CITY OF HUBER HEIGHTS
STATE OF OHIO

City Council Work Session

July 8, 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 17, 2025

3. **Work Session Topics Of Discussion**

   A. City Manager Report

   B. Culture And Diversity Community Assessment Final Report Presentation – RAMA Consulting

   C. Parks And Recreation Board Update

   D. 2026 Tax Budget

   E. Supplemental Appropriations

   F. Water Main Construction - Walmac Street/Betal Court - Solicit Bids

G. City Code Amendments - Chapter 924 - Industrial Pretreatment Program

H. Veolia Water Contract - Fifth Amendment

I. Petition - New Community Authority (NCA)

J. Petition - Conformance Of Boundaries - Bethel Township

4. **Adjournment**

AI-10973 **Topics Of Discussion** **A.**

Council Work Session

Meeting Date:	07/08/2025		
City Manager Report			
Submitted By:	Anthony Rodgers		
Department:	City Council		
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	07/08/2025
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-10985 **Topics Of Discussion** **B.**

Council Work Session

Meeting Date: 07/08/2025

Culture And Diversity Community Assessment Final Report Presentation – RAMA Consulting

Submitted By:	Jeffrey Adams		
Department:	City Manager	**Division:**	City Manager
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	07/08/2025
Audio-Visual Needs:	SmartBoard	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	N/A

Agenda Item Description or Legislation Title

Culture And Diversity Community Assessment Final Report Presentation – RAMA Consulting

Purpose and Background

This agenda item is for a presentation by Mr. Mo Wright of RAMA Consulting to provide an overview of the final document, which includes the assessment report, action plan, and communications strategy for the City's Culture and Diversity Community Assessment (see attached materials).

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

Community Plan
Communications Strategy
Presentation

HUBER HEIGHTS

Come Grow With Us!

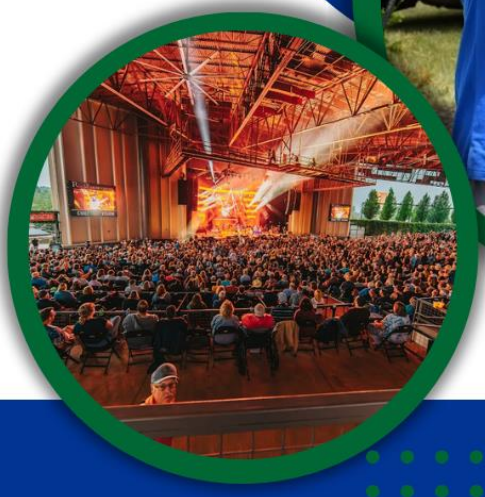


CULTURE & DIVERSITY

COMMUNITY PLAN

2025





Prepared By:
RAMA Consulting

Acknowledgements

This plan reflects the insights, energy, and commitment of many people across Huber Heights. We extend heartfelt thanks to everyone who gave their time, ideas, and lived experiences to shape a city where every resident can belong and thrive.

Community Members

To the hundreds of residents who completed surveys, attended listening sessions, hosted neighborhood conversations, and shared personal stories, your voices are the foundation of every action in this plan.

Culture & Diversity Planning Team

- Fred Aikens
- Nancy Byrge
- Gabrielle Cahill
- Sarah Forsythe
- Isabel Herrera
- Desire Ntwayingabo
- Corey Owens
- Ravi Patel
- Tara Purvis
- Andrea Quisenberry
- Aaron Sorrell
- Yolanda Stephens

Your willingness to question assumptions, merge overlapping ideas, and stay focused on measurable impact turned dozens of brainstorming pages into the streamlined framework you see here.

City Leadership & Staff

Thank you to the Mayor, City Council, Department Directors, and the Culture & Diversity Citizen Action Commission for championing an inclusive vision and committing staff time and resources throughout this process. Special appreciation goes to front-line employees who provided data, hosted focus groups, and tested early prototypes of new tools.

Council & Mayor

- Jeff Gore, Mayor
- Scott Davidson, Ward 1
- Don Webb, Ward 2
- Kate Baker, Ward 3
- Anita Kitchen, Ward 4
- Mark Campbell, Ward 5
- Brian Looney, Ward 6
- Nancy Byrge, At Large
- Dr. Fred Aikens, At Large

To everyone who contributed—whether by completing a survey, offering meeting space, or challenging us to think bigger—thank you. Your participation ensures this plan is not just a document, but a shared commitment to a stronger, more connected Huber Heights.

Introduction

Huber Heights has a clear path forward: five priority areas, each distilled to three focused objectives and actions. Together, these commitments turn the community's ideas—captured through surveys, listening sessions, and planning workshops—into effective action.

What this Plan Delivers

- **A shared vision of belonging and opportunity.** Whether through quarterly Community Nights, translated "one-stop" information hubs, or City–School summits on youth well-being, every action is designed to make residents feel seen, heard, and connected.
- **Leveraged assets, not new bureaucracy.** The plan asks departments to build on existing strengths—YMCA partnerships, GIS capacity, existing connections—while filling the gaps residents identified.
- **A living framework, not a shelf document.** The framework leaves room to add or retire actions as data and community voices dictate, ensuring the plan evolves with Huber Heights' needs.

Your Role

Success hinges on shared ownership:

- **City Council & Leadership**: champion resources, clear obstacles, and model the transparency residents expect.
- **Departments & Staff**: integrate the actions into work plans, report metrics, and surface stories that humanize progress.
- **Community Partners**: co-host events, mentor youth, spread the word in multiple languages, and hold the City—and one another—accountable.
- **Residents**: participate, volunteer, and keep providing candid feedback—because this plan began with your voices and will only succeed with your continued engagement.

Huber Heights has long prided itself on community spirit. This plan channels that spirit into targeted, trackable steps that make belonging tangible, opportunity reachable, and local government truly representative of all who call Huber Heights home.

Methodology: From Assessment to Action

A Culture & Diversity Planning Team was convened to assist the consultants in identifying existing assets and developing priority areas and opportunities for inclusion in the final plan. This 12-person team included a cross-section of city employees, elected officials, members of the Culture & Diversity Citizen Action Commission, and community members. This group was tasked with participating in two facilitated planning sessions. During the first session, they reviewed the assessment report data and began to shape priority areas and identify existing assets. During the second session, they assisted the consulting team with incorporating community feedback and further fleshing out recommended opportunities.

Between the Culture & Planning Team working sessions I and II, a community planning workshop was held to garner community input and feedback on the emerging priority areas. Participants were presented with the draft priorities as well as potential opportunity areas to provide insight and suggested additions.

Planning Session I
March 19, 2025

→

Community Planning Workshop
April 2, 2025

→

Planning Session II
April 10, 2025

→

FInal Plan Developed
May 2025

Priority Areas

The Culture & Diversity Plan encompasses the following five (5) priority areas, each of which has recommended strategies that support their respective bodies of work.



Strengthen community inclusion & access



Improve communication & connectivity



Support growth & development with equity in mind



Invest in youth and education



Strengthen inclusive governance and community safety

To explore the data that was used to develop these priority areas, please see the ***Culture & Diversity Needs Assessment Report.***

Through this process, we received over 60 unique ideas to further strengthen the Huber Heights community. To maintain a strong focus and manageable action plan, we have synthesized this input to identify **actionable strategies within the first year of implementation** by merging functionally similar strategies, eliminating duplicates, and adding additional context to make vague ideas more actionable. The full list of strategies identified during this process has been included as Appendix A. The result is a clear roadmap that city staff and the community can execute—and track—without shelving hard-won community insight.

How to Use This Plan

1. **Start with Citywide Enablers**—they unlock all five priorities.
2. For each priority, advance at least **one Action per year**.
3. Report progress via a public Inclusion Dashboard (monthly micro-update, quarterly scorecard, annual report).
4. Revisit objectives every two years with community input.

Citywide Enablers (Help Every Priority)

CE#	Enabler	Lead	Early Metric
CE-1	**Multilingual Access**—translate top 15 forms; add phone interpreter line	Clerk + IT	% forms translated (goal: 100% by Q4)
CE-2	**Formal Feedback Loop**—one web form, text line, and paper comment card feed into a shared system	City Staff	Median response time < 7 days
CE-3	**Community Leader Database** — opt-in list tagged by language, ward, interests	Communications	50 verified contacts in Year 1
CE-4	**Human Stories First Content Bank**—quarterly call for staff & resident success stories	Communications	12 stories published/yr



Strengthen Community Inclusion & Access

Obj 1.1 — Modernize Outreach & Data

- Build & maintain a community leader database, allowing the city to better connect with residents quickly and efficiently. (links to CE 3).
- Promote inclusivity in city surveys and forms (e.g., eliminating binary race and gender options, targeted open-ended responses, etc.).
- Partner with cultural organizations for co-branded listening pop-ups that leverage natural gathering places and where trust is already established (this is particularly important for New American communities).

Obj 1.2 — Connect Cultures & Spaces

- Host quarterly Community Nights, rotating by ward and venue to increase community cohesion and connect elected officials with residents.
- Encourage organized neighborhood associations throughout the city.
- Offer micro-grants (less than $500.00) to neighborhood associations for intercultural block parties or technology investments to better engage the community.
- Partner with organizations such as the YMCA, Library, and Senior Center as “pop-up hubs” for cultural groups to encourage use of these spaces and provide space for diverse communities to interact.

Obj 1.3 — Address Barriers & Bias

- Designate and empower a key staff member to focus on inclusive community engagement and outreach. This position should track progress via a database or platform that documents engagement efforts and strengthens infrastructure and partnerships to connect people from different cultures.
- Create a shared calendar of multicultural observances hailed by proclamation.

Improve Communication & Connectivity

Obj 2.1 — One-Stop Info Hub

- Ensure the city landing page is regularly updated and maintains translation capabilities.
- Add CodeRED opt-in banner & QR flyers at high-traffic sites.

Obj 2.2 — Resident Preferred Channels

- Conduct a bi-annual “How do you get your news?” pulse poll to identify preferred communication channels regularly and adjust promotional tactics as new trends are identified.
- Develop a city presence on social media platforms like Instagram and others to engage younger and more diverse groups. Opportunities for communications interns vs. paid staff could be used to manage the cost of these efforts.
- Pilot print *City Update* Newsletter and send to Huber Heights residents via drop shipping.

Obj 2.3 — Measure, Reach, & Adjust

- Regularly develop and assess a “Semi-Annual Communications Scorecard” to understand and adjust tactics based on reach, top language needs, open rates, etc.
- Conduct A/B-test message formats to inform decisions on resource allocation and staff time; drop or reduce efforts for lowest-lowest-performing channels.
- Annual report to City Council and community-interfacing commissions.

Support Growth & Development with Equity in Mind

Obj 3.1 — Inclusive Business Growth

- Establish quarterly Dayton Minority Business Assistance Center (MBAC) “office hours” at the Huber Heights Chamber of Commerce to help support new businesses in the area learn and understand city procurement processes and opportunities.
    - Strengthen partnerships with economic development, Huber Heights Chamber of Commerce, and Minority/Disadvantaged Business Enterprises MBE/DBE to attract businesses from new cultural groups and support city projects.
    - Expand Dayton MBAC services to support local businesses and enhance community involvement.
- Streamline the city permitting process and set targets for how quickly permits are processed.
- Set and monitor goals for MBE/DBE/WBE participation in city procurement.

Obj 3.2 — Data-Led Capital Planning

- Utilize Geographic Information Systems (GIS) and/or other data sets to pinpoint areas of inequity, guide targeted interventions, and ensure that resources are distributed equitably among all neighborhoods and communities**.**
- Track and monitor key neighborhood indicators such as pavement condition ratings, water main breaks, conditions of parks, and walk or bike time to parks.
- Create a public map of infrastructure projects with status updates.

Obj 3.3 — Affordable Living

- Develop or promote first-time homebuyer programs to assist existing Huber renters in purchasing a home within the city.
- Link to relevant housing-assistance programs on the web hub (e.g. GDPM, CountyCorp, CAP)
- Review local development standards to identify regulations that add to the development costs and evaluate alternatives (e.g. minimum lot size, minimum floor area, excessive parking requirements, ADU’s, etc.).



Invest in Youth & Education

Obj 4.1 – Strengthen the City and School System Partnership

- Strengthen the partnership between the city and the school system to ensure that the needs of youth are met comprehensively.
- Hold bi-annual City/School summits on mental health, bullying, and cultural competence.
- Co-create anti-bullying & cultural competence curriculum supported by city mentors.

Obj 4.2 – Increase Youth Programming in the City through the Parks and Recreation Department

- Increase after-school program slots by sub-granting funds to YMCA, library, and community center partners.
- Pilot quarterly “City-wide Youth Rec Night,” rotating among wards.
- Create bus pass scholarships so low-income teens can reach programs.

Obj 4.3 – Build Mentorship & Career Pathways in Collaboration with Community Partners

- Develop mentoring programs that involve community members from diverse backgrounds to offer guidance to youth.
- Increase awareness and availability of entry-level city job opportunities and internships and promote these opportunities through churches, schools, and recreational programs.
- Co-host annual “Trades & Life-Skills Expo” with unions, employers, and the school district.



Strengthen Inclusive Governance & Community Safety

Obj 5.1 – Ensure Representative Leadership

- Adopt a demographic benchmark policy for boards/commissions and publish applicant stats.
- Host an annual “Civics 101 Bootcamp” to prepare diverse residents to participate in the municipal decision-making process and serve in city leadership appointments.
- Consider informal gatherings like “coffee with city officials” or “neighborhood nights” to make leadership and informal mentoring more accessible to residents.

Obj 5.2 – Embed Equity in Workforce Policies & Training

- Develop a mission statement, a vision statement, and a value statement to enhance strategic direction, build a strong organizational culture, and clearly communicate the City’s commitment to the community.
- Implement cultural-competence & DEI training for all employees.
    - Develop an internal diversity and inclusion statement articulating the vision for a diverse and inclusive workplace and outlining the city’s expectations of cultural competency for externally facing staff.
- Establish Neighborhood Liaisons to improve representation and connectivity with the city feedback process.

Obj 5.3 – Build Trust Through Community-Centered Safety

- Increase community policing initiatives to build stronger relationships between officers and residents.
    - “Coffee with a Cop”, regular meetings with community groups/leaders
- Encourage further participation by residents on the Citizen Complaint Review Board to ensure transparent processes and collaboration between police and residents.
- Launch a youth ride-along & feedback program to involve high-school-aged residents in the public-safety dialogue.

Appendix A – Complete List of Suggestions



Strengthen Community Inclusion & Access

Community Belonging & Inclusion	
1.1	**Better Communication Platforms**: Use Instagram, TikTok, and other social media to engage younger and more diverse groups. Establish a community database for outreach.
1.2	**Collaborate with External Organizations**: Work with local organizations like those serving New Americans to create inclusive engagement opportunities.
1.3	**Expand Community Connections**: Organize events that invite diverse communities to interact, helping create spaces where everyone feels welcome.
1.4	**Inclusive Policy Actions**: Create clear strategies to address the discrimination and inequities faced by marginalized groups in the city.
1.5	**Community Engagement:** Reform and broaden engagement within wards, including collaboration with council, ward representatives, and neighborhood associations. Hire DEI staff/community engagement specialist to foster inclusive outreach and start a database to track progress. Create infrastructure to connect people from different cultures.
1.6	**Economic Development and Business Support:** Strengthen partnerships with economic development, HHCC, and MBE to attract culture-based businesses and support city projects. Expand MBAC services to support local businesses and enhance community involvement.
1.7	**Further Utilize the CDCAC**: Reestablish and promote awareness on the role and function of CDCAC to support all cultures through targeted engagement and development of critical partnerships.
Lived Experiences & Community Perspectives	
1.8	**Inclusive Survey Design**: Make surveys more inclusive by eliminating binary options and ensuring they account for various cultural and ethnic identities.
1.9	**Increased Engagement**: Work more closely with community groups that serve immigrants or New Americans to ensure their perspectives are heard.

1.10	**Addressing Discrimination**: Actively work to address incidents of discrimination and create policies that foster inclusion and mutual respect.
1.11	**Equity access to opportunity:** Ensure fair access to opportunities for all community members.
1.12	**Focus on youth:** Prioritize programs and resources that support the growth and development of young people.
1.13	**Community center/central hub for community:** Create a central space for social, cultural, and community activities.
Accessibility	
1.14	**Improving Transportation Accessibility**: Collaborate with regional transportation authorities to make public transit easier to navigate. Promote existing services such as Paratransit or the 5310 Program.
1.15	**Enhancing Parks**: Consider needs of disabled children and adults as parks and recreational facilities are updated.
1.16	**Language Support**: Provide or refer to services that help residents learn English, facilitating better communication for non-English speakers.
1.17	**Translate City Documents:** Translate city applications such as permit applications and service requests into the most commonly spoken languages within the community. Partner with professional translation services to ensure accurate and culturally appropriate translations and review and update translations to reflect any changes in city services on a set schedule.
1.18	**Promotion of Available Services:** Increase awareness of existing services (buses for people with disabilities; senior services, etc.)

Improve Communication & Connectivity

Communication & Engagement	
2.1	**Social Media Outreach**: Increase the use of platforms like Instagram, TikTok, and other tools to reach younger and more diverse groups.
2.2	**Improve Survey Inclusivity**: Change the format of surveys to better represent the community's diversity and ensure they are available in multiple languages.
2.3	**Senior Engagement**: There's an opportunity to explore other communication channels, like printed newsletters and town hall meetings, to engage seniors who might not be on social media.
2.4	**Enhanced Community Engagement**: Host neighborhood nights or informal meetings in different parts of the city to hear from residents who may not attend formal meetings.
2.5	**Wider Community Involvement**: Leverage technology, apps, and better data collection methods to engage underserved populations more effectively.
2.6	**Divers Representation in Decision Making:** Develop formal policies for community engagement to ensure diverse representation in decision-making processes. Use the City's demographic data to set benchmark goals for representation on boards and commissions, as well as participation rates for community engagement.
2.7	**Develop a Community Feedback Process:** Establish a formal system for receiving and addressing community members' concerns and complaints relating to accessing City services. This will ensure that problems are thoroughly documented and appropriately addressed by the relevant staff members.
Connectivity	
2.8	**Transportation**: There's an opportunity for the city to work with regional transportation services to make public transportation more accessible and easier to navigate.
2.9	**Improved Communication with Diverse Communities**: There's an opportunity to connect more with organizations that serve diverse populations, such as those working with New Americans.

2.10	**Gather Community Feedback on Preferred Communication Tools**: Talk to the community about which communication tools they are using, rather than assuming/limiting to popular social media platforms



Support Growth & Development with Equity in Mind

Growth & Development	
3.1	**Inclusive Growth Planning**: Ensure equitable representation in decision-making about the city's growth and development.
3.2	**Attract Industry**: Work to improve infrastructure to attract industries that offer better job opportunities.
3.3	**Support for Small Businesses**: Implement policies to support and sustain small businesses and prevent gentrification.
3.4	**Transportation:** Ensure that RTA bus operations for the community is accessible for all.
3.5	**Utilize Data to Improve Equity:** Utilize Geographic Information Systems (GIS) and/or other data sets to pinpoint areas of inequity, guide targeted interventions, and ensure that resources are distributed equitably among all neighborhoods and communities**.**
3.6	**Further Engage Minority Business Owners:** Implement targeted strategies to increase the participation of minority-owned businesses in economic development and procurement. This will support local economic growth, create opportunities for underrepresented entrepreneurs, and strengthen the city's commitment to diversity and inclusion.
3.7	**Aide First Time Homebuyers:** Develop or promote first-time homebuyer programs to assist existing Huber renters to purchase a home within the city.

Invest in Youth & Education

Youth & the School System	
4.1	**Expanded Youth Programs**: Create more after-school programs or expand those available at the YMCA and the community center.
4.2	**Mentoring Programs**: Develop mentoring programs that involve community members from diverse backgrounds to offer guidance to youth.
4.3	**School-City Collaboration**: Strengthen the partnership between the city and the school system to ensure that youth needs are met comprehensively.
4.4	**Other Opportunities to Explore:** • Youth Resource Center • Youth program in collaboration with the City of Dayton • Connecting with surrounding communities on current programming • Bring back trades or life skills classes • Summer programs

Strengthen Inclusive Governance & Community Safety

City Staff & Community Leaders	
5.1	**Increase Engagement with Underrepresented Communities**: City staff could make a concerted effort to actively seek out feedback from underrepresented groups.
5.2	**Improve Communication with Residents**: Consider informal gatherings like “coffee with city officials” or “neighborhood nights” to make leadership more accessible to residents.
5.3	**Invest in Leadership Training for City Staff**: There’s an opportunity for city leaders to improve communication with all community members, especially those who feel overlooked. Furthermore, all staff should be aware of city policies and procedures for increasing equitable access to services.
5.4	**Connecting Multicultural Residents with Opportunities:** City job opportunities and internships; connect via churches, schools, and the community. The city needs to connect to its constituents.
5.5	**Develop Mission, Vision, and Values:** Develop a mission statement, a vision statement, and a value statement to enhance strategic direction, build a strong organizational culture, and clearly communicate the City’s commitment to the community.
5.6	**Neighborhood Liaisons:** Establish neighborhood liaisons to improve representation.
5.7	**Community Development Director:** Fill the open position for a Community Development Director within the City.
City Equity Policies and Employee Experiences	
5.8	**Implement More Comprehensive Equity Policies:** The city could work to strengthen or create policies that prioritize racial, cultural, and economic equity across all levels of local governance.
5.9	**Increase Employee Training on DEI:** Providing city staff with more training on diversity, equity, and inclusion could enhance employee experiences and improve the overall inclusivity of the workforce.

5.10	**Broader Representation in City Leadership:** There's an opportunity to ensure that people from all walks of life, including racial and ethnic minorities, have a voice in shaping city policies and decisions.
5.11	**Staff Spotlight:** Highlight different staff on Facebook/website to celebrate success and diversity.
5.12	**Local Restaurant Feature**: “Lunch of the month” at local businesses- Bring dishes in to share
5.13	**Policy Development:** Develop Anti-Harassment and Anti-Discrimination Policy for the employee handbook that expands on the City’s Sexual Harassment Policies to prohibit harassment and discrimination based on race, color, ethnicity, and national origin.
5.14	**DEI Statement:** Develop an internal diversity and inclusion statement articulating the vision for a diverse and inclusive workplace and outlining the city’s expectations of cultural competency for externally facing staff.
Public Safety & Policing	
5.15	**Community Policing**: Increase community policing initiatives to build stronger relationships between officers and residents; public service open hours; regular meetings with city/commission/police/FD (coalition with community members)
5.16	**Transparency in Safety Policies**: Create transparent processes for community safety decisions to ensure trust and collaboration between police and residents.

HUBER HEIGHTS

Come Grow With Us!



CULTURE & DIVERSITY COMMUNITY PLAN

COMMUNICATIONS STRATEGY





Prepared by:
RAMA Consulting

A clear, proactive communications strategy ensures the Culture and Diversity Community Plan moves from paper to everyday practice. By sharing progress openly, the city increases transparency and trust, demonstrating that residents' voices were heard and are guiding real change. Frequent, engaging updates and community conversations keep momentum alive, reminding staff and community partners that inclusion is a shared, ongoing effort rather than a one-time project. Finally, public metrics and regular feedback loops create accountability, allowing the city to celebrate successes, identify gaps, and refine tactics in partnership with the people of Huber Heights.

Audiences & Core Messages

Audience	Core Message	Specific Needs
Residents (all)	"We're building a Huber Heights where everyone belongs – and here's what's happening next."	Plain language, visuals, multiple languages, mobile-friendly
Demographic groups (seniors, immigrant communities, LGBTQ+, youth)	"Your voice shaped the plan; your voice will shape the results."	Translation, targeted channels, and smaller in-person touchpoints
City staff & elected officials	"Every department owns inclusion and making our City great for All; here's how your work fits."	Internal champions, quick wins, recognition
Partners (schools, nonprofits, businesses, faith)	"Let's align efforts to multiply impact."	Regular briefings, co-branding opportunities

Step-by-Step Playbook

Step 1: Lay the Groundwork

Build the systems and assets to sustain the plan by assigning ownership, building a shared language, and collecting baseline data.

- *Ownership & Governance:* Assign a staff person and establish goals and metrics
- *Core Story Kit:* Develop Message library (see "Key Messages" below) and "Human Stories First" collection (see template below)
- *Baseline Data Vault:* Create a shared folder with key stats (e.g., MBE contracts, number of documents translated, etc.)

Key Messages

Safe, Welcoming Community

“When 85 % of our neighbors say they already feel welcome, we know we’re starting from strength, but closing the gaps on profiling and accessibility means every family can shop, dine, and play here with confidence. That’s good for residents *and* for local businesses.”

Small-Business Growth

“Local entrepreneurs told us bureaucracy slows them down. By streamlining permits and adding a dedicated small-business liaison, we can open doors faster—helping home-grown businesses hire locally, keep dollars in Huber Heights, and diversify our tax base.”

Multilingual Services = Better Service for All

“Translating key forms into Spanish, Turkish, and five other languages isn’t just inclusive—it cuts repeat visits to City Hall and speeds up service for everyone, including English-speaking seniors who prefer clear, large-print documents.”

Diverse Police Force, Higher Trust

“Recruiting officers who reflect our city’s diversity means quicker rapport on calls, fewer misunderstandings, and stronger community-police cooperation—savings in both response time and long-term public-safety costs.”

Youth Investment Pays Dividends

“Tackling bullying and mental-health gaps in our schools today reduces truancy and juvenile-justice costs tomorrow, while preparing a skilled, stable workforce that keeps companies investing here.”

“Neighbors Helping Neighbors” Volunteer Network

“A volunteer snow-shoveling and minor-repair corps doesn’t just aid seniors and residents with disabilities; it preserves property values city-wide and fosters the neighborly spirit that drew many of us to Huber Heights in the first place.”

One Community, Shared Prosperity

“Whether you moved here for family ties, affordable homes, or a fresh start, the Diversity & Inclusion Community Plan is about ensuring every resident can thrive—and when residents thrive, Huber Heights thrives.”

Step 2: Make Information Easy to Find

Ensure messages reach all residents and employees by using multiple communication channels.

- *Social Media*
  - Regular Facebook & Instagram posts
  - 90-second videos for new updates or “Human Stories First”
- *Printed & In-Person*
  - City-wide drop mailing
  - Lobby posters with QR codes
  - Slides on City-Hall TVs
- *Push Notifications*
  - Text nudges for surveys & town-halls

Content Highlights (examples)

Milestone Message	Lead Channel
“Plan adopted today—see what’s inside”	Website, YouTube, Engage Platform
“New multilingual permit form now online”	Engage, Facebook, Water bill slides in City Hall TVs
“Neighbors Helping Neighbors” volunteer call	Instagram Reels, water-bill insert, YouTube, E-Newsletter
Q1 Scorecard + first success story	Dashboard, email blast
Mid-year town-hall series recap	Library kiosks, senior-center bulletin
Year-1 Impact video & report	Web, YouTube Premiere, Engage Platform
Visible Quick Wins – i.e. translated top five city forms; launched “welcome packet” pilot, etc.	Facebook/Instagram, Website, City Hall TVs, Engage

Step 3. Spark Two-Way Engagement

Keep momentum by inviting residents, partners & staff to shape next steps

- *Two-Way Channels* – each touchpoint includes “Tell us what you think” via short form, hotline, or text.
- *Recognition Loop* – spotlight “Inclusion Champion” (staff/community) each quarter.
- *Roadshow Conversations* – Ward pop-ups at schools, churches, and senior center
- *Quick-Pulse Feedback* – Two-question Story polls or Text (SMS) keyword surveys
- *Volunteer & Partner Roles* – “Neighbors Helping Neighbors” network; Youth video crew to film success stories.

Step 4: Show Progress & Accountability-

Demonstrate that input leads to action, using recurring signals

- *Micro-Updates*
  - Monthly graphic: one data point + one quote
  - Council shout-out or badge for Champions
- *Scorecards*
  - Quarterly dashboard
  - Show transparency by sharing what is stalled and how it’s being fixed
- *Deep Dives*
  - Annual “State of Belonging” report + video
  - Quarterly 60-minute cross-departmental huddle to tweak tactics

Risks & Mitigation

Risk	Mitigation Strategy
Comms Fatigue	Vary formats; stick to a predictable but light cadence (i.e. monthly socials, quarterly scorecard).
Digital Divide	Pair online updates with utility inserts, senior-center bulletin boards, and library kiosks.
Pushback on DEI language	Use the sample messages to anchor benefits in safety, business growth, and neighborliness, showing cross-over gains.

Risk	Mitigation Strategy
Resource Constraints	Toolbox model lets the city phase in channels as staff/budget allow.

"Human Stories First" Template

Use this framework whenever you publish an update on this Community Plan. It ensures every message pairs a real person's experience with a concrete data point and a clear call-to-action.

Section	What to Include	Tips & Prompts
1. Headline (≤ 10 words)	• A benefit-oriented teaser that names the person or theme. *Example:* "Maria Finds a Home—and a Career—in Huber Heights"	Keep verbs active; hint at the outcome to spark curiosity.
2. Hero Image / Short Video	• High-resolution photo or 15-sec clip of the featured resident/staff member in context (worksite, neighborhood, event). • Alt-text for accessibility.	Get sign-off on image use; natural lighting beats staged shots.
3. Quick Quote (Pull-out)	• 20–30-word first-person quote capturing the emotion or turning point. *Prompt:* "What surprised you most about this program?"	Use bold or larger font so it anchors the page or post.
4. Mini-Story (100–120 words)	• Who they are (1 sentence). • The challenge or barrier they faced (2–3 sentences). • How a specific city initiative helped (2 sentences). • The positive result (1–2 sentences).	Write at an 8th-grade reading level; keep paragraphs short for mobile.
5. Data Spotlight	• One statistic that connects the personal story to the broader community need or progress. *Format:* Figure + short explainer. *Example:* "83 % of residents say the city feels inclusive—but 1 in 5 non-English speakers still struggle with forms."	Use icons or a simple bar/percentage graphic; link to source or dashboard.
6. Call-to-Action (CTA)	• Tell readers exactly what to do next (volunteer, attend, comment, share). *Example:* "Join the next Community Roadshow on June 12—RSVP here."	Place a Call to Action (CTA) button or bold text directly under the story; one CTA per story.

7. Progress Footer	• “Part of the Huber Heights Together Inclusion Plan” + link to the online dashboard. • Date of update.	Adds continuity across all stories; helps residents track momentum.

Quick-Use Variations

Channel	How to Adapt
Social Post (FB/IG/)	• Headline as first sentence. • Use quote + data emoji (📊 85 %). • CTA link in comments or bio.
E-newsletter Tile	• Thumbnail image + 60-word teaser. • “Read full story →” linking to web page.
City-Hall TV / Digital Sign	• Rotate image, quote, and data point in a 15-sec loop • CTA = QR code.
Council Meeting Slide	• Photo left, quote top right, data point in large font below, CTA verbally reinforced by presenter.

How to Source Stories

1. Ask Front-Line Staff – Fire, Police, Permitting, and Senior Center teams submit one success story per quarter.
2. Community Submissions – Add a “Share Your Story” Form on the Inclusion Dashboard.
3. Event Capture – Assign a rotating “story scout” at town-halls and workshops to record quick interviews (audio or video).

With this repeatable template, every communication keeps the people of Huber Heights front and center, while continuously reminding audiences why this work matters—and how it benefits the entire community.



RAMA
ENGAGEMENT THAT INSPIRES

City of Huber Heights Culture & Diversity Community Plan 2025

July 8, 2025

HUBER HEIGHTS
Come Grow With Us!

Culture & Diversity Assessment

The RAMA Way

A Culture & Diversity Assessment is not about checking a box. It is about co-creating a community where ALL of us can envision ourselves thriving in the community.



UNDERSTAND OUR CUSTOMER'S NEEDS & WHAT YOU *TRULY* WANT



ASSESS AND ENGAGE STAKEHOLDERS



ALWAYS POSITION THE COMMUNITY AS EXPERTS



EQUITY-CENTERED APPROACH TO COMMUNITY & CLIENT ENGAGEMENT



USER FRIENDLY DOCUMENTATION

RAMA
ENGAGEMENT THAT INSPIRES

HUBER HEIGHTS
Come Grow With Us!

EXPECTED OUTCOMES OF THE CULTURE & DIVERSITY ASSESSMENT



Improved City Processes



Prioritization of DEI goals



Efficient Allocation of Resources



Development of future program(s) & Services



Increased Engagement with Community

Build or Increase City's Capacity to Serve Better

RAMA

ENGAGEMENT THAT INSPIRES

OUR APPROACH

Our Approach to YOUR Culture & Diversity Assessment

Jun – Dec 2024

LEARNING PHASE

Kick-off Meeting
Environmental Scan
Internal Focus Groups
Stakeholder Interviews
Staff Survey
Community Survey
Community Conversations
Needs Assessment Preliminary Report

Dec –Feb 2025

NEEDS ASSESSMENT STRATEGY

City Strategy Sessions
Community Equity Summit

Feb – May 2025

PLAN DEVELOPMENT

Draft Culture & Diversity Community Plan
Final Culture & Diversity Community Plan
Leadership Presentation
Communications Strategy

HUBER HEIGHTS
Come Grow With Us!

From Assessment to Action

March 19, 2025

PLANNING SESSION I

April 2, 2025

COMMUNITY PLANNING WORKSHOP

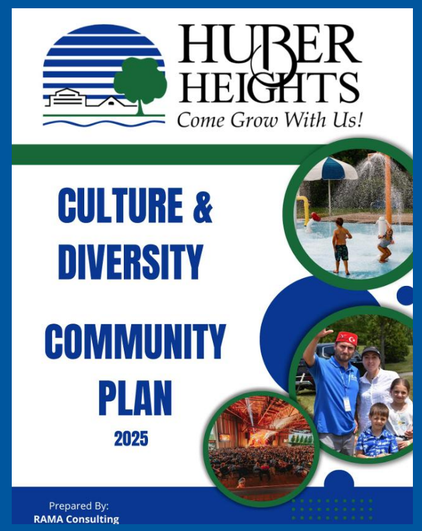
April 10, 2025

PLANNING SESSION II

May 2025

Final Plan Developed







HUBER HEIGHTS
Come Grow With Us!

A Plan Built by the Community



Community Members



City Leadership & Staff



Council & Mayor

Culture & Diversity Planning Team

Fred Aikens
Nancy Byrge
Gabrielle Cahill
Sarah Forsythe
Isabel Herrera
Desire Ntwayingabo
Corey Owens
Ravi Patel
Tara Purvis
Adrea Quisenberry
Aaron Sorrell
Yolanda Stephens

HUBER HEIGHTS
Come Grow With Us!

Your Role

- **City Council & Leadership:** champion resources, clear obstacles, and model the transparency residents expect.
- **Departments & Staff:** integrate the actions into work plans, report metrics, and surface stories that humanize progress.
- **Community Partners:** co-host events, mentor youth, spread the word in multiple languages, and help ensure continuous improvement and shared responsibility.
- **Residents:** participate, volunteer, and keep providing candid feedback—because this plan reflects direct input from residents and will continue to evolve based on real-life feedback.

Priority Areas

- Strengthen Community Inclusion & Access
- Improve Communication & Connectivity
- Support Growth & Development with Equity in Mind
- Invest in Youth and Education
- Strengthen Inclusive Governance and Community Safety

HUBER HEIGHTS
Come Grow With Us!

How to Use This Plan

1. **Start with Citywide Enablers**—they unlock all five priorities.
2. For each priority, advance at least **one Action per year**.
3. Report progress via a public Inclusion Dashboard (monthly microupdate, quarterly scorecard, annual report).
4. Revisit objectives every two years with community input.

Citywide Enablers (Help Every Priority)

CE#	Enabler	Lead	Early Metric
CE 1	**Multilingual Access**—translate top 15 forms; add phone interpreter line	Clerk + IT	% forms translated (goal: 100% by Q4)
CE 2	**Formal Feedback Loop**—one web form, text line, and paper comment card feed into a shared system	City Staff	Median response time < 7 days
CE 3	**Community Leader Database** — opt-in list tagged by language, ward, interests	Communications	50 verified contacts in Year 1
CE 4	**Human Stories First Content Bank**—quarterly call for staff & resident success stories	Communications	12 stories published/yr

Strengthen Community Inclusion & Access



Modernize Outreach & Data

- *Build & maintain community connections data base*
- *Promote inclusivity in city surveys and forms*
- *Partnerships with cultural organizations for listening pop-ups*

Connect Cultures & Spaces

- *Host quarterly community nights*
- *Encourage and help fund neighborhood associations*
- *Utilize community spaces for diverse groups to interact*

Address Barriers & Bias

- *Designate a key staff member for community engagement and outreach*
- *Maintain a multicultural observances shared calendar*

Improve Communication & Connectivity

One-Stop Info Hub

- *Updated city landing page with translation capabilities*
- *CodeRED opt-in banner & QR flyers at high-traffic sites*

Resident Preferred Channels

- *Conduct bi-annual "how do you get your news?" pulse poll*
- *Develop a social media presence on new platforms to engage younger, more diverse followers*
- *Pilot print "City Update" Newsletter and send via drop shipping*

Measure, Reach, & Adjust

- *Develop and assess a semi-annual communications scorecard*
- *Conduct a/b message test to inform decisions on resource allocation*
- *Annual report to the city council and commissions*

Support Growth & Development with Equity in Mind

Inclusive Business Growth

- *Establish quarterly Dayton MBAC "office hours" at Huber Heights Chamber of Commerce*
- *Streamline the city permitting process*
- *Set and monitor MBE/DBE/WBE participation goals*

Data-Led Capital Planning

- *Utilize data to monitor and distribute resources among neighborhoods*
- *Track and monitor key neighborhood indicators*
- *Develop a public map of infrastructure projects with status updates*

Affordable Living

- *First-time homebuyer program for Huber Heights renters*
- *Add housing assistance programs to the web hub*
- *Identify and address regulations that add to development costs*

Invest in Youth & Education



Strengthen the City & School System Partnership

- *Strengthen City & School system partnerships*
- *Hold bi-annual city/school summits on mental health, Bullying, and cultural competence*
- *Co-create curriculum on anti-bullying and cultural competencies*

Increase Youth Programming through Parks & Recreation Department

- *Increase after-school program slots by sub-granting funds*
- *Pilot quarterly “city-wide youth rec night”*
- *Create bus pass scholarship for low-income teens*

Build Mentorship & Career Pathways

- *Developing community member-led mentoring programs*
- *Increasing entry-level job awareness and availability*
- *Co-host “trade & life-skills expo”*

Strengthen Inclusive Governance & Community Safety

Ensure Representative Leadership

- *Develop demographic benchmarks for Boards/commissions*
- *Host “civics” 101 bootcamp - preparing residents for the municipal decision-making process*
- *Increase informal gatherings for residents and city leaders*

Embed Equity in Workforce Policies & Training

- *Develop a mission, vision, and value statements – enhancing strategic direction*
- *Implement cultural-competence & Inclusion for All training for employees*
- *Establish neighborhood liaisons – enhancing feedback and connectivity*

Build Trust Through Community-Centered Safety

- *Increase community policing initiatives*
- *Encourage resident participation on the Citizen Complaint Review Board*
- *Launch youth ride-along & feedback program*

What this Plan Delivers

- **A shared vision of belonging and opportunity**
- **Leveraged assets, not bureaucracy**
- **A living framework, not a shelf document**

Questions & Discussion



Thank you for engaging with us!

Stay Connected.

RAMA

ENGAGEMENT THAT INSPIRES

Phone: 614-245-0451

Website: ramaengages.com

Facebook: RAMA Consulting

Instagram: @RAMAEngages

Twitter (X): @RAMAEngages



AI-10988 **Topics Of Discussion** C.

Council Work Session

Meeting Date:	07/08/2025		
Parks And Recreation Board Update			
Submitted By:	Anthony Rodgers		
Department:	City Council		
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	07/08/2025
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	N/A

Agenda Item Description or Legislation Title

Parks And Recreation Board Update

Purpose and Background

Representatives of the Parks and Recreation Board will give an update presentation on the activities and work of the Parks and Recreation Board.

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-10989		**Topics Of Discussion**	**D.**
Council Work Session			
Meeting Date:	07/08/2025		
2026 Tax Budget			
Submitted By:	Jim Bell		
Department:	Assistant City Manager - Finance/ED	**Division:**	Finance/Tax
Council Committee Review?:	Council Work Session		
Date(s) of Committee Review:	07/08/2025		
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

2026 Tax Budget

Purpose and Background

This legislation is a formality to adopt the 2026 Tax Budget. The resolution is to adopt the Tax Budget for Fiscal Year 2026, and this adoption is the beginning of the budget process. The Miami County Auditor is requesting that the City submit the Tax Budget as proof of the need for Miami County's distribution of property taxes and Local Government Fund revenue to the City. A public hearing on the 2026 Tax Budget is scheduled for the July 14, 2025 City Council Meeting. The 2026 Tax Budget is required to be submitted to the Miami County Auditor by July 20, 2025. City Staff respectfully request a first reading and adoption of the legislation at the July 14, 2025 City Council Meeting as non-emergency legislation.

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:

There are no financial implications at this time. This preliminary 2026 Tax Budget only provides revenue estimates. This will not be the final 2026 Appropriations Budget which will be presented to the City Council later this year.

Attachments

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

ADOPTING A PRELIMINARY TAX BUDGET FOR REVENUES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026.

WHEREAS, a budget process is required by the State of Ohio for each local government to demonstrate the need for taxes which it plans to levy and which is used in most counties to allocate the Local Government Fund to jurisdictions within the County; and

WHEREAS, some County Budget Commissions require a Preliminary Tax Budget to be submitted by municipalities within their jurisdictions in July of each year; and

WHEREAS, the Montgomery County Budget Commission has waived the requirement to file a Preliminary Tax Budget; and

WHEREAS, the Miami County Budget Commission requires the City to file a Preliminary Tax Budget: and

WHEREAS, the Preliminary Tax Budget has been made conveniently available to public inspection for at least ten (10) days by having at least two (2) copies thereof on file in the Office of the Director of Finance; and

WHEREAS, the Council has held a public hearing on said Tax Budget of which public notice was given by publication not less than ten (10) days previous to the date thereof; and

WHEREAS, such Tax Budget must be adopted on or before the fifteenth day of July; and

WHEREAS, the City Council of Huber Heights finds the Tax Budget for the year 2026, as proposed and made part hereof, satisfactory and acceptable; and

WHEREAS, the Preliminary Tax Budget is not a final budget, and is used primarily as an estimate and to show that the municipality will still need its share of the Local Government Fund money that is distributed by the County Budget Commissions.

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

Section 1. The Preliminary Tax Budget of the City of Huber Heights for the Fiscal Year beginning January 1, 2026 is hereby approved as set forth in Exhibit A hereto.

Section 2. The Director of Finance is hereby authorized and directed to submit the approved Preliminary Tax Budget for 2026 and a certified copy of this Resolution to the Miami County Auditor in accordance with statute, and also to send a copy to the Montgomery County Auditor.

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

CITIES/VILLAGES TAX BUDGET-2026

Council of the City of Huber Heights,
To: Montgomery County Auditor:
Miami County Auditor:

July 14, 2025

The Council of said City hereby submits its annual Budget for the year commencing January 1st, **2026** for consideration of the Montgomery and Miami County Budget Commissions pursuant to Section 5705.281 of the Revised Code.

_____
Director of Finance

FUND	Estimated Unencumbered Balance January 1, 2026	Property Taxes	Undivided Local Govt & LGRA Funds	Other Sources	Total
#101 GENERAL FUND	$23,279,595.00			$20,713,624.00	$43,993,219.00
SPECIAL REVENUE FUNDS					
#202 Motor Vehicle	$755,649.00	$0.00	$0.00	$358,361.00	$1,114,010.00
#203 Gasoline Tax	$4,337,721.00	$0.00	$0.00	$2,717,294.00	$7,055,015.00
#207 Lighting Districts	$428,215.00	$0.00	$0.00	$335,125.00	$763,340.00
#209 Police Fund	$904,076.00		$0.00	$10,934,218.00	$11,838,294.00
#210 Fire Operating	$1,353,724.00		$0.00	$11,344,890.00	$12,698,614.00
#211 Drug Enforcement	$1,247.00	$0.00	$0.00	$1,500.00	$2,747.00
#212 Law Enforcement	$22,387.00	$0.00	$0.00	$20,700.00	$43,087.00
#214 State Highway Maint.	$185,930.00	$0.00	$0.00	$204,734.00	$390,664.00
#216 County Permissive Tax	$563,504.00	$0.00	$0.00	$95,224.00	$658,728.00
#217 City Permissive Tax	$343,697.00	$0.00	$0.00	$311,941.00	$655,638.00
#218 Park & Recreation	$2,091,701.00	$0.00	$0.00	$3,994,200.00	$6,085,901.00
#222 CDBG	$0.00	$0.00	$0.00	$150,000.00	$150,000.00
#226 Local Street Operating	$4,236,279.00	$0.00	$0.00	$3,251,835.00	$7,488,114.00
#238 Byrne Memorial	$0.00	$0.00	$0.00	$0.00	$0.00
#240 Montgomery County TIF	$4,837,796.00	$0.00	$0.00	$2,528,732.00	$7,366,528.00
#242 Law Enforcement Assistance	$0.00	$0.00	$0.00	$0.00	$0.00
#243 Miami County TIF	$4,339,627.00	$0.00	$0.00	$1,419,514.00	$5,759,141.00
#244 Miami County TIF DEC	$2,084.00	$0.00	$0.00	$925,928.00	$928,012.00
#245 Miami County West TIF	$238,037.00	$0.00	$0.00	$85,000.00	$323,037.00
#246 Mont. County Central TIF	$0.00	$0.00	$0.00	$25,200.00	$25,200.00
#247 Mont. County South TIF	$371,958.00	$0.00	$0.00	$150,541.00	$522,499.00
#248 Miami Cty North Firehouse TIF	$86,907.00	$0.00	$0.00	$52,300.00	$139,207.00
#249 Lexington Place TIF	$438,919.00	$0.00	$0.00	$247,615.00	$686,534.00
#280 OneOhio Opioid Settlement	$25,367.00	$0.00	$0.00	$10,825.00	$36,192.00
#291 American Rescue Plan Act	$0.00	$0.00	$0.00	$0.00	$0.00
#293 ARPA First Responders Grant	$0.00	$0.00	$0.00	$0.00	$0.00
Total Special Revenue	$25,564,825.00	$0.00 #	$0.00	$39,165,677.00	$64,730,502.00
DEBT SERVICE FUNDS					
#305 Sp. Assess. Bond Ret.	$1,774,056.00	$0.00	$0.00	$1,365,560.00	$3,139,616.00
#308 General Bond Ret.	$229,905.00	$0.00	$0.00	$2,852,150.00	$3,082,055.00
Total Debt Service	$2,003,961.00	$0.00	$0.00	$4,217,710.00	$6,221,671.00

The Montgomery and Miami County Auditor's Office will provide the Property Tax and Local Government Revenue. Please do not include these amounts in your estimates.
This Budget must be adopted by City Council on or before July 15, 2025.

CITIES/VILLAGES TAX BUDGET

FUND	Unencumbered Balance January 1, 2026	Property Taxes	Undivided Local Govt & LGRA Funds	Other Sources	Total
CAPITAL PROJECTS					
#406 Capital Improvements	$32,175,200.00	$0.00	$0.00	$40,934,050.00	$73,109,250.00
#410 Transformative Economic Dev	$1,279,189.00	$0.00	$0.00	$16,786,500.00	$18,065,689.00
#421 Issue 2	$32,775.00	$0.00	$0.00	$0.00	$32,775.00
#427 EDGE	$0.00	$0.00	$0.00	$275,000.00	$275,000.00
#431 Fire Capital/Equip.	$4,224,111.00	$0.00	$0.00	$6,675,394.00	$10,899,505.00
#433 Local Street Capital	$5,409,695.00	$0.00	$0.00	$2,434,514.00	$7,844,209.00
#434 Federal Equity Sharing	$79,444.00	$0.00	$0.00	$31,200.00	$110,644.00
#436 Asist to Firefighter	$37,454.00	$0.00	$0.00	$0.00	$37,454.00
#437 Energy Conservation Grant	$0.00			$0.00	$0.00
#454 Carriage Trails Infrastructure	$608,585.00	$0.00	$0.00	$6,765,000.00	$7,373,585.00
Total Capital Proj	$43,846,453.00	$0.00	$0.00	$73,901,658.00	$117,748,111.00
ENTERPRISE FUNDS					
#501 Water Operating	$5,240,147.00	$0.00	$0.00	$9,558,933.00	$14,799,080.00
#502 Water Construction	$0.00	$0.00	$0.00	$0.00	$0.00
#503 Water R & I	$63,723.00	$0.00	$0.00	$0.00	$63,723.00
#504 Water Util. Res.	$10,678,639.00	$0.00	$0.00	$23,432,234.00	$34,110,873.00
#505 Water Bond Service	$362,085.00	$0.00	$0.00	$0.00	$362,085.00
#506 Water Bond Reserve	$71,852.00	$0.00	$0.00	$15,000.00	$86,852.00
#551 Sewer Operating	$4,555,196.00	$0.00	$0.00	$5,242,616.00	$9,797,812.00
#552 Sewer Acq/Construction	$1,399,667.00	$0.00	$0.00	$431,038.00	$1,830,705.00
#571 Storm Water Management	$1,195,706.00	$0.00	$0.00	$1,245,732.00	$2,441,438.00
Total Ent/Utility	$23,567,015.00	$0.00 #	$0.00	$39,925,553.00	$63,492,568.00
INTERNAL SERVICE FUNDS	$0.00	$0.00	$0.00	$0.00	$0.00
TRUST & FIDUCIARY					
#723 Fire Insurance Deposit	$32,750.00	$0.00	$0.00	$0.00	$32,750.00
#732 Unclaimed Monies	$0.00	$0.00	$0.00	$0.00	$0.00
#802 Cash Surety Fund	$285,756.00	$0.00	$0.00	$300,000.00	$585,756.00
Total Trust & Fiduciary	$318,506.00	$0.00	$0.00	$300,000.00	$618,506.00
BUDGET GRAND TOTAL	$118,580,355.00	$0.00	$0.00	$178,224,222.00	$296,804,577.00

Exhibit of Bonds, Notes, and Certificates of Indebtedness Outstanding January 1st of the Coming Year,
and Bond Retirement Fund Requirements, for the coming year. CITIES/VILLAGES TAX BUDGET-2026

Purpose of Bonds and Notes	Council of the City of Huber Heights, Date of Issue		Amount Outstanding 1/1/2026	Amount Required for Principal & Interest in 2026	Amount Required from Other Sources in 2026	Total Required from Property Taxes in 2026
INSIDE 10 MILL LIMIT	January 1st, 2026 for consideration of the M					
2007 Various Purpose - Brandt VI Refunded 2017	Spec. Assess.	12-Dec-17	$172,000.00	$88,000.00	$88,000.00	$0.00
2008 Carriage Trails Parkway Refunded 2017	Spec. Assess.	12-Dec-17	$1,851,000.00	$614,000.00	$614,000.00	$0.00
2017 Carriage Trails Infrastructure	Spec. Assess.	18-May-17	$2,210,882.50	$130,777.50	$130,777.50	$0.00
2017 Red Buckeye Drive	Spec. Assess.	12-Dec-17	$1,939,250.00	$148,750.00	$148,750.00	$0.00
2017 Carriage Trails Special Assessment Infrastructure	Spec. Assess.	12-Dec-17	$146,000.00	$10,000.00	$10,000.00	$0.00
TOTAL			$6,319,132.50	$991,527.50	$991,527.50	$0.00
2013 Income Tax Revenue Bonds - Aquatic Center Refunded 2021	G.O. - TIF	15-Sep-21	$4,217,050.00	$464,600.00	$464,600.00	$0.00
TOTAL			$4,217,050.00	$464,600.00	$464,600.00	$0.00
2010B Various Purpose - Carriage Trails Blvd Final Coat	G.O. - TIF	28-Oct-10	$309,925.00	$59,208.00	$59,208.00	$0.00
2010B Various Purpose - Carriage Trails - DEC Infrastructure	G.O. - TIF	28-Oct-10	$496,365.50	$97,792.00	$97,792.00	$0.00
2010B Various Purpose - Carriage Trails - 09 BAN	G.O. - TIF	28-Oct-10	$927,807.96	$176,324.59	$176,324.59	$0.00
2010B Various Purpose - Carriage Trails - 10 BAN DEC Infrastructure	G.O. - TIF	28-Oct-10	$1,395,650.54	$265,235.41	$265,235.41	$0.00
2008 Public Access Acquisition Bond Refunded 2017	G.O. - TIF	12-Dec-17	$488,400.00	$145,000.00	$145,000.00	$0.00
2017 Carriage Trails Note Retirement - TIF	G.O. - TIF	18-May-17	$3,392,214.50	$367,430.00	$367,430.00	$0.00
2017 Carriage Trails DEC Amendment #19 - TIF	G.O. - TIF	18-May-17	$690,258.50	$75,753.00	$75,753.00	$0.00
2017 Various Purpose - Music Center - TIF	G.O. - TIF	18-May-17	$9,029,780.00	$515,932.50	$515,932.50	$0.00
2017 Carriage Trails TIF Infrastructure	G.O. - TIF	12-Dec-17	$1,897,700.00	$71,000.00	$71,000.00	$0.00
2021 Various Purpose - Music Center	G.O. - TIF	01-Jun-21	$5,196,380.00	$427,520.00	$427,520.00	$0.00
2021 Various Purpose - Veterans Memorial	G.O. - TIF	01-Jun-21	$867,020.00	$82,630.00	$82,630.00	$0.00
2025 Land Acquisition/Various Purpose Notes - Non-Tax BAN	G.O. - TIF	26-Jun-25	$58,964,399.46	$58,964,399.46	$58,964,399.46	$0.00
2025A Land Acquisition/Various Purpose Notes - Taxable BAN	G.O. - TIF	26-Jun-25	$7,644,570.21	$7,644,570.21	$7,644,570.21	$0.00
2025B Land Acquisition on Executive Blvd Notes - Taxable BAN	G.O. - TIF	26-Jun-25	$2,533,387.31	$2,533,387.31	$2,533,387.31	$0.00
TOTAL			$93,833,858.98	$71,426,182.48	$71,426,182.48	$0.00
OUTSIDE 10 MILL LIMIT:						
1995 Water Revenue Bonds	Revenue	15-Sep-1995	$0.00	$0.00	$0.00	$0.00
2007 Various Purpose - Sewer Construction Refunded 2017	Revenue	12-Dec-17	$145,250.00	$71,750.00	$71,750.00	$0.00
2025 Various Purpose - Water Well/Water Main Const/Meters - Non-Tax BAN	Revenue	26-Jun-25	$16,513,414.77	$16,513,414.77	$16,513,414.77	$0.00
TOTAL			$16,658,664.77	$16,585,164.77	$16,585,164.77	$0.00
SIB Loan 410 - State Rt 202/I-70 Interchange Refinanced 4/25/13		1/1/2004	594,862.97	$95,743.59	$95,743.59	$0.00
SIB Loan 510 -State Rt 201/I-70 Interchange Refinanced 4/25/13		1/1/2004	308,560.12	$49,662.96	$49,662.96	$0.00
SIB Loan 140017 - Music Center Parking Facility		9/15/2014	2,009,869.99	$274,932.52	$274,932.52	$0.00
SIB Loan 190017 - Carriage Trails Improvements 2019		6/15/2019	851,303.67	$82,466.09	$82,466.09	$0.00
SIB Loan 200007 - Carriage Trails & Windbrooke Improvements 2020		12/16/2019	1,360,122.68	$97,151.62	$97,151.62	$0.00
TOTAL			5,124,719.43	$599,956.78	$599,956.78	$0.00

CITIES/VILLAGES TAX BUDGET
Schedule A
Summary of Amounts required from General Property Tax approved by Budget Commission and County Auditor's Estimated Tax Rates

FUND Include only those funds which are requesting general prop. tax revenue	Amt. approved by Budget Comm. inside 10M Limitation	County Auditor's Estimate of Tax Rate to be Levied
GOVERNMENTAL FUNDS		
GENERAL FUND		
POLICE FUND		
FIRE FUND		
BOND RETIREMENT FUND		
Note: to be completed by County Auditor		
TOTAL ALL FUNDS		

CITIES/VILLAGES TAX BUDGET
Schedule B
Levies Outside 10 Mill Limitation Exclusive of Debt Levies

FUND	Maximum Rate Authorized to be Levied	County Auditor's Estimate of Yield of Levy (Carry to Schedule A, Column II)
GENERAL FUND:		
Current Expense Levy authoried by voters on ____/____/____ not to exceed _____ years.		
TOTAL GENERAL FUND OUTSIDE 10 MILL LIMIT		
SPECIAL LEVIES FUNDS:		
Police Levy authorized by voters on 6/8/82 not to exceed CONTINUING years.	2.37	
Police Levy authorized by voters on 6/8/83 not to exceed CONTINUING years.	0.63	
Police Levy authorized by voters on 5/7/85 not to exceed CONTINUING years.	1.50	
Police Levy authorized by voters on 11/3/81 not to exceed CONTINUING years.	1.00	
Fire Levy authorized by voters on 11/3/81 not to exceed CONTINUING years.	0.79	
Fire Levy authorized by voters on 11/3/81 not to exceed CONTINUING years.	0.37	
Fire Levy authorized by voters on 6/7/83 not to exceed CONTINUING years.	0.29	
Fire Levy authorized by voters on 5/8/84 not to exceed CONTINUING years.	0.42	
Fire Levy authorized by voters on 11/6/84 not to exceed CONTINUING years.	0.17	
Fire Levy authorized by voters on 5/7/85 not to exceed CONTINUING years.	2.25	

AI-10994		**Topics Of Discussion**	**E.**
Council Work Session			
Meeting Date:	07/08/2025		
Supplemental Appropriations			
Submitted By:	Jim Bell		
Department:	Assistant City Manager - Finance/ED	**Division:**	Finance/Tax
Council Committee Review?:	Council Work Session		
Date(s) of Committee Review:	07/08/2025		
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Supplemental Appropriations

Purpose and Background

The supplemental appropriations are for the following purposes:

- $36,497.05 transfer from Law Enforcement Assistance Grant Fund to the Police Fund to reimburse Police personnel training expenses (matched by a grant).
- $350,000 for the design work for renovations of City Hall (covered by note proceeds).

Fiscal Impact

Source of Funds:	Capital Improvement Fund
Cost:	$350,000
Recurring Cost? (Yes/No):	No
Funds Available in Current Budget? (Yes/No):	Yes

Financial Implications:

The increase in the Capital Improvement Budget is covered by an increase in revenue from the recent notes issued by the City.

Attachments

Ordinance

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

AUTHORIZING TRANSFERS BETWEEN VARIOUS FUNDS OF THE CITY OF HUBER HEIGHTS, OHIO AND AMENDING ORDINANCE NO. 2024-O-2676 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025.

WHEREAS, supplemental appropriations for expenses of the City of Huber Heights must be made for appropriations of funds for various 2025 operating and project funding.

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

Section 1. Authorization is hereby given to transfer certain monies up to amounts not exceeding those shown and for the purposes cited in Exhibit A, and such authorization applies to any and all such transfers necessary and effected after January 1, 2025.

Section 2. Ordinance No. 2024-O-2676 is hereby amended as shown in Exhibit B of this Ordinance.

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

Transfer:

Amount	*Fund From*	*Fund To*	*Purpose*
$36,497.05	242 Law Enf Assist. Grant	209 Police	Police training reimbursements

EXHIBIT B

AMENDING ORDINANCE NO. 2024-O-2676 BY MAKING APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2025 AND ENDING DECEMBER 31, 2025.

