



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**January 20, 2026
6:00 P.M.**

City Governance Center - Council Chambers - 6151 Brandt Pike - Huber Heights, Ohio

1. **Call Meeting To Order/Roll Call**
2. **Approval Of Minutes**
 - A. January 6, 2026
3. **Work Session Topics Of Discussion**
 - A. City Manager Report
 - B. Arts And Beautification Commission Update
 - C. Tax Rate Certification - Miami County
 - D. City Fireworks Display Agreement
 - E. Buc-ee's TIF District
 - F. Board And Commission Appointments

* Citizen Complaint Review Board - Appointment

G. Executive Session - Purchase Of Property

4. **Adjournment**

AI-11343

Topics Of Discussion A.

Council Work Session

Meeting Date: 01/20/2026

City Manager Report

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/20/2026

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-11348

Topics Of Discussion **B.**

Council Work Session

Meeting Date: 01/20/2026

Arts And Beautification Commission Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 01/20/2026

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

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

Agenda Item Description or Legislation Title

Arts And Beautification Commission Update

Purpose and Background

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

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

No file(s) attached.

AI-11345

Topics Of Discussion C.

Council Work Session

Meeting Date: 01/20/2026

Tax Rate Certification - Miami County

Submitted By: Jim Bell

Department: Assistant City Manager - Finance/ED **Division:** Finance/Tax

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 01/20/2026

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Tax Rate Certification - Miami County

Purpose and Background

Annually, each County Budget Commission meets and submits to the City for approval the millage for property taxes. The City Council passed a resolution accepting the Miami County Auditor millage rates in October, 2025. The Miami County Budget Commission voted in December 2025 to reduce the inside millage assessed in various political subdivisions. The rate decreased from 1.10 mills to 0.95 mills. Typically, a reduction in the inside millage would result in a decrease in property tax revenues. However, this reduction in inside millage is occurring at the same time that the property tax valuations are reset (every 6 years), so the City will not see a reduction in revenues. The estimated revenue for property taxes from Miami County should increase in 2026 by about \$3,850. This resolution is the last necessary step of the Miami County tax budget process set forth in state law. The resolution formally accepts the property tax rates and the dollar amounts calculated by the Miami County Budget Commission. Passage is necessary to officially put the levies in place.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION OF MIAMI COUNTY, OHIO, AUTHORIZING THE NECESSARY TAX LEVIES, AND CERTIFYING THE AMOUNTS AND RATES TO THE MIAMI COUNTY AUDITOR.

WHEREAS, the City Council of the City of Huber Heights in accordance with the provisions of law, has previously adopted Tax Rates for the next succeeding fiscal year commencing January 1, 2026; and

WHEREAS, the Budget Commission of Miami County, Ohio, has certified its action thereon to this Council, together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part is within, the ten mill tax limitation.

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

Section 1. The amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted.

Section 2. There be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as set forth on the following Schedules A and B:

SCHEDULE A				
SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES				
FUND	Amount Approved By Budget Commission Inside 10 M. Limitation	Amount to Be Derived From Levies Outside 10 M. Limitation	County Auditor's Estimated of Tax Rate To Be Levied	
			Inside 10 M. Limit	Outside 10 M. Limit
City of Huber Heights 2024/2025	Column I	Column II	III	IV
General Fund	639.46		0.70	
General Fund	32,299.41		0.95	
Police Fund		30,171.19		5.50
Fire Fund		25,679.59		4.29
TOTAL	32,938.87	55,850.78	1.80	9.79

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 Sch A Column II)
GENERAL FUND:		
SPECIAL LEVIES:		
Police Fund authorized by voters 06/08/82 not to exceed CONT. years	2.37	
Police Fund authorized by voters 06/07/83 not to exceed CONT. years	0.63	
Police Fund authorized by voters 05/07/85 not to exceed CONT. years	1.50	
Police Fund authorized by voters 11/03/81 not to exceed CONT. years	1.00	
Fire Fund authorized by voters 11/03/81 not to exceed CONT. years	0.79	
Fire Fund authorized by voters 11/03/81 not to exceed CONT. years	0.37	
Fire Fund authorized by voters 06/07/83 not to exceed CONT. years	0.29	
Fire Fund authorized by voters 05/08/84 not to exceed CONT. years	0.42	
Fire Fund authorized by voters 11/06/84 not to exceed CONT. years	0.17	
Fire Fund authorized by voters 05/07/85 not to exceed CONT years	2.25	

Section 3. The Clerk of Council be and is hereby directed to certify a copy of this Resolution to the Miami County Auditor.

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 _____, 2026;
 _____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council	Mayor
Date	Date

AI-11347

Topics Of Discussion D.

Council Work Session

Meeting Date: 01/20/2026

City Fireworks Display Agreement

Submitted By: Keith Knisley

Department: City Manager

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Fire

Date(s) of Committee Review: 01/20/2026

Legal Review: Completed

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

Agenda Item Description or Legislation Title

City Fireworks Display Agreement

Purpose and Background

The 2026 fireworks display is the last show of a four-year contract with Rozzi Fireworks. As the current supply chain and shipping costs continue to increase, Rozzi will provide an agreement with only a 10% cost increase with an approximately thirty-minute fireworks show. In addition to the fireworks display, Rozzi will also provide an annual drone show in conjunction with the City's annual holiday tree lighting event. The total four-year cost of this contract will not exceed \$280,000.

Rozzi Fireworks has expressed the intention of providing the same primary State of Ohio licensed exhibitor for the next four years that the City has had for the recent successful shows. Rozzi Fireworks has provided exceptional shows over many years for Huber Heights, with not only a proven safety record within Huber Heights, but also within the State of Ohio. The day of, and the days leading to the show, put a great demand on the City Staff and having an existing relationship with a proven licensed exhibitor requires less time setting the expectations for the exhibitor and helps to ensure that a safe and timely show occurs.

Fiscal Impact

Source of Funds: Central Services Budget

Cost: \$60,000/Per Year

Recurring Cost? (Yes/No): Yes

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

Financial Implications:

Attachments

Agreement

Resolution

Year 2026-2027-2028-2029 Drone

Years 2027-2028-2029-2030 Fireworks Display

FIREWORKS DISPLAY AGREEMENT

Fireworks Display Operator: ~~OBJ~~ The Rozzi Company, Inc.
An Ohio corporation
qualified to do business in Ohio (“Rozzi”)
P.O. Box 5
Loveland, OH 45140

Agreement Effective Date: ~~OBJ~~ January 14, 2026

Event: ~~OBJ~~ THE CITY OF HUBER HEIGHTS Fireworks Display

Event Sponsor: ~~OBJ~~ THE CITY OF HUBER HEIGHTS
HUBER HEIGHTS, OH

Event Location: City of Huber Heights
Thomas Cloud Park
Huber Heights, OH

This Fireworks Display Agreement (“Agreement”) is made as of the 14th day of January 2026 by and between **Rozzi, Inc dba Rozzi’s Famous Fireworks. An Ohio corporation, 10059 Loveland Madeira Rd, Loveland, OH and THE CITY OF HUBER HEIGHTS** (“Sponsor”) for the purpose of setting forth the terms and conditions by which Rozzi shall provide the Fireworks Display and a Drone Display by which Sponsor shall pay the Contract Sum therefor. In consideration of the foregoing and of the covenants, terms, conditions below, Rozzi and Sponsor agree as follows:

1. **ENGAGEMENT OF ROZZI:** THE CITY OF HUBER HEIGHTS hereby engages Rozzi to provide to THE CITY OF HUBER HEIGHTS a Rozzi's Famous Fireworks production (“Production” or “Productions”) named THE CITY OF HUBER HEIGHTS Fireworks Display at the THE CITY OF HUBER HEIGHTS events (“Events”) and Rozzi accepts such engagement.
2. **TERM:**
 - (a) THE CITY OF HUBER HEIGHTS engages Rozzi for a four-year term beginning on December 5, 2026, for A Drone Display followed by a Fireworks

Production on July 3, 2027. Subsequent displays to be presented on the following dates will be:

- (b) DRONE display on Dec 4, 2027, December 2, 2028, and December 1, 2029 @ 15,000 per display for a total of \$ 60,000.00
- (c) Fireworks Displays on 7/03/2027, 7/01/2028, 6/30/2029, 6/29/2030 @ \$55,000.00 per display for a total of \$ 220,000.00.

- 3. **SITE:** The Events and the Production(s) shall take place in the THE CITY OF HUBER HEIGHTS designated by THE CITY OF HUBER HEIGHTS and as approved by ROZZI and the local Authority having jurisdiction (“AHJ “)

4. **FEES AND EXPENSES:**

- 4.1 THE CITY OF HUBER HEIGHTS agrees to pay ROZZI a fee of \$55,000.00 USD (the “Fee”) for each named Fireworks production @ \$15,000.00 for each named Drone Production each named year, for a total contract price of \$ 280,000.00.

- 4.2 THE CITY OF HUBER HEIGHTS shall pay ROZZI 35% of the fee as a nonrefundable deposit no later than November 15th, 2026, relating to the 2026 Drone Display, with respect to the following productions no later than January 15th of the operating year. Each show will be invoiced separately, and balance of payment shall be made within 10 days of completion of each production.

ROZZI RESPONSIBILITIES

1.1 Fireworks Display. Rozzi and/or its subcontractors or agents shall furnish and shoot the fireworks show at the Event Location on the Event Date specified above. Rozzi shall provide professionally trained and experienced operators to set up and shoot the Fireworks Display in substantial conformance with the requirements of NFPA 1123-2006 edition (“NFPA 1123”) and applicable federal, state and local laws, regulations, codes and ordinances (“Law”). Including the FAA in relation to Drone Production.

1.2 Permits. Rozzi shall obtain the necessary permits for the Fireworks Display from the authority having jurisdiction (“AHJ”) as required by Law.

1.3 Insurance. Rozzi shall purchase and maintain public liability and property damage insurance covering the Fireworks Display only (and not the entire Event) of Ten Million Dollars (\$10,000,000.00) for the Fireworks Production and One Million. Dollars for the Drone Production and upon request provide Sponsor with a certificate of insurance showing the amount of insurance in force and naming Rozzi as its insured and Sponsor as an additional insured and naming as additional insureds such other parties associated with the Event as Sponsor may reasonably request, and which are approved by Rozzi’s insurer. Any additional premium associated with adding parties other than the Sponsor as additional insureds shall be added to the Contract Sum as an Additional Charge (as defined below).

[OBJ]

SPONSOR RESPONSIBILITIES

2.1 Sponsor's Event Responsibilities. Sponsor shall have the obligations set forth in Section 2.1-2.3 ("Sponsor Event Responsibilities"). Sponsor shall designate and secure for Rozzi an appropriate site and adequate space for the Fireworks Display ("Display Site") as required by the NFPA 1123 Table of Distances and as required by Law taking into account: (i) the requirements of the AHJ; (ii) location of the Fallout Area; proximity to airports, navigable waterways, highways and other safety and security considerations. In addition, the Sponsor shall be responsible for: (i) proper signage, crowd control, fencing, roping, police protection and security to prevent access of unauthorized persons to the Display Site and for the Event generally; (ii) the services of standby firefighters; (iii) proper permits for the Event (except the Fireworks Display); and (iv) a base Site Plan, all in keeping with the requirements of NFPA 1123, Law and the AHJ. Sponsor shall satisfy all the foregoing obligations to Rozzi's satisfaction in its sole and absolute discretion. Sponsor shall pay the cost incurred to meet any safety or other requirements imposed on Rozzi beyond those required by Law or the AHJ. The failure of the Sponsor to meet its Sponsor Event Responsibilities shall be considered a default of a material obligation under this Agreement.

2.2 Damages Within Fallout Area. Rozzi shall not be responsible for damage to, or destruction of, automobiles or other personal property or any injury to persons, located within 1000' of the mortars or other equipment used to fire the Fireworks Display ("Fallout Area"). Sponsor shall notify spectators who will be viewing the Fireworks Display of the risk of impending fallout from the Fireworks Display and the risk to spectators and their automobiles and other property by posting warning signs at the Event Site.

ARTICLE 3

EVENT CANCELLATION

3.1 Cancellation for Safety Considerations. Sponsor acknowledges and agrees that, subject to the authority of the AHJ, the decision to proceed with the Fireworks Display is solely that of Rozzi, and it is understood and acknowledged by the Sponsor that the decision of Rozzi (or the AHJ) not to shoot the Fireworks Display because of rain, floods, high winds, inclement weather, Sponsor's failure to meet its Sponsor Event Responsibilities or other safety considerations (collectively "Safety Considerations") shall be final and any such decision based on Safety Considerations shall not constitute a failure of performance or a breach of this Agreement by Rozzi.

3.2 Charges for Cancellation Based on Safety Considerations. Sponsor and Rozzi agree that should the Fireworks Display or the Drone Display be canceled due to Safety Considerations, Sponsor shall pay to Rozzi as Additional Charges the following:

3.2.1 if the display equipment is left in place at the Event Site, and the Fireworks Display is fired the following night, the Additional Charge shall be 10% of the Contract Sum.

3.2.2 if the Fireworks Display or Drone Display is postponed for more than one night, the Additional Charge shall be 10% of the Contract Sum for each additional night that the Fireworks Display is postponed.

3.2.3 Should there be a need to disassemble the display equipment, remove it from the Event Site and reassemble it at a subsequent date as agreed upon by the parties, the Additional Charge shall be 20% of the Contract Sum.

3.2.4 Should Rozzi determine that there is a need for additional security to protect the equipment at the Event Site or elsewhere, all such costs and expenses shall be an Additional Charge.

3.2.5 In addition to the foregoing charges, should the Fireworks Display be canceled and no makeup date agreed to by the parties, this Agreement shall be considered terminated, and the provisions of Section 5.2 shall apply.

3.2.6 In addition to the Charges set forth in Subsections 3.2.1 through 3.2.4 above, if the Fireworks Display cancelled by Rozzi or the AHJ due to Sponsor's failure to meet its Sponsor Event Responsibilities this Agreement shall be considered terminated and the provisions of Section 5.2 shall apply.

3.3 Force Majeure. In the event of fire, accident, strike, delays, acts of God or other causes beyond the reasonable control of Rozzi, other than Safety Considerations, that would prevent it from performing the Fireworks Display, Sponsor hereby releases Rozzi from any and all performance obligations herein contained and from any and all damages or losses that result or may result from the inability to perform the Fireworks Display. In the event of such occurrence, the parties will make reasonable efforts to reschedule the Fireworks Display, and the additional costs of rescheduling shall be an Additional Charge as provided in Subsections 3.2.1 through 3.2.4 above. If the parties are unable to agree on a rescheduled date for the Fireworks Display, this Agreement shall be terminated in accordance with Section 5.2 below.

ARTICLE 4

INDEMNIFICATION AND WAIVERS

4.1 Indemnification by Rozzi. To the fullest extent permitted by law, and subject to the limitations set forth in Section 1.3 above and Sections 4.3 through 4.6 below, Rozzi shall indemnify and hold Sponsor harmless from, for and against any and all claims, losses, damages and costs including reasonable attorney fees (collectively, "Losses") arising out of or relating to the Fireworks Display, provided that any such loss is attributable to bodily injury or death, or to injury to or destruction of tangible property, but only to the extent caused by the negligent act or omission of Rozzi or its subcontractors, agents or employees.

4.2 Rozzi's Liability Limited to Amount of Insurance Proceeds. Rozzi shall procure and maintain insurance as required by and set forth in Section 1.3 of this Agreement. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, Sponsor and Rozzi agree that the total liability, in the aggregate, of Rozzi, and all Rozzi Entities to Sponsor and all Sponsor Entities for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from or in any way related to the Event, the Fireworks Display or the Agreement from any cause or causes whatsoever, including but not limited to the negligence, errors or omissions, strict liability or breach of contract, or warranty express or implied, of Rozzi or any Rozzi Entity (hereafter "Sponsor Claims"), shall not exceed the total insurance proceeds paid on behalf of or to Rozzi by Rozzi's insurers in settlement or satisfaction of Sponsor Claims under the terms and conditions of Rozzi's insurance policies applicable thereto.

4.3 Waiver of Subrogation. To the extent permitted by their respective insurers, the Sponsor and Rozzi shall waive all rights against each other and, with respect to the Sponsor, all Sponsor Claims against all Rozzi Entities, for damages caused by fire or other causes of loss to the extent covered by the insurance required to be obtained by the parties pursuant to this Agreement.

ARTICLE 5

TERMINATION

5.1 Causes for Termination. In the event Sponsor is unable to secure funds for the Event, Sponsor may notify Rozzi in writing no less than 120 days prior to the Event date.

5.2 Liquidated Damages. In the event this Agreement is terminated pursuant to Sections 3.2.5 above, Sponsor shall pay Rozzi the total sum of 45% of the contract price for each production cancelled. The parties agree that termination of this Agreement pursuant to Sections 3.2.5 shall result in damages and losses to Rozzi that are difficult to quantify in advance and that the amounts set forth herein to be retained by or paid to Rozzi ("Liquidated Damages") constitute a reasonable good faith estimate of such losses and damages and not a penalty. Notwithstanding anything contained herein to the contrary, Rozzi agrees to work in good faith with Sponsor to timely cure any actual or perceived deficiency with Sponsor's Event Responsibilities before the imposition of any liquidated damages. In the event of a cancellation that results in liquidated damages such damages shall only be based on the contract amount for the year of cancellation and only due for the year of the cancellation

ARTICLE 6
MISCELLANEOUS PROVISIONS

6.1 Notices. Any notice required under this Agreement will be in writing, addressed to the appropriate party at its address on the signature page and given personally, by certified mail postage prepaid, or by a nationally recognized commercial courier service. All notices shall be effective upon the date of receipt.

6.2 Survival. All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

6.3 Severability. Any provision or part of this Agreement held to be void or unenforceable under any applicable laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the parties, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

6.4 Waiver. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

IN WITNESS WHEREOF, the parties by themselves or their duly authorized corporate officers have executed this Agreement on the _____ day of _____, 2026.

ROZZI INC

SPONSOR

By: Nancy M Rozzi

Its: President

Address:

By: _____

City _____ State _____

Its: _____

ADDENDUM

As required by section 1.3 Insurance, the certificate shall contain the following insured language:

The following are additional insured: The City of Huber Heights, OHIO, its elected and appointed officials, all employees, agents, volunteers, all boards, commissions and/or authorities and board members including employees, agents and volunteers thereof. Coverage shall be primary to the Additional Insured and not contributing with any other insurance or similar protection available to the Additional Insured's whether other available coverage be primary, contributing, or excess

Nancy M Rozzi, President

ROZZI INC.

Date: _____

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO EXTEND THE AGREEMENT WITH THE ROZZI FIREWORKS COMPANY, INC. FOR THE PURPOSE OF PROVIDING A MUNICIPAL FIREWORKS DISPLAY IN CELEBRATION OF THE FOURTH OF JULY NATIONAL HOLIDAY FOR THE YEARS OF 2027 THROUGH 2030 AND A DRONE SHOW FOR THE YEARS OF 2026 THROUGH 2029.

WHEREAS, the City of Huber Heights wishes to celebrate the Fourth of July holiday with a community fireworks display; and

WHEREAS, Rozzi Fireworks has been a proven provider of high quality safe, and code compliant Fireworks Shows for the last decade within the City of Huber Heights; and

WHEREAS, The Rozzi Fireworks Company, Inc. is agreeing to extend its most recent contract over the next four years for no more than a ten percent increase over the four years of the agreement, and to provide a holiday drone show for the annual holiday tree lighting event for the next four years.

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 four-year agreement with The Rozzi Fireworks Company, Inc.

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

Section 3. The agreement with The Rozzi Fireworks Company, Inc. is subject to the appropriation of funds for a not to exceed amount of \$280,000.00 for drone and firework displays from July 5, 2026 through July 6, 2030 and is hereby approved for the purpose of providing a Fourth of July holiday fireworks displays and drone show for the annual holiday tree lighting events.

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 _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11346

Topics Of Discussion E.

Council Work Session

Meeting Date: 01/20/2026

Buc-ee's TIF District

Submitted By: Jason Antonick

Department: Assistant City Manager - Finance/ED

Council Committee Review?: Council Work Session

Audio-Visual Needs: SmartBoard

Emergency Legislation?: Yes

Division: Economic Development

Date(s) of Committee Review: 01/20/2026

Legal Review: Completed

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

Agenda Item Description or Legislation Title

Buc-ee's TIF District

Purpose and Background

This legislation formally creates the Buc-ee's TIF District. This TIF District contains one parcel (Parcel Number: P70 03903 0006). This configuration will allow the City to utilize additional incentive districts in this redevelopment project to maximize revenue funding as this redevelopment project continues into the future. The total project revenue of this TIF district will net the City approximately \$4,600,000 in revenue over the next 30 years.

