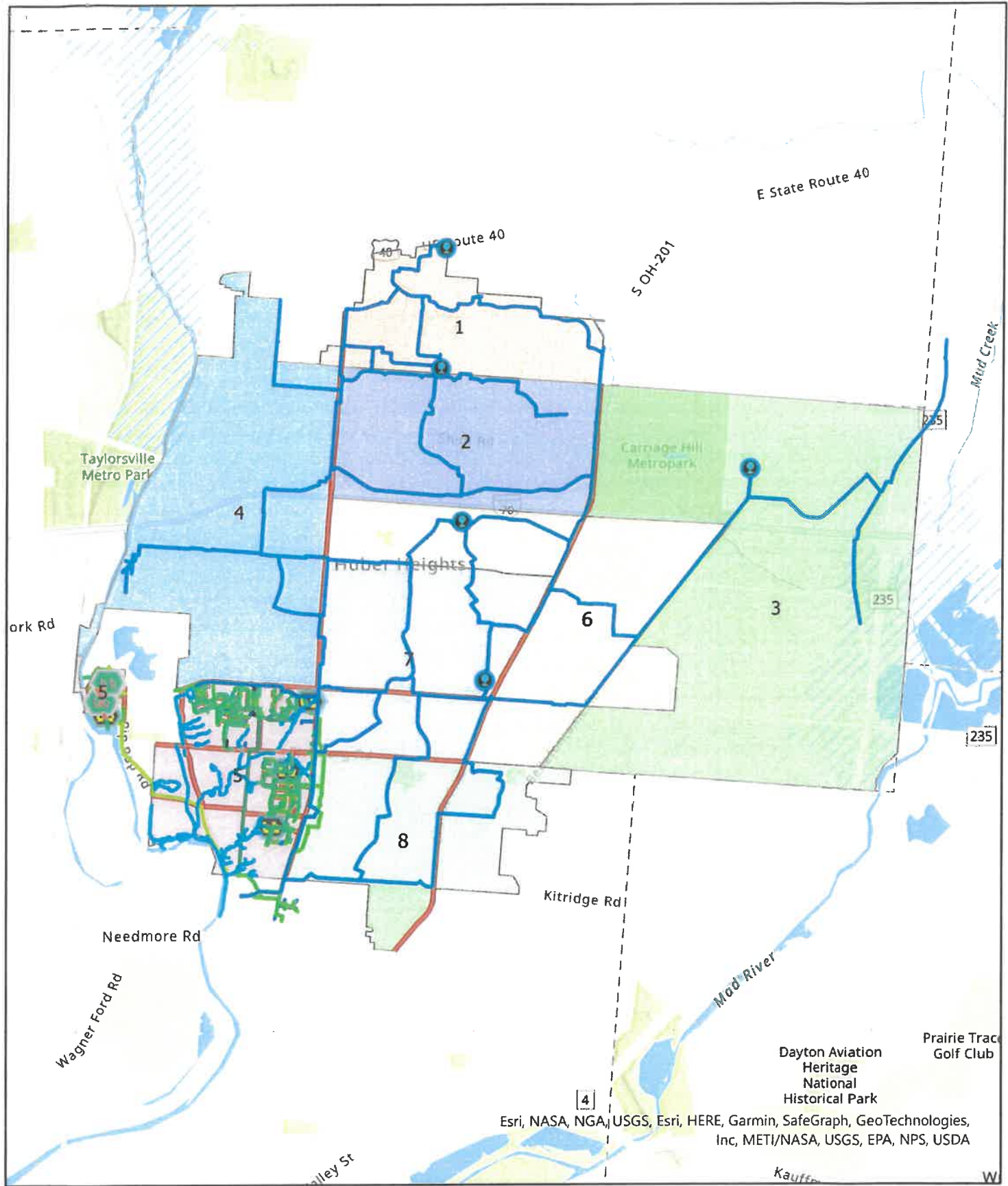


Appendix E

Infrastructure District 5



Infrastructure District 5 - Overview

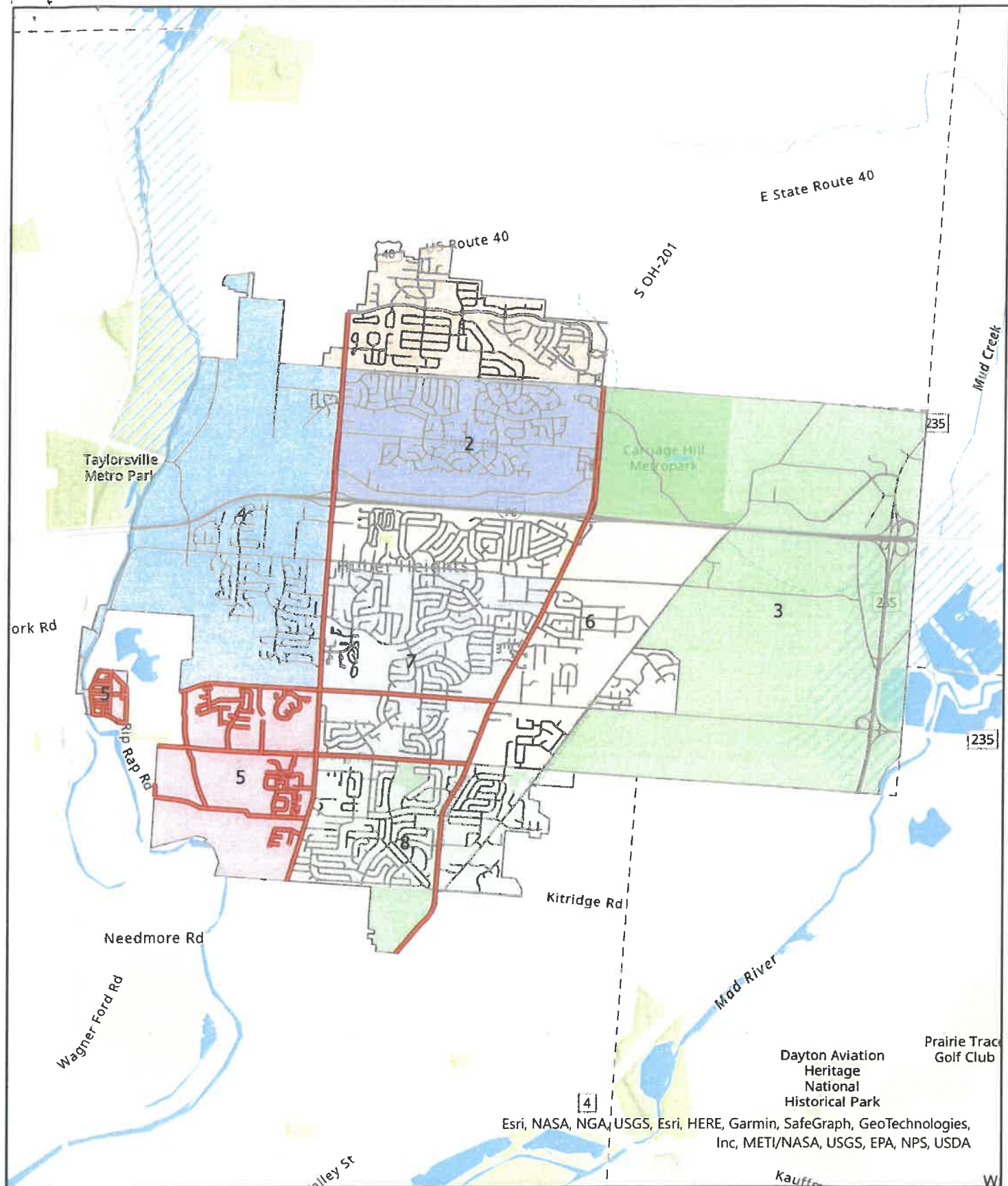


0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 5 - Roads

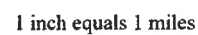
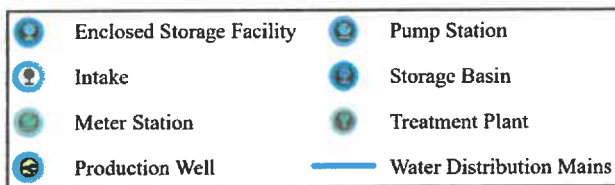
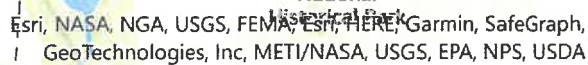


— District 5 Roads
— Huber Heights Streets

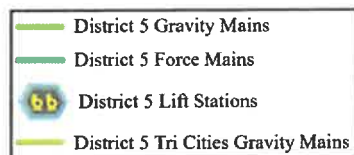
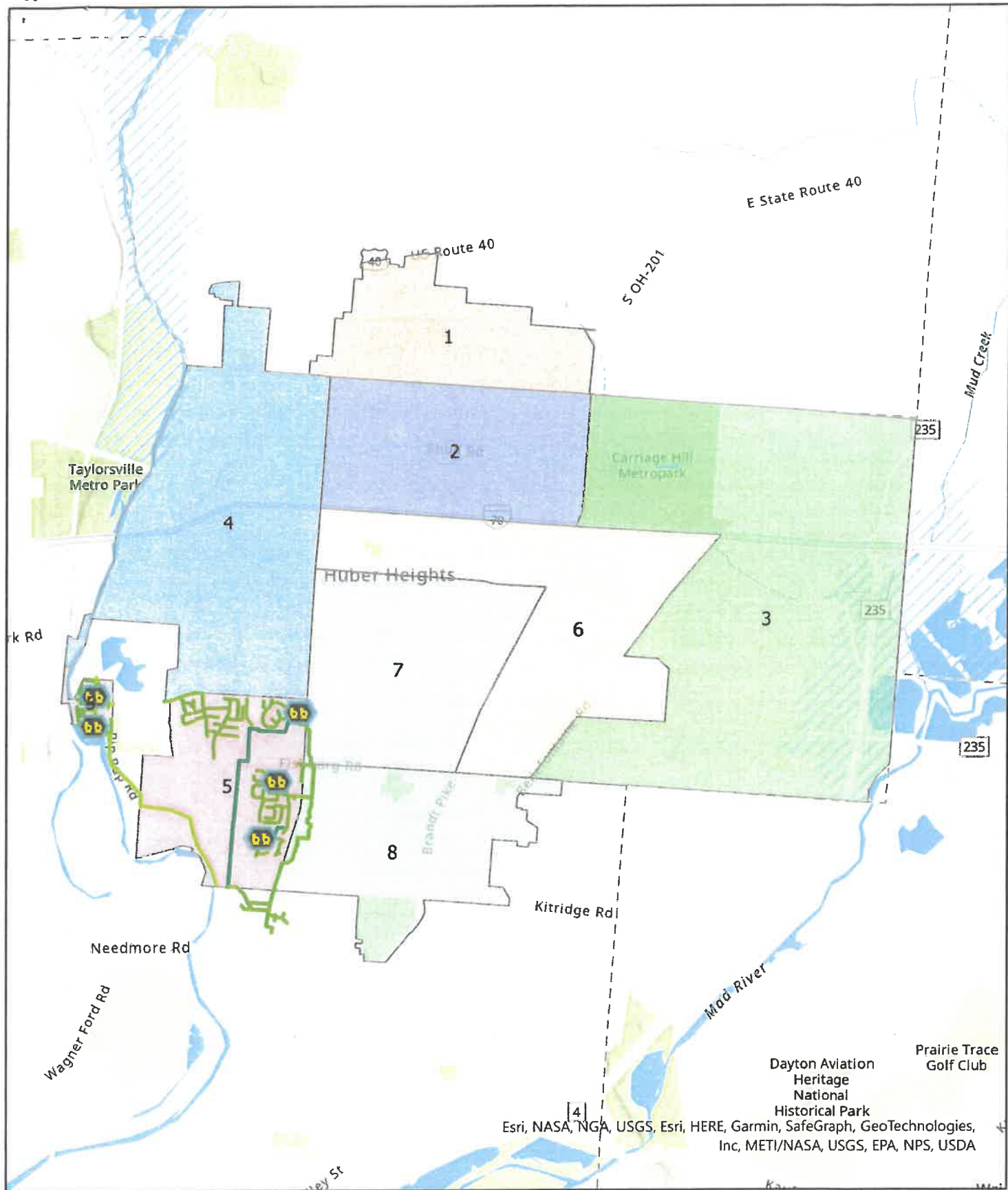
0 0.5 1 2 Miles