1) Section 17 of Ordinance No. 2024-O-2676 is hereby amended to reflect an increase in the appropriations of the 242 Law Enforcement Assistance Grant Fund, as follows:

   a. Non-Departmental, Transfers of $36,497.05

2) Section 34 of Ordinance No. 2024-O-2676 is hereby amended to reflect an increase in the appropriations of the 406 Capital Improvement Fund, as follows:

   a. Subsection c) Capital, Operations and Capital of $350,000.00.

Law Enforcement Assist. Grant Fund	$36,497.05
Capital Improvement Fund	$350,000.00

AI-10986 **Topics Of Discussion** **F.**

Council Work Session

Meeting Date: 07/08/2025

Water Main Construction - Walmac Street/Betal Court - Solicit Bids

Submitted By: Hanane Eisentraut

Department:	Assistant City Manager - Public Services	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	07/08/2025
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

Water Main Construction - Walmac Street/Betal Court - Solicit Bids

Purpose and Background

This legislation will allow the CIty Manager to solicit bids for the Walmac Street/Betal Court Water Main Improvements Project. The design of this project has been completed by Reinke Group. Constructing this project is necessary to improve the domestic and fire flow in the City's water system. The Water Fund will be utilized to construct this project.

Fiscal Impact

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

Attachments

Map

Resolution

N

BELLEFONTAINE RD

BETAL CT

WALMAC ST

TAYLORSVILLE RD

EX 12" WATER

8" D.I. WATER

8" D.I. WATER

7677 7706 8407 8443 8467 8489

7671 7672 7682 7635 7656 7625 7636 7669 7644 7643

7591 7612 7565 7501 7593 7590 7566 7620 7590 8503 8553

7561 7560 7500 8315 8343 8373 8401 8443 8483 8603

16

12

8

Scale: 1 in equals 150 ft

City of Huber Heights, OH

8" D.I. WATER MAIN INSTALLATION

Date: 2/25/2025

N

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO SOLICIT, ADVERTISE, AND RECEIVE BIDS FROM QUALIFIED FIRMS FOR THE WALMAC STREET/BETAL COURT WATER MAIN IMPROVEMENTS PROJECT.

WHEREAS, City Staff has determined that there is a need to improve the domestic and fire flow on Walmac Street and Betal Court; and

WHEREAS, it was necessary to obtain outside engineering services to design the Walmac Street/Betal Court Water Main Improvements Project; and

WHEREAS, engineering plans, specifications and cost estimates have been completed by the Reinke Group; and

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

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

Section 1. The City Manager is hereby authorized to solicit, advertise, and receive responses from qualified firms for the construction of the Walmac Street/Betal Court Water Main Improvements Project at a cost not to exceed $450,000.00.

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 and in compliance with all legal requirements, including Section 121.22 of Ohio Revised Code.

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

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

Effective Date:

AUTHENTICATION:

_____	_____
Clerk of Council	Mayor
_____	_____
Date	Date

AI-10979 **Topics Of Discussion** **G.**

Council Work Session

Meeting Date: 07/08/2025

City Code Amendments - Chapter 924 - Industrial Pretreatment Program

Submitted By: Stephanie Wunderlich

Department:	Assistant City Manager - Public Services	**Division:**	Engineering
Council Committee Review?:	Council Work Session	**Date(s) of Committee Review:**	07/08/2025
Audio-Visual Needs:	None	**Legal Review:**	Not Needed
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	

Agenda Item Description or Legislation Title

City Code Amendments - Chapter 924 - Industrial Pretreatment Program

Purpose and Background

Due to new changes in State and Federal laws, the codified ordinances of the City of Huber Heights pertaining to Chapter 924 of the City's Industrial Pretreatment Program for the sanitary sewer system needs to be amended. This needs to be done in conjunction with an EPA mandate to Tri-Cities Authority. The other two cities (Vandalia and Tipp City) in the Tri-Cities system are also adopting this legislation at this time.

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

Attachment A

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-

TO AMEND ALL OF PART NINE, TITLE THREE, CHAPTER 924 OF THE CODIFIED ORDINANCES OF HUBER HEIGHTS, REGARDING THE CITY'S INDUSTRIAL PRETREATMENT PROGRAM FOR THE SANITARY SEWER SYSTEM.

WHEREAS, the City of Huber Heights has adopted rules and regulations for the operation and maintenance of the City's Sanitary Sewer and Water Systems which are codified in Chapter 924; and

WHEREAS, the City Council has determined that reorganization and revision of these various regulations is necessary to improve the thoroughness and organization of regulations; and

WHEREAS, changes in State and Federal laws, also make it necessary for the City to reorganize and revise the various regulations dealing with industrial pretreatment programs for the sanitary sewer systems to be owned and/or operated by the City.

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

Section 1. The Industrial Pretreatment Program attached hereto as Attachment A is hereby adopted as the amended Chapter 924 of the Codified Ordinances of the City of Huber Heights and Part Nine, Title Three, Chapter 924 of the Codified Ordinances of the City of Huber Heights shall be replaced in its entirety with the provisions in Attachment A.

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 924 - INDUSTRIAL PRETREATMENT PROGRAM

Footnotes:

--- (9) ---

Cross reference— *Sanitary sewers—Se Ch. 923; Rates and fees—See Ch. 934.*

924.01 - Definitions.

As used herein, the terms listed below shall have the following meanings.

Act or The Act. The Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 U.S.C. 1251, et seq.

Best Management Practices (BMPs) means schedules of activities, prohibitions of practices, maintenance procedures and other management practices to implement the prohibitions listed in the Ohio Administrative Code 3745-3-04. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage.

Categorical Pretreatment Standard. Wastewater discharge standards developed by the U.S. EPA in accordai with 33 U.S.C. 1317(b) and (c) (Section 307 (b) and (c) of the Clean Water Act) which apply to specific categories of industrial users.

Categorical Standards. National categorical pretreatment standards or pretreatment standard.

Customer means any authorized person, agency, corporation or other property owner or governmental jurisdiction having access to, using or permitting the use of the sanitary sewer system.

Indirect Discharge or Discharge. The introduction of pollutants into the POTW from any nondomestic source.

Industrial user (IU) means all nonresidential users who discharge wastewater into the sanitary sewer system.

Interference means a discharge which, alone or in conjunction with a discharge or discharges from other sources, inhibits or disrupts the Publicly Owned Treatment Works ("POTW" as defined herein), its treatment processes or operations or its sludge processes, use or disposal, or therefore is a cause of a violation of any requirement of the POTW treatment plant's NPDES permit (including an increase in the magnitude or duration of a violation) or of the prevention of sludge use or disposal.

National Pretreatment Standards, Pretreatment Standard or Standards. Pretreatment Standards shall mean prohibited discharge standards, categorical Pretreatment Standards, and Local Limits.

New source means any building, structure, facility or installation from which there is or may be a discharge of pollutants, the construction of which commenced after the publication of proposed pretreatment standards under Section 307(c) of the Federal Water Pollution Control Act which will be applicable to such source if such standards are thereafter promulgated in accordance with that section provided that:

(1) The building, structure, facility or installation is constructed at a site at which no other source is

located; or

(2) The building, structure, facility, or installation totally replaces the process or production equipment that causes the discharge of pollutants at an existing source: or

(3) The production or wastewater generating processes of the building, Structure, facility or installation are substantially independent of an existing source at the same site.

Pass through means a discharge which exits the POTW into waters of the United States in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause of a violation of any requirement of the POTW's NPDES permit including an increase in the magnitude or duration of a violation.

Permit means a written warrant or license granted by the City to allow the construction of a sanitary facility by a person or corporation having a valid license and knowledge of such work.

Pretreatment. The reduction of the amount of pollutants, the elimination of pollutants, or the alteration of the nature of pollutant properties in wastewater prior to, or in lieu of, introducing such pollutants into the POTW. This reduction or alteration can be obtained by physical, chemical, or biological processes; by process changes; or by other means, except by diluting the concentration of the pollutants unless allowed by an applicable Pretreatment Standard.

Pretreatment Requirements. Any substantive or procedural requirement related to pretreatment imposed on a User, other than a Pretreatment Standard.

Publicly Owned Treatment Works (POTW) means a treatment works, as defined by section 212 of the Act (33 U.S.C. section 1292), which is owned by a State or municipality or private entity and includes any devices and systems used in the collection, storage, treatment, recycling, and reclamation of municipal sewage or industrial wastes of a liquid nature. It also includes sewers, pipes, and other conveyances only if they convey wastewater to a POTW treatment plant. The term also means the municipality which has jurisdiction over the discharges to and from a POTW.

POTW Treatment Plant means the North Regional Wastewater Treatment Plant located at 3777 Old Needmore Road, Dayton, Ohio which is that portion of the POTW designed to provide treatment of domestic wastewater.

Significant Industrial User (SIU) means:

(1) All industrial users subject to categorical pretreatment standards; and

(2) Any other industrial user that: discharges an average of 25,000 gallons per day or more of process wastewater to the POTW; contributes a process wastestream which makes up five percent or more of the average dry weather hydraulic or organic capacity of the POTW treatment plant; or has a reasonable potential, in the opinion of the City Manager to adversely affect the POTW's operation or for violating any pretreatment standard or requirement.

The City may with the approval of the NRWTP at any time, determine that a noncategorical industrial user is not a significant industrial user if the industrial user has no reasonable potential to adversely affect the POTW's operation or violate any pretreatment standard or requirement.

Slug load is a discharge of a non-routine, episodic nature, including but not limited to an accidental spill or a non-customary batch discharge that has a reasonable potential to cause interference or pass through, or in

any other way violate the POTW's regulations, local limits or permit conditions.

Storm sewer means a sewer for conveying storm, surface, and other waters which are not intended to be transported to a treatment facility.

Suspended solids means the total suspended matter that either floats on the surface of or is in suspension in water or wastewater as determined by 40 CFR. Part 136.\

Wastewater means a combination of sanitary sewage, industrial wastes, water carried wastes from residences, commercial buildings, industries, and institutions, together with any groundwater, surface water, or storm water that may be introduced into the wastewater facility.

Wastewater facility means the combination of the wastewater sewers and treatment facilities.

Wastewater sewer (sanitary sewer) means the structures, pumping stations, processes, equipment piping, and arrangements necessary to collect and transport wastewaters to the treatment facility.

Wastewater Treatment Facility means the structures, land, processes, equipment, and arrangements necessary to treat and discharge wastewater.

(Ord. 2009-O-1789, Passed 8-19-09; Ord. No. 2021-O-2505, § 17, 11-22-21)

924.02 - Sewer use and pretreatment.

(a) *Federal Categorical Pretreatment Standards.* Upon the promulgation of federal categorical pretreatment standards for a particular industrial subcategory, the federal standards, if more stringent than State or local limits, shall apply.

(1) When the limits in a categorical Pretreatment Standard are expressed only in terms of mass of pollutant per unit of production, the POTW may convert the limits to equivalent limitations expressed either as mass of pollutant discharged per day or effluent concentration for purposes of calculating effluent limitations applicable to individual Industrial Users.

(2) When wastewater subject to a categorical Pretreatment Standard is mixed with wastewater not regulated by the same Standard, the POTW shall impose an alternate limit in accordance with 40 CFR 403.6(e).

(3) A Categorical Industrial User may obtain a net/gross adjustment to a categorical Pretreatment Standard in accordance with the following paragraphs of this section.

A. Categorical Pretreatment Standards may be adjusted to reflect the presence of pollutants in the Industrial User's intake water in accordance with this section. Any Industrial User wishing to obtain credit for intake pollutants must make an application~~make application~~ to the POTW. Upon request of the Industrial User, the applicable Standard will be calculated on a "net" basis (meaning, adjusted to reflect credit for pollutants in the intake water) if the following requirements are met.

1. Either the applicable categorical Pretreatment Standards contained in 40 CFR subchapter N specifically provide that they shall be applied on a net basis or the Industrial User demonstrates that the control system it proposes or used to meet applicable categorical Pretreatment Standards would, if properly installed and operated, meet the Standards in the absence of pollutants in the intake water.

2. Credit for generic pollutants such as Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), and oil and grease should not be granted unless the Industrial User demonstrates that the constituents of the generic measure in the

User's effluent are substantially similar to the constituents of the generic measure in the intake water or unless appropriate additional limits are placed on process water pollutants either at the outfall or elsewhere.

3. Credit shall be granted only to the extent necessary to meet the applicable categorical Pretreatment Standard(s), up to a maximum value equal to the influent value. Additional monitoring may be necessary to determine eligibility for credits and compliance with Standard(s) adjusted under this section.
4. Credit shall be granted only if the User demonstrates that the intake water is drawn from the same body of water into which the POTW discharges. The POTW may waive this requirement if it finds that no environmental degradation will result.

(4) When a categorical Pretreatment Standard is expressed only in terms of pollutant concentrations, an Industrial User may request that the POTW convert the limits to equivalent mass limits. The determination to convert concentration limits to mass limits is within the discretion of the POTW. The POTW may establish equivalent mass limits only if the Industrial User meets all the conditions set forth in 924.02(a)(4)(A)-(E)

A. Employ, or demonstrate that it will employ, water conservation methods and technologies that substantially reduce water use during the term of its individual wastewater discharge permit;

B. Currently use control and treatment technologies adequate to achieve compliance with the applicable categorical Pretreatment Standard, and not have used dilution as a substitute for treatment;

C. Provide sufficient information to establish the facility's actual average daily flow rate for all wastestreams, based on data from a continuous effluent flow monitoring device, as well as the facility's long-term average production rate. Both the actual average daily flow rate and the long-term average production rate must be representative of current operating conditions;

D. Not have daily flow rates, production levels, or pollutant levels that vary so significantly that equivalent mass limits are not appropriate to control the discharge; and

E. Have consistently complied with all applicable categorical Pretreatment Standards during the period prior to the Industrial User's request for equivalent mass limits.

F. An Industrial User subject to equivalent mass limits must:

1. Maintain and effectively operate control and treatment technologies adequate to achieve compliance with the equivalent mass limits;
2. Continue to record the facility's flow rates through the use of a continuous effluent flow monitoring device;
3. Continue to record the facility's production rates and notify the POTW whenever production rates are expected to vary by more than 20 percent from its baseline production rates.
4. Continue to employ the same or comparable water conservation methods and technologies as those implemented pursuant to those in Section 924.02(a)(4)(A) of this section so long as it discharges under an equivalent mass limit.

G. When developing equivalent mass limits, the POTW:

1. Will calculate the equivalent mass limits by multiplying the actual average daily flow rate of the regulated process(es) of the Industrial User by the concentration-based Daily Maximum and Monthly Average Standard for the applicable categorical Pretreatment Standard and the appropriate unit conversion factor;
2. Upon notification of a revised production rate, will reassess the equivalent mass limit and recalculate the limit as necessary to reflect changed conditions at the facility; and
3. May retain the same equivalent mass limit in subsequent individual wastewater discharger permit terms if the Industrial User's actual average daily flow rate was reduced solely as a result of the implementation of water conservation methods and technologies, and the actual average daily flow rates used in the original calculation of the equivalent mass limits were not based on the use of dilution as a substitute for treatment. The Industrial User must also be in compliance with Section 924.02(e)(3) regarding the prohibition of bypass.

(5) The POTW may convert the mass limits of the categorical Pretreatment Standards of 40 CFR Parts 414, 419, and 455 to concentration limits for purposes of calculating limitations applicable to individual Industrial Users. The conversion is at the discretion of the POTW.

(6) Once included in its permit, the Industrial User must comply with the equivalent limitations developed in this section in lieu of the promulgated categorical Standards from which the equivalent limitations were derived.

(7) Many categorical Pretreatment Standards specify one limit for calculating maximum daily discharge limitations and a second limit for calculating maximum Monthly Average, or four-day average, limitations. Where such Standards are being applied, the same production or flow figure shall be used in calculating both the average and the maximum equivalent limitation.

(8) Any Industrial User operating under a permit incorporating equivalent mass or concentration limits calculated from a production-based Standard shall notify the POTW within two business days after the User has a reasonable basis to know that the production level will significantly change within the next calendar month. Any User not notifying the POTW of such anticipated change will be required to meet the mass or concentration limits in its permit that were based on the original estimate of the long term average production rate.

(b) *State Requirements.* State requirements and limitations~~limitation~~ on Wastewater discharges shall apply in any case where they are more stringent than federal and local requirements.

(c) *Discharge Limitations.*

(1) *General prohibitions.*

A. *Dilution.* No user shall increase the use of process water or dilute a discharge as a partial or complete substitute for adequate treatment to achieve compliance with any pretreatment standard or requirement. This shall not prohibit the use of equalization tanks utilized to regulate flows.

B. *Pass Through and Interference.* No user shall discharge or cause to be discharged, directly or indirectly any pollutants which by their nature or concentration will pass through or cause interference with the operation or performance of the POTW.

C. No person shall discharge, convey, permit or allow to be discharged or conveyed, to a

public sewer any wastewater containing pollutants of such character or quantity that will:

1. Not be susceptible to treatment or will interfere with the process or efficiency of the POTW;
2. Violate pretreatment standards or requirements:
3. Cause the POTW treatment plant to violate its NPDES permit or applicable receiving water standards.

D. Nothing in this section shall be construed as preventing any special agreement or arrangement between the City, the owner(s) of the NRWTP, and any user of the POTW whereby wastewater of unusual strength or character is discharged into the system. No agreement shall be made which violates any State or Federal standards or requirements including categorical pretreatment standards.

E. As specified in the current, approved and amended pretreatment program for the NRWTP, limitations for specific pollutants have been established and shall be abided by all users of the POTW. A listing of such limitations is available from the City upon request.

F. The City may develop Best Management Practices (BMPs), by ordinance, in individual wastewater discharge permits or general permits, to implement Local Limits and the requirements of this section.

G. If any water or wastes are discharged, or are proposed to be discharged to the POTW which contain the substances or possess characteristics enumerated in this chapter, and which have a deleterious effect upon the POTW, the City may:

1. Reject any wastes;
2. Require pretreatment to an acceptable condition prior to discharge to the POTW;
3. Require control over the quantities and rates of discharge; and/or
4. Require payment to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges under the provisions of this chapter.

(2) *Specific Prohibitions.* No person shall discharge, deposit, cause, or allow to be discharged into the POTW any wastewater which contains the following:

A. Pollutants which create a fire on explosion hazard in the POTW including but not limited to wastestreams with a closed cup flashpoint of less than 140 degrees Fahrenheit or 60 degrees Centigrade using the test method specified in 40 CFR 261.21;

B. Discharges having a pH lower than 6.0 S.U. or greater than 9.0 S.U., unless otherwise permitted by the City, or having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the sewage works.

C. Solid or viscous pollutants in amounts which will cause obstruction to the flow in the POTW resulting in interference;

D. Any pollutant, including oxygen demanding pollutants (BOD, etc) released in a discharge at a flow rate and/or pollutant concentration which will cause interference with the POTW;

E. Heat in amounts which will inhibit biological activity in the POTW resulting in interference, but in no case heat in such quantities that the temperature at the POTW treatment plant exceeds 40 degrees Centigrade (104 degrees Fahrenheit);

F. Discharges of petroleum oil, nonbiodegradable cutting oil or products of mineral oil origin if

discharged in amounts that can cause pass through or interference;

G. Pollutants which result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that may cause acute worker health and safety problems;

H. Any water or waste containing wax, fats, grease, or oils, whether emulsified or not, in excess of 100 mg/L unless otherwise permitted by the City, or containing substances which may solidify or become viscous at temperatures between 32 and 150 degrees Fahrenheit;

I. Noxious or malodorous solids, liquids, or gases, which either singly or by interacting with other wastes, are capable of creating a public nuisance or hazard to life, or are or may be sufficient to prevent entry into a sewer for its maintenance and repair;

J. Garbage that has not been ground or comminuted to such a degree that all particles will be carried freely in suspension under flow conditions normally prevailing in the public sewers, with no particle greater than one-half inch in any dimension;

K. Wastewaters at a flow rate or containing such concentrations or quantities of pollutants that exceed for any time period longer than 15 minutes more than five times the average 24 hour concentration, quantities or flow during normal operation of the user and that would cause a treatment process upset and subsequent loss of treatment efficiency;

L. Any toxic substances in amounts exceeding standards promulgated by the Administrator of the United States Environmental Protection Agency pursuant to section 307 (a) of the Act, and chemical elements or compounds, phenols or other taste or odor-producing substances, or any other substances which are not susceptible to treatment or which may interfere with the biological processes or efficiency of the POTW treatment plant, or that will pass through the system, including but not limited to, cadmium, chromium, copper, lead, nickel, and zinc;

M. Any unpolluted water including, but not limited to, water from noncontact cooling systems or of stormwater origin, which will increase the hydraulic load on the POTW;

N. Wastes with objectionable color not removable by the treatment process;

O. Discharges of trucked or hauled wastes, except at specific locations and times as designated by the NRWTP. Any removal of manhole lids, or other access to the sewer system for the purpose of discharging wastes at times and/or without the written permission of the NRWTP and the City, shall be considered a violation and shall be subject to enforcement action including fines and penalties allowed under this chapter.

(d) *Notification of Changes in Discharge.* All industrial users shall notify the City at least 30 days in advance of any substantial changes to the user's operations or system which might alter the nature, quality or volume of its wastewater. This includes, but is not limited to, the listed or characteristic hazardous wastes for which the industrial user has submitted initial notification under 40 CFR 403.12(P).

(e) The City will evaluate the data furnished by the User and may require additional information. Based on the information provided, within 90 days, the City will determine whether to issue an individual wastewater discharge permit. The City may deny any application for an individual wastewater discharge permit.

(f) *Accidental Discharges.* Each user, at his expense, shall provide protection from accidental discharges of prohibited materials or other wastewaters subject to these rules and regulations. Signs

shall be permanently posted in conspicuous places on the industrial user's premises advising employees whom to call in the event of a slug load or accidental discharge. Employers shall instruct all employees who may cause or discover such discharge with respect to emergency notification procedures.

(1) *Accidental discharge/slug load notification.* Users shall notify the City immediately upon the occurrence of a slug load or accidental discharge of any such materials or wastewaters in violation of these rules and regulations or applicable wastewater discharge permit. This notification shall be followed within five days of the date of occurrence, by a detailed written statement describing the cause of the discharge and the remedial measures taken to reduce the possibility of recurrence. Such notification shall not relieve the user of any liability for any expense, loss, or damage to the POTW.

(2) *Upset notification.* Any user which experiences failure of a pretreatment system which results in an unintentional or temporary state of noncompliance with these rules and regulations due to factors beyond reasonable control, shall inform the City as soon as possible, but not later than 24 hours after the beginning of the upset.

Where information is given orally, the user shall file a written report with the City within five days. The report shall include:

A. A description of the incident, its cause and its impact on the user's compliance status;

B. The duration of noncompliance, including exact dates and times of noncompliance. If the noncompliance continues, the time by which compliance is reasonably expected to be attained; and

C. All steps taken or to be taken to reduce, eliminate or prevent recurrence of the conditions of noncompliance.

(3) Bypasses of pretreatment facilities are prohibited and the City may pursue enforcement action unless the user receives prior written approval for bypass from the City.

(g) *Non-Significant Categorical User.* The POTW may determine that an Industrial User subject to categorical Pretreatment Standards is a Non-Significant Categorical Industrial User rather than a Significant Categorical Industrial User on a finding that the Industrial User never discharges more than 100 gallons per day (GPD) of total categorical wastewater (excluding sanitary, non-contact cooling and boiler blow down wastewater, unless specifically included in the Pretreatment Standard) and the following conditions are met:

(1) The Industrial User, prior to the POTW's finding, has consistently complied with all applicable categorical Pretreatment Standards and Requirements;

(2) The Industrial User annually submits the following certification statement signed in accordance with the signatory requirements in XXX, together with any additional information necessary to support the certification statement; ~~and~~

Based on my inquiry of the person or persons directly responsible for managing compliance with the categorical Pretreatment Standards under 40 CFR ____, I certify that, to the best of my knowledge and belief that during the period from _____, _____ to _____, _____ [months, days, year]:

(a) The facility described as _____ [facility name] met the definition of a Non-Significant Categorical Industrial User as described in Section

1044.5(q);

(b) The facility complied with all applicable Pretreatment Standards and requirements during this reporting period; and (c) the facility never discharged more than 100 gallons of total categorical wastewater on any given day during this reporting period.

This compliance certification is based on the following information:

_____

_____

(3) The Industrial User never discharges any untreated concentrated wastewater.

(4) If the IU is located upstream of a combined or sanitary sewer overflow the following additional requirements must be met of the application of this classification:

A. The IU cannot discharge wastewater that is regulated by categorical pretreatment standards or,

B. Must not have been in Significant Noncompliance at any time in the past two years.

C. Procedures for categorization of an IU as a Non-Significant Categorical Industrial User and the issues related to combined sewer overflows must be addressed through either the long term control plan, approved combined system operation plan implementing the nine minimum controls, or the program modification request.

(5) The POTW must evaluate and document, at least once per year, whether the industrial user continues to meet the requirements for the classification.

(6) Upon a finding that a User meeting the criteria in Section 924.02(f)(1)—(4) has no reasonable potential for adversely affecting the POTW's operation or for violating any Pretreatment Standard or Requirement, the POTW may at any time on its own initiative or in response to a petition received from an Industrial User, and in accordance with procedures in 40 CFR 403.8(f)(6), determine that such User should not be considered a Significant Industrial User.

(h) *Mid-Tier Categorical Industrial Users.* A Categorical Industrial User may be considered a Mid-Tier Categorical Industrial User.

(1) This classification requires that the IU does not discharge total categorical wastewater that exceeds:

A. Zero point zero one (0.01) percent of the design dry weather hydraulic capacity of the POTW;

B. Five thousand gallons per day of total categorical wastewater;

C. Zero point zero one (0.01) percent of the design dry weather organic treatment capacity of the POTW; and

D. Zero point zero (0.01) percent of the maximum allowable headworks loading for any pollutant regulated by the applicable categorical pretreatment standards for which a local limit has been developed.

(2) The IU's flow must be measured by a continuous effluent flow monitoring device unless the IU discharges in batches.

(3) The IU must not have been in Significant Noncompliance for any time in the past two years.

(4) The daily flow rates, production levels, or pollutant levels of the IU cannot vary so significantly that decreasing the reporting requirement would result in data that are not representative of conditions occurring during the reporting period.

(5) If the IU is located upstream of a combined or sanitary sewer overflow, procedures for categorization of an IU as a Mid-Tier Categorical Industrial User and the issues related to combined and sanitary sewer overflows must be addressed through either:

A. The long term control plan;

B. Approved combined sewer system operation plan implementing the nine minimum controls, or

C. The program modification request.

(6) Any IU classified as a mid-tier categorical industrial user will be required to be inspected and the effluent randomly sampled and analyzed by the POTW at least once every two years. If the IU no longer meets the criteria for being classified as a mid-tier categorical industrial user the POTW must immediately begin inspecting the IU and monitoring the effluent at the frequency set by the POTW's pretreatment program.

(7) As a mid-tier categorical industrial user the control authority may reduce the IU's reporting frequency to no less than once a year unless required more frequently by the categorical pretreatment standard or the Director of the Ohio EPA.

(8) If the IU no longer meets the criteria for being classified as a mid-tier categorical industrial user the IU must immediately begin monitoring the effluent and complying with the minimum reporting requirements at the frequency set by the POTW's pretreatment program.

(Ord. 2009-O-1789, Passed 8-19-09)

924.03 - Monitoring and pretreatment facilities.

(a) When required by the City, the owner of any property serviced by a building sewer carrying industrial wastewater shall install a suitable manhole together with such necessary meters and other appurtenances in the building sewer to facilitate observation, sampling, and measurement of the wastestream. Such manhole, when required, shall be accessibly and safely located, and shall be installed by the owner at his or her own expense, and shall be maintained so as to be safe and accessible at all times.

(b) All measurements, tests, and analyses shall be performed in accordance with procedures contained in 40 CFR Part 136 and amendments thereto. All measurements, tests, and analyses of the characteristics of wastewater performed by an industrial user shall be at the user's expense.

(c) If the City permits the pretreatment or equalization of industrial wastewater, the design and installation of the facilities shall be subject to the review and approval of the City, the State of Ohio EPA and the NRWTP and shall be subject to the requirements of all applicable codes, ordinances, and laws.

(d) Grease, oil, and sand interceptors shall be provided when they are necessary, for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand, or other harmful ingredients. All interceptors shall be of a type and capacity approved by the City and shall be located for ready access for cleaning and inspection.

(e) Where preliminary treatment or flow equalization facilities are provided for any waters or wastes, they shall be maintained in satisfactory and effective operation by the owner at his or her own expense.

(f) *Monitoring Waivers.* The POTW may authorize, at its discretion, an industrial user subject to a categorical pretreatment standard, except for Centralized Waste Treatment facilities regulated by and defined in 40 CFR 437, to forego sampling of a pollutant regulated by a categorical pretreatment standard.

(1) Monitoring waivers do not apply to pollutants where certifications processes and requirements are established by the POTW or by categorical pretreatment standards (e.g. a Total Organics Management Plan's certification alternative to sampling) unless allowed for by the applicable categorical pretreatment standard.

(2) If a waived pollutant is found to be present or is expected to be present based on changes that occur in the IU's operations, the user shall be required to immediately notify the POTW in writing and start monitoring the pollutant at the frequency specified in the POTW's pretreatment program.

(3) The monitoring waiver applies only to IU self-monitoring and does not remove the POTW's obligations for IU monitoring for that parameter; however, the waiver can be extended to POTW monitoring done to satisfy IU self-monitoring.

(4) In making its request for a pollutant monitoring exemption, the industrial user must demonstrate through sampling another technical factors that the pollutant is neither present nor expected to be present in the discharge, or is present only at background levels from intake water and without any increase in the pollutant due to activities of the industrial user.. The industrial user must provide data from at least one sampling of the facility's process wastewater prior to treatment present at the facility that is representative wastewater from all processes. Non-detectable sample results may only be used as a demonstration that a pollutant is not present if the USEPA approved analytical method form 40 CFR 136 with the lowest method detection limit for that pollutant was used.

(5) Waivers are valid only for the duration of the effective period of the IU's control mechanism and, in no case, longer than five years. The IU must submit a new request for the waiver before the waiver can be granted for each subsequent control mechanism.

(6) The request for a monitoring waiver shall be signed by an authorized representative of the industrial user in accordance with paragraph (F) of OAC rule 3745-3-06, and it must include the certification statement in 40 CFR 403.6(a)(2)(ii).

(7) The POTW shall include any monitoring waiver as a condition in the industrial user's control mechanism. The supporting reason(s) for a monitoring waiver and the information submitted by the user in its request shall be maintained in the industrial user's file by the POTW for three years after expiration of the waiver.

(8) Upon approval of the monitoring waiver and revision of the IU's control mechanism by the POTW, the IU shall certify on each self-monitoring report with the following statement: "Based on my inquiry of the person or persons directly responsible for managing compliance with the pretreatment standards under 40 CFR [specific national pretreatment standard part], I certify that, to the best of my knowledge and belief, there has been no increased in the level of [listed pollutant] in the wastewaters due to the activities at the facility since the submittal of the last periodic report under paragraph (E) of rule 3745-3-06 of the Ohio Administrative Code."

(Ord. 2009-O-1789, Passed 8-19-09)

924.04 **- Wastewater discharge permits.**

(a) *Conduct of Permittees.* It shall be unlawful to discharge into the POTW any wastewater, except as authorized by the City, in accordance with the provisions of this chapter and any other rules or regulations that may from time to time be adopted by the City Manager.

(b) *Permits Required.* All significant industrial users shall obtain a wastewater discharge permit at least 90 days before connecting to or contributing to the POTW. All existing industrial users connected to or contributing to the POTW shall obtain a wastewater discharge permit within 90 days after the effective date of this chapter.

(c) *Permit Applications.* Users required to obtain a wastewater discharge permit shall complete and file with the City an application form provided by the City. The application may require submittal of the following information:

(1) Name, address, and location of the industrial facility;

(2) SIC number;

(3) Time and duration of discharge;

(4) Average daily flow rates, including daily, monthly, and season variations, if any;

(5) Site plans, floor plans, mechanical and plumbing plans and details to show all sewers, sewer connections, and appurtenances by size, location, and elevation;

(6) Description of all activities, facilities, and plant processes on the premises, including all materials which are or could be discharged:

(7) Description of the nature and concentration of any pollutants in the discharge which are limited by City. State, or Federal pretreatment standards, and a statement regarding whether or not the limits are being met on a consistent basis, and if not, whether additional pretreatment is required for the user to meet applicable pretreatment standards and requirements:

(8) If additional pretreatment is required to meet the pretreatment standards and requirements, the shortest schedule by which the user will provide such additional pretreatment shall be provided. The completion date in such schedule shall not be later than 18 months. The following conditions shall apply to this schedule:

(A) The schedule shall contain increments of progress in the form of dates for the commencement and completion of major events leading to the construction and operation of additional pretreatment facilities (for example, hiring an engineer, completing preliminary plans, completing final plans, executing contract for major components, beginning construction, completing construction, and the like).

(B) No time increment in this section shall exceed 9 months.

(9) Not later than 14 days following each date in the schedule and the final date for compliance, the user shall submit a progress report to the Superintendent of the Water/Wastewater Division including, as a minimum, whether or not it complied with the increment of progress to be met on that date and, if not, the date on which it expects to comply with this increment of progress, the reason for delay, and the steps being taken by the user to return the project to the schedule established. In no case shall more than 9 months elapse between such progress reports to the Superintendent.

(10) A list of each product produced by the applicant, stating the type, amount, process or processes used in production and the rate of production;

(11) Type and amount of raw materials processed, daily average and maximum per day; and

(12) Any other information as may be deemed necessary by the City to evaluate the permit application.

(13) The City will evaluate the data furnished by the applicant and may require additional information. After evaluation and acceptance of the data furnished, the City may issue a wastewater discharge permit subject to terms and conditions provided herein.

(d) *Permit Modifications.* A wastewater discharge permit may be modified for good cause including, but not limited to the following:

(1) To incorporate any new or revised Federal, State, or local pretreatment standards or requirements;

(2) To account for substantial changes in the volume or characteristics of the permittee's discharge since preparation of the permit;

(3) To account for changes at either the permittee's facility or the POTW that require a temporary or permanent reduction or elimination of the authorized discharge;

(4) To correct typographical or other errors in the permit; and

(5) To reflect transfer of the ownership and/or operation to a new owner/operator.

(e) *Permit Conditions.* Wastewater discharge permits shall be subject to all provisions of this chapter and any such other rules and regulations and applicable regulations, user charges, and fees established by the City. Permits must contain the following:

(1) A statement that indicates the wastewater discharge permit issuance date, expiration date and effective date;

(2) A statement that the wastewater discharge permit is nontransferable without prior notification to the POTW and provisions for furnishing the new owner or operator with a copy of the existing wastewater discharge permit;

(3) Effluent limits, including Best Management Practices, based on applicable Pretreatment Standards;

(4) Self monitoring, sampling, reporting, notification, and record-keeping requirements and affording the City access thereto. These requirements shall include an identification of pollutants or Best Management Practices to be monitored, sampling location, sampling frequency, and sample type based on Federal, State, and local law;

(5) The process for seeking a waiver from monitoring for a pollutant neither present nor expected to be present in the discharge;

(6) A statement of applicable civil and criminal penalties for violation of Pretreatment Standards and Requirements, and any applicable compliance schedule. Such schedule may not extend the time for compliance beyond that required by applicable Federal, State, or local law;

(7) Requirements to control slug load discharge, if determined by the POTW to be necessary;

(8) Requirements for notification of slug load discharge;

(9) Requirements for notifying the City of any new wastestreams or any substantial change in the volume or character of the wastewater being discharged;

(10) Any grant of the monitoring waiver by the POTW must be included as a condition in the User's permit.

(f) *Optional Permit Contents.* Wastewater Discharge permits may contain, but not limited to, the following conditions:

(1) Limits on specific pollutants;

(2) Limits on the average and minimum rate and time of discharge;

(3) Requirements for flow regulations and equalization;

(4) Requirements for installation and maintenance of inspection and sampling facilities and equipment, including flow measurement devices;

(5) Compliance schedules;

(6) Other conditions as deemed appropriate by the City to ensure compliance with this chapter.

(g) *Duration of Permit.* Permits shall be issued for a specific period of time, not to exceed five years. A permit may be issued for a period less than a year or may be stated to expire on a certain date. The user shall apply for permit reissuance a minimum of 90 days prior to the expiration of the user's existing permit.

(h) *Permit Transfer.* Wastewater discharge permits are issued to a specific user for a specific operation. A wastewater discharge permit shall not be reassigned or transferred or sold to a new owner, new user, different premises, or a new or changed operation without the written approval of the City. Where applicable, any succeeding owner or user shall also comply with the terms and conditions of the existing permit.

(i) *Slug Discharge Control Plan.* The POTW shall evaluate the need for a plan, device or structure to control a potential sludge discharge at least once during the term of each significant industrial user's control mechanism. New significant industrial users shall be evaluated within one year of being identified as a significant user. If the POTW decides that a slug control plan is needed, the plan shall contain, at a minimum, the following elements:

(1) Description of discharge practices, including no-routine batch discharges;

(2) Description of stored chemicals;

(3) Procedures for immediately notifying the POTW of slug discharges, including any discharges that would violate a prohibition under paragraph (B) of Rule 375-3-04 of the Ohio Administrative Code, with procedures for follow-up written notification within five days;

(4) If necessary, procedures to prevent adverse impact from accidental spills, including inspection and maintenance of storage areas, handling and transfer of materials, loading and unloading operations, control of wastewater discharge, worker training, building of containment structures or equipment, measures for containing toxic organic pollutants (including solvents), or measures and equipment for emergency response.

(j) *General Control Mechanisms.*

(1) General control mechanisms can be issued for groups of users, including both significant and non-significant industrial users, that:

A. Have the same or substantially similar types of operations;

B. Discharge the same types of wastes:

C. Require the same effluent limitations; and

D. Require the same or similar monitoring.

(2) General control mechanisms are not available to industrial users that are:

A. Subject to production-based categorical pretreatment standards;

B. Categorical pretreatment standards expressed as mass of pollutant discharged per day; or

C. Industrial users whose limits are based on the combined waste stream formula or net/gross calculations.

(3) To be covered by a general control mechanism, the significant industrial user is required to file a written request to the POTW for coverage that identifies:

A. Its contact information;

B. Its production processes;

C. The types of wastes generated;

D. The location for monitoring all wastes to be covered by the control mechanism;

E. Any requests for a monitoring waiver for any pollutants not present; and

F. Any other information the POTW deems appropriate.

(4) The POTW shall retain a copy of the general control mechanism, documentation to support the POTW's determination that a specific significant industrial user meets the criteria listed above and a copy of the user's written request for coverage for three years after the expiration of the control mechanism.

(Ord. 2009-O-1789, Passed 8-19-09)

924.05 - Monitoring reports.

(a) *Baseline Monitoring Report.*

(1) Within 180 days after the effective date of a categorical pretreatment standard, existing industrial users subject to such categorical pretreatment standards and currently discharging to or scheduled to discharge to the POTW shall be required to submit to the City a Baseline Monitoring Report (BMR), on a form provided by the City. ~~indicating the nature and concentration of all pollutants in the discharge from the regulated process which are limited by pretreatment standards and requirements and the average and maximum daily flow for these process units in the user's facility which are limited by such pretreatment standards or requirements.~~ A completed wastewater discharge permit application form may fulfill the requirement for a BMR if all conditions and time frames are met.

A. The BMR form provided by the City shall include the information set forth below.

1. Identifying Information.

a.) The name and address of the facility, including the name of the operator and owner.

b.) Contact information, description of activities, facilities, and plant production processes on the premises;

2. Environmental Permits. A list of environmental control permits held by or for the facility

3. Description of Operations.

a.) A brief description of the nature, average rate of production (including each product produced by type, amount, processes, and rate of production), and standard industrial classifications of the operation(s) carried out by such User. This description should include a schematic process diagram, which indicates points of discharge to the POTW from the regulated processes.

b.) Types of wastes generated, and a list of all raw materials and chemicals used or stored at the facility which are, or could accidentally or intentionally be, discharged to the POTW;

c.) Number and type of employees, hours of operation, and proposed or actual hours of operation;

d.) Type and amount of raw materials processed (average and maximum per day);

e.) Site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, floor drains, and appurtenances by size, location, and elevation, and all points of discharge;

4. The nature and concentration of all pollutants in the discharge from the regulated processes which are limited by such pretreatment standards and requirements

5. The average and maximum daily flow for these process units in the user's facility which are limited by such pretreatment standards or requirements.

6. Time and duration of discharges;

7. The location for monitoring all wastes covered by the permit;

(2) New sources and sources that become industrial users after promulgation of an applicable categorical standard, shall be required to submit to the City the BMR at least 90 days prior to commencement of discharge.

(3) The BMR shall be signed by an authorized representative of the industrial user.

(4) Ninety-Day Compliance Report. Within 90 days following the date for final compliance with applicable categorical pretreatment standards, or in the case of a new source, following commencement of the introduction of wastewater into the POTW, any industrial user subject to pretreatment standards and requirements shall submit to the City, a report, on a form provided by the City, indicating the nature and concentration of all pollutants in the discharge from the regulated process which are limited by pretreatment standards and requirements.

(5) The Ninety-Day Compliance Report shall state whether the applicable pretreatment standards or requirements are being met on a consistent basis and, if not, what is necessary to bring the user into compliance with the applicable pretreatment standards or requirements.

(6) The Ninety-Day Compliance Report shall be signed by an authorized representative of the

industrial user (as defined herein).

(b) *Periodic Compliance Reports.* Any user subject to a pretreatment standard or requirement shall periodically submit to the City a report indicating the nature and concentration of pollutants in the discharge which are limited by pretreatment standards or requirements. In cases where the Pretreatment Standard requires compliance with a Best Management Practice (BMP) or pollution prevention alternative, the User must submit documentation required by the POTW or the Pretreatment Standard necessary to determine the compliance status of the User. Such reports shall be submitted according to the frequency prescribed in the user's wastewater discharge permit. Periodic Compliance Reports shall be signed by an authorized representative of the industrial user (as defined herein).

(1) If a User subject to the reporting requirement in this section monitors any regulated pollutant at the appropriate sampling location more frequently than required by the City, using the procedures prescribed in Section 1044.5 (j) of this ordinance, the results of this monitoring shall be included in the report.

(c) Compliance Schedules. When, in the opinion of the City, it becomes necessary for industrial users to install technology or provide additional operation and maintenance (O & M) to meet any condition of this chapter, or an applicable administrative order, or Pretreatment Standards, the City Engineer shall require the development of the shortest schedule by which the industrial user will provide this additional technology or O & M as follows:

(1) The completion date in this schedule shall not be later than the compliance date established for the applicable Pretreatment Standard.

(2) The schedule shall contain increments of progress in the form of dates for the commencement and completion of major events leading to the construction and operation of additional pretreatment required for the User to meet the applicable Pretreatment Standards (such events include, but are not limited to, hiring an engineer, completing preliminary and final plans, executing contracts for major components, commencing and completing construction, and beginning and conducting routine operation). In no case shall any increment of time exceed nine months.

(3) Not later than fourteen days following each date in the schedule and the final date for compliance, the industrial user shall submit a progress report to the City including, at a minimum, whether or not it complied with the increment of progress to be met on such date and, if not, the date on which it expects to comply with this increment of progress, the reason for delay and the steps being taken to return to the schedule established. In no event shall more than nine (9) months elapse between such progress reports to the City.

(d) Reports of Potential Problems. In the case of any discharge, including, but not limited to, accidental discharges, discharges of a nonroutine, episodic nature, a noncustomary batch discharge, a Slug Discharge or Slug Load, that might cause potential problems for the POTW, the User shall immediately telephone and notify the city of the incident. This notification shall include the location of the discharge, type of waste, concentration and volume, if known, and corrective actions taken by the User.

(1) A notice shall be permanently posted on the User's bulletin board or other prominent place advising employees who to call in the event of a discharge described in paragraph A, above. Employers shall ensure that all employees, who could cause such

a discharge to occur, are advised of the emergency notification procedure.

(2) Significant Industrial Users are required to notify the city immediately of any changes at its facility affecting the potential for a Slug Discharge.

(e) *Authorized Representative.* All reports required under this section shall be signed by an authorized representative of the industrial user, defined as follows:

(1) In the case of a corporation, by a responsible corporate officer. A responsible corporate officer means:

A. A president, secretary, treasurer, or vice president of the corporation in charge of a principal business function, or any other person who performs similar policy-making or decision-making functions for the corporation; or

B. The manager of one or more of the corporation's manufacturing, production, or operating facilities, provided the manager is authorized to make management decisions that govern the operation of the regulated facility including having the explicit or implicit duty of make major capital investment recommendations, and initiate and direct other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for individual wastewater discharge permit requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

(2) In the case of a partnership, by a general partner.

(3) In the case of a sole proprietorship, by the proprietor.

(4) By a duly authorized representative of the individual designated in subsections (c)(1) through (3) hereof if the authorization specifies either an individual or a position having responsibility for the overall operation of the facility from which the discharge originates, such as the position of plant manager, superintendent, or a position of equivalent responsibility, such as the position of environmental manager or engineer.

(f) All reports and applications required under this section shall be signed by an authorized representative of the industrial user under the following certification statement:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

(Ord. 2009-O-1789, Passed 8-19-09)

924.06 - Sampling requirements.

(a) Samples collected to satisfy reporting requirements must be based on data obtained through appropriate sampling and analysis performed during the period covered by the report, based on data that is representative of conditions occurring during the reporting period.

(b) Except as indicated in subsections (c) and (d) below, the User must collect wastewater samples using 24-hour flow-proportional composite sampling techniques, unless time-proportional composite sampling or grab sampling is authorized by the POTW. Where time-proportional composite sampling or grab sampling is authorized by the City, the samples must be representative of the discharge. Using protocols (including appropriate preservation) specified in 40 CFR Part 136 and appropriate EPA guidance, multiple grab samples collected during a 24-hour period may be composited prior to the analysis as follows: for cyanide, total phenols, and sulfides the samples may be composited in the laboratory or in the field; for volatile organics and oil and grease, the samples may be composited in the laboratory. Composite samples for other parameters unaffected by the compositing procedures as documented in approved EPA methodologies may be authorized by the City as appropriate. In addition, grab samples may be required to show compliance with Instantaneous Limits.

(c) Samples for oil and grease, temperatures, pH, cyanide, total phenols, sulfides, and volatile organic compounds must be obtained using grab collection techniques.

(d) For sampling required in support of baseline monitoring and 90-day compliance reports, a minimum of four grab samples must be used for pH, cyanide, total phenols, oil and grease, sulfide and volatile organic compounds for facilities for which historical sampling data do not exist; for facilities for which historical sampling data are available, the POTW may authorize a lower minimum. For the reports required by Section 924.05(b), the User is required to collect the number of grab samples necessary to assess and assure compliance with applicable Pretreatment Standards and Requirements.

(e) For Periodic Compliance Reports, the sample type and duration shall be specified in the user's waste discharge permit.

(Ord. 2009-O-1789, Passed 8-19-09)

924.07 - Compliance inspection and sampling.

The City shall inspect the facilities of any user to verify compliance with local, State, and Federal requirements. Persons or occupants of premises where wastewater is discharged to the POTW shall allow the City or their authorized representative ready access at all reasonable times to all parts of the premises for the purposes of inspection, sampling, records examination, and copying.

The City, the NRWTP, and the EPA shall have the right to set up on the user's property such devices as are necessary to conduct sampling, inspections, compliance monitoring, or metering operations. Where a user has security measures in force which would require proper identification and clearance before entry into their premises, the user shall make necessary arrangements with their security guards so that upon presentation of suitable identification, personnel from the City, the NRWTP, and EPA will be permitted to enter, without delay, for the purposes of performing their specific duties.

(Ord. 2009-O-1789, Passed 8-19-09)

924.08 - Records management.

(a) Any industrial user subject to the reporting requirements of this chapter shall retain for a minimum of three years any records of information obtained pursuant to any monitoring activities

required by this ordinance, any additional records of information obtained pursuant to monitoring activities undertaken by the User independent of such requirements, and documentation associated with Best Management Practices records of monitoring activities, and results (whether or not such monitoring activities were required) and shall make such records available for inspection and copying by the City, TCA, and EPA. This period of retention shall be extended during the course of any unresolved litigation regarding the industrial user, or when requested by the City.

(b) All records relating to compliance with pretreatment standards shall be made available to the City or other governmental offices upon request.

(Ord. 2009-O-1789, Passed 8-19-09)

924.09 - Confidential information.

(a) Information and data on a user obtained from reports, questionnaires, permit applications, permits and monitoring programs, and from inspections shall be available to the public or other governmental agencies without restriction unless the user specifically requests that the information or portions thereof, remain confidential and is able to demonstrate to the satisfaction of the City that the release of such information would divulge information, processes or methods of production entitled to protection as trade secrets of the user.

(b) When requested by the person furnishing a report, the portions of a report which might disclose trade secrets, secret processes shall not be made available for inspection by the public but shall be made available upon written request to governmental agencies for uses related to this chapter.

(c) Information accepted by the City as confidential shall not be transmitted to any other governmental agency or to the general public by the City until and unless ten day's notification is given to the user.

(Ord. 2009-O-1789, Passed 8-19-09)

924.10 - Administration and enforcement.

(a) *Suspension of Service.*

(1) The City may suspend wastewater treatment services or a wastewater distribution permit when suspension is necessary, in the opinion of the City, in order to stop an actual or threatened discharge which presents or may present an imminent or substantial endangerment to the health or welfare of persons, to the environment, cause interference to the POTW, or cause the City to violate any condition of its wastewater discharge permit.

(2) Any person notified of suspension of wastewater treatment service of their wastewater discharge permit, shall immediately stop or eliminate the discharge. In the event a user fails to comply voluntarily with the suspension order, the City shall take such steps as deemed necessary including immediate severance or blockage of the sewer connection, to prevent or minimize damage to the POTW system or endangerment to any individuals. The City shall reinstate the wastewater discharge permit or wastewater treatment service only upon proof of the elimination of the noncomplying discharge. A detailed written statement submitted by the user describing the causes of the harmful contribution and the measures taken to prevent any future occurrence shall be submitted to the City within 15 days of the date of occurrence.

(b) *Revocation of Permit.* The City may revoke the wastewater discharge permit of any user who:

(1) Fails to accurately report the wastewater constituents and characteristics of the user's discharge;

(2) Fails to report significant changes in operations, or wastewater constituents and characteristics;

(3) Refuses to allow the City or other authorized government authority access to the user's premises for the purpose of inspection or monitoring;

(4) Violates conditions of the user's wastewater discharge permit.

(c) *Penalty Provisions.*

(1) The City may commence an action for appropriate legal and/or equitable relief in the appropriate courts with respect to the conduct of a discharge contrary to the provisions of this chapter.

(2) Any user violating any provision of this chapter, a wastewater discharge permit, or any order of the City or court of competent jurisdiction, which violation results in damage or impairment to the POTW or which results in excessive cost of treatment shall be liable to the City for any expense, loss, or damage caused by the violating discharge. The City shall bill the user for the costs incurred as a result of the discharge. Refusal to pay the assessed costs shall constitute a violation of this chapter. Such a violation is also enforceable under the provisions of this section or other applicable sections of this chapter or applicable Ohio law.

(3) Whoever violates or fails to comply with any of the provisions of this chapter shall be served by the City with a written notice stating the nature of the violation or noncompliance. A reasonable time limit shall be provided for the satisfactory correction thereof. The user shall, within the time period provided, permanently cease such violation or noncompliance.

(4) The City may commence an action for appropriate legal or equitable relief or for both with respect to the conduct of a user contrary to the provisions of this chapter:

A. Injunctive Relief. Whenever an industrial user has violated or continues to violate this chapter, its wastewater discharge permit, or any order of the City or court of competent jurisdiction, the City may petition the court for the issuance of a preliminary or permanent injunction or both (as may be appropriate) which restrains or compels the activities on the part of the industrial user.

B. Civil Penalties. Any user who is found to have violated any provision of this chapter, its wastewater discharge permit, or any order of the City or court of the competent jurisdiction shall be subject to the imposition of a civil penalty of up to $1,000.00 per violation. Each day on which a violation occurs or continues shall be deemed a separate and distinct violation. In addition to the penalties provided herein. The City may recover reasonable attorney's fees, court costs, court reporter's fees and other expenses of litigation by appropriate suit at law against the user.

C. Criminal Penalties. Any person, or persons which intentionally or willfully violate any provision of this chapter, its wastewater discharge permit, or any order of the City or court of competent jurisdiction or any person or persons that allow a violation to continue after becoming aware of said violations shall be punishable, upon conviction, by a criminal penalty of up to $1,000.00 per day per violation and not more than six months in jail.

D. Falsifying Information. Any person or persons who knowingly make any false statement, representation, or certification in any application, record, report, plan, or document filed or required to be maintained pursuant to this chapter, the wastewater discharge permit, or any order of the City or court of competent jurisdiction, or who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method, shall be punishable, upon conviction, by a criminal penalty of up to $1,000.00 per day per violation and not more than six months in jail.

E. Publication Requirements. At least annually, the City shall publish in at least one newspaper of general circulation that provides meaningful public notice within the jurisdiction served by the POTW a list of all industrial users which at any time during the previous 12-month period were in significant noncompliance with applicable pretreatment standards or other pretreatment requirements. An industrial user is in significant noncompliance if its violation meets the criteria in 924.10(c)(4)(E)(3), 924.10(c) (4)(E)(4) or 924.10(c)(4)(E)(8) of this ordinance. A significant industrial user is in significant noncompliance if its violation meets any of the following criteria:

1. Chronic violation of wastewater discharge limits, defined here as those in which 66 percent or more of all the measured taken for the same pollutant parameter at any permitted monitoring point during a six-month period exceed (by any magnitude) a numeric pretreatment standard or requirement, including instantaneous limits;
2. Technical Review Criteria (TRC) violations, defined here as those in which 33 percent or more of all of the measurements taken for the same pollutant parameter at any permitted monitoring point during a six-month period equal or exceed the product of the numeric pretreatment standard or requirement including instantaneous limits, multiplied by the applicable TRC (TRC = 1.4 for BOD, TSS, fats, oil and grease, and 1.2 for all other pollutants except pH);
3. Any other violation of a pretreatment standard or requirement as defined by paragraph (N) of Rule 3745-3-01 of the Ohio Administrative Code (daily maximum or longer-term average, instantaneous limit, or narrative standard) that the POTW determines has caused, alone or in combination with other discharges, interference or pass through (including endangering the health of POTW personnel or the general public);
4. Any discharge of a pollutant that has caused imminent endangerment to human health, welfare or the environment or has resulted in the POTW's exercise of its emergency authority under Section 924.10(a)(1) of this chapter to halt of prevent such a discharge;
5. Failure to meet, within 90 days after the schedule date, a compliance schedule milestone contained in an industrial user permit or enforcement order for starting construction, completing construction or attaining final compliance;
6. Failure to provide, within 45 days after the due date, required reports such as baseline monitoring reports, 90-day compliance reports, periodic self monitoring reports, reports on compliance with compliance schedules, or any other reports required by the POTW;
7. Failure to accurately report noncompliance; or
8. Any other violation or group of violations, including a violation of BMPs, that the POTW determines adversely affects the operation or implementation of the local pretreatment program.

F. Administrative Fines. Notwithstanding any other section of this chapter, any user who is

found to have violated any provision of this chapter, or permits and orders issued hereunder, shall be fined an amount not to exceed $1,000.00 per violation. Each day on which a violation or noncompliance occurs shall be deemed a separate and distinct offense.

In determining the amount of an administrative fine, the City Manager shall consider the magnitude and severity of the violation, the history of past violations, the economic advantage gained by the user for causing or allowing the violation to occur, and affirmative actions taken by the user to comply with the provisions of this chapter.

Such fines may be added to the industrial user's sewer service bill. The City shall have the same collection remedies that are available to collect other service charges.

Any person assessed an administrative fine may appeal the action by filing a written Notice of Appeal within ten days of being notified of the fine. The Notice of Appeal shall include: the name, address, and telephone number of the appellant, the date, and any pertinent documentation describing the basis for the appeal.

The Notice of Appeal shall be filed at the office of the City Manager by certified mail. The City Manager shall consider the appeal and convene a hearing on the matter within 30 days of receiving the Notice of Appeal.

Any person who fails to file a Notice of Appeal within ten days of receipt of the Notice, shall be deemed to have agreed to the action taken.

(Ord. 2009-O-1789, Passed 8-19-09)

AI-10987 **Topics Of Discussion** H.

Council Work Session

Meeting Date: 07/08/2025

Veolia Water Contract - Fifth Amendment

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 07/08/2025

Audio-Visual Needs: None

Legal Review: Completed

Emergency Legislation?: No

Motion/Ordinance/ Resolution No.:

Agenda Item Description or Legislation Title

Veolia Water Contract - Fifth Amendment

Purpose and Background

This legislation authorizes a Fifth Amendment with Veolia Water Contract Operations USA, Inc. for the operations and maintenance of the City's water and wastewater systems. The changes found in this Fifth Amendment include:

- Third-party damage reimbursements apply to fire hydrants and water meters.
- Raises the minor maintenance threshold to $15,000.
- Creates a "staff vacancy credit" program whereby Veolia Water reimburses the City for positions vacant longer than 90 days.
- Increases the base fee amount due to market wage adjustments, chemical costs, and increased staffing.

Fiscal Impact

Source of Funds: Water Fund/Sewer Fund

Cost: $4,980,000 (Estimated)

Recurring Cost? (Yes/No): Yes

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

Financial Implications:

Attachments

Resolution

Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A FIFTH AMENDMENT TO THE OPERATIONS AND MAINTENANCE AGREEMENT WITH VEOLIA WATER CONTRACT OPERATIONS USA, INC.

WHEREAS, the City of Huber Heights contracts with Veolia Water Contract Operations USA, Inc. ("Veolia") to operate and maintain the City's water and wastewater systems; and

WHEREAS, the original Operations and Maintenance Agreement, dated August 21, 2009, provided for an initial term beginning January 1, 2010, and ending December 31, 2013; and

WHEREAS, the Agreement was first extended by written agreement on April 5, 2013, for an additional four (4) years, and subsequently extended through December 31, 2027, pursuant to the First Amendment dated December 7, 2017; and

WHEREAS, the Agreement has since been amended three additional times to address various operational and system needs; and

WHEREAS, a Fifth Amendment is now necessary to improve operational efficiency and ensure continued reliability of the City's water and wastewater systems.

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 Fifth Amendment to the Operations and Maintenance Agreement with Veolia Water Contract Operations USA, Inc. in substantially the same form as the document attached hereto as Exhibit A and incorporated herein by reference.

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

FIFTH AMENDMENT TO THE OPERATIONS AND MAINTENANCE AGREEMENT

This Fifth Amendment is made and entered into effective January 1, 2025, by and between:

THE CITY OF HUBER HEIGHTS, an Ohio municipal corporation, whose address is 6131 Taylorsville Road, Huber Heights, Ohio ("Owner"),

and

VEOLIA WATER CONTRACT OPERATIONS USA, INC., a Delaware limited liability company, with an address at 461 From Road, Suite 400 Paramus, NJ 07652 (hereinafter "Company"; formerly named SUEZ Water Environmental Services Inc., and United Water Environmental Services Inc.)).

Each referred to herein individually as a ("Party") and collectively as the ("Parties").