Fiscal Impact

Source of Funds: NA

Cost: NA

Recurring Cost? (Yes/No): NA

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

Financial Implications:

The total project revenue of this TIF district, will net the City approximately \$4.6M over the next 30 years.

Attachments

Ordinance/Exhibit A/Exhibit B

Exhibit B - Attachment A

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2026-O-

DECLARING THE IMPROVEMENT TO CERTAIN PARCELS IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AUTHORIZING COMPENSATION PAYMENTS, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code (“ORC”) Sections 5709.40, 5709.42 and 5709.43 (collectively, the “TIF Statutes”) authorize this Council, by ordinance, to declare the improvement to parcels of real property located within the City to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of the those service payments, and specify the purposes for which money in that fund will be expended; and

WHEREAS, the City desires to implement a tax increment financing program on the Parcels (as defined in Section 1) pursuant to the TIF Statutes to enable the City to make public infrastructure improvements that will directly benefit the Parcels; and

WHEREAS, notice of this proposed ordinance has been delivered to the Board of Education of the Huber Heights City School District and the Miami Valley Career Technology Center in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83.

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

Section 1. *Parcels.* The real property subject to this ordinance is identified and depicted on Exhibit A attached hereto (as currently or subsequently configured, the “Parcels,” with each individual parcel a “Parcel”).

Section 2. *Public Infrastructure Improvements.* This Council hereby designates the public infrastructure improvements described in Exhibit B (the “Public Infrastructure Improvements”) and any other public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made or in the process of being made by the City that directly benefit, or that once made will directly benefit, the Parcels.

Section 3. *Exemption.* This Council hereby finds and determines that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this ordinance (which increase in assessed value is hereinafter referred to as the “Improvement” as defined in ORC Section 5709.40(A)) is hereby declared to be a public purpose and will be exempt from taxation for a period commencing on a parcel-by-parcel basis for each Parcel on the date an Improvement first appears on the tax list and duplicate were it not for the exemption granted by this ordinance and ending for each Parcel on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes (separate 30-year exemptions for each Parcel).

Section 4. *Service Payments.* As provided in ORC Section 5709.42, the owner of each Parcel is hereby required to make service payments in lieu of taxes with respect to the Improvement allocable to each Parcel to the Montgomery County Treasurer on or before the final dates for payment of real property taxes. The service payments in lieu of taxes will be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and collected against that Improvement if it were not exempt from taxation pursuant to Section 3, including any penalties and interest (collectively, the “Service Payments”). The Service Payments, and any other payments with respect to each Improvement that are received by the County Treasurer in connection with the reduction required by ORC Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the “Property Tax Rollback Payments”), will be deposited and distributed in accordance with Section 6.

Section 5. *TIF Fund.* This Council establishes, pursuant to and in accordance with the provisions of ORC Section 5709.43, the “State Route 235 Municipal Public Improvement Tax Increment Equivalent Fund” (the “TIF Fund”), into which the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels and received by the City will be deposited. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Statutes and this ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC Section 5709.43.

Section 6. *Distributions; Payment of Costs.* Pursuant to the TIF Statutes, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments as follows:

- (i) To the Huber Heights City School District, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.
- (ii) To the Miami Valley Career Technology Center, an amount equal to the amount the school district would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempt from taxation pursuant to this ordinance.
- (iii) To the City, all remaining amounts for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including, without limitation, debt charges on any notes or bonds issued to pay or reimburse finance costs or costs of those Public Infrastructure Improvements and any other lawful purpose.

All distributions required under this Section are requested to be made at the same time and in the same manner as real property tax distributions.

Section 7. *Further Authorizations.* This Council hereby authorizes and directs the City Manager, the Law Director, the Director of Finance, the Clerk of City Council or other appropriate officers of the City to deliver a copy of this ordinance to the Ohio Department of Development and to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the City Manager, the Law Director, the Director of Finance, the Clerk of Council or, or other appropriate officers of the City to perform all acts and execute all documents they consider necessary and to take any other actions as may be appropriate to implement this ordinance and to comply with all relevant local, state and federal legal requirements.

Section 8. 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 9. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare and for the further reason that this Ordinance is required to be immediately effective in order to enable the City to timely enter into contracts related to the timely development of and the commencement of construction of Public Infrastructure Improvements within the tax increment financing area; therefore, this Ordinance shall take full force and effect immediately upon its adoption by Council.

Passed by Council on the _____ day of _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A
IDENTIFICATION AND MAP OF THE PARCELS

The outlined area on the following map specifically identifies and depicts the Parcels and constitutes part of this Exhibit A. The following Parcel number is as of January 14, 2026, and are included for ease of reference only.

P70 03903 0006

[map on following page]

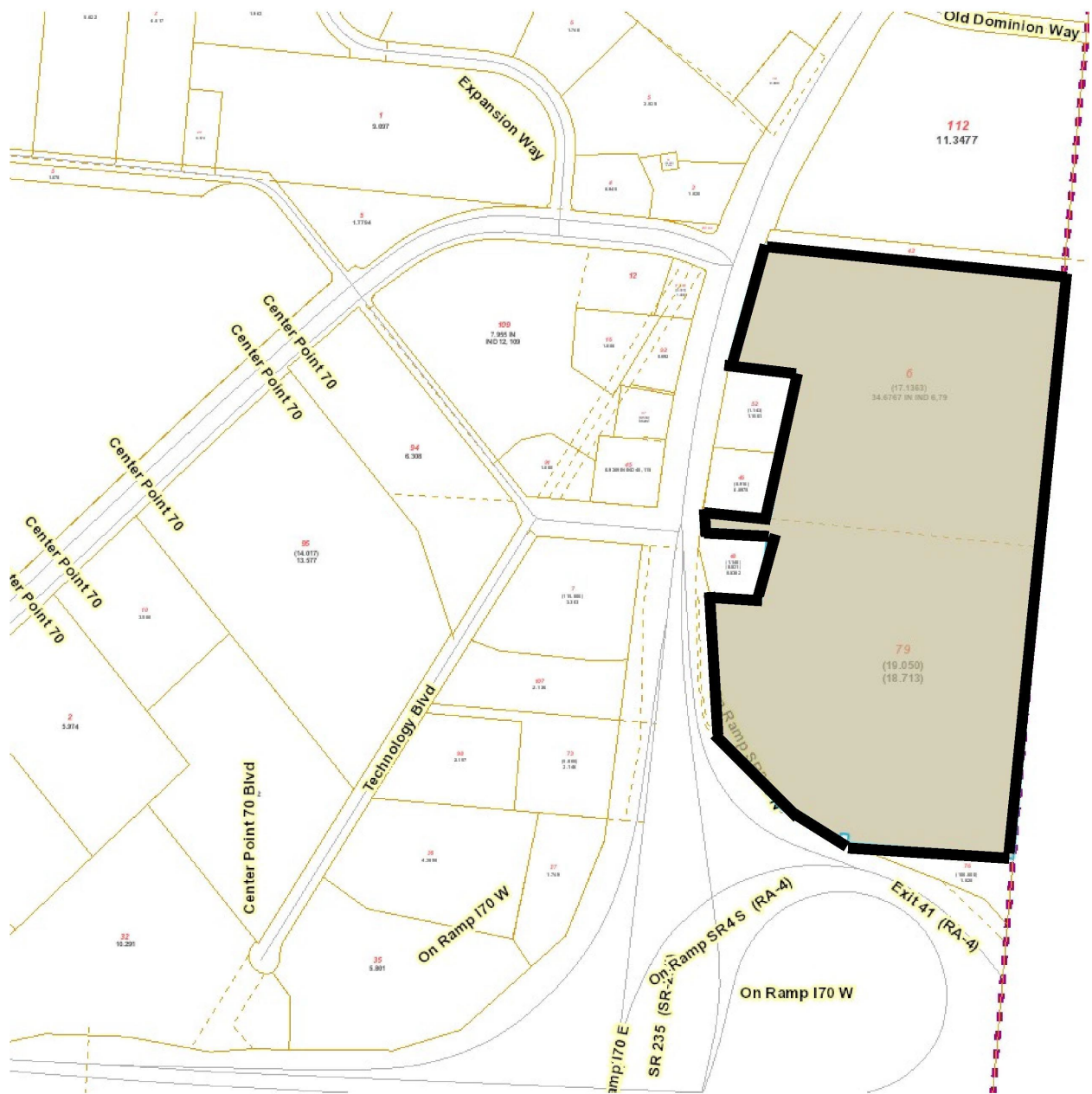


EXHIBIT B
PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements consist of any “public infrastructure improvement” defined under Section 5709.40(A)(7) of the Ohio Revised Code and that directly benefits the Parcels and specifically include, but are not limited to, any of the following improvements that will directly benefit the Parcels and all related costs of those permanent improvements (including, but not limited to, those costs listed in Section 133.15(B) of the Ohio Revised Code):

- **Roadways.** Construction, reconstruction, extension, opening, improving, maintaining, widening, grading, draining, curbing or changing of the lines and traffic patterns of roads, highways, streets, intersections, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts accessible to and serving the public, and providing signage (including traffic signage and informational/promotional signage), lighting systems, signalization, and traffic controls, and all other appurtenances thereto, including, but not limited to, improvements consisting of: the construction, reconstruction, extension, opening, improving, maintaining, widening, grading, draining, curbing or changing of the lines and traffic patterns of State Route 235.
- **Water/Sewer.** Construction, reconstruction or installation of public utility improvements (including any underground municipally owned utilities), storm and sanitary sewers (including necessary site grading therefore), water and fire protection systems, and all appurtenances thereto, including, but not limited, to construction, reconstruction and installation of public utility improvements along one or more new roads through the Parcels, including the construction, reconstruction or installation of public utility improvements, water lines, storm and sanitary sewers along State Route 235.
- **Environmental/Health.** Implementation of environmental remediation measures necessary to enable the construction of the private improvements on the Parcels or the Public Infrastructure Improvements, and the construction of public health facilities.
- **Utilities.** Construction, reconstruction, burial or installation of gas, electric and communication service facilities and all appurtenances thereto, including, but not limited to: those associated with improvements described in “Roadways” above.
- **Stormwater.** Construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities, both for storm water quantity and quality, including the payment and reimbursement for such projects and facilities on private property when determined to be necessary for public health, safety and welfare, including the construction, reconstruction, relocation, modification and installation of stormwater and flood remediation projects and facilities along State Route 235.
- **Demolition.** Demolition, including demolition on private property when determined to be necessary for public health, safety and welfare.

- **Parks.** Construction or reconstruction of one or more public parks and park or recreational facilities, including grading, trees and other park plantings, park accessories and related improvements, multi-use trails and bridges, together with all appurtenances thereto.
- **Streetscape/Landscape.** Construction or installation of streetscape and landscape improvements including trees, tree grates, signage, curbs, sidewalks, scenic fencing, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto, including, but not limited to streetscape improvements in conjunction with and along the roadway improvements described in “Roadways” above.
- **Real Estate.** Acquisition of real estate or interests in real estate (including easements) (a) necessary to accomplish any of the foregoing improvements or (b) in aid of industry, commerce, distribution or research; including, but not limited to, the purchase of parkland.
- **Professional Services.** Engineering, consulting, legal, administrative, and other professional services associated with the planning, design, acquisition, construction and installation of the foregoing improvements and real estate.

Attachment A: Citywide Infrastructure Reliance Study

ATTACHMENT A



CITYWIDE INFRASTRUCTURE RELIANCE STUDY

September 30, 2022

PREPARED FOR:

City of Huber Heights
Mr. Bryan Chodkowski

6131 Taylorsville Road
Huber Heights, Ohio 45424

PREPARED BY:

LJB Inc.

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

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

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> Appendix G: Infrastructure District 7	
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METHODOLOGY

BACKGROUND

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

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

INFRASTRUCTURE ATTRIBUTE APPROACH

Infrastructure Districts

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

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

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

Roadways

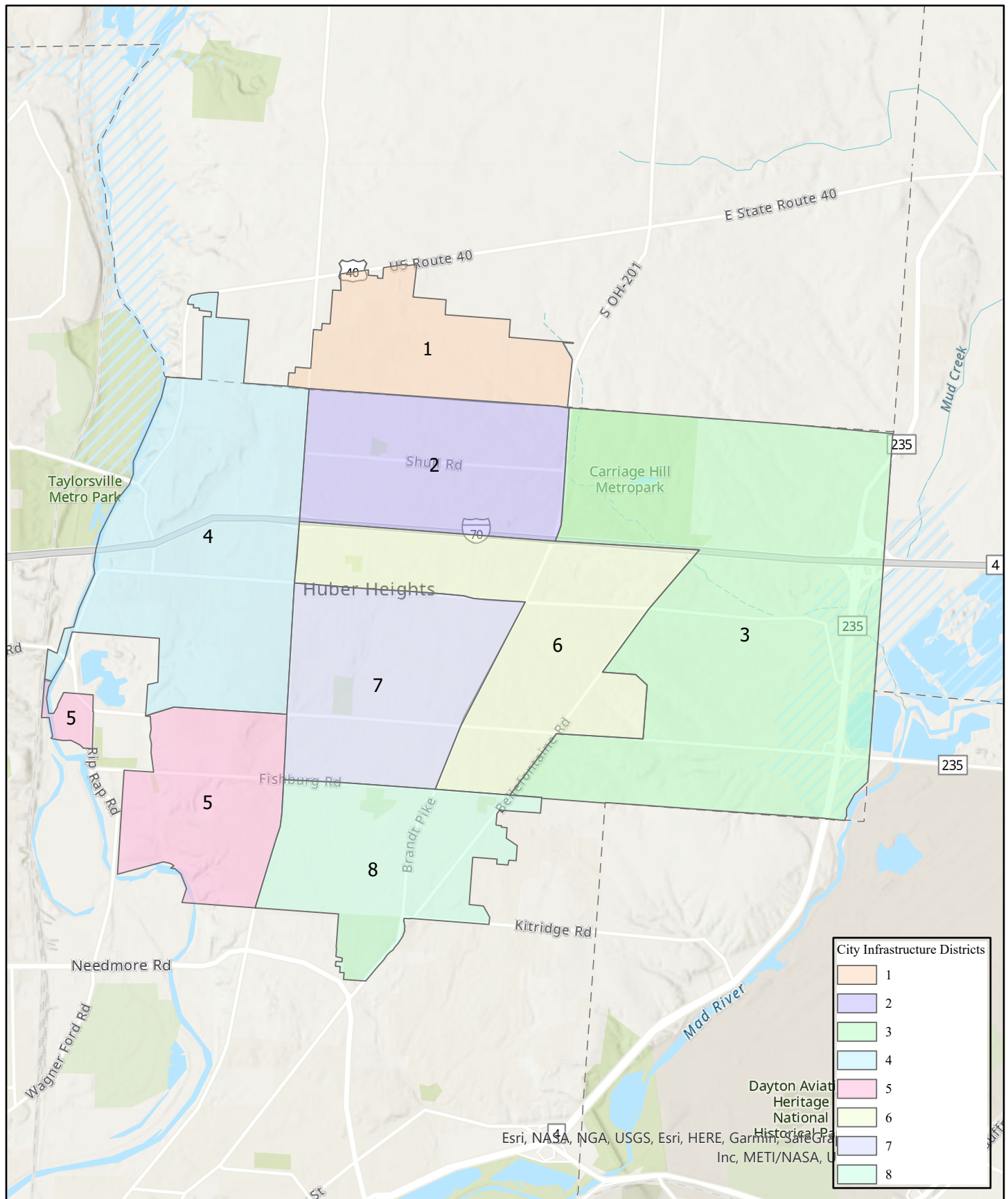
The city's roadway network provides critical access for people and goods to reach homes and businesses throughout the city. These residences and businesses rely on the roadway network to reach points inside and outside the city limits. The primary roadways that carry people and goods to points beyond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

Clarifications

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

Figure 1

Huber Heights Infrastructure Districts



0 0.5 1 2
Miles

1 inch equals 1 miles



Water Infrastructure

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

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

Sanitary Sewer Infrastructure

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

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

Stormwater Infrastructure

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

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

GIS MAP INTERFACE

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

Coding of Infrastructure Assets

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

Query Process

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

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

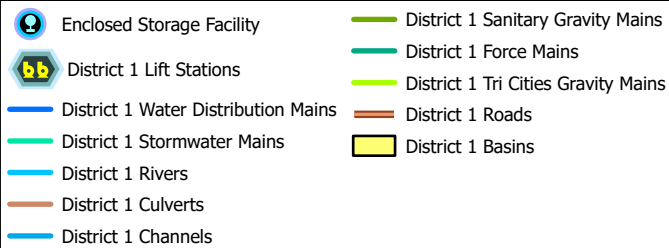
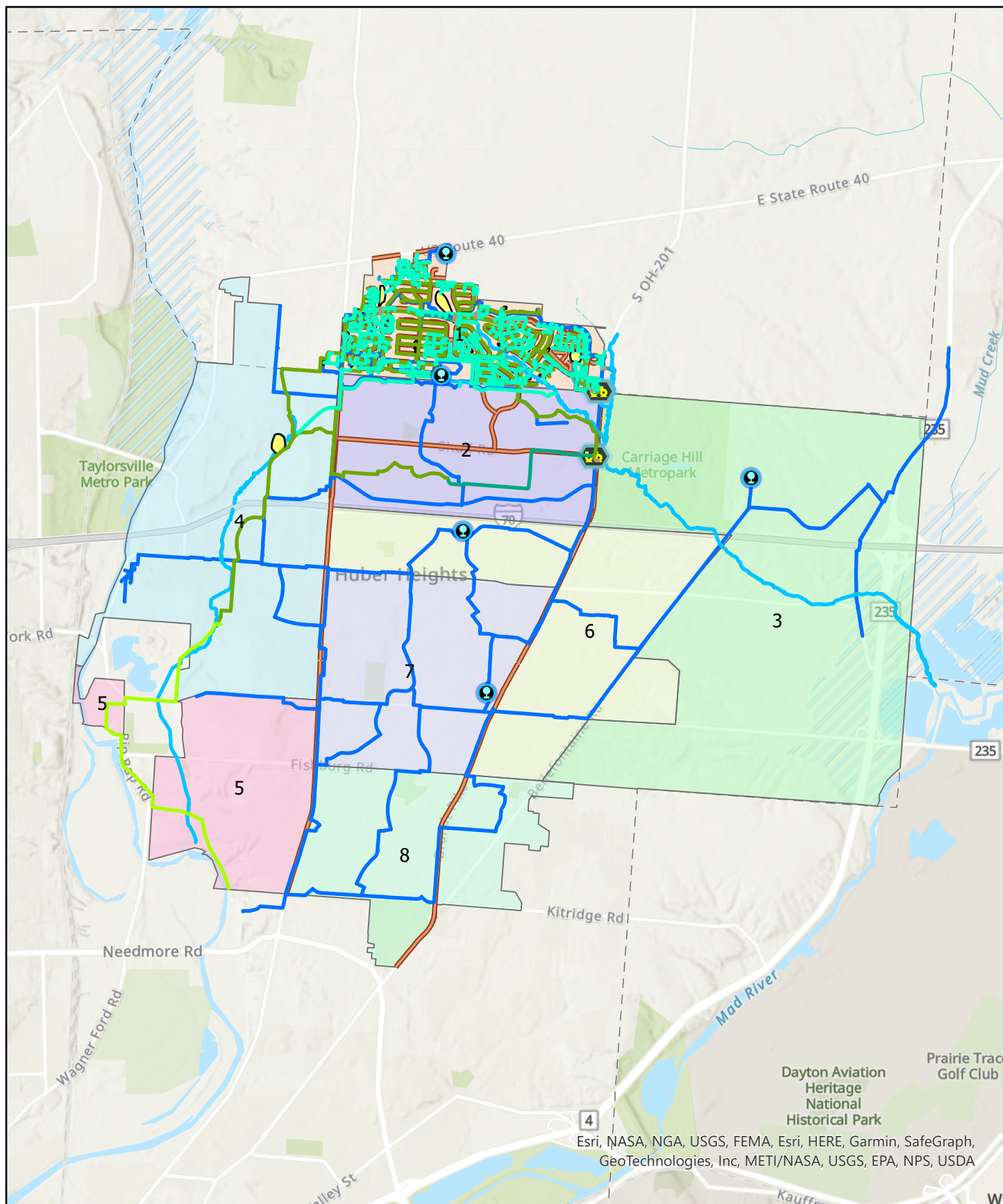
Appendix A

Infrastructure District 1



We think bigger.