1 inch equals 1 miles





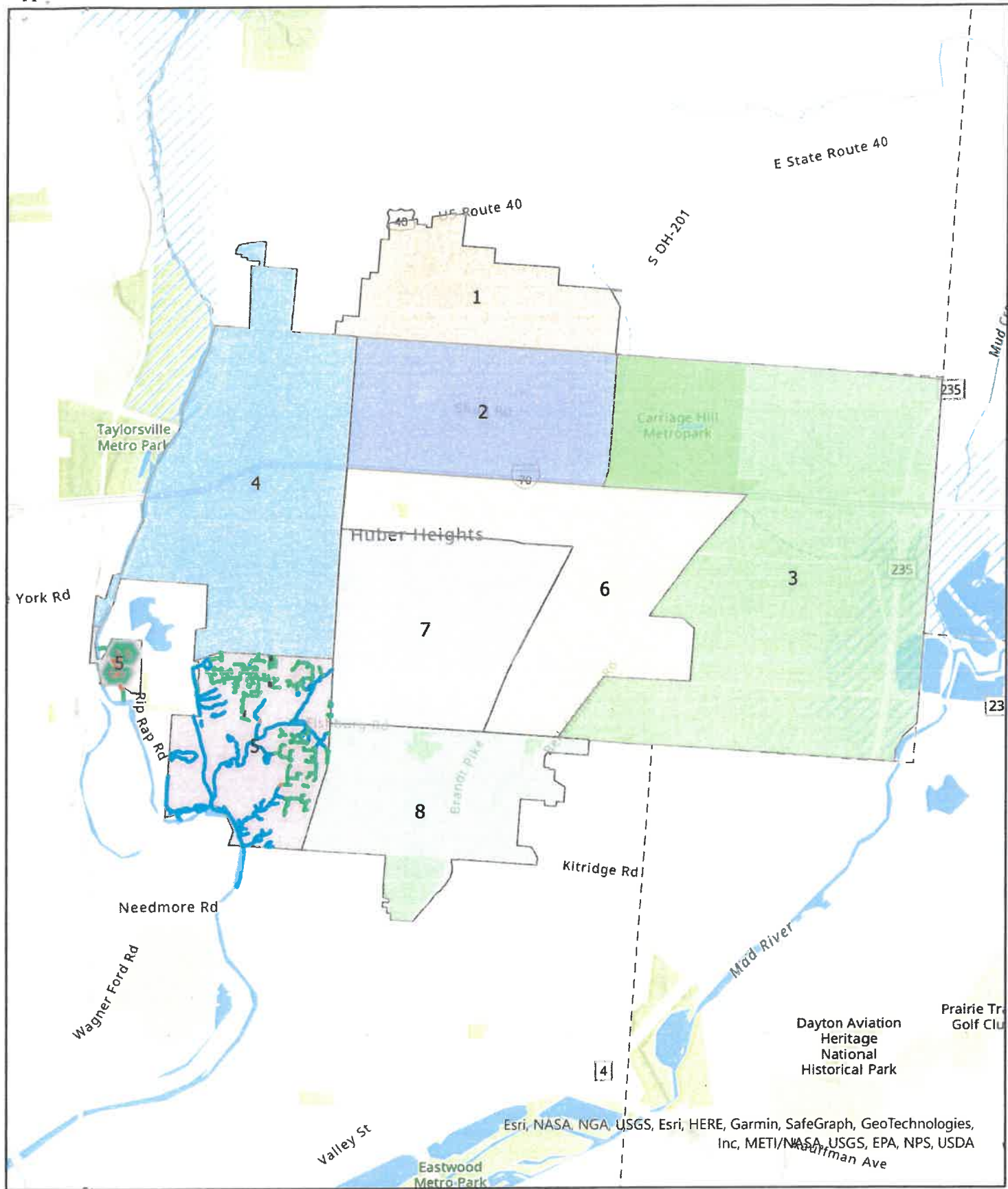
Infrastructure District 5 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 5 - Stormwater



 District 5 Stormwater Mains	 District 5 Channels
 District 5 Rivers	 District 5 Basins
 District 5 Culverts	 Pump Station