WHEREAS, Company and Client are parties to the Agreement, whereby Company provides operation and maintenance services for the Client's water and wastewater system; and

WHEREAS, the Agreement, dated August 21, 2009 had a four (4) year initial term of January 1, 2010 through December 31, 2013, and was subsequently extended in writing by the Parties for an additional four (4) years on April 5, 2013, and was further extended through December 31, 2027 by the First Amendment to the Agreement, dated December 7, 2017 ("**First Amendment'**); and

WHEREAS, the Parties entered into a Second Amendment to the Agreement, dated April 4, 2018 ("**Second Amendment'**) in order to correct the index to be used for escalation of the non- labor cost component described in Appendix D of the Agreement to the "Consumer Price Index, Series ID # CUURD200SA" as it was in the Agreement prior to the First Amendment; and

WHEREAS, the Parties entered into a Third Amendment to the Agreement ("**Third Amendment**") to further correct the index used for annual cost escalations as described in Appendix D to the Agreement; and

WHEREAS, the Parties entered into a Fourth Amendment to the Agreement ("**Fourth**

Amendment") for additional services; and

WHEREAS, the Parties wish to make further changes to the Agreement to address changing operational and System requirements;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties agree as follows:

1. Section 3(b) – Maintenance Cap

Section 3(b), Maintenance Cap is hereby deleted and replaced with the following:

The Company shall furnish all materials, supplies, consumables, equipment rental and subcontracting to accomplish Maintenance up to the Annual Maintenance Cap. In connection therewith, the Owner will allow the Company, where appropriate, to make use of its annual contracts for procuring goods and services necessary to complete the Maintenance work. Eligible Maintenance related costs for which the Company shall be entitled to charge against the Annual Maintenance Cap pursuance to this Section shall include the cost of all materials, supplies, equipment rental and subcontracting costs without a markup for overhead or profit. It is understood that the purchase of a Capital Improvement that is required for purposes of maintenance shall not be charged against the Annual Maintenance Cap. In the event a particular maintenance item or event exceeds $15,000 in any month, Company shall notify Owner of same in writing.

2. Section 4(d) - Third Party Damages.

Section 4(d), Third Party Damages is hereby deleted and replaced with the following:

The Company shall not be responsible for damage to Owner, municipal or private property caused by third parties other than the employees, subcontractors, or agents of the Company. In the event of property damage caused by third parties, the Owner may request the Company to repair the damage. The Owner shall reimburse the Company for all costs associated with such repair activities for damages caused by third parties including fire hydrants and water meters, other than the employees, subcontractors, or agents of the Company plus a five percent (5%) administration fee. Documentation of the third party damage will be provided in the form of identification of the third party or location, cost breakdown, and photograph if available.

3. Section 6(e) – Staff Vacancy Credit

Section 6(e), is hereby added to the Agreement to read as follows:

Company shall at all times provide the level of coverage needed to ensure monitoring of all routine water and wastewater treatment operations called for in this Agreement. Company shall staff the FACILITY for the balance of the Agreement term unless otherwise authorized by Owner and Company by amendment to this Agreement. Full time is defined as eight (8) hours of work performed daily per individual, five (5) days per week, excluding lunch break, holidays, vacation days, and other forms of customary paid leave.

Should a position identified above remain vacant for a cumulative total more than 90 calendar days within any 12-month period, Company and Owner will equally share the cost savings related to the wages and benefits of open positions beginning on calendar day 91. Such cost savings shall be calculated using the entry-level salary and benefits for the particular position that is vacant.

Owner reserves the right to request, on reasonable grounds, the removal of Company staff assigned to key positions at the FACILITY. Company agrees to provide OWNER the opportunity to review and approve or disapprove changes of persons in key positions. Key positions include: Project Manager, Operations Supervisors and Lead Operator at the treatment plant. Owner shall not unreasonably withhold approval of changes of persons in key positions.

In the event Company incurs additional expenses to perform or have performed tasks typically performed by a Company employee in a role that has become vacant and subject to the provisions of this Section, including but not limited to subcontractor costs, laboratory costs, temporary or contract labor costs, or overtime costs (together, "Employee Substitute Costs"), Company shall submit documentation of such Employee Substitute Costs to Owner. Owner shall evaluate the Employee Substitute Costs in good faith to determine if the Employee Substitute Costs are costs typically performed by a Company employee in a role that has become vacant. If Owner approves the Employee Substitute Costs, such approval not to be unreasonably withheld, the cost sharing provisions of this Section shall not apply.

4. Section 9(g) - Liability.

Section 9(g), is hereby added to the Agreement to read as follows:

To the extent permitted by State law and notwithstanding any other provision of this Agreement, Company's liability for performance or non-performance of any obligation

arising under the Agreement (whether arising under breach of contract, tort, strict liability, or any other theory of law or equity) including, but not limited to its indemnity obligations specified in Section 9(d) of the Agreement, shall not exceed Ten Million Dollars ($10,000,000) cumulatively for the duration of the Agreement, provided that the foregoing limitation shall not apply to any losses resulting from the gross negligence or willful misconduct of Company or Company's subcontractors, employees or agents in breach of Company's obligations under this Agreement.

5. Section 9.(j) - Hazardous Substances and PFAS.

Section 9.(j), is hereby added to the Agreement to read as follows:

(i) If and to the extent that Owner participated in the Aqueous Film-Forming Foam Product Liability Litigation brought against 3M, DuPont, Tyco and any other parties joined therein in the District Court for the District of South Carolina, Master Docket No. 2:18-MN-2873-RMG (the "PFAS Class Actions") and has or will receive settlement funds, Owner covenants to segregate the settlement funds and to use such funds solely to install, operate, and maintain a PFAS treatment system for the Project.

(ii) Influent, effluent, sludge, residuals, biosolids, and other waste that contain Hazardous Substances shall remain the sole responsibility of Owner, and Company shall not be, or be deemed to be, an owner, generator, co-generator, provider, manufacturer, vendor, arranger, or transporter ("arranger") of any Hazardous Substances. If and to the extent, a Company employee signs a waste manifest or other documentation relating to the presence of Hazardous Substances on or for the Project, such act will be deemed solely for the benefit and convenience of Owner, such employee will be deemed an agent of Owner, and such signature shall not subject Company to liability as an arranger or otherwise.

(iii) Changes in law, standard industry practices relating to any Hazardous Substances, or the levels of Hazardous Substances on, at, under, or affecting the Project shall warrant and require Owner to: (i) grant an equitable adjustment to the Annual Fee and Company's time for performance for increases in performance times, resource requirements, financial requirements, costs, or other increases, and (ii) make capital expenditures and increase operating expenses as such changes require.

(iv) Owner's failure with respect to the provisions in this Section 9(i) and 9(vi) (Hazardous Substances) shall constitute a material breach of this Agreement on Owner's part and give rise to the right to terminate this Agreement by Company on 3 months' written notice to Owner. Prior to termination of this Agreement, Company shall provide Owner with a 6-month cure period after written notice is received. Termination of this Agreement by the Company shall only apply to material, uncured breaches.

(v) To Owner's knowledge, there are no actual or suspected past or present Hazardous Substances, or Releases of Hazardous Substances on, at, or otherwise affecting the Project, the operation of the Project, any facilities associated with the Project, or those persons who operate or otherwise are expected to have access to the Project. "Release" means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment.

(vi) "Hazardous Substance" means any waste, substance, object, or material deemed hazardous under applicable law, including (a) "hazardous substances" as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended; (b) "hazardous waste" as defined in the "hazardous waste" under the Resource, Conservation and Recovery Act; and (c) "emerging contaminants" as identified by the U.S. Environmental Protection Agency or other governmental authorities due to their potential for adverse impacts to human health or the environment, specifically including, without limitation, perfluoroalkyl and polyfluoroalkyl substances ("PFAS") such as perfluorooctanoic acid ("PFOA") and perfluoro octane sulfonate ("PFOS"). As used herein, "Hazardous Substances" also means materials, equipment, physical property, soil, groundwater or stormwater that are contaminated with Hazardous Substances. "Release" means any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment.

6. **Appendix D - Annual Fee Increase; Chemical Costs Increases and Decreases; MCAP Increase; Market Wage Adjustment; Additional Employees**

Appendix D, Compensation is hereby deleted and replaced with the revised Appendix D attached hereto.

7. This Fifth Amendment shall be governed by the laws of the State of Ohio.

8. Each Party represents that it has full power and authority to perform and observe its respective covenants contained in this Fifth Amendment and it has taken all action necessary for the execution, delivery and performance of this Agreement and to carry out and consummate all transactions contemplated hereby, and this Agreement has been duly authorized, executed and delivered and constitutes the legal, valid and binding obligation of each Party respectively, enforceable against it in accordance with its terms.

9. Except as specifically amended herein, the Agreement shall remain in full force and effect in accordance with its terms.

10. All references to SUEZ in the Agreement are now herein modified to refer to Company.

11. This Fifth Amendment may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were upon the same instrument.

Both Parties indicate their approval of this Agreement by their signatures below, and each Party warrants that all corporate or governmental action necessary to bind the parties to the terms of this Agreement has been and will be taken.

The City of Huber Heights, Ohio	Veolia Water Contract Operations USA, Inc.
By: _____	By: _____
Name: John W. Russell, III	Name:
Title: City Manager	Title:

APPENDIX D
Compensation
(AS AMENDED 1/1/2025)

The Annual Fee, adjusted for CPI and ECI per Amendment 4 (which includes the Maintenance Cap and one time adjustment (Table D-4)), Electric and Chemical shared costs/ savings, a one time adjustment for a labor market adjustment (see Exhibit A) and additional employees (see Exhibit B) for the year 2025 is $4,978,961.25

Once ECI Index and CPI Index information is available for 2026 (estimated to be in February 2026), the Annual Fee for 2026 shall be calculated by following the procedure described below. Table D-1 illustrates the methodology to be used when performing the recalculation and illustrates the 2025 Annual Fee.

Beginning in 2026 and in each subsequent year, the Annual Fee shall be calculated in accordance with the formula described herein. The Annual Fee shall be calculated through the application of readily available, national cost indices provided by the Bureau of Labor Statistics as follows:

a) Labor Cost Component, representing Forty Four Percent (44%) of the Annual Fee shall be escalated each year based upon the "ECI Index" for price-level changes. The ECI is the current Employment Cost Index, (CIU 1O1OOOOOOOOOOA (B,C)) not seasonally adjusted, total compensation, all civilian, 12-month percent change, all workers, as published by the U.S. Department of Labor, Bureau of Labor Statistics. The adjustment shall be made using the 12-month percentage change, (December to December).

b) Non-Labor Cost Component, representing Fifty Six Percent (56%) of the Annual Service Fee shall be escalated each year based upon the "CPI Index for All items in Midwest - Size Class B/C" ("CPI Index") for price-level changes. The CPI Index is the Consumer Price Index Series ID # CUURN200SA0,CUUSN200SA0, as published by the U.S. Department of Labor, Bureau of Labor Statistics. The average CPI Index for the year prior to the Effective Date shall be used as the base index and the adjustments shall use the average CPI Index for the year before the anniversary of the Effective Date. In addition to the calculation described above, the Annual Fee shall be adjusted annually as required to account for changes in energy and chemical costs as follows:

Any energy costs increases or decreases in excess of Five Percent (5%) in any Agreement year when compared to the previous Agreement year will result in a negotiated associated increase or decrease of the Utilities Costs, which is defined as the total costs for power and natural gas used in operation of the facilities as reported on the year end annual financial statement. Any savings stemming from a decrease in energy costs in excess of Five Percent (5%) for any Agreement year shall be equally shared and divided between the Parties. Any expenditures stemming from

an increase in energy costs in excess of Five Percent (5%) for any Agreement year shall be borne equally by the Parties.

Any chemical cost increases or decreases in excess of Five Percent (5%) in any Agreement year when compared to the previous Agreement year will result in a negotiated associated increase or decrease of the Chemical Costs, which is defined as the total costs for all chemicals used in operation of the facilities as reported on the year end annual financial statement. Any savings stemming from a decrease in Chemical Costs in excess of Five Percent (5%) for any Agreement year shall be equally shared and divided between the Parties. Any expenditures stemming from an increase in Chemical Costs in excess of Five Percent (5%) for any Agreement year shall also be borne equally by the Parties.

Energy and Chemical cost increases or decreases shall be trued up annually above or below the 5% variance allowance, borne equally and paid to the respective party. Table D-2 illustrates the methodology to be used when performing the recalculation and illustrates the 2025 Chemical and Energy True up.

As per Amendment 4, a one time true-up of years 2021-2024 will be paid to Company for carry over costs of Energy in the amount of $134,723.18 and Chemicals in the amount of $269,569.57, detailed in Table D-3. Contract year 2025 and subsequent years will be trued up annually.

Table D-1

VEOLIA

Effective Date: January 1, 2025

Huber Heights
2025 Annual Fee Calculation

2024 Annual Fee	
4,307,103.24	Base Fee subject to adjustment

Category	Weight	2024 Annual Fee	2024 Weighted Annual Fee	2024 Adj Factor **	Adjusted Annual Fee	* 1 Time MCAP Adjustment	2025 Annual Fee	Change from Prior Yr	2025 Monthly Amount
Labor	44.0%	$4,307,103.24	1,895,125.43	3.80%	1,967,140.20		1,967,140.20	72,014.77	163,928.35
Non-Labor	56.0%	$4,307,103.24	2,411,977.81	2.41%	2,470,111.37	100,000.00	2,470,111.37	58,133.56	205,842.61
Sub Total Annual Fee	100.0%		4,307,103.24		4,437,251.57	100,000.00	4,537,251.57	130,148.33	378,104.30
Labor Market Adj					229,818.00		229,818.00		
Staff Increase for Capacity					233,166.14		233,166.14		
Electric				$ (6,740.78)	(6,740.78)		(6,740.78)		
Chemical				$ (14,533.68)	(14,533.68)		(14,533.68)		
Total Annual Fee					4,878,961.25		4,978,961.25		

ECI	
2024	
3.8%	

CPI	
2023	2024
181.437	185.810

Requested Rate	ECI	3.8%	CPI	2.41%
	* Quarter 4 of previous year used		*Annual number used	

**Adjustment Factor not to exceed 5% or be less than (1.25%)

Final Annual Fee Calculation

Adjusted Base Fee	4,978,961.25				
Total 2024 Annual Fee	4,978,961.25				
		Total Monthly	Monthly Water	Monthly Sewer	Monthly
2025 Monthly Fee Breakdown		414,913.44	*331,930.75*	*74,684.42*	*8,298.27*
		Total Annual Fee	Annual Water	Annual Sewer	Annual Storm
2025 Annual Fee Breakdown		4,978,961.28	*3,983,169.00*	*896,213.04*	*99,579.24*
			501.320.5212	551.320.5212	571.401.5212
Increase from prior year	671,858.01				

Table D-2

VEOLIA

Effective Date: January 1, 2025

Huber Heights
2024 Energy Costs Variance Calculation

Monthly Management Report

Month	2023	2024	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% Allowed (to be shared 50%)	total variance v 2024 at 50%	Adjusment to Annual fee
January	$ 41,664.61	$ 55,753.29					
February	$ 37,644.21	$ 53,102.08					
March	$ 105,542.17	$ 56,634.21					
April	$ 20,279.27	$ 50,720.74					
May	$ 58,495.94	$ 51,006.41					
June	$ 50,262.68	$ 51,990.64					
July	$ 57,827.01	$ 64,620.02					
August	$ 57,597.65	$ 52,934.96					
September	$ 50,994.26	$ 58,347.43					
October	$ 56,391.71	$ 66,264.58					
November	$ 46,064.81	$ 37,506.78					
December	$ 51,136.50	$ 53,233.16					
Total Actual Spends	**633,900.82**	**$ 652,114.30**	**$ 18,213.48**	**$ 31,695.04**	**$ (13,481.56)**	**$ (6,740.78)**	**$ (6,740.78)**
includes 5% of total	31,695.04	665,595.86					
Under /Over Spent amount	665,595.86	(13,481.56)					

VEOLIA

Effective Date: January 1, 2025

Huber Heights
Contract Year 2024 - Chemicals Costs Settlement Calculation

Monthly Management Report

Month	Actual Spend 2023	Actual Spend 2024	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% to be shared 50/50%	total variance v 2024 at 50%	Adjusment to Annual fee
January	$ 28,113.93	$ 32,634.69	$ 4,520.76	$ 1,405.70	$ 3,115.06		
February	$ 85,218.67	$ 68,349.41	$ (16,869.26)	$ 4,260.93	$ (21,130.19)		
March	$ 132,362.85	$ 43,510.51	$ (88,852.34)	$ 6,618.14	$ (95,470.48)		
April	$ 22,873.35	$ 15,535.72	$ (7,337.63)	$ 1,143.67	$ (8,481.30)		
May	$ 24,327.82	$ 66,985.37	$ 42,657.55	$ 1,216.39	$ 41,441.16		
June	$ 47,210.36	$ 14,511.16	$ (32,699.20)	$ 2,360.52	$ (35,059.72)		
July	$ 85,455.66	$ 40,327.00	$ (45,128.66)	$ 4,272.78	$ (49,401.44)		
August	$ 61,349.62	$ 95,926.34	$ 34,576.72	$ 3,067.48	$ 31,509.24		
September	$ 35,076.76	$ 86,032.23	$ 50,955.47	$ 1,753.84	$ 49,201.63		
October	$ 23,334.45	$ 77,788.78	$ 54,454.33	$ 1,166.72	$ 53,287.61		
November	$ 104,789.88	$ 51,993.17	$ (52,796.71)	$ 5,239.49	$ (58,036.20)		
December	$ 38,681.45	$ 31,693.32	$ (6,988.13)	$ 1,934.07	$ (8,922.20)		
Total Spend	**$ 688,794.80**	**$ 625,287.70**	**$ (63,507.10)**	**$ (34,439.74)**	**$ (29,067.36)**	**$ (14,533.68)**	**$ (14,533.68)**
includes 5% of total	(34,439.74)	**$ 654,355.06**					
Under /Over Spent amount	723,234.54	**$ (29,067.36)**					

Table D-3

Energy

Monthly Management Report							
Month	2020	2021	Additional power costs billed to City for 2020 (one time fee) subject to adjustment	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	total variance V 2020 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 24,656.19	$ 41,599.52					
February	$ 23,455.66	$ 34,843.01					
March	$ 28,567.14	$ 36,068.80					
April	$ 24,948.14	$ 26,747.87					
May	$ 27,634.98	$ 32,738.36					
June	$ 41,342.99	$ 33,462.71					
July	$ 39,032.53	$ 37,238.68					
August	$ 40,922.85	$ 39,065.66					
September	$ 29,018.72	$ 18,382.36					
October	$ 36,432.15	$ 31,991.90					
November	$ 34,134.49	$ 31,991.90					
December	$ 38,959.93	$ 31,991.90					
Total	$ 389,105.77	$ 396,122.68	$ 100,300.00	$ 107,316.91	$ 19,455.29	$ 87,861.62	$ 43,930.81

Monthly Management Report							
Month	2021	2022	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% Allowed (to be shared 50%)	total variance V 2021 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 41,599.52	$ 41,643.80					
February	$ 34,843.01	$ 30,451.87					
March	$ 36,068.80	$ 46,327.46					
April	$ 26,747.87	$ 32,720.12					
May	$ 32,738.36	$ 36,927.38					
June	$ 33,462.71	$ 38,439.51					
July	$ 37,238.68	$ 40,347.51					
August	$ 39,065.66	$ 41,193.66					
September	$ 18,382.36	$ 34,553.99					
October	$ 31,991.90	$ 43,680.65					
November	$ 31,991.90	$ 35,509.31					
December	$ 31,991.90	$ 36,318.79					
otal Actual Spen	396,122.68	$ 458,114.05	$ 61,991.37	$ 19,806.13	$ 42,185.24	$ 21,092.62	$ 21,092.62

EXHIBIT A

Monthly Management Report							
Month	2022	2023	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% Allowed (to be shared 50%)	total variance V 2022 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 41,643.80	$ 41,664.61					
February	$ 30,451.87	$ 37,644.21					
March	$ 46,327.46	$ 105,542.17					
April	$ 32,720.12	$ 20,279.27					
May	$ 36,927.38	$ 58,495.94					
June	$ 38,439.51	$ 50,262.68					
July	$ 40,347.51	$ 57,827.01					
August	$ 41,193.66	$ 57,597.65					
September	$ 34,553.99	$ 50,994.26					
October	$ 43,680.65	$ 56,391.71					
November	$ 35,509.31	$ 46,064.81					
December	$ 36,318.79	$ 51,136.50					
otal Actual Spend	458,114.05	$ 633,900.82	$ 175,786.77	$ 22,905.70	$ 152,881.07	$ 76,440.53	$ 76,440.53

Monthly Management Report							
Month	2023	2024	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% Allowed (to be shared 50%)	total variance v 2023 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 41,664.61	$ 55,753.29					
February	$ 37,644.21	$ 53,102.08					
March	$ 105,542.17	$ 56,634.21					
April	$ 20,279.27	$ 50,720.74					
May	$ 58,495.94	$ 51,006.41					
June	$ 50,262.68	$ 51,990.64					
July	$ 57,827.01	$ 64,620.02					
August	$ 57,597.65	$ 52,934.96					
September	$ 50,994.26	$ 58,347.43					
October	$ 56,391.71	$ 66,264.58					
November	$ 46,064.81	$ 37,506.78					
December	$ 51,136.50	$ 53,233.16					
otal Actual Spend	633,900.82	$ 652,114.30	$ 18,213.48	$ 31,695.04	$ (13,481.56)	$ (6,740.78)	$ (6,740.78)

Chemicals

EXHIBIT A

Monthly Management Report							
Month	Actual Spend 2020	Actual Spend 2021	Added Chemicals Costs for 2020 expanded RRR WTP *	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	total variance v 2021 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 6,746.15	$ 15,767.99					
February	$ 4,144.09	$ 39,923.49					
March	$ 4,377.10	$ 10,437.91					
April	$ 4,473.00	$ 28,063.94					
May	$ 6,021.75	$ 8,552.75					
June	$ 4,741.21	$ 28,597.85					
July	$ 32,296.84	$ 24,046.58					
August	$ 55,136.78	$ 21,849.14					
September	$ 8,799.72	$ 36,133.42					
October	$ 62,723.82	$ 21,735.78					
November	$ 18,039.33	$ 21,735.78					
December	$ 14,632.34	$ 21,735.78					
Total	**$ 222,132.13**	**$ 278,580.41**	**$ 149,600.00**	**$ 206,048.28**	**$ 11,106.61**	**$ 194,941.67**	**$ 97,470.83**

Monthly Management Report							
Month	Actual Spend 2021	Actual Spend 2022	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% to be shared 50/50%	total variance V 2022 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 15,767.99	$ 12,492.18					
February	$ 39,923.49	$ 29,698.27					
March	$ 10,437.91	$ 30,402.02					
April	$ 28,063.94	$ 55,736.96					
May	$ 8,552.75	$ 27,405.04					
June	$ 28,597.85	$ 47,560.00					
July	$ 24,046.58	$ 72,449.57					
August	$ 21,849.14	$ 34,436.84					
September	$ 36,133.42	$ 26,546.30					
October	$ 21,735.78	$ 19,431.44					
November	$ 21,735.78	$ 79,418.04					
December	$ 21,735.78	$ 24,834.19					
Total Spend	**$ 278,580.41**	**$ 460,410.85**	**$ 181,830.44**	**$ 13,929.02**	**$ 167,901.42**	**$ 83,950.71**	**$ 83,950.71**

EXHIBIT A

Monthly Management Report							
Month	Actual Spend 2022	Actual Spend 2023	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% to be shared 50/50%	total variance V 2023 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 12,492.18	$ 28,113.93					
February	$ 29,698.27	$ 85,218.67					
March	$ 30,402.02	$ 132,362.85					
April	$ 55,736.96	$ 22,873.35					
May	$ 27,405.04	$ 24,327.82					
June	$ 47,560.00	$ 47,210.36					
July	$ 72,449.57	$ 85,455.66					
August	$ 34,436.84	$ 61,349.62					
September	$ 26,546.30	$ 35,076.76					
October	$ 19,431.44	$ 23,334.45					
November	$ 79,418.04	$ 104,789.88					
December	$ 24,834.19	$ 38,681.45					
Total Spend	**$ 460,410.85**	**$ 688,794.80**	**$ 228,383.95**	**$ 23,020.54**	**$ 205,363.41**	**$ 102,681.70**	**$ 102,681.70**

Monthly Management Report							
Month	Actual Spend 2023	Actual Spend 2024	Variance - Increase / (Decrease)	+/- 5% Variance Allowed by Contract	Variance in Excess of 5% to be shared 50/50%	total variance v 2024 at 50%	(Savings - Due to City) or Expenses - Due to Veolia
January	$ 28,113.93	$ 32,634.69	$ 4,520.76	$ 1,405.70	$ 3,115.06		
February	$ 85,218.67	$ 68,349.41	$ (16,869.26)	$ 4,260.93	$ (21,130.19)		
March	$ 132,362.85	$ 43,510.51	$ (88,852.34)	$ 6,618.14	$ (95,470.48)		
April	$ 22,873.35	$ 15,535.72	$ (7,337.63)	$ 1,143.67	$ (8,481.30)		
May	$ 24,327.82	$ 66,985.37	$ 42,657.55	$ 1,216.39	$ 41,441.16		
June	$ 47,210.36	$ 14,511.16	$ (32,699.20)	$ 2,360.52	$ (35,059.72)		
July	$ 85,455.66	$ 40,327.00	$ (45,128.66)	$ 4,272.78	$ (49,401.44)		
August	$ 61,349.62	$ 95,926.34	$ 34,576.72	$ 3,067.48	$ 31,509.24		
September	$ 35,076.76	$ 86,032.23	$ 50,955.47	$ 1,753.84	$ 49,201.63		
October	$ 23,334.45	$ 77,788.78	$ 54,454.33	$ 1,166.72	$ 53,287.61		
November	$ 104,789.88	$ 51,993.17	$ (52,796.71)	$ 5,239.49	$ (58,036.20)		
December	$ 38,681.45	$ 31,693.32	$ (6,988.13)	$ 1,934.07	$ (8,922.20)		
Total Spend	**$ 688,794.80**	**$ 625,287.70**	**$ (63,507.10)**	**$ (34,439.74)**	**$ (29,067.36)**	**$ (14,533.68)**	**$ (14,533.68)**

Table D-4
MCAP

VEOLIA

Effective Date: January 1, 2025

Huber Heights
2025 Maintenance Cap

Annual Adjustment Calculation

Category	2024 Mnt Cap *	Adj Factor **	One time increase in cap per 2025 amendment	2024 Annual Fee	Change from Prior Yr	2024 Monthly Amount ***
Annual Adjustment	284,586.60	2.41%	100,000.00	391,445.71	106,859.11	32,620.48
Total Annual Fee	**284,586.60**			**391,445.71**	**106,859.11**	**32,620.48**

CPI	
2023	2024
181.437	185.810
CPI	2.41%

Balance Available

Year	Beginning Balance	Annual Mnt Cap	Total Mnt Cap Available	Expenditures	Ending Balance
2017	-	167,355.71	167,355.71	155,760.59	11,595.12
2018	11,595.12	176,364.80	187,959.92	187,302.04	657.88
2019	657.88	179,257.18	179,915.06	203,270.57	(23,355.51)
*2020	-	181,892.26	**181,892.26**	335,637.02	(153,744.76)
2021	-	248,511.10	248,511.10	406,855.65	(158,344.55)
2022	-	260,936.66	260,936.66	430,890.48	(169,953.82)
2023	-	273,983.49	273,983.49	383,836.81	(109,853.32)
2024		284,586.60	284,586.60	374,586.60	(90,000.00)
2025		391,445.71	391,445.71		

* Maintenance Cap is not weighted. 100% Non-Labor/CPI
** Adjustment Factors not to exceed 5% or be less than (1.25%) except for year 1 additional 4% increase.
*** Monthly Maintenance Cap is included in the Annual Compensation Fee
**** Annual Average CPI

Exhibit A
Wage Reimbursement Fee Adjustment

Veolia is committed to remaining the number one contract operations company in the United States. Recruiting and retaining top talent to ensure a safe, reliable and compliant system is our priority. As of 2024, all new offer letters have mandatory requirements for licenses and continued milestones to ensure staff are striving to achieve Ohio Classes of Water, Wastewater and Collection and Distribution Operator licenses; building bench strength at the Huber Heights project. Veolia employees will also be required to reach certain knowledge, skills and abilities per job description promoting a continued growth and development mindset.

Veolia has increased wages annually, two times in 2024 and implemented a strategic, best in class, market wage adjustment in 2025 to remain competitive in the greater Huber Heights area. Veolia is requesting an increase of $229,818 to our Annual Fee which will be directly used for wages and benefits of Veolia employees working at the Huber Heights project.

Exhibit B
Additional Staff for Increased Capacity

Veolia is committed to providing the City of Huber Heights with the highest level of professionalism and sense of urgency; ensuring tasks, projects, (standard and CapEx) and emergencies are completed in a timely manner. As the City of Huber Heights has grown so has the need for additional employees to ensure safety, compliance, and world class operations across our scope of work. To meet these goals, Veolia will add two employees to its operations, one O&M Technician at the Water Treatment Plant and one Customer Service Rep at the Billing office with an increase to the Annual Fee of $233,166.14.

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020251\00115\4933-8295-4574.3

AI-10991 **Topics Of Discussion** I.

Council Work Session

Meeting Date: 07/08/2025

Petition - New Community Authority (NCA)

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 07/08/2025

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

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

Agenda Item Description or Legislation Title

Petition - New Community Authority (NCA)

Purpose and Background

This legislation accepts the New Community Authority (NCA) Petition to be filed with the Clerk of Council by the City Manager on behalf of the City of Huber Heights and GLJ Holdings (jointly the developers). This legislation also sets a public hearing date of Wednesday, August 13, 2025 at 2:00 P.M. regarding the NCA and directs the City Manager to advertise the public hearing according to the procedures outlined in the Ohio Revised Code.

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

Draft NCA Petition

Resolution

TO THE CITY COUNCIL
OF THE CITY OF HUBER HEIGHTS,
MONTGOMERY COUNTY AND MIAMI COUNTY, OHIO:

PETITION FOR THE ORGANIZATION OF THE
HUBER HEIGHTS NEW COMMUNITY AUTHORITY

In accordance with Chapter 349 of the Ohio Revised Code, the City of Huber Heights (the "City"), whose address is 6131 Taylorsville Road, Huber Heights, Ohio 45424, and GLJ Holding Company LLC, an Ohio limited liability company ("GLJ"). The City and GLJ are each referred to as a "Developer" and together as the "Developers"), whose address is 5131 Post Road, Suite 101, Dublin, Ohio 43017, hereby submits this petition (this "Petition") to the City Council of the City of Huber Heights ("City Council") for the organization and establishment of a community authority (the "Authority") to be known as the Huber Heights New Community Authority. All terms set forth herein and not defined shall have the respective meanings assigned thereto in Chapter 349 of the Ohio Revised Code, unless context so requires a different meaning.

For purposes of the establishment of the Authority, the City and GLJ are each a "developer" within the meaning of Section 349.01(E) of the Ohio Revised Code, and the City of Huber Heights (the "City") is the only "proximate organization" as that term is defined in Section 349.01(M) of the Ohio Revised Code. The Developers further state in fulfillment of Section 349.03 of the Ohio Revised Code as follows:

1. The Authority is to be named the "Huber Heights New Community Authority".

2. The principal office of the Authority shall be located at 6131 Taylorsville Road, Huber Heights, Ohio 45424, or such other location as may hereafter be determined by the Board of Trustees of the Authority.

3. Attached to this Petition as Exhibit A-1 is a map of all the land comprising the Authority's New Community District (the "District"), all of which is located within the corporate boundaries of the City. Legal descriptions of all the parcels in the District (collectively, the "Property") are attached as Exhibit A-2, including a full and accurate description of the boundaries of the District. All properties within those boundaries will be included in the District. The total acreage to be included in the District is approximately 394 acres. The City owns or controls all acreage within the District as noted on Exhibit A-2 within the meaning of Section 349.01(E) of the Ohio Revised Code. GLJ owns Developer owns or controls all acreage within the District as noted on Exhibit A-2 within the meaning of Section 349.01(E) of the Ohio Revised Code.

4. Certified copies of the applicable adopted zoning ordinances providing for comprehensive development as a New Community are attached to this Petition as Exhibit B.

5. The development of the areas included in the proposed District is comprised of two sub-areas: "The Heights Entertainment District", which is owned and is being developed by the City, and "Carriage Trails II", which is owned by GLJ and will be developed by GLJ or its affiliates. Attached to this Petition as Exhibit C is a current plan indicating the proposed

development program for the District, the land acquisition and land development activities, community facilities, services proposed to be undertaken by the new community authority under such program, the proposed method of financing such activities and services, including a description of the bases, timing, and manner of collecting any proposed community development charges, and the projected total residential population of, and employment within, the new community.

6. Consistent with Section 349.04 of the Ohio Revised Code, the Board of Trustees governing the Authority (the "Board") should consist of seven members. One local government representative should be appointed by City Council. Three citizen members should be appointed by City Council. Two developer members should be appointed by the City Manager, representing the City in its capacity as developer. One developer member should be appointed by GLJ (or its designated successor) in its capacity as developer. Pursuant to Section 349.04 of the Ohio Revised Code, such re-appointments should be made in the same manner as the initial appointments. No elections should be held for successor Trustees.

7. Attached to this Petition as Exhibit D is a preliminary economic feasibility analysis, including the area development pattern and demand, location and proposed District size, present and future socio-economic conditions, public services provision, financial plan, and a statement of the Developer's management capability.

8. The development will comply with all applicable environmental laws and regulations.

9. The Authority may only be dissolved in accordance with a resolution passed by the Board of Trustees of the Authority and with the concurring approval of City Council by resolution or ordinance. Unless otherwise agreed by obligees of the Authority, the Authority may not be dissolved so long as any bond, note or other legal indebtedness of the Authority remains outstanding.

10. GLJ agrees that the City may add additional property to the District without the consent of GLJ, and GLJ agrees that it will not object to any such additions. GLJ further agrees that the City may submit amendments to this Petition without GLJ's consent, provided that any such amendments shall not remove property within the Carriage Trails II development, or modify GLJ's right to appoint a developer member to the Board of Trustees of the Authority, without GLJ's written consent.

Attached Exhibits A-1, A-2, B, C, and D are incorporated and made a part of this Petition.

In consideration of the foregoing, the Developers hereby request that City Council, as the "organizational board of commissioners" under Section 349.03 of the Ohio Revised Code, determine that this Petition is sufficient and complies as to form and substance with the requirements of Section 349.03 of the Ohio Revised Code, and further request that City Council fix the time and place of a hearing on this Petition for the establishment of the Authority. That hearing must be held not less than thirty (30) nor more than forty-five (45) days after the filing of this Petition with the Clerk of Council.

IN WITNESS WHEREOF, the Developer has caused this Petition for Organization of the Huber Heights New Community Authority to be executed by its duly authorized representative as of the day and year first above written.

CITY OF HUBER HEIGHTS, OHIO,

By:_____
John Russell, City Manager

State of Ohio :
: SS
County of Montgomery :

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by the CITY OF HUBER HEIGHTS, OHIO, by John Russell, City Manager on behalf of the City.

_____
Notary

My Commission Expires:_____

GLJ HOLDING COMPANY LLC,
an Ohio limited liability company

By:_____
Name:
Title:

State of Ohio :
: SS
County of _____:

The foregoing instrument was acknowledged before me this ___ day of _____, 2025, by GLJ HOLDING COMPANY LLC, by _____, _____ on behalf of the company.

_____
Notary

My Commission Expires:_____

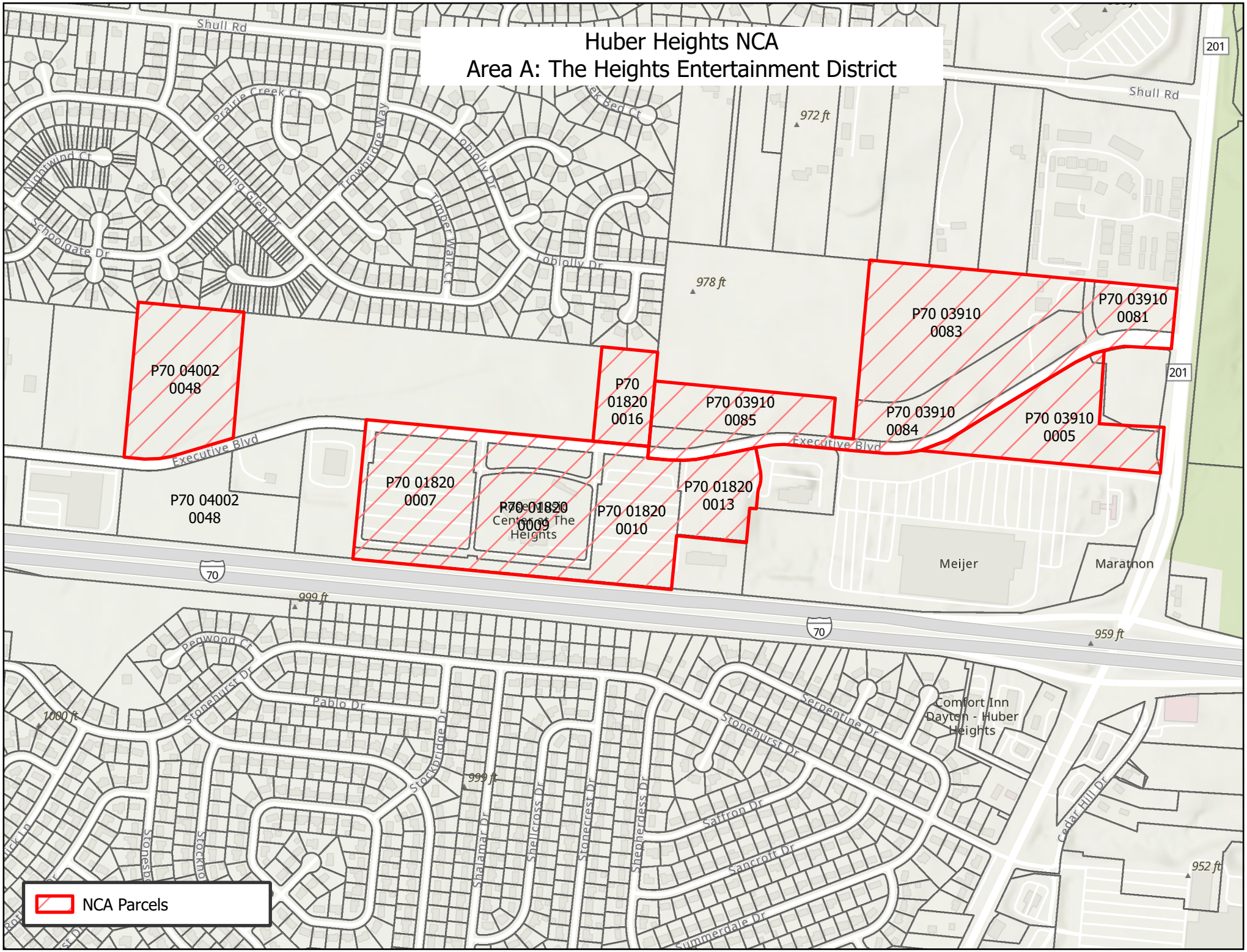
Schedule of Exhibits

Exhibit A-1	District Maps
Exhibit A-2	District Legal Descriptions
Exhibit B	Applicable Zoning Ordinances
Exhibit C	Proposed District Development Plan
Exhibit D	Preliminary Economic Feasibility Analysis

EXHIBIT A-1

DISTRICT MAPS

[attached]


Huber Heights NCA
Area A: The Heights Entertainment District
P70 04002 0048
P70 01820 0016
P70 03910 0083
P70 03910 0081
P70 03910 0085
P70 03910 0084
P70 03910 0005
P70 01820 0007
P70 01820 0009
P70 01820 0010
P70 01820 0013
P70 04002 0048
Executive Blvd
Shull Rd
Prairie Creek Ct
Rolling Glen Dr
Trowbridge Way
Timber Walk Ct
Loblolly Dr
Schoolgate Dr
Nightwind Ct
Creek Bed Ct
201
70
Meijer
Marathon
Comfort Inn Dayton - Huber Heights
Pegwood Ct
Stonehurst Dr
Pablo Dr
Stockbridge Dr
Shallamar Dr
Shellcross Dr
Stonecrest Dr
Shepherdess Dr
Serpentine Dr
Saffron Dr
Sancroft Dr
Summerdale Dr
Cedar Hill Dr
972 ft
978 ft
999 ft
959 ft
1000 ft
952 ft
NCA Parcels

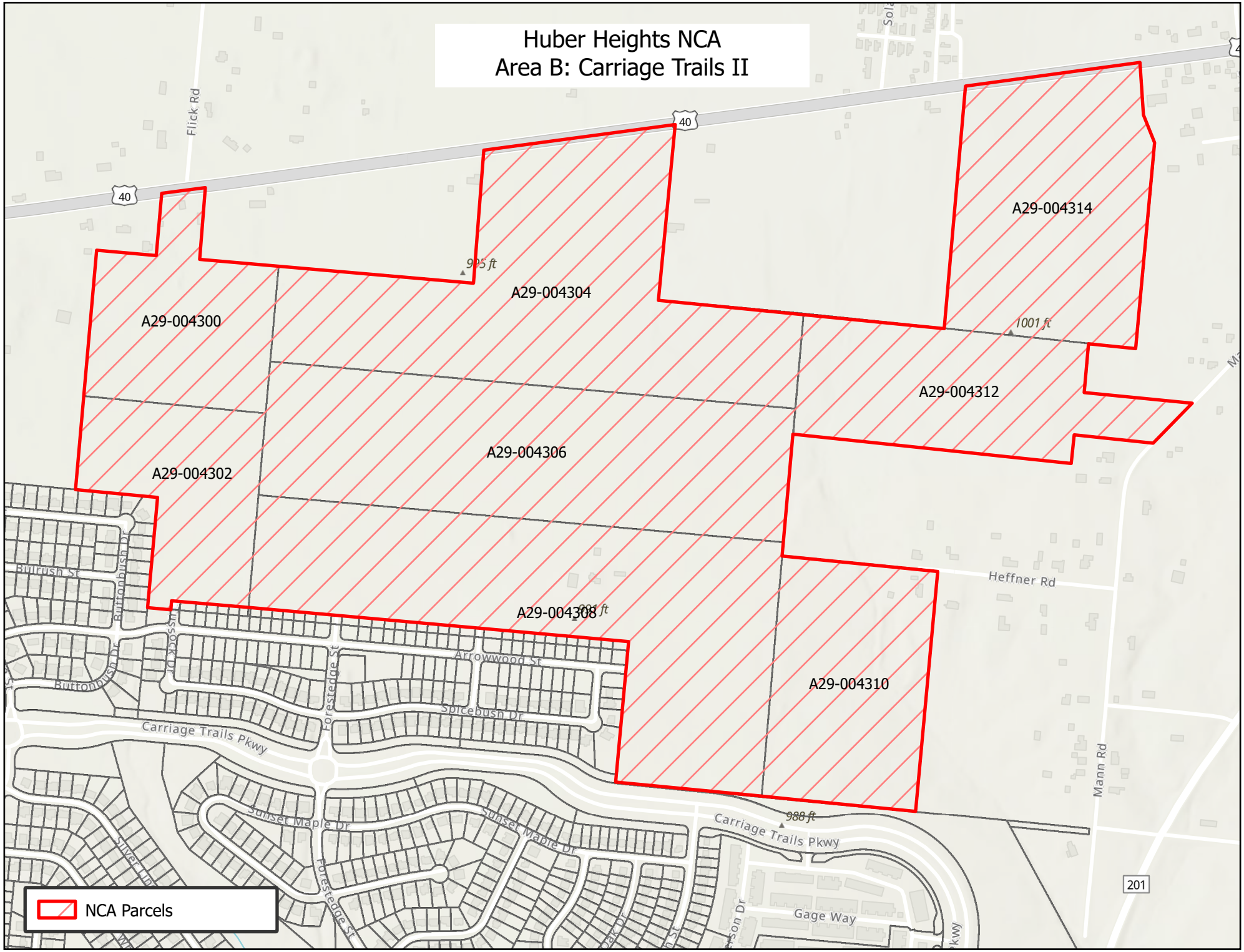

Huber Heights NCA
Area B: Carriage Trails II
A29-004314
A29-004304
A29-004300
A29-004312
A29-004306
A29-004302
A29-004308
A29-004310
995 ft
1001 ft
988 ft
Flick Rd
40
Heffner Rd
Mann Rd
201
Bullrush St
Buttonbush Dr
Arrowwood St
Forestedge St
Spicebush Dr
Carriage Trails Pkwy
Sunset Maple Dr
Gage Way
NCA Parcels

EXHIBIT A-2

DISTRICT LEGAL DESCRIPTIONS

Legal Descriptions for the following parcels are attached to and comprise part of this Exhibit A-2:

Tax Parcel ID	County	Owner	Acreage	Lot	Plat
P70 01820 0007	Montgomery	Huber Heights, City of	6.836	1	The Music Center at the Heights
P70 01820 0008	Montgomery	Huber Heights, City of	1.395	2	The Music Center at the Heights
P70 01820 0009	Montgomery	Huber Heights, City of	5.384	3	The Music Center at the Heights
P70 01820 0010	Montgomery	Huber Heights, City of	8.000	4	The Music Center at the Heights
P70 01820 0013	Montgomery	Huber Heights, City of	3.778	1	Patel Plat
P70 01820 0016	Montgomery	Huber Heights, City of	4.047	6	Newbauer Park Section 2
P70 03910 0005	Montgomery	Huber Heights, City of	6.571	N/A	None
P70 03910 0081	Montgomery	Huber Heights, City of	2.286		Lehman Plat
P70 03910 0083	Montgomery	Huber Heights, City of	12.044	2	Pride One
P70 03910 0084	Montgomery	Huber Heights, City of	6.092	3	Pride One
P70 03910 0085	Montgomery	Huber Heights, City of	4.693	4	Pride One
P70 04002 0048	Montgomery	Huber Heights, City of	16.559	N/A	None
A29-004300	Miami	GLJ Holding Company LLC	21.151	1972	Annexation
A29-004302	Miami	GLJ Holding Company LLC	20.000	1973	Annexation
A29-004304	Miami	GLJ Holding Company LLC	56.153	1974	Annexation
A29-004306	Miami	GLJ Holding Company LLC	50.000	1975	Annexation
A29-004308	Miami	GLJ Holding Company LLC	59.240	1976	Annexation
A29-004310	Miami	GLJ Holding Company LLC	26.695	1977	Annexation
A29-004312	Miami	GLJ Holding Company LLC	27.129	1978	Annexation
A29-004314	Miami	GLJ Holding Company LLC	35.867	1979	Annexation
			373.920		

P70-18-20-146 ALL

PB 223 P 32

Type: DEE
Kind: PLAT
Presented: 03/06/2014 02:09:10 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2014-00011566

TRANSFERRED
MAR 06 2014
KAREN L. KEITH
AUDITOR
MONTGOMERY COUNTY, OHIO

RECORD PLAN

THE MUSIC CENTER at THE HEIGHTS

BEING A REPLAT OF LOT 1 NEWBAUER PARK, PLAT BOOK 196, PAGE 38
AND PART LOT 1 MEIJER 241 PLAT, PLAT BOOK 205, PAGE 27
SECTION 18 & 24, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
CONTAINING 33.607 ACRES

DEDICATION

We the undersigned, being all the owners of the lands herein platted, do hereby adopt and confirm the making and signing of this instrument to be our voluntary act and deed, and do hereby dedicate the roadways to the public use forever, and do hereby reserve the easements as shown on the Plat for the construction, maintenance, repair, replacement or removal of water, sanitary sewer, storm sewer, detention facilities, gas, electric, telephone or any other utility lines or services, and for the express privilege of removing any and all trees or other obstructions to the free use of said utilities and for provisions of ingress and egress to the property for said purposes, and are to be maintained as such forever.

In The Presence Of: Owner: City of Huber Heights

Witness — Rob Schommer, City Manager

MARGARET MUHL
Print Name

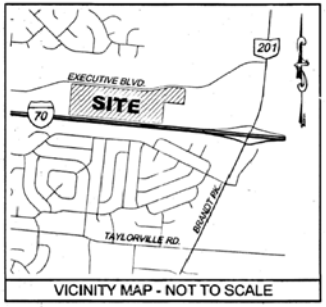
NOTARY
STATE OF OHIO COUNTY OF MONTGOMERY, S.S.

Be it remembered that on this 4th day of MARCH 2014, before me the undersigned a Notary Public in and for said county and state, personally came City of Huber Heights by Rob Schommer its City Manager known, and acknowledged the signing and execution of the foregoing plat to be their voluntary act and deed.

In testimony whereof I hereunto set my hand and affixed my official seal on the day and date above written.

Kathy J. Young
Notary Public in and for Montgomery County, State of Ohio
My commission expires:

KATHY J. YOUNG
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires
SEPT 1 2015



VICINITY MAP - NOT TO SCALE

R/W DEDICATION TABLE	
MUNICIPALITY/ENTITY	AREA
CITY OF HUBER HEIGHTS	2.947 Ac.
	TOTAL = 2.947 Ac.

SUPERIMPOSED NOTE:
All of the lands of the dedicator of such plat are drawn as shown hereon.

ACREAGE TABULATION:

LOT 1	6.836 AC.
LOT 2	1.395 AC.
LOT 3	5.384 AC.
LOT 4	8.000 AC.
LOT 5	6.032 AC.
LOT 6	3.013 AC.
R/W DEDICATION	2.947 AC.
TOTAL PLAT	33.607 AC.

(21.843 AC. IN SEC. 24)
(11.764 AC. IN SEC. 18)

Approved by the City of Huber Heights Planning Commission

On this 5 day of MARCH, 2014.

3/5/14
CHAIRMAN, Huber Heights Planning Commission DATE

APPROVED FOR DESCRIPTION AND OWNERSHIP

03/06/2014
Montgomery County Engineer DATE

Checked By: RCH File: 14-0051

OWNER/DEVELOPER

CITY OF HUBER HEIGHTS
6131 Taylorsville Road
Huber Heights, Ohio 45424
Telephone (937) 233-1423

PROTECTIVE COVENANTS AND RESTRICTIONS

All Lots shall comply with City of Huber Heights Zoning Regulations.

DESCRIPTION

Being a Replat of all Lot 1 of Newbauer Park, Section One as recorded in Plat Book 196, Page 38 and 76, as conveyed to the City of Huber Heights by I.R. Deed 13-043375 (Parcel 1) and all of a 11.764 acre tract, Part Lot 1 Meijer 241 Plat as recorded in Plat Book 205, Page 27, as conveyed to the City of Huber Heights by I.R. Deed 13-043375 (Parcel 2) and located in Sections 18 & 24, Town 2, Range 8 M.Rs., City of Huber Heights, County of Montgomery, State of Ohio. All deeds and plats referenced are on file with the Montgomery County, Ohio Recorder's Office.

Containing a Total of 33.607 Acres.
30.660 Acres are in Lots.
2.947 Acres are in street dedication.

CERTIFICATION

I certify that the boundary of this subdivision was prepared in accordance with Ohio Administrative Code Chapter 4733-37 and conforms to Ohio Revised Code Chapter 711 monumentation is or will be set as shown.

3-04-14
Randy H. Norfleet, P.S. Date
Ohio License No. 8634

STATE OF OHIO
RANDY H. NORFLEET
S-8634
PROFESSIONAL SURVEYOR

PAGE 1 OF 2

DOCUMENT PREPARED BY:

NBP ENGINEERS — BROWN & PETKEWICZ SURVEYORS
BYERS ROAD, SUITE 204
MIAMISBURG, OHIO 45342
(937) 847-2313

SCALE: 1" = 100' | DRAWN: BLH | CHK'D: RHN
DATE: January 16, 2014 | JOB No. 13-7074

PLAT BOOK 223 PAGE: 32

File Number: 2014000011566 Page 1 of 2

PB 223 P32A

Type: DEE
Kind: PLAT
Recorded: 03/06/2014 02:09:19 PM
Fee Amt: $172.80 Page 1 of 2
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2014-00011566

RECORD PLAN

THE MUSIC CENTER at THE HEIGHTS

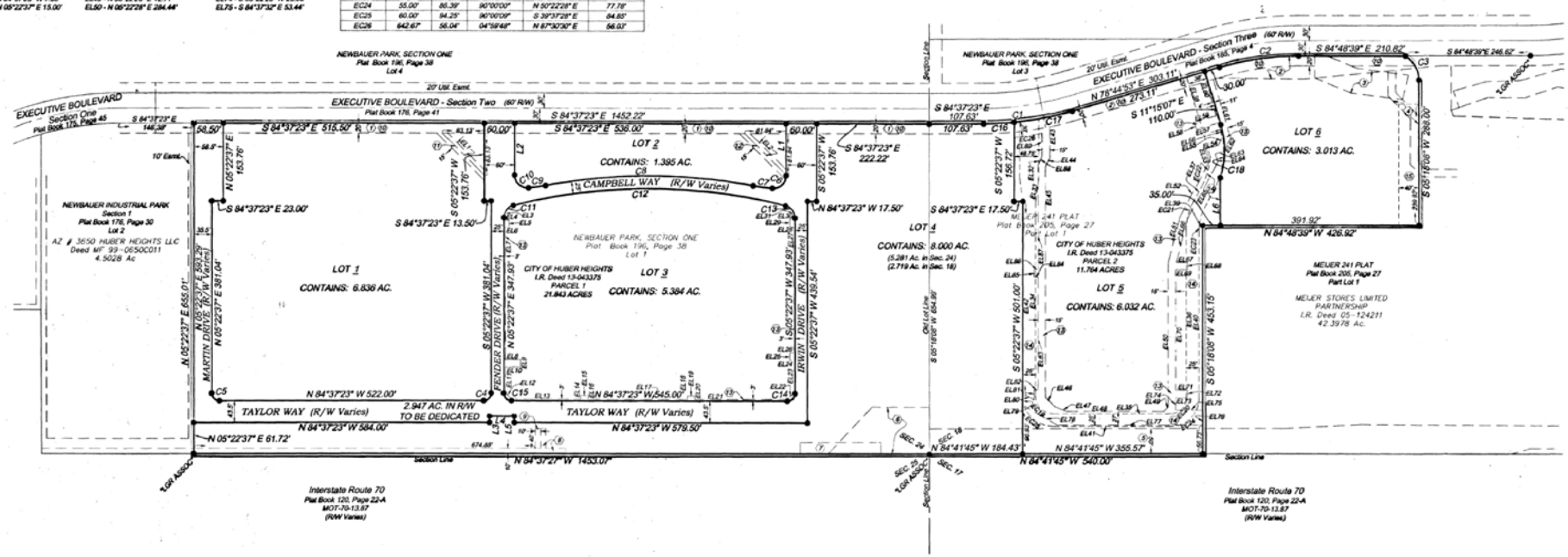
BEING A REPLAT OF LOT 1 NEWBAUER PARK, PLAT BOOK 196, PAGE 38
AND PART LOT 1 MEIJER 241 PLAT, PLAT BOOK 205, PAGE 27
SECTION 18 & 24, TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
CONTAINING 33.607 ACRES

TRANSFERRED
16 MAR -6 PM 2:07
KARL L. KEITH
AUDITOR

BEARINGS BASED ON THE CENTERLINE OF EXECUTIVE BOULEVARD BEING S 84°37'23" E AS SHOWN ON CENTERLINE PLAT OF EXECUTIVE BOULEVARD - SECTION TWO RECORDED IN PLAT BOOK 176, PAGE 41.

EASEMENT LINE TABLE:	EASEMENT LINE TABLE (CONT.):	EASEMENT LINE TABLE (CONT.):	EASEMENT LINE TABLE (CONT.):
E1 - S 39°37'23" E 117.57'	EL26 - S 84°37'23" E 7.00'	EL51 - N 19°22'28" E 95.61'	EL76 - S 05°18'08" W 30.00'
EL2 - S 39°37'23" E 115.73'	EL27 - N 05°22'37" E 249.90'	EL52 - N 33°22'28" E 124.23'	EL77 - N 84°37'32" W 268.00'
EL3 - S 05°22'37" W 16.98'	EL28 - N 84°37'23" W 7.00'	EL53 - N 11°15'56" W 26.02'	EL78 - N 54°57'28" W 78.34'
EL4 - S 84°37'23" E 7.00'	EL29 - N 05°22'37" E 15.00'	EL54 - N 78°44'04" E 25.70'	EL79 - N 05°22'37" E 23.21'
EL5 - S 05°22'37" W 15.00'	EL30 - S 84°37'23" E 7.00'	EL55 - N 33°22'28" E 18.04'	EL80 - S 54°07'28" E 25.56'
EL6 - N 84°37'23" W 7.00'	EL31 - N 05°22'37" E 14.55'	EL56 - N 11°15'07" W 29.23'	EL81 - N 05°22'28" E 20.00'
EL7 - S 05°22'37" W 261.50'	EL32 - S 05°22'37" W 118.51'	EL57 - S 78°44'53" W 45.00'	EL82 - S 84°37'32" E 8.00'
EL8 - S 84°37'23" E 30.00'	EL33 - S 13°17'03" W 45.43'	EL58 - N 11°15'07" W 15.00'	EL83 - N 05°22'28" E 223.78'
EL9 - S 05°22'37" W 15.00'	EL34 - S 05°22'37" W 386.33'	EL59 - N 78°44'53" E 45.00'	EL84 - N 84°37'32" W 8.00'
EL10 - N 84°37'23" W 30.00'	EL35 - S 84°37'32" E 232.52'	EL60 - N 11°15'07" W 70.50'	EL85 - N 05°22'28" E 15.00'
EL11 - S 05°22'37" W 51.42'	EL36 - N 05°22'28" E 332.56'	EL61 - S 11°15'07" E 120.89'	EL86 - S 84°37'32" E 8.00'
EL12 - S 39°37'23" E 16.97'	EL37 - N 33°22'28" E 35.27'	EL62 - S 33°22'28" W 30.46'	EL87 - N 05°22'28" E 268.68'
EL13 - S 84°37'23" E 136.48'	EL38 - N 11°15'07" W 160.38'	EL63 - S 78°44'04" W 16.93'	EL88 - N 30°16'32" E 19.00'
EL14 - N 05°22'37" E 7.00'	EL39 - N 84°48'39" W 6.83'	EL64 - S 11°15'56" E 17.18'	EL89 - N 05°22'28" E 45.37'
EL15 - S 84°37'23" E 15.00'	EL40 - S 05°22'28" W 332.56'	EL65 - S 33°22'28" W 128.55'	
EL16 - S 05°22'37" W 7.00'	EL41 - N 84°37'32" W 232.52'	EL66 - S 19°22'28" W 87.35'	
EL17 - S 84°37'23" E 196.00'	EL42 - N 05°22'37" E 386.33'	EL67 - S 84°37'32" E 21.89'	
EL18 - N 05°22'37" E 7.00'	EL43 - S 05°22'28" W 61.83'	EL68 - S 05°22'28" W 15.00'	
EL19 - S 84°37'23" E 15.00'	EL44 - S 30°16'32" W 19.00'	EL69 - N 84°37'32" W 23.00'	
EL20 - S 05°22'37" W 7.00'	EL45 - S 05°22'28" W 457.54'	EL70 - S 05°22'28" W 238.02'	
EL21 - S 84°37'23" E 182.52'	EL46 - S 39°37'32" E 24.81'	EL71 - S 84°37'32" E 23.00'	
EL22 - N 50°22'37" E 16.97'	EL47 - S 62°07'32" E 26.33'	EL72 - S 05°22'28" W 15.00'	
EL23 - N 05°22'37" E 65.35'	EL48 - S 84°37'32" E 191.14'	EL73 - N 84°37'32" W 23.00'	
EL24 - N 84°37'23" W 7.00'	EL49 - N 50°22'28" E 12.71'	EL74 - S 05°22'28" W 25.00'	
EL25 - N 05°22'37" E 15.00'	EL50 - N 05°22'28" E 284.44'	EL75 - S 84°37'32" E 53.44'	

EASEMENT CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BRG	CHORD DIST
EC19	35.00'	54.98'	90°00'09"	S 39°37'28" E	49.50'
EC20	30.00'	47.12'	90°00'00"	N 50°22'28" E	42.43'
EC21	125.00'	61.09'	28°00'00"	S 19°22'28" W	60.48'
EC22	150.00'	59.03'	22°33'51"	N 22°06'03" E	58.65'
EC23	100.00'	11.37'	06°30'48"	S 08°37'52" W	11.36'
EC24	55.00'	86.39'	90°00'00"	N 50°22'28" E	77.78'
EC25	60.00'	94.25'	90°00'09"	S 39°37'28" E	84.85'
EC26	642.67'	56.04'	04°59'48"	N 87°30'30" E	56.03'



Easements:

1. Exist. Utility Easement, P.B. 176, Pg. 41
2. Exist. Utility Easement, P.B. 185, Pg. 4
3. Exist. Conservation Easement No. 5, P.B. 205, Pg. 27
4. Exist. 15' Water Line Easement, P.B. 205, Pg. 27
5. Exist. 50' Conservation Easement No. 1, P.B. 205, Pg. 27
6. Exist. Conservation Easement No. 6, I.R. Deed 07-01800
7. Exist. Channel Easement DMF 84-570A11
8. Exist. 10' DP&L Easement DMF 78-679008
9. New 10' x 40' Easement for Electric Utility
10. New 20' Ingress/Egress Easement
11. C/L New 15" Water Main Easement
12. C/L New 15" Water Main Easement
13. New Utility Easement (Width Varies)
14. New Ingress/Egress Easement (Width Varies)
15. New 40' Landscape Easement

CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA ANGLE	CHORD BRG	CHORD DIST
C1	612.67'	177.81'	16°37'44"	N 87°03'45" E	177.19'
C2	552.67'	158.59'	16°26'28"	N 86°58'07" E	158.05'
C3	57.00'	56.98'	57°16'17"	S 23°20'01" E	54.63'
C4	15.00'	23.56'	90°00'00"	S 50°22'37" W	21.21'
C5	15.00'	23.56'	90°00'00"	N 39°37'23" W	21.21'
C6	25.00'	41.11'	94°12'54"	S 52°29'04" W	36.63'
C7	337.50'	38.35'	06°30'39"	N 77°09'09" W	38.33'
C8	1102.33'	412.72'	21°27'07"	N 84°37'23" W	410.31'
C9	337.50'	34.02'	05°46'31"	S 87°32'19" W	34.00'
C10	25.00'	41.43'	94°57'03"	N 42°05'54" W	36.85'
C11	25.00'	32.97'	75°33'19"	N 43°09'16" E	30.63'
C12	1077.33'	543.21'	28°53'23"	S 84°37'23" E	537.47'
C13	25.00'	32.97'	75°33'19"	S 32°24'02" E	30.63'
C14	15.00'	23.56'	90°00'00"	S 50°22'37" W	21.21'
C15	15.00'	23.56'	90°00'00"	N 39°37'23" W	21.21'
C16	612.67'	60.25'	05°38'03"	S 87°26'25" E	60.22'
C17	612.67'	117.57'	10°59'41"	N 84°14'43" E	117.39'
C18	177.00'	106.69'	34°32'10"	S 06°00'58" W	105.08'

LINE TABLE		
LINE	LENGTH	BEARING
L1	102.91'	N 05°22'37" E
L2	102.59'	N 05°22'37" E
L3	12.50'	N 05°22'37" E
L4	49.00'	S 84°37'23" E
L5	12.50'	N 05°22'37" E
L6	94.34'	S 05°11'21" W

In addition to the references shown on the face of this plat the following documents were used:

PLAT/SURVEY REFERENCES
NONE

LEGEND

. . . Indicates #5 rebar found
. . . Indicates #5 rebar set capped "N.B.P."