Infrastructure District 1 - Overview

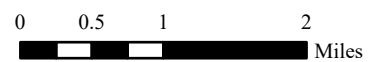
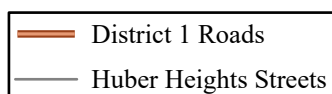
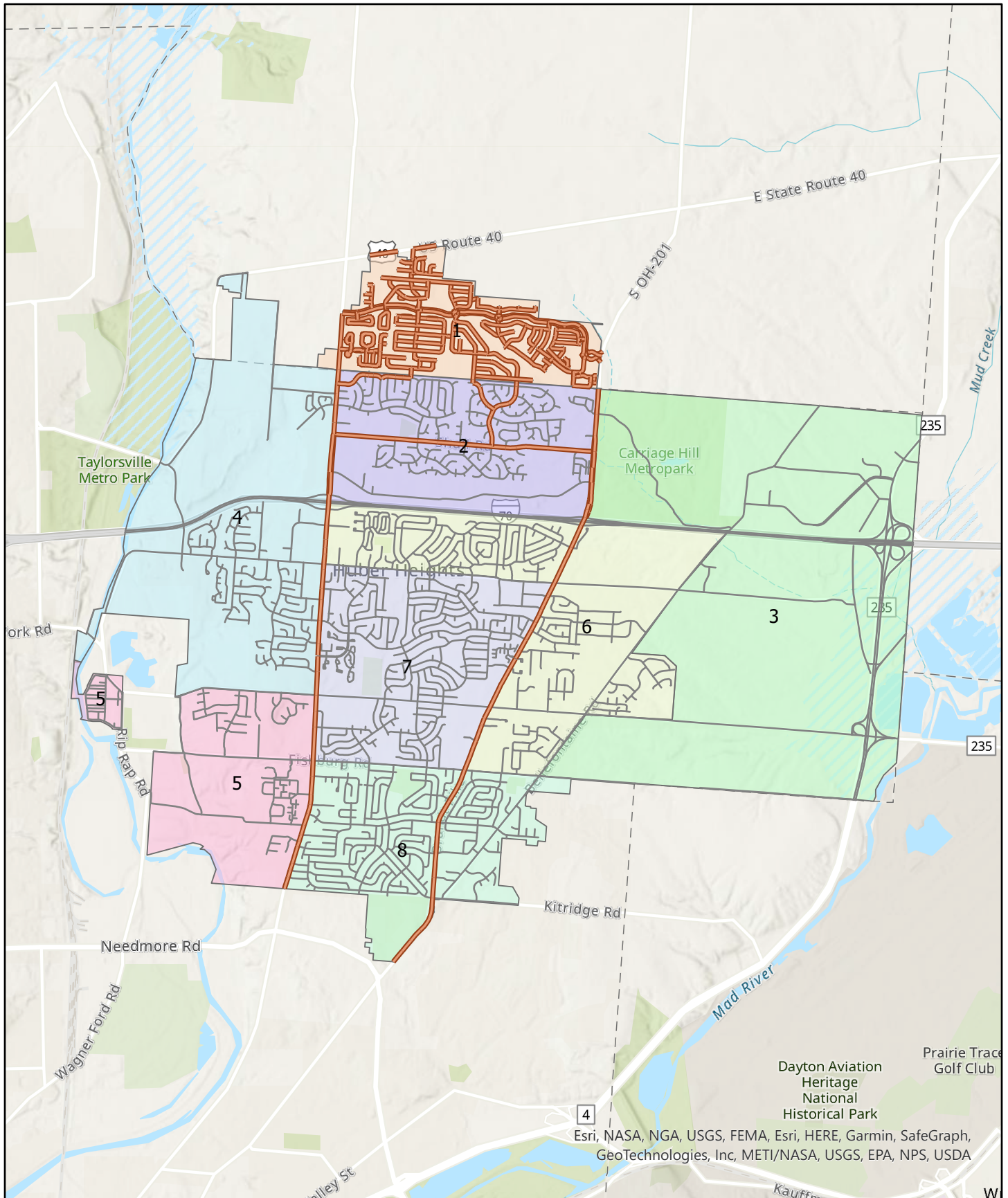


0 0.5 1 2 Miles

1 inch equals 1 miles



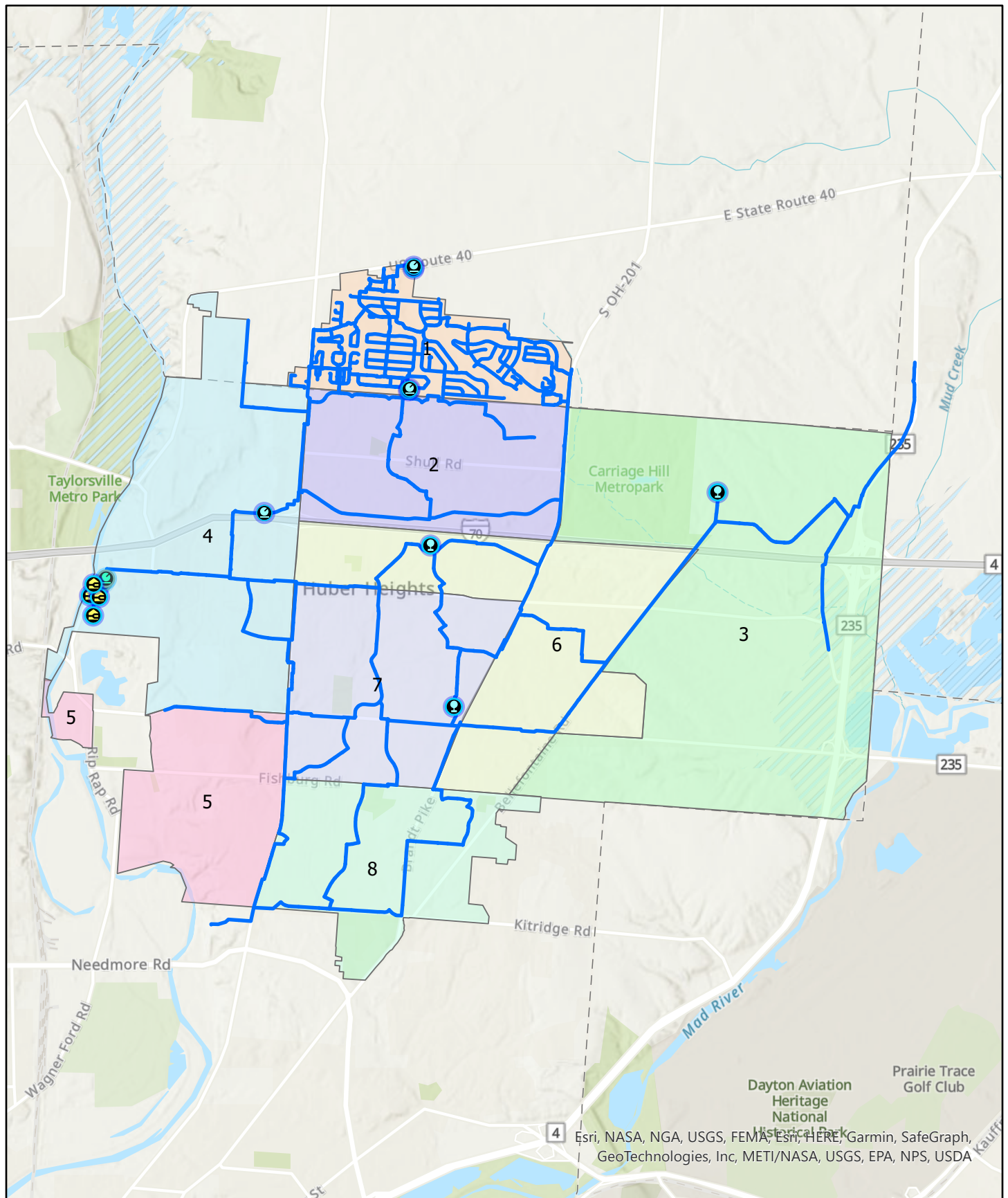
Infrastructure District 1 - Roads



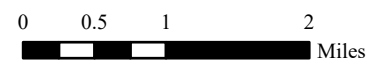
1 inch equals 1 miles



Infrastructure District 1 - Water



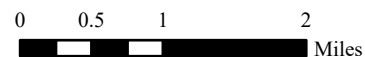
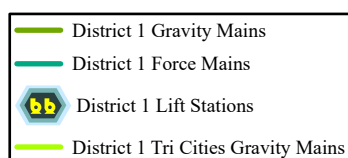
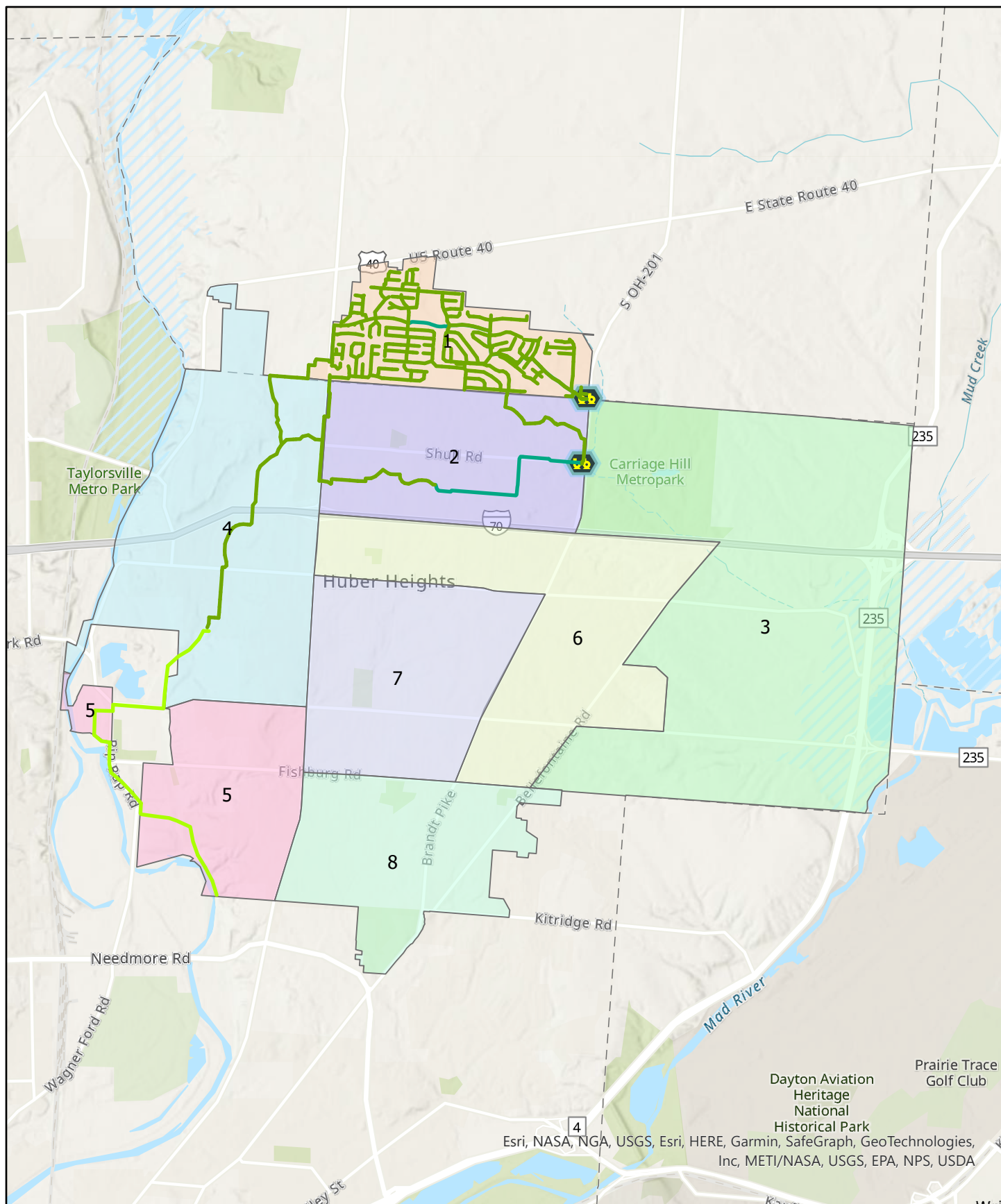
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	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains



1 inch equals 1 miles



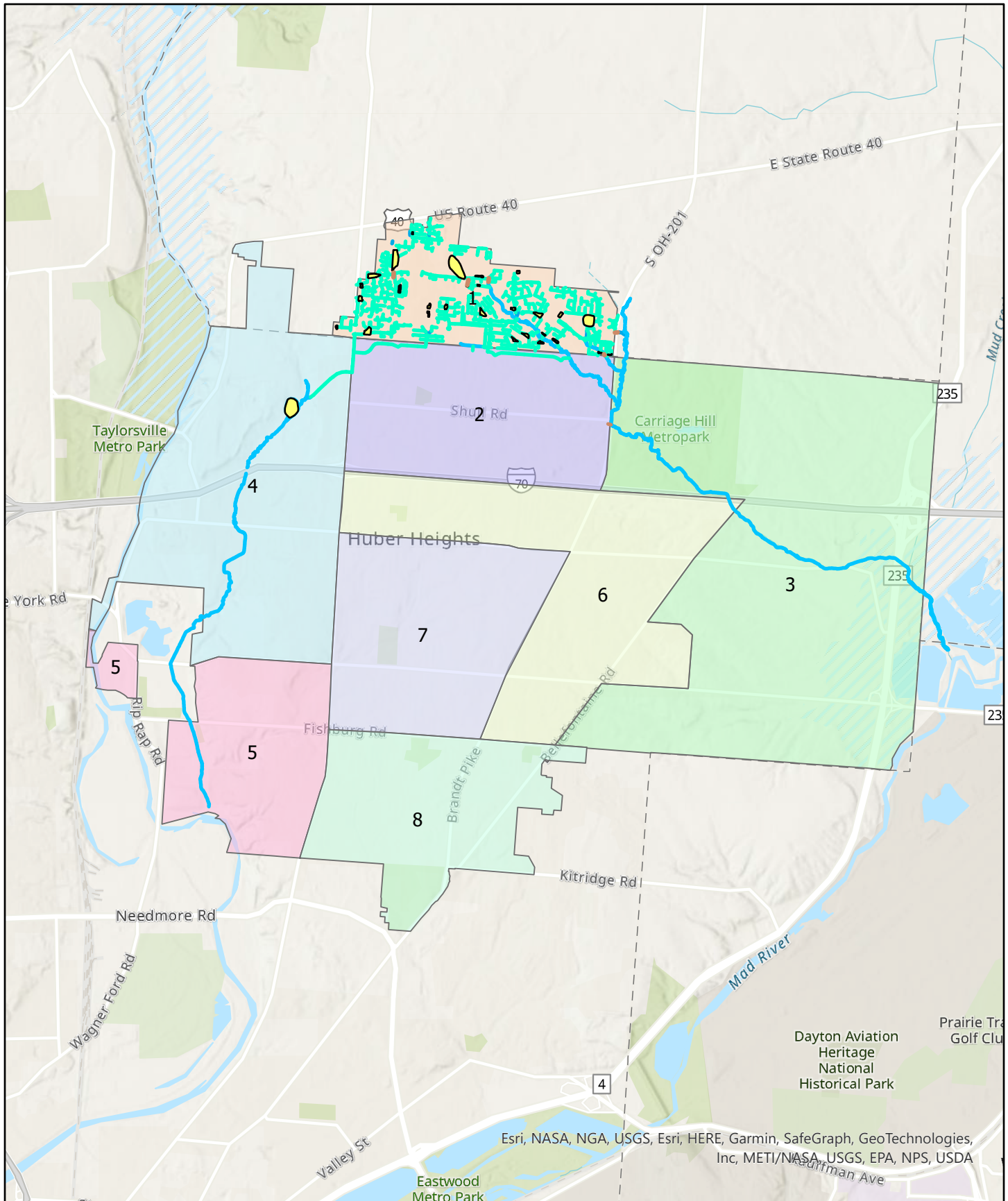
Infrastructure District 1 - Sanitary Sewer



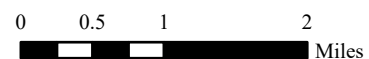
1 inch equals 1 miles



Infrastructure District 1 - Stormwater



— District 1 Stormwater Mains	— District 1 Channels
— District 1 Rivers	 District 1 Basins
— District 1 Culverts	



1 inch equals 1 miles



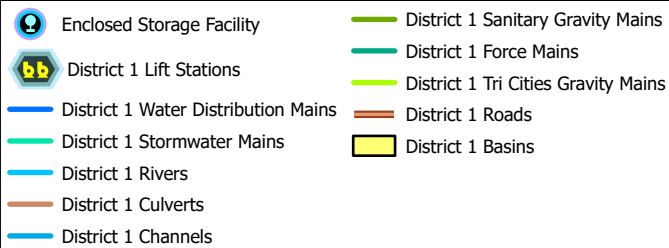
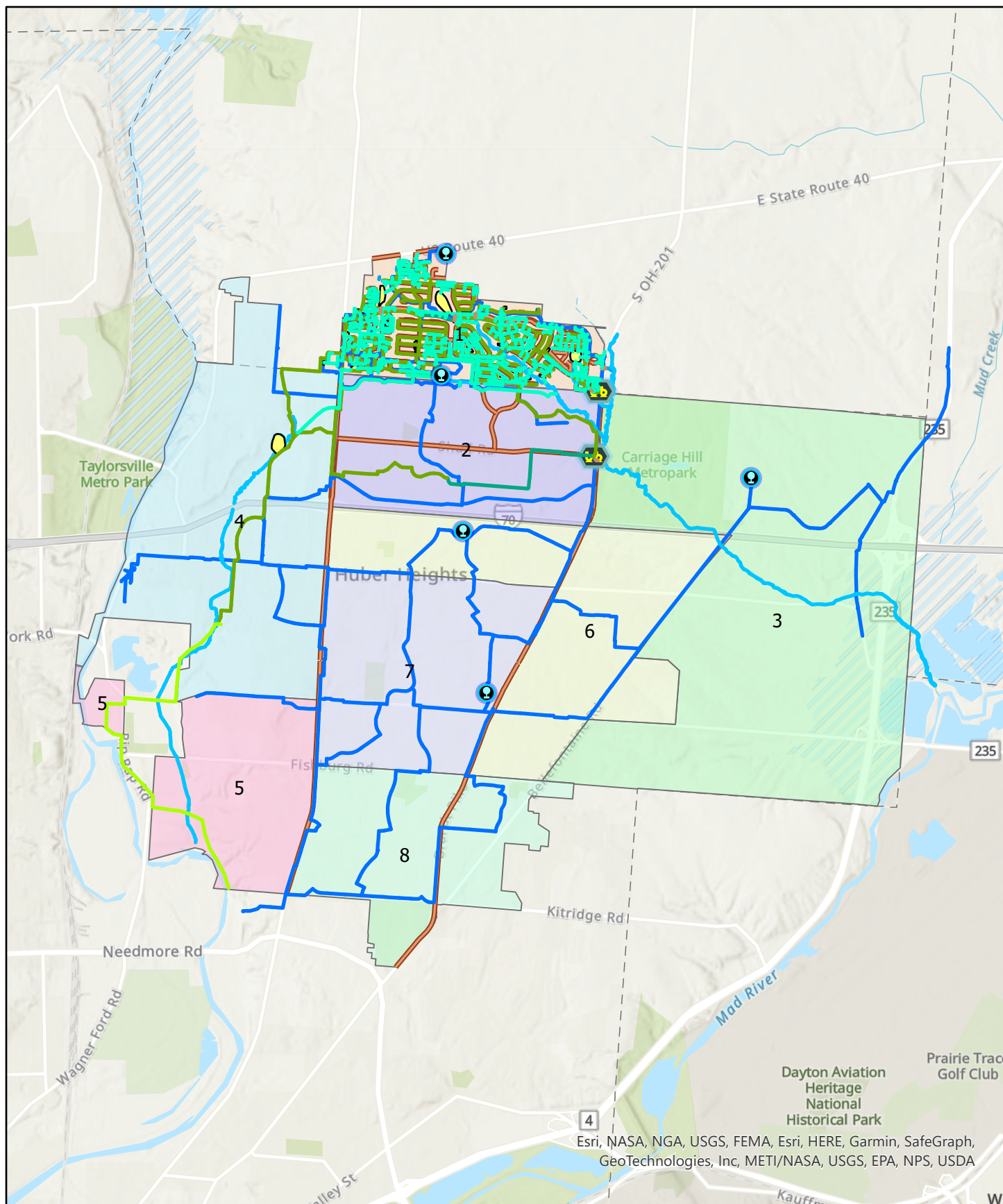
Appendix B

Infrastructure District 2



We think bigger.