1 inch equals 1 miles

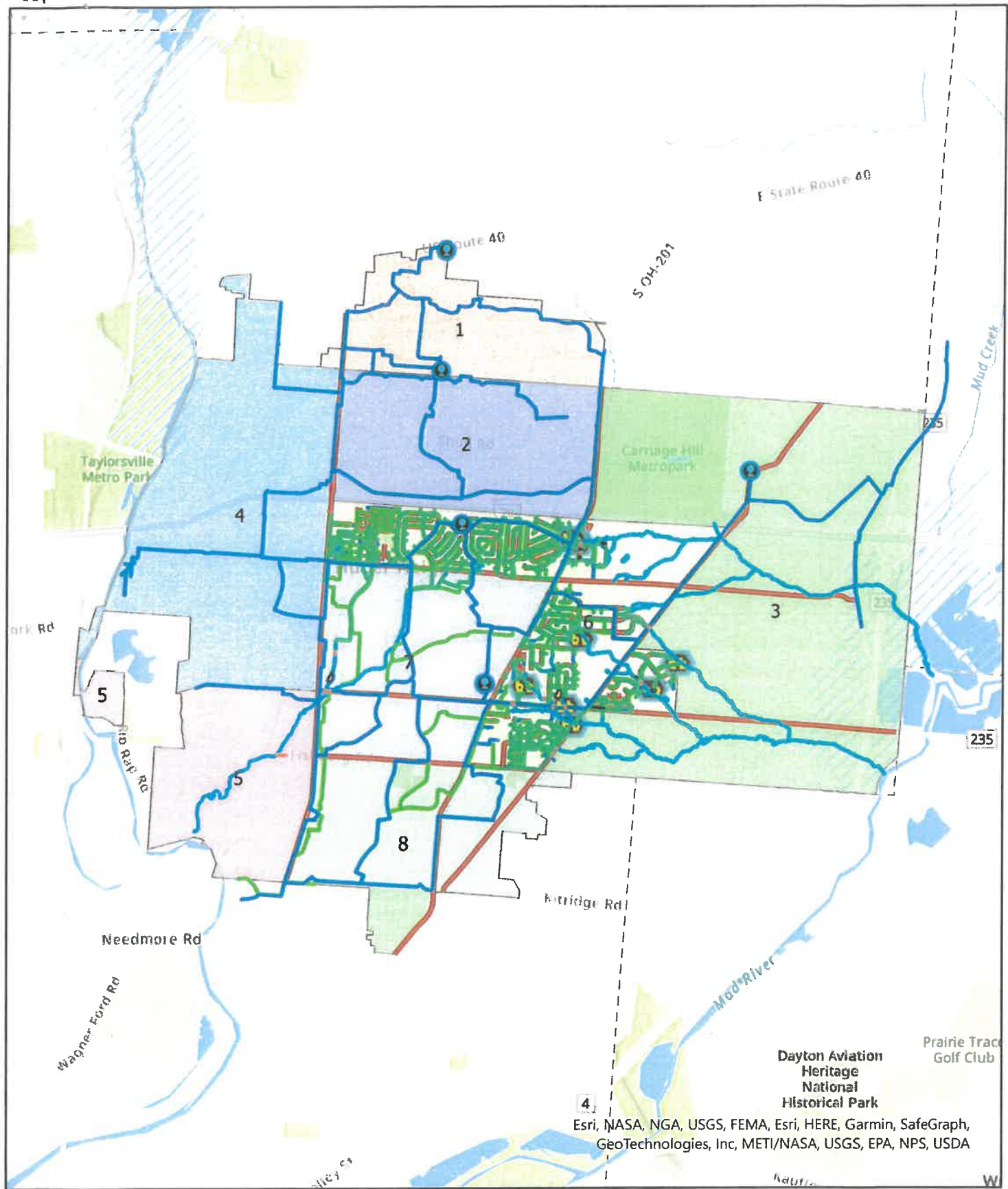


Appendix F

Infrastructure District 6



Infrastructure District 6 - Overview



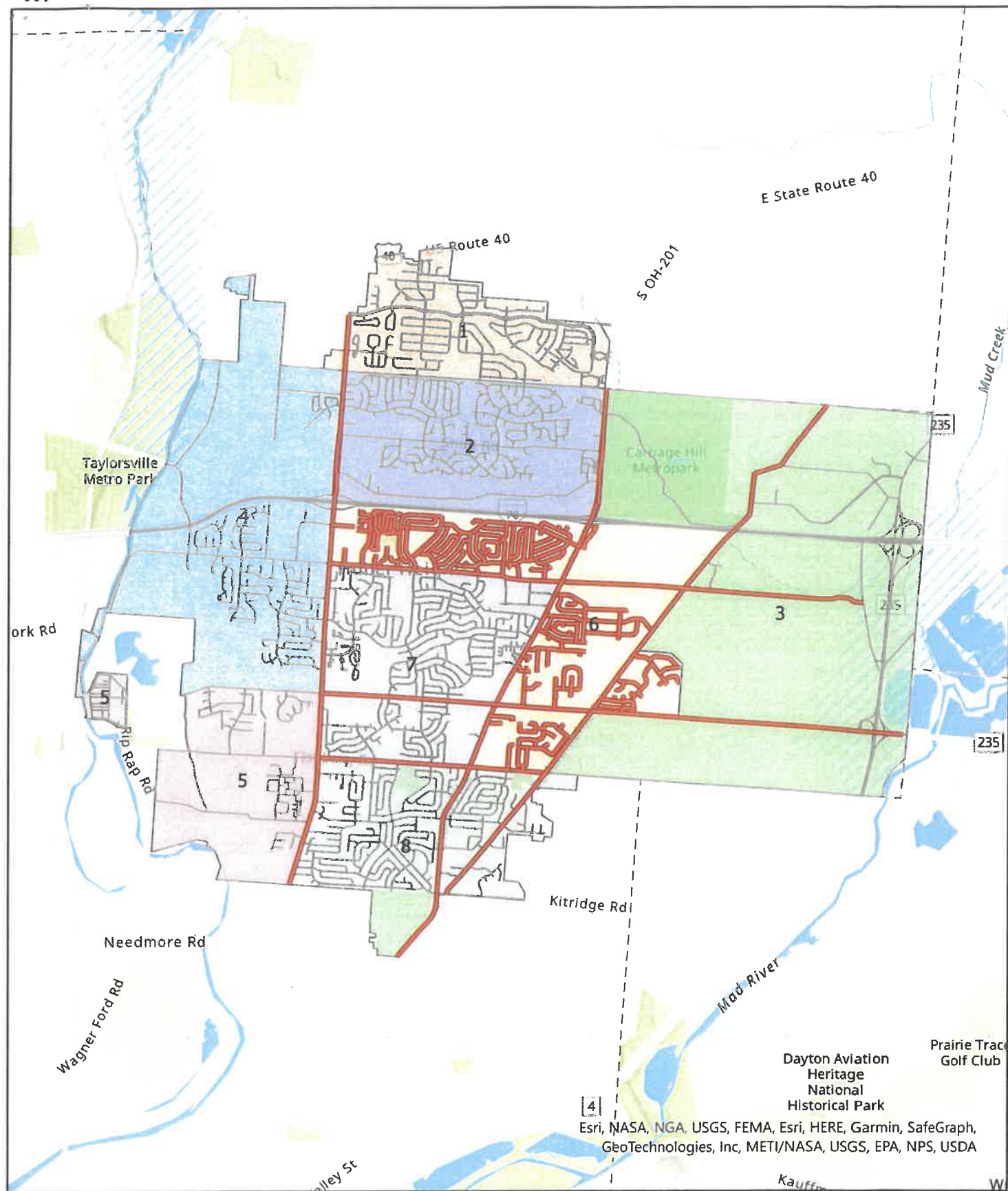
- | | |
|-------------------------------------|----------------------------------|
| Enclosed Storage Facility | District 6 Force Main |
| District 6 Lift Station | District 6 Sanitary Gravity Main |
| District 6 Water Distribution Mains | District 6 Roads |
| District 6 Stormwater Mains | District 6 Basins |
| District 6 Rivers | |
| District 6 Culverts | |

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 6 - Roads



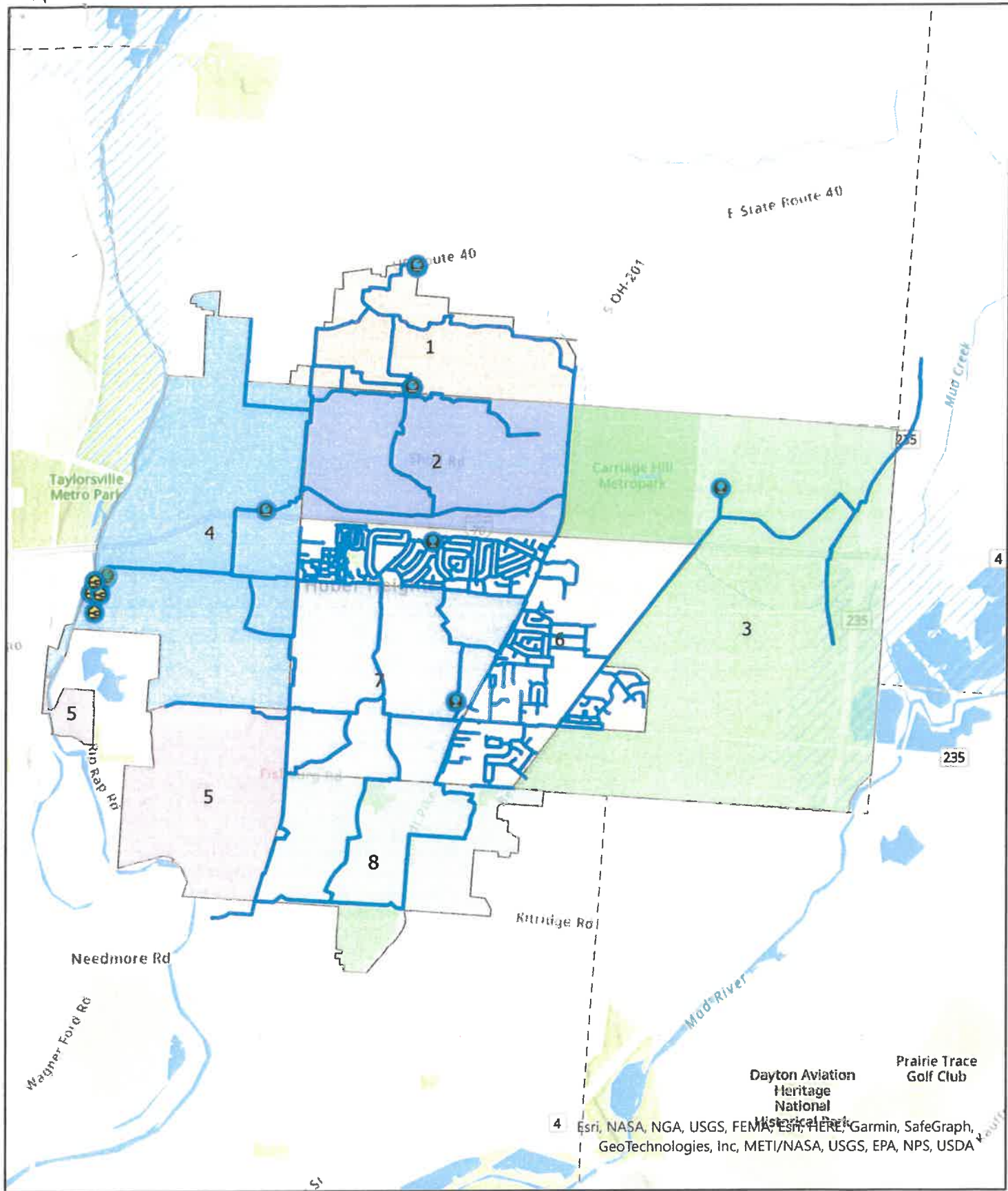
— District 6 Roads
— Huber Heights Streets

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 6 - Water



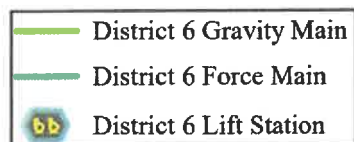
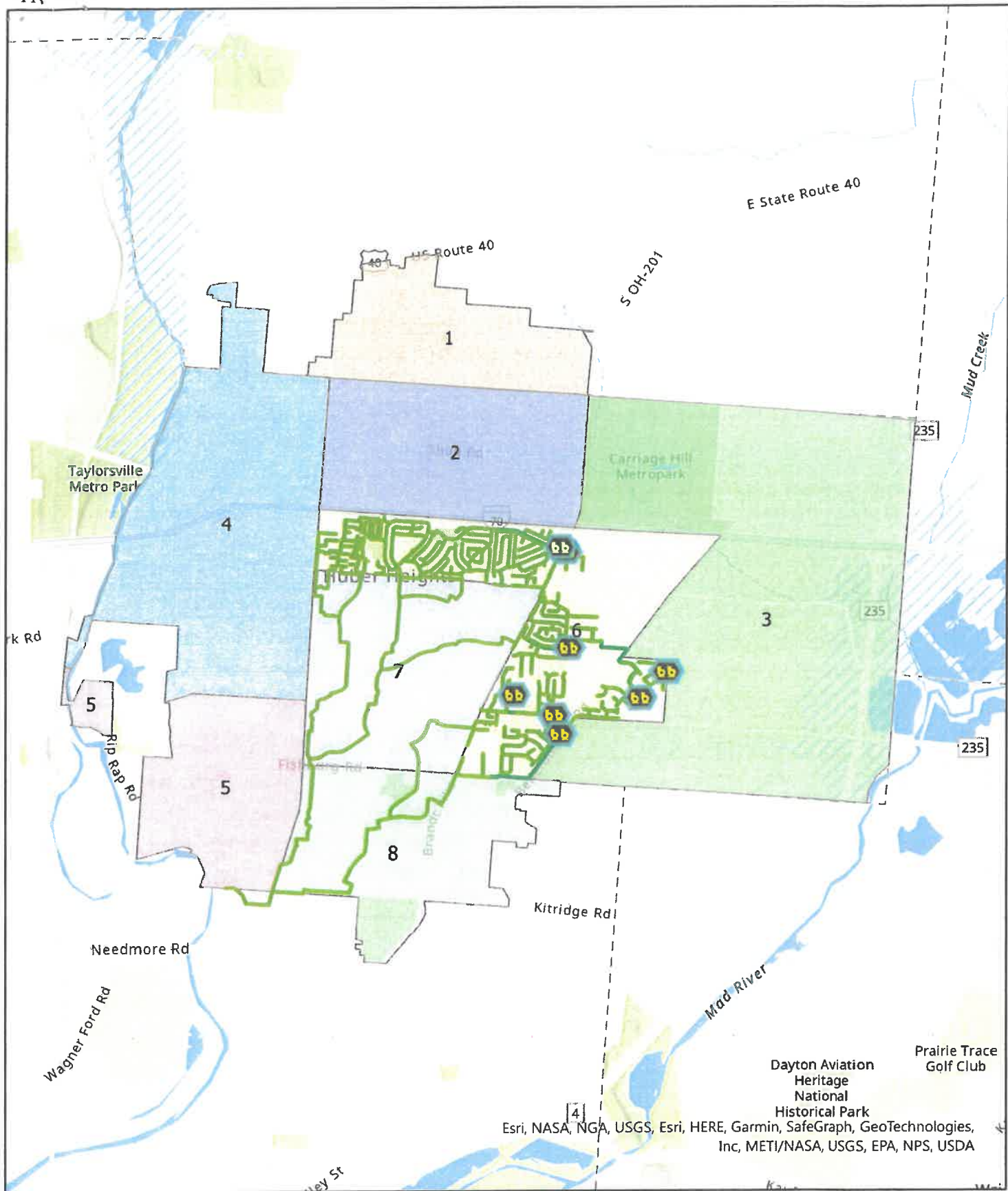
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