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

TRANSFERRED
16 MAR -6 PM 2:07
KARL L. KEITH
AUDITOR

PLAT BOOK 223 PAGE: 32A

PAGE 2 OF 2

THIS INSTRUMENT PREPARED BY:

NORFLEET, BROWN & PETKEWICZ
ENGINEERS - SURVEYORS
228 BYERS ROAD, SUITE 204
MISBURG, OHIO 45342
(937) 847-2313

SCALE: 1" = 100' | DRAWN: BLH | CHK'D: RHN
DATE: January 16, 2014 | JOB No. 13-7074

P70-18-20-11 ALL

TRANSFERRED
17 MAY 24 PM 3:05
KARL L. KEITH
AUDITOR

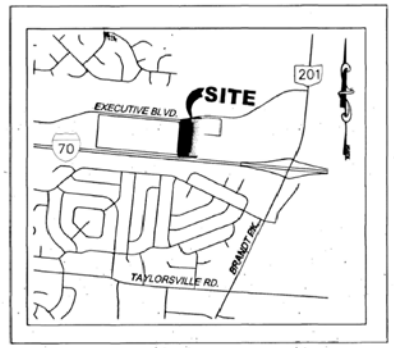
230 P14

Type: DEE
Kind: PLAT
Recorded: 05/24/2017 03:13:56 PM
Fee Amt: $86.40 Page 1 of 1
Montgomery County, OH
Willis E. Blackshear County Recorder
File# 2017-00030495

RECORD PLAN
PATEL PLAT

BEING A REPLAT OF LOT 5 OF
THE MUSIC CENTER AT THE HEIGHTS
PLAT BOOK 223, PAGE 32 & 32A
SECTION 18, TOWN 2, RANGE 8. M.Rs.
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
6.032 ACRES TOTAL

GRAPHIC SCALE
0 25 50 100
(IN FEET)
1 inch = 50 ft.



VICINITY MAP
No Scale

SURVEY REFERENCES:
AS NOTED HEREON.

GENERAL NOTES:
OCCUPATION, GENERAL. FITS THE SURVEY

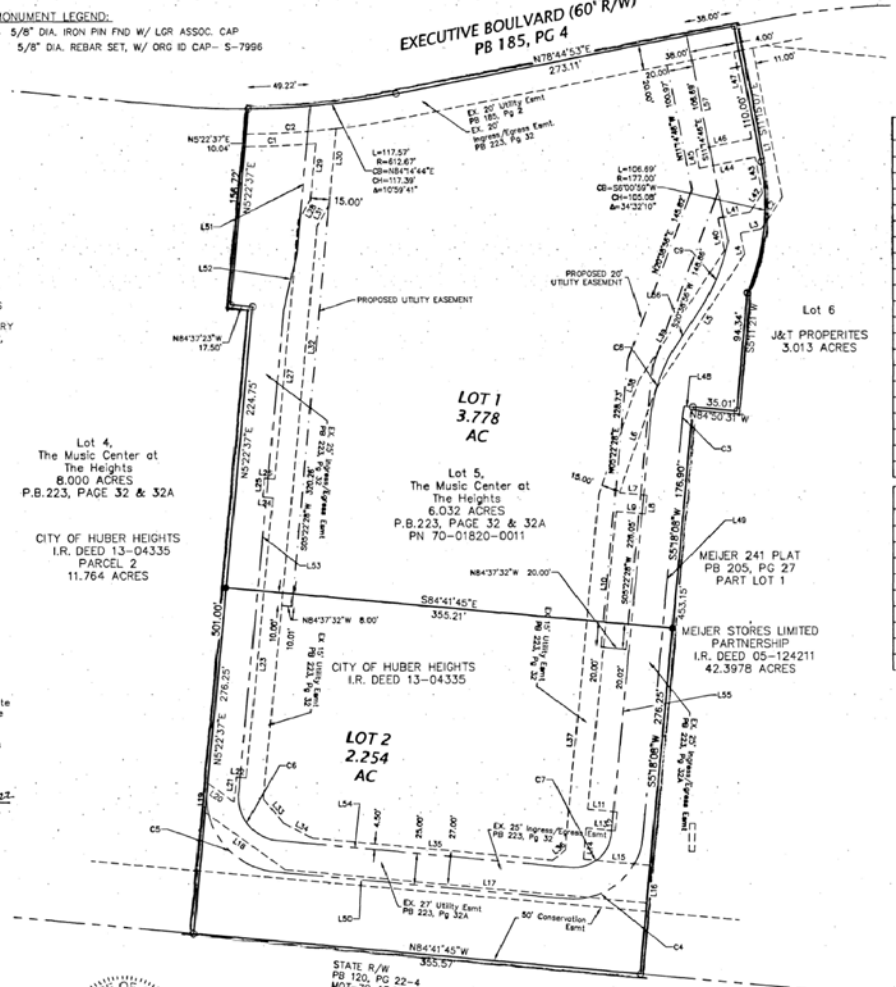
ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.

BUILDING SETBACKS ARE PER APPLICABLE REGULATIONS.

SUPERIMPOSED NOTE:
ALL THE LANDS OF THE DEDICATORS OF WHICH THIS PLAT IS SHOWN.

BASIS OF BEARING:
BEARINGS ARE BASED ON THE CENTERLINE OF EXECUTIVE BOULEVARD BEING S 84° 37' 23" E, AS SHOWN ON THE CENTERLINE PLAT OF EXECUTIVE BOULVARD–SECTION TWO RECORDED IN PLAT BOOK 176, PAGE 41.

MONUMENT LEGEND:
○ 5/8" DIA. IRON PIN FND W/ LGR ASSOC. CAP
● 5/8" DIA. REBAR SET, W/ ORG ID CAP– S–7996



EX. ESMT Line Table			EX. ESMT Line Table			EX. ESMT Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	120.89'	S11°15'07"E	L21	20.00'	N05°22'28"E	L41	25.70'	N78°44'04"E
L2	30.46'	S33°22'28"W	L22	8.00'	S84°37'32"E	L42	18.04'	N33°22'28"E
L3	16.97'	S78°44'04"W	L23	223.79'	N05°22'28"E	L43	29.23'	N11°15'07"W
L4	17.19'	S11°15'56"E	L24	8.00'	N84°37'32"W	L44	45.00'	S78°44'53"W
L5	128.55'	S33°22'28"W	L25	15.00'	N05°22'28"E	L45	15.00'	N11°15'07"W
L6	87.35'	S19°22'28"W	L26	8.00'	S84°37'32"E	L46	45.00'	N78°44'53"E
L7	21.89'	S84°37'32"E	L27	206.69'	N05°22'28"E	L47	70.50'	N11°15'07"W
L8	15.00'	S05°22'28"W	L28	19.00'	N30°15'32"E	L48	6.83'	N84°48'39"W
L9	23.00'	N84°37'32"W	L29	45.37'	N05°22'28"E	L49	332.56'	S05°22'28"W
L10	238.02'	S05°22'28"W	L30	61.83'	S05°22'28"W	L50	232.52'	N84°37'32"W
L11	23.00'	S84°37'32"E	L31	19.00'	S30°16'32"W	L51	116.51'	S05°22'37"W
L12	15.00'	S05°22'28"W	L32	457.54'	S05°22'28"W	L52	45.43'	S13°17'03"W
L13	23.00'	N84°37'32"W	L33	24.81'	S39°37'32"E	L53	386.33'	S05°22'37"W
L14	25.00'	S05°22'28"W	L34	26.33'	S62°07'32"E	L54	232.52'	S84°37'32"E
L15	53.43'	S84°37'32"E	L35	191.14'	S84°37'32"E	L55	332.56'	N05°22'28"E
L16	30.01'	S05°16'08"W	L36	12.71'	N50°22'28"E	L56	35.27'	N33°22'28"E
L17	288.00'	N84°37'32"W	L37	284.44'	N05°22'28"E	L57	166.38'	N11°15'07"W
L18	78.33'	N54°07'28"W	L38	93.61'	N19°22'28"E			
L19	23.21'	N05°22'37"E	L39	124.25'	N33°22'28"E			
L20	25.56'	S54°07'28"E	L40	26.03'	N11°15'56"W			

EX. ESMT Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	56.05'	642.37'	4°59'57"	S87°30'35"W	56.03'
C2	71.36'	632.37'	6°27'55"	N86°41'29"E	71.32'
C3	11.35'	100.00'	6°30'11"	S08°37'34"W	11.34'
C4	86.40'	55.00'	90°00'35"	S50°22'28"W	77.79'
C5	94.25'	60.00'	90°00'21"	N39°37'28"W	84.86'
C6	54.98'	35.00'	90°00'21"	S39°37'28"E	49.50'
C7	47.13'	30.00'	90°00'35"	N50°22'28"E	42.43'
C8	61.09'	125.00'	27°59'59"	N19°22'28"E	60.48'
C9	59.05'	150.00'	22°32'52"	N22°06'03"E	58.65'

Approved by the City of Huber Heights Planning Commission on this 9 day of MAY 2017.

Planning Commission Chair

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

17-0142
FILE NO.

CHECKED BY

5/24/17
DATE

DESCRIPTION:

BEING A REPLAT ALL OF LOT 5 OF THE MUSIC CENTER AT THE HEIGHTS AS RECORDED IN PLAT BOOK 223, PAGE 32 AS BEING CONVEYED TO THE CITY OF HUBER HEIGHTS BY I.R. DEED 17-025647, AS RECORDED IN MONTGOMERY COUNTY, OHIO RECORDER'S DEED RECORD LOCATED IN SECTION 18, TOWN 2, RANGE 8, M.Rs. CONTAINING 6.032 ACRES

DEDICATION:

We the undersigned, being all the owners and lien holders of the lands herein subdivided, do hereby acknowledge the making and signing of this instrument to be our voluntary act and deed and do hereby reserve easements to the Public Use forever.

Easements shown on this Plat are for the Construction, Operation, Maintenance and Repair of all public and private utilities therein or to be constructed.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESSES:

Print Name Scott Pfalzgraf

Print Name Jamie Frey

OWNER–CITY OF HUBER HEIGHTS:

ROBERT B. SCHOMURO
CITY MANAGER

STATE OF OHIO, COUNTY OF MONTGOMERY, SS;

Be it remembered that on this 22 day of May 2017, before me the undersigned, a notary public in and for said County and State personally came Robert B. Schomuro to me known and acknowledged the signing of the within Plat to be their voluntary act and deed.

In testimony whereof, I have hereunto set my hand and notary seal on this day and date above written.

Notary Public: Jamie Frey

My commision expires: 3/2/22

NOTARY PUBLIC STATE OF OHIO

OWNER/DEVELOPER:
CITY OF HUBER HEIGHTS
6131 Taylorsville Road
Huber Heights, OH 45424
Tel (937) 233-1423

CERTIFICATION:
This Record Plan was prepared in accordance with O.A.C. Chapter 4733-37 and Ohio Revise Code 711. I certify that this Record Plan was made under my direct supervision and is based on an actual field survey and that all measurements are correct as shown and monuments are set or found as shown.

Todd D. Willis, P.S.
OHIO LICENSE NO. S-7996

DATE: 5/18/2017

STATE OF OHIO
TODD D. WILLIS
S-7996
REGISTERED
PROFESSIONAL SURVEYOR

PLAT BOOK 230 PAGE: 14

PREPARED BY: WILLIS ENGINEERING & SURVEYING
12512 WEST BANK DR
MILLERSPORT, OH 43046
740-739-4030

TRANSFERRED
17 MAY 24 PM 3:05
KARL L. KEITH
AUDITOR

File Number: 2017000030495 Page 1 of 1

INSPIRED PEOPLE △ CREATIVE DESIGN △ TRANSFORMING COMMUNITIES

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN). (NAD 83 - 2011), N84°32'27"E BEING THE SOUTH LINE LINE OF HERBERT C. HUBER PLAT NO. 59 SECTION SIX AS RECORDED IN P.B. 104 PG. 13.

DEDICATION

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED, DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND RESERVE THE EASEMENTS AS SHOWN WITHIN THE PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN WITHIN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGES OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND FOR PROVIDING INGRESS TO AND EGRESS FROM THE PREMISES FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

GRANTOR AND GRANTEE AGREE THAT EACH SHALL HAVE MUTUAL RIGHTS OF INGRESS AND EGRESS TO THEIR RESPECTIVE PROPERTIES ON AND ACROSS THE ACCESS POINTS AND ROADS DEPICTED ON THE PLAT. FURTHER, EACH PARTY IS HEREBY GRANTED AN EASEMENT FOR ANY AND ALL NECESSARY UTILITIES OVER, UNDER OR ACROSS THE SUBJECT PROPERTIES. THESE ACCESS AND UTILITY EASEMENTS SHALL RUN WITH THE LAND.

ROOF DRAINS, FOUNDATION DRAINS, OR OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

SIGNED AND ACKNOWLEDGED

WITNESS:

SIGNATURE:
PRINTED NAME

OWNER: NANCY A NEWBAUER TRUSTEE

BY:

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO

COUNTY OF Montgomery

THIS CERTIFICATE RELATES TO AN ACKNOWLEDGEMENT IN CONNECTION WITH WHICH NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE DOCUMENT SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY AND STATE WRITTEN ABOVE, THIS 14 DAY OF April, 2024, BY NANCY A NEWBAUER TRUSTEE.

Darcy J. McAfee
Notary Public, State of Ohio
My Commission Expires:
June 20, 2026

NOTARY PUBLIC

June 20, 2026
COMMISSION EXPIRES

TRANSFERRED
24 JUN 11 PM 3:32
KARL L. KEITH
AUDITOR

CITY OF HUBER HEIGHTS

APPROVED BY THE PLANNING COMMISSION OF HUBER HEIGHTS ON THIS 14 DAY OF November 2023

BY:

ITS: City Planner

Plat 243
P 30

RECORD PLAN
NEWBAUER PARK SECTION TWO
BEING A REPLAT OF LOTS 3 & 4 NEWBAUER PARK SECTION 1 AS RECORDED IN P.B. 196 PG. 38
SECTION 24, TOWN 2, RANGE 8, M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
SEPTEMBER 2023
25.300 ACRES



VICINITY MAP
N.T.S

ACREAGE BREAKDOWN

OPEN SPACE	0.0000 ACRES
RIGHT OF WAY	0.0000 ACRES
BUILDABLE LOTS	25.300 ACRES
TOTAL	25.300 ACRES

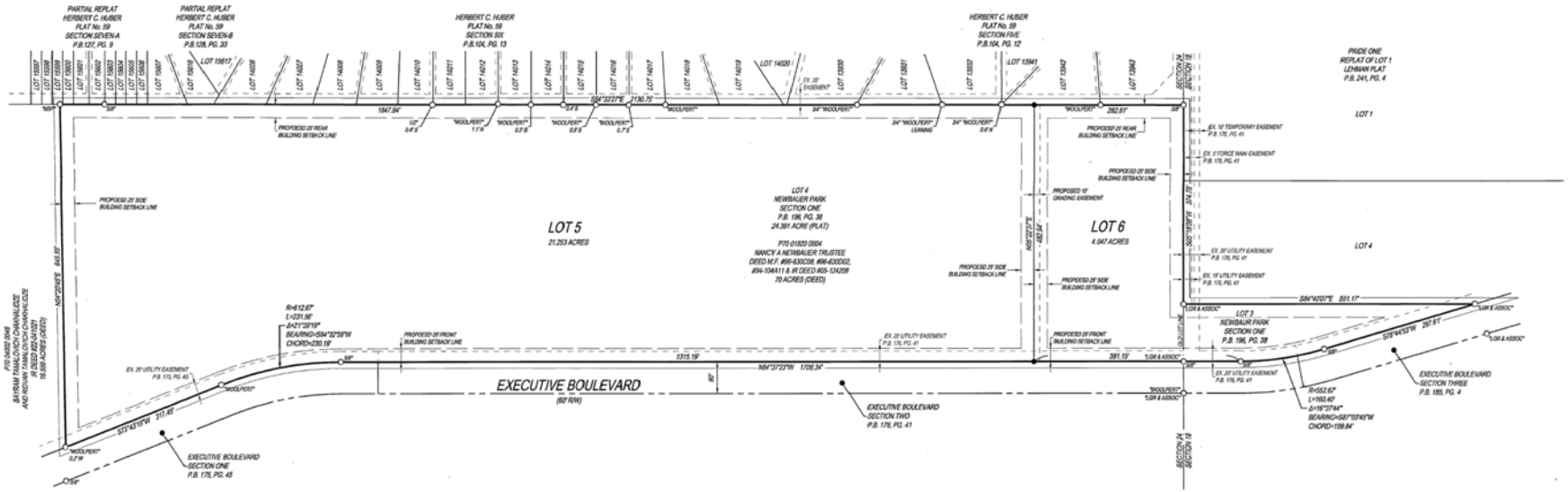
SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR OF SUCH PLAT ARE DRAWN AS SHOWN HEREON.

LRE, 481 1 Type: RE
Inst: 9,00
Recpt: 4610004 at 10:39:58 m
Fee Amt: 86.40 Page 1
Montgomery County, OH
Stacey Benson-Taylor Recorder
File: 2024 – 00030985

LEGEND

○ 5/8" IRON PIN FOUND
● 5/8" IRON PIN SET



LIENHOLDER

SIGNED AND ACKNOWLEDGED

WITNESS:

LIENHOLDER

SIGNATURE:
PRINTED NAME

BY:

CERTIFICATE OF NOTARY PUBLIC

STATE OF OHIO

COUNTY OF

THIS CERTIFICATE RELATES TO AN ACKNOWLEDGEMENT IN CONNECTION WITH WHICH NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE DOCUMENT SIGNER.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC IN THE COUNTY AND STATE WRITTEN ABOVE THIS _____ DAY OF _____, 2024, BY _____ THE _____ OF _____.

NOTARY PUBLIC

COMMISSION EXPIRES

APPROVED FOR DESCRIPTION

MONTGOMERY COUNTY ENGINEER

2023-0369RE
JOB NO.

CHECKED BY

6-3-24
DATE

MONTGOMERY COUNTY SANITARY ENGINEER

I HEREBY APPROVE AND ACCEPT THIS PLAT ON THIS _____ DAY OF _____, 2024.

SANITARY ENGINEER, MONTGOMERY COUNTY, OHIO

INCHES 1 2 3

PLAT BOOK 243 PAGE: 30

NOTES:

1. SOURCE DOCUMENTS AS NOTED.
2. OCCUPATION IN GENERAL ITS SURVEY.
3. MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
4. ALL IRON PINS SET ARE 5/8" DIAMETER x 30" IRON REBAR WITH ID CAP STAMPED "KLEINGERS".
5. BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AS DERIVED FROM THE OHIO DEPARTMENT OF TRANSPORTATION'S REAL TIME NETWORK (RTN). (NAD 183 - 2011), N84°32'27" E BEING THE SOUTH LINE LINE OF HERBERT C. HUBER PLAT NO. 59 SECTION SIX AS RECORDED IN P.B. 104 PG. 13.

DESCRIPTION:

(P/O 01820 0004)
LOCATED IN THE CITY OF HUBER HEIGHTS AND IN SECTION 24, TOWN 2, RANGE 8 M.Rs., COUNTY OF MONTGOMERY, STATE OF OHIO AND BEING ALL OF LOTS 3 & 4 OF THE PLAT OF NEWBAUER PARK SECTION ONE AS RECORDED IN PLAT BOOK 196, PAGE 38-38A IN THE PLAT RECORDS OF MONTGOMERY COUNTY, OHIO, AND PART OF A 70 ACRE (DEED) TRACT OF LAND CONVEYED TO NANCY A. NEWBAUER, TR. IN DEED M.F. #96-630C08, #96-630D02, M.F. #94-104A11 AND IN IR DEED #05-12420B OF THE MONTGOMERY COUNTY, OHIO RECORDER'S OFFICE, CONTAINING 25.300 ACRES.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS FOR PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN NOVEMBER OF 2022. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

BY: MATTHEW D. HABEDANK
OHIO PROFESSIONAL SURVEYOR NO. 8611

DATE 9/27/2024

THE KLEINGERS GROUP
CIVIL ENGINEERING | www.kleingers.com
SURVEYING
LANDSCAPE ARCHITECTURE
6219 Centre Park Dr.
West Chester, OH 45069
513.779.7851

PREPARED BY:

SEAL:
STATE OF OHIO
MATTHEW D. HABEDANK
8611
REGISTERED
PROFESSIONAL SURVEYOR

NO.	DATE	DESCRIPTION
1	9-19-23	RECORD PLAT - SCN

RECORD PLAN NEWBAUER PARK SECTION TWO
BEING A REPLAT OF LOTS 3 & 4 OF NEWBAUER SECTION ONE AS RECORDED IN P.B. 196, PG. 38 SECTION 24, TOWN 2, RANGE 8, M.Rs. CITY OF HUBER HEIGHTS MONTGOMERY COUNTY, OHIO

PROJECT NO: 220359VRP000
DATE: 9-19-2023
SCALE: 1" = 100'
0 50 100 200

SHEET NAME:
RECORD PLAN NEWBAUER PARK SECTION TWO

SHEET NO.
1 OF 1

EXHIBIT A

Situate in the City of Huber Heights, County of Montgomery and the State of Ohio, being in Section 18, Town 2, Range 8 M.R.S., being the middle part of the southwest quarter of said Section 18 and bounded as follows:

Beginning at the southeast corner of Marcellus and Emma Howar's land; thence southwardly on the half section line 941.16 feet; thence westwardly to the west line of said section 18; thence northwardly on said west line of said Section 18, 909.48 feet to the southwest corner of Marcellus and Emma Howar's land; thence eastwardly on the south line of said Marcellus and Emma Howar's land to the place of beginning, containing 57.53 acres, more or less. Subject to all legal highways.

EXCEPTING therefrom the following described real estate:

Situate in the City of Huber Heights, County of Montgomery, in the State of Ohio and described as follows:

Situate in the southwest quarter of Section 18, Town 2, Range 8 M.R.S., and being part of a 57.53 acre tract which is described in Deed Book 568, Page 283, of the Montgomery County Records.

That part of said 37.53 acre tract hereby excepted is more fully bounded and described as follows:

Beginning at a point on the east line of said tract and on the east line of said quarter Section in the center of the Brandt Pike. Said beginning point is located a distance of 303.3 feet south from the north line of said 57.53 acre tract and a distance of 1201.3 feet south from the north line of said quarter section, witness an iron pin bearing south 89 degrees 13 minutes west a distance of 23 feet; thence from said beginning point, south 89 degrees 13 minutes west for a distance of 225 feet to an iron pin set for a corner; thence due south and parallel to the east line of said tract for a distance of 410 feet to an iron pin set for a corner; thence 89 degrees 13 minutes east for a distance of 225 to a corner on the east line of said 57.53 acres, witness an iron pin bearing south 89 degrees 13 minutes west a distance of 23 feet; thence due north along the east line of said 57.53 acres and with the east line of said quarter section for a distance of 410 feet to the point of beginning, containing 2.118 acres , more or less, and subject to all legal highways.

EXCEPTING 57.53 acres by metes and bounds in southwest quarter of Section 18, Town 2, Range 8 M.R.S., City of Huber Heights, except 2.118 acres (as in Deed Vol. 1790 , Page 11 and Deed Microfiche No. 97-572E06).

Also excepting 2.901 acres as dedicated for Executive Boulevard in Plat Book "185", Pages 4 and 4A and also excepting 0.033 acres as conveyed to the City of Huber Heights, Ohio in Instrument No. 97-030037.

For Information Only:
Parcel Number: P70 03910 0005
Property Address: 8303 Brandt Pike, Huber Heights, Ohio 45424

KARL KEITH
COUNTY AUDITOR
MONTGOMERY COUNTY DAYTON, OHIO
LEGAL DESCRIPTION IS
INADEQUATE DESCRIPTION SHALL BE
CORRECTED BEFORE NEXT TRANSFER.
BY _____ DATE 10/3/19
MAP DEPARTMENT

RECORD PLAN

LEHMAN PLAT

LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
43.067 ACRES TOTAL

TRANSFERRED
21 DEC -2 AM 9:26
KARL L. KEITH
AUDITOR

PLAT BOOK 238 PAGE: 19

THE BEARING OF S05°-12'-25"W ALONG THE 1/2 SECTION LINE WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=200'
0 100' 200' 400'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	325.00'	61.22'	10°47'34"	61.13'	S00°06'03"E
C2	200.00'	26.08'	07°28'16"	26.06'	N01°45'42"W
C3	75.00'	29.16'	22°16'39"	28.98'	S09°09'53"E
C4	25.00'	35.80'	82°03'19"	32.82'	N20°43'27"E
C5	560.00'	52.45'	05°22'00"	52.43'	S59°04'07"W
C6	582.67'	21.51'	02°06'53"	21.50'	N57°26'34"E
C7	552.67'	353.90'	36°41'21"	347.88'	N76°50'40"E
C8	612.67'	175.81'	16°26'28"	175.20'	S86°58'07"W
C9	275.00'	122.87'	25°35'56"	121.85'	S07°30'14"E
C10	25.00'	37.92'	86°53'57"	34.39'	S63°45'11"E
C11	560.00'	107.96'	11°02'43"	107.79'	S67°16'29"W
C12	560.00'	220.80'	22°35'28"	219.37'	S84°05'34"W
C13	300.00'	134.04'	25°35'56"	132.92'	S07°30'14"E

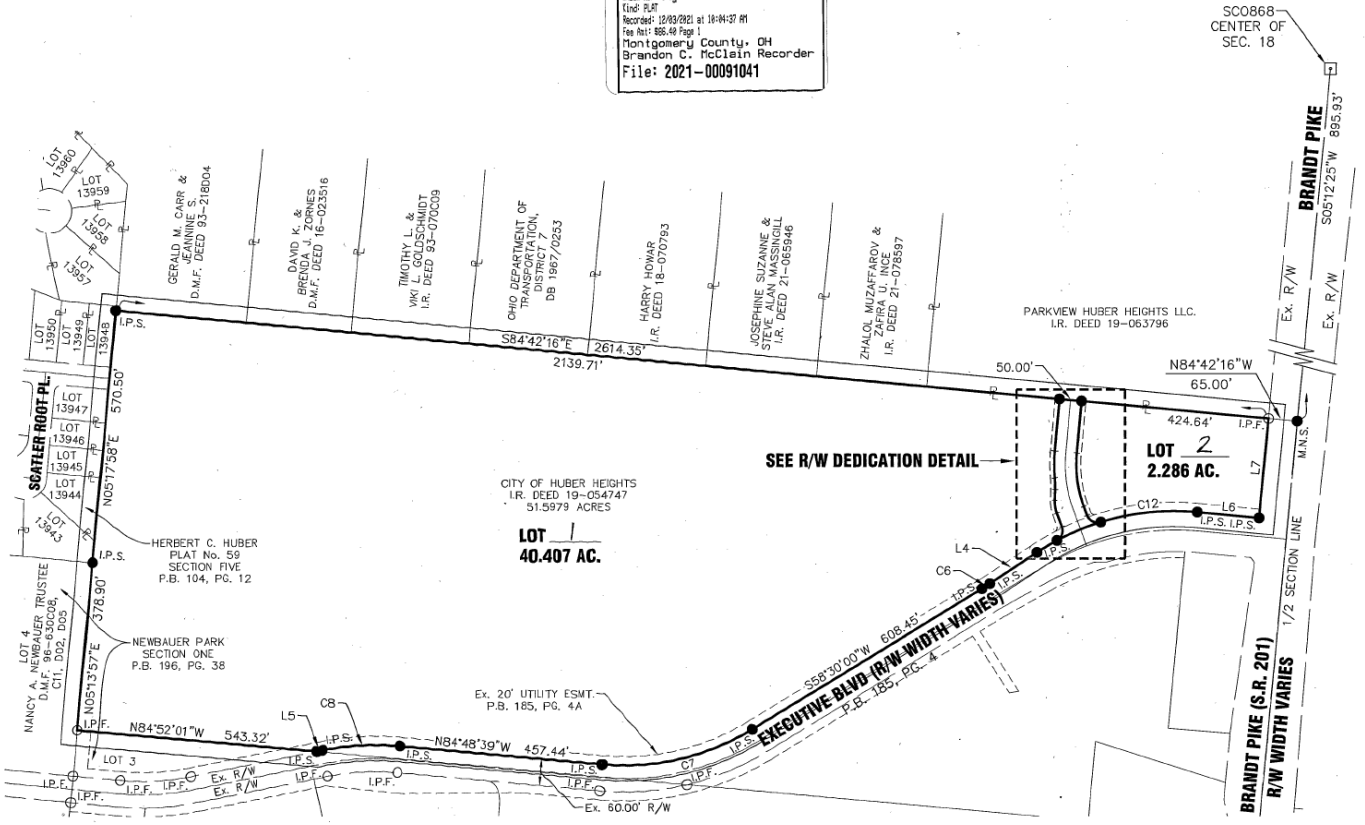
LINE TABLE		
LINE	LENGTH	BEARING
L1	24.81'	S01°58'26"W
L2	33.47'	S20°18'12"E
L3	21.76'	N20°18'12"W
L4	127.66'	S56°23'07"W
L5	13.28'	S78°44'53"W
L6	140.57'	N84°36'42"W
L7	225.92'	S05°23'18"W

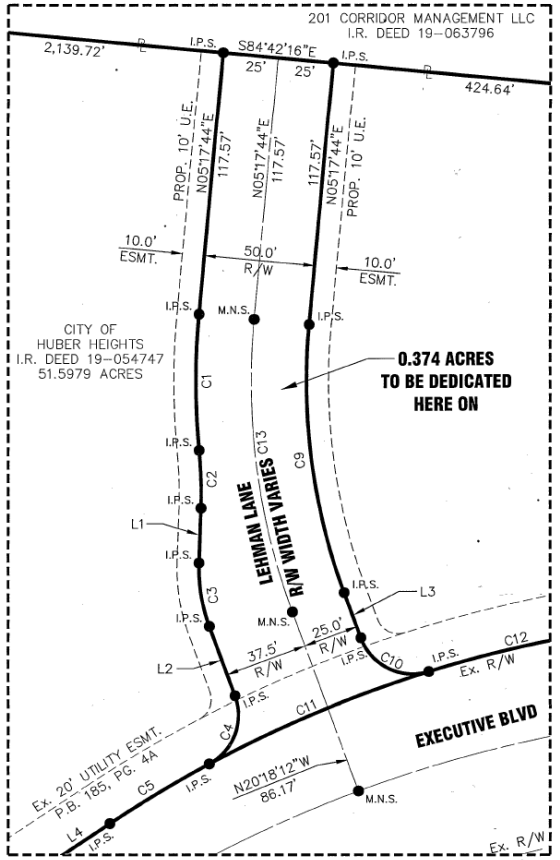
ACREAGE SUMMARY

LOT 1	40.407 ACRES
LOT 2	2.286 ACRES
R/W DEDICATION	0.374 ACRES
TOTAL	43.067 ACRES

PB 238 P19

LABEL NBR: 1 Type: DEE
Kind: PLAT
Recorded: 12/03/2021 at 10:04:37 AM
Fee Amt: $86.40 Page 1
Montgomery County, OH
Brandon C. McClain Recorder
File: 2021-00091041





R/W DEDICATION DETAIL
1"=40'

LEGEND

- ●I.P.S. 5/8" X 30" REBAR W/CAP SET
- ○I.P.F. 5/8" I.R.ON PIN FOUND
- ●M.N.S. MAG NAIL SET
- ⊡ MONUMENT BOX W/IP FOUND

PERTINENT INFORMATION

SUR. 87-42
LAND SURVEY 2019-0011
PLAT BOOK 185, PAGE 4A

TRANSFERRED
21 DEC -2 AM 9:26
KARL L. KEITH
AUDITOR

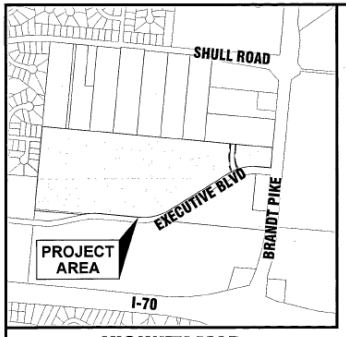
Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

11-9-2021
DATE

STATE OF OHIO
ALLEN J. BERTKE
S-8629
REGISTERED
PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	11-5-2021
DRAWN BY:	R.D.J.
JOB NUMBER:	MOT-HHE-2107
SHEET NUMBER	1 OF 2



VICINITY MAP

RECORD PLAN

LEHMAN PLAT

LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
43.067 ACRES TOTAL

TRANSFERRED
21 DEC -2 AM 9:26
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 238 PAGE: 19A

PB238 P19A

LABEL NBR: 1 Type: DEE
Kind: PLAT
Recorded: 12/03/2021 at 10:04:37 AM
Fee Amt: $86.40 Page 1
Montgomery County, OH
Brandon C. McClain Recorder
File: 2021-00091041

APPROVALS

APPROVED THIS 9TH DAY OF NOVEMBER, 2021
BY THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

CHAI.R.MAN

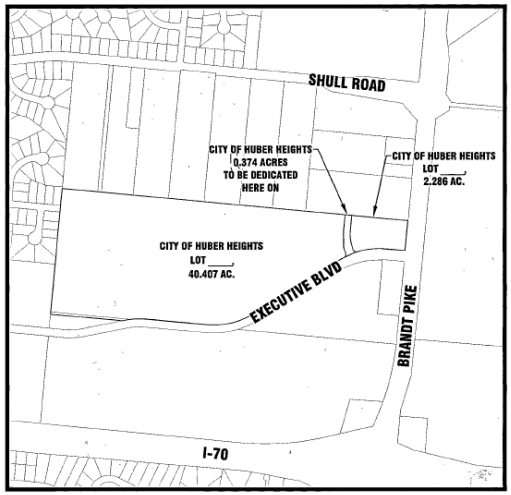
APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20__,
BY THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO

MAYOR CLERK

OCCUPATION STATEMENT

LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.



DESCRIPTION

BEING 43.067 ACRES OUT OF A 51.5979 ACRE TRACT, SITUATE IN SECTION 18, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, OWNED BY THE CITY OF HUBER HEIGHTS AS CONVEYED IN I.R. DEED 19-054747 OF THE MONTGOMERY COUNTY DEED RECORDS.

CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C, CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DI.R.ECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN SEPTEMBER 2021. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

SUPERIMPOSED AREA NOTE:

ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

TRANSFERRED
21 DEC -2 AM 9:26
KARL L. KEITH
AUDITOR

Allen J. Bertke 11-9-2021
ALLEN J. BERTKE, P.S. #8629 DATE

STATE OF OHIO
ALLEN J. BERTKE
S-8629
REGISTERED
PROFESSIONAL SURVEYOR

PLAT AUTHORIZATION AND DEDICATION

CITY OF HUBER HEIGHTS, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF HUBER HEIGHTS, OHIO, ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS LEHMAN PLAT. FURTHERMORE, CITY OF HUBER HEIGHTS DEDICATES THE ROAD RIGHT-OF-WAY AND RESERVES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAI.R., REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

BY: _____ DATE: 11/10/21
CITY OF HUBER HEIGHTS

CITY OF HUBER HEIGHTS, BEING AFFI.R.MED, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

SIGNED AND ACKNOWLEDGED
OWNER: CITY OF HUBER HEIGHTS IN THE PRESENCE OF:

_____
CITY OF HUBER HEIGHTS

STATE OF OHIO
COUNTY OF MONTGOMERY, SS

BE IT REMEMBERED,
THAT ON THE THIS 10 DAY OF November 2021,
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME CITY OF HUBER HEIGHTS, OWNER, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AS OWNER AND THE VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

Stephanie Wunderlich
NOTARY PUBLIC

Feb. 3, 2024
MY COMMISSION EXPI.R.ES

NOTARY PUBLIC STATE OF OHIO

STEPHANIE WUNDERLICH, Notary Public
In and for the State of Ohio
My Commission Expires Feb 3, 2024

APPROVED FOR DESCRIPTION ONLY

FILE # 2021-0332

_____ 11-30-21
MONTGOMERY COUNTY ENGINEER DATE

SKS 11-30-21
CHECKED BY DATE

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE: 11-5-2021
DRAWN BY: R.D.J.
JOB NUMBER: MOT-HHE-2107
SHEET NUMBER 2 OF 2

TRANSFERRED
23 MAY -9 AM 9:31
KARL L. KEITH
AUDITOR

RECORD PLAN
PRIDE ONE

BEING A REPLAT OF LOT #1 OF LEHMAN PLAT
AS RECORDED IN PLAT BOOK 238, PAGE 19
LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
40.407 ACRES

Plat 241 pg 4

Filed for record 05/09/2023 at 09:31:09 AM
Montgomery County, OH
Brandon C. McClain Recorder
File: 2023-00023181



CURVE DATA

CURVE	RADIUS	Δ	LENGTH	CHORD LENGTH	CHORD BEARING
C1	325.00'	10°47'34"	61.22'	61.13'	S00°06'03"E
C2	325.00'	08°50'41"	50.17'	50.12'	S00°52'23"W
C3	325.00'	01°56'53"	11.05'	11.05'	S04°31'23"E
C4	200.00'	07°28'16"	26.08'	26.06'	S01°45'42"E
C5	75.00'	22°16'39"	29.16'	28.98'	S09°09'53"E
C6	25.00'	82°03'19"	35.80'	32.82'	S20°43'27"W
C7	560.00'	05°22'00"	52.45'	52.43'	S59°04'07"W
C8	582.67'	02°06'53"	21.51'	21.50'	S57°26'33"W
C9	552.67'	36°41'21"	353.90'	347.88'	S76°50'40"W
C10	612.67'	16°26'28"	175.81'	175.20'	S86°58'07"W
C11	392.05'	34°18'11"	234.72'	231.23'	N75°28'15"E

LINE CHART

LINE	BEARING	DIST.
L1	S05°17'44"W	117.57'
L2	S01°58'26"W	24.81'
L3	S20°18'12"E	33.47'
L4	S56°23'07"W	127.66'
L5	S78°44'53"W	13.28'

OWNER
LOT #1 OF LEHMAN LANE PLAT
PLAT BOOK 238 PAGE 19
CITY OF HUBER HEIGHTS
I.R. DEED 19-054747
40.407 ACRES

ACREAGE SUMMARY
LOT # 1 - 17.578 ACRES
LOT # 2 - 12.044 ACRES
LOT # 3 - 6.092 ACRES
LOT # 4 - 4.693 ACRES
TOTAL ACREAGE - 40.407 ACRES

NOTES:
1. EXECUTIVE BLVD. IS DEDICATED IN PLAT BOOK 185, PAGE 4A
2. LEHMAN LANE IS DEDICATED IN PLAT BOOK 238, PAGE 19

PERTINENT INFORMATION
SURVEY #87-42
LAND SURVEY 2019-0011
PLAT BOOK 185, PAGE 4A
I.R. DEED 19-054747
LEHMAN LANE-PLAT BOOK 238, PAGE 19

LEGEND
- EXISTING EASEMENT
- ● 5/8" X 30" REBAR W/CAP SET
- ○ IRON PIN FOUND

THE BEARING OF N84°48'39"W ALONG THE NORTH RIGHT-OF-WAY LINE OF EXECUTIVE BLVD. WAS BASED ON NAD 83 CORS 2011 ADJUSTMENT, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=100'
0 50 100 200

TRANSFERRED
23 MAY -9 AM 9:31
KARL L. KEITH
AUDITOR

INCHES 1 2 3

PLAT BOOK 241 PAGE: 4

Allen J. Bertke
ALLEN J. BERTKE, P.S. #8629

4-28-2023
DATE

STATE OF OHIO
ALLEN J. BERTKE 8629
REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0330
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

DATE:	04-27-2023
DRAWN BY:	AJB
JOB NUMBER:	MOTHHE2302
SHEET NUMBER	1 OF 2



VICINITY MAP

TRANSFERRED
23 MAY -9 AM 9:31
KARL L. KEITH
AUDITOR

RECORD PLAN

PRIDE ONE

BEING A REPLAT OF LOT #1 OF LEHMAN PLAT
AS RECORDED IN PLAT BOOK 238, PAGE 19
LOCATED IN SECTION 18, TOWN 2, RANGE 8 M.Rs.,
CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO
40.407 ACRES

LAST VOL: 1 Type: XX
Kind: PLAT
Recorded: 05/09/2023 at 09:31:31 AM
Fee Amt: $178.00 Page 1
Montgomery County, OH
Brandon C. McClain Recorder
File: 2023-00023181

Plat 241 pg 4a

SUPERIMPOSED AREA NOTE:
ALL OF THE LANDS OF THE DEDICATOR ARE CONTAINED WITHIN SURVEY.

ACREAGE SUMMARY
LOT # 1 - 17.578 ACRES
LOT # 2 - 12.044 ACRES
LOT # 3 - 6.092 ACRES
LOT # 4 - 4.693 ACRES
TOTAL ACREAGE - 40.407 ACRES

OCCUPATION STATEMENT
LINES OF OCCUPATION (WHERE EXISTING) IN GENERAL AGREE WITH PROPERTY LINES.

PROPERTY LINES CALCULATED FROM EXISTING MONUMENTATION AND SURVEYS OF RECORD.

DESCRIPTION
BEING ALL OF LOT #1 OF THE LEHMAN PLAT AS RECORDED IN PLAT BOOK 238, PAGE 19, SITUATE IN SECTION 18, TOWN 2, RANGE 8 M.Rs., CITY OF HUBER HEIGHTS, MONTGOMERY COUNTY, OHIO, OWNED BY THE CITY OF HUBER HEIGHTS AS CONVEYED IN I.R. DEED 19-054747 OF THE MONTGOMERY COUNTY DEED RECORDS.

APPROVALS
APPROVED THIS 28 DAY OF February, 2023
BY THE PLANNING COMMISSION OF THE CITY OF HUBER HEIGHTS, OHIO

CHAIRMAN

APPROVED FOR DESCRIPTION ONLY
FILE # 2023-0059RE

MONTGOMERY COUNTY ENGINEER — DATE 5-4-23

CHECKED BY SKS — DATE 5-9-23

PLAT AUTHORIZATION AND DEDICATION
CITY OF HUBER HEIGHTS, THE OWNER OF THE LAND INCLUDED WITHIN THIS PLAT HAVE CAUSED THE AREA LOCATED IN THE CITY OF HUBER HEIGHTS, OHIO, ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS PRIDE ONE PLAT. FURTHERMORE, CITY OF HUBER HEIGHTS DEDICATES THE ROAD RIGHT-OF-WAY AND RESERVES THE EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF WATER, GAS, SEWER, ELECTRIC, TELEPHONE, OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

BY: _____ DATE: 5/2/23
CITY OF HUBER HEIGHTS

CITY OF HUBER HEIGHTS, BEING AFFIRMED, SAYS THAT ALL PERSONS AND CORPORATIONS, TO THE BEST OF HIS KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR AS LIEN HOLDERS, HAVE UNITED IN ITS EXECUTION.

SIGNED AND ACKNOWLEDGED
OWNER: CITY OF HUBER HEIGHTS IN THE PRESENCE OF:

CITY OF HUBER HEIGHTS

STATE OF OHIO
COUNTY OF MONTGOMERY, SS

BE IT REMEMBERED, THAT ON THE THIS 2 DAY OF May, 2023 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY CAME CITY OF HUBER HEIGHTS, OWNER, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AS OWNER AND THE VOLUNTARY ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND YEAR ABOVE WRITTEN.

Stephanie Worcester
NOTARY PUBLIC

Feb 3, 2024
MY COMMISSION EXPIRES

NOTARY PUBLIC STATE OF OHIO
STEPHANIE WORCESTER, Notary Public In and for the State of Ohio My Commission Expires Feb 3, 2024

CERTIFICATION
I HEREBY CERTIFY THIS PLAT WAS PREPARED IN ACCORDANCE WITH O.A.C. CHAPTER 4733.37 STANDARDS OF PLAT OF SURVEYS AND ALSO CONFORMS TO THE O.R.C. CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND BASED ON ACTUAL FIELDWORK PERFORMED IN SEPTEMBER 2021. ALL MEASUREMENTS ARE CORRECT AND MONUMENTS ARE SET OR TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC.

Allen J. Bertke — 4-28-2023
ALLEN V. BERTKE, P.S. #8629 — DATE

STATE OF OHIO · ALLEN J. BERTKE 8629 · REGISTERED PROFESSIONAL SURVEYOR

PREPARED BY:
ChoiceOne Engineering
SIDNEY, OHIO 937.497.0330
LOVELAND, OHIO 513.239.8354
www.CHOICEONEENGINEERING.com

DATE:	04-27-2023
DRAWN BY:	AJB
JOB NUMBER:	MOTHHE2302
SHEET NUMBER	2 OF 2

INCHES 1 2 3

PLAT BOOK 241 PAGE: 4A

TRANSFERRED
23 MAY -9 AM 9:31
KARL L. KEITH
AUDITOR

EXHIBIT "A"
(Legal Description)

Property Address: Executive Blvd, Huber Heights, OH 45424

For APN/Parcel ID(s): P70-04002-0048

Situate in Section 24, Town 2, Range 8, M.Rs., City of Huber Heights, Montgomery County, Ohio and being the remaining part of a 17.318 acre tract of land conveyed to the TJH Holdings, LLC by deed recorded in I.R. Deed # 13-006688 of the Montgomery County Deed Records; said remainder tract being more particularly described as follows:

Beginning at a 5/8 inch iron pin with Woolpert cap found on the northwest corner Executive Boulevard Section 1 plat as recorded in Plat Rook 175, Page 45, said iron pin also being on the north right-of-way line of Executive Boulevard (60' R/W) and the intersection of the west line of TJH Holdings, LLC and the east line of a 7.116 acre parcel as conveyed to Stream's Edge Properties, LLC in LR. Deed 11-070769, said pin also being the True Place of Beginning for the herein described tract;

Thence departing the north line of Executive Boulevard along the east line of Stream's Edge Properties, LLC and the west line of TJH Holdings, LLC, N 05° 12' 52" E, 737.69 feet to a 5/8 inch iron pin with Woolpert cap found on the southeast corner of the Herbert C. Huber Plat No. 59, Section Eight-A as recorded in Plat Book 118, Page 29;

Thence with the east line of said subdivision, N 05° 17' 28" E, 53.69 feet to a 5/8 inch iron pin with Woolpert cap found in the southwest corner of the Herbert C. Huber Plat No. 59, Section Eight-B as recorded in Plat Book 119, Page 4;

Thence with the south line of the afore mentioned plat and the south line of the Herbert C. Huber Plat No. 59, Section Seven-A as recorded in Plat Book 127, Page 9, S 84° 33' 12" E, 534.52 feet to a 5/8 inch iron pin with "NBP" cap found on the northwest corner of Lot 4 of the Newbauer Park Section 1 plat as recorded in Plat Book 196, Page 38;

Thence departing the south line of the Herbert C. Huber Plat No. 59, Section Seven-A with the west line of said Lot 4 and across the right-of-way of Executive Boulevard, and the west line of Lot 1 of the Newbauer Industrial Park, Section 1 as recorded in Plat Book 176, Page 30, S 04° 21' 31" W, passing a 5/8 inch iron pin with Woolpert cap found at 645.61 feet on the north right-of-way line of Executive Boulevard, also passing a 5/8 inch iron pin found at 709.72 feet on the south right-of-way line of Executive Boulevard, for a total distance of 915.10 feet to the southwest corner of said Lot 1 to a 5/8 inch iron pin set;

Thence with the south line of said Lot 1, S 84° 37' 39" E, 361.54 feet to the southeast corner of said Lot 1, also being in the west line of Lot 2 of said Newbauer Industrial Park, Section 1 to a 5/8 inch iron pin set;

Thence with the west line of said Lot 2, S 05° 06' 11" W, 285.43 feet to a 5/8" iron pin found in the south line of Section 24, also being the north right-of-way line of Interstate 70, also being the south line of the TJH Holdings, LLC tract;

EXHIBIT "A"
(Legal Description)

Thence with said south line of Section 24, also being the north right-of-way line of Interstate 70 and the south line of TJH Holdings, N 84° 38' 49" W, 910.35 feet to the southeast corner of a 4.0246 acre parcel as conveyed to PVS Plastics Technology Corp, in I.R. Deed 16-056962 to a 1/2 inch iron pin found;

Thence with the east line of said PVS Plastics Technology Corp, and the east line of TJH Holdings and through the dedicated right-of-way of Executive Boulevard, N 05° 12' 52" E, passing a 1/2 inch iron pin found at 350.01 feet located on the south right-of-way line of Executive Boulevard, for a total distance of 410.01 feet to the true place of beginning, excepting the right-of-way dedicated by the Executive Boulevard Section 1 being 0.784 acres, containing 16.559 acres, more or less,

The above legal description is the result of a field survey performed in May 2022, under the direct supervision of Michael A. Novean, Professional Land Surveyor No. 8101. As filed in the Montgomery County Engineer's Office Record of Land Surveys, Volume 2022, Page 185.

Basis of Bearing: Bearings are based on the east line of the subject property taken from the State Plane Coordinate System, NAD83(2011) adjustment, Geoid18, Ohio South Zone, O.D.O.T VRS/CORS network (bearing N 05° 12' 52" E).

KARL KEITH
COUNTY AUDITOR
MONTGOMERY COUNTY DAYTON, OHIO
DESCRIPTION APPROVED FOR
STRAIGHT TRANSFER CLOSURE.
NOT CHECKED.
BY JK DATE 3/6/24

ME

CHICAGO TITLE COMPANY, LI
1 S. MAIN ST., SUITE 250
DAYTON, OH 45402
38240029

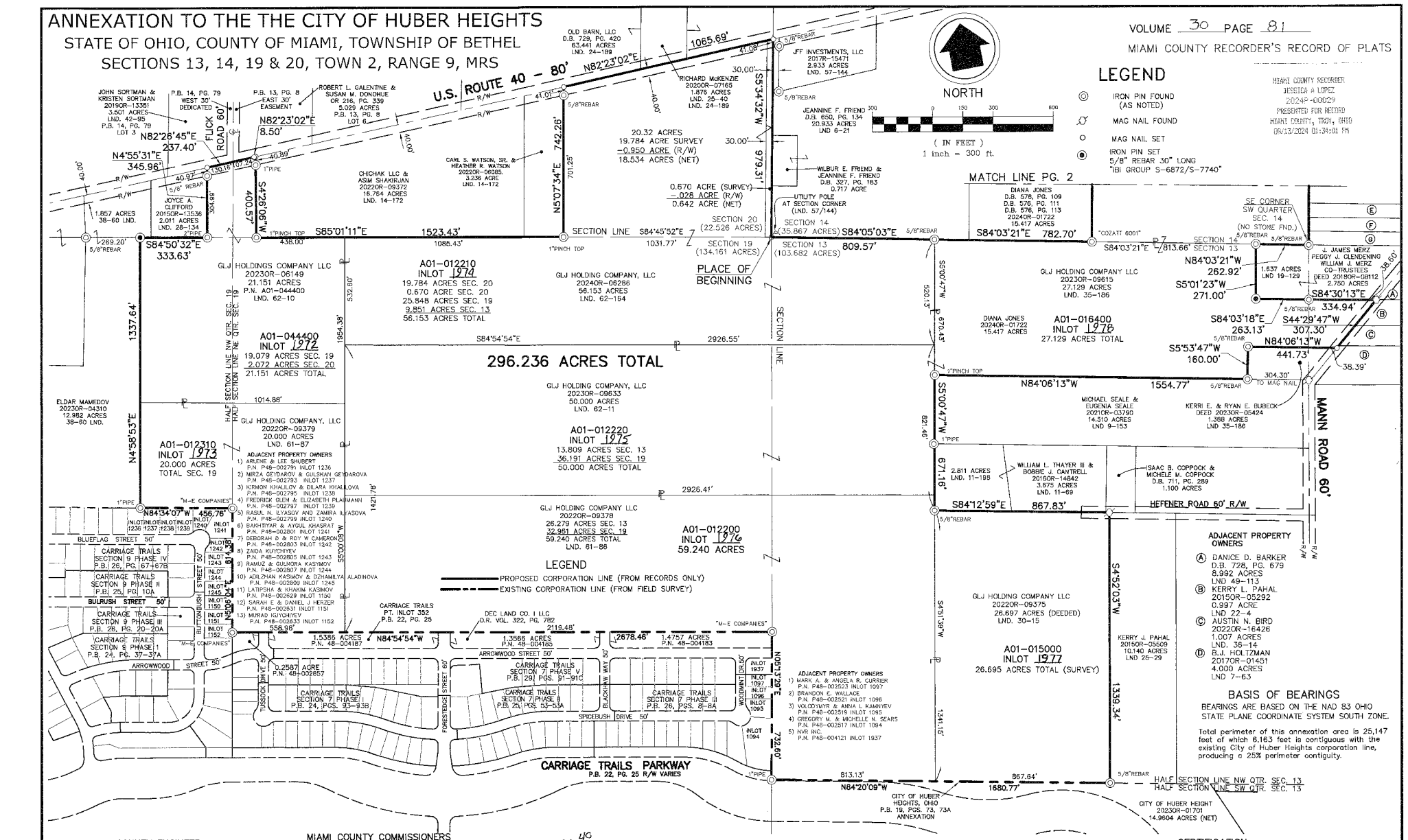
ANNEXATION TO THE THE CITY OF HUBER HEIGHTS

STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL

SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS

VOLUME 30 PAGE 81

MIAMI COUNTY RECORDER'S RECORD OF PLATS



MIAMI COUNTY RECORDER
JESSICA A LOPEZ
2024R-000029
PRESENTED FOR RECORD
MIAMI COUNTY, TROY, OHIO
06/13/2024 01:39:01 PM

FEE 86.40

Jessica Lopez — MIAMI COUNTY RECORDER

P. Comer — BY DEPUTY RECORDER

MIAMI COUNTY ENGINEER

THIS PLAT WAS REVIEWED AND APPROVED THIS 8th DAY OF August, 2024.

Paul P. Rudmann

MIAMI COUNTY ENGINEER

MIAMI COUNTY COMMISSIONERS

THIS PLAT WAS REVIEWED AND APPROVED THIS 13th DAY OF August, 2024. BY RESOLUTION No. 24-08-451

Gregory A. Simmons

GREGORY A. SIMMONS, PRESIDENT

Ted S. Mercer

TED S. MERCER, VICE-PRESIDENT

Wade H. Westfall

WADE H. WESTFALL, MEMBER

MIAMI COUNTY AUDITOR
APPROVED AND TRANSFERRED Aug 13, 2024

Matthew W Gearhardt — MIAMI COUNTY AUDITOR

Joyce Grilliot — DEPUTY AUDITOR

SEE ANNEXATION PROCEEDINGS RECORDED IN DOCUMENT No. 2024OR-08061 MIAMI COUNTY RECORDER'S OFFICE RECORDS.

CITY OF HUBER HEIGHTS

AT A MEETING OF THE COUNCIL OF THE CITY OF HUBER HEIGHTS, OHIO, HELD THIS THIS 22nd DAY OF July, 2024, THIS PLAT WAS APPROVED BY ORDINANCE No. 2024-R-7455 EFFECTIVE 7.23, 2024

MAYOR

PRESIDENT OF COUNCIL

Anthony C. Rodgers, M.P.

CLERK OF COUNCIL

CERTIFICATION

This annexation plat was prepared from a field survey along with land surveys from Miami County deed records and plat records. This plat is hereby certified to be correct in accordance with the above data.

STATE OF OHIO — DAVID L. CHIESA 7740 — REGISTERED SURVEYOR

PREPARED BY:
ARCADIS/IBI GROUP SURVEY

BY David L. Chiesa 08/05/24

David L. Chiesa P.S.
Registered Surveyor No. 7740

ARCADIS
IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

J:\120845_CT_6-2_6-4\5.9 Drawings\basemap\survey\ANNEX\CT ANNEX PLAT CENTERLINE 2023.dwg by david.chiesa on 08/05/2024 @ 06:33:57 am - © M+E Companies, Inc.