Infrastructure District 1 - Overview

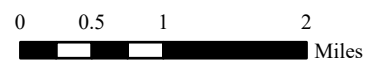
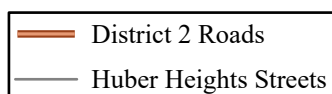
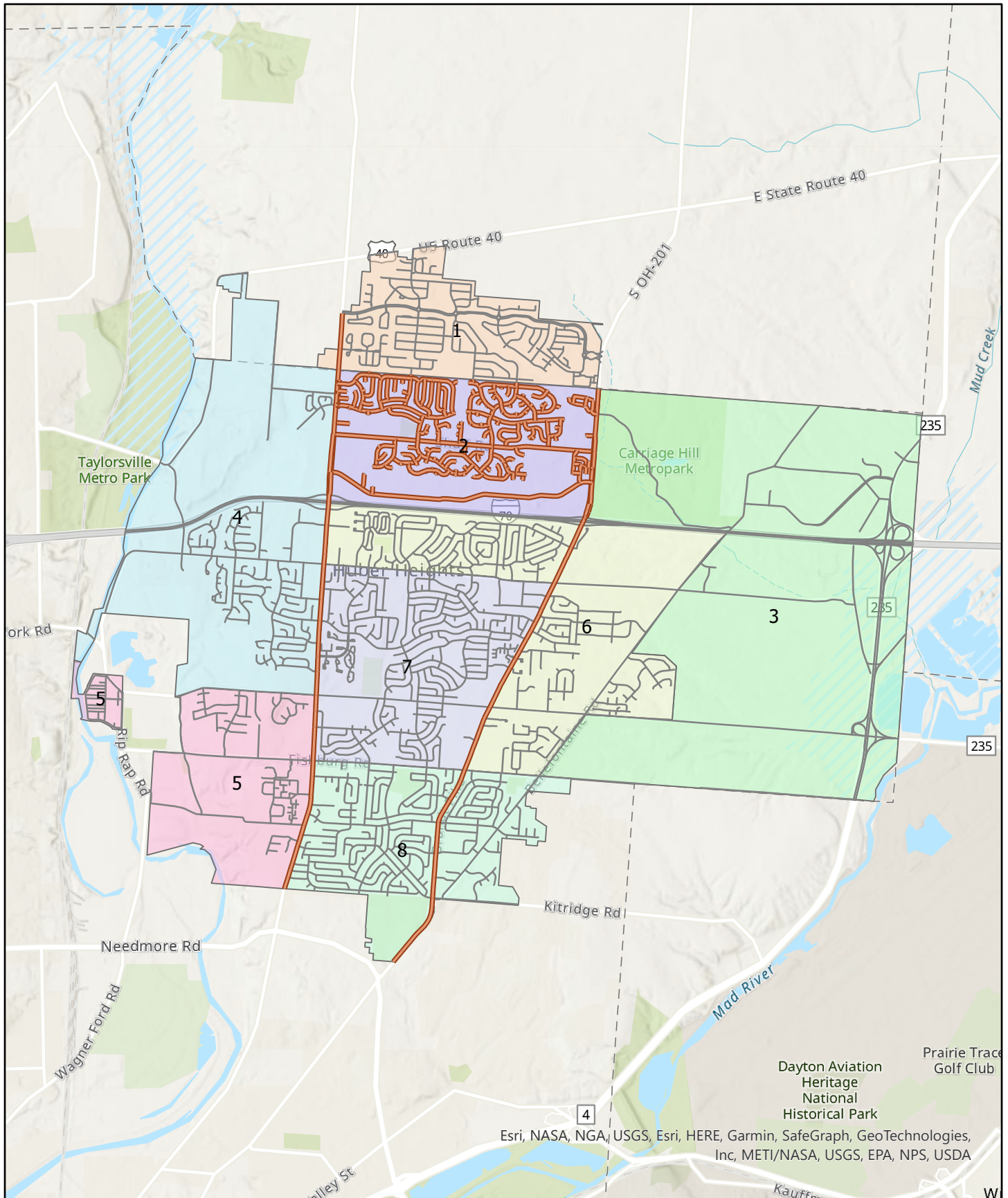


0 0.5 1 2 Miles

1 inch equals 1 miles



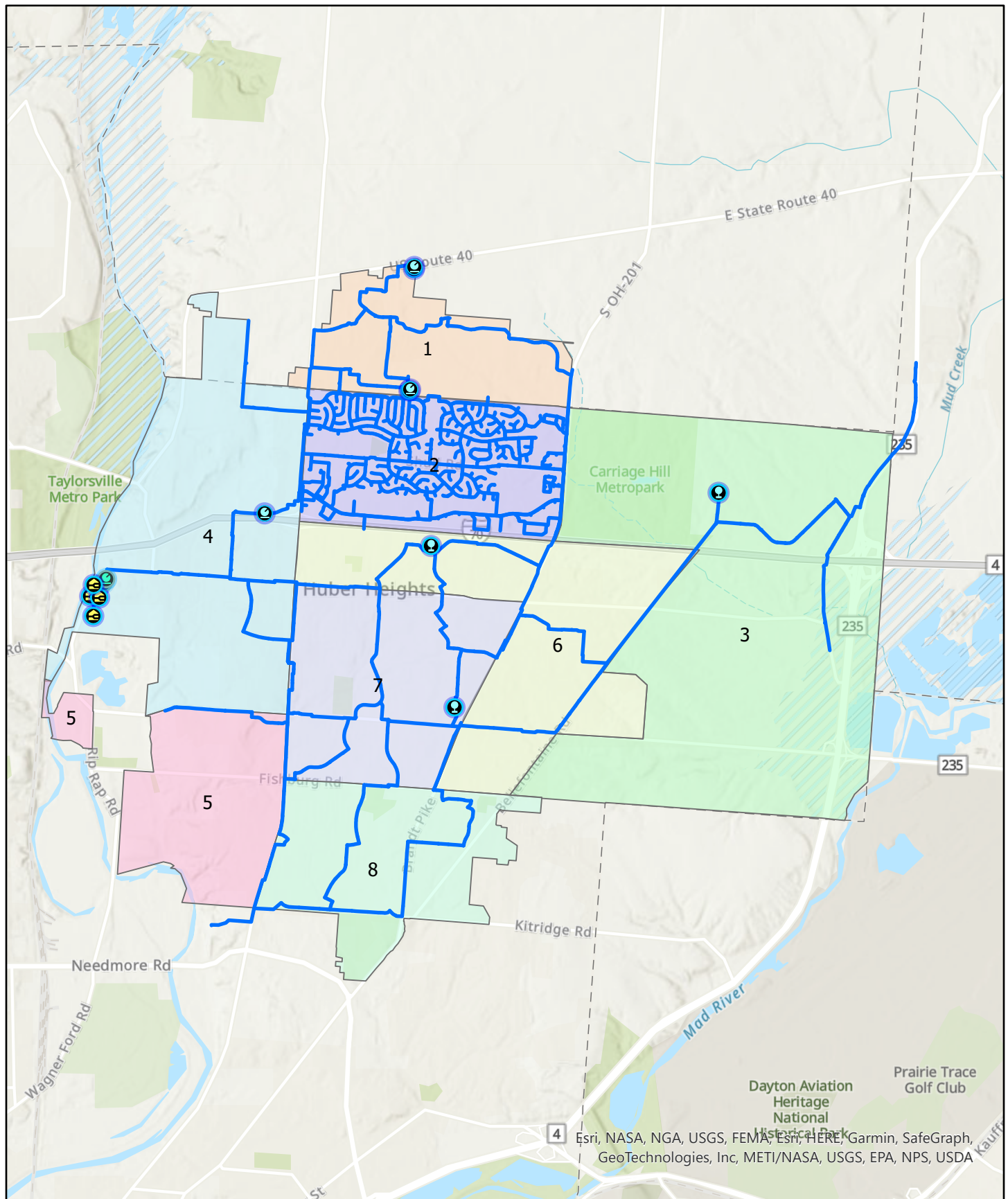
Infrastructure District 2 - Roads



1 inch equals 1 miles



Infrastructure District 2 - Water



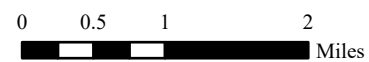
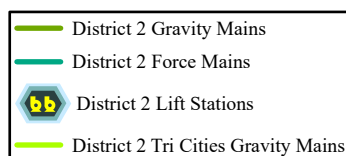
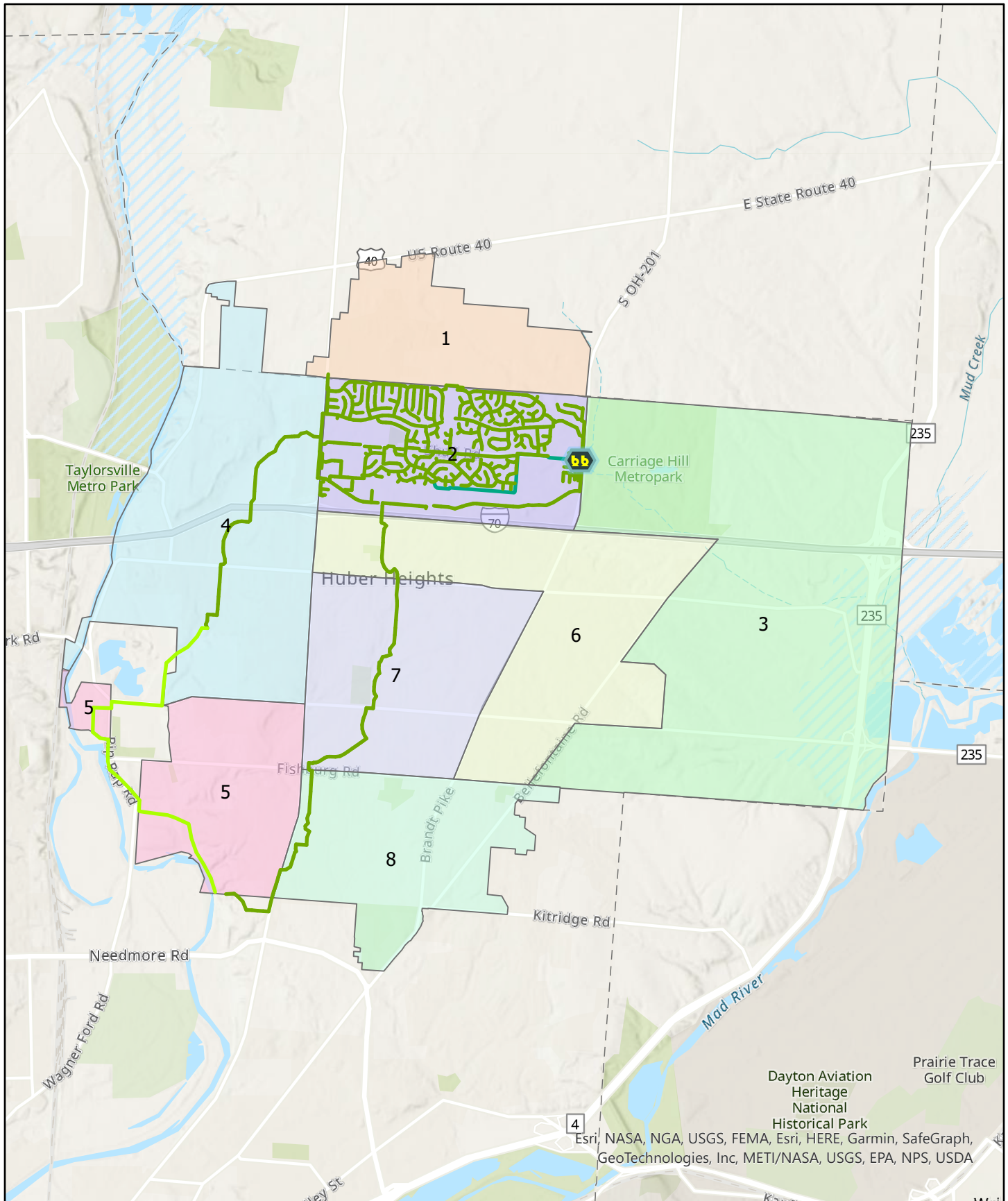
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	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2
Miles

1 inch equals 1 miles



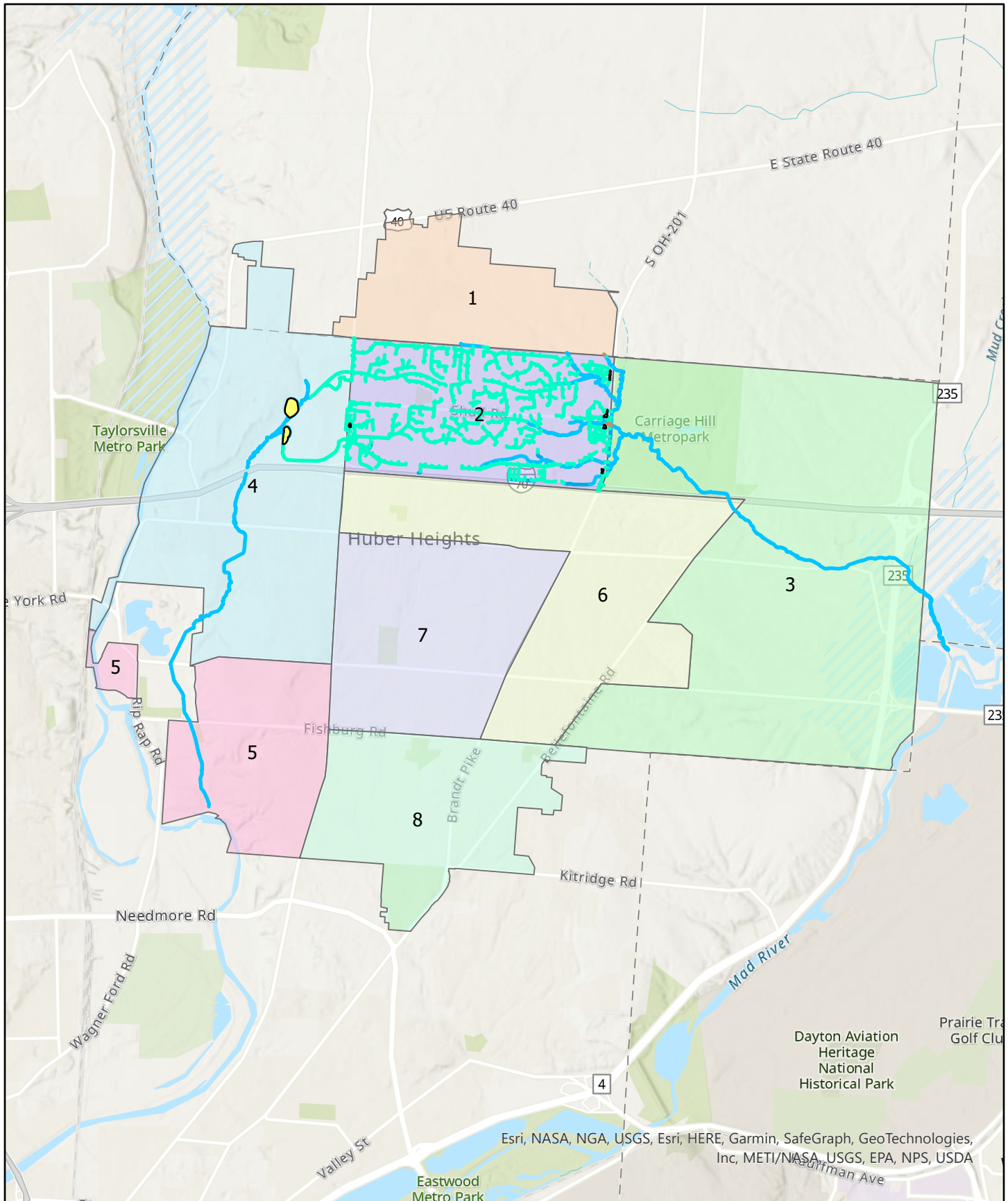
Infrastructure District 2 - Sanitary Sewer



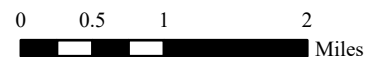
1 inch equals 1 miles



Infrastructure District 2 - Stormwater



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



1 inch equals 1 miles



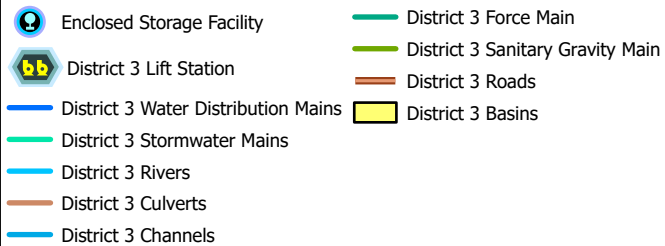
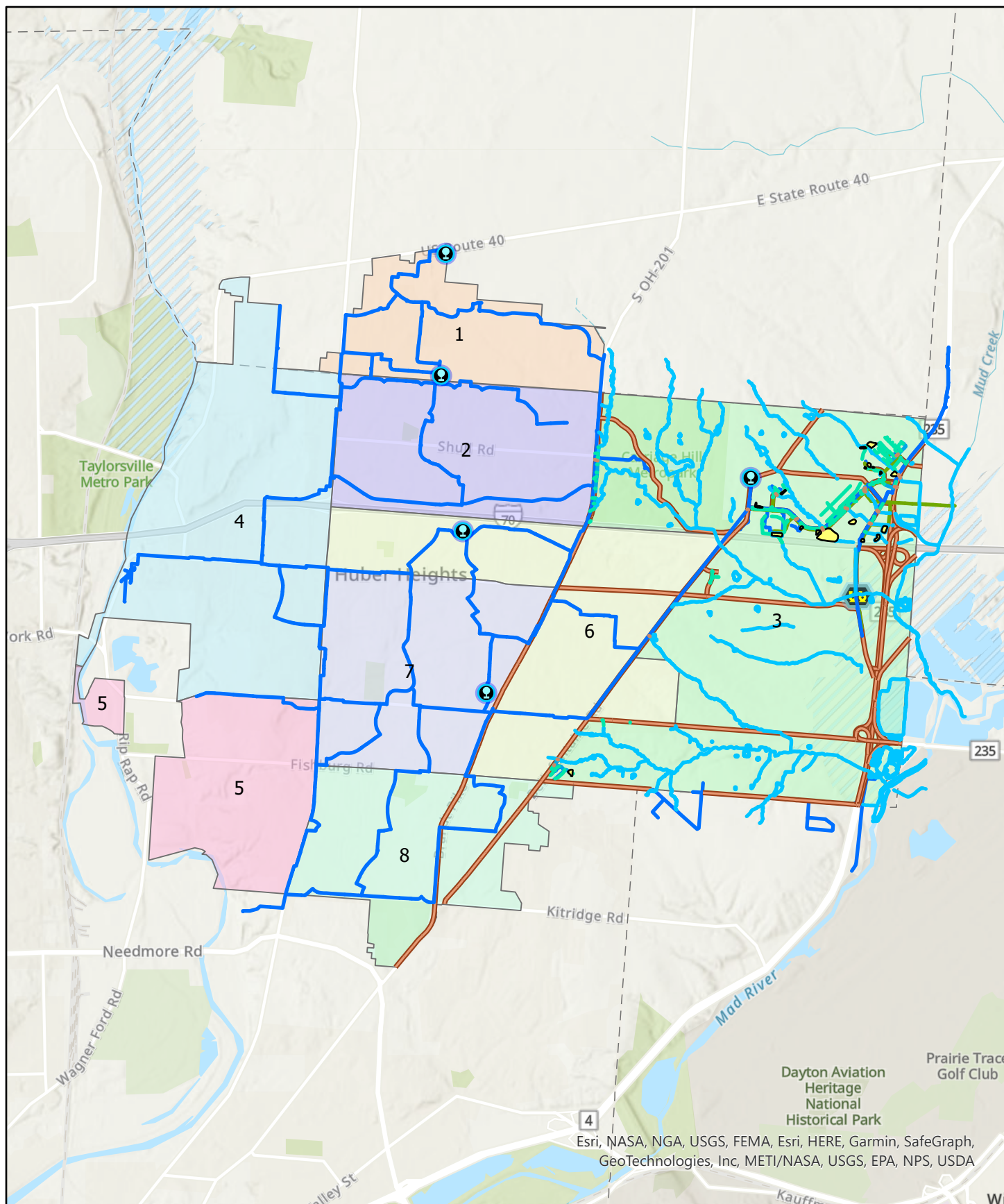
Appendix C

Infrastructure District 3



We think bigger.