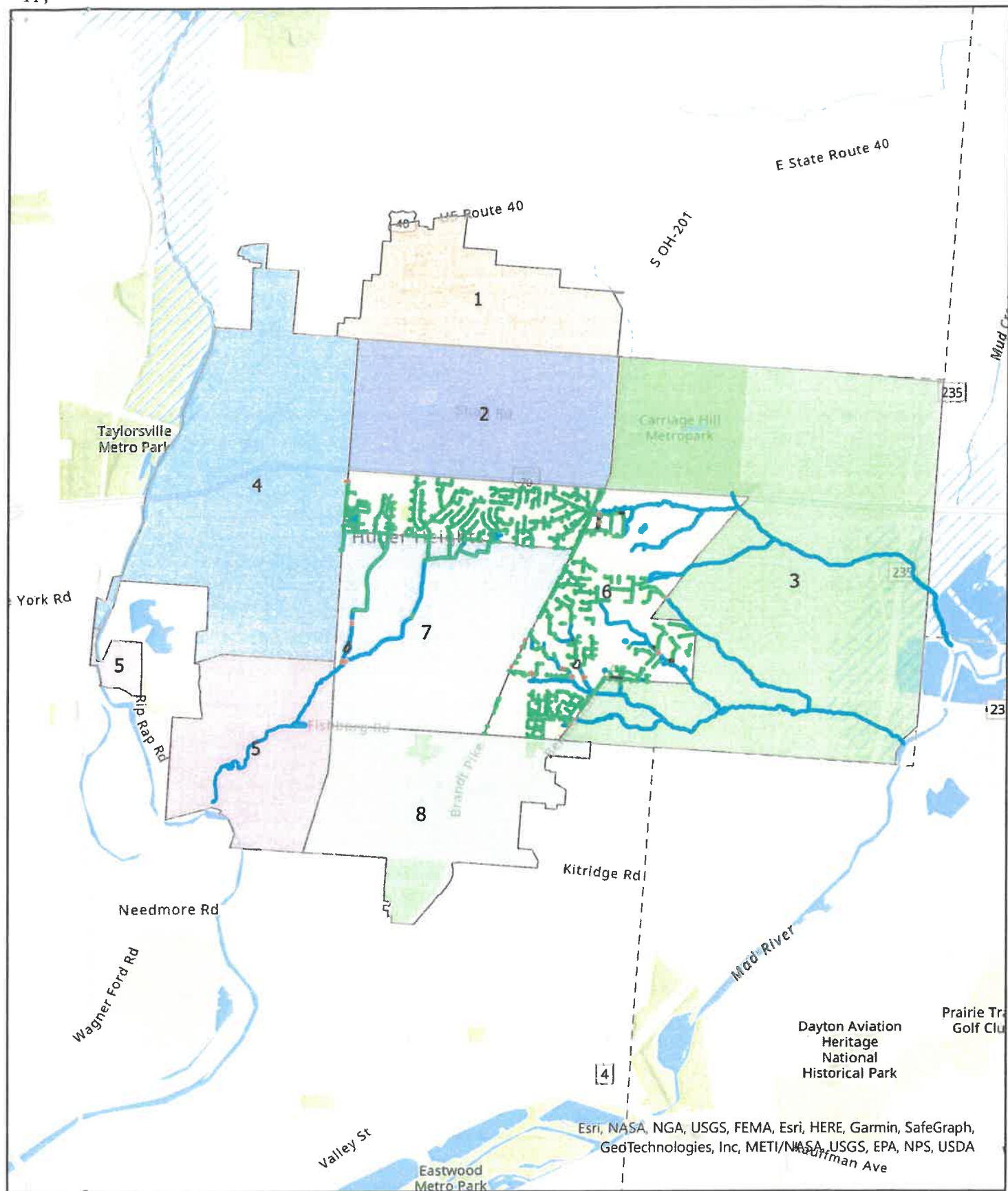
Infrastructure District 6 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 6 - Stormwater



 District 6 Stormwater Mains	 District 6 Channels
 District 6 Rivers	 District 6 Basins
 District 6 Culverts	

0 0.5 1 2 Miles

1 inch equals 1 miles



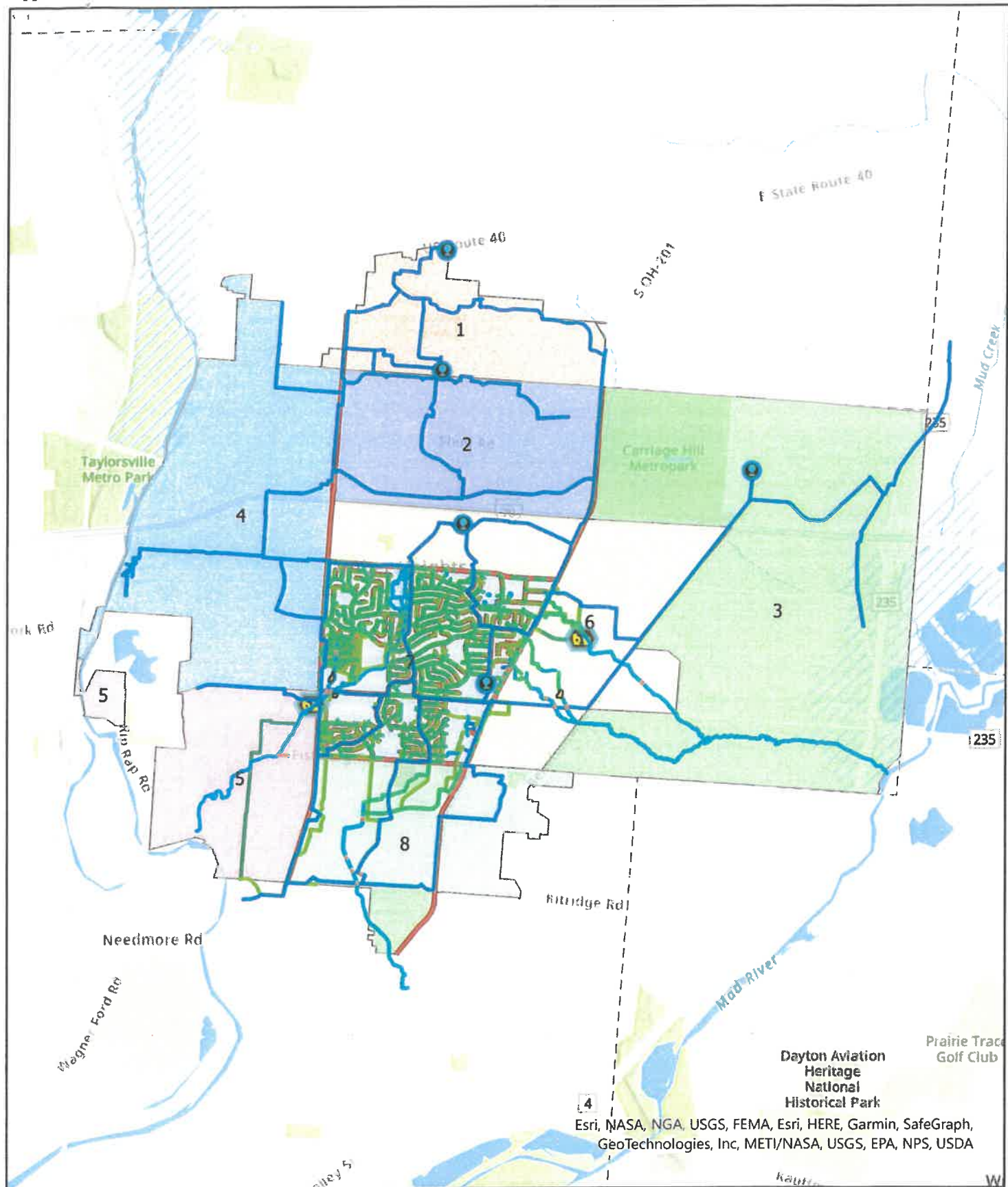


Appendix G

Infrastructure District 7



Infrastructure District 7 - Overview



- | | |
|-------------------------------------|----------------------------------|
| Enclosed Storage Facility | District 7 Force Main |
| District 7 Lift Station | District 7 Sanitary Gravity Main |
| District 7 Water Distribution Mains | District 7 Roads |
| District 7 Stormwater Mains | District 7 Basins |
| District 7 Rivers | |
| District 7 Culverts | |

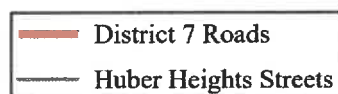
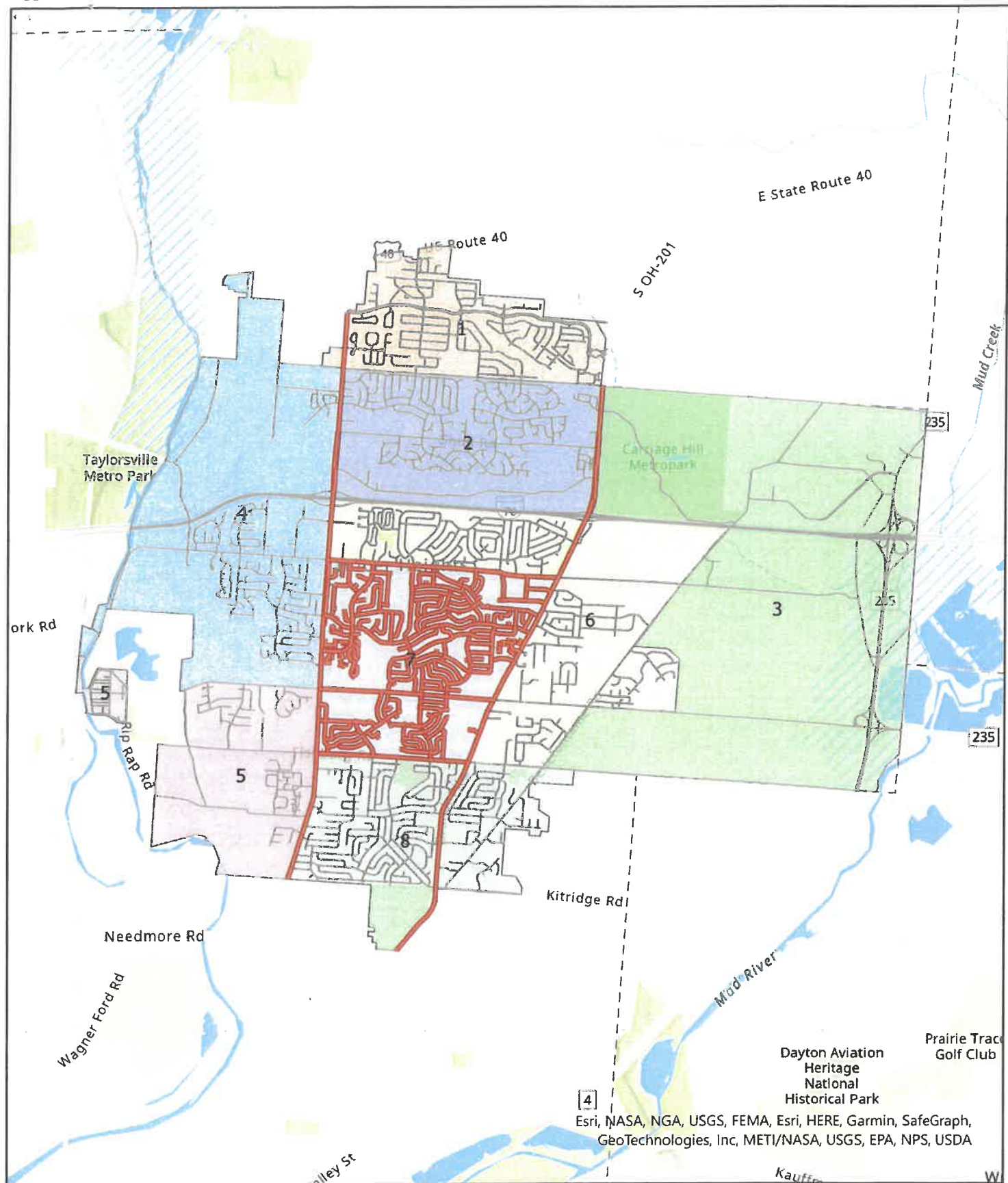
0 0.5 1 2 Miles