ANNEXATION TO THE THE CITY OF HUBER HEIGHTS

STATE OF OHIO, COUNTY OF MIAMI, TOWNSHIP OF BETHEL

SECTIONS 13, 14, 19 & 20, TOWN 2, RANGE 9, MRS

VOLUME 30 PAGE 81 -A

MIAMI COUNTY RECORDER'S RECORD OF PLATS

NORTH

300 0 150 300 600

(IN FEET)

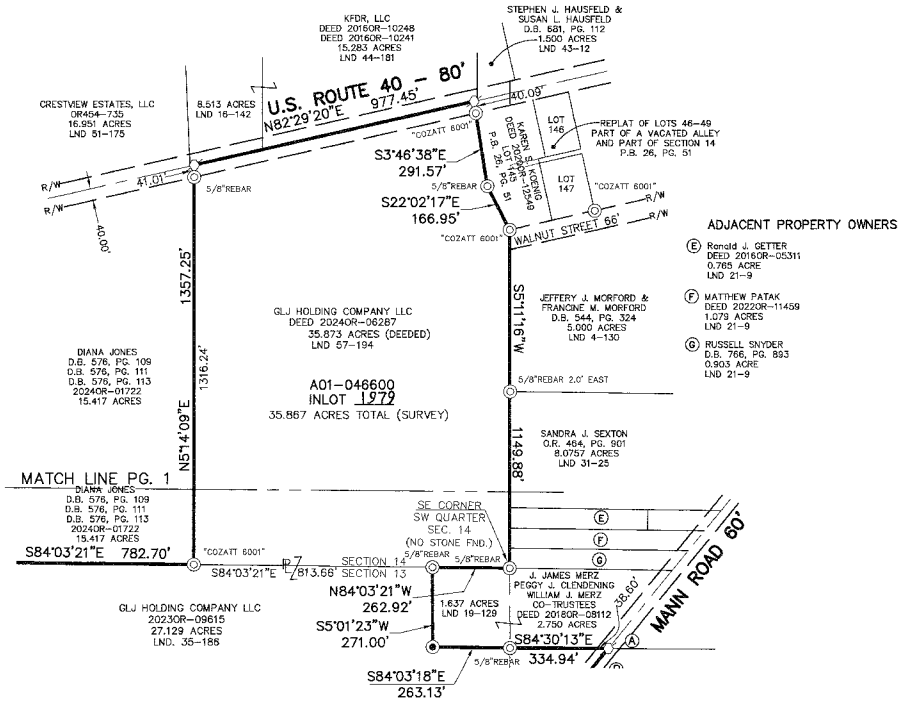
1 inch = 300 ft.

LEGEND

- IRON PIN FOUND (AS NOTED)
- MAG NAIL FOUND
- MAG NAIL SET
- IRON PIN SET 5/8" REBAR 30" LONG "IBI GROUP S-6872/S-7740"

ACREAGE BREAKDOWN BY SECTION

SECTION 13: 103.682 ACRES
SECTION 14: 35.867 ACRES
SECTION 19: 134.161 ACRES
SECTION 20: 22.526 ACRES
TOTAL : 296.236 ACRES



ARCADIS
IBI GROUP
8101 N. High Street
Columbus, OH 43235
Contact: DAVE CHIESA
614-818-4900 ext. 2039
Fax: 614-818-4902
www.ibigroup.com

J:\120645_CT_6-2_6-4\5 Drawings\Base info\survey\ANNEX\CT ANNEX PLAT CENTERLINE 2023.dwg by:david.chiesa on 08/05/2024 @ 06:33:57 am -- © M+E Companies, Inc.

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. 2019OR-07903 (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 Stafford tract;

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 set 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. Koening, 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 Document No. 2013OR-14891, 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 southwesterly corner of said;

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 fee 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 14.51-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 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 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 13.3764-acre tract as described in a deed to Carriage Pointe LTD., of record in Document No. 2021OR-04394;

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 13.3764-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 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 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 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 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°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°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°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°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 09/26/23
Registered Surveyor No. 7740

EXHIBIT B

APPLICABLE ZONING ORDINANCES

[attached]

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2013-O-2051

TO APPROVE A LOT SPLIT, BASIC DEVELOPMENT PLAN, AND REZONING OF THE PROPERTY LOCATED ON THE SOUTH SIDE OF EXECUTIVE BOULEVARD FROM PLANNED EMPLOYMENT PARK (PEP) TO PLANNED MIXED USE (PM) FURTHER DESCRIBED AS PARCEL ID NUMBER P70 01820 0005 ON THE MONTGOMERY COUNTY AUDITOR'S TAX MAP (ZONING CASE 13-17), AND DECLARING AN EMERGENCY.

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

WHEREAS, the City Planning Commission has reviewed Zoning Case 13-17 and on May 28, 2013 recommended approval by a vote of 3-0 for the Lot Split, Basic Development Plan and Rezoning; and

WHEREAS, the City Council has considered the issue.

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

Section 1. The application requesting approval of a Lot Split, Basic Development Plan, and Rezoning from Planned Employment Park (PEP) to Planned Mixed Use (PM) for property located on the south side of Executive Boulevard, and further described as Parcel Number P70-01820-0005 on the Montgomery County Auditor's Tax Map (Zoning Case 13-17) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The following uses shall be those that are permitted within the PM – Planned Mixed Use PUD in question:

    - Entertainment Venues
    - Hotels
    - Colleges, schools, and libraries
    - Professional offices, including medical and dental clinics, and offices
    - Restaurants
    - Banks or other financial institutions
    - Public facilities
    - Recreational Uses
    - Multi-Family Residential Dwellings
    - Public garages
    - Retail commercial establishments, excluding gas stations, convenience stores, motor vehicle repair establishments, car washes, or other commercial uses exhibiting similar characteristics of the aforementioned excluded uses as determined by the Planning Department.

2. The approved Lot Split and Basic Development Plan shall be the drawings stamped as received by the Planning and Development Department on May 2, 2013, except as modified herein.

3. The approved conceptual building elevations for the Music Center at the Heights shall be those stamped as received by the Planning and Development Department on April 16, 2013, except as modified herein. The building and future buildings shall be designed in conformance with the approved conceptual elevations and utilize appropriate masonry materials approved by the Planning Commission at a Detailed Development Plan stage of approval.

4. All exterior walls shall be 100% masonry materials as per City Code 1181.24(b)(1). All buildings in this PUD shall be architecturally finished on all sides utilizing four-sided architectural design so that there will be no apparent rear of any building, as determined by the City. All buildings shall have a minimum of three distinct building materials from the approved list with secondary materials covering a minimum of ten

percent of the total building facades. All buildings shall have a minimum of 50 percent brick (matching the color and style of the Music Center) on the front façade of the building. Window walls shall be considered windows by the City Code.

5. The rezoning shall be subject to the transfer of the property to the City of Huber Heights.

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

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

Section 3. This Ordinance is hereby declared to be an emergency measure in order to provide for the immediate protection of the public peace, health, safety and welfare of the community, and for the further reason that the rezoning will allow for the expeditious development of the area for the promotion of commercial activity; therefore, this Ordinance shall be in full force and effect immediately upon its adoption by Council.

Passed by Council on the 10th day of June, 2013;
__8__ Yeas; __0__ Nays.

Effective Date: June 10, 2013

AUTHENTICATION:

Anthony C. Rodgers
Clerk of Council

6-11-13
Date

Ronald A. Fisher
Mayor

6-11-13
Date

CERTIFICATE

The undersigned, Clerk of Council of the City of Huber Heights, Ohio, hereby certifies that the foregoing is a true and correct copy of ORDINANCE NO. 2013-O-2051 **passed by the City Council of Huber Heights, Ohio on** JUNE 10, 2013.

JUNE 30, 2025
Date

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

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2023-O-2574

TO APPROVE A REZONING TO PLANNED MIXED USE (PM) AND A BASIC DEVELOPMENT PLAN FOR THE PROPERTY LOCATED AT 6801 EXECUTIVE BOULEVARD AND FURTHER IDENTIFIED AS PARCEL NUMBERS P70 01820 0003 AND P70 01820 0004 ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE BDP 23-02).

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

WHEREAS, the City Planning Commission has reviewed Case BDP 23-02 and on February 14, 2023, recommended approval by a vote of 4-1 of the Rezoning to Planned Mixed Use (PM) and the Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

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

Section 1. The application requesting approval of a Rezoning to Planned Mixed Use (PM) and the Basic Development Plan (Case BDP 23-02) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The Basic Development and Zoning Regulations shall be those submitted with the application dated January 30, 2023.
2. The northern property buffering requirements shall be determined during the Detailed Development Plan review.
3. Prior to the issuance of a zoning permit, the applicant shall enter into a PUD Agreement with the City for the purpose, but not the sole purpose, of establishing the development obligations of the applicant and requiring the submittal of a performance bond, cash bond, or letter of credit to insure the installation of landscaping as approved. The bond or letter of credit shall be in an amount equal to the applicant's estimate of the cost of installation as approved by the Planning Department and shall remain in effect until such time as the landscaping has been completed as determined by the Planning Department. Upon completion of the installation of landscaping as required by the approved landscape plan, the applicant may request release of the performance bond or letter of credit. Following an inspection by the Planning Department and upon determination by the department that the landscaping has been completed in accordance with the approved landscaping plan, 80 percent of the performance bond or letter of credit may be released. However, the performance bond or letter of credit will not be released until a maintenance bond lasting three growing seasons, or letter of credit equal to 2 percent of the initial performance bond or letter of credit to ensure maintenance of the landscaping, is submitted to and accepted by the Planning Department. The term of the maintenance bond shall be three growing seasons.

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

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

Passed by Council on the 10th day of April, 2023;
6 Yeas; 2 Nays.

Effective Date: May 11, 2023

AUTHENTICATION:

Clerk of Council

04-11-2023
Date

Mayor

4/13/23
Date

CERTIFICATE

The undersigned, Clerk of Council of the City of Huber Heights, Ohio, hereby certifies that the foregoing is a true and correct copy of ORDINANCE NO. 2023-O-2574 **passed by the City Council of Huber Heights, Ohio on** APRIL 10, 2023.

JUNE 30, 2023
Date

Anthony C. Rodgers, Clerk of Council

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2023-O-2579

TO APPROVE A REZONING FROM PLANNED EMPLOYMENT PARK (PEP) TO PLANNED MIXED USE (PM) FOR THE PROPERTY LOCATED AT 7125 EXECUTIVE BOULEVARD AND FURTHER IDENTIFIED AS PARCEL NUMBERS P70 03190 0080 AND P70 03190 0081 AND A BASIC DEVELOPMENT PLAN FOR PARCEL NUMBER P70 01820 0003 AND LOT #1 AND LOT #4 OF THE PRIDE ONE SUBDIVISION ON THE MONTGOMERY COUNTY AUDITOR'S MAP AND TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE RZ BDP 23-08).

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

WHEREAS, the City Planning Commission has reviewed Case RZ BDP 23-08 and on April 11, 2023 recommended approval by a vote of 5-0 of the Rezoning from Planned Employment Park (PEP) to Planned Mixed Use (PM) and a Basic Development Plan; and

WHEREAS, the City Council has considered the issue.

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

Section 1. The application requesting approval of a Rezoning from Planned Employment Park (PEP) to Planned Mixed Use (PM) and a Basic Development Plan (Case RZ BDP 23-08) is hereby approved in accordance with the Planning Commission's recommendation and following conditions:

1. The permitted uses shall be those outlined in Chapter 1179, excluding:
   - Filling stations
   - Sweepstakes cafes
   - Convenience stores
   - Self-storage facilities
   - Car washes
   - Drive Thru or Drive Up windows
   - Other uses deemed incompatible with a community entertainment district as determined by the Planning Director
2. The applicant will comply will all Fire Code requirements, per the Huber Heights Fire Division.
3. The existing trees and non-invasive vegetation that abut properties along Scatter Root Place and Loblolly Drive shall be preserved and maintained in a healthy manner. Dead or dying trees shall be replaced with species approved by the City.

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

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

Passed by Council on the 8th day of May, 2023;
6 Yeas; 2 Nays.

Effective Date: June 8, 2023

AUTHENTICATION:

Clerk of Council

05-09-2023
Date

Mayor

5/9/23
Date

CERTIFICATE

The undersigned, Clerk of Council of the City of Huber Heights, Ohio, hereby certifies that the foregoing is a true and correct copy of ORDINANCE NO. 2023-O-2579 passed by the City Council of Huber Heights, Ohio on MAY 8, 2023.

JUNE 30,
Date 2025

Anthony C. Rodgers, Clerk of Council

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2024-O-2664

TO APPROVE A REZONING FROM AGRICULTURAL (A) TO PLANNED MIXED-USE (PM) AND TO APPROVE A BASIC DEVELOPMENT PLAN OF 296.236 ACRES FOR THE PROPERTY LOCATED BETWEEN THE CARRIAGE TRAILS I DEVELOPMENT AND U.S. ROUTE 40 AND FURTHER IDENTIFIED AS PARCEL NUMBERS A01-046600, A01-012310, A01-044400, A01-016400, A01-01500, A01-012210, A01-012220, AND A01-012200 ON THE MIAMI COUNTY AUDITOR'S MAP AND TO ACCEPT THE RECOMMENDATION OF THE PLANNING COMMISSION (CASE BDP 24-17).

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

WHEREAS, the City Council approved a Pre-Annexation Agreement (the "Agreement") pertaining to the development of the approximately 296.236 +/- acres as described in the above legislation title by parcel numbers (the "Property") with Carriage Trails Co., LLC (the "Developer") by Resolution No. 2024-R-7454 on July 22, 2024; and

WHEREAS, the Annexation of the Property by the City was approved by the Miami County Commissioners as an Expedited Type II annexation at the Property owner's request (the "Annexation"); and

WHEREAS, the City enacted Resolution No. 2024-R-7363 stating the services the City would provide to the property upon Annexation; and

WHEREAS, the City agreed to support approval of Developer funded special assessments on terms consistent with those described in Resolution No. 2021-R-7018 and Ordinance No. 2021-O-2483; and

WHEREAS, the Agreement specifically set forth the Rezoning sought in this Ordinance following the acceptance by the City of the Property owner's Annexation request as approved by the Miami County Commissioners; and

WHEREAS, the City accepted the Annexation by Resolution No. 2024-R-7455 on July 22, 2024; and

WHEREAS, a Referendum petition pertaining to Resolution No. 2024-R-7455 was circulated and presented to the City on or about August 16, 2024 in attempt to place the Annexation approval before the City electors (the "Annexation Referendum"); and

WHEREAS, the Montgomery County Board of Elections determined that the Annexation Referendum did not have the required number of qualified voters' signatures on the petition to be placed on the ballot thereby causing the Annexation Referendum to fail; and

WHEREAS, the City's Planning Commission reviewed Case BDP 24-17 and on September 10, 2024 and recommended approval by a vote of 4-0 of the Rezoning from Agricultural (A) to Planned Mixed-Use (PM) and a Basic Development Plan consistent with the terms set forth in Agreement; and

WHEREAS, the recommendation of the City's Planning Commission is before the Council for approval in furtherance of the Property development as set forth in the Agreement and consistent with previously adopted resolutions and ordinances duly presented and approved by the Council including Resolution No. 2024-R-7455 that was the subject of the Annexation Referendum; and

WHEREAS, the City Council has considered the issue.

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

Section 1. The application requesting approval of a Rezoning from Agricultural (A) to Planned Mixed-Use (PM) and a Basic Development Plan (Case BDP 24-17) is hereby approved in accordance with the Planning Commission's recommendation.

Section 2. The Basic Development Plan development standards are outlined in the Carriage Trails Development Standards attached hereto as Exhibit A.

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

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

Passed by Council on the 23rd day of September, 2024;
6 Yeas; 2 Nays.

Effective Date: October 24, 2024

AUTHENTICATION:

Anthony C. Rodgers
Clerk of Council

09-25-2024
Date

Jeff Gore
Mayor

9/25/24
Date

EXHIBIT A – CARRIAGE TRAILS II DEVELOPMENT STANDARDS

The basic development standards outlined below shall apply to the Carriage Trails II development.

Permitted Dwelling Definitions: Multi-family units shall be defined as multi-unit residential structures with stacked flats that share common hallways. Attached single family shall be defined as two or more residential units sharing a common wall with individual grade level entrances for each unit. Townhomes and garden condos are included in the attached single-family category.

Density: The maximum residential gross density permitted in the development shall not exceed five (5) dwelling units per acre. Gross density includes land occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.

Adjacent Uses to Carriage Trails I Homes: Detached single-family homes, on equal or greater sized lots, shall be required in all sections abutting existing platted Carriage Trails I homes. Multi-family and commercial shall not be permitted in any area abutting existing Carriage Trails I residential development.

Open Space: A minimum of 20% of the total Carriage Trails I & II site area of 825 acres, or 165 acres, of land shall be reserved for open or green spaces, which may include both public and private areas within the subdivisions. Open space may be developed in phases with the submission of detailed development plans for various sections.

Connectivity: Roadway connectivity shall be guided by Exhibit C in the Basic Development Plan application dated August 20, 2024. Significant flexibility shall be permitted in the final design of roads, but all public roads shall be approved by the City Engineer with the Detailed Development Plans.

The development standards set forth below shall apply to all areas unless otherwise specifically stated. The Huber Heights Zoning code shall govern in all other instances.

Development Standards

1. Minimum lot dimensions for each lot type per the Basic Development Plan and Pattern Book shall be as follows. Larger lots than those listed are also permitted.

Lot Type	Minimum Width	Minimum Area	Maximum Building Coverage of Lot Area
Townhomes	20'	2,000	60%
Attached Single-Family	30'	3,600	60%
Village Homes/Cluster Homes	40'	4,800	60%
Small Single-Family	50'	6,000	60%
Large Single-Family	60'	7,500	50%

2. Minimum lot dimensions for non-residential components shall be approved with the Detailed Development Plan. However, the maximum building coverage for non-residential buildings shall not exceed 50% of the lot area.

3. Setbacks throughout the development shall be as follows:

Unit Type	Front Yard	Minimum Side Yard	Minimum Rear Yard	Minimum Building Separation
Townhomes/Attached Single-Family	20' from ROW	0'	20'	10'
All Single-Family	25' from ROW	5'	25'	10'
Multi-Family/Condo	20' from ROW	n/a	25'	6'
Commercial	10' from ROW	Per Detailed Development Plan	Per Detailed Development Plan	50' from a residential structure

4. Basic architecture shall be based on the concepts provided on Exhibits E.1-E.4 in the Basic Development Plan application dated August 20, 2024, and follow minimum standards:

   Minimum floor areas shall be:
   i. Townhome/Attached Single-Family lots
      1. One-story dwelling shall have a minimum floor area of 800 square feet.
      2. Two-story dwelling shall have a minimum floor area of 1,000 square feet.
      3. Three-story dwelling shall have a minimum floor area of 1,200 square feet.
   ii. Single family residential lots up to and including 50 feet to 60 feet in width
      1. One-story dwellings shall have a minimum floor area of 1,100 square feet,
      2. One and one-half story dwellings shall have a minimum floor area of 1,200 square feet, and
      3. Two-story dwellings shall have a minimum floor area of 1,300 square feet.
   iii. Single family residential lots 60 feet to 70 feet in width
      1. One-story dwellings shall have a minimum floor area of 1,200 square feet,
      2. One and one-half story dwellings shall have a minimum floor area of 1,300 square feet, and
      3. Two-story dwellings shall have a minimum floor area of 1,400 square feet.
   iv. Single family residential lots 70 feet plus in width,
      1. One-story dwellings shall have a minimum floor area of 1,400 square feet,
      2. One and one-half story dwellings shall have a minimum floor area of 1,500 square feet, and
      3. Two-story dwellings shall have a minimum floor area of 1,600 square feet.
   v. Multi-family units, the minimum floor area shall be 700 square feet.

5. No single-family residential unit or multi-family residential building may be constructed on the property having a height greater than thirty-five (35) feet measured from the finish grade of the property at the main entrance of the residence or building to the eave of the roof.

6. Any commercial building over twenty (20) feet in height shall be designed with multiple floors or the appearance of multiple floors.

7. The major roof slopes on all single-family residential structures of traditional design shall have a minimum pitch of 5/12. Softer pitches may be accepted as an accent roof, or on porches, garage transitions and shed dormers etc. For multi-family units, all one-, two- or three-story buildings shall be required to have: i) pitched roofs with gable or hip ends; ii) mansard style roofs; and iii) flat roofs with mansard style roof or detailed parapet appearance so as to screen any roof top equipment and avoid a general flat roof appearance.

8. Roof materials and colors should be compatible throughout the community. Earth tone colors are preferred. Roof fans, vents and flashing are to be painted or finished to match the roof.

9. Exterior building materials shall be wood, brick, stone, stucco, fiber-cement products (such as Hardie Plank) or vinyl siding with a minimum gauge of 0.040".
   i. Natural earth tone colors are preferred. Accent colors can only be used to carefully add a highlight or detail to the natural earth tone colors. Gutters and downspouts are to be finished to complement fascia color. Trim is to be stained or painted to complement the exterior walls and roof.
   ii. All exterior building materials and colors are subject to review by the Architectural Review Committee of the Master Homeowners Association.
   iii. A minimum of 50% of the single-family homes within the development shall have primary facades finished with masonry products that meet the Definition of Other Approved Masonry Type of Material Per Section 1181.20 as published by the City. The masonry product shall be used over a minimum of 25% of the surface area of the façade. Alternate materials may be used for detail and trim. The masonry coverage area shall be applied to the façade area remaining after removing the area occupied by windows and doors or roofing surfaces.
   iv. A minimum of 30% of the primary façade(s) of a multi-family structure of attached single family structure shall be finished with masonry products.
   v. A minimum of 50% of the primary façade(s) of all non-residential structures shall be finished with masonry products.

10. Asphalt or gravel driveways shall not be permitted.

11. All yards, front, side and rear, shall be landscaped. All vacant lots shall be seeded and maintained in such a manner as to prevent erosion of the property and excess drainage onto adjoining lands. Each residential lot shall have at least one shade tree on each street frontage.

12. All entryway signs shall be ground mounted and shall be approved by the Master Owners' Association Design Review Committee. All signs must adhere to the City of Huber Heights signage code.

Detailed Development Plan Submission Criteria

In addition to the procedures outlined in Section 1171 of the Huber Heights Zoning Code, the following shall be submitted with, or prior to, the Detailed Development Plan applications:

1. All of the above standards shall be included in the covenants and restrictions for the master homeowner's association (Master Homeowners' Association"), which will be submitted to Planning Commission in conjunction with or prior to the first Detailed Development Plan.

2. Prior to the submission of any Detailed Development Plans, a landscaping plan for the greenspace, including any buffering or transitions between uses, shall be submitted for approval by Planning Commission. The plan shall include a site plan showing existing and proposed topography, proposed plantings, and a schedule or proposed grass / plant types.

3. Prior to the submission of any Detailed Development Plans, a master sign plan for the development shall be submitted for approval by Planning Commission. The sign plan will include a plan showing the location and type of each sign, and spec sheets showing typically materials, type of each sign, and spec sheets showing typically materials, appearance, and lighting of each type of sign, Maximum size/area for each type shall be provided, and a list of permitted materials and colors shall be included.

4. All Detailed Development Plans for the various sections shall include landscape and buffering plans, and green spaces, if applicable, which will be submitted to Planning Commission for approval.

5. All Detailed Development Plans for the various sections shall include water plans which will be submitted for approval by the City Engineer based on the City's standard requirements.

6. All Detailed Development Plans for the various sections shall include sanitary sewer plans which must be approved by the City Engineer based on the City's standard requirements.

7. All Detailed Development Plans for the various sections shall include storm water management plans which must be approved by the City Engineer based on the City's standard requirements.

8. Specific elevations will be provided with the Detailed Development Plan submittals.

EXHIBIT C

PROPOSED CURRENT DEVELOPMENT PROGRAM AND PLAN

A. Proposed Development Program

The primary goal of the New Community Development Program for the Authority is to develop infrastructure necessary to fulfill the current and future needs of the District. The proposed Authority will support the development of both the "The Heights Entertainment District" and "Carriage Trails II". The Heights Entertainment District is expected to include a mixture of uses, including commercial and mixed-use space; for-rent multi- family housing units; arts, culture and entertainment facilities; townhome units; commercial out lots; and a hotel. Carriage Trails II is expected to be a single family home development with approximately 1,400 units. The expected development program is further detailed in the current development plans for the District, which are attached to and form part of this Exhibit C.

B. Proposed Land Acquisition and Land Development Activities, Community Facilities and Services

The Developers own or control (within the meaning of Section 349.01(E) of the Ohio Revised Code) all land within the proposed District as depicted in Exhibit A-1 and described in Exhibit A-2. As authorized by Section 349.06(B) of the Ohio Revised Code, the Developers intend for the Authority to improve, maintain, sell, lease or otherwise dispose of real and personal property and Community Facilities. In connection with the development of the private improvements on the Property, certain property will be acquired by the City or the AUTHORITY and certain infrastructure improvements will be made and Community Facilities will be constructed to support the private improvements. The land acquisition, infrastructure improvements and Community Facilities include but are not limited to on and off-site streets, including lighting, sidewalks, park space and park improvements, community rooms and recreational facilities, parking garages and other parking facilities, transmission lines for on-site and off-site utility improvements, on and off-site storm water management facilities, energy efficiency improvements, landscaping of common areas, establishment of retention ponds, outdoor amenities, including art exhibits, greenspace, gathering areas, and other public enhancements, additional entertainment and cultural venues, and site preparation for those improvements and the private improvements.

In addition, the Authority may bear other costs of the new community development program within the meaning of Section 349.0l(J), Ohio Revised Code, including inspection costs, testing, water connection fees, contractor fees, general contractor fees, legal fees, property taxes, appraisals and market studies, civil engineering and staking fees, development fee, environmental engineering, geotechnical engineering, permitting, costs of issuance of, debt service reserve funding of, and capitalized interest relating to any debt issued pursuant to Section 349.05, Ohio Revised Code, and necessa1y contingency amounts. The Authority may engage in such other Land Development activities and provide such other Community Facilities and services as are determined by the Authority and as are permitted under Chapter 349 of the Ohio Revised Code.

C. Proposed Method of Financing

The Authority will finance certain costs of the provision of services by the Authority within the District, including; but not limited to, landscaping, street and sidewalk cleaning and maintenance, maintenance of parking facilities, security, events programming and any other community improvement services through the levy and collection by the Authority of "community development charges," as defined in the Act (the "Community Development Charges"), that the Authority expects to levy on certain parcels within the District. After the payment of administrative expenses and reimbursement of the City for costs of establishing and administering the Authority, the first priority use of Community Development Charges (unless otherwise agreed by the City from time to time) will be to reimburse the City for amounts it has advanced for Community Facilities, including debt service on outstanding notes and bonds. Thereafter, the Authority and the City will agree on other uses of the Community Development Charges that will aid the Authority in the implementation of its New Community Development Program and the development of the District. The Authority is expected to issue notes or bonds of the Authority to provide for payment of the costs of land acquisition, land development and Community Facilities.

Charge Covenant Filing

Each Developer plans to file one or more Declarations of Covenants, Restrictions and Agreements for the Huber Heights New Community Authority (the "Declarations") with the applicable County Recorder pursuant to Section 349.07 of the Ohio Revised Code for developable property within the Authority's District. The Declaration creates covenants running with the land to establish the obligation of current and future landowners to pay the Community Development Charges once the Authority is formed and the charges are implemented by the Board. The Declarations may be amended from time to time to modify or implement additional Community Development Charges. One or more additional declarations may be filed as part of any expansion of the Authority's District.

Bases of Determining Community Development Charges

As will be further described in each of the Declarations, the Community Development Charges are expected to consist of:

(a) A Community Development Charge on a certain percentage of gross receipts from transactions by which lodging is, or is to be, furnished by a hotel in the District to guests (the "Hotel Charge"), at a rate not to exceed 2.0%.

(b) A Community Development Charge on a certain percentage of the gross receipts derived from the operations of restaurants and other retail (the "Retail Charge"), at a rate not to exceed 2.0%.

(c) A Community Development Charge of a certain amount or percentage of gross receipts on certain entertainment facility parking fees within the District (the "Parking Charge"), at rates determined by the Board and applicable property owners.

(d) A Community Development Charge of a certain amount or percent of gross receipts on certain entertainment facility admission and/or ticket fees within the District (the "Admission Charge"), at rates determined by the Board and applicable property owners.

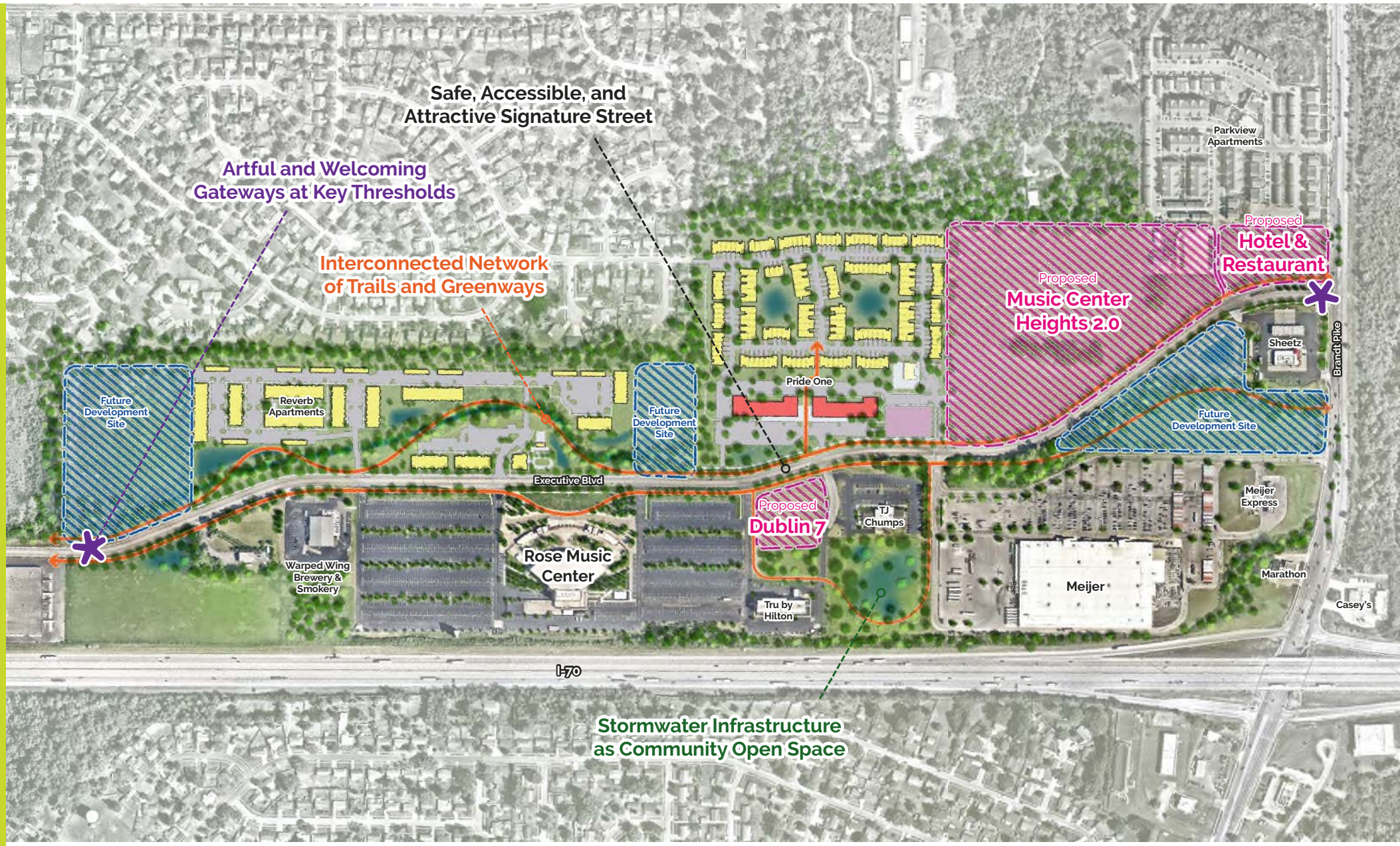
(e) A Community Development Charge based on the assessed valuation of certain real property within the District (the "Assessed Valuation Charge"), at rates determined by the Board and applicable property owners.

Timing and Manner of Collecting Community Development Charges

Collections of the Community Development Charges will be administered under the direction of the Board. The Community Development Charges are expected to be payable annually or semiannually on due dates to be determined by the Authority. The Hotel Charge is expected to be collected at such times as necessary to provide for the maintenance and upkeep of the Community Facilities serving the hotel. The Retail Charge is expected to be collected at such times as necessary to provide sufficient funds for the Authority to maintain Community Facilities serving restaurant and other retail operations. The Parking Charge is expected to be collected at such times as necessary to provide sufficient funds for the Authority to maintain parking structures that fall under the definition of the Community Facilities. The Admission Charge is expected to be collected at such times as necessary to provide sufficient funds for the Authority to maintain Community Facilities throughout the District. It is expected that the Authority will engage a charge administrator to collect from vendors the Hotel Charge, Retail Charge, Parking Charge and the Admissions Charge. As permitted by Section 349.07 of the Ohio Revised Code, it is anticipated that the Authority will certify the Assessed Valuation Charges to the applicable County Auditor, who will enter the charges on the tax list and duplicate of real property and certify the charges to the applicable County Treasurer for collection with the tax bills. Delinquent payments of the Community Development Charges are expected to be collected in the same manner provided for the collection of delinquent real property taxes. The Authority may also undertake separate collection actions under the Declaration.

D. Projected Total Residential Population of, and Employment Within, the New Community Authority

The District (including on certain adjacent property expected to be added to the District) is expected to include approximately 2,000 residential units and an estimated 4,300 residents upon completion. An estimated 500 employees are expected to be located within the District (and adjacent property) at completion.



THE HEIGHTS ENTERTAINMENT DISTRICT

DRAFT

Safe, Accessible, and Attractive Signature Street


Riverside Drive Realignment, Dublin OH


John Shields Parkway, Dublin OH

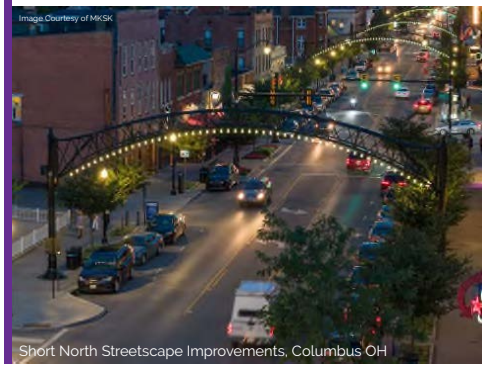

Short North Streetscape Improvements, Columbus OH

Artful and Welcoming Gateways at Key Thresholds



Unity Park, Greenville, SC


Columbus Museum of Art Expansion, Columbus OH


Short North Streetscape Improvements, Columbus OH

Interconnected Network of Trails and Greenways


New Albany Leisure Trails, New Albany, OH


Rose Run Greenway, New Albany, OH


Rose Run Greenway, New Albany, OH

Stormwater Infrastructure as Community Open Space


Unity Park, Greenville, SC


Scioto Audubon Metro Park, Columbus, OH


Ridge Creek Park, Shakopee, MN

THE HEIGHTS ENTERTAINMENT DISTRICT

Carriage Trails II

Huber Heights

DATE: August 20, 2024

Basic Development Plan

PROJECT NO. 20030

SHEET INDEX

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EXHIBIT B	Existing Conditions Plan
EXHIBIT C	Basic Development Plan
EXHIBIT D	Signage
EXHIBIT E.1	Architectural Character Imagery - Townhome Architectural Character Imagery - Attached Single Family
EXHIBIT E.2	Architectural Character Imagery - Village Homes Cluster Architectural Character Imagery - Small Single Family
EXHIBIT E.3	Architectural Character Imagery - Large Single Family Architectural Character Imagery - Multi-Family / Condo
EXHIBIT E.4	Architectural Character Imagery - Commercial - Senior Architectural Character Imagery - Commercial - Retail

PREPARED FOR

CARRIAGE TRAILS
Neighborhoods and Nature

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Dublin, Ohio 43017

PREPARED BY

POD design

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Columbus, Ohio 43235
p 614.255.3399

Cincinnati
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PODdesign.net

CONSULTANT

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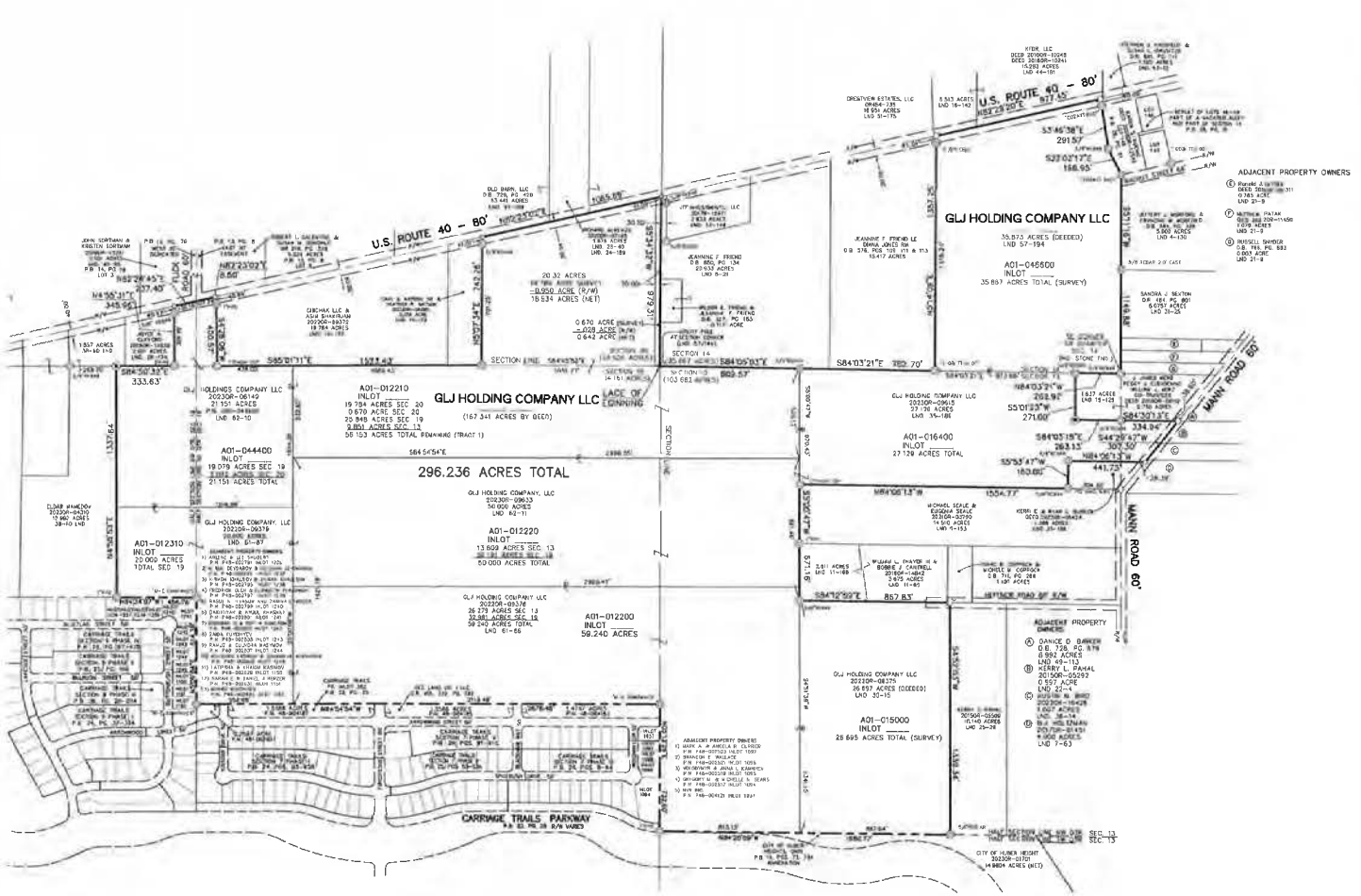
arcadis.com

VICINITY MAP



NOT TO SCALE

NORTH



ARCADIS
8181 North High Street, Suite 160
Columbus OH 43235 USA
tel 614 519 4900 fax 614 818 4901
arcadis.com

EXHIBIT A.1

EXISTING CONDITIONS PLAN

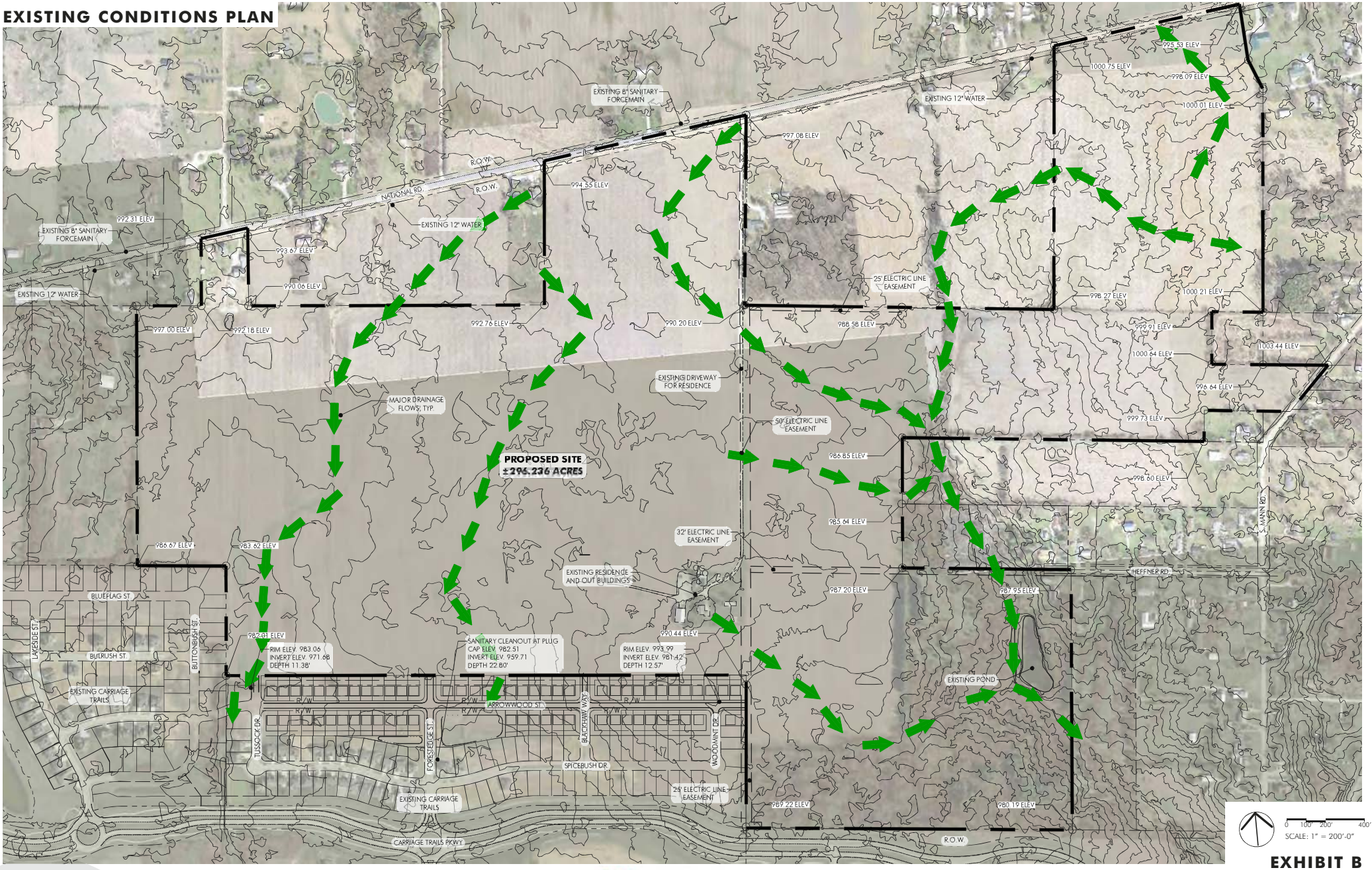


EXHIBIT B

BASIC DEVELOPMENT PLAN

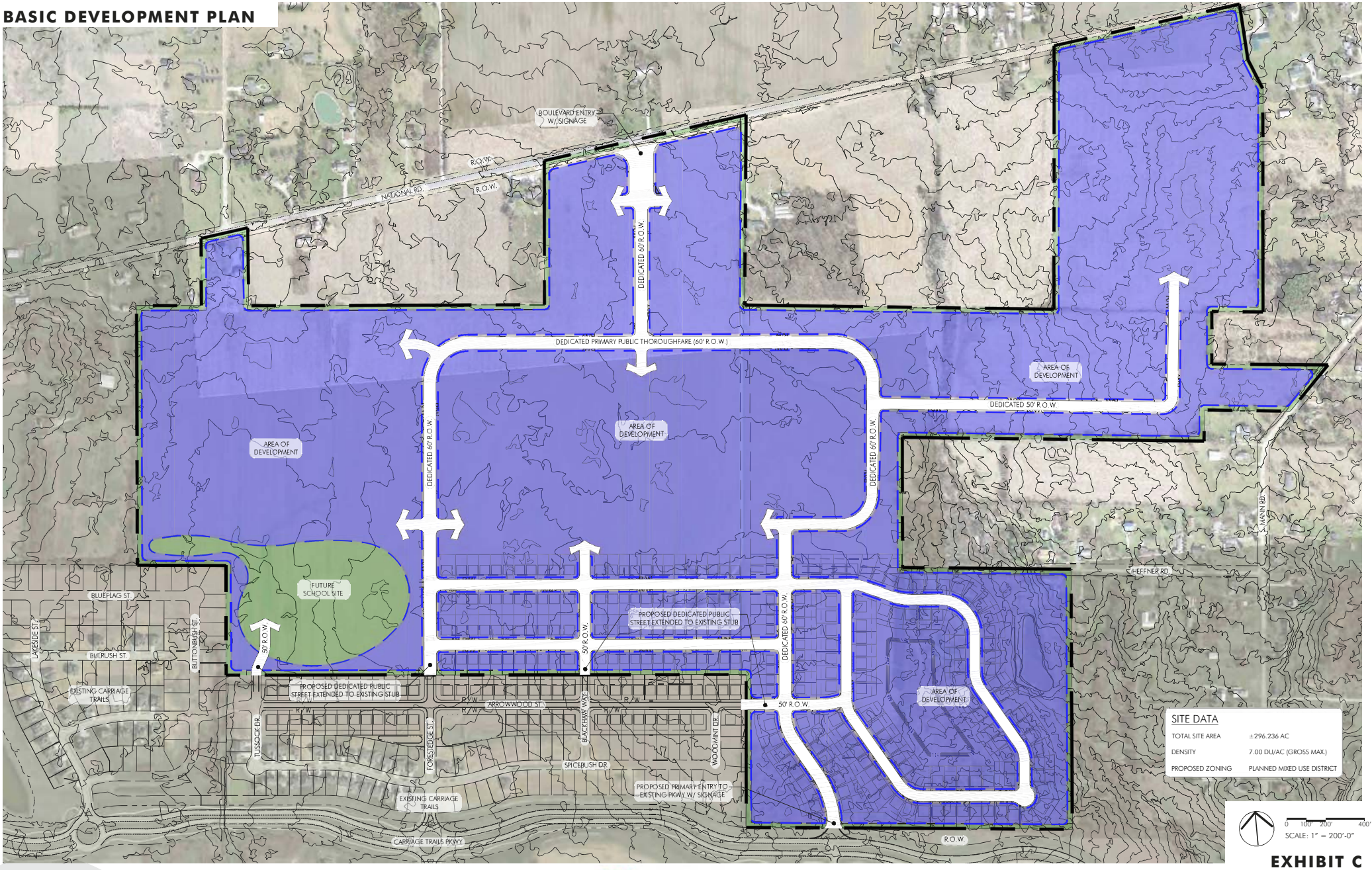
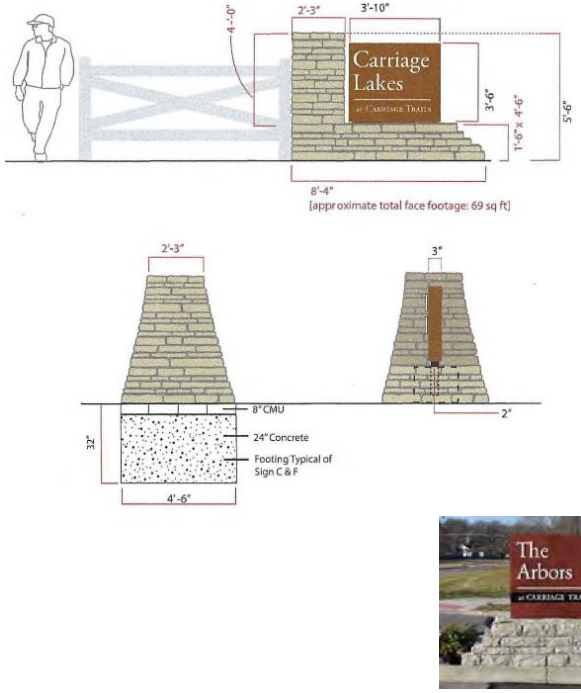
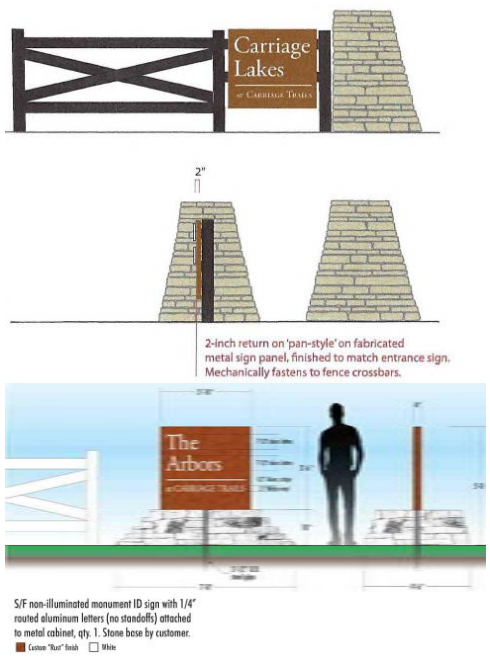


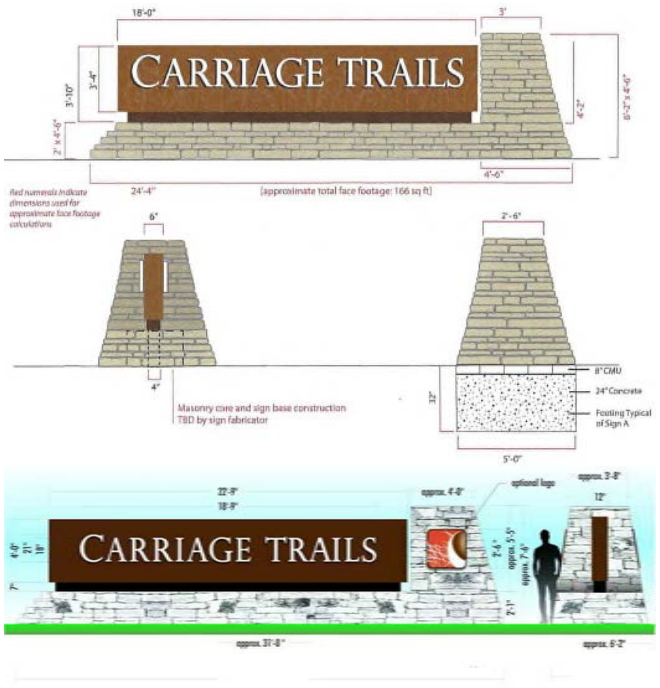
EXHIBIT C

SIGNAGE





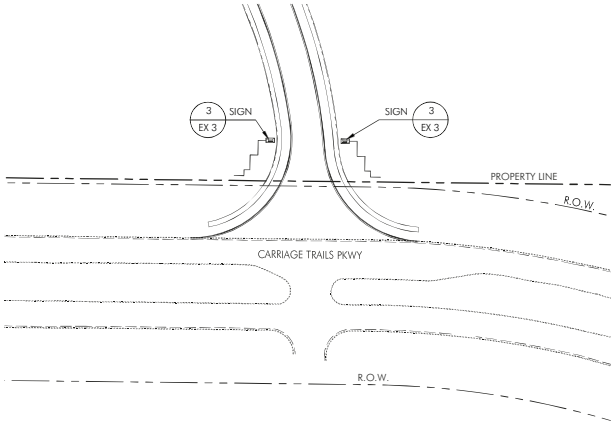
3 Primary / Secondary Community Identification Sign Options (Carriage Trail Primary & Internal)
N.T.S.



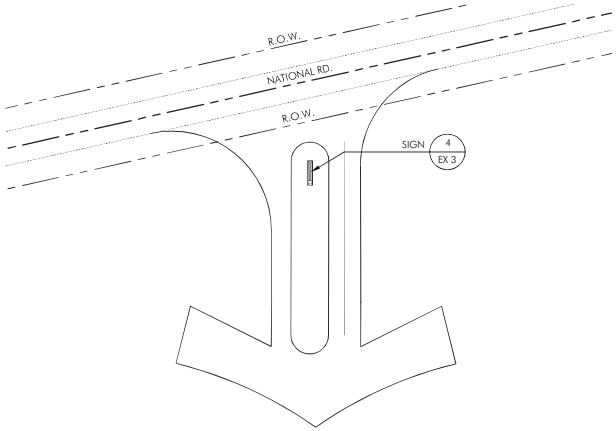


Double-sided non-illuminated monument ID sign with 1/4" thick routed aluminum letters attached to aluminum cabinet with custom faux rust finish. Stone base by others.
PMS 160 C Orange
PMS 469 C Brown
White
Custom "Rust" finish

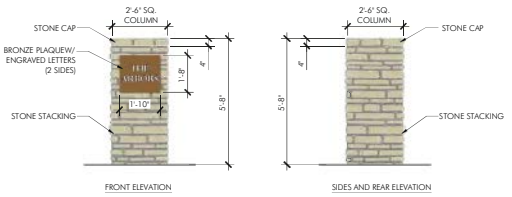
4 Primary Community Identification Sign Options (National Road)
N.T.S.



1 Carriage Trails Parkway Intersection Enlargement
SCALE: 1" = 200'-0"
0 100 200 400



2 National Road Intersection Enlargement
SCALE: 1" = 200'-0"
0 100 200 400



5 Internal Project Identification Sign
N.T.S.

EXHIBIT D

ARCHITECTURAL CHARACTER IMAGERY





TOWNHOME





ATTACHED SINGLE FAMILY

EXHIBIT E.1

ARCHITECTURAL CHARACTER IMAGERY





VILLAGE HOMES - CLUSTER





SMALL SINGLE FAMILY

ARCHITECTURAL CHARACTER IMAGERY





LARGE SINGLE FAMILY





MULTI-FAMILY / CONDO

ARCHITECTURAL CHARACTER IMAGERY





COMMERCIAL - SENIOR





COMMERCIAL - RETAIL

EXHIBIT D

PRELIMINARY ECONOMIC FEASIBILITY ANALYSIS

A. Area Development Pattern and Demand

The current land use of The Heights Entertainment District area within and without the District is residential, retail, entertainment and agricultural farmland. The proposed future land uses within The Heights Entertainment District area will be commercial and mixed-use space, for-rent multi-family housing units, townhome units, commercial out lots, a hotel, and cultural/entertainment facilities built in multiple phases.

The current land use of the Carriage Trails II area within and without the District is agricultural farmland. The proposed future land uses within the Carriage Trails II area will be single-family residential, multi-family housing units, townhome units, retail, parks and public facilities built in multiple phases.

The City owns, or has recently sold, much of the land on Executive Boulevard that will be developed into The Heights Entertainment District. The City is actively engaged in developing a new indoor music venue that will complement the Rose Music Center, as well as working with partners to develop approximately 500 residential units, restaurants and a hotel.

Demographic and development information for the City, including the District, is included in the City's Comprehensive Plan attached to this Exhibit D. The District is located in the "Northtown" portion of the City as identified by the Comprehensive Plan. Additional residential and commercial development is expected to continue in the Northtown area, especially in areas located in Miami County.

B. Location and Proposed District Size

The District is located in the City as more fully shown in Exhibit A-1 and described in Exhibit A-2. The size of the proposed District is approximately 394 acres.

C. Present and Future Socio-Economic Conditions

Population

The U.S. Census Bureau reported that the City had a population of 43,266 as of 2023, growing nearly 7% from 2020, when it was at 40,465. The City expects this growth to accelerate, supported by robust economic development activities. Increased population in the Dayton Metropolitan Statistical Area (the "MSA") should provide a strong backdrop for growth in the City.

Population growth in the City has exceeded MSA and the State, showing just how much of an asset Huber Heights is to the region. Forthcoming developments and continued investments from employers should allow Huber Heights to continue leading the region in growth, and facilitate

a strong business and real estate environment, which will undoubtedly attract continued migration from across the MSA and the State, and the corresponding economic stimulus that type of activity may bring.

The U.S. Census Bureau estimated the MSA's population was 814,363 people in 2023. The age demographics of the MSA skew slightly younger than the state, with a median age of 39.2. The MSA is also better educated than the nation as a whole, with a 92.9% high school graduation rate, 3.1% higher than the national average.

Employment

The Ohio Department of Jobs and Family Services (the "ODJFS") reported the following unemployment rate statistics for the years 2021-2023:

Region	2021	2022	2023
City of Huber Heights	5.0%	3.7%	3.6%
Dayton MSA	5.2%	3.9%	3.6%
State of Ohio	5.1%	4.0%	3.5%

With Huber Height's post-COVID economic rebound keeping pace with the MSA, and the state it lies within, the District will assist the City in continuing to develop at the pace of its larger geographic backdrop.

The City has many large employers, such as ABF Freight System Inc. Apache Technologies, Dayton Freight, LaserMike , AIDA/DTC, Bowser Morner, Coca-Cola, Enginetics, Fukuvi USA, Hughes-Peters, Metokote and Trimble Navigation. The top five occupational categories are Office & Administrative Support (15.2%), Management (9.4%), Sales & Related (9.38%), Production (7.65%), and Transportation (4.96%). With the top three categories being white-collar jobs, it is clear the Huber Heights is developing a modernized economy, while not losing its blue-collar roots in the Production and Transportation occupations. Additionally, the top industry in the city is Healthcare, claiming 16.6% of the workforce, while Manufacturing follows closely behind at 15.1%, further reinforcing the strong economic base of Huber Heights, supported by both the white-collar and blue-collar job markets.

The MSA's annual average unemployment rate for 2023 was 3.6%, down from 5.2% in 2021, according to the Ohio Labor Market Information site for the ODJFS. According to the Dayton Daily News, the MSA's largest employers are Wright-Patterson Air Force Base (27,500 employees), Premier Health (13,800 employees), Kettering Health Network (8,400 employees), Montgomery County (4,300 employees), Greene University (3,750 employees), and Honda of America (3,300 employees). Based on data from September 2024, most jobs (93.1%) are in the private sector, with the government accounting for the remaining 6.9%. The region's economy appears to be service-based, as 86.7% of all jobs fall within service-providing industries. The largest employers are in private education and health services (8.6%), trade, transportation, and utilities (7.6%), and professional and business services (5.7%). Manufacturing follows closely behind, with 4.7% of total employment.