Infrastructure District 3 - Overview

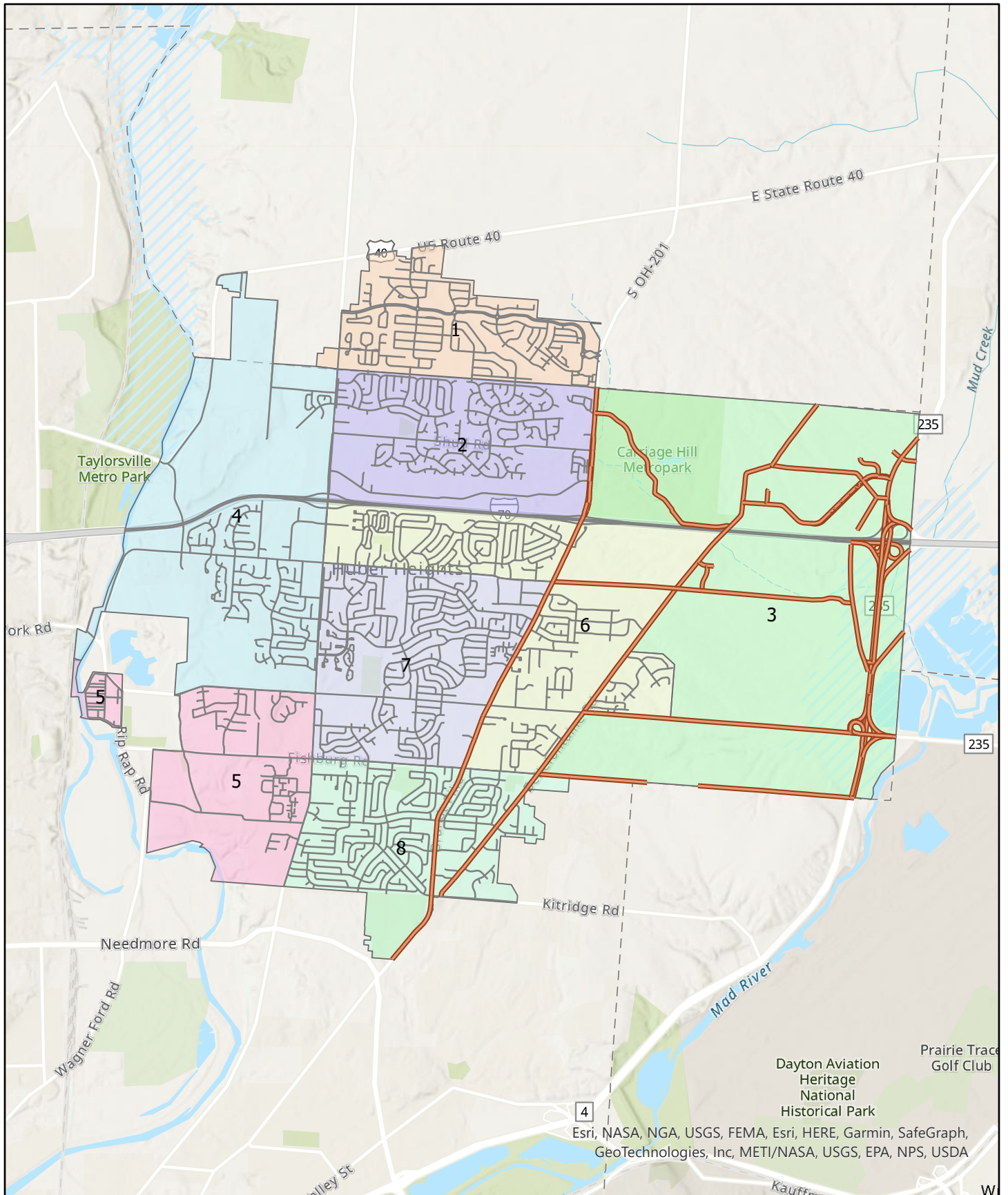


0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 3 - Roads



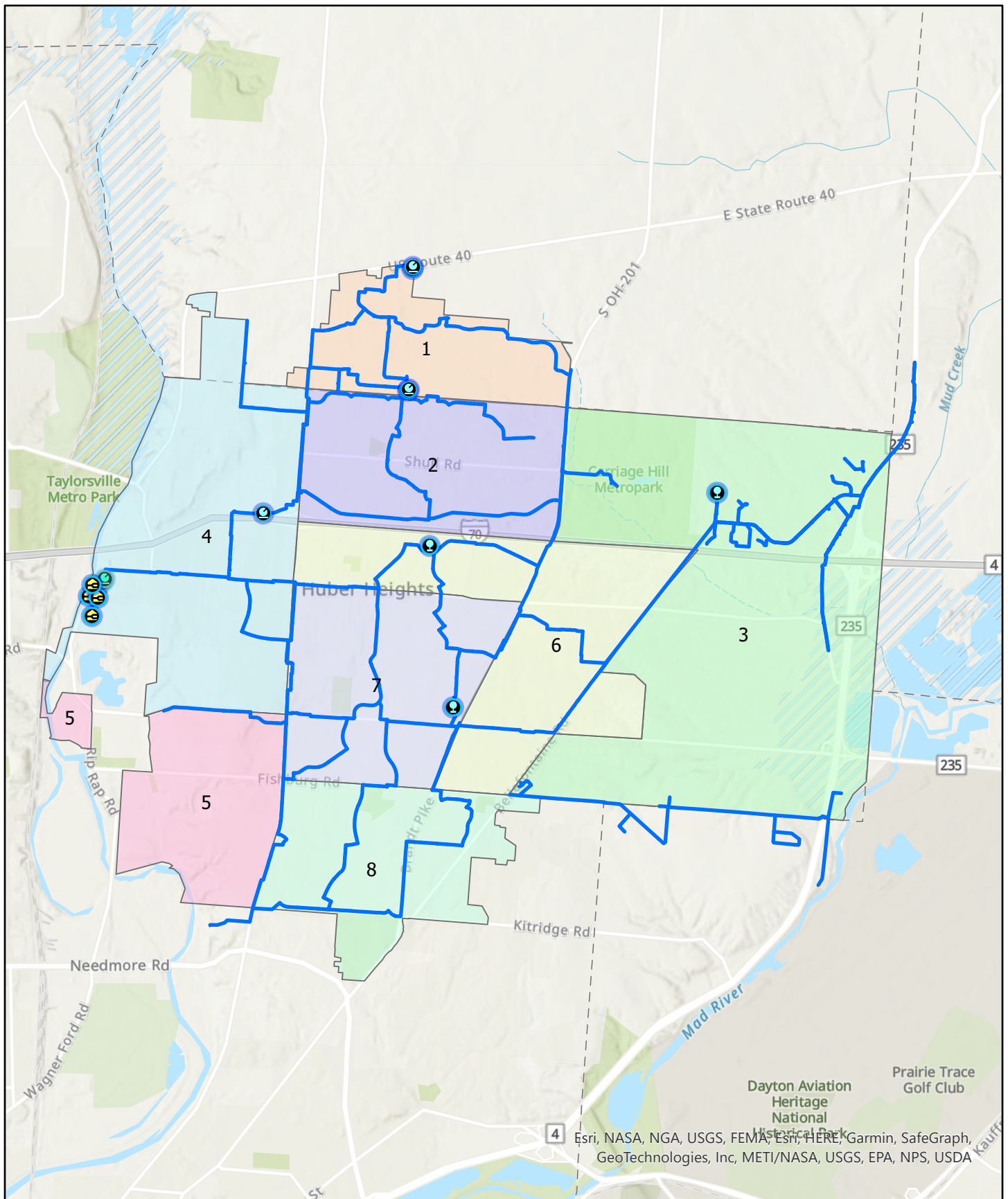
— District 3 Roads
— Huber Heights Streets

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 3 - Water



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

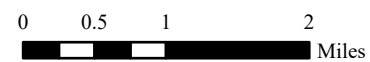
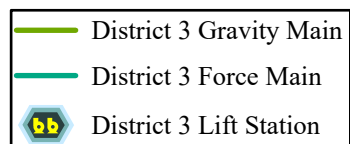
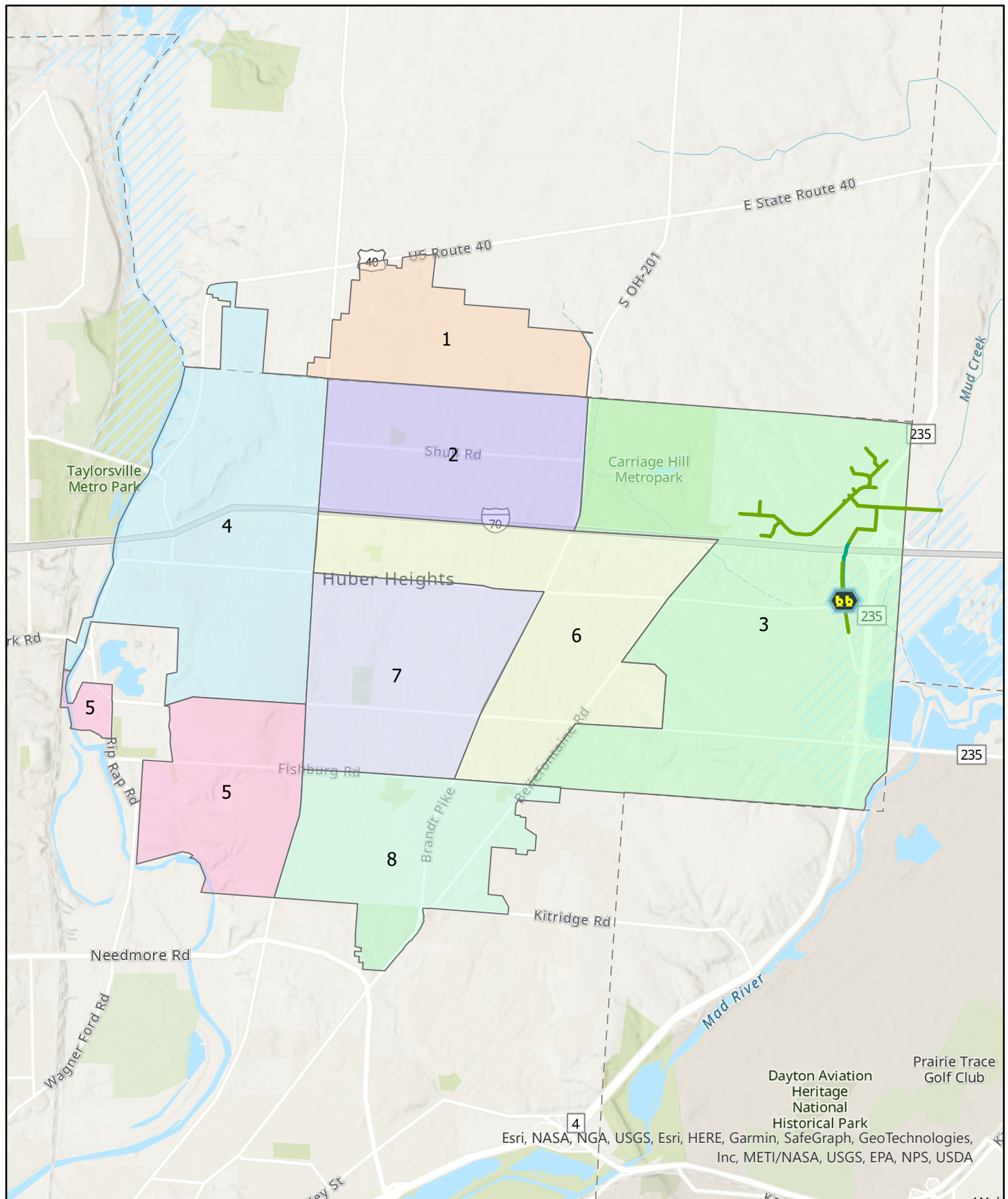
0 0.5 1 2 Miles

1 inch equals 1 miles



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

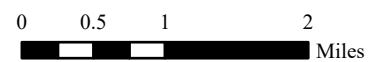
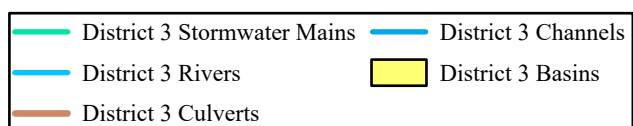
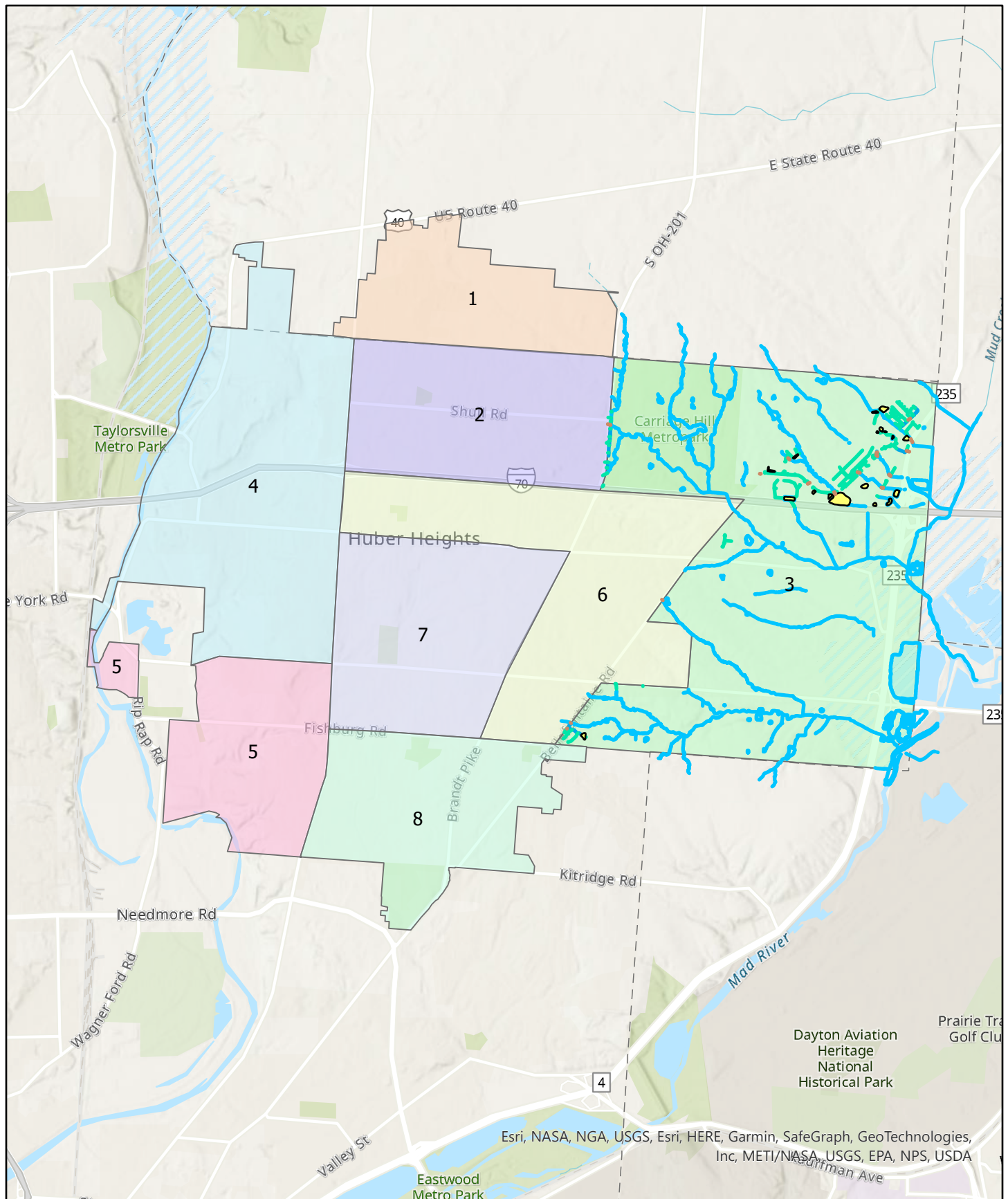
Infrastructure District 3 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 3 - Stormwater



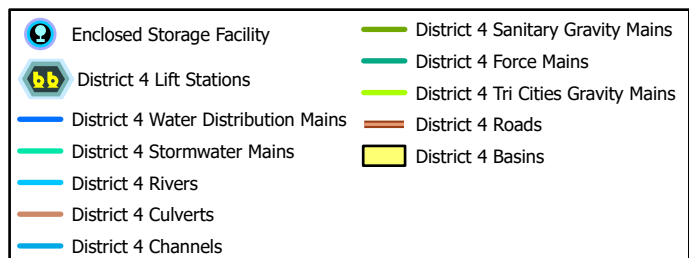
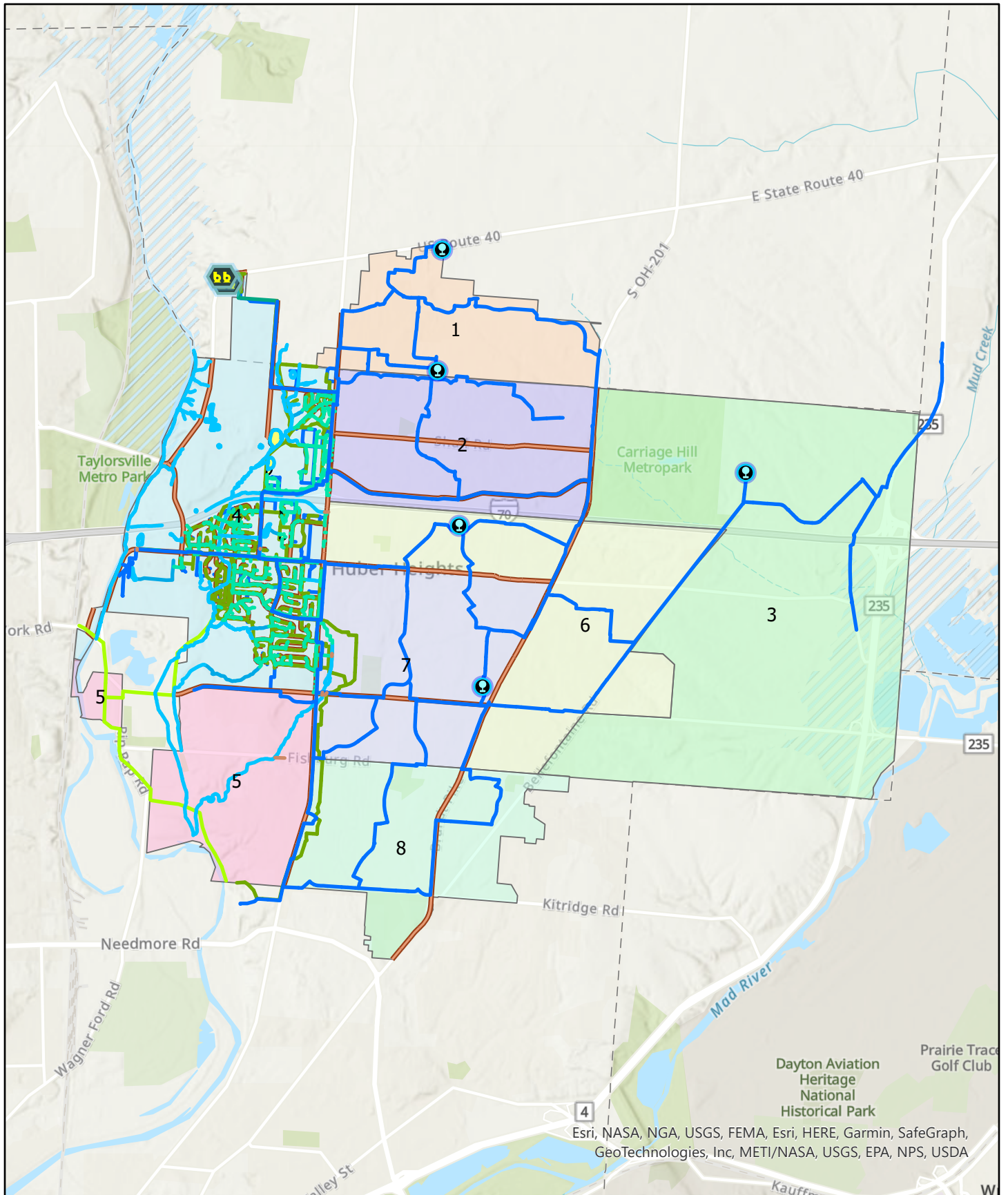
Appendix D

Infrastructure District 4



We think bigger.