1 inch equals 1 miles



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

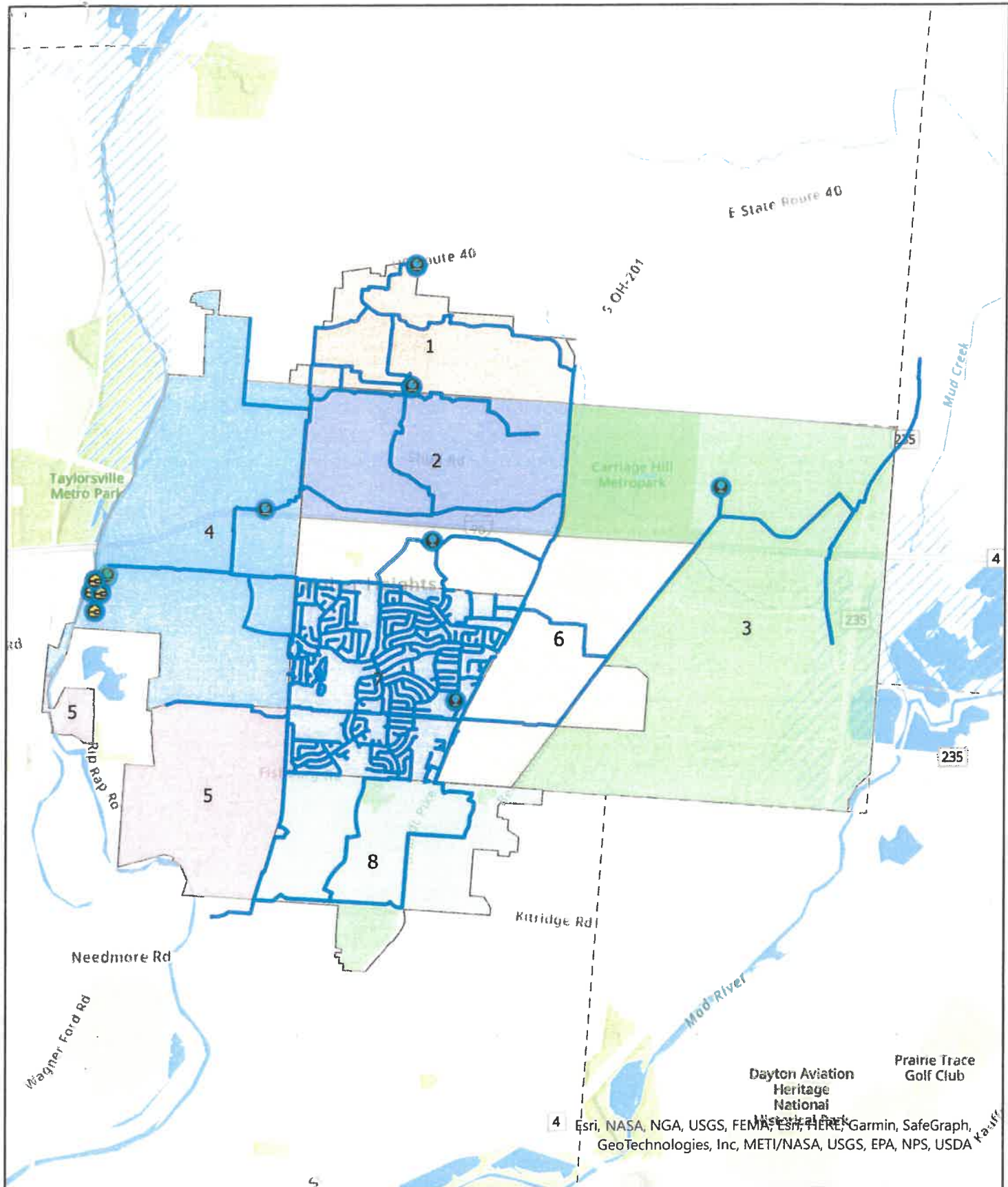
Infrastructure District 7 - Roads



1 inch equals 1 miles



Infrastructure District 7 - Water



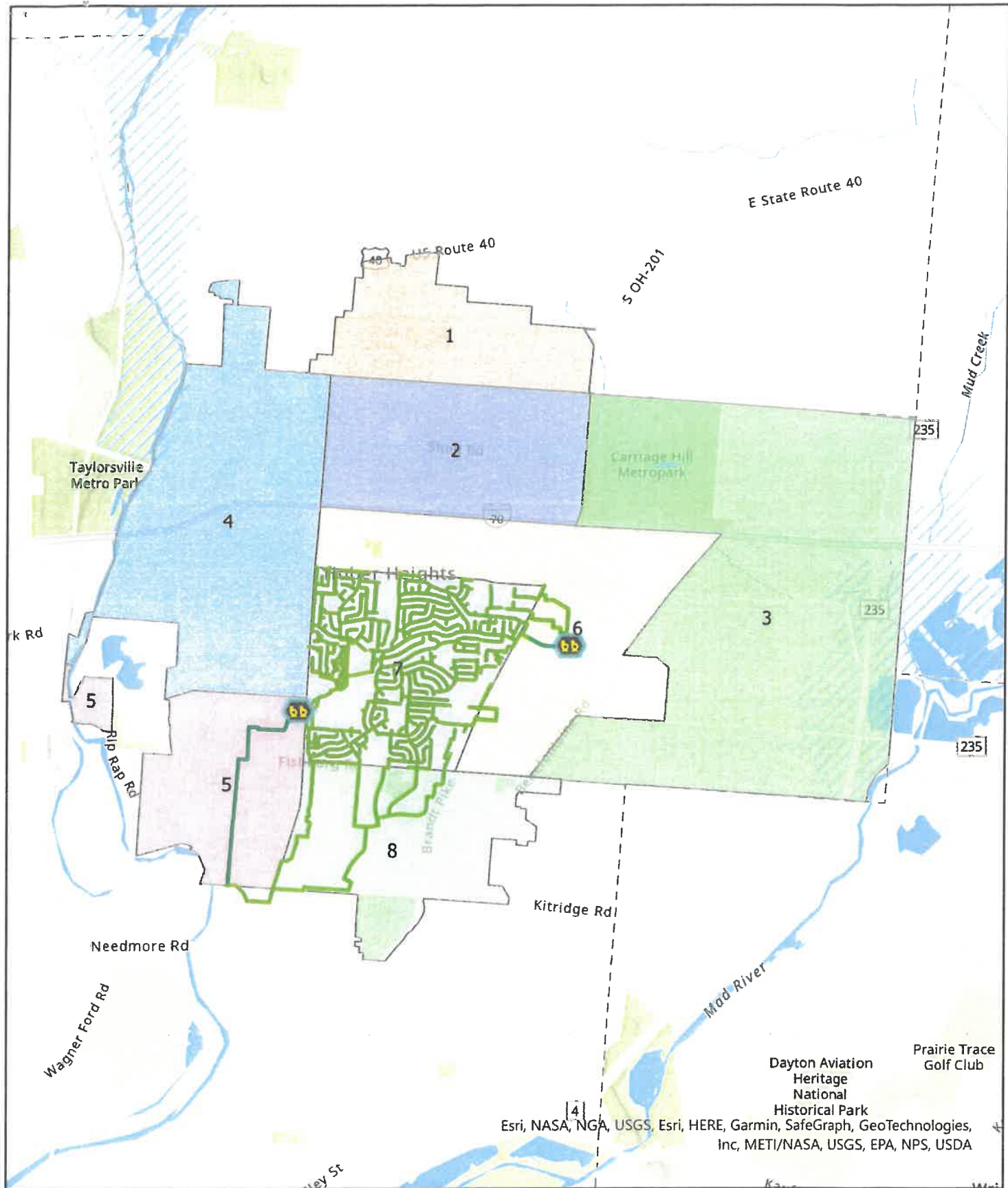
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 7 - Sanitary Sewer