The accelerating housing market and steady population growth will require a strong base of infrastructure to support it. Well-rounded mixed-use developments will be necessary in order to keep up with forthcoming demand, and the tax dollars that underly new development will, in turn, support Huber Heights in its continued growth.

D. Public Services Provision

The City, or its agents, will provide the District with fire and EMS, police, refuse, water, sanitary sewer and storm sewer services. The Authority is not expected to directly provide any public services or utilities. The District is served by the Huber Heights City School District and Bethel Local Public School District. Gas, electric and communications services are available from various providers. All law enforcement services, fire protection services and emergency medical services within the District shall be provided by the City.

E. Financial Plan

The City expects that the proceeds of one or more series of revenue bonds issued by the City or the Authority, private debt, and equity with respect to outside investors may collectively fund the construction of projects to be developed within the District. The Authority, subject to Ohio Revised Code Chapter 349, its related rules and laws, the Petition, and the Declarations may provide financing for certain public improvements and Community Facilities within the District. The City expects that Community Development Charges, such as those levied and collected with respect to the Hotel Charge, the Retail Charge, the Parking Charge, the Admission Charge and the Assessed Valuation Charge, as well as any financial support such as tax increment financing service payments in lieu of taxes, will be sufficient to repay any bonds issued by the City or the Authority. Private improvements are expected to be financed by equity contributions and debt borrowings of private development partners.

F. Developers' Management Capability

City of Huber Heights

The City of Huber Heights, Ohio (the "City") is located in Montgomery and Miami Counties in southwestern Ohio, approximately 11 miles northeast of the City of Dayton. It was incorporated as a city in 1981. In the 2010 Census classifications, the City was in the Dayton-Springfield Metropolitan Statistical Area ("MSA"), comprised of the Ohio counties of Clark, Greene, Miami and Montgomery, which was the 64th largest of 366 in the United States. The City's 2010 population of 38,101 placed it as the third largest city in Montgomery County.

The City operates under and is governed by its Charter, first adopted by the voters in 1983 and which has been and may be amended by the voters from time to time. The City is also subject to some general laws applicable to all cities. Under the Ohio Constitution the City may exercise all powers of local self-government, and police powers to the extent not in conflict with applicable general laws. The Charter provides for a City Manager/Council form of government. Legislative authority is vested in a nine-member Council, of whom one is separately elected as the Mayor, two are elected at-large and six are elected from wards, for four-year terms.

The Council fixes compensation of City officials and employees, and enacts ordinances and resolutions relating to the City services, tax levies, appropriating and borrowing money, licensing and regulating businesses and trades, and other municipal purposes. The presiding officer is the Mayor, who is elected by the electorate for a four-year term.

The Charter establishes certain administrative departments; the Council may establish divisions of those departments, and additional departments. The City's chief executive and administrative officer is the City Manager, who is appointed by the Council to serve at its pleasure. The City Manager may be removed by a vote of five members of the Council. The City Manager appoints, subject to the approval of Council, certain of the directors of City departments, including the Director of Finance. The Council also appoints the City Attorney and the Clerk of Council.

The Mayor may veto any legislation passed by the Council except legislation enacted as a result of the Mayor casting the deciding vote and except legislation enacted by a two-thirds vote of Council. A veto may be overridden by a two-thirds vote of all members of the Council.

All elected officials serve part-time. The City has 180 full-time and 14 part-time employees. A statewide public employee collective bargaining law applies generally to public employee relations and collective bargaining. In the City's judgment, its employee relations have been and are excellent.

The City, and its development partners, have been actively leading the development of the District for over a decade. Carriage Trails has been a successful residential development with over 1,500 units constructed in or near the neighborhood over the past ten years. The Rose Music Center opened ten years ago and has become the region's leading music venue. The City played an active role in the development through land acquisition, infrastructure development and the construction of various community facilities such as the Rose Music Center, Kroger Aquatic Center, and the YMCA at The Heights.

GLJ Holding Company LLC

GLJ Holding Company LLC (GLJ) and Carriage Trails Co. LLC (CTCo) are among the affiliated entities within the DEC group of companies.

DEC Land Co. I LLC (DEC) led the development of the initial phase of Carriage Trails, a master-planned community in Huber Heights, Ohio. This project began in 2009 and was completed in 2023, spanning over 750 acres and delivering approximately 1,475 single-family homes and 900 multi-family units.

The development attracted major national homebuilders, including D.R. Horton-Indiana, LLC, the largest homebuilder in the U.S.; NVR, Inc. (Ryan Homes), the fourth-largest homebuilder in the U.S.; and Fischer Homes, the leading regional homebuilder in the area.

Additionally, similar projects by DEC and its affiliates include Windbrooke (Huber Heights, OH), 80 single-family lots; and Rivendell (Montgomery County, OH), 84 single-family lots.

GLJ expanded the Carriage Trails community through the annexation of 300 additional acres. Its affiliate, CTCo, is currently developing 103 of those acres in partnership with Ryan Homes and Fischer Homes, continuing to deliver high-quality residential options within the community.

HUBER HEIGHTS



COMPREHENSIVE PLAN

ADOPTED MARCH 27, 2023

YARD & COMPANY

ACKNOWLEDGMENTS

MAYOR
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CITY MANAGER
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CITY STAFF
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Anita Kitchen, City Council
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Ron Deak, Resident
Jeffrey Held, Resident
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Herman Karhoff, Resident
Estephon Ramirez, Resident
Matthew Shomper, Resident
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Steve Zbinden, Resident

PLANNING COMMISSION
Terry Walton, Chair
Jan Vargo, Vice Chair
James Jeffries
Cheryl Thomas

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AQUAFINA
HUBER HEIGHTS

OUR PLAN

The Huber Heights 2023 Comprehensive Plan aims to build a movement and coalition around a smart strategy for the future of Huber Heights. It will guide the City's growth and decision-making around mobility, public spaces, land development, and resilience for the next 10 years. The Plan's recommendations draw conclusions from an eight-month planning process involving robust data collection, stakeholder and public engagement, and testing of ideas.

LET'S GROW TOGETHER

In the spring of 2022, the City of Huber Heights initiated the update to its ten-year Comprehensive Plan. Riding a wave of accelerating growth, numerous significant public investments, the universal adoption of the Internet, and a pandemic, this Plan not only modernizes and refocuses the City, but seeks to position itself for positive and inclusive growth over the next decade.

The Plan is built on robust engagement and benchmarking against local and national market trends. It blends local expertise and data-driven findings to establish key areas of focus around mobility, land use, and implementation steps. Mobility investments center around local walkability and regional connectivity centered around a 14.5-mile Loop and a modernized Street Network Map. The Development Patterns outline a transition from thinking of the City in terms of separated, one-size-fits-all land uses to a more nuanced blend of character, scale, placemaking, and investment priorities in addition to a broader blend of housing types and uses. At the heart of it all is a strategy to reinvest in our existing communities and talent as a foundation for attracting new growth and investment.

Each section of the Plan outlines the basis for planning, key elements of the comprehensive vision, and a series of specific implementation steps to be pursued by the City and its partners. The last section of the Plan is a detailed Implementation Matrix that outlines each initiative's role in accomplishing the Plan's goals by the year 2035. After eight months of robust community conversations and planning, the Comprehensive Plan was unanimously adopted on March 27, 2023.

GOALS

- Lower household annual transportation cost
- Support multi-modal access
- Better distribute traffic by mode, route, and time of day
- Set a new standard for multi-modal infrastructure
- Encourage human-centered innovation
- Focus growth in clusters
- Allow people to live closer to jobs and amenities
- Encourage walkable density
- Expand housing options
- Focus on talent attraction/retention



S’mores bar at the “Ignite the Heights” event


Hartman Heimstyle
Family Farms
Freezers+

HOW WE GOT HERE

The planning process meets Huber Heights at a unique time in its evolution as a growing city that is actively transitioning from a suburban bedroom community to a diverse mix of people, lifestyle demands, market forces, and physical environments. Just as the oldest sections of town are reaching the need for capital investments in infrastructure and a revitalized community energy, newer sections of town are emerging that will further broaden the appeal and strength of Huber Heights. As the physical form of the City transitions, challenges will arise that require new solutions, as will the services that need to be provided."

Designing an effective planning process requires three primary tasks. The first is creating an identity for the planning process itself. Planning is about creating not just a document, but a broad-based movement oriented to the future. Like all effective movements or campaigns, a strong, consistent visual identity is essential. The second piece is wide-spread engagement that meets people on their own terms. This includes creating an immersive, multi-channel Engagement Plan for on and offline audiences to take part in the conversation. The last element is physical and data-driven analysis, where a variety of forces and trends exerting influence on the community are audited. Taken together, this work frames a conversation, led by staff and guided by the Steering Committee, about charting the City's course for the next ten years.

WE'VE BEEN BUSY

Over the last decade, the City of Huber Heights has firmly established itself as a great place to live, work and play. The new era of development is focused on high quality of life, exemplified by projects like The Heights district (home to the Rose Music Center), Kroger Aquatic Center, Farmer's Market, YMCA, Eichelberger Amphitheater, Sinclair Community College, and Parkview Apartments.

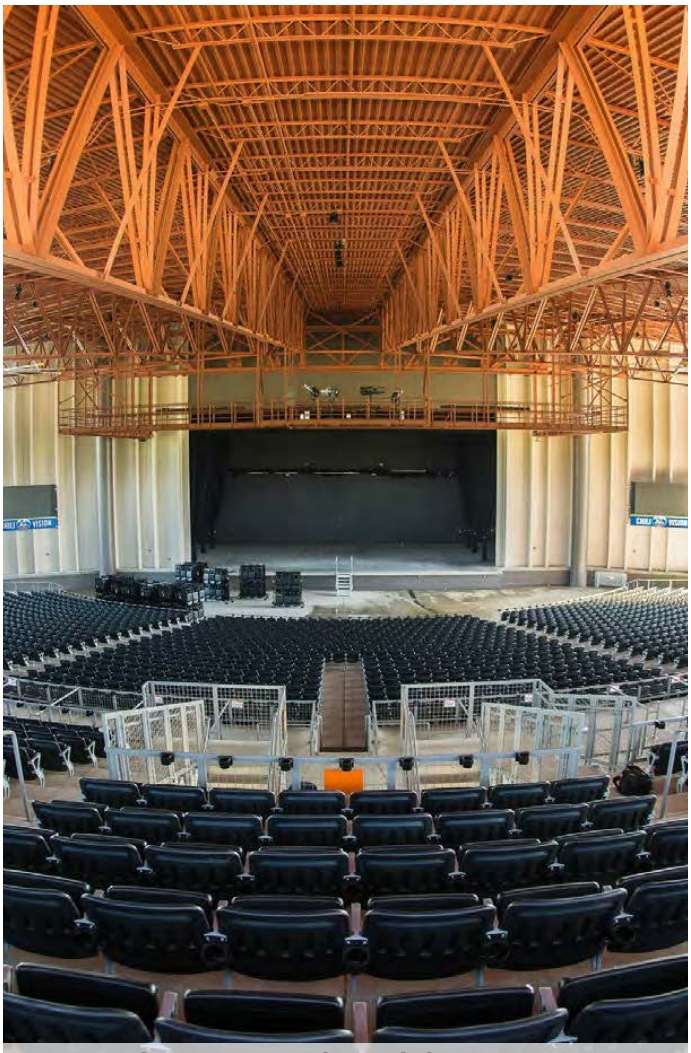
The new amenities have made further development more attractive, as shown by the swaths of new housing being built along Huber's Carriage Trails. All of this new development in Huber's northern area also benefits from being sandwiched between two major MetroParks: Taylorsville to the west and Carriage Hill to the east.

Additional projects that are improving quality of life across the City include the new Huber Heights branch of the Dayton Metro Library, the new Wayne High School building complex, the Monita Field Bike and Skate Park, Kitty Hawk Dog Park, and revitalization plans for commercial land along Brandt Pike.

TOP THREE IMPACTS ON OUR COMMUNITY OVER THE PAST 10 YEARS

1. Use of the Internet
2. The need to 'age in place'
3. Change in working conditions due to the COVID-19 pandemic (ex: remote and hybrid work options)

Based on community survey response.



Rose Music Center at The Heights



YMCA & Sinclair Community College



Wayne High School (new complex)



Monita Field Bike & Skate Park



Farmer's Market at The Heights



Kroger Aquatic Center at The Heights

HOW WE'VE CHANGED

Understanding changes that are occurring at the household level is one key component of a city's future planning. Based on U.S. Census data, households in Huber Heights are steadily increasing in median age, they are more multi-generational, their overall size is decreasing, and earnings have remained largely stagnant. These conditions impact the City's ability to provide services in several ways. It informs a growing need for residents to be able to comfortably age in place, which means access to healthcare, housing, and expanded options for getting around.

Diverse age groups are increasingly becoming more mixed, requiring a broader range of housing types to meet market demand and an increased variety of amenities able to be located closer to housing. Whereas detached homes have been able to be the predominant type of housing over the last several decades and continue to be built, new, and renovated for sale, and rental townhouses, apartments, condos, and other home configurations are being added to the mix.

Households are getting more complex...

They are getting older

37.6



2010 Median Age

40.3 +7.2%



2022 Median Age

Their earnings are stagnant

$65,913



2010 Median Household Income
(in 2020 inflation-adjusted dollars)

$66,134 +0.3%



2020 Median Household Income

They are getting more mixed

628



2010 # of Multi-generational Households

1,091 +73.7%



2020 # of Multi-generational Households

They are getting smaller

2.58



2010 Average Household Size

2.53 -1.9%



2020 Average Household Size

Sources: ESRI 2022 Community Profile based on 2020 and 2010 U.S. Census Bureau data and 2022 ESRI forecasts; 2016-2020 American Community Survey; 2010 U.S. Census; ESRI 2010 Census Profile

HOW WE'VE CHANGED

Most households spend a little over half of their income on housing and transportation costs. Investing in expanded housing and transportation options is a strategic way for a city to help manage the basic costs of living.

An improved transportation network can also influence a worker's willingness to return to office environments as preferences are often tied to their commute experience. Currently, the average travel time for a Huber Heights resident to get to work is 24 minutes.

Employment data shows that the daytime and nighttime populations of Huber Heights essentially flip between workers and residents daily. Among the 17,500 residents of Huber Heights in the workforce, only 11% of them work here, and the rest travel outside the City.

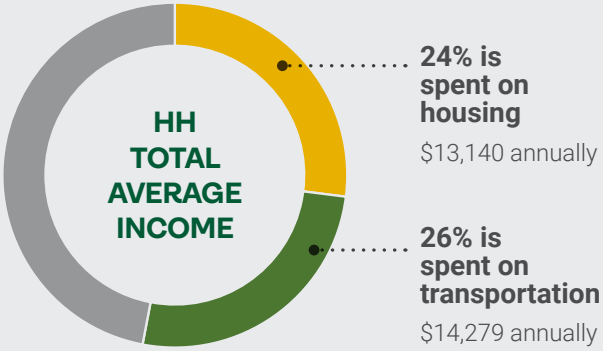
Among the 14,600 people that work in Huber Heights, 87% of them come from outside the City, mostly residing in suburban communities surrounding Dayton.

The majority of the 17,500 Huber Heights residents in the workforce commute to downtown Dayton or communities near Huber Heights.

- 61% work white-collar jobs
- 24% work blue-collar jobs
- 15% are employed in the service industry

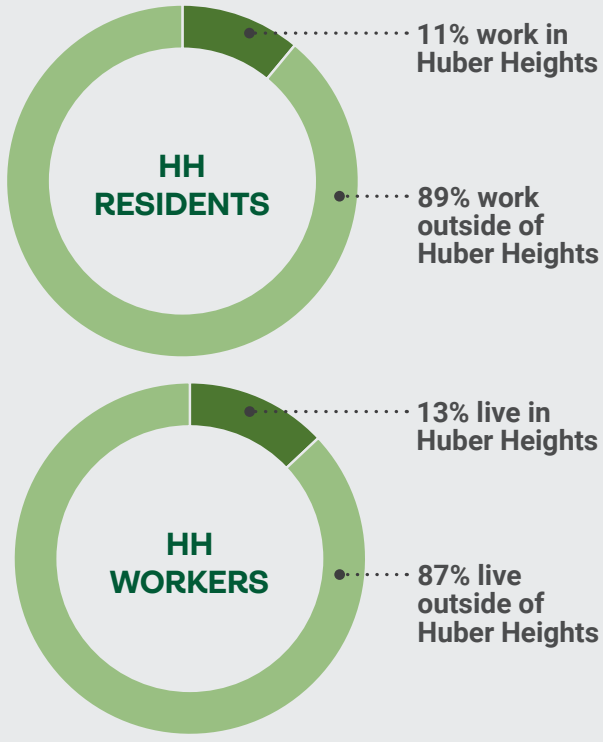
The more that Huber Heights can encourage residents to work within Huber Heights, and get more workers to reside here, the more financial and environmental benefits will be achieved for everyone.

Transportation costs are as much as housing costs...



While the average Huber Heights resident spends about the same share of their income on housing and transportation as similar municipalities in the region, Dayton residents pay a lower share. The average household in **Dayton** spends **18%** of their income on housing and **21%** on transportation.

As many people come to work in Huber Heights as leave...



Sources: H+T Affordability Index (htaindex.cnt.org); SB Friedman Development Advisors July 2022 Preliminary Industry Cluster Analysis using Longitudinal Employer-Household Dynamics and U.S. 2019 Census Bureau data

WHERE GROWTH IS TAKING PLACE

New development, mostly in the form of residential and commercial properties, is taking place across Huber Heights, predominately at the City's edges. New construction is mostly occurring in areas that have never been built on, either on vegetated/rural land or previous farm land, but in some cases is replacing vacant, outdated, low-quality structures.

Near the middle of the City, major redevelopment with new residential, commercial and civic spaces is planned along Brandt Pike, between Chambersburg and Fishburg roads, as described by the 2017 Brandt Pike Target Revitalization Plan and more recent development proposals. Open space along Bellefontaine Road and to the east is expected to see continued residential and light industrial development.

From an employment standpoint, an industry cluster analysis (full report provided in the Appendix) shows the three employment categories with the strongest presence in Huber Heights are:

» Distribution and Electronic Commerce

» Biosciences

» IT and Data Management

Meanwhile, the top three growing industries located in Huber Heights are:

» Federal Government

» IT and Data Management

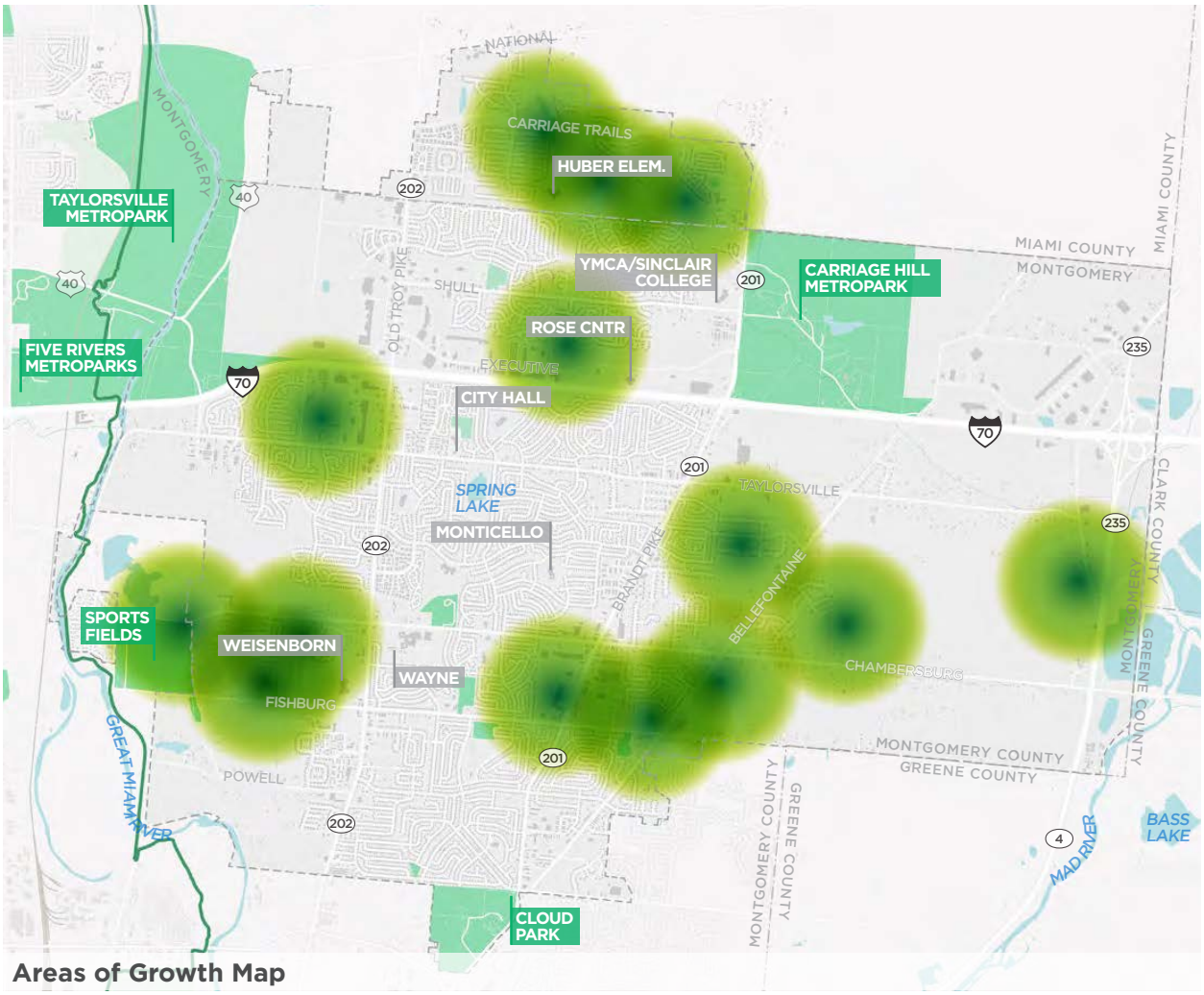
» Distribution and Electronic Commerce

HUBER HEIGHT'S POPULATION GREW BY

14%

FROM 2010 TO 2020.

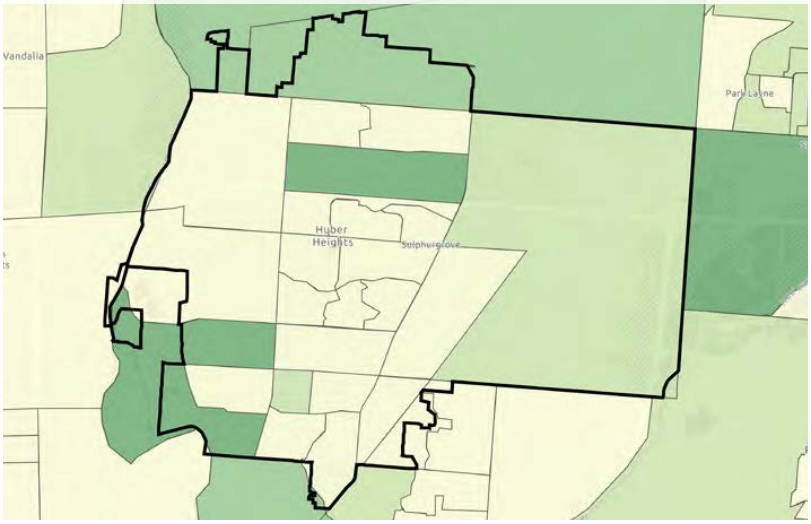
US Census Bureau



Areas of Growth Map

Areas of growth identified by the Steering Committee

2022-2027 Growth Rate: Population by Block Group



FUTURE GROWTH RATE

The fastest-growing areas of Huber Heights are expected to grow between 0.9% and 1.83% (shown in darker green). Areas in pale yellow are losing population at a rate between 0.26% and 0.66%.

- 0.9% to 1.83%
- 0.22% to 0.89%
- -0.25% to 0.21%
- -0.66% to -0.26%

Sources: Esri U.S. Updated Demographic (2022/2027) Data; U.S. Census 2020 geographies

CHARTING OUR COURSE

PROCESS AND BRAND

This 2023 Comprehensive Plan replaces the 2011 Comprehensive Plan. Designed as an eight-month planning process, the effort was divided into three core phases, each involving public engagement.

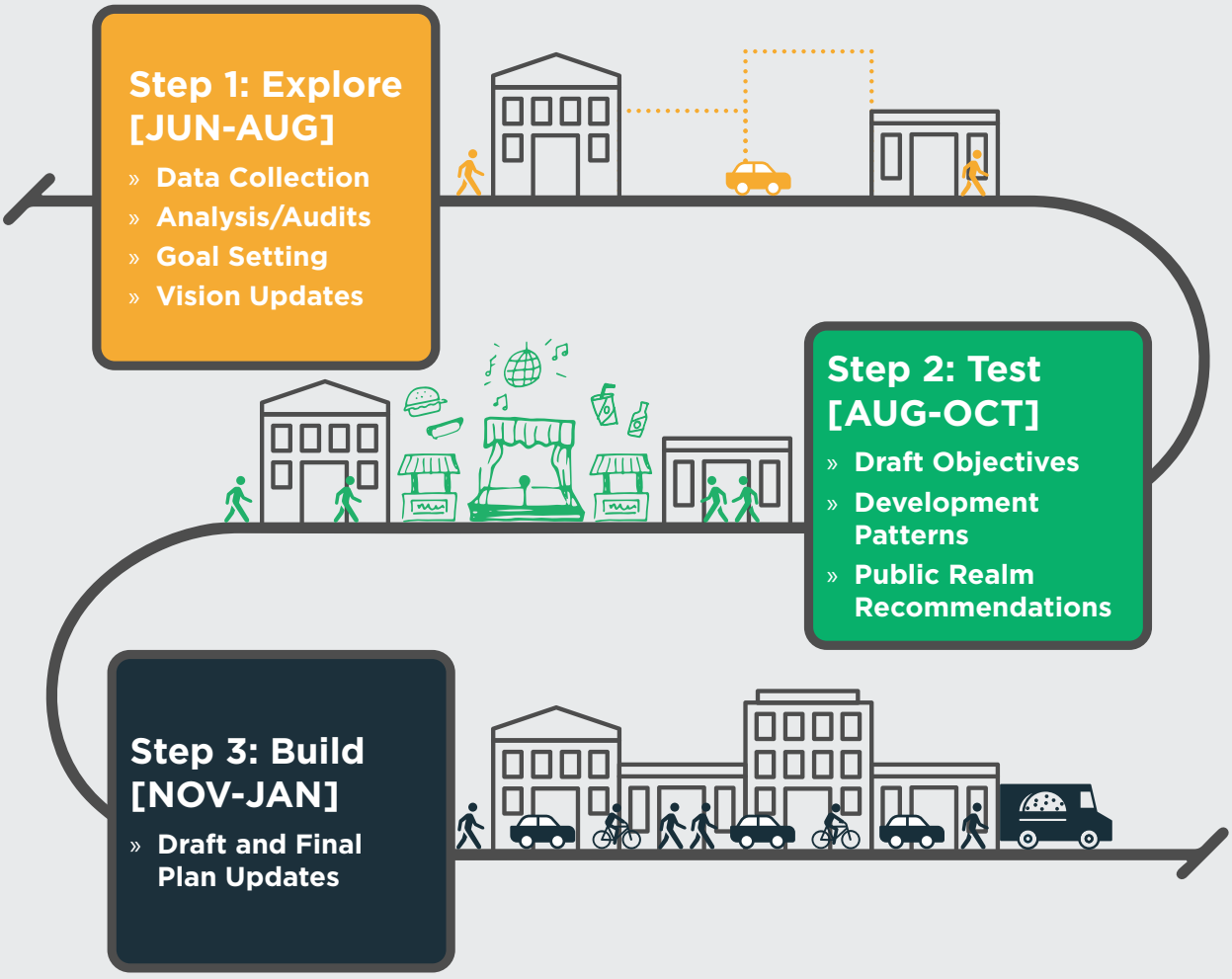
Step 1 focused on exploration where a large swath of information was gathered, analyzed, and used as a foundation for community discussions around goals, a long-term vision, and a shared identity for the future of Huber Heights.

Step 2 was a test of what was learned where stakeholders and the planning team co-created, reacted to, and refined draft objectives and recommendations for future growth. Branding for the Plan was also created and deployed to foster ongoing involvement in the work after the Plan is adopted.

Step 3 was the build-out effort of the Plan that produced a draft Plan that was presented to the community through an "Ignite the Heights" event. The final version of the Plan will be adopted in the Spring of 2023.



A Comprehensive Plan branding kit was created and used throughout the planning process.


Step 1: Explore [JUN-AUG]
» Data Collection
» Analysis/Audits
» Goal Setting
» Vision Updates
Step 2: Test [AUG-OCT]
» Draft Objectives
» Development Patterns
» Public Realm Recommendations
Step 3: Build [NOV-JAN]
» Draft and Final Plan Updates

PUBLIC ENGAGEMENT PROCESS

An Engagement Plan was devised to ensure a broad mix of audience types was reached. Those types of stakeholders included renters and owners, employees, regional economic development partners, visitors of Huber Heights, local businesses, and cultural groups, including English, Spanish, and Ahiska Turks. A mix of on- and offline engagement tools were utilized to help reach people based on their preferences.

Engagement tools included a project web page, digital and paper surveys, online and printed interactive maps, social media updates, newsletters, digital billboard advertisements, posters, postcards, flyers, and table toppers. Materials were distributed at community events and popular destinations. The public input evolved with the process, first focused on establishing a vision and later becoming more specific to desired strategies and tactics.

TACTICS EMPLOYED

- Focus groups with local organizations and stakeholders
- Pop-ups at popular destinations and community events
- Project materials dropped off at restaurants and hang-out areas
- Mapping exercise (online & in-person)
- Surveys (online & in-person)

ENGAGEMENT REACH

- 692 digital survey participants
- 62 paper survey participants
- 187 digital map participants
- Over 200 barn event attendees



Pop-up at Alematic Brewing



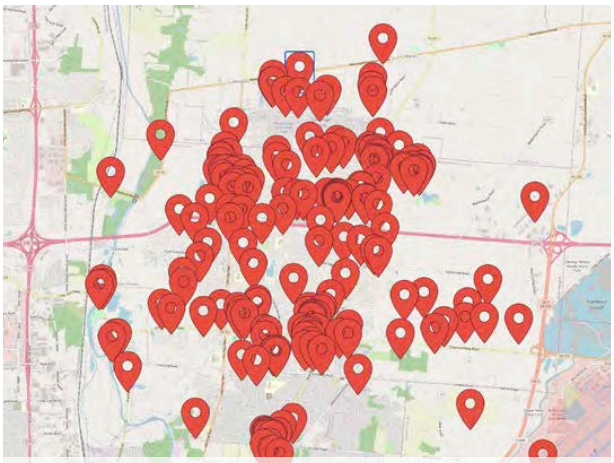
Pop-up at the Farmers Market at The Heights



Pop-up at the Farmers Market at The Heights



Pop-up at Alematic Brewing



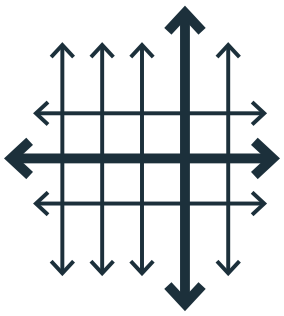
Public pins with comments posted to the online interactive map



Steering Committee Meeting

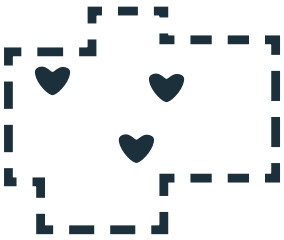
FOUR AREAS OF GROWTH

Early data and physical analysis combined with public and stakeholder input revealed four key areas of opportunity that were used to organize planning and implementation recommendations.



BUILD LOCAL WALKABILITY & REGIONAL CONNECTIVITY

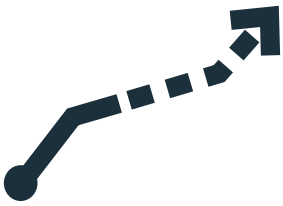
Strengths and weaknesses have been identified surrounding the traveling experience to, from, and within Huber Heights. Economic development opportunities, health and wellness, quality of life, recreational, and environmental conditions are all improved when residents and workers have the ability to safely walk, bike, scoot, or roll to daily destinations. Expanding the options for ways of traveling also provides drivers with a better experience through decreased congestion which is a reoccurring concern for community members. Investment in public transit, street infrastructure, and multi-use paths will improve daily travel within the City and with important regional destinations.



FIND OUR CENTERS

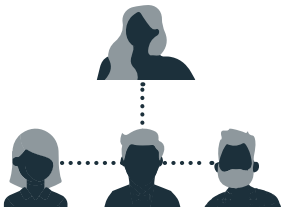
Huber Heights lacks a downtown although progress has begun with the recent development that is creating a new district at Brandt Pike and Chambersburg. Opportunity exists to continue these efforts and establish additional centers that will be complementary to one another.

The history of Huber Heights as a bedroom community for Dayton helped to establish the segmented areas that dominate the City today. Some areas are strictly residential while others are reserved for the industrial, commercial, and office. While public health was historically a driver for this separation, today's businesses and employment operations are often able to locate alongside residential dwellings with mutual benefits. Clustered centers may become important places for community interactions and building civic pride.



CONNECT OUR HISTORY TO OUR FUTURE

Residents of Huber Heights understand the connection between development, how it looks and feels, and the identity of a community. Rather than focusing only on types of land use, this Plan utilizes Development Patterns to name, describe and guide the character of places in Huber Heights. The intent is to foster more holistic development processes that connect what exists today with what is collectively desired in the coming years. Doing so will not only strengthen neighborhoods through new investment, it will retain current talent pools and improve the overall City economy by allowing new opportunities for innovation and commerce. This, in turn, will attract additional residential and employment growth.



OPERATIONALIZE THE GROWTH STRATEGY

The role of local government is to be the operating system that enables a high quality of life for all who live, work, learn, visit, and spend time in the community.

A successful operating system will need to focus on three key components: brand activation, engagement, and management. The City brand will need to be refreshed and activated to communicate and hold parties responsible for working toward the shared vision. Investment in community events, gathering places, and public engagement about the growth strategy will help maintain dialogue and trust. The alignment of City staff, tools, and resources with implementation needs will also be necessary to carry out the strategy.

IGNITE THE HEIGHTS

Held on November 10, 2022, a special community event was organized with several goals in mind. The first was to provide community members with the opportunity to provide input and feedback on the draft Plan. The second was to activate and test potential activities at an existing site available for redevelopment, known as The Barn at The Heights. Local vendors with crafts, food, and drinks were on site along with live music, fire pits, yard games, and a s'mores bar.

Event attendees were asked to vote on the types of experiences they think should be located at The Barn in the future using color-coded balloons. The results were a tie between entertainment and attractions (pink) and restaurants and bars (orange), with a few wanting to see housing and lodging (yellow-green). The third goal was to provide an enjoyable experience for community members and spur excitement and their involvement in the future of Huber Heights.

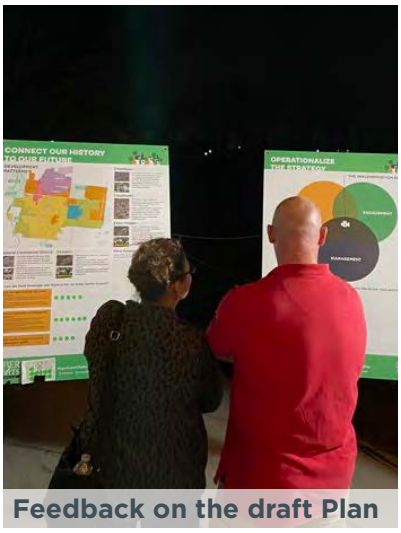
Ignite
THE HEIGHTS

Click the logo above to watch the event video.





Color coded balloons



Feedback on the draft Plan



Feedback on the draft Plan





Foxtail's Cocktails



Feedback on the draft Plan



PHASE 3 INPUT SUMMARIES

In addition to the balloon activity, a Phase 3 Survey was circulated containing a set of 13 questions designed to collect input on development, household experiences, mobility and street design priorities, economic development priorities, and types of engagement preferences. Full results are provided in the Appendix.

Also present at the Ignite the Heights event was an Engagement Mobile complete with large-scale boards containing content from the draft Plan. Attendees were asked to review the planning work conducted to date and give feedback on the four areas of growth.

Based on the collected input, investment to expand sidewalks, multi-use paths, and bicycling infrastructure is a top priority. Improved street safety and daily destinations that are closer to where people live are additional priorities. The remaining options like improving transit access and expanding broadband all received support.

The feedback reinforced broader trends that indicate jobs are following where people want to live. Investments in amenities, talent attraction, early-stage company support, and a mixture of housing were all elevated as top priorities to grow the economy.

SURVEY RESPONSE THEMES

- Expand biking and walking trail networks
- Prioritize street safety for all users when rethinking the design of streets.
- Expand amenities and retail offerings in Huber Heights
- Focus on growing food and beverage destinations in mixed-use centers
- Refresh the brand to reinforce the message that Huber Heights is a city with high quality of life and amenities

BUILD LOCAL WALKABILITY & REGIONAL CONNECTIVITY

What would most improve your local walkability & regional connectivity?

Improve street safety	●●●●●●●●●
Expand bike/walk networks	●●●●●●●●●●●●●●●●●●●●●●●●●●
Improve transit access	●●●●●●
Bring leisure, employment, ability to meet daily needs near home	●●●●●●●●●●●●●
Expand number of connections that get me where I need to go	●●●●●●●●
Expand broadband and utility grid capacity	●●●●

CONNECT OUR HISTORY TO OUR FUTURE

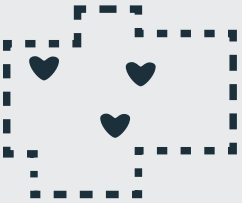
How can the City best leverage our history for an even better future?

Update our planning and development process to meet our objectives	●●●●●●●
Broaden economic development objectives and toolkit	●●●●●●●●●●●●●
Promote a wide range of housing types and price points	●●●●●●●●

PUBLIC ENGAGEMENT PROCESS

When asked about the preferred type of town center to focus on first, community members favored the Live Local Center which is predominately resident-oriented. This center builds off of the Brandt Pike Revitalization plans and Marian Meadows development and focuses on local services, government functions, professional services, retail, amenities, and daily needs. The Play Center, which is entertainment based, was next among the highest votes, followed by the Riverfront Center and the Work Center. These are all described in more detail later in this Plan.

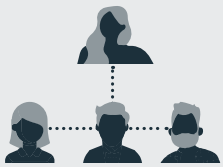
The City additionally asked community members about how they would prioritize the implementation of the growth strategy. The most supported option was the idea to broaden investment in the community through events, gathering places, and public engagement about growth. The other two ideas related to activating a community brand and better-aligning tools and resources were also supported.



FIND OUR CENTERS

Which type of center should be our primary focus?

Live Local	●●●●●●●●●●●●●●●●●●●●
Work	●●●●●●
Play	●●●●●●●●●●●●●●●●●●
Riverfront	●●●●●●●●●



OPERATIONALIZE THE GROWTH STRATEGY

Which of these functions would you like to see most prioritized?

Refresh and activate the brand to communicate our vision	●●●●●●●
Broaden investment in community engagement (events, gathering spaces, growth)	●●●●●●●●●●●●●●●●●●●●
Align staff tools and resources with implementation needs	●●●●●●



MOBILITY PLAN

The Mobility Plan outlines goals, objectives, and implementation steps to improve local walkability and regional connectivity, and provides recommendations for a catalytic 14.5-mile multi-use trail Loop. This portion of the Plan also provides a Street Network Map with supporting street sections that convey options for four street types that are anticipated to be built as part of new development and roadway reconstruction projects.

BUILD LOCAL WALKABILITY & REGIONAL CONNECTIVITY

Using a personal vehicle has been the dominant mode of transportation in Huber Heights for decades. As such, it has become a dominant force in household budgets, rivaling the cost of rent or mortgages. As the City grows, interventions and a new approach to the street network are critical to maintaining a high quality of life. Walking, biking, and other types of micro-mobility allow for a lighter impact on street surfaces, air quality, and general congestion. The following goals and objectives provide a pathway to transitioning the City to a place where all modes of transportation are viable, safe, and convenient.

GOALS + OBJECTIVES

- Support multi-modal access
- Better distribute traffic by mode, route, and time of day
- Encourage walkable density
- Encourage human-centered innovation
- Lower household annual transportation cost
- Set a new standard for multi-modal infrastructure



WHAT MEASURES WOULD YOU BE MOST SUPPORTIVE OF TO LIMIT TRAFFIC IMPACTS?

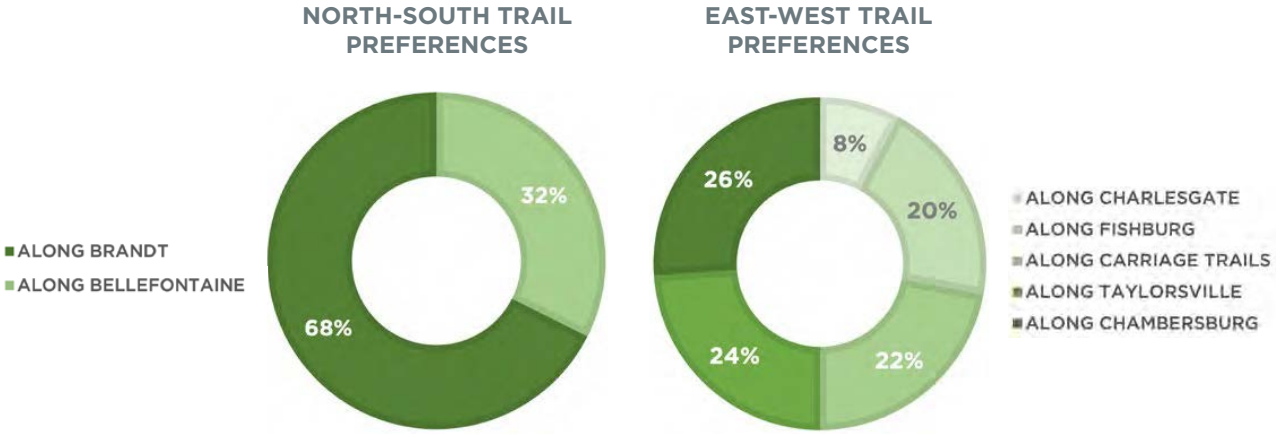
Based on community survey response.

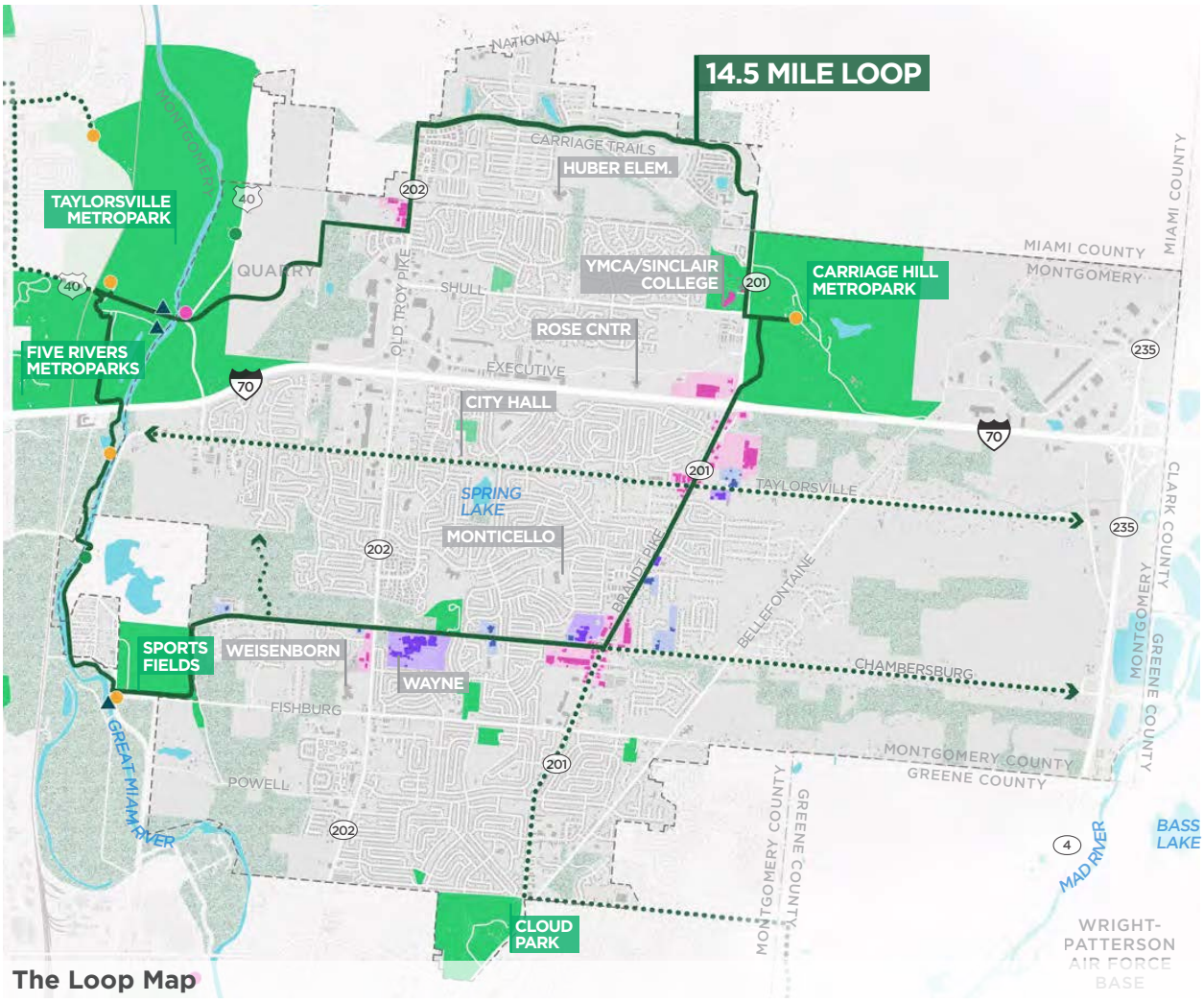
THE LOOP

One of the most desirable assets of Huber Heights is its location within the Miami Valley Region, which includes the Five Rivers MetroParks system and proximity to Dayton, Ohio. The existing Great Miami River Trail (GMRT) is a paved, 96-mile multi-use trail that goes through Warren, Montgomery, Miami, Butler, and Shelby counties. The GMRT is a key component of the region's robust trail network that encompasses 340 miles and sees over 793,000 annual visits. Huber Heights would capture significant economic benefits with the development of a connecting trail that invites regional users into Huber Heights while facilitating a healthy mode of travel for residents and workers.

The planning process generated several options for potential connections to arrive at a preferred alignment for a contiguous 14.5-mile Loop. Considerations included planned street improvements, existing right-of-way, and connection to community assets like schools, public buildings, places of worship, retail, employment, parks, and open spaces.

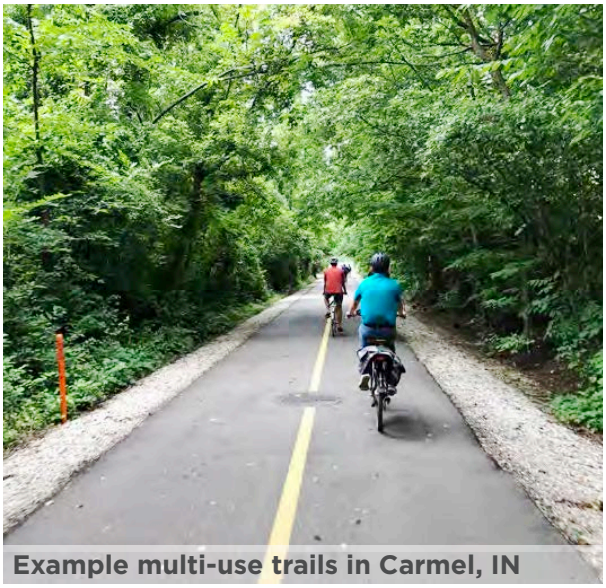
Longer-term trail development is recommended for Chambersburg and Taylorsville roads, along Brandt Pike south of Chambersburg, and on anticipated new roads west of Old Troy Pike.





The Loop Map

- Existing Trail Access
- Modified Trail Access
- Proposed Trail Access
- River Access
- Existing Trail
- Proposed Loop
- Long-term Proposed Trail
- Park
- Tree canopy
- Public bldgs
- Places of Worship
- Destinations



Example multi-use trails in Carmel, IN



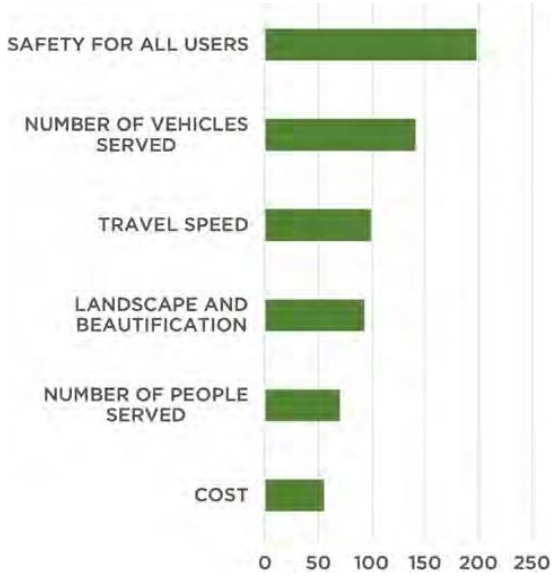
STREETS FOR EVERYONE

Streets make up the largest amount of public space in any city. An effective street network is critical for accommodating growth and enabling safe travel by all, including pedestrians, bicyclists, and vehicles. A complete street network goes further by providing users with a pleasant experience through beautification, trees, lighting, and effective stormwater management. Streets that incorporate amenities, like green infrastructure, separated bicycle lanes, comfortable bus shelters, seating, and lighting, do require more investment than the minimum standard, however, they also provide higher returns, especially when built in places with a mix of uses and a high number of daily users.

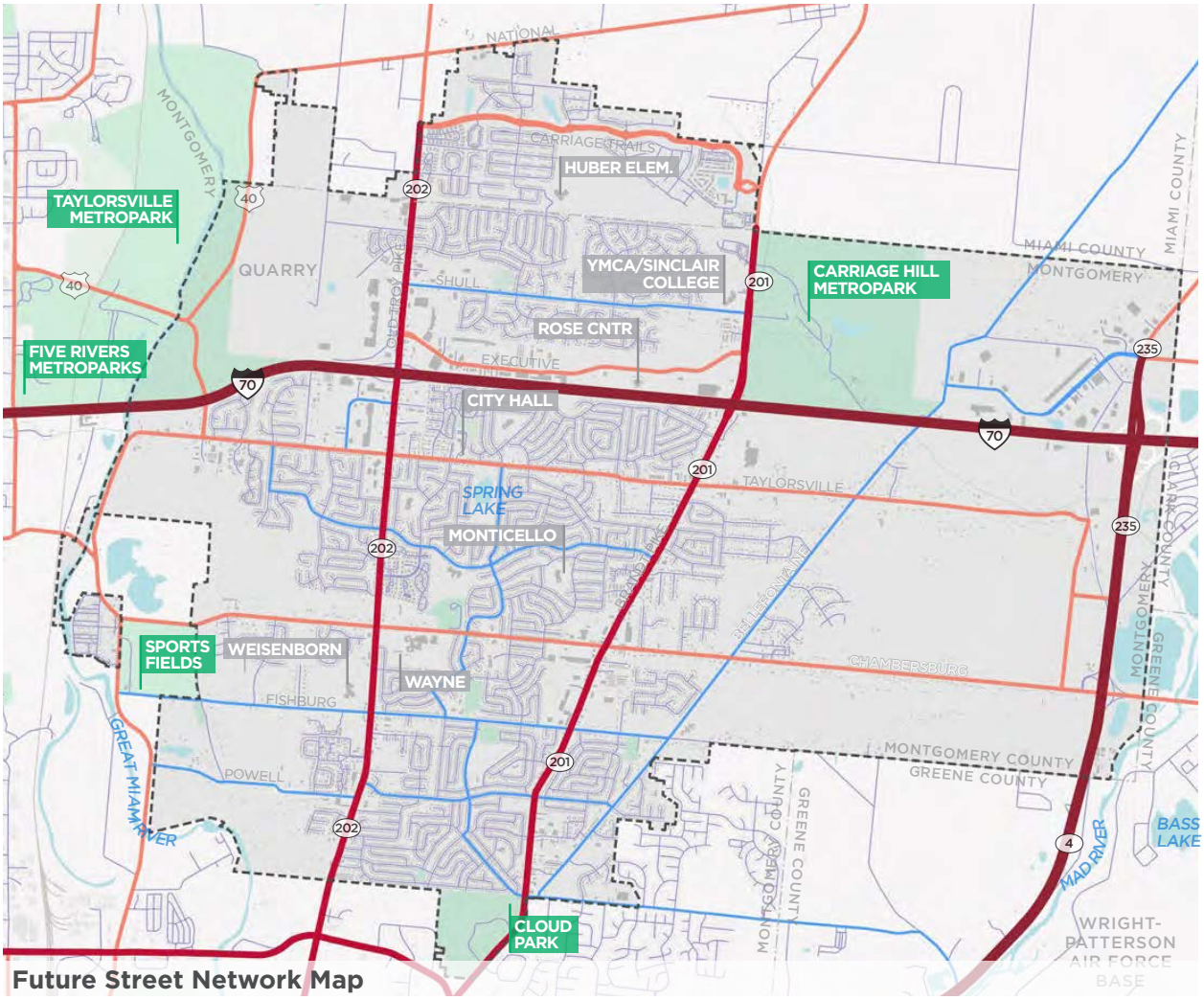
The Street Network Map shows the five types of streets that make up the roadway system in Huber Heights. While this network has been largely built out as the City has grown, design standards are needed for new streets as part of new development as well as roadway reconstruction through city-led capital improvement projects.

This section describes each of these street types in detail alongside example street sections.

STREET DESIGN PREFERENCES



"Street Design Preferences" reflects community preferences provided during this planning process.



Future Street Network Map

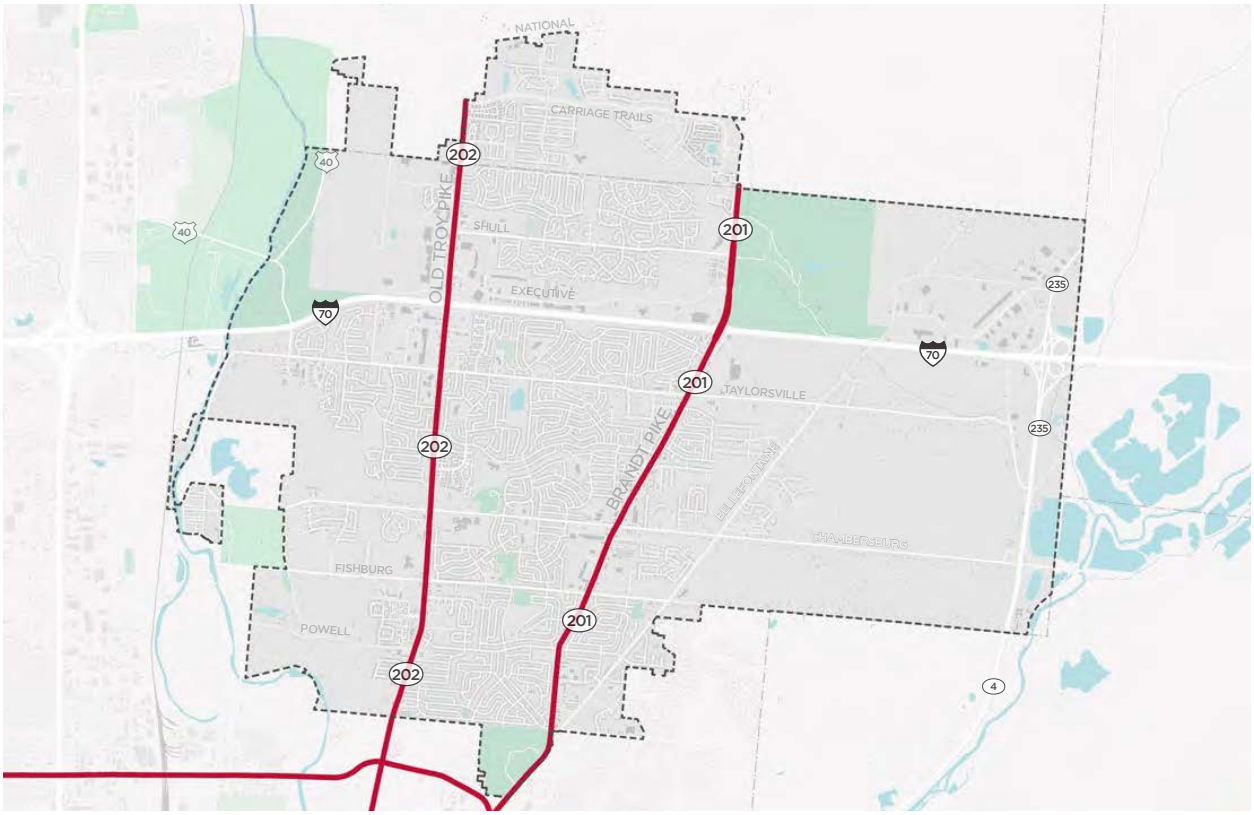
Interstate/Expressway
Arterial
Primary Collector
Secondary Collector
Local



Vine Street, Cincinnati, OH



Monon Boulevard, Carmel, IN



ARTERIAL

Speed Limit: 35 MPH

Right-of-Way: 90-120 FT

Number of Lanes: 5

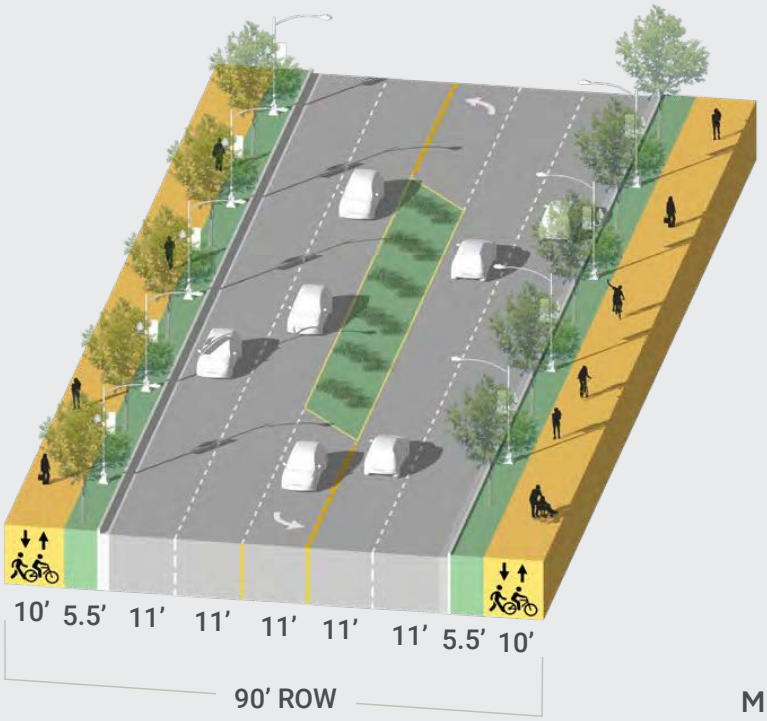
Lane Width: 11 FT

Turn Lane/Median: Not required, 11 FT min. where used

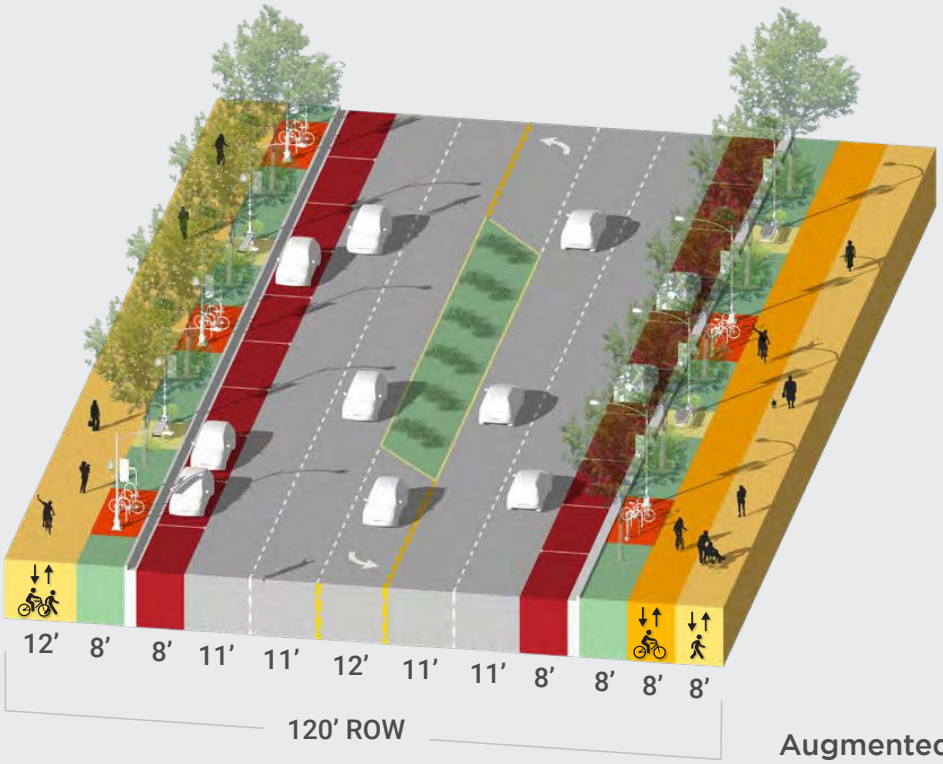
On-Street Parking: Not required, 7 FT min. where used

Tree Area: Required, 5'-6" min.