Infrastructure District 4 - Overview

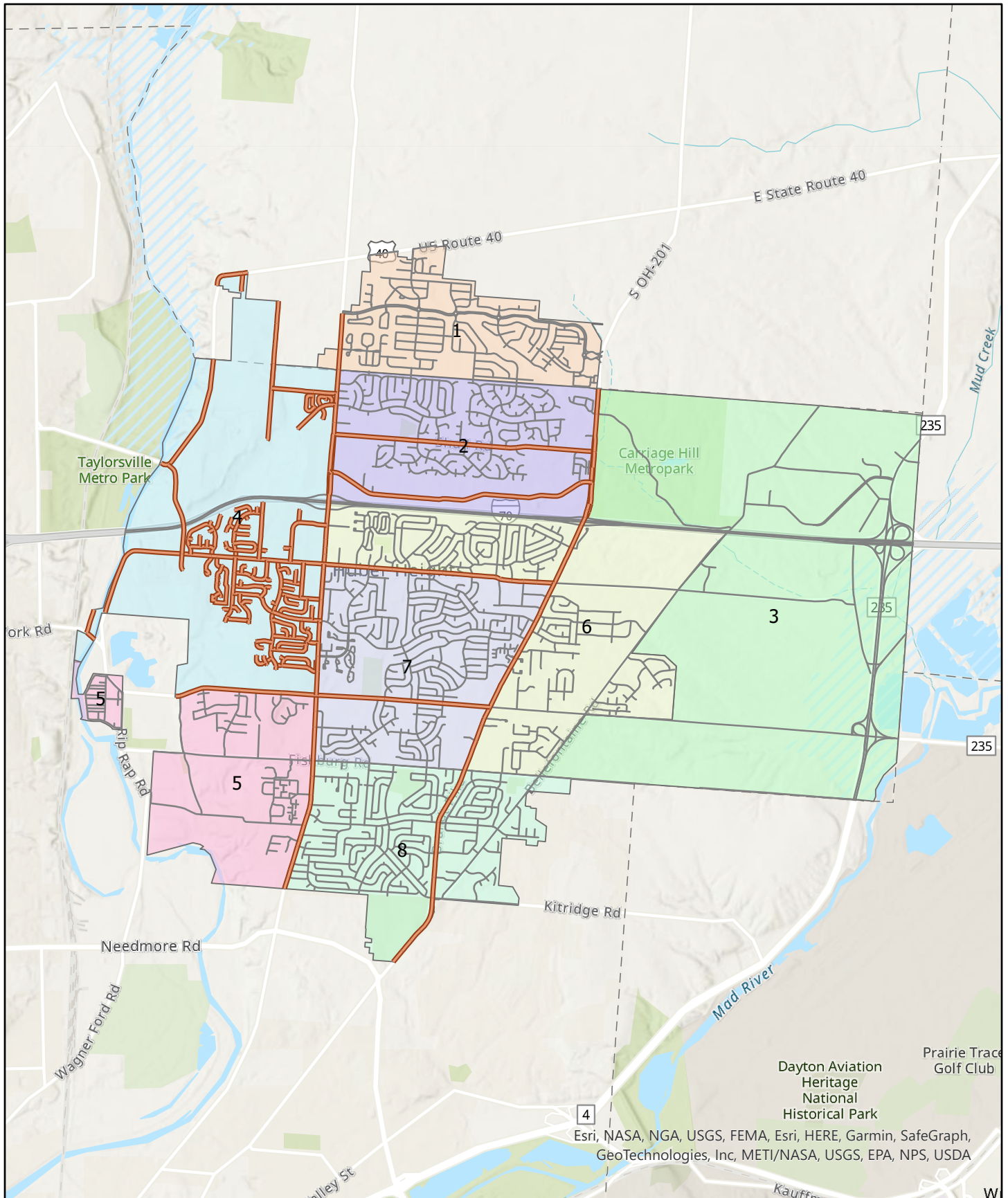


0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 4 - Roads



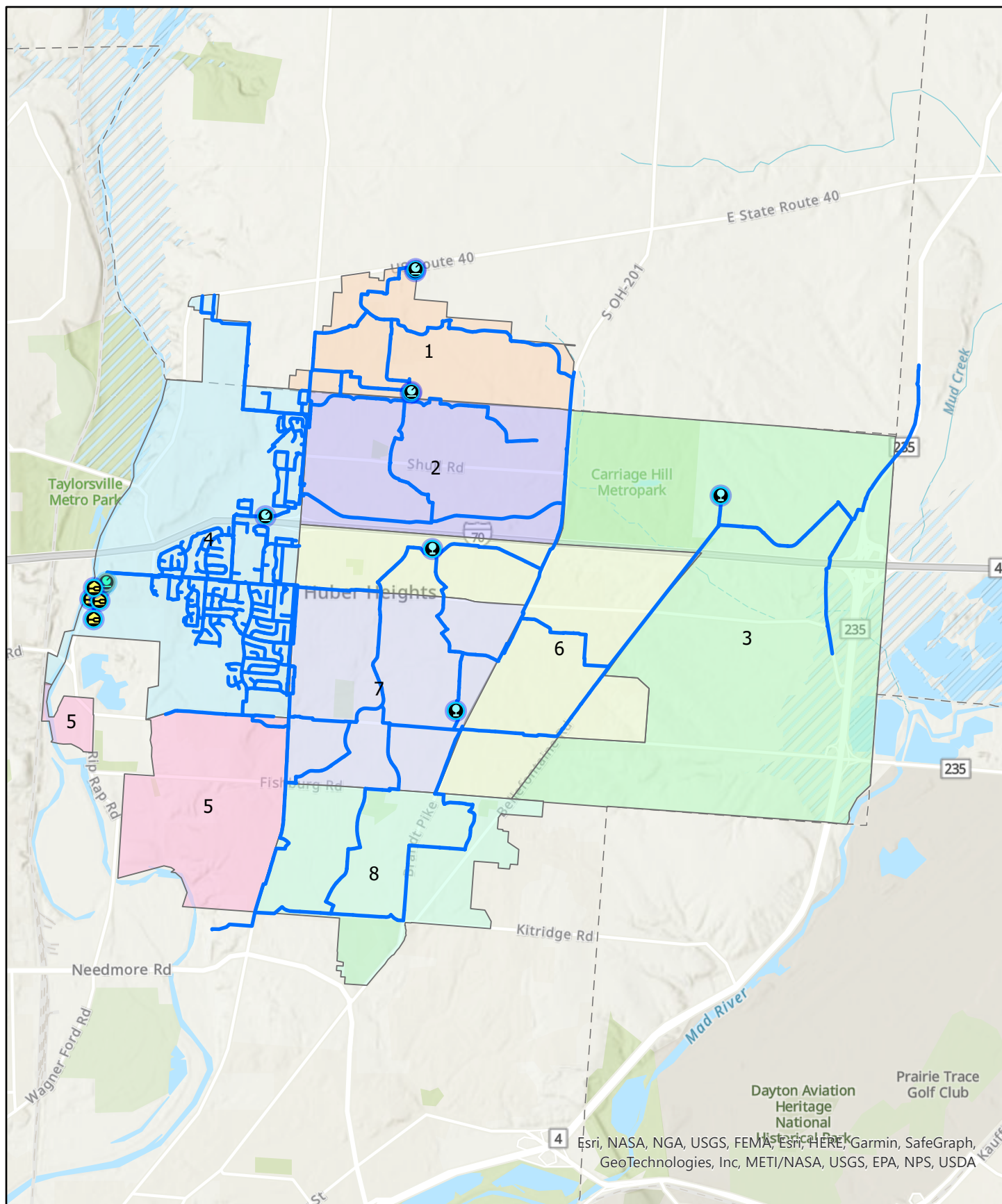
— District 4 Roads
— Huber Heights Streets

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 4 - Water



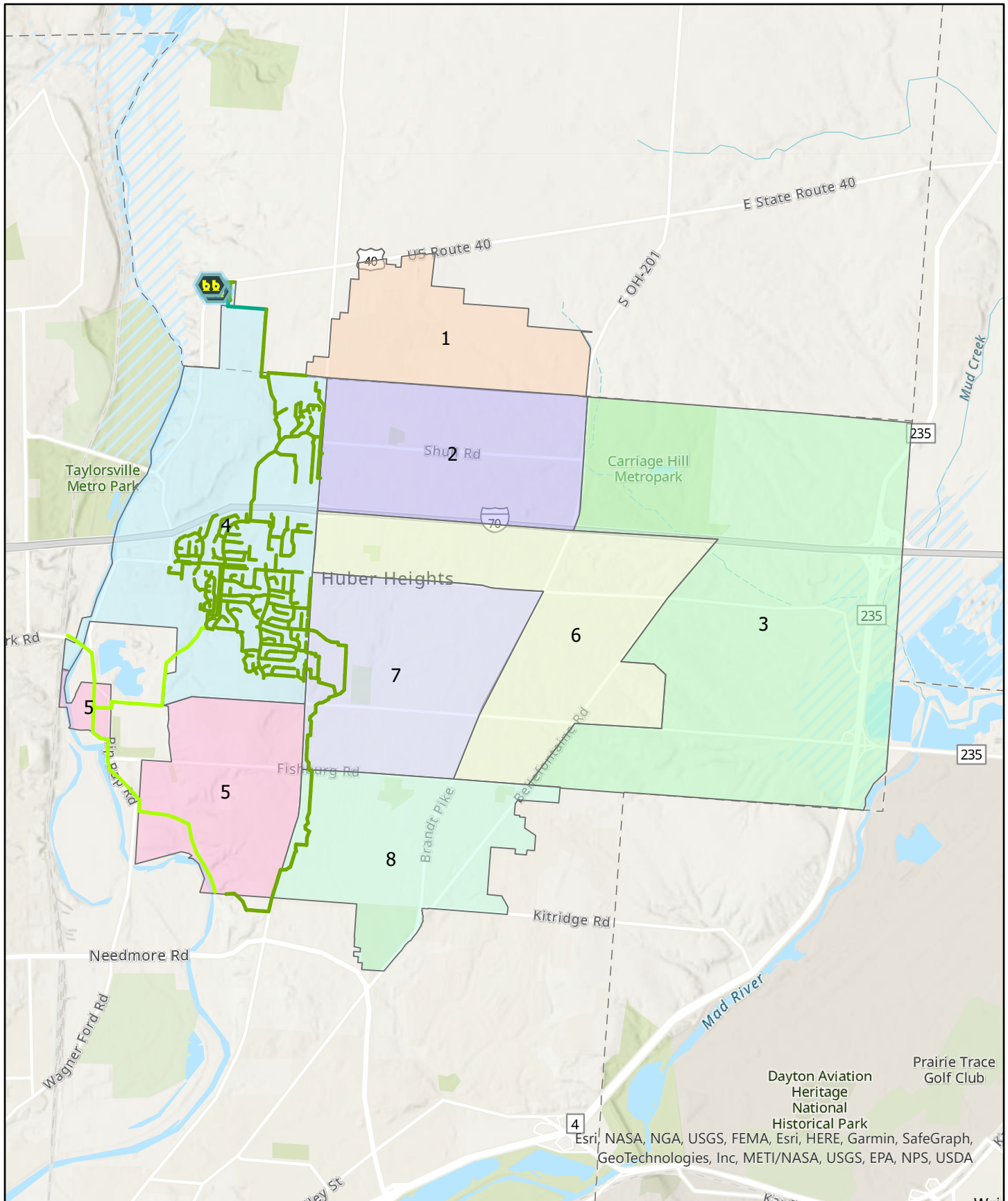
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 4 - Sanitary Sewer



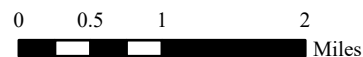
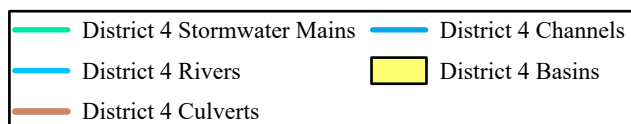
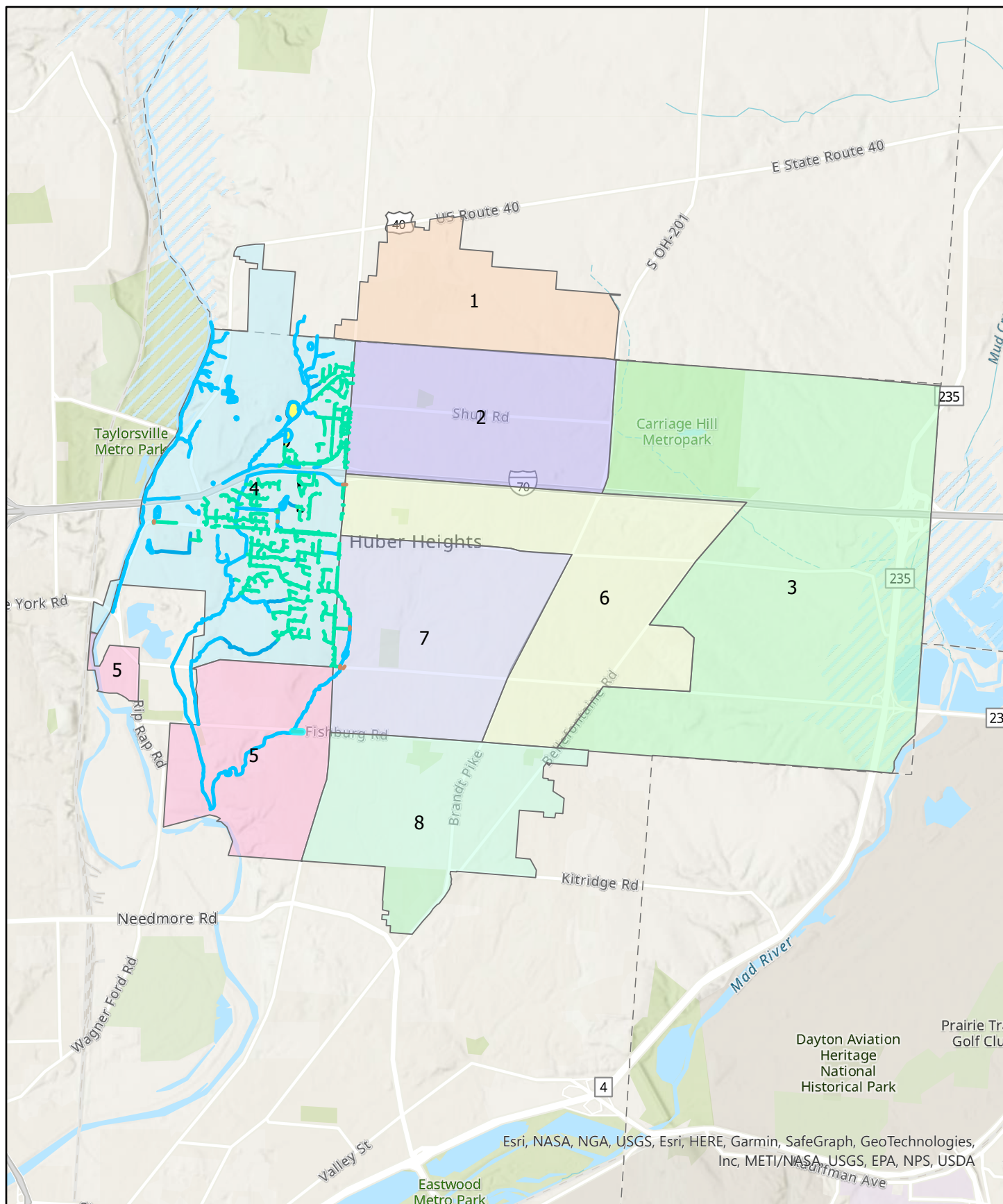
- District 4 Gravity Mains
- District 4 Force Mains
- bb District 4 Lift Stations
- District 4 Tri Cities Gravity Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 4 - Stormwater



1 inch equals 1 miles



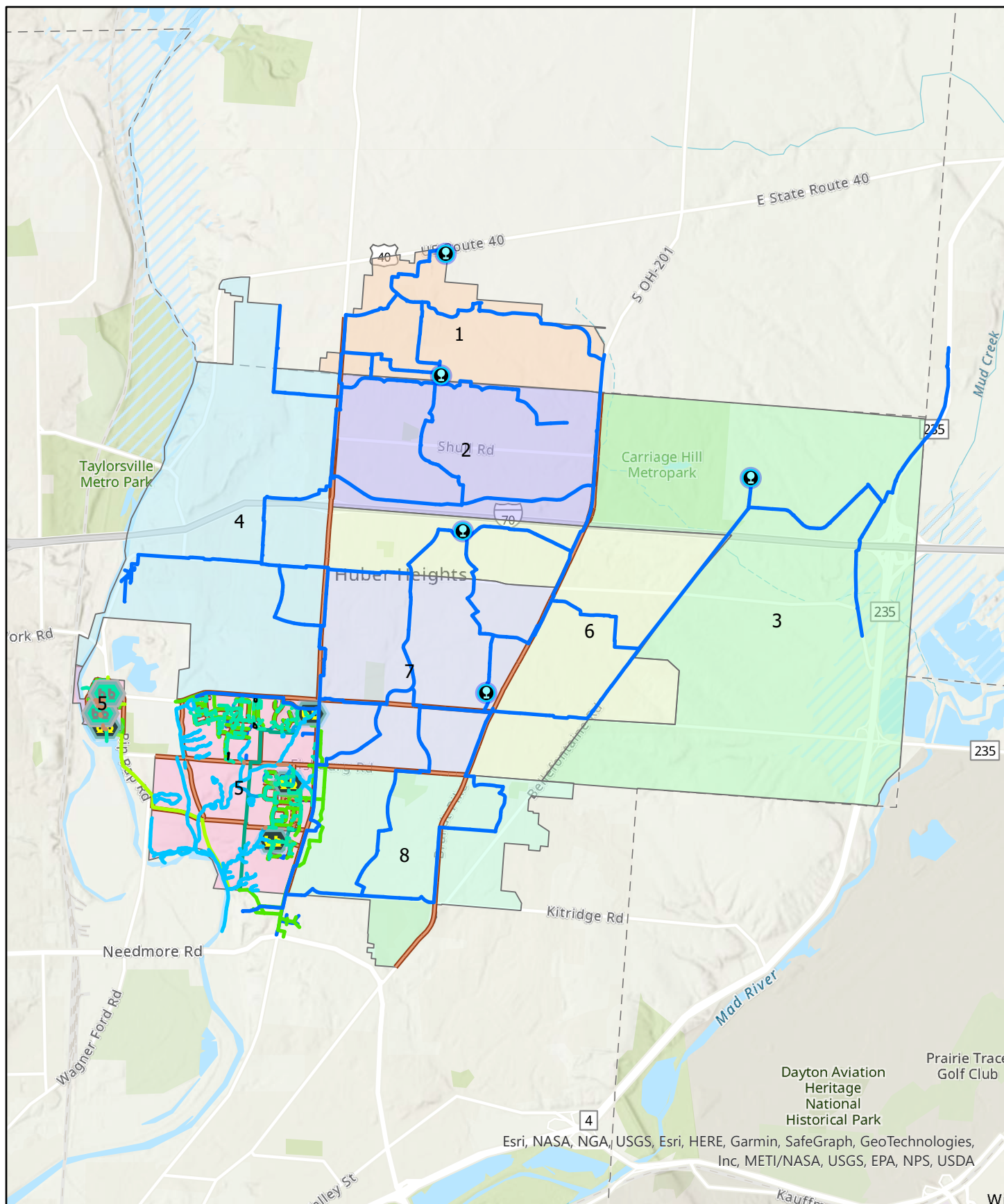
Appendix E

Infrastructure District 5



We think bigger.