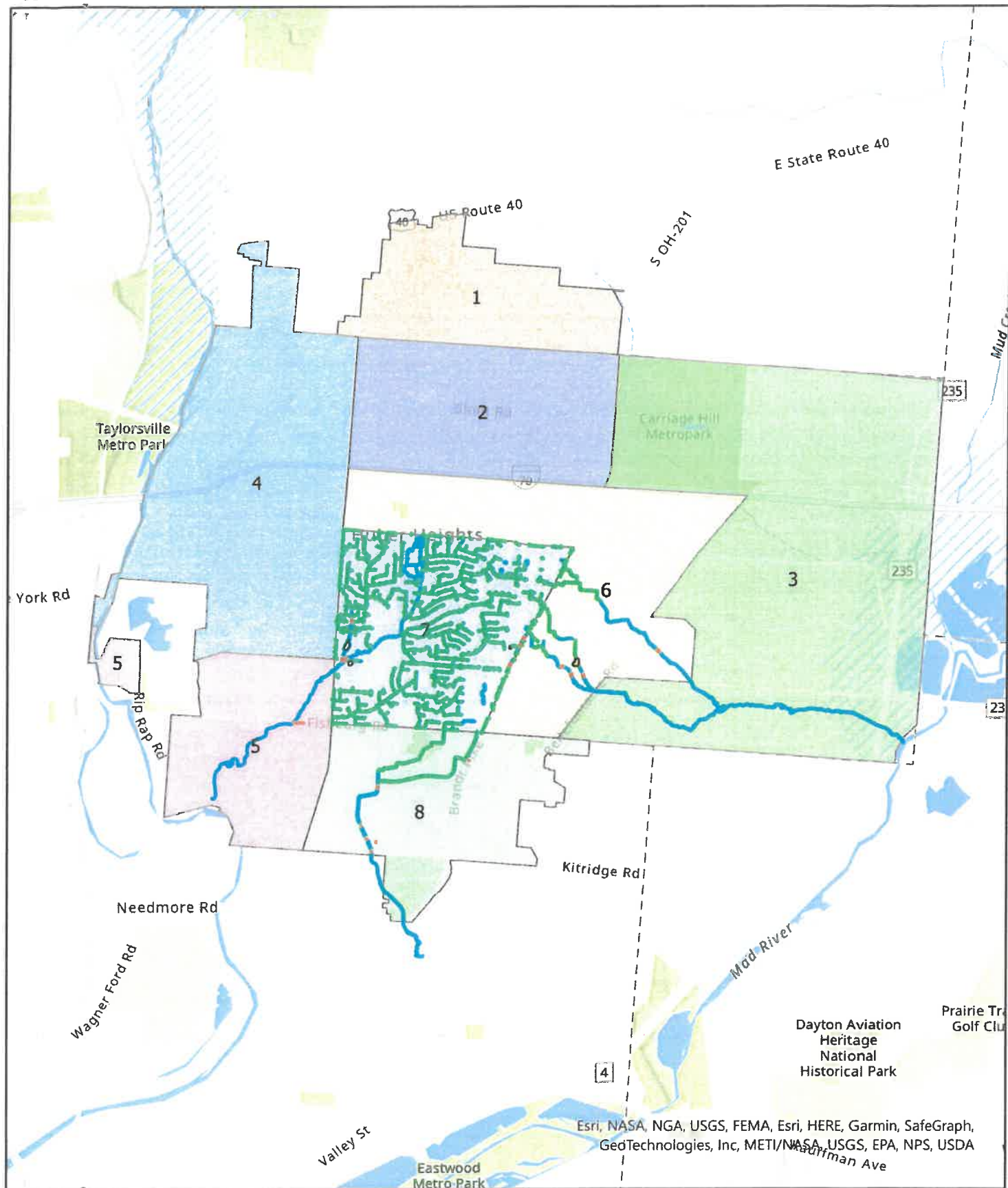
—	District 7 Gravity Main
—	District 7 Force Main
bb	District 7 Lift Station



1 inch equals 1 miles



Infrastructure District 7 - Stormwater



 District 7 Stormwater Mains	 District 7 Channels
 District 7 Rivers	 District 7 Basins
 District 7 Culverts	

0 0.5 1 2 Miles

1 inch equals 1 miles



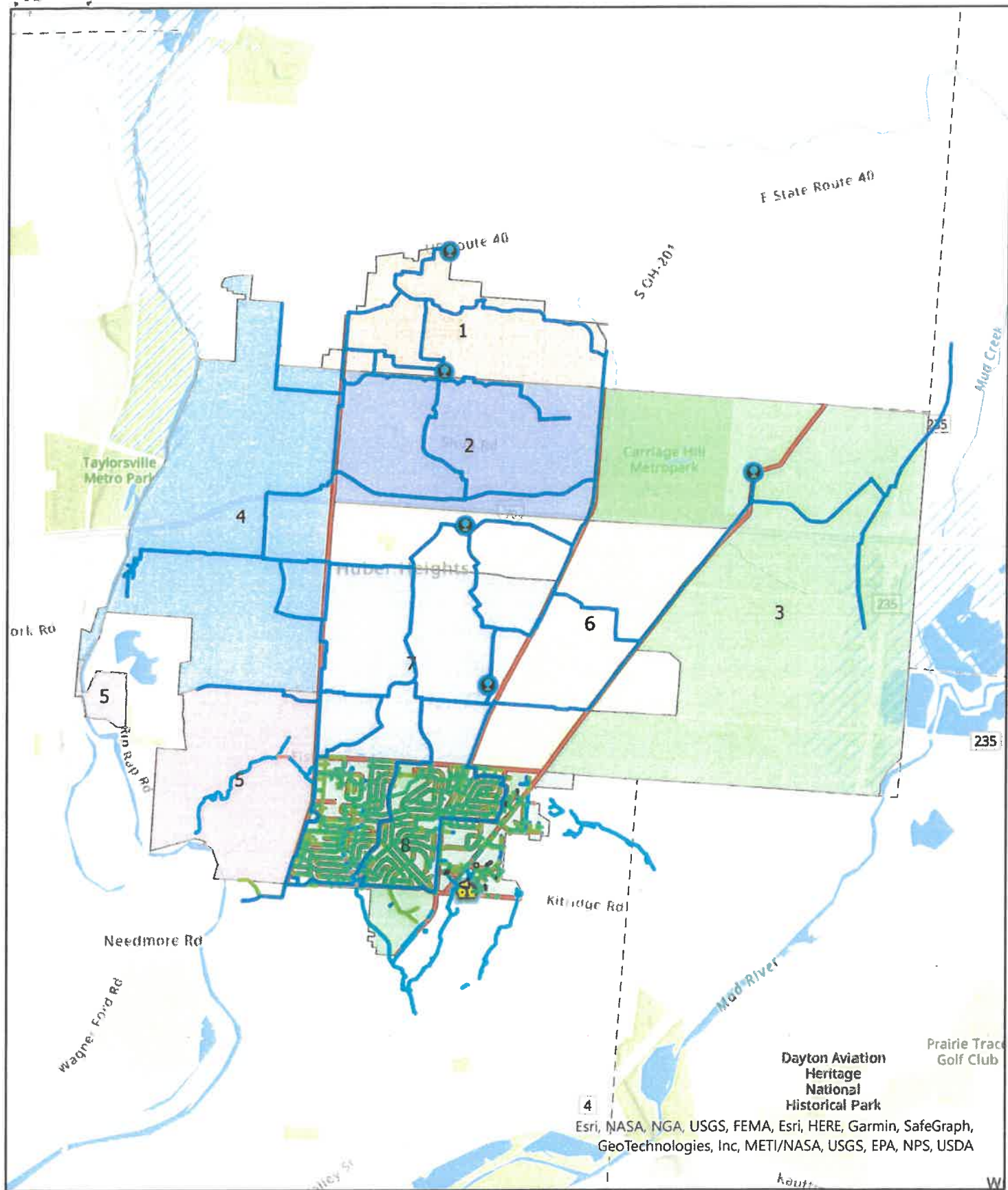


Appendix H

Infrastructure District 8



Infrastructure District 8 - Overview



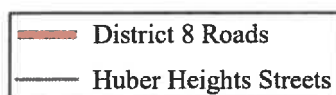
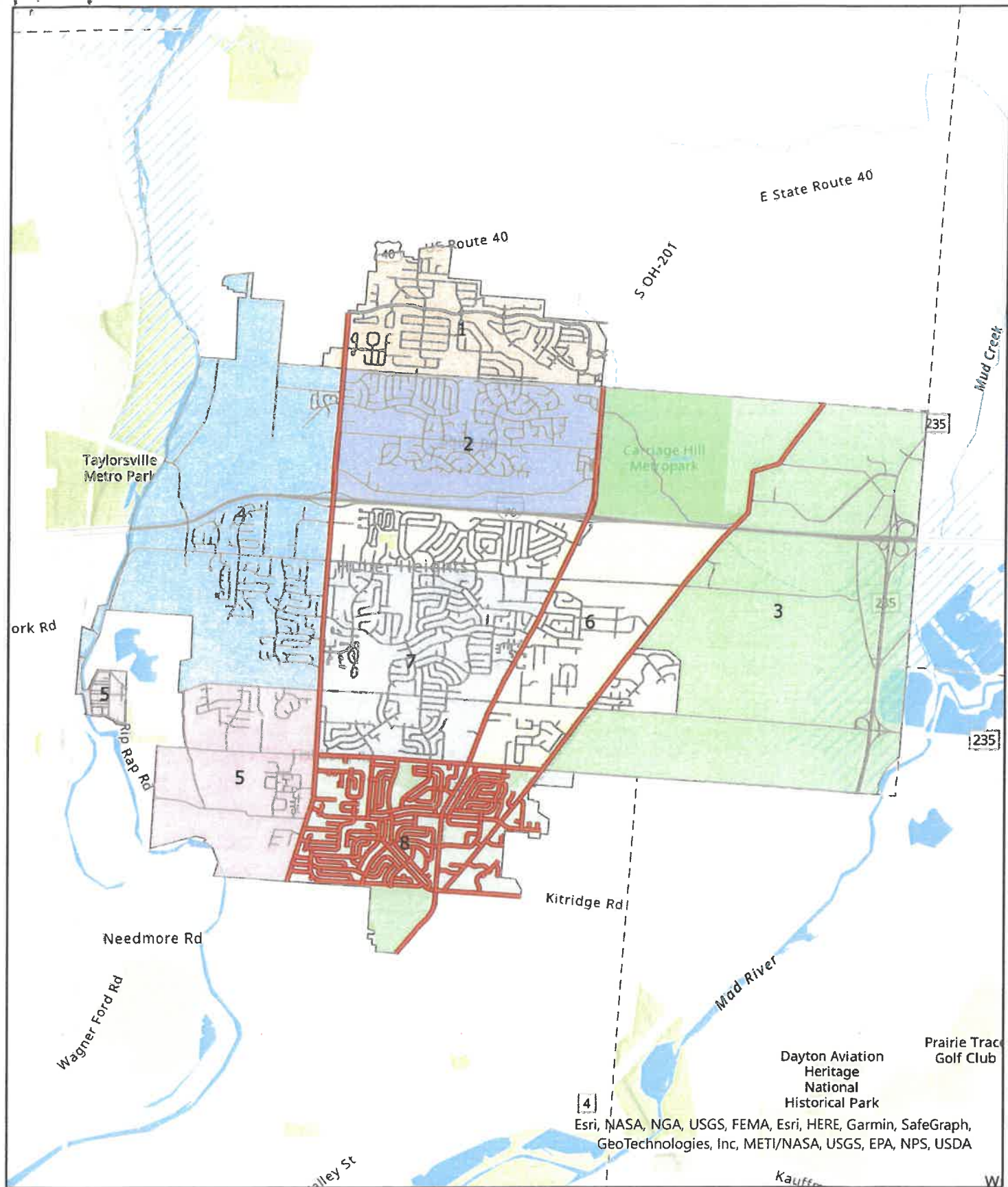
- | | |
|-------------------------------------|----------------------------------|
| Enclosed Storage Facility | District 8 Force Main |
| District 8 Lift Station | District 8 Sanitary Gravity Main |
| District 8 Water Distribution Mains | District 8 Roads |
| District 8 Stormwater Mains | District 8 Basins |
| District 8 Rivers | |
| District 8 Culverts | |