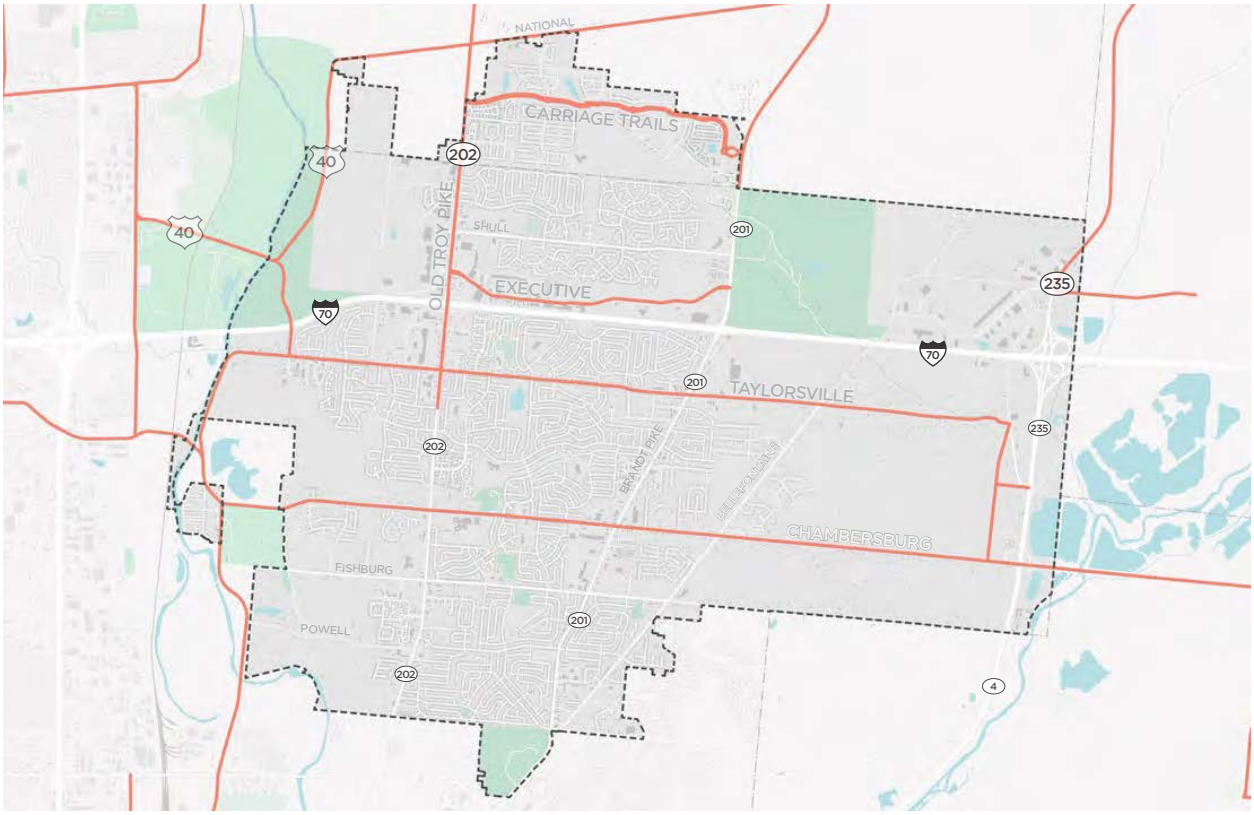
Street Trees: Required



Minimum Standard



Example of
Augmented Standards



MAJOR COLLECTOR

Speed Limit: 25-35 MPH

Right-of-Way: 60-90 FT

Number of Lanes: 3

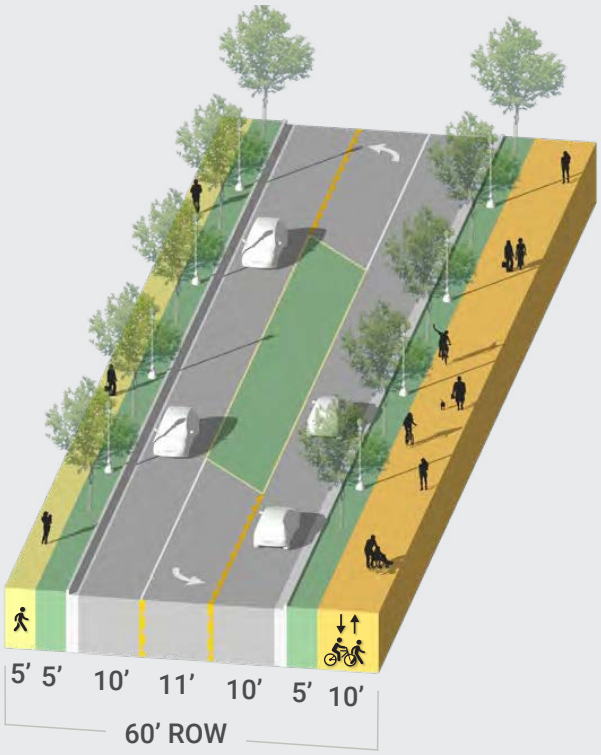
Lane Width: 10 FT

Turn Lane/Median: Not required, 11 FT min. where used

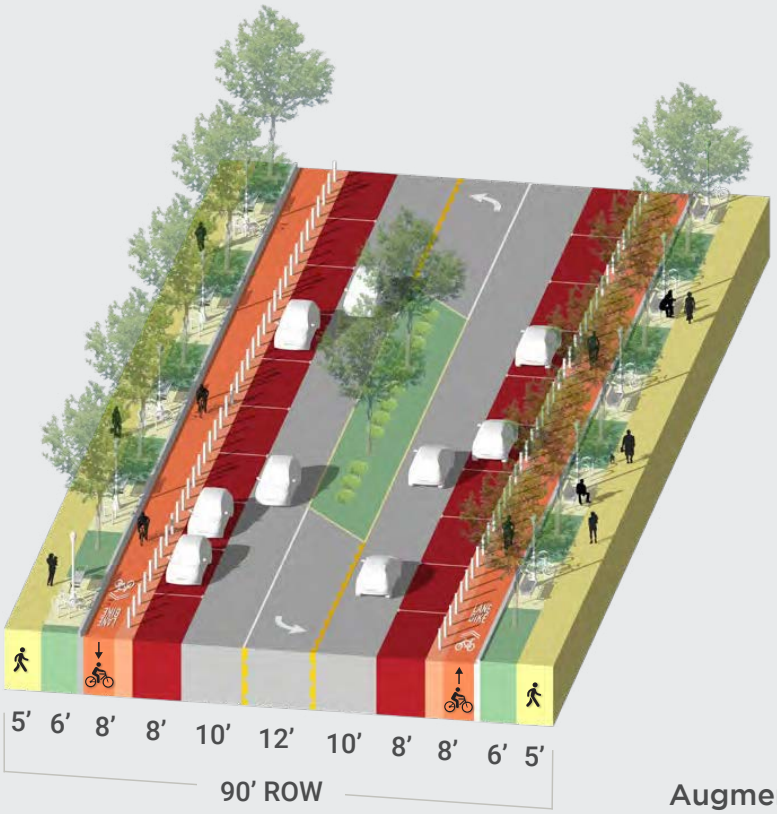
On-Street Parking: Not required, 7 FT min. where used

Tree Area: Required, 5’ min.

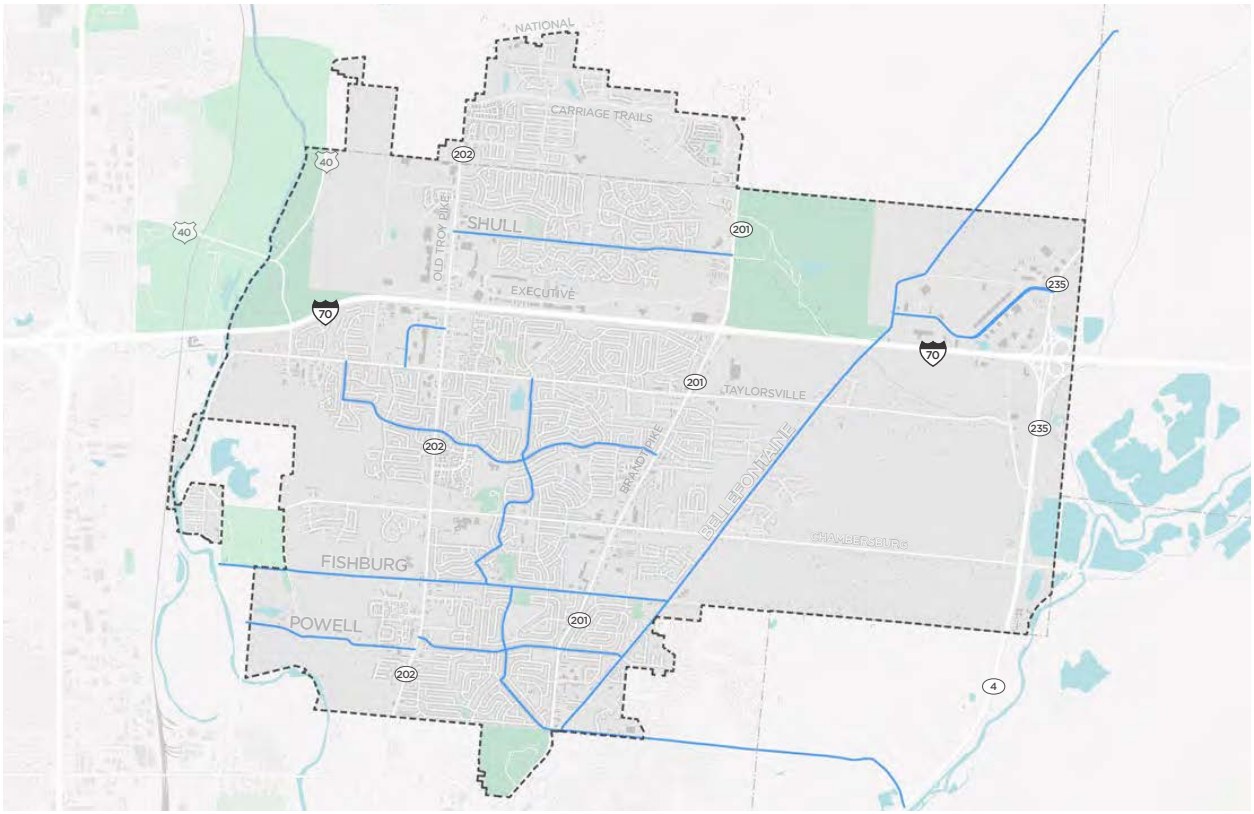
Street Trees: Required



Minimum Standard



Example of
Augmented Standards



MINOR COLLECTOR

Speed Limit: 20-25 MPH

Right-of-Way: 50-70 FT

Number of Lanes: 2

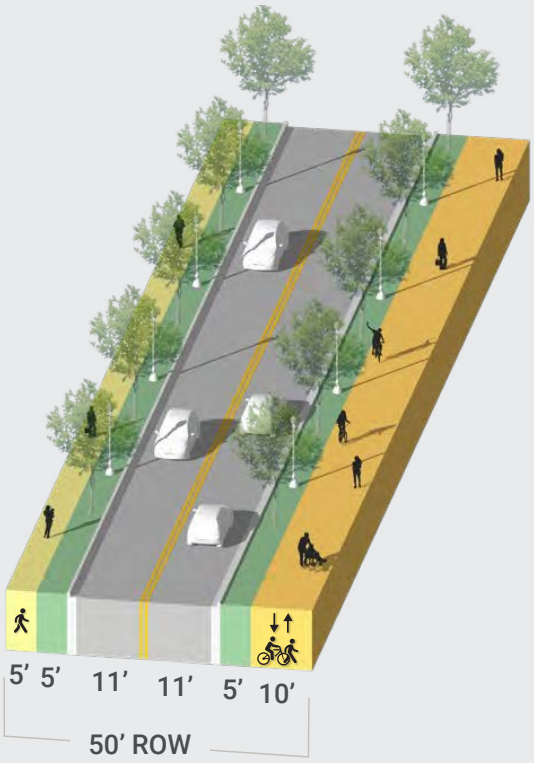
Lane Width: 11 FT

Turn Lane/Median: Not applicable

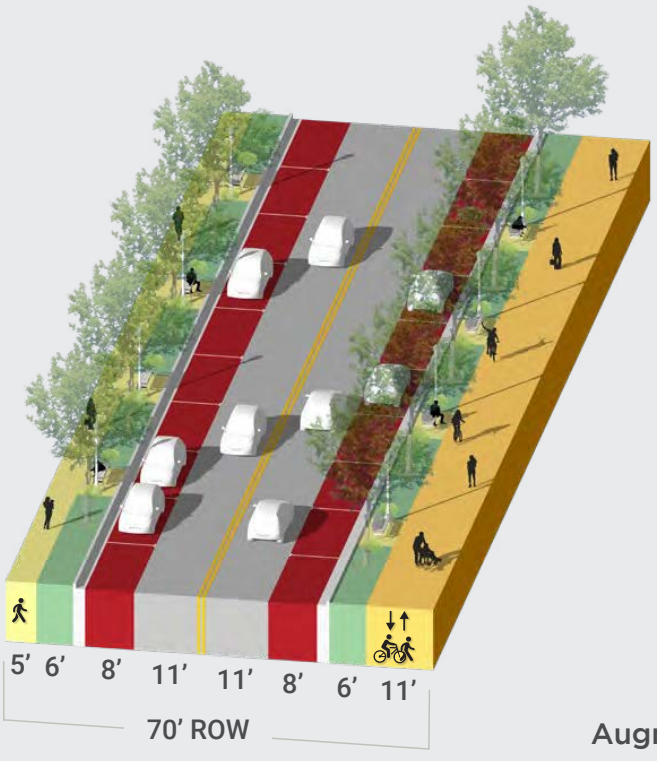
On-Street Parking: Not required, 7 FT min. where used

Tree Area: Required, 5’ min.

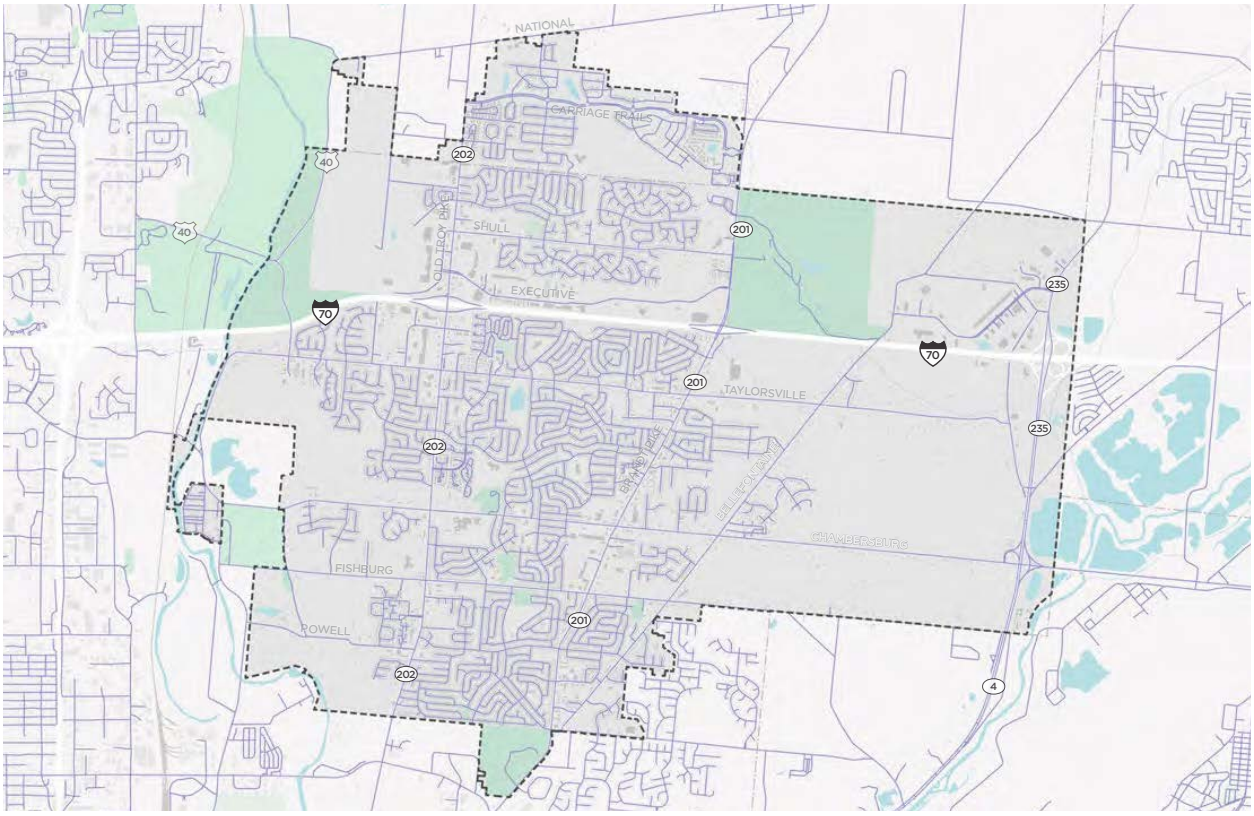
Street Trees: Required



Minimum Standard



Example of
Augmented Standards



LOCAL

Speed Limit: 20-25 MPH

Right-of-Way: 42-60 FT

Number of Lanes: 2

Lane Width: 10 FT

Turn Lane/Median: Not applicable

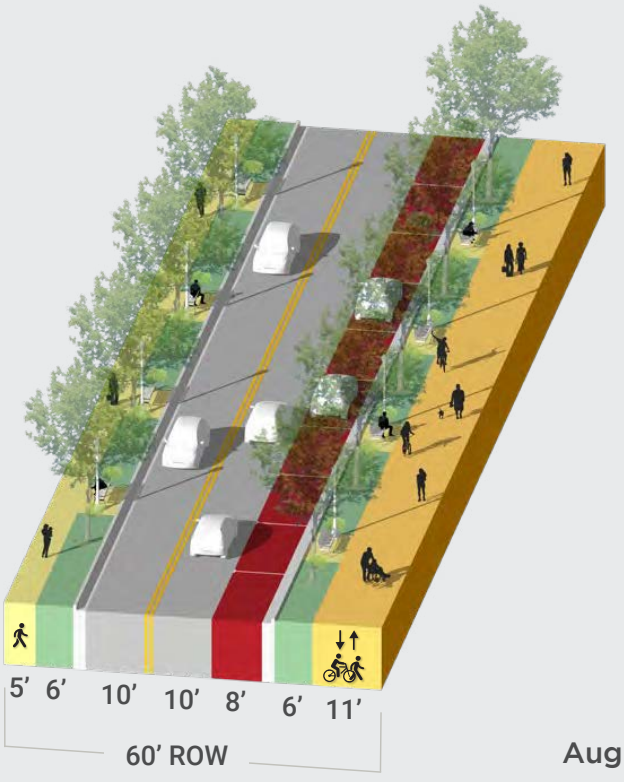
On-Street Parking: Not required, 7 FT min. where used

Tree Area: Optional

Street Trees: Required on residential streets



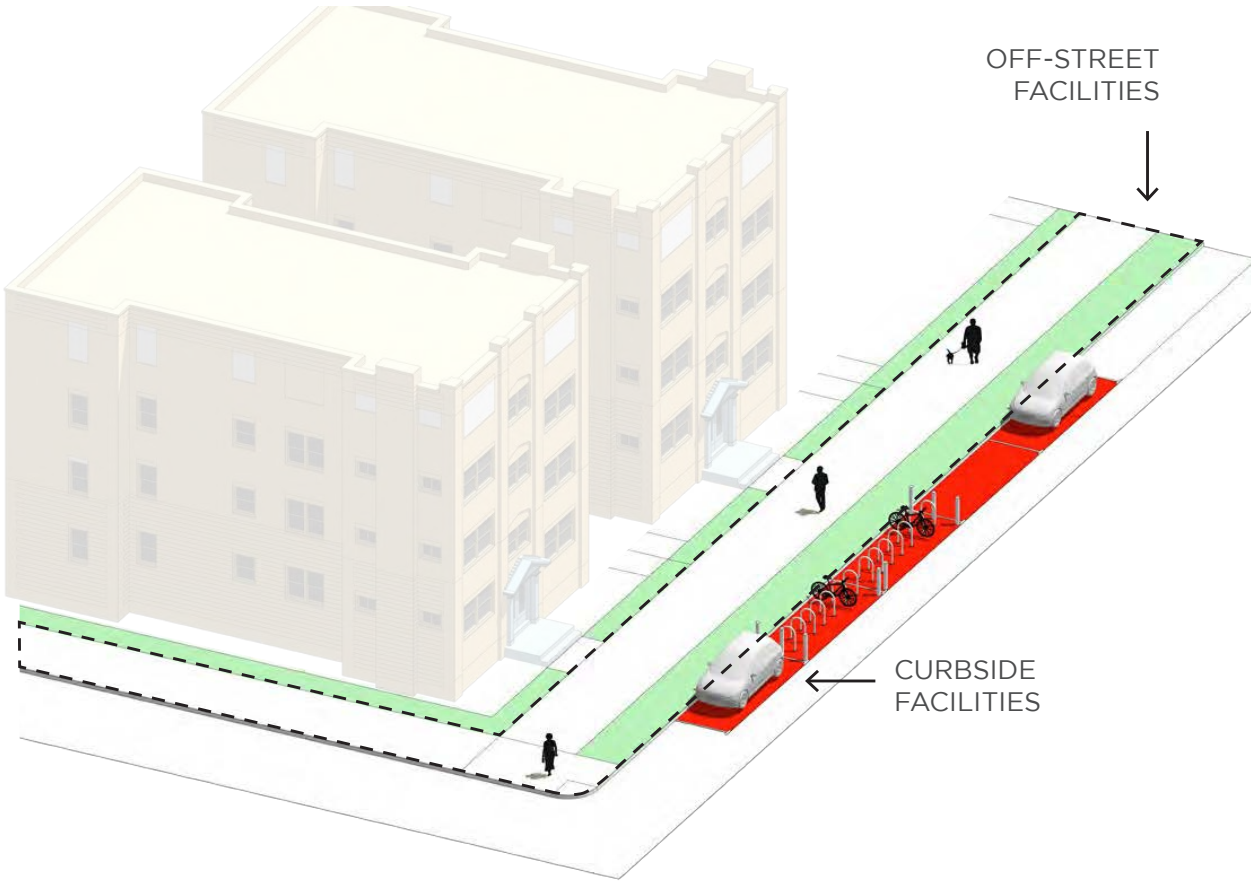
Minimum Standard



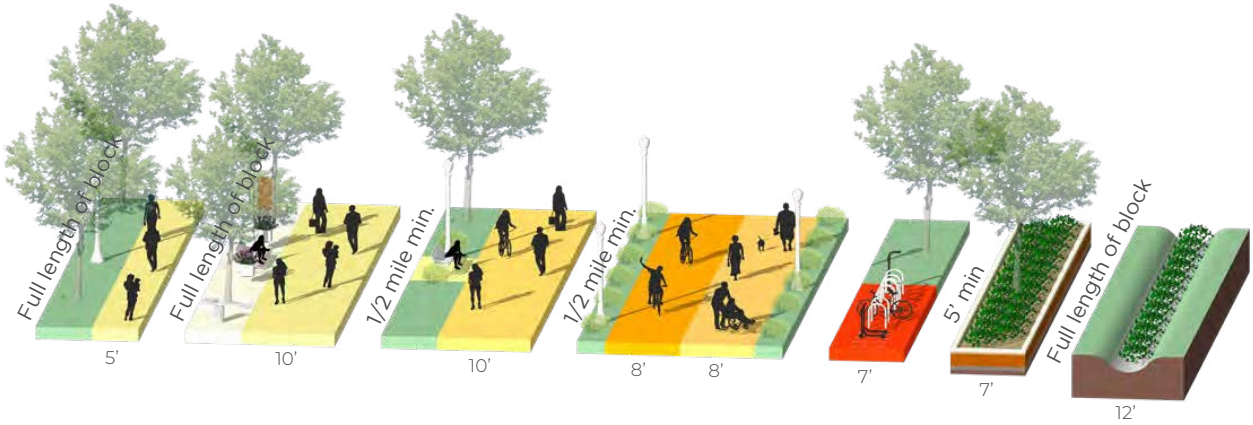
Example of
Augmented Standards

STREETSCAPE FACILITIES

Several facility types may be incorporated into street rights-of-way. These street amenities are useful in supporting effective transportation, property access, recreation, community use, stormwater conveyance, parking, and more. In general, these facilities exist either off of the street but within the right-of-way, or along street curbs, as depicted below.

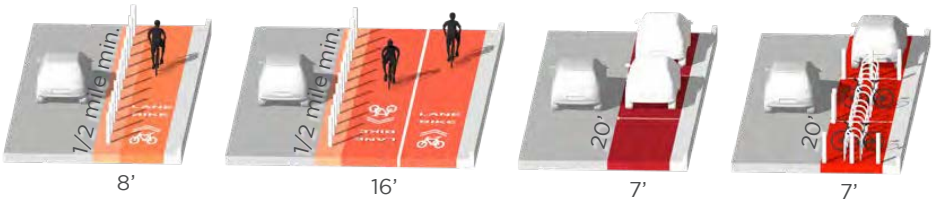


OFF-STREET FACILITIES

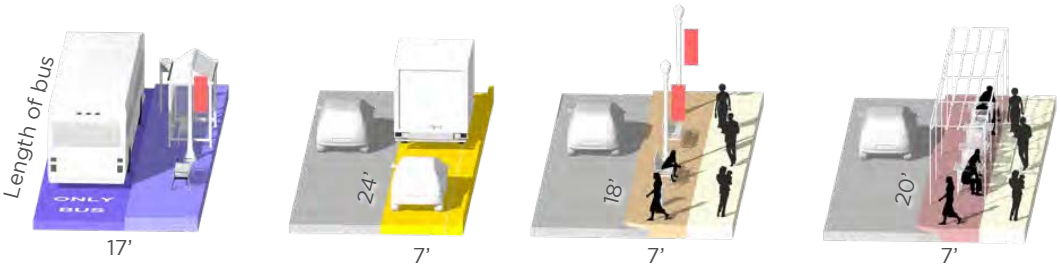


Residential Sidewalk | **Commercial Sidewalk** | **Multi-use Path** | **Enhanced Multi-use Path** | **Bike / Scooter Parking** | **Storm-water Planter** | **Bioswale**

CURBSIDE FACILITIES



Mobility Lane | **Cycle Track** | **On-street Parking** | **Bike / Scooter Parking**



Bus Stop | **Delivery / Pick-up and Loading Zone** | **Curb Extension** | **Parklet**

IMPLEMENTATION STEPS

To facilitate the meeting of the City's mobility goals, the following initiatives are recommended for the City to lead with particular emphasis on the first 36 months.

9-12 MONTHS

1 UPDATE LOCAL MOBILITY POLICIES

We should align our street design and use policies to meet our human-centered multi-modal infrastructure goals and objectives.

- » Adopt Street Network Map and Typical Sections
- » Update Subdivision Regulations
- » Eliminate or reduce parking minimums
- » Promote infill development
- » Support traffic calming
- » Introduce eBike incentive
- » Expand charging station availability
- » Implement access management

12-24 MONTHS

2 ALIGN STREET + TRAIL DESIGN STANDARDS WITH STATE & NATIONAL BEST PRACTICES

National resources and models should be utilized to guide our best-in-class street design.

- » Join NACTO
- » Incorporate ODOT Multi-Modal Design Guide (MDG)
- » Incorporate VisionZero goals and objectives
- » Incorporate Safe Routes to School Best Practices

Click here to see the full Implementation Matrix

24-36 MONTHS

3 CREATE LOOP MASTER PLAN

We sit on the edge of one of the country's best trail systems. The Loop will connect all of Huber.

- » Create Loop Master Plan
- » Vacate Old Shull Road

36-60 MONTHS

4 CREATE MULTI-MODAL PLANNING COORDINATOR STAFF POSITION

Dedicated staff and resources are required to modernize and activate our mobility network.

- » Create new staff position
- » Improve transit along priority routes
- » Develop public-private partnerships to improve mobility and logistics



DEVELOPMENT PATTERNS

The City of Huber Heights is made up of a variety of places, neighborhoods, and districts, each with a distinct character. Understanding these unique Development Patterns is a tool for connecting our history to our future. It is also essential for our community to remain economically nimble and vibrant. This section describes the predominant physical and natural qualities in each part of the City, along with their localized opportunities for growth. Development Patterns serve as a guide to reforming the City's zoning and subdivision regulations.

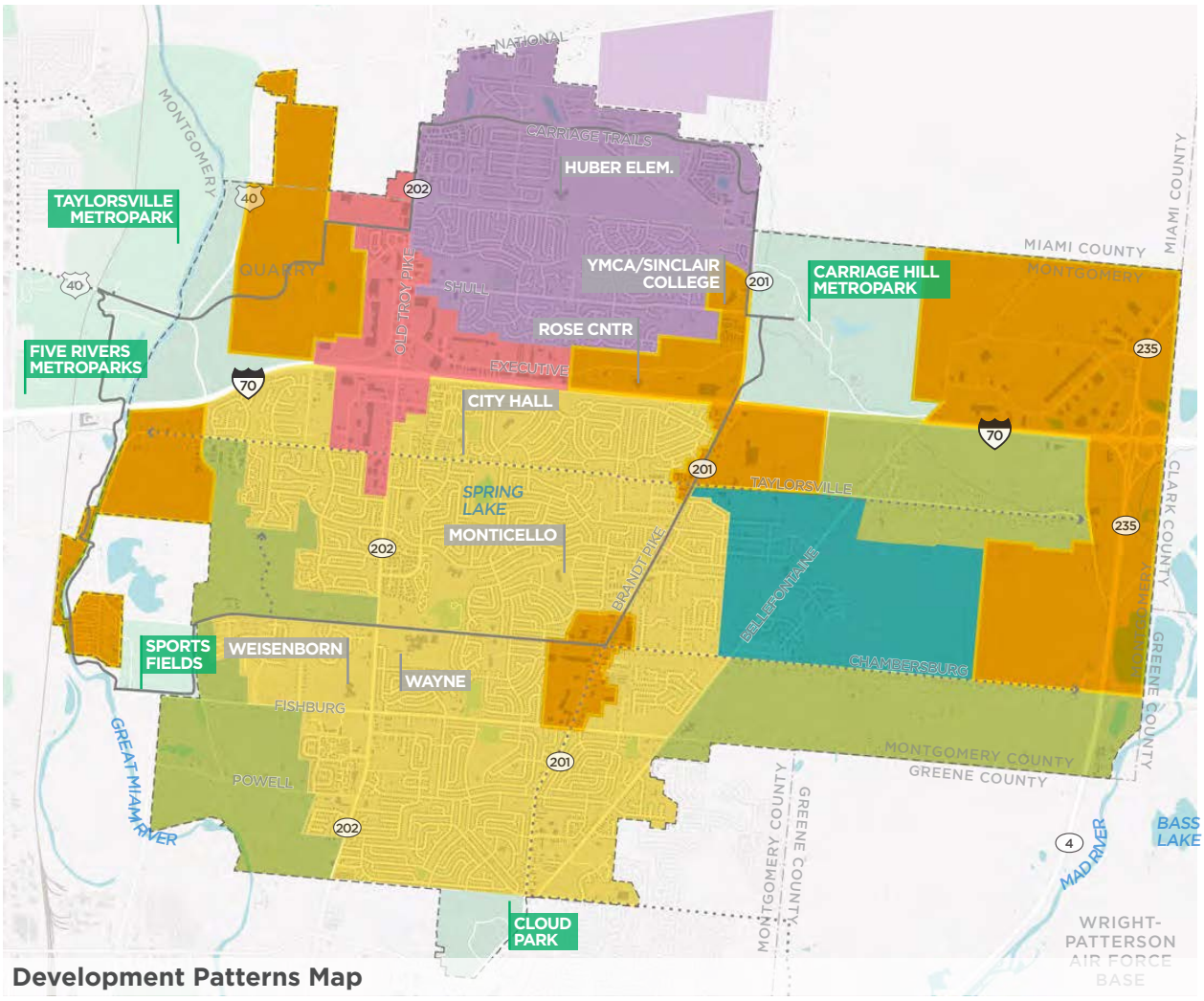
FROM LAND USE TO DEVELOPMENT PATTERNS

Traditional land use maps describe how a given property is used as one's home, office, business, park, manufacturing, etc. Land use maps are quickly outdated in growing cities and are not a useful tool for encouraging desired types of development. They also freeze a city in time, which weakens its growth and investment potential.

Development Patterns establish character areas to convey the City-wide vision and values for the built environment. Those character areas become more refined through small-area planning, where neighborhood stakeholders establish standards and programs to guide growth. Site planning, involving developers, City staff, and adjacent property owners, is where the details are decided without re-litigating the broader vision and needs of the City. This hierarchy of planning and development processes prevents the overburdening of City staff and ensures proper engagement.

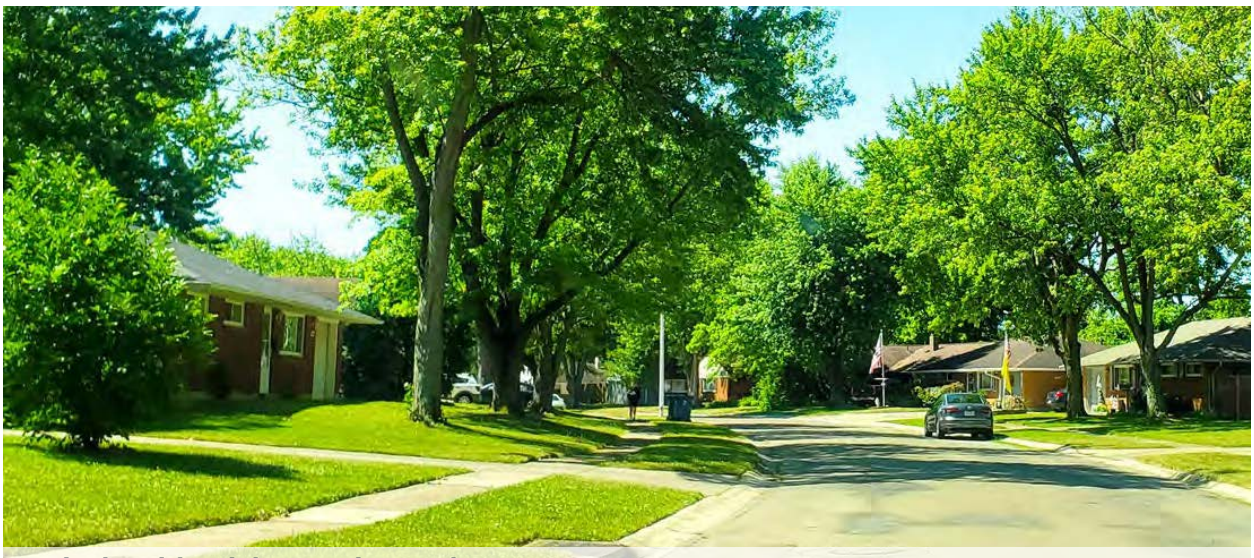
GOALS + OBJECTIVES

- Encourage human-centered innovation
- Focus on talent attraction/retention
- Encourage walkable density
- Allow people to live closer to jobs and amenities
- Expand housing options
- Focus growth in clusters



Development Patterns Map

Centers | Regional Commercial | Northtown | Southtown | East Villages | Estates



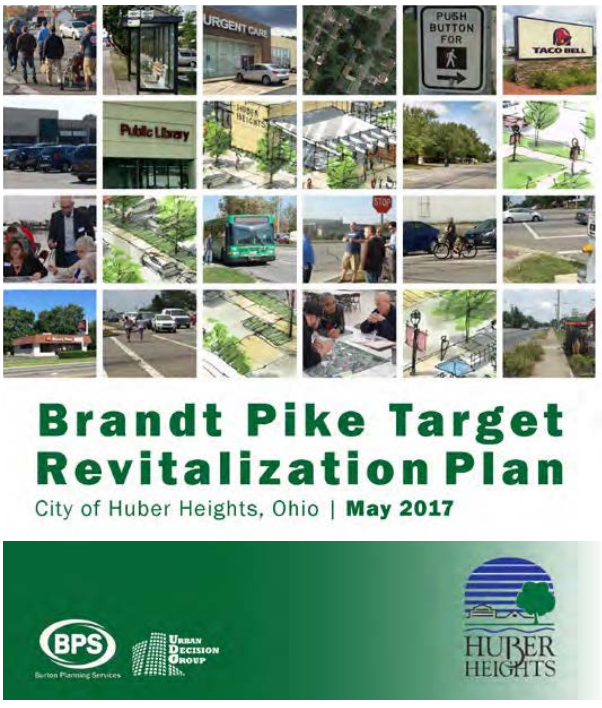
Typical residential street in Southtown

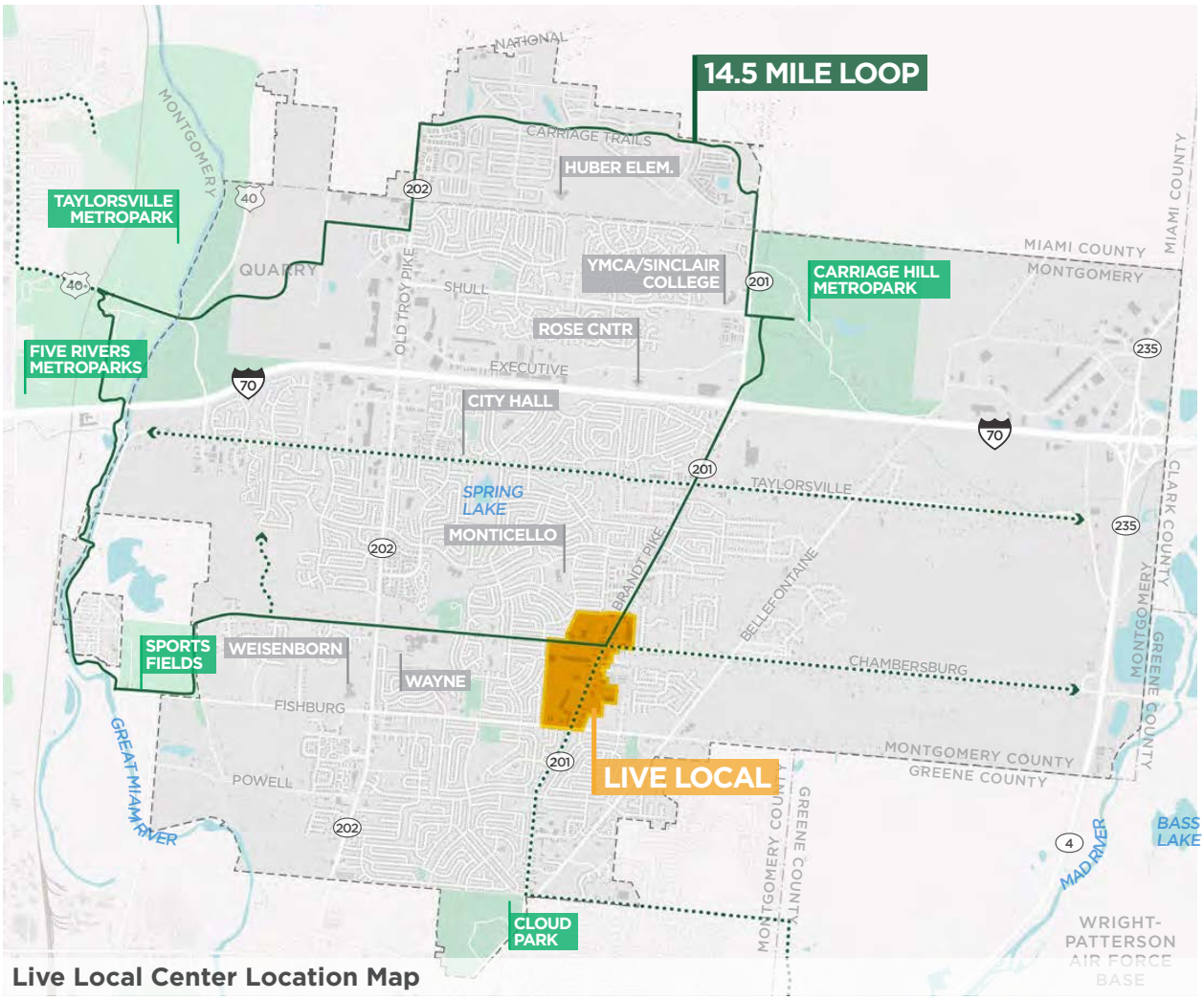
CENTER: LIVE LOCAL

The Live Local Center is made up of the commercial properties along Brandt Pike, south of Leyden Lane to Fishburg Road, east of Celestine Street, and following parcel lines off of Brandt Pike's eastern side. Today, this area contains a mix of uses ranging from offices and services to restaurants, food markets, and entertainment. The developments are largely auto-oriented, however, in-depth revitalization plans and more recent development proposals are supporting a transformation that will bring in higher-density residential units and infill development that will make the area walkable through a new street grid and infrastructure. The long-term vision for this Live Local Center is for it to be a gathering place that caters to local residents, providing them with daily needs as well as a wide range of services and amenities.

ESSENTIAL ELEMENTS

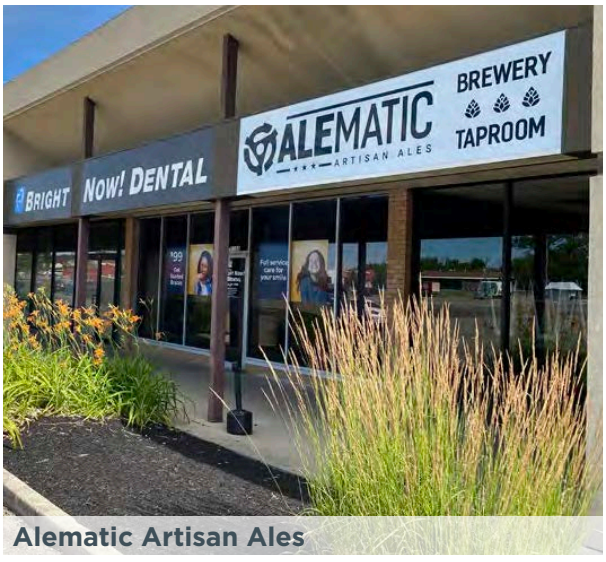
- Build off the Brandt Pike Revitalization Plan and Marian Meadows development
- Focus on local services, government functions, professional services, daily needs, retail, and amenities
- Offer a wide range of housing types
- Double down on a park-once walkable infrastructure and quality public realm
- Update Brandt Pike Revitalization plan with recent developments and new opportunities





Live Local Center Location Map


Library construction progress



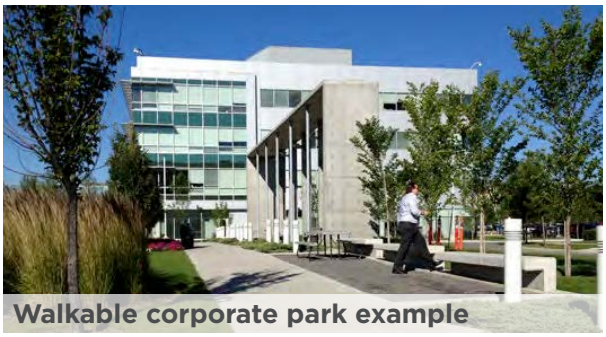
Alematic Artisan Ales

CENTER: WORK

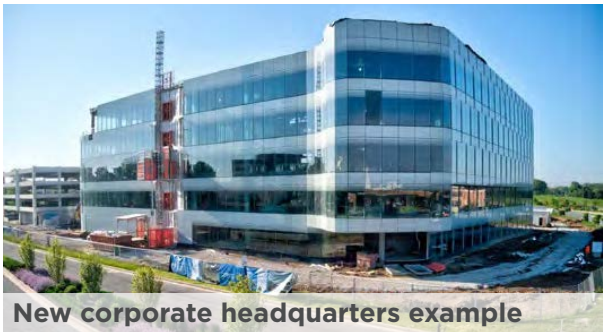
The Work Center is generally bounded by the City and Montgomery County line to the northeast of Carriage Hill Park, along both sides of Route 235/ Valley Pike, and south to Chambersburg Road. Currently, a mix of manufacturing, industrial, and distribution uses are located here, along with agricultural uses. Opportunity exists to attract light manufacturing with complementary residential and amenities to be strategically incorporated into a new mixed-use growth area.

ESSENTIAL ELEMENTS

- Build off light industrial, industrial, and corporate anchors with access to highways and Wright Patterson
- Develop for density, flexibility, and mix of use adjacencies
- Build housing along the eastern edge of Carriage Hill Metro Park
- While the focus is on employment, support multi-family residential and amenities where suitable
- Economize and share infrastructure where feasible
- Leverage current master development interest to create an integrated mixed-use environment



Walkable corporate park example



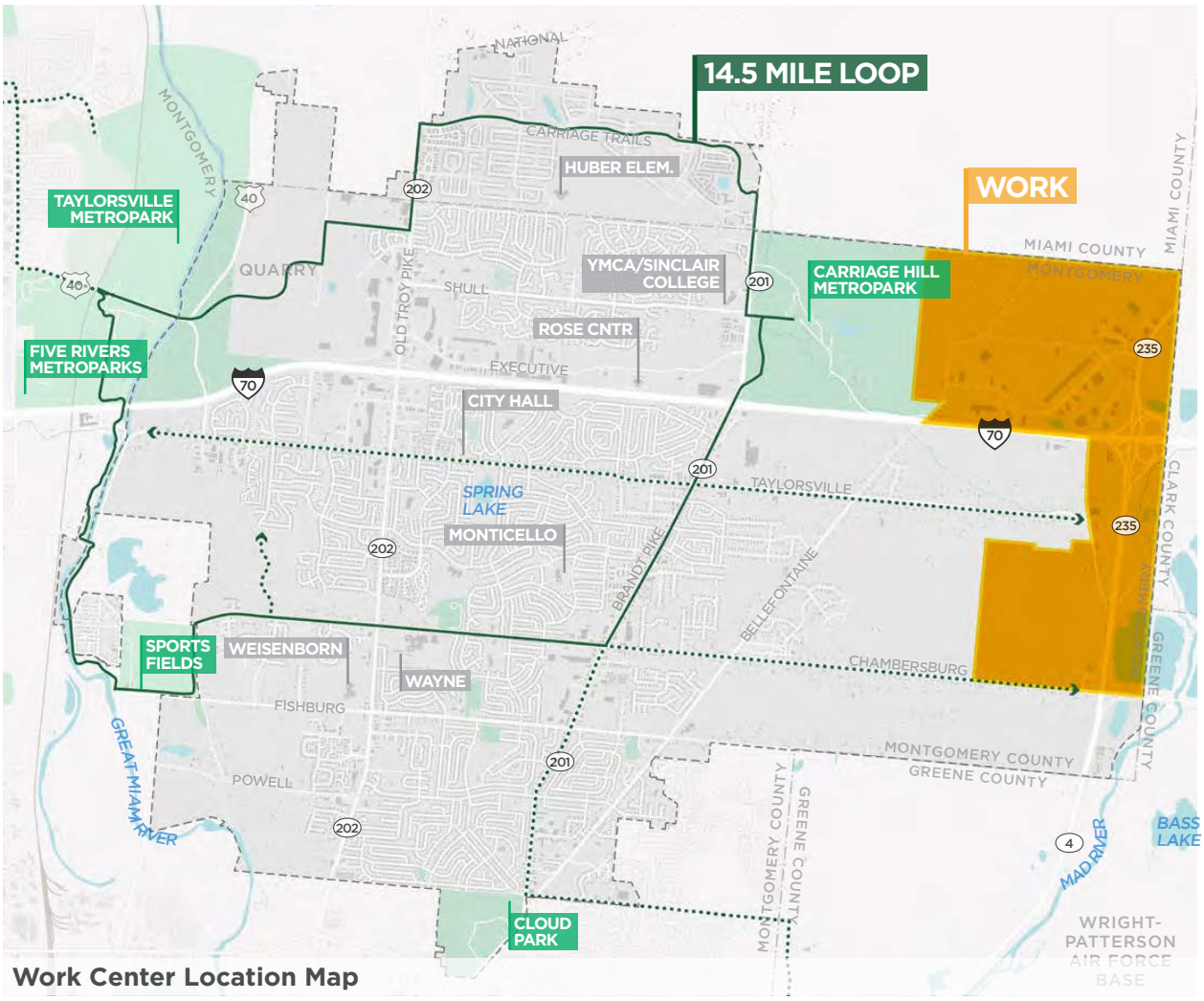
New corporate headquarters example



Flexible office building near amenities



Warehouse to office conversion



Work Center Location Map


TLG Peterbilt


Coca-Cola Enterprises Inc



CENTER: PLAY

The entertainment-focused Play Center includes the emerging Heights District and commercial properties along Brandt Pike, north of Taylorsville Road. This center is envisioned as a regional destination that leverages existing assets like the Rose Music Center, Kroger Aquatic Center, Sinclair Community College, and Huber Heights YMCA to attract additional amenities located in currently underutilized spaces. Important to this center, and each of the centers is the incorporation of medium-to-high-density housing, necessary to support commercial and retail uses.

ESSENTIAL ELEMENTS

- Build off recent momentum created by Executive Boulevard, the Rose Center, Warped Wing, the YMCA/ Aquatic Center/Sinclair, and Parkview Apartments
- Target regionally-scaled hospitality and entertainment uses
- Support multi-family and mixed-use development
- Emphasize a park-once, dynamic visitor experience
- Enhance connectivity within the district and to Carriage Hill MetroPark
- Create sub area plan that incorporates and coordinates current market interest and future potential



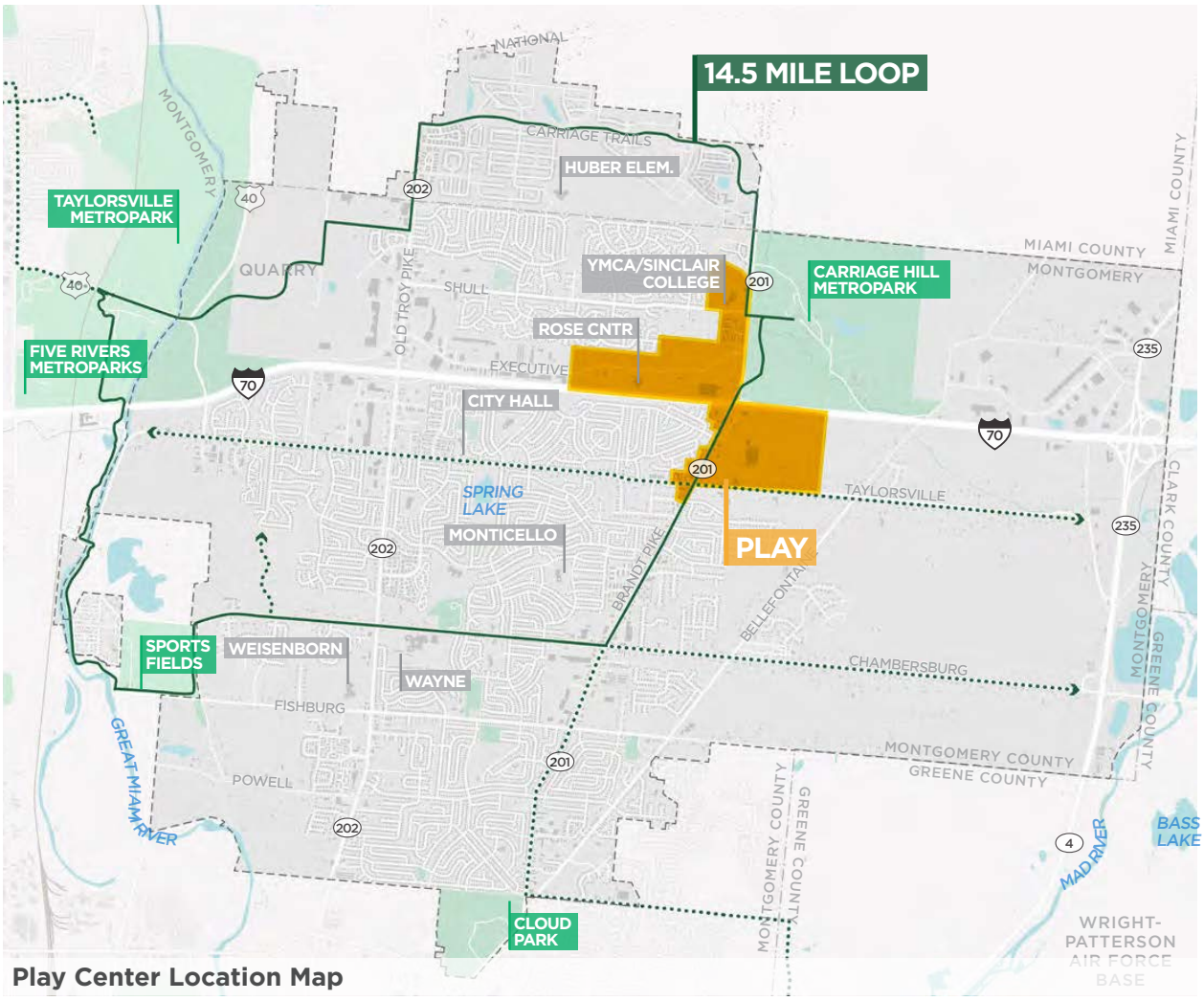
Goshen Brewing, Goshen, IN



Parsons Alley, Duluth, GA



Crocker Park, Westlake, OH



Play Center Location Map



Rose Music Center



Carriage Hill MetroPark



Kroger Aquatic Center at The Heights



Parkview apartments

CENTER: RIVERFRONT

The Riverfront Center will likely be the most long-term City center to be developed, but it represents a key opportunity for Huber Heights to leverage its proximity to desirable natural resources and destinations: The Great Miami River, Taylorsville MetroPark, sports fields and restaurants along Rip Rap Road, and existing and planned walking, hiking, and biking trails.

Located west of Old Troy Pike and following the Great Miami River, this center is envisioned as being developed on former quarry properties and others that sit vacant, overlooking the river. It also would encompass the Miami Villa area that is in need of reinvestment. A broad mix of uses can be incorporated here, focused on high quality recreation and healthy living.

ESSENTIAL ELEMENTS

- Capitalize on under-developed land along the river and MetroPark
- Connect to nearby retail, employment, and neighborhoods
- Structure development around trail and green networks
- Focus on traditional neighborhood and trail-oriented development principles
- Create sub area plan for the center in conjunction with the Loop master plan



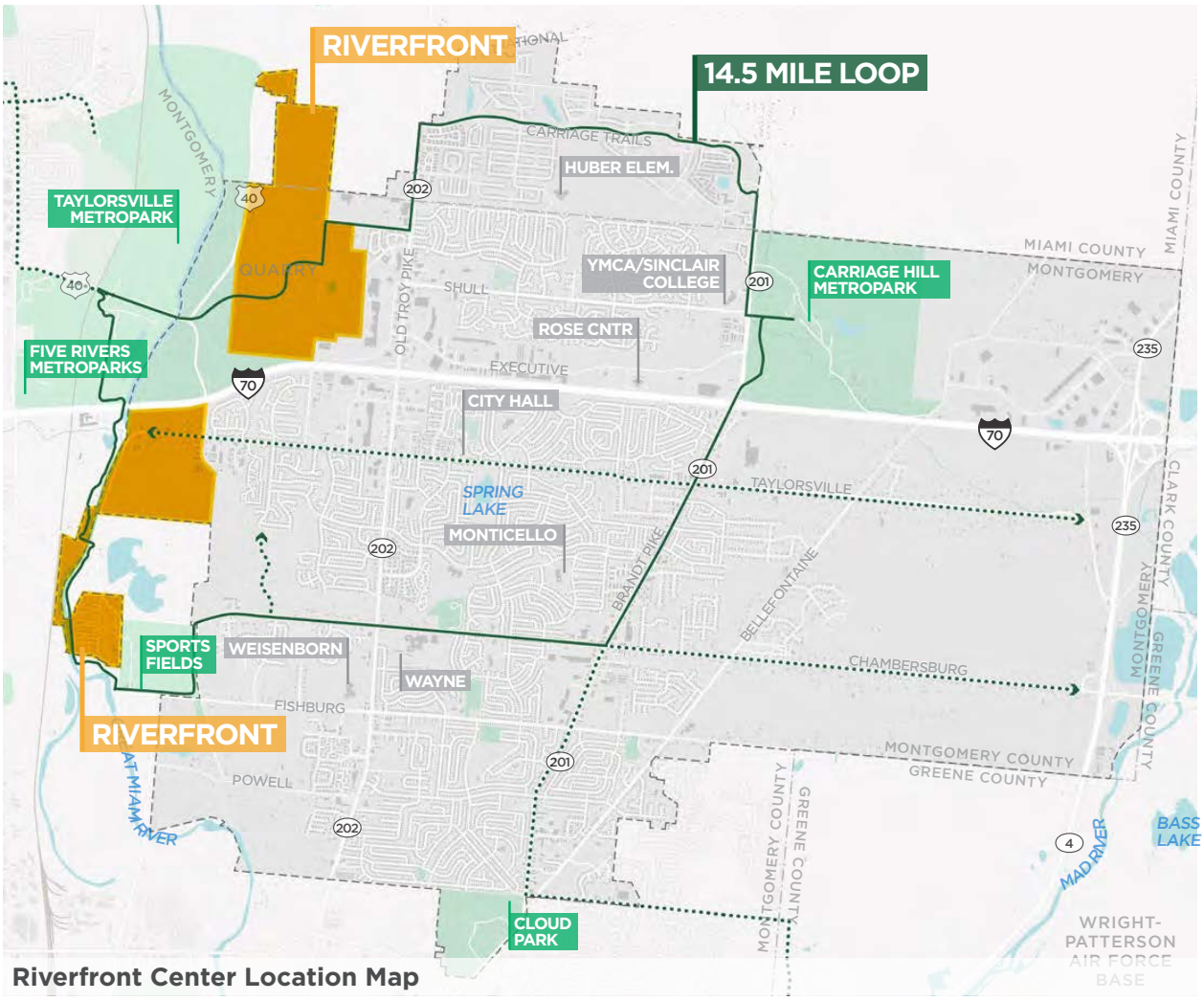
Big Lug Canteen / Monon Trail, IN



Swamp Rabbit Trail, Greenville, SC



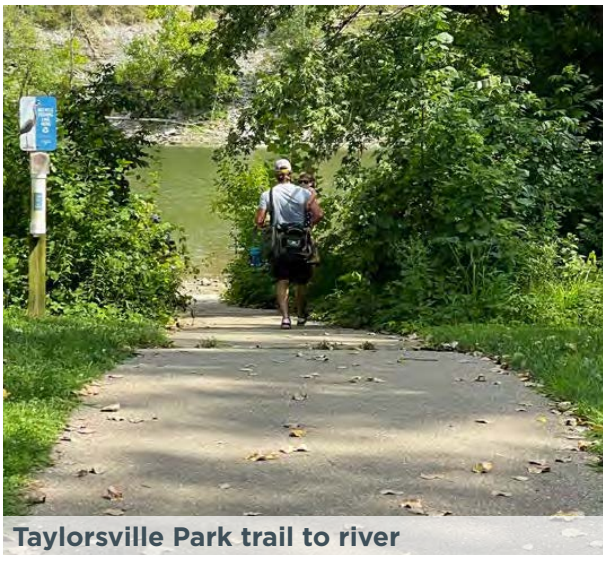
Elkhart, IN



Riverfront Center Location Map



Swamp Rabbit Trail, Greenville, SC



Taylorsville Park trail to river

REGIONAL COMMERCIAL

The Regional Commercial pattern encompasses the grouping of big box stores, chain restaurants, and national and regional employers that surround the Interstate 70 interchange at Old Troy Pike/Route 202.