Infrastructure District 5 - Overview



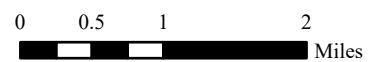
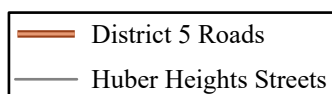
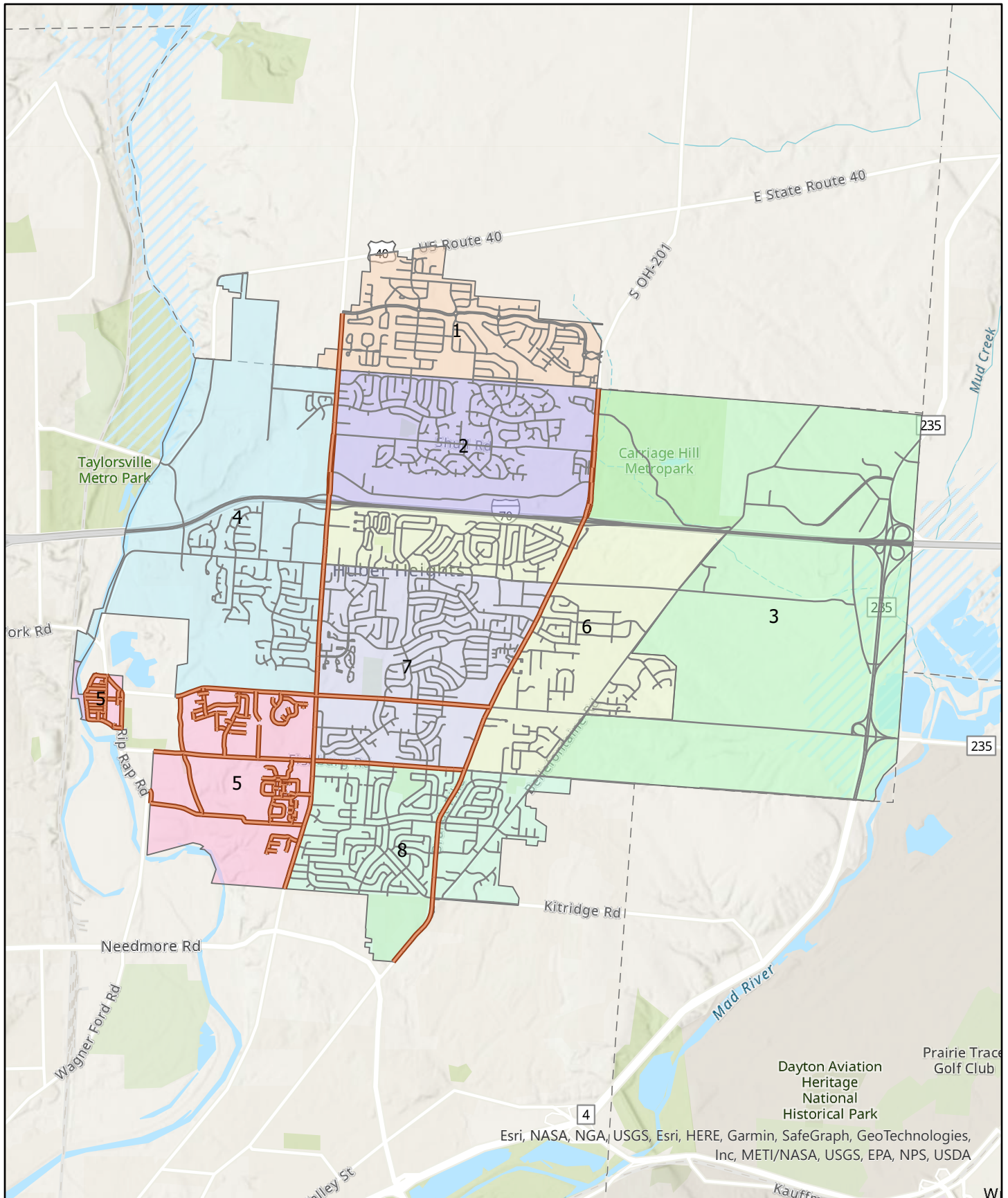
- | | |
|---|---|
|  Enclosed Storage Facility |  District 5 Culverts |
|  District 5 Lift Stations |  District 5 Channels |
|  District 5 Pump Station |  District 5 Sanitary Gravity Mains |
|  District 5 Water Distribution Mains |  District 5 Force Mains |
|  District 5 Stormwater Mains |  District 5 Tri Cities Gravity Mains |
|  District 5 Rivers |  District 5 Roads |
| |  District 5 Basins |

0 0.5 1 2
Miles

1 inch equals 1 miles



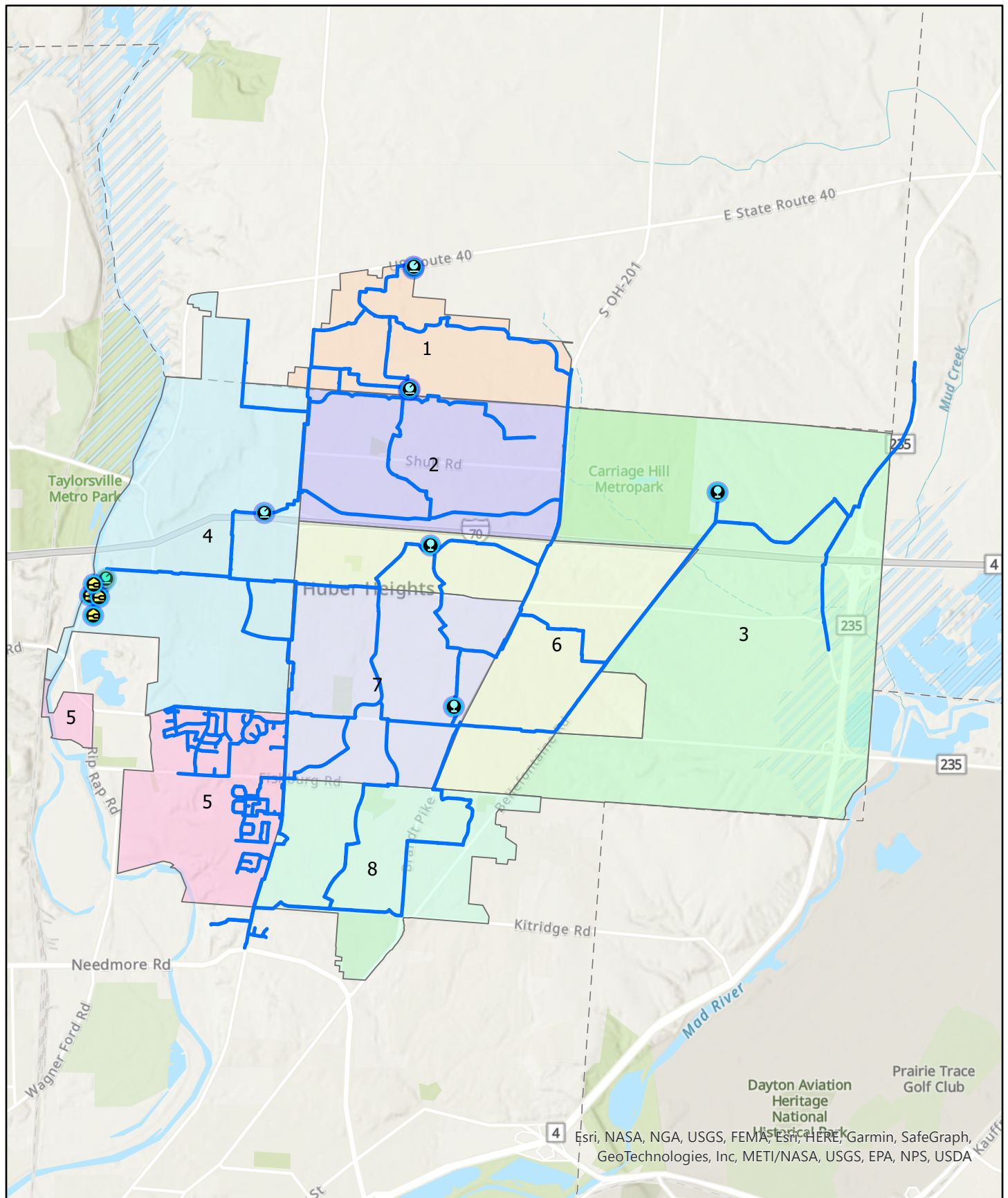
Infrastructure District 5 - Roads



1 inch equals 1 miles



Infrastructure District 5 - Water



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

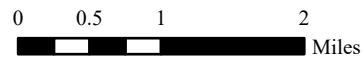
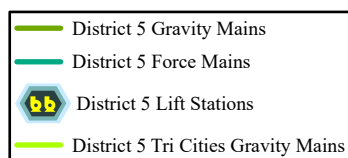
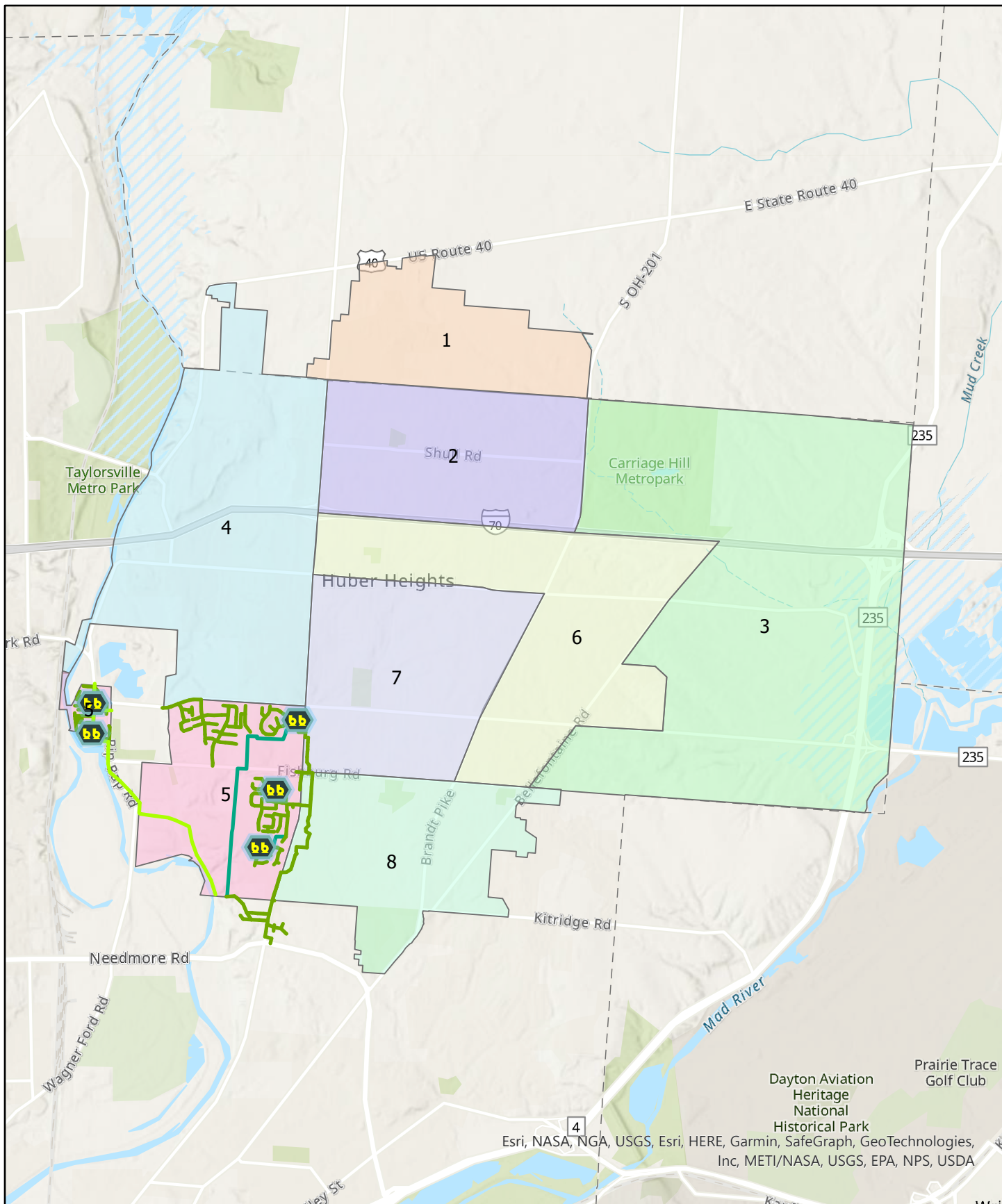
0 0.5 1 2 Miles

1 inch equals 1 miles



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

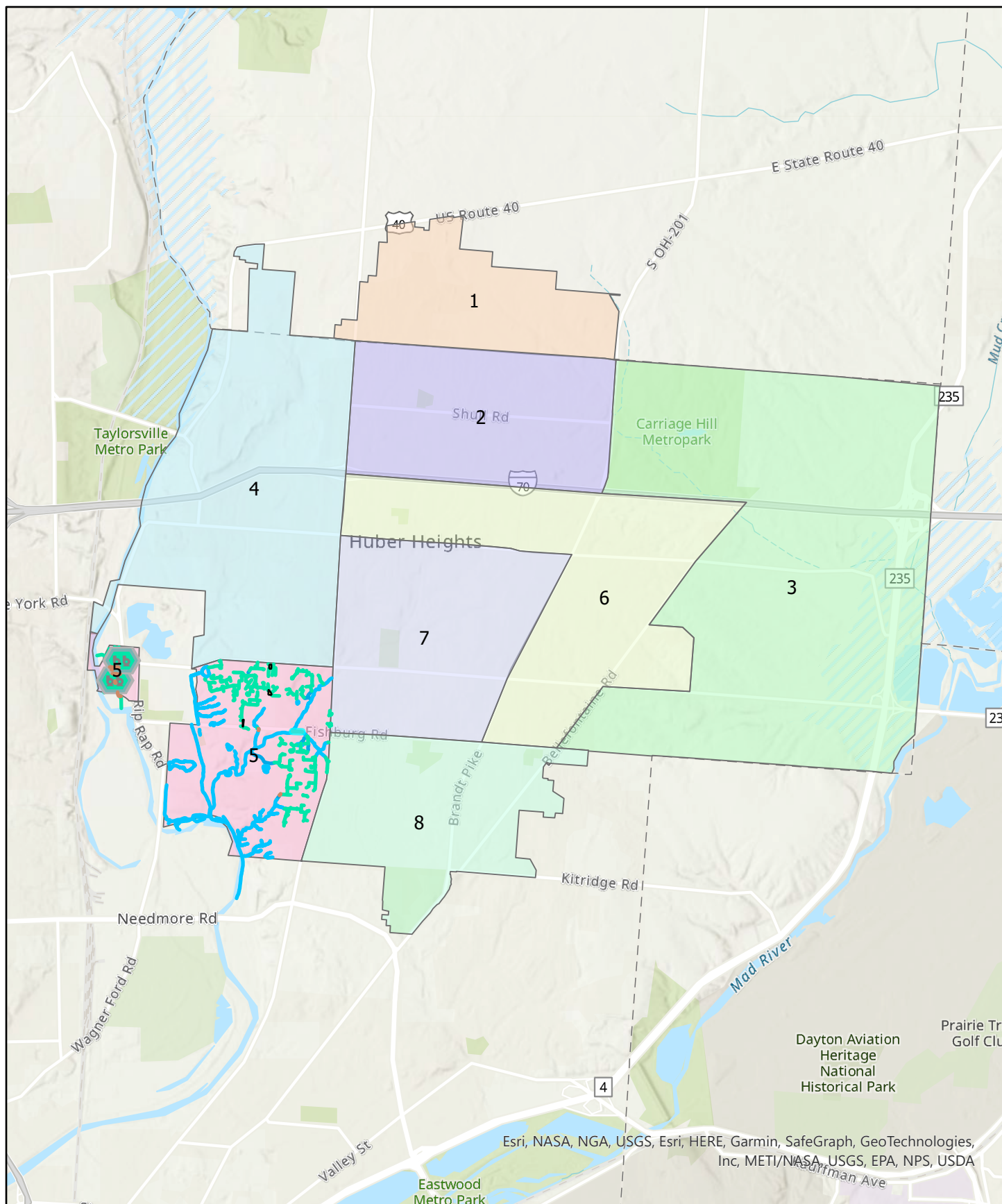
Infrastructure District 5 - Sanitary Sewer



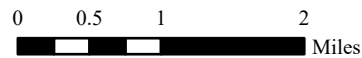
1 inch equals 1 miles



Infrastructure District 5 - Stormwater



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



1 inch equals 1 miles



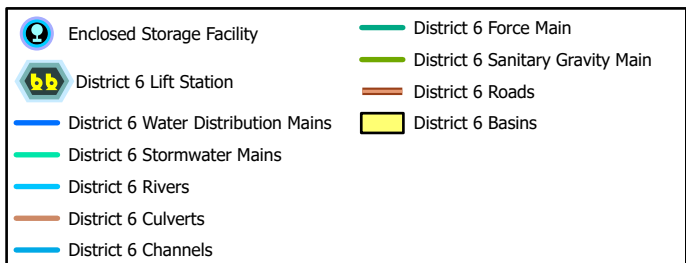
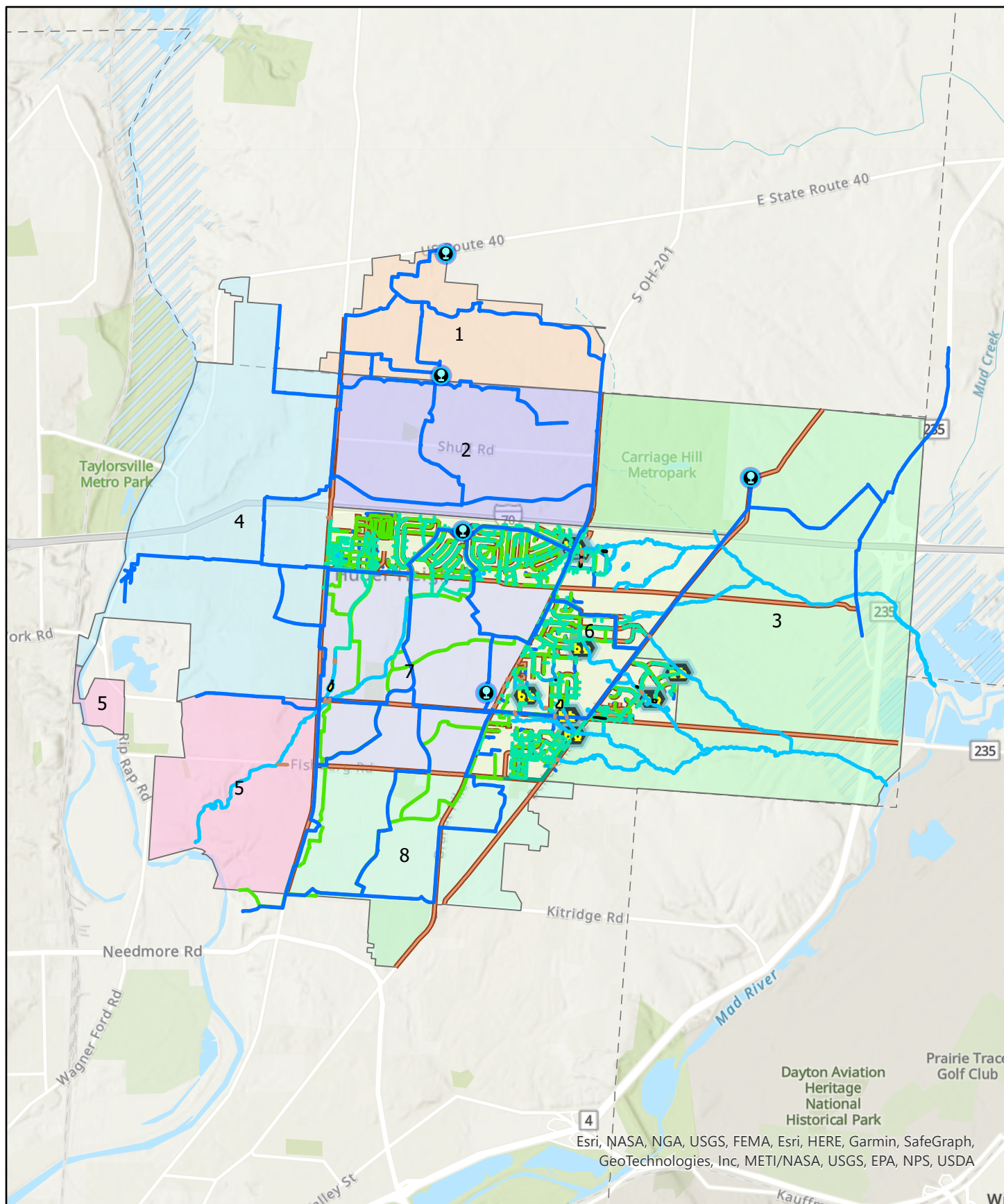
Appendix F

Infrastructure District 6



We think bigger.

Infrastructure District 6 - Overview

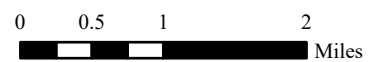
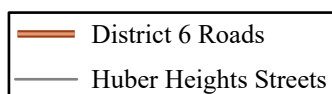
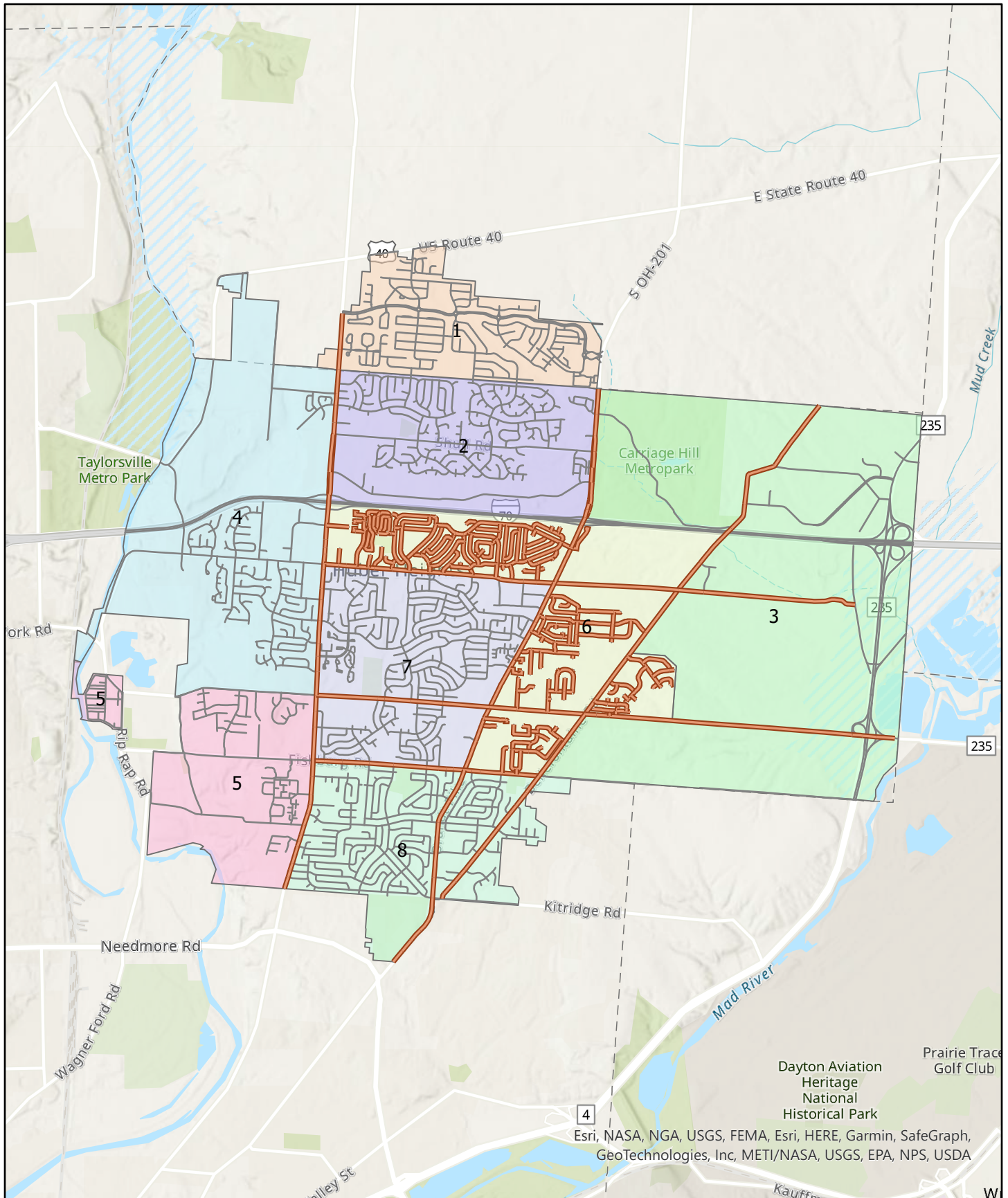


0 0.5 1 2 Miles

1 inch equals 1 miles



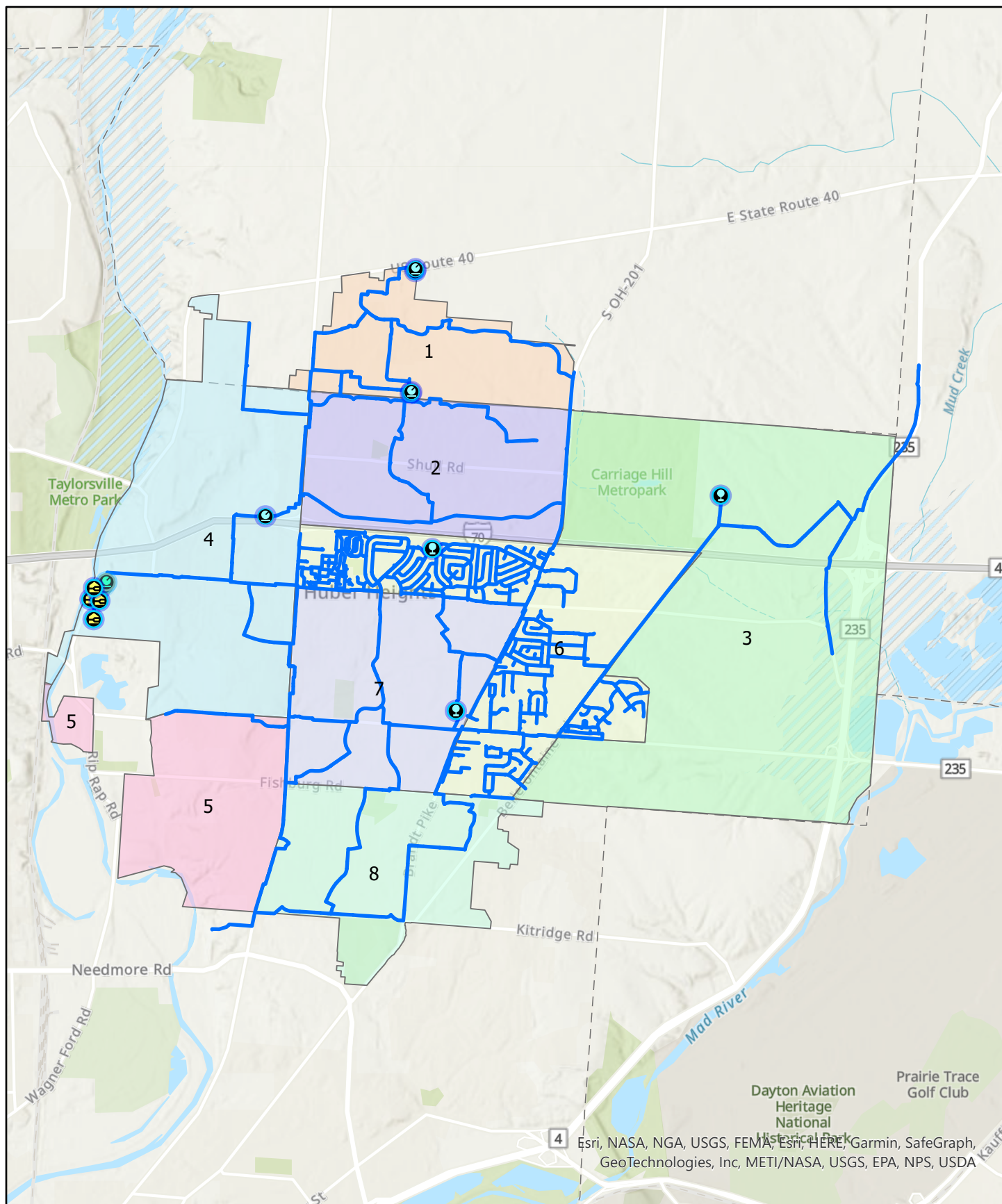
Infrastructure District 6 - Roads



1 inch equals 1 miles



Infrastructure District 6 - Water



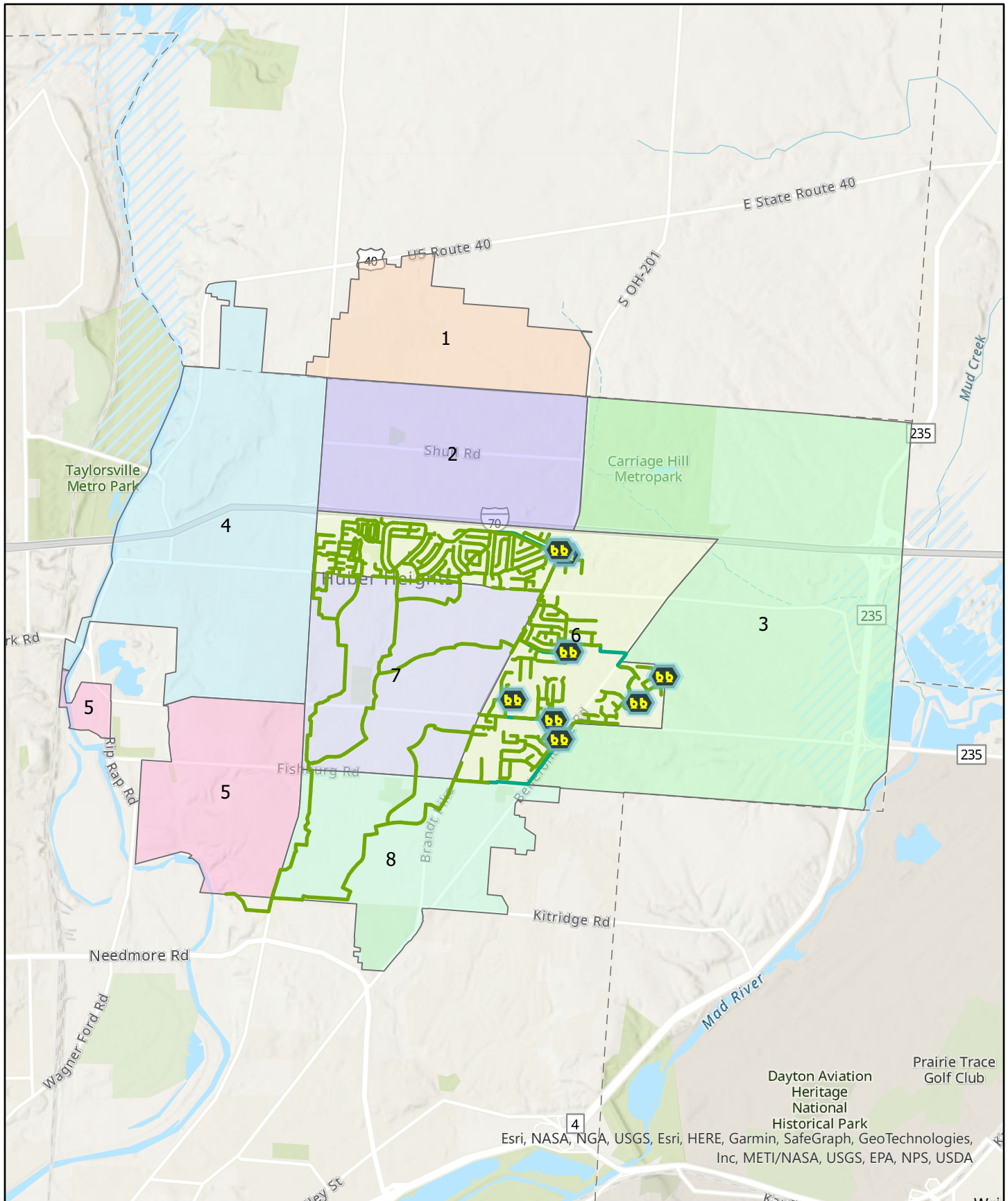
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 6 - Sanitary Sewer



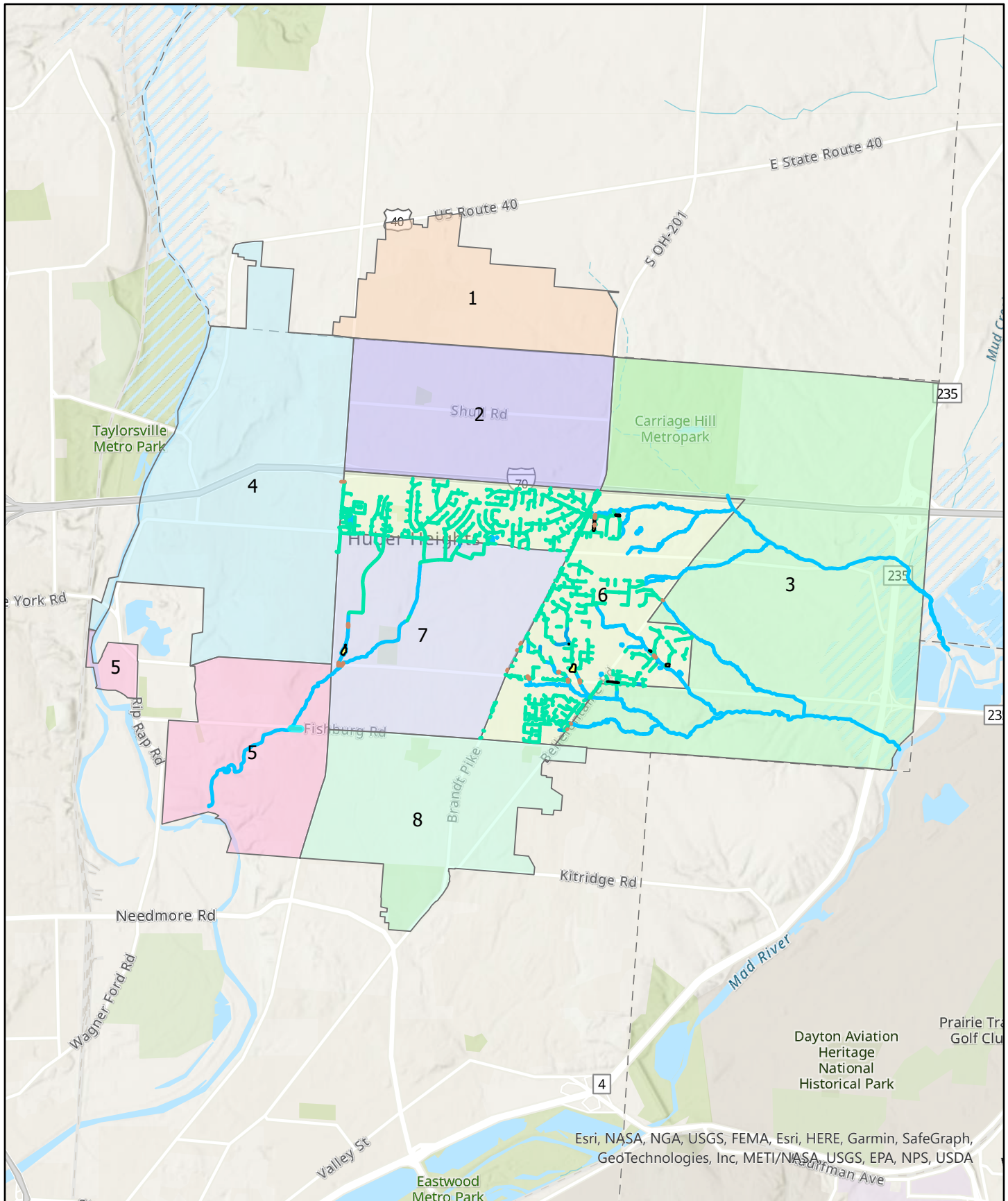
- District 6 Gravity Main
- District 6 Force Main
- District 6 Lift Station

0 0.5 1 2
Miles

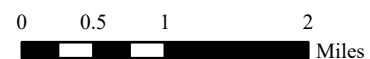
1 inch equals 1 miles



Infrastructure District 6 - Stormwater



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



1 inch equals 1 miles



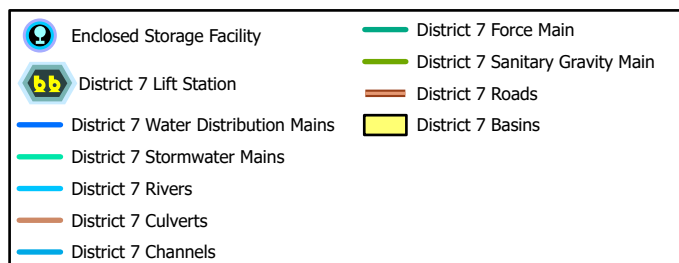
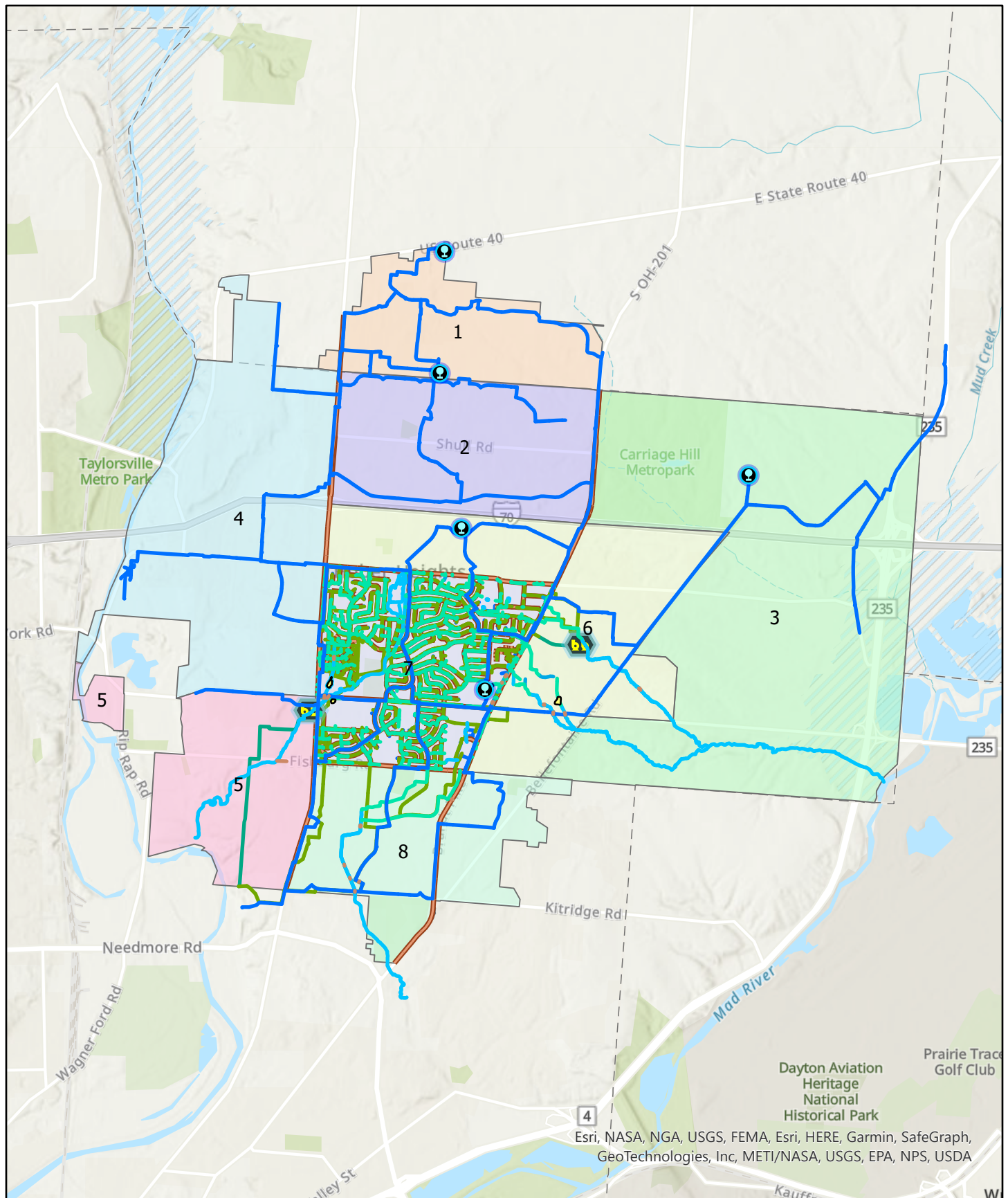
Appendix G

Infrastructure District 7



We think bigger.

Infrastructure District 7 - Overview

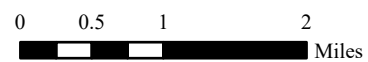
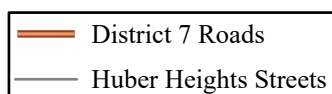