0 0.5 1 2 Miles

1 inch equals 1 miles



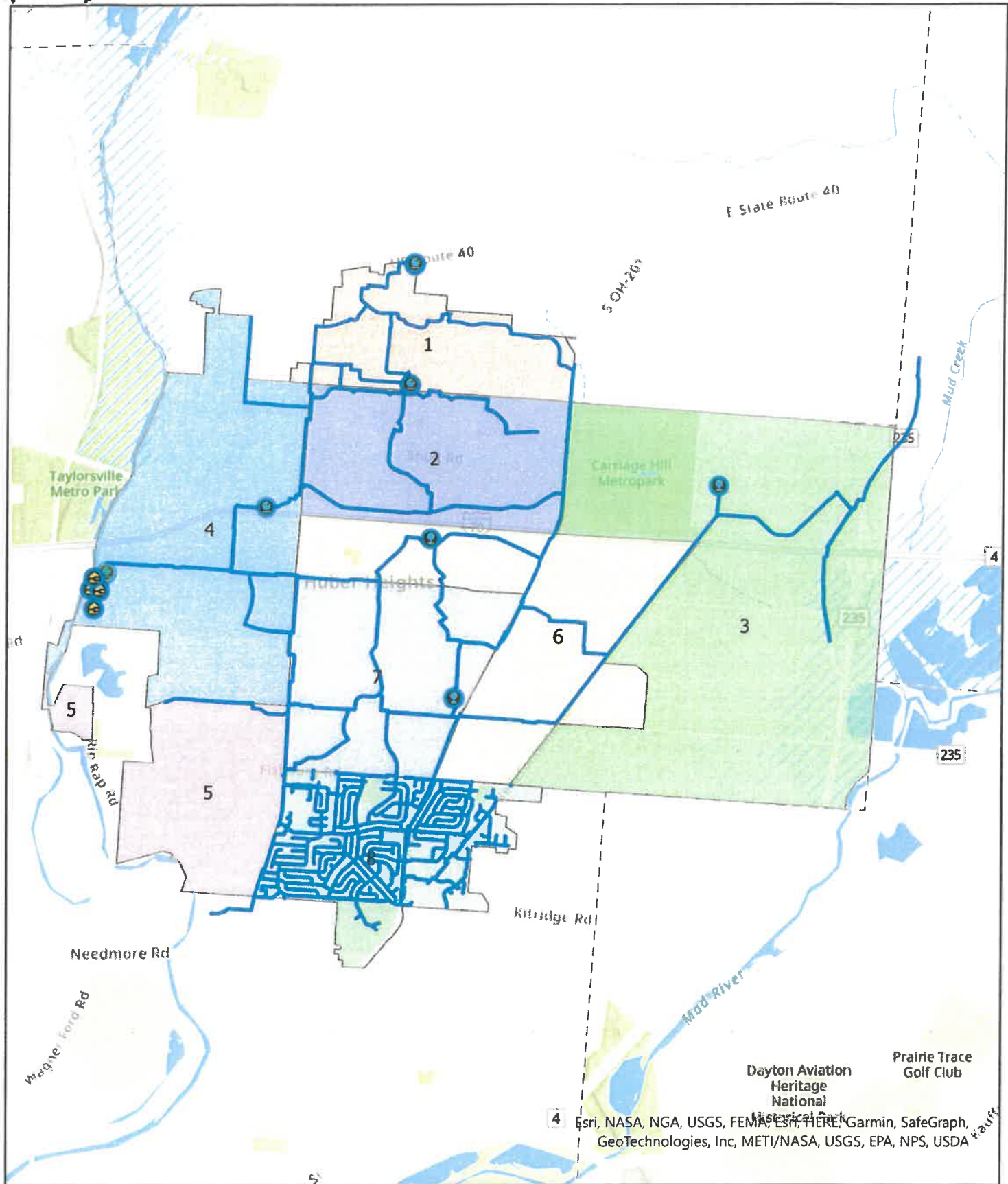
Infrastructure District 8 - Roads



1 inch equals 1 miles



Infrastructure District 8 - Water



	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

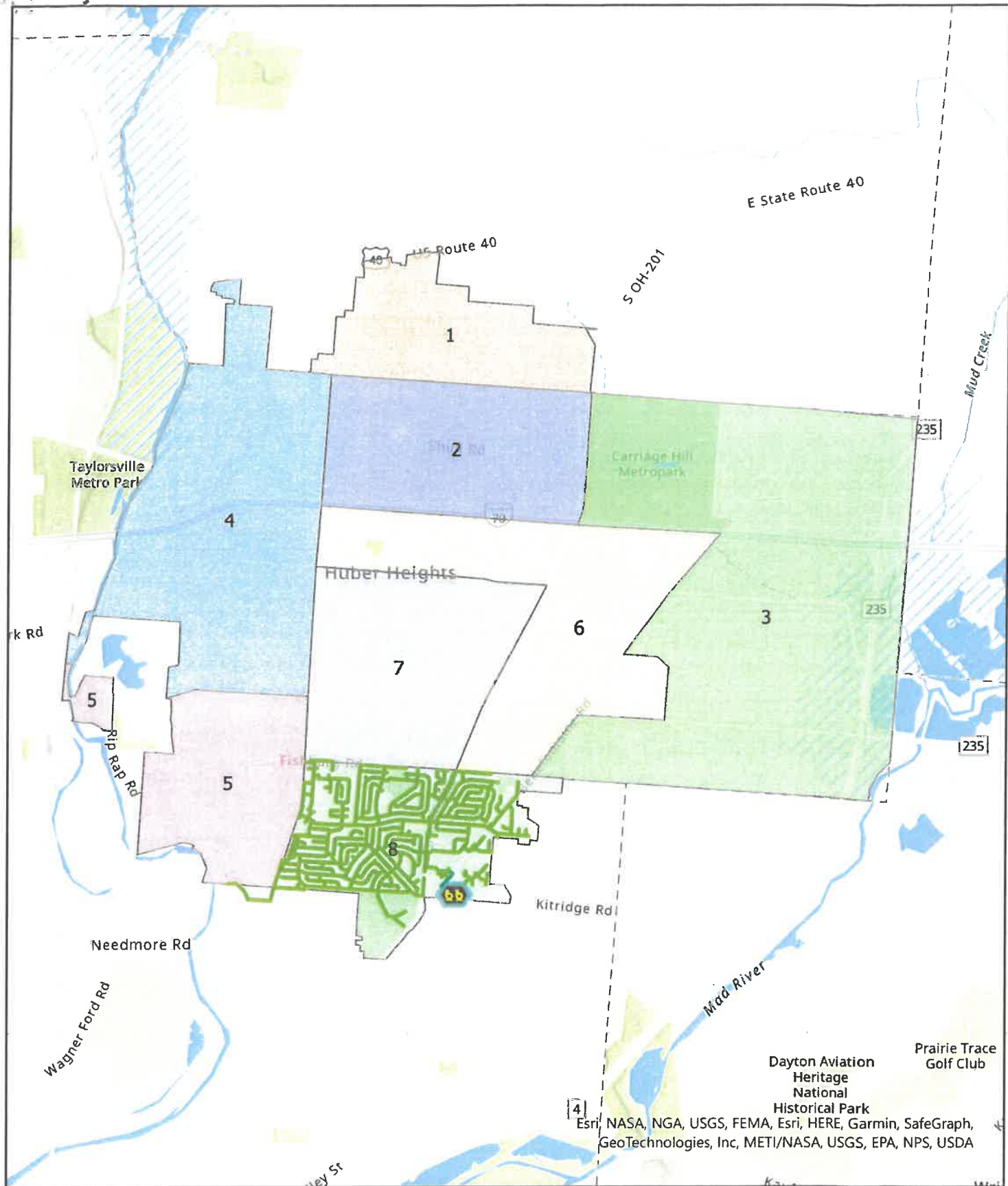
0 0.5 1 2 Miles

1 inch equals 1 miles



Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Infrastructure District 8 - Sanitary Sewer



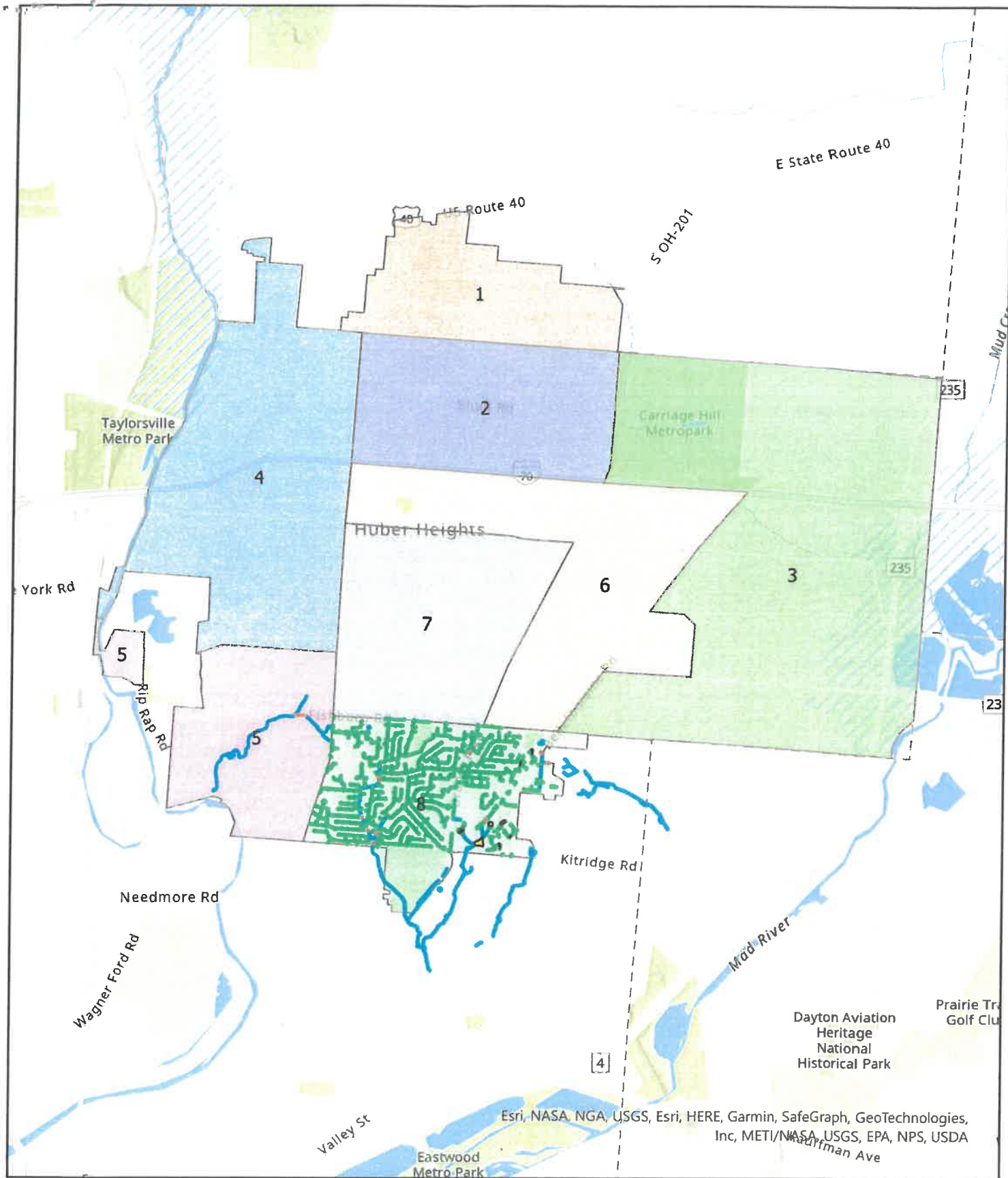
- District 8 Gravity Main
- District 8 Force Main
- bb District 8 Lift Station