The majority of these developments were built in the 1970s-80s and as their redevelopment becomes necessary, additional streets can be introduced and placemaking implemented to establish a walkable commercial center where a broader mix of uses are included.

ESSENTIAL ELEMENTS

- Large format commercial and out-lot retail
- Focus on maintaining and growing current tenants; broadening the mix of uses; additional street connectivity; and beautification.
- Encourage paving removal and parking lot redevelopment/reuse



Belmar, Lakewood, CO



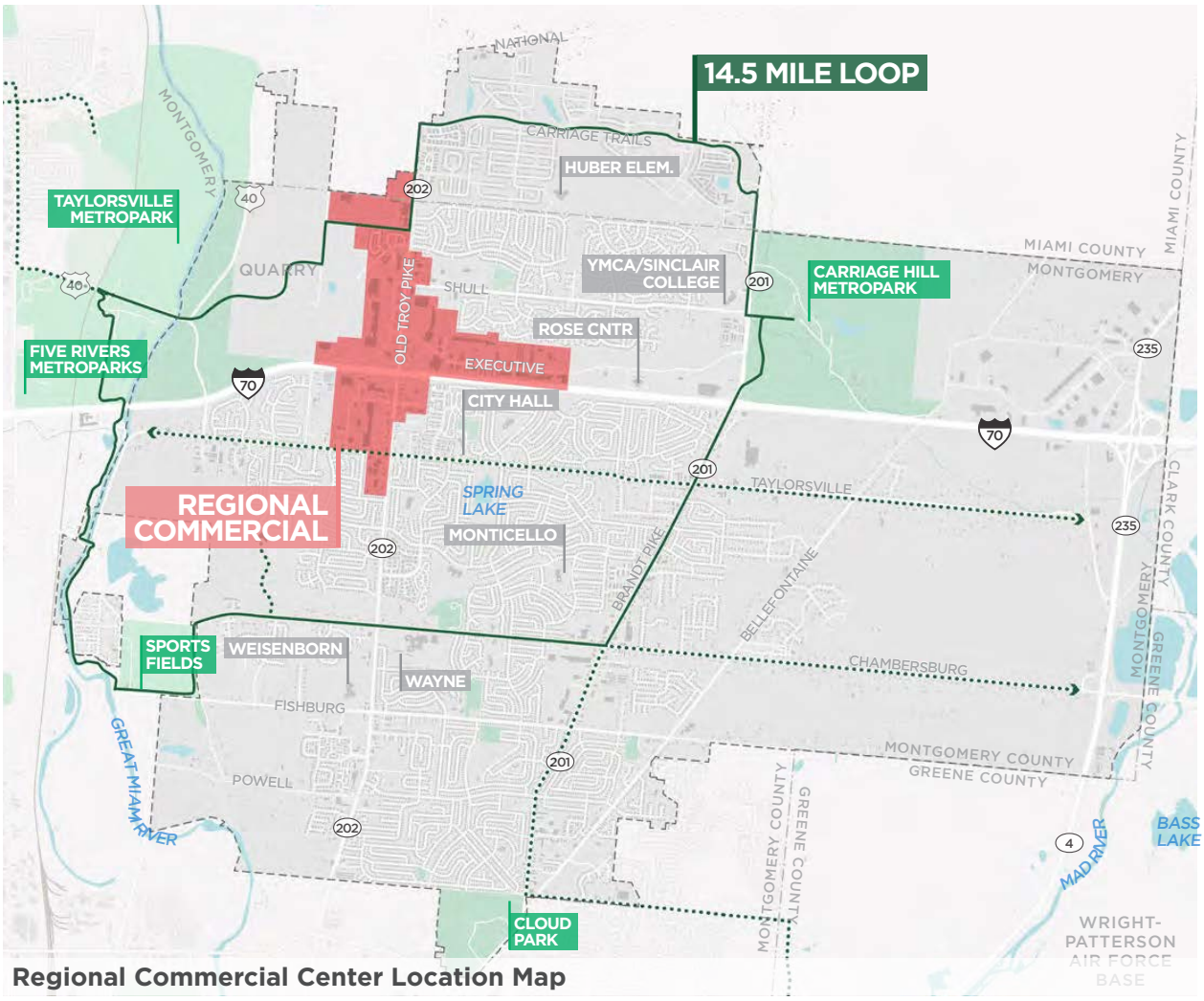
Liberty Center, Liberty Township, OH



Belmar, Lakewood, CO



Liberty Center, Liberty Township, OH



Regional Commercial Center Location Map



The Van Aken District, Shaker Heights, OH

NORTHTOWN

Located in the north-central area of the City, the Northtown pattern is most characterized by its detached, one to two-story homes. The area is bifurcated by the Miami and Montgomery county border which is made evident by the largely disconnected street network and 20-year difference in construction. The owner-occupied homes on the Montgomery county side were built during the 1980s while homes on the Miami side began during the 2000s and continue to see new development taking place, east of the Charles Huber Elementary School. This pattern is anticipated to grow beyond current City-limits, as shown in a lighter purple on the map.

ESSENTIAL ELEMENTS

- Late-century housing development
- For existing developments, focus on completing subdivisions and completing bike/pedestrian networks
- For new subdivisions, focus on bike/pedestrian infrastructure, external connections, streetscape, and setback garages



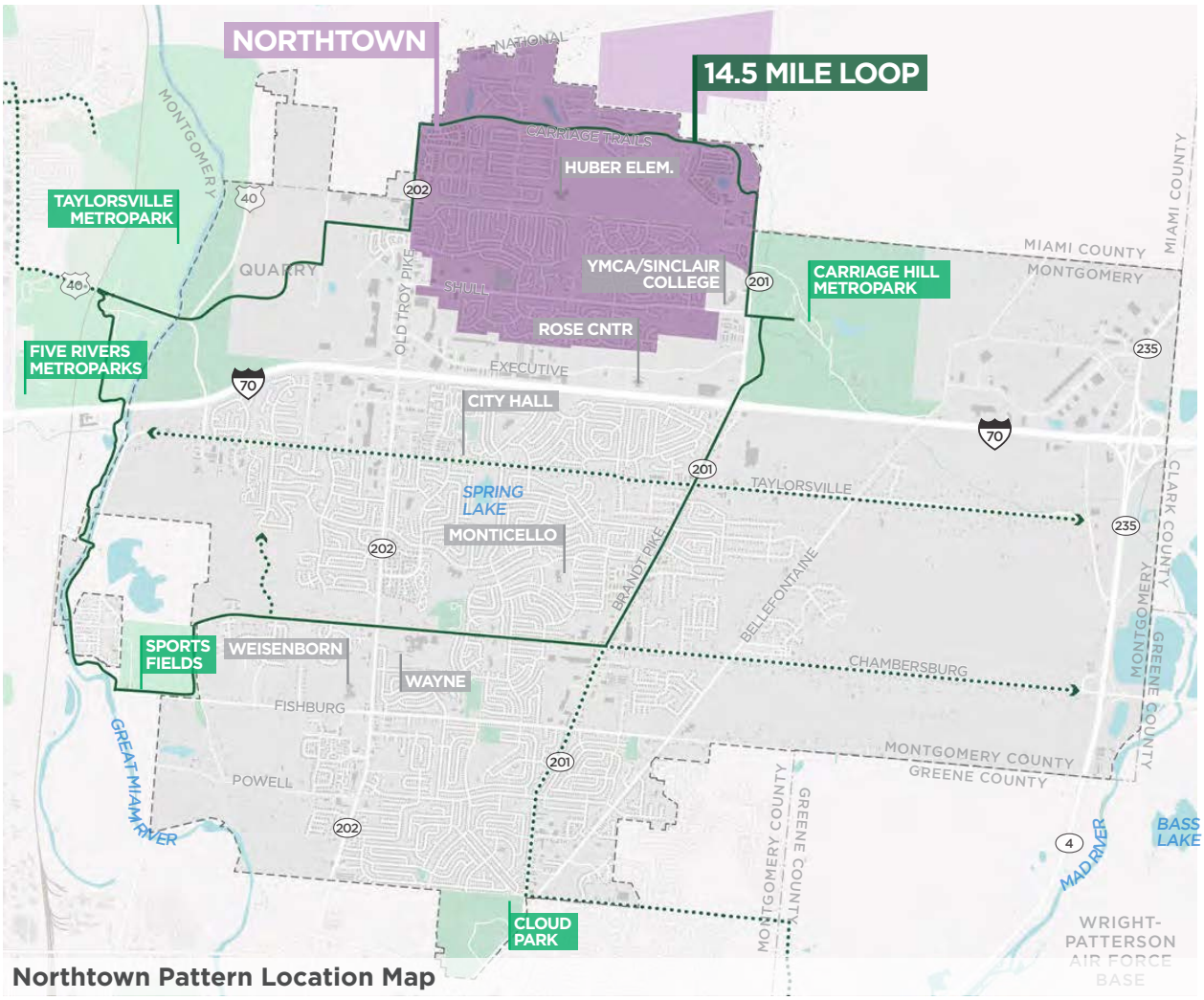
Norton Commons, Louisville, KY



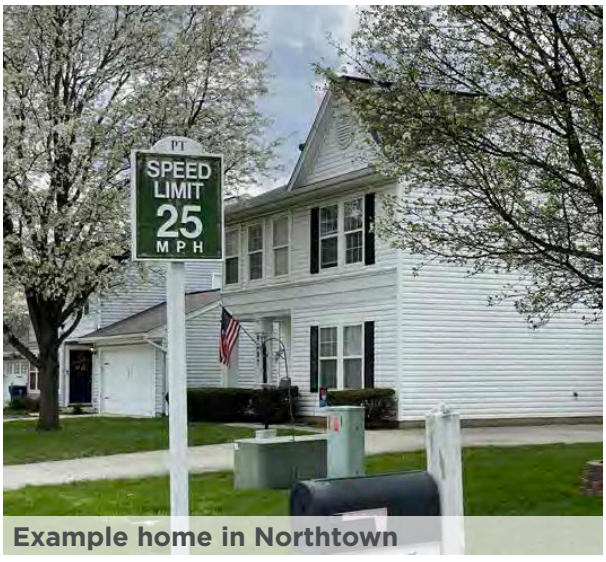
Evans Farm, Lewis Center, OH



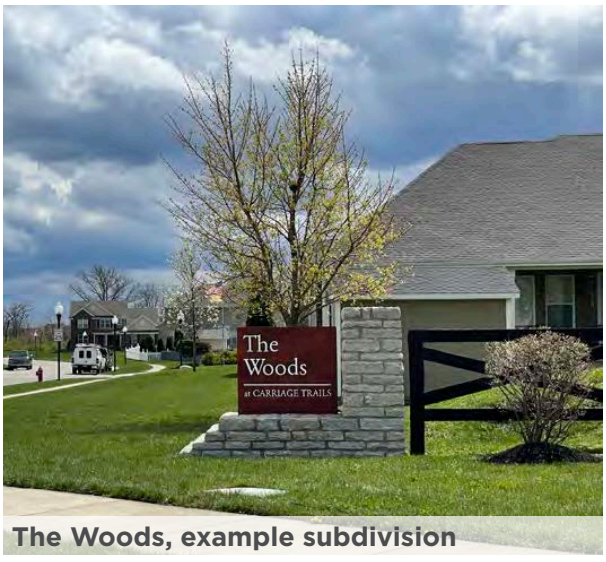
Evans Farm, Lewis Center, OH



Northtown Pattern Location Map



Example home in Northtown



The Woods, example subdivision

SOUTHTOWN

The Southtown pattern makes up the largest and most cohesive area in Huber Heights. Located south of Interstate 70, its character is driven by its residential neighborhoods, predominately detached, one and two-story brick homes. These homes are mostly original Huber Homes, including 1960s-era apartment complexes, as well as some later-built homes with matching aesthetic. Neighborhood-serving uses, like schools, parks, and small offices are located along collector streets.

Residential streets tend to be curvilinear and end in a cul-de-sac. As redevelopment and right-of-way allow, creating connections between streets would facilitate more direct mobility between neighborhoods and alleviate pressure from collector streets. To guide the next generation of neighborhood growth, targeted facade renovation grants, civic events, and marketing will need to be the focus.

ESSENTIAL ELEMENTS

- Mid-century brick homes and apartment complexes
- Focus on renovation, infill development, and incremental broadening of uses and housing types
- Continue to prioritize utility upgrades and expand focus on connectivity through street tree maintenance, sidewalks, placemaking, and traffic calming
- Expand homeowner reinvestment tools and incentives
- Broaden focus on marketing neighborhoods



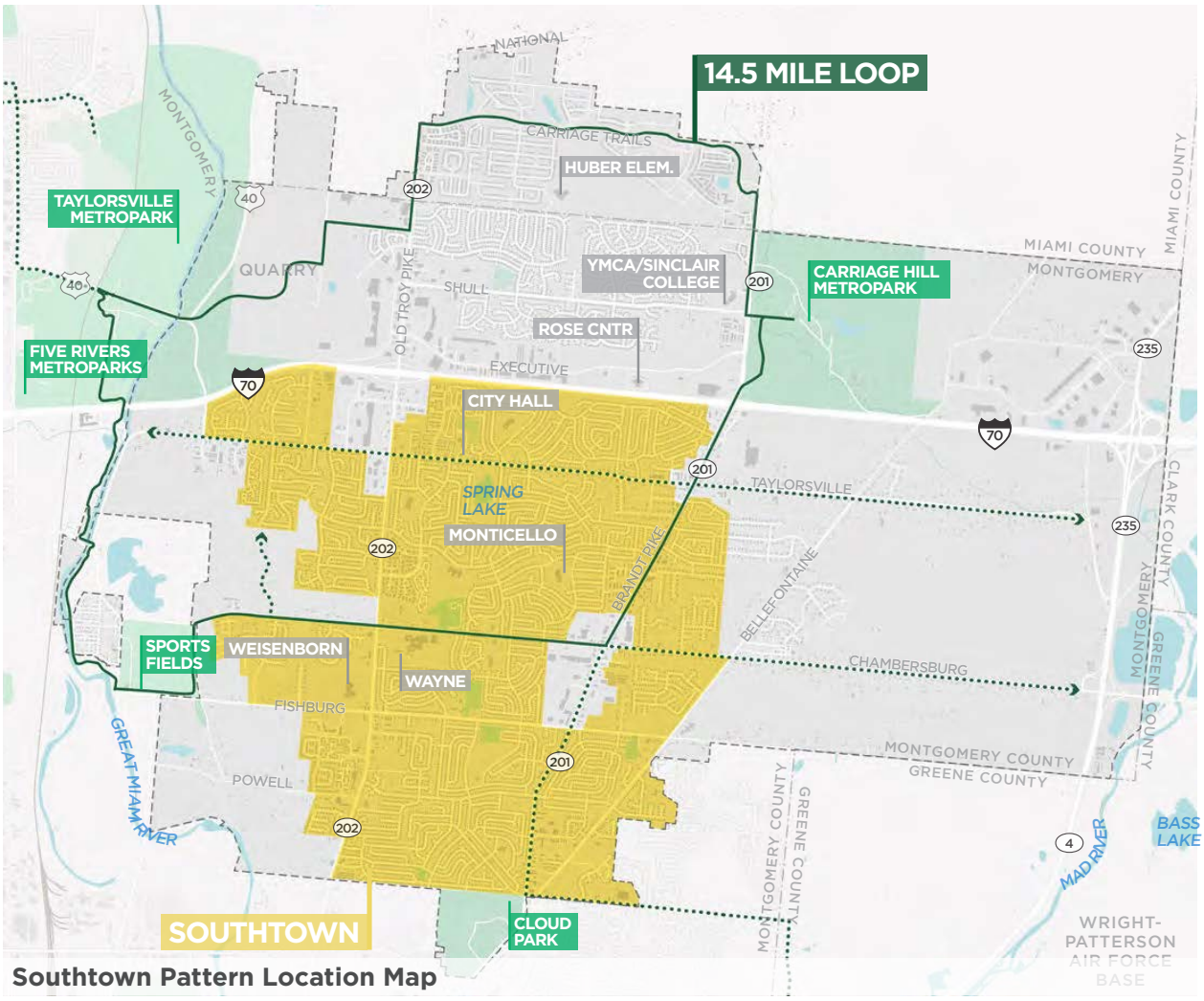
Kitty Hawk Dog Park



Monita Field Bike & Skate Park



Example apartments in Southtown



Southtown Pattern Location Map



Example home in Southtown



Example home in Southtown



Example street in Southtown

EAST VILLAGES

The East Villages development pattern is emerging along Bellefontaine Road between Taylorsville and Chambersburg roads. This area is currently made of a mix of rural-scale residential, agricultural uses, and wooded areas. New residential development is anticipated for undeveloped parcels.

Given the opportunity to build on large properties, new neighborhoods may be built in the form of traditional neighborhoods where blocks and streets are connected and a broad diversity of lot sizes are designed to meet many residential lifestyles and encourage walkability.

ESSENTIAL ELEMENTS

- Largely undeveloped land that will transition to new traditional neighborhood forms
- For new development focus should be on heightened innovation and quality; inter-connected streets, trails and green spaces; human-centered design; walkable density; and a mix of uses



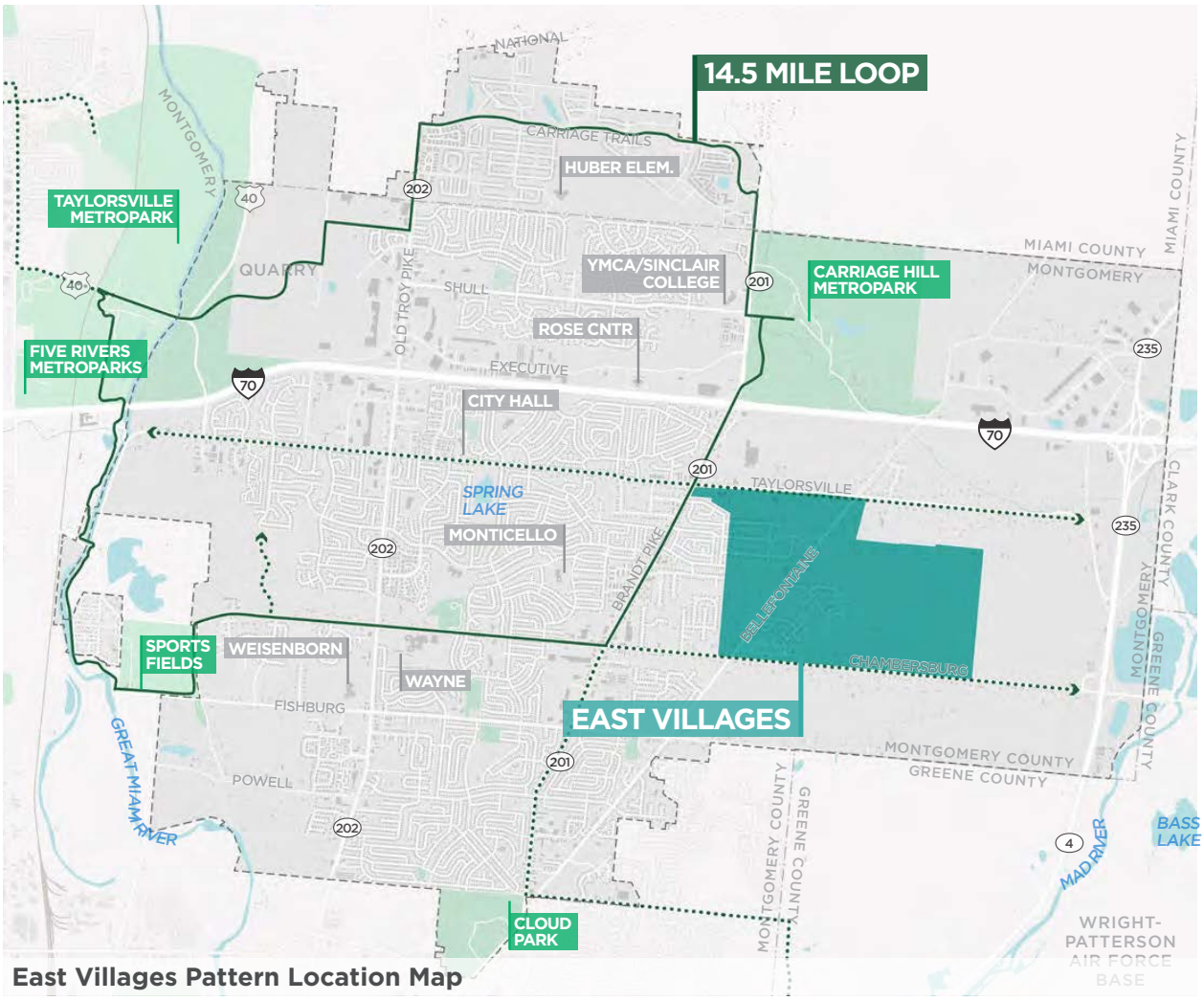
Wheeler District, OKC



Village of West Clay, Carmel, IN



Wheeler District, OKC



East Villages Pattern Location Map





Norton Commons, Louisville, KY



Inglenook, Zionsville, IN

ESTATES

The Estates development pattern recognizes the areas at the City's western and eastern edges that are more rural-scale residential, where lot sizes are more than an acre, and where significant new development is not envisioned.

ESSENTIAL ELEMENTS

- Slow growth, large lot (1 acre plus) residential
- Maintain and enhance semi-rural character with improvements to trail connectivity and intersection safety
- Allow for incremental, contextually relevant non-residential uses and amenities



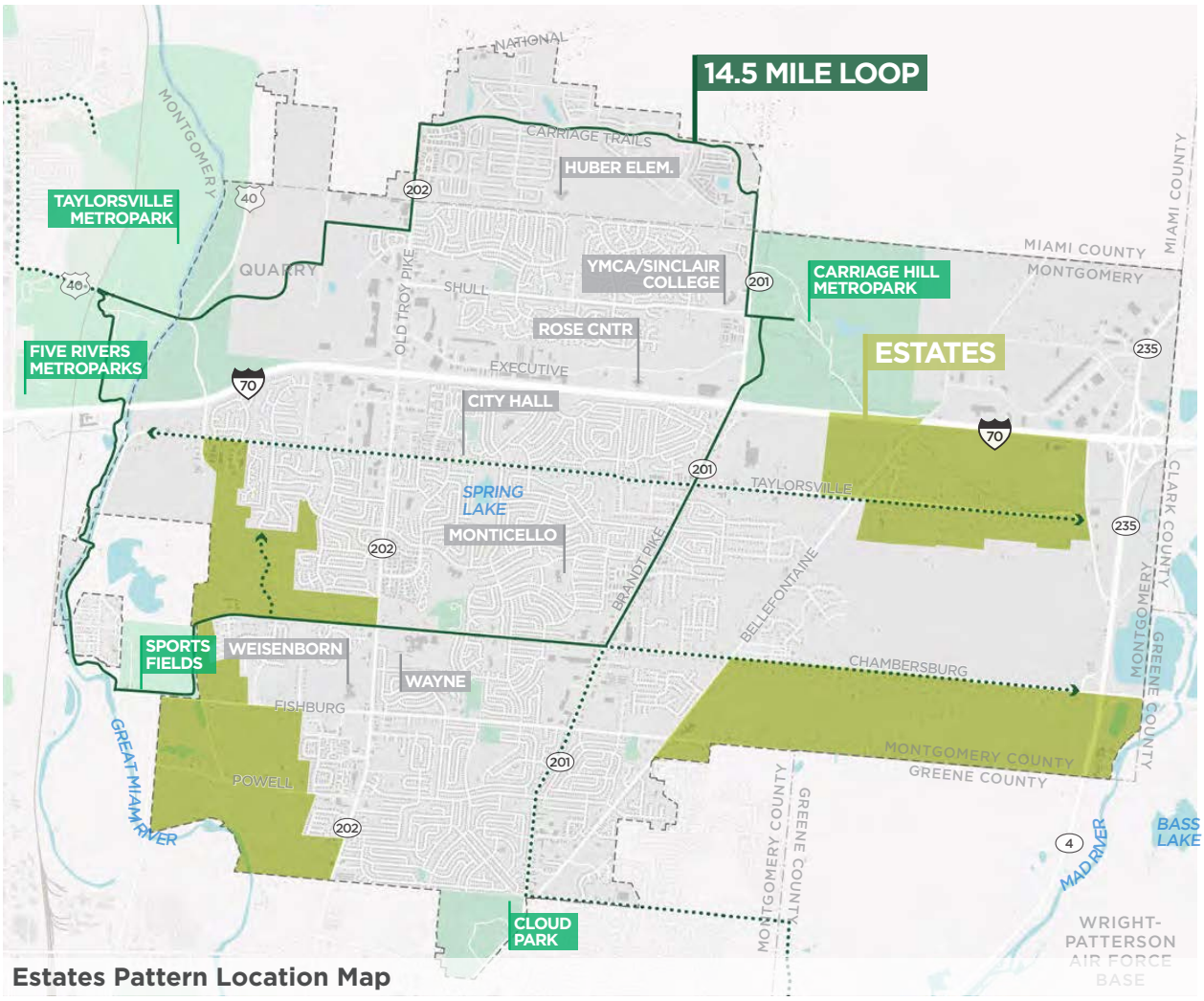
Example countryside inn



Example rural multi-use trail



Example rural multi-use trail



Estates Pattern Location Map



Example residential estate



Example residential estate

IMPLEMENTATION STEPS

To facilitate the meeting of the City's mobility goals, the following initiatives are recommended for the City to lead with particular emphasis on the first 36 months.

2-3 MONTHS

1 ADOPT COMPREHENSIVE PLAN

Marketing and broadcasting the Plan's adoption will launch implementation efforts.

- » Create web-based version of Plan
- » Create Spanish translation of the Plan
- » Proactively market new Comprehensive Plan Goals
- » Maintain social media and newsletter updates about Plan and growth

6-18 MONTHS

2 REFORM PLANNING & ZONING CODE

The City should modify current development standards to more easily allow the goals of this Plan to be met.

- » Foster transit supportive densities
- » Encourage a mix of housing types
- » Encourage a mix of uses
- » Decrease the overall number of residential districts
- » Eliminate barriers to density
- » Expand homeowner choices
- » Make traditional neighborhood development the default
- » Reduce reliance on zoning variances and Planned Unit Developments (PUDs)

Click here to visit the full Implementation Matrix

12-24 MONTHS

3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES

Aligning development incentive tools and policies will ensure all efforts are pointed in the same direction for maximum effect.

- » Encourage adaptive reuse and home renovation
- » Encourage development on infill sites already within public service areas
- » Encourage transit-supportive and amenity-oriented development
- » Attract employees and companies from technology sectors

18-24 MONTHS

4 UPDATE CITY BRAND

Aligning development incentive tools and policies will ensure all efforts are pointed in the same direction for maximum effect.

- » Modify brand to align to this Plan
- » Activate new brand

IMPLEMENTATION STEPS

CONTINUED

18-24 MONTHS

5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES

Detailing specific plans and strategies for high-priority areas of the city are critical for successful implementation of the Plan

- » Chambersburg and Brandt
- » The Heights
- » The Work Center
- » The Riverfront

EVERY 2-3 YEARS

7 UPDATE THIS PLAN

This Plan is a living document that should be regularly updated to reflect new opportunities.

- » Amend or update this Plan

24-48 MONTHS

6 EXPAND STAFF RESOURCES & CAPACITY

Proactively shaping and guiding growth requires sufficient staff capacity and expertise.

- » Expand community engagement city-wide
- » Coordinate planning and development resources
- » Broaden marketing efforts
- » Participate in regional economic development forums
- » Expand innovation in government services
- » Foster creation of growth organization(s)



Ignite the Heights | The Barn at The Heights

IMPLEMENTATION MATRIX

Click here to visit the live Implementation Matrix

1 MOBILITY PLAN

9-12 MONTHS

1.1 UPDATE LOCAL MOBILITY POLICIES

1.1.1 ADOPT STREET NETWORK MAP & TYPICAL SECTIONS

DESCRIPTION
Use this Plan to set new standards for street alignments and cross sections

GOAL
Better distribute traffic by mode, route, and time of day

WHY
Ensures that the maintenance of existing streets and creation of new streets promotes the goals and objectives of this Plan.

BY 2035 HUBER HEIGHTS WILL...
have new and reconstructed streets that meet or exceed the standards

1.1.2 UPDATE SUBDIVISION REGULATIONS

DESCRIPTION
Incorporate new street standards, increased street tree requirements, and street and trail connectivity expectations.

GOAL
Support multi-modal access

WHY
Ensures that new local streets built by developers as part of new development meet the City standard and enhance the level of safe connectivity to surrounding neighborhoods.

BY 2035 HUBER HEIGHTS WILL...
have streets in new subdivisions meet or exceed new standard and are connected internally and externally

1.1.3 ELIMINATE OR REDUCE PARKING MINIMUMS

DESCRIPTION
Lower or remove altogether parking minimums by use in the zoning ordinance

GOAL
Encourage walkable density

WHY
Overly prescribed parking inhibits affordability, walkability, environmental sustainability, and induces increased volumes of traffic.

BY 2035 HUBER HEIGHTS WILL...
have relatively fewer parking lots

CONTINUED ON NEXT PAGE

9-12 MONTHS

1 MOBILITY PLAN

1.1 UPDATE LOCAL MOBILITY POLICIES

1.1.4 PROMOTE INFILL DEVELOPMENT

DESCRIPTION
Encourage new development on previously or under developed sites to reduce demands on an expanded street network

GOAL
Encourage walkable density

WHY
Development on sites close to amenities and existing services reduces unnecessary length and volume of car trips required to serve new development.

BY 2035 HUBER HEIGHTS WILL...
have relatively fewer vacant lots and see an increase in the redevelopment of underdeveloped sites

1.1.5 SUPPORT TRAFFIC CALMING

DESCRIPTION
Encourage and support resident-led traffic calming measures to discourage cut-through and speeding traffic on neighborhood streets

GOAL
Encourage human-centered innovation

WHY
As both traffic and connectivity increase in the short term, so will cut through neighborhood traffic. Sanctioned resident-led traffic calming both reduces the speed of these legal uses of the street and sparks creative innovation and beautification within the street.

BY 2035 HUBER HEIGHTS WILL...
experience less speeding on neighborhood streets

1.1.6 INTRODUCE EBIKE INCENTIVE

DESCRIPTION
Provide a credit to residents for the purchase of an eBike

GOAL
Lower household annual transportation cost

WHY
eBikes are one of the fastest growing transportation technologies on the market. A modest incentive program helps bridge the current affordability and infrastructure gap that will shrink overtime as the user base becomes more established and the infrastructure becomes more fully developed.

BY 2035 HUBER HEIGHTS WILL...
have 2% of local trips will be made by bicycle

CONTINUED ON NEXT PAGE

9-12 MONTHS

1 MOBILITY PLAN

1.1 UPDATE LOCAL MOBILITY POLICIES

1.1.7 EXPAND CHARGING STATION AVAILABILITY

DESCRIPTION
Promote increased presence of electric vehicle charging stations and shift City fleets to electric-powered vehicles

GOAL
Lower household annual transportation cost

WHY
Electric vehicle adoption is accelerating and will likely continue to in the future. Car charging stations will ensure adequate infrastructure is in place to meet demand and reduce the length of trips necessary to meet charging needs.

BY 2035 HUBER HEIGHTS WILL...
meet the public's electrical fleet recharging needs and have a 100% fully electric fleet of municipal vehicles

1.1.8 IMPLEMENT ACCESS MANAGEMENT

DESCRIPTION
Reduce the number of curb cuts that interrupt traffic and pedestrian flow along arterials and major collectors

GOAL
Better distribute traffic by mode, route, and time of day

WHY
Too many driveways and curb cuts interfere with roadway traffic flow while disrupting and imperiling safe pedestrian and bicycle traffic. The use of side streets, alleys and connected parking lots coupled with removing duplicative entries off primary streets will improve safe access and mobility for all.

BY 2035 HUBER HEIGHTS WILL...
will have no net new curb cuts along arterials and major collectors as well as see a net reduction of curb cuts and driveways along The Loop alignment

CONTINUED ON NEXT PAGE

12-24 MONTHS

1 MOBILITY PLAN

1.2 ALIGN STREET + TRAIL DESIGN STANDARDS WITH STATE & NATIONAL BEST PRACTICES

1.2.1 JOIN NACTO

DESCRIPTION
Become a National Association of City Transportation Officials (NACTO) member and its utilize design standards for future street and trail design projects

GOAL
Set a new standard for multi-modal infrastructure

WHY
NACTO is the leading voice on affordable, safe and equitable street design. Alignment with its guidance improves streets and attracts innovation in doing so.

BY 2035 HUBER HEIGHTS WILL...
be known for its human-centered street designs.

1.2.2 INCORPORATE ODOT MULTI-MODAL DESIGN GUIDE (MDG)

DESCRIPTION
Use MDG to supplement NACTO standards in new projects, as appropriate

GOAL
Set a new standard for multi-modal infrastructure

WHY
Use of the Ohio Department of Transportation's MDG will ensure alignment with statewide best practices and possible increase project visibility to state and federal funding programs.

BY 2035 HUBER HEIGHTS WILL...
be known for its human-centered street designs.

1.2.3 INCORPORATE VISIONZERO GOALS & OBJECTIVES

DESCRIPTION
Pursue and adopt policies that are in line with VisionZero and explore becoming a VisionZero member City

GOAL
Encourage human-centered innovation

WHY
VisionZero alignment and prioritization will help ensure that active steps are being made to reduce or eliminate fatal car crashes.

BY 2035 HUBER HEIGHTS WILL...
have multiple years of zero traffic or pedestrian fatalities

CONTINUED ON NEXT PAGE

12-24 MONTHS

1 MOBILITY PLAN

1.2 ALIGN STREET + TRAIL DESIGN STANDARDS WITH STATE & NATIONAL BEST PRACTICES

1.2.4 INCORPORATE SAFE ROUTES TO SCHOOL BEST PRACTICES

DESCRIPTION
Prioritize school access safety projects in the future

GOAL
Lower household annual transportation cost

WHY
Neighborhoods where it is safe to walk to school make it safer for all users of the street, reduce reliance on expensive bus services, and can improve health of kids through increased physical activity.

BY 2035 HUBER HEIGHTS WILL...
have reduced demand for school busing and every student will have the option of walking or bicycling to school

24-36 MONTHS

1.3 CREATE LOOP MASTER PLAN

1.3.1 CREATE LOOP MASTER PLAN

DESCRIPTION
Work in collaboration with Five Rivers MetroParks to master plan the Huber Heights Loop, develop an implementation schedule, and pursue detailed design and funding for the first leg(s) of Loop

GOAL
Set a new standard for multi-modal infrastructure

WHY
The Loop will create nearly universal access to the Stillwater Recreational Trail and beyond; will act as a powerful development driver through trail-oriented development; improve recreational offerings; and provide enhanced access to most of the City's amenities.

BY 2035 HUBER HEIGHTS WILL...
have opened the Loop for use and see increased user traffic every year of operation

1.3.2 VACATE OLD SHULL ROAD

DESCRIPTION
Vacate former road within Carriage Hills MetroPark and transition it to a multi-modal trail

GOAL
Support multi-modal access

WHY
The popularity and use of Carriage Hills MetroPark will increase by providing a new trail connection and City maintenance burdens eased through the removal of an unused street.

BY 2035 HUBER HEIGHTS WILL...
have successfully transformed the former road into a trail

CONTINUED ON NEXT PAGE

36-60 MONTHS

1 MOBILITY PLAN

1.4 CREATE MULTI-MODAL PLANNING COORDINATOR STAFF POSITION

1.3.1 CREATE NEW STAFF POSITION

DESCRIPTION
Create dedicated full-time position that will facilitate the planning, design, and maintenance of multi-modal infrastructure in the City

GOAL
Set a new standard for multi-modal infrastructure

WHY
The development of new infrastructure requires dedicated, energetic, and experienced staff leadership to guide the design, implementation, and management of new facilities to meet this Plan's goals and objectives.

BY 2035 HUBER HEIGHTS WILL...
spend less on transportation than the average Ohioan

1.3.2 IMPROVE TRANSIT ALONG PRIORITY ROUTES

DESCRIPTION
Work with area employers and the Regional Transit Authority (RTA) to improve the experience of transit ridership along key routes and market the improved service

GOAL
Better distribute traffic by mode, route, and time of day

WHY
Along with supporting transit-supportive development densities, improving the experience and brand of transit ridership can provide elevated levels of service, increased access, and reduce unnecessary car trips.

BY 2035 HUBER HEIGHTS WILL...
see a 5 percent increase in transit ridership

CONTINUED ON NEXT PAGE

36-60 MONTHS

1 MOBILITY PLAN

1.4 CREATE MULTI-MODAL PLANNING COORDINATOR STAFF POSITION

1.3.3 DEVELOP PUBLIC-PRIVATE PARTNERSHIPS TO IMPROVE MOBILITY & LOGISTICS

DESCRIPTION
Explore public/private partnerships to test new technologies in government services, mobility, and logistics handling through pilot projects, targeted investments in adaptive smart technologies, and data reporting within the public domain

GOAL
Encourage human-centered innovation

WHY
Innovation happening in the public domain can be a powerful driver of new technologies and company growth that will attract investment in Huber Heights while providing new and improved levels of service, safety, and reliability in City streets and public spaces.

BY 2035 HUBER HEIGHTS WILL...
have piloted at least three new technologies in the public domain

2 DEVELOPMENT PLAN

2-3 MONTHS

2.1 ADOPT COMPREHENSIVE PLAN

2.1.1 CREATE WEB-BASED VERSION OF PLAN

DESCRIPTION
Create adaptive web version of the Plan that may be easily referenced on a variety of platforms

GOAL
Encourage human-centered innovation

WHY
Maximize ability to maintain an updated Plan with reduced printing expenses and increased public access.

BY 2035 HUBER HEIGHTS WILL...
experience a decreased need for printed copies of the Plan

2.1.2 CREATE SPANISH & RUSSIAN TRANSLATIONS OF THE PLAN

DESCRIPTION
Expand access to the Plan by creating versions in other languages common to Huber Heights

GOAL
Encourage human-centered innovation

WHY
Expanded access to this Plan will maximize opportunities for innovation and entrepreneurship while improving quality of life for all.

BY 2035 HUBER HEIGHTS WILL...
have more engagement in community growth and planning by non-English speaking members of the community

2.1.3 PROACTIVELY MARKET NEW COMPREHENSIVE PLAN GOALS

DESCRIPTION
Share new opportunities described in the Plan in regional and national economic development forums

GOAL
Focus on talent attraction/retention

WHY
Reinforcing the City's clarity, leadership, and sophistication around growth to the market increases its visibility to potential partners.

BY 2035 HUBER HEIGHTS WILL...
be a cornerstone in the regional economy

CONTINUED ON NEXT PAGE

2 DEVELOPMENT PLAN

2-3 MONTHS

2.1 ADOPT COMPREHENSIVE PLAN

2.1.4 MAINTAIN SOCIAL MEDIA & NEWSLETTER UPDATES ABOUT THE PLAN & GROWTH

DESCRIPTION
Proactively market and socialize the Plan's successes, new growth, and quality of life improvements

GOAL
Focus on talent attraction/retention

WHY
Growth and improvements to quality of life should be celebrated by all and can provide active marketing to returning and future residents and businesses when making location decisions.

BY 2035 HUBER HEIGHTS WILL...
have an active and growing social media presence with increased levels of regular engagement

6-18 MONTHS

2.2 REFORM PLANNING & ZONING CODE

2.2.1 FOSTER TRANSIT SUPPORTIVE DENSITIES

DESCRIPTION
Improve viability of transit and walkable infrastructure by allowing higher densities (7-50 du/ac) along transit routes, the Loop, and in identified centers

GOAL
Encourage walkable density

WHY
Adequate return on investment is critical to the City's continued financial sustainability.

BY 2035 HUBER HEIGHTS WILL...
have developed hundreds of new housing units adjacent to transit stops and The Loop

2.2.2 ENCOURAGE A MIX OF HOUSING TYPES

DESCRIPTION
Allow for a broad set of housing types, particularly within walking distance of schools, employment, retail, and parks

GOAL
Encourage walkable density

WHY
Increased housing mix attracts a broader swath of the market, retains long term households, and expands access to younger generations.

BY 2035 HUBER HEIGHTS WILL...
have a more diverse and more mixed housing stock

CONTINUED ON NEXT PAGE

6-18 MONTHS

2 DEVELOPMENT PLAN

2.2 REFORM PLANNING & ZONING CODE

2.2.3 ENCOURAGE A MIX OF USES

DESCRIPTION
Allow broader and more flexible use categories with greater mixing permitted between commercial, light manufacturing, institutional, recreational, and residential uses

GOAL
Allow people to live closer to jobs and amenities

WHY
Mixing uses provides more market flexibility, increased proximity to amenities, and increased walkability.

BY 2035 HUBER HEIGHTS WILL...
have an overall WalkScore (or its equivalent) of 40 or greater and bike score of 60 or greater

2.2.4 DECREASE THE OVERALL NUMBER OF RESIDENTIAL DISTRICTS

DESCRIPTION
Reduce and simplify residential zoning districts to maximize the mixing of housing types across the City

GOAL
Expand housing options

WHY
Too many residential zoning districts prohibit mixing of housing types within the same neighborhood.

BY 2035 HUBER HEIGHTS WILL...
see increased fluidity in the types of houses constructed in most if not all areas of the City

2.2.5 ELIMINATE BARRIERS TO DENSITY

DESCRIPTION
Reduce or eliminate minimum lot sizes, unit sizes, and parking minimums

GOAL
Encourage walkable density

WHY
Minimums are overly duplicative to building codes and arbitrarily reduce market responsiveness.

BY 2035 HUBER HEIGHTS WILL...
see moderate increase in high quality market-based housing development

CONTINUED ON NEXT PAGE

6-18 MONTHS

2 DEVELOPMENT PLAN

2.2 REFORM PLANNING & ZONING CODE

2.2.6 EXPAND HOMEOWNER CHOICES

DESCRIPTION
Establish a universal by right allowance for accessory dwelling units (ADUs) and most home-based businesses

GOAL
Expand housing options

WHY
Expanding homeowner choice allows for broader meeting of housing needs, income opportunities, and expands range and proximity of housing options and services.

BY 2035 HUBER HEIGHTS WILL...
broaden homeowners' potential income streams

2.2.7 MAKE TRADITIONAL NEIGHBORHOOD DEVELOPMENT THE DEFAULT

DESCRIPTION
Establish new form-based standards for development that encourage safe, walkable, and human-scaled buildings fronting streets and public spaces

GOAL
Encourage walkable density

WHY
Achieving the goals of this plan will require significant effort by the private sector if codes and regulations are not modified to align with this Plan.

BY 2035 HUBER HEIGHTS WILL...
have an established, user-friendly, and market-responsive development code that raises the bar for builder quality and innovation

CONTINUED ON NEXT PAGE

2 DEVELOPMENT PLAN

6-18 MONTHS

2.2 REFORM PLANNING & ZONING CODE

2.2.8 REDUCE RELIANCE ON ZONING VARIANCES & PLANNED UNIT DEVELOPMENTS (PUDS)

DESCRIPTION
Revise zoning such that City staff may approve the majority of development and site plan proposals with clear, achievable development and subdivision standards while reserving the types of applications that require actions by Planning Commission and/or City Council for the most unique of cases.

GOAL
Focus on talent attraction/retention

WHY
A revised planning and development approval process can reduce regulatory risk, incentivize quality, and minimize administrative burdens associated with regular zoning variances and Planned Unit Developments.

BY 2035 HUBER HEIGHTS WILL...
will have seen a reduction in the number of variances requested

12-24 MONTHS

2.3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES

2.3.1 ENCOURAGE ADAPTIVE REUSE & HOME RENOVATION

DESCRIPTION
Promote existing public financing tools and fill gaps in programs to incentivize home renovation and the reuse of existing buildings

GOAL
Focus on talent attraction/retention

WHY
Maintaining the existing housing stock is the most affordable way to preserve and grow property values and protect neighborhoods from stagnation or decline. Older neighborhoods with a significant fixed-income population often require modest assistance in making home repairs that public financing can support.

BY 2035 HUBER HEIGHTS WILL...
will have successfully transitioned older parts of the City to the next generation of homeowners and residents

CONTINUED ON NEXT PAGE

12-24 MONTHS

2 DEVELOPMENT PLAN

2.3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES

2.3.2 ENCOURAGE DEVELOPMENT ON INFILL SITES ALREADY WITHIN PUBLIC SERVICE AREAS

DESCRIPTION
Reduce financing and site plan approval barriers to development on infill sites already served by infrastructure

GOAL
Encourage walkable density

WHY
Developing on already serviced sites are the best way to increase walkability and make smart use of public resources. These sites often face hurdles and complexities that new sites do not face. Streamlined approvals and access to predictable incentives can bridge the gap that these sites face.

BY 2035 HUBER HEIGHTS WILL...
have relatively fewer vacant lots and see an increase in the redevelopment of underdeveloped sites

2.3.3 ENCOURAGE TRANSIT-SUPPORTIVE & AMENITY-ORIENTED DEVELOPMENT

DESCRIPTION
Incentivize growth along transit routes, future trail alignments, and adjacent to amenities such as parks, schools, recreation centers, and community centers

GOAL
Allow people to live closer to jobs and amenities

WHY
Reaping the value of and sustaining the access to the City's best shared amenities can best be achieved through modest increases to the development that may occur around them.

BY 2035 HUBER HEIGHTS WILL...
have developed hundreds of new housing units adjacent to transit stops, The Loop, and clustered in centers

CONTINUED ON NEXT PAGE

2 DEVELOPMENT PLAN

12-24 MONTHS

2.3 ALIGN INCENTIVES, FEE, & INFRASTRUCTURE PRIORITIES

2.3.4 ATTRACT EMPLOYEES & COMPANIES FROM TECHNOLOGY SECTORS

DESCRIPTION
Provide cash incentives for Work From Anywhere employees and companies to establish themselves in Huber Heights

GOAL
Focus on talent attraction/retention

WHY
Huber Heights currently flies under the radar of workers who can work from anywhere. A modest, restricted cash incentive to move to the City not only improves the tax base in the short term but, as new talent puts roots down, often leads to new companies being formed in the City.

BY 2035 HUBER HEIGHTS WILL...
see an increase of new companies founded and based in Huber Heights

18-24 MONTHS

2.4 UPDATE CITY BRAND

2.4.1 MODIFY BRAND TO ALIGN TO THIS PLAN

DESCRIPTION
Modify look, feel, and messaging of City Brand to communicate the objectives outlined in this Plan

GOAL
Focus on talent attraction/retention

WHY
The vision and drive of Huber Heights is hidden behind the current brand. A refreshed brand can power the City's marketing and communication efforts locally and further afield.

BY 2035 HUBER HEIGHTS WILL...
be known as a well understood by its quality of life, amenities, and growing economy

CONTINUED ON NEXT PAGE

2 DEVELOPMENT PLAN

18-24 MONTHS

2.4 UPDATE CITY BRAND

2.4.2 ACTIVATE NEW BRAND

DESCRIPTION
Create and deploy a consistent multi-channel activation of the new brand via events, social media, signage, and print media that focuses on current and aspirational Huber Heights lifestyles and amenities

GOAL
Focus on talent attraction/retention

WHY
A brand should be an active tool that gets experienced not just seen. Activating the brand in such a way can be an effective tool to attract visitors, new businesses, and new residents.

BY 2035 HUBER HEIGHTS WILL...
see earnings growth outpace inflation

18-24 MONTHS

2.5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES

2.5.1 CHAMBERSBURG & BRANDT

DESCRIPTION
Update Brandt Pike Revitalization Plan and implementation strategy

GOAL
Focus growth in clusters

WHY
A lot has been accomplished since the Revitalization Plan was completed. An updated plan that stands on the shoulders of these successes and pairs expanded implementation tools with it can shape the next phases of growth.

BY 2035 HUBER HEIGHTS WILL...
have substantially redeveloped and grown this center

CONTINUED ON NEXT PAGE

18-24 MONTHS

2 DEVELOPMENT PLAN

2.5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES

2.5.2 THE HEIGHTS

DESCRIPTION
Create a mixed-use, entertainment-anchored district master plan and implementation strategy for The Heights

GOAL
Focus growth in clusters

WHY
Current development of The Heights has been limited by a variety of factors. A cohesive, multi-site development and infrastructure plan will create a unified vision, help attract development partners, and ensure that as the district grows it can hold together as a walkable environment.

BY 2035 HUBER HEIGHTS WILL...
have successfully created an evening and weekend destination that is active every week of the year

2.5.3 THE WORK CENTER

DESCRIPTION
Work with developers, property owners, and existing companies to create a coordinated infrastructure and development master plan

GOAL
Focus growth in clusters

WHY
Supporting and proactively shaping current development interest can maximize public benefit and increase flexibility to be nimble to evolving markets.

BY 2035 HUBER HEIGHTS WILL...
have successfully built out the infrastructure to support a diversified and densified employment base

CONTINUED ON NEXT PAGE

2 DEVELOPMENT PLAN

18-24 MONTHS

2.5 UPDATE OR CREATE NEW SUB AREA PLANS & STRATEGIES

2.5.4 THE RIVERFRONT

DESCRIPTION
Engagement with current property owners about neighborhood development, new infrastructure, land uses, park planning, and flood mitigation strategies to prepare a small area plan in coordination with the Loop Master Plan

GOAL
Focus growth in clusters

WHY
The riverfront has significant untapped potential that will only increase with the coming of The Loop. Proactive planning will ensure that the community maximizes its return on investment and effectively transition current uses where necessary.

BY 2035 HUBER HEIGHTS WILL...
have created a transition plan for the riverfront, expanded trail access to the rest of the City, and successfully initiated redevelopment

24-48 MONTHS

2.6 EXPAND STAFF RESOURCES & CAPACITY

2.6.1 EXPAND COMMUNITY ENGAGEMENT CITY-WIDE

DESCRIPTION
Regular engagement with communities on and offline about events, growth, and planning for new development

GOAL
Encourage human-centered innovation

WHY
Proactive and sustained engagement about community growth issues will raise the bar for what is possible and be smart about how and where input on new development is collected to make sure that growth can continue while mitigating its impacts where practical.

BY 2035 HUBER HEIGHTS WILL...
have a more engaged citizenry that is proactively informed about the merits of high quality development and elevating the quality of the built environment

CONTINUED ON NEXT PAGE

24-48 MONTHS

2 DEVELOPMENT PLAN

2.6 EXPAND STAFF RESOURCES & CAPACITY

2.6.2 COORDINATE PLANNING & DEVELOPMENT RESOURCES

DESCRIPTION
Align staffing and planning resources to managing the essential elements of development pattern areas as well as to facilitate planning and implementation of clustered Center development

GOAL
Focus growth in clusters

WHY
A growing suburb that in the future will see as much redevelopment as it will growth at its edges requires increased professional staff capacity to manage and shape that growth in an equitable manner that ensures a sustained return on these investments.

BY 2035 HUBER HEIGHTS WILL...
have an active and experienced staff with sufficient capacity to proactively recruit, shape, and manage growth

2.6.3 BROADEN MARKETING EFFORTS

DESCRIPTION
Expand regional marketing and storytelling about Huber Heights

GOAL
Focus on talent attraction/retention

WHY
With a new Plan and brand in tow, doubling down on regional marketing can help attract visitors and new growth that can, in turn, attract and sustain new amenities and investment in the City.

BY 2035 HUBER HEIGHTS WILL...
be visible regionally across platforms and media with an actively interpreted history and bold future-oriented identity

2.6.4 PARTICIPATE IN REGIONAL ECONOMIC DEVELOPMENT FORUMS

DESCRIPTION
Expand and regularize presence in regional economic development forums

GOAL
Focus on talent attraction/retention

WHY
A predictable and proactive seat at regional economic development tables will allow Huber Heights to help shape the regional agenda, stay ahead of regional trends, be informed on new development possibilities that fit the City's vision, and avail itself to new partnerships.

BY 2035 HUBER HEIGHTS WILL...
be an active member and leader in regional economic development organizations

CONTINUED ON NEXT PAGE

2 DEVELOPMENT PLAN

24-48 MONTHS

2.6 EXPAND STAFF RESOURCES & CAPACITY

2.6.5 EXPAND INNOVATION IN GOVERNMENT SERVICES

DESCRIPTION
Increase research, development, and piloting of new or updated government services in collaboration with partner agencies and organizations

GOAL
Encourage human-centered innovation

WHY
A growing City places increased demands on government processes and services. Leveraging those needs into attracting new innovation in technologies and service methods will create a sustained market for new talent and firms to root themselves in the community. It will also establish the City as a regional leader and innovator, which will further attract organizations that want to be part of that value set.

BY 2035 HUBER HEIGHTS WILL...
have established one or more civic innovation partnerships

2.6.6 FOSTER CREATION OF GROWTH ORGANIZATION(S)

DESCRIPTION
Facilitate the establishment of a of place-based growth organization first in the Brandt Revitalization Area and explore similar organizational structure(s) in other priority centers

GOAL
Focus growth in clusters

WHY
Huber Heights has a diverse set of needs geographically that are difficult to manage centrally. Place-based organizations that are focused on the needs of one specific district can proactively shape and attract growth; recruit new amenities and retailers; and manage impacts to the existing community.

BY 2035 HUBER HEIGHTS WILL...
have established and sustained one community growth organization as a successful model to be utilized elsewhere in the City

CONTINUED ON NEXT PAGE

2-3 YEARS

2 DEVELOPMENT PLAN

2.7 UPDATE THIS PLAN

2.7.1 AMEND OR UPDATE THIS PLAN

DESCRIPTION
Periodically amend this Plan with new updates and completely update it by 2035

GOAL
Encourage human-centered innovation

WHY
Institutionalize implementation accountability, be nimble to solving unanticipated problems, and be responsive to new opportunities for growth.

BY 2035 HUBER HEIGHTS WILL...
Replace this Plan with a new Comprehensive Plan



APPENDIX

Click here to visit the Appendix Folder

1. Engagement Plan
2. Summary of Understanding and Emerging Scenarios
3. Draft Comprehensive Plan Video Presentation
4. Survey 1 Summary
5. Survey 2 Summary
6. Phase 2 Engagement Boards Results
7. City of Huber Heights Market Analysis
8. City of Huber Heights Industry Cluster Analysis
9. City of Huber Heights Site SWOT Analysis and Next Steps
10. “Ignite the Heights” Video

HUBER HEIGHTS

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CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2025-R-

TO DETERMINE THAT THE PETITION TO ESTABLISH THE HUBER HEIGHTS NEW COMMUNITY AUTHORITY (NCA) IS SUFFICIENT AND COMPLIES WITH THE REQUIREMENTS OF THE OHIO REVISED CODE; TO SET THE TIME AND PLACE FOR A PUBLIC HEARING ON THE PETITION; AND TO AUTHORIZE THE NOTICE OF SUCH PUBLIC HEARING BY PUBLICATION.

WHEREAS, a Petition for the organization of the Huber Heights New Community Authority (NCA) (the "Authority") under Ohio Revised Code Chapter 349 (the "Petition") has been submitted to this Council by the City of Huber Heights and GLJ Holding Company LLC; and

WHEREAS, the Authority's new community district, as described in the Petition, is approximately 373.920 in size, consists of the City's Heights Entertainment District and the Carriage Trails II development area, and is located entirely within the municipal corporate boundaries of the City, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners and the only proximate community for purposes of the Petition; and

WHEREAS, this Council has reviewed the Petition, and by this Resolution desires to legislatively determine, pursuant to Ohio Revised Code Section 349.03, that the Petition complies with the requirements of that section as to form and substance, to set the time and place of a public hearing on the Petition, and to authorize the notice by publication of the public hearing on the Petition.

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

Section 1. This Council hereby acknowledges and determines that, pursuant to Ohio Revised Code Section 349.01(F)(3), it is the "organizational board of commissioners" of the Huber Heights New Community Authority for all purposes of Ohio Revised Code Chapter 349. This Council further determines that the City of Huber Heights, Ohio is the only "proximate community" as defined in Ohio Revised Code Section 349.01(M).

Section 2. This Council has examined the Petition and finds and determines that the Petition is sufficient and complies with the requirements of Ohio Revised Code Section 349.03 in form and substance. This Council hereby ratifies the City's execution of the Petition.

Section 3. This Council hereby determines to hold a public hearing on the Petition on Wednesday, August 13, 2025 at the Huber Heights City Hall, 6131 Taylorsville Road Huber Heights, Ohio 45424, at 2:00 p.m., and this Council hereby authorizes each of the City Attorney, the Clerk of Council, and the City Manager, or any of them individually, to cause notice of the public hearing to be published once a week for three consecutive weeks, or as provided in Ohio Revised Code Section 7.16, in a newspaper of general circulation within Montgomery County, Ohio and Miami County, Ohio, pursuant to Ohio Revised Code Section 349.03(A).

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

AI-10993 **Topics Of Discussion** **J.**

Council Work Session

Meeting Date: 07/08/2025

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:**	07/08/2025
Audio-Visual Needs:	None	**Legal Review:**	In Process
Emergency Legislation?:	No	**Motion/Ordinance/ Resolution No.:**	N/A

Agenda Item Description or Legislation Title

Petition - Conformance Of Boundaries - Bethel Township

Purpose and Background

This agenda item is for the Law Director to provide an update on the Petition related to the conformance of boundaries for newly annexed land from Bethel Township.

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.