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 8 - Stormwater



 District 8 Stormwater Mains	 District 8 Channels
 District 8 Rivers	 District 8 Basins
 District 8 Culverts	

0 0.5 1 2 Miles

1 inch equals 1 miles



AI-10939

Topics Of Discussion **N.**

Council Work Session

Meeting Date: 06/17/2025

Richard F. Shomper City Governance Center - Furniture/Fixtures/Equipment - Award Contracts

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/17/2025

Audio-Visual Needs: None **Legal Review:** Completed

Emergency Legislation?: No **Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Richard F. Shomper City Governance Center - Furniture/Fixtures/Equipment - Award Contracts

Purpose and Background

This legislation authorizes the City Manager to enter into a contract with APG in an amount not to exceed \$550,000, including contingency, for furniture, fixtures, and equipment at the new Richard F. Shomper City Governance Center.

Fiscal Impact

Source of Funds: City Governance Center Budget

Cost: \$550,000

Recurring Cost? (Yes/No): No

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

Financial Implications:

Attachments

Bid Results
Resolution



434 East First Street
Dayton, OH 45402
937.223.6500

BID TAB
Furniture Bid Package
Client: Huber Heights
Project Name: Governance Center
Comm. No.: 24618.00

REV-02 06/16/2025

Bid Date/Time:	Estimate:
06/04/2025 @ 12:00 Noon	\$566,720

VENDOR NAME:	Bid Signed	Received on Time	(3) References	Addenda Received	SECTIONS					TOTAL: (four sections)	ALTERNATES				Storage Cost	Bundle Offer	TOTAL: (bundle offer)
					Seating	Tables	Casegoods	Misc. Items	Systems Furniture		S-11 & M-1	S-20	S-21	S-22			
NAME	Y/N	Y/N	√	#	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Accepted	n/a	Accepted	Accepted	monthly rate	Y/N	\$
BUSINESS FURNITURE	Y	Y	√	3	\$265,720.03	\$63,681.14	\$163,944.65	\$65,629.04	\$36,874.42	\$595,849.28	\$24,634.42	\$27,618.05	n/a	n/a	\$1,400.00	N	n/a
ELEMENTS IV	Y	Y	√	3	\$240,864.10	\$61,694.54	\$143,581.64	\$55,999.77	\$35,424.78	\$537,564.83	\$22,282.70	n/a	\$9,446.16	\$34,382.16	\$0.00	N	n/a
APG	Y	Y	√	3	\$242,183.01	\$54,053.70	\$152,809.37	\$61,251.24	\$35,812.40	\$546,109.72	\$24,605.87	n/a	n/a	n/a	\$5,800.00	Y	\$ 536,109.72



S-11
(base)



S-11
(alternate)

S-11 & M-1 (alternate)
Different style stack chair for a higher end look within Council Chamber. Padded seat, wood back, 500lb capacity, ability to gang seats together.

M-1 is the coordinating stacking cart for chair.



S-20
(base)



S-21
(base)



S-21
(alternate)

S-21 (alternate)
Very similar look but may sit differently. Different price point due to different foam and structure of chair. Still meets BIFMA standards but would be considered the knock-off of Base Specification.



S-22
(base)



S-22
(alternate)

S-22 (alternate)
Very similar look but may sit differently. Different price point due to different foam and structure of chair. Still meets BIFMA standards but would be considered the knock-off of Base Specification.

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025- R-

AUTHORIZING THE CITY MANAGER TO AWARD A CONTRACT FOR FURNITURE, FIXTURES, AND EQUIPMENT (FF&E) AT THE RICHARD F. SHOMPER CITY GOVERNANCE CENTER.

WHEREAS, the City Council, pursuant to Resolution No. 2025-R-7527, previously authorized the solicitation of bids for furniture, fixtures, and equipment for the Richard F. Shomper City Governance Center; and

WHEREAS, a competitive bidding process was conducted in accordance with applicable law to select a qualified and reputable firm to provide such goods and services related to the construction of this project; and

WHEREAS, funds have been appropriated and are available to cover the cost of this project.

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 with Elements APG for furniture, fixtures, and equipment for the Richard F. Shomper City Governance Center, as the lowest and best bidder, in an amount not to exceed (\$550,000.00 on the terms and conditions substantially consistent with those set forth in the bid documents.

Section 2. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public 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 _____, 2025;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-10936

Topics Of Discussion 0.

Council Work Session

Meeting Date: 06/17/2025

Fire Appeals Board

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/17/2025

Audio-Visual Needs: None **Legal Review:** Not Needed

Emergency Legislation?: No **Motion/Ordinance/
Resolution No.:**

Agenda Item Description or Legislation Title

Fire Appeals Board

Purpose and Background

The Fire Appeals Board consists of the Fire Chief, the City Engineer and a "member at large from the building community" appointed by Council. In order to stand up the Fire Appeals Board, it is necessary for Council to appoint said member.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

No file(s) attached.

AI-10943

Topics Of Discussion P.

Council Work Session

Meeting Date: 06/17/2025

Military And Veterans Commission Appointment - K. White

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 06/17/2025

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Board And Commission Appointments

* Military And Veterans Commission - Appointment

Purpose and Background

The City Council interview panel recommends the appointment of Kevin White to the Military and Veterans Commission for a term ending December 31, 2027. A background check on Mr. White 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 - K. White



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:

Veterans Commission

DATE APPLIED:

29 May 2025

Last Name

White

First Name

Kevin

Middle Name

Lyle

Address

6927 Charlesgate

City

Huber Hts

State

OHIO

Zip Code

45424

Phone Number

937 623 2629

Email Address

kcmkwhite1@gmail

EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Walnut Ridge	General
COLLEGE	OSU / WSC	Liberal arts
GRADUATE SCHOOL	~~2019~~ NAZ	
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
Air Force Museum	MAY 2025 - Present
Religious church mentor	2002 - 2021
Tour guide for youth ANG	1 1995 - 2002

EMPLOYMENT HISTORY

NAME OF EMPLOYER	POSITION(S) HELD	DATES OF EMPLOYMENT
Ohio Air guard	AIRCRAFT mechanic	11 JAN 85 - 14 JAN 19
PSA Airlines	engineering dep	17 FEB 2017 - Jan 21 2020
Hx5	Base contractor	JAN 20 to MAY 25

STATEMENT OF INTEREST

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

To serve and recognize veterans in the huber heights area. Establish and aid in public events pertaining to veteran related causes.

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 29 MAY 2025

For Administrative Use:

Applicant Interview Date/Time: 06/04/2025

Application Status: _____

12:30 PM
1 PM. ACR

Topics Of Discussion	Q.
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Meeting Date: 06/17/2025

Liquor Permit #8827366 - Taylor Mart, LLC - 6025 Taylorsville Road

Submitted By: Anthony Rodgers

Department: City Council

Type of	Other
---------	-------

Liquor Permit:

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

Agenda Item Description

Liquor Permit #8827366 - Taylor Mart, LLC - 6025 Taylorsville Road

Review and Comments - Police Division

The Police Division had no objections to the change of corporate stock ownership for this liquor permit.

Review and Comments - Fire Division

The Fire Division had no objections to the change of corporate stock ownership for this liquor permit.

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

8827366		STCK		TAYLOR MART LLC 6025 TAYLORSVILLE RD HUBER HGTS OH 45424
PERMIT NUMBER		TYPE		
ISSUE DATE				
04 23 2024				
FILING DATE				
C1 C2 D6		PERMIT CLASSES		
57 083 A		F33486		
TAX DISTRICT		RECEIPT NO.		

FROM 05/30/2025

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



MAILED 05/30/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN. 06/30/2025

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 STCK 8827366

(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

(Division Use Only) Name: _____
 OHIO DIV. LIQUOR CONTROL
 LICENSING SCAN RM. 1-A

2025 MAY -1 AM 9:59

SECTION A – Issued Permit Holder Information

*Issued Permit Holder's Business Name as listed on the Issued permit: TAYLOR MART LLC		*Issued Permit Holder #: 8827366	
*Permit Premises Address: 6025 TAYLORSVILLE RD		*Is Permit Holder an Agency Store? ☐ YES ☒ NO If YES, what is the assigned agency # _____	
*Township (if premises is outside city limits): N/A	*City: HUBER HEIGHTS	*Zip Code: 45424	*County: MONTGOMERY
*Contact Name: MASTAN SINGH		*Who will be the Primary Contact for this Application: ☒ Contact Listed ☐ Attorney Listed Below	
Phone: 9378311183		*Business Phone: 9377238716	
*Primary Contact's Email Address:			
T A Y L O R M A R T 6 0 2 5 @ G M A I L . C O M			
*Attorney Information (if applicable)		Name:	
Address:	City:	State:	Zip Code:
Attorney Email Address:		Phone #:	

SECTION B – Corporate Ownership Description

1. * List the **CURRENT 5% or more** owners in the issued permit as currently disclosed to us – Not sure who/what we have on record? Go to com.ohio.gov/liquorinfo (select "who has a disclosed ownership interest in a particular liquor permit" tab and enter the permit number listed on your issued permit).

	Person or Company Name	Current # of Shares Held
1	SAPAN BANSAL	100%
2		
3		
4		
5		

2. * List the **NEW/REVISED 5% or more** owners as they should be listed in the issued permit **AFTER** the change. (Note, depending on your proposed change its possible that some individuals might be listed above and below.) Any real persons **MUST** be at least 21 years of age. In addition to filling out the below information, please submit an updated **Officer/Shareholder Disclosure Form** (OR com.ohio.gov/requiredforms - select form #4030) that matches the **"NEW/REVISED"** information below.

	Person or Company Name	Revised # of Shares Held
1	MASTAN SINGH	30%
2	SAPAN BANSAL	35%
3	PARVEEN WADHWA	35%
4		
5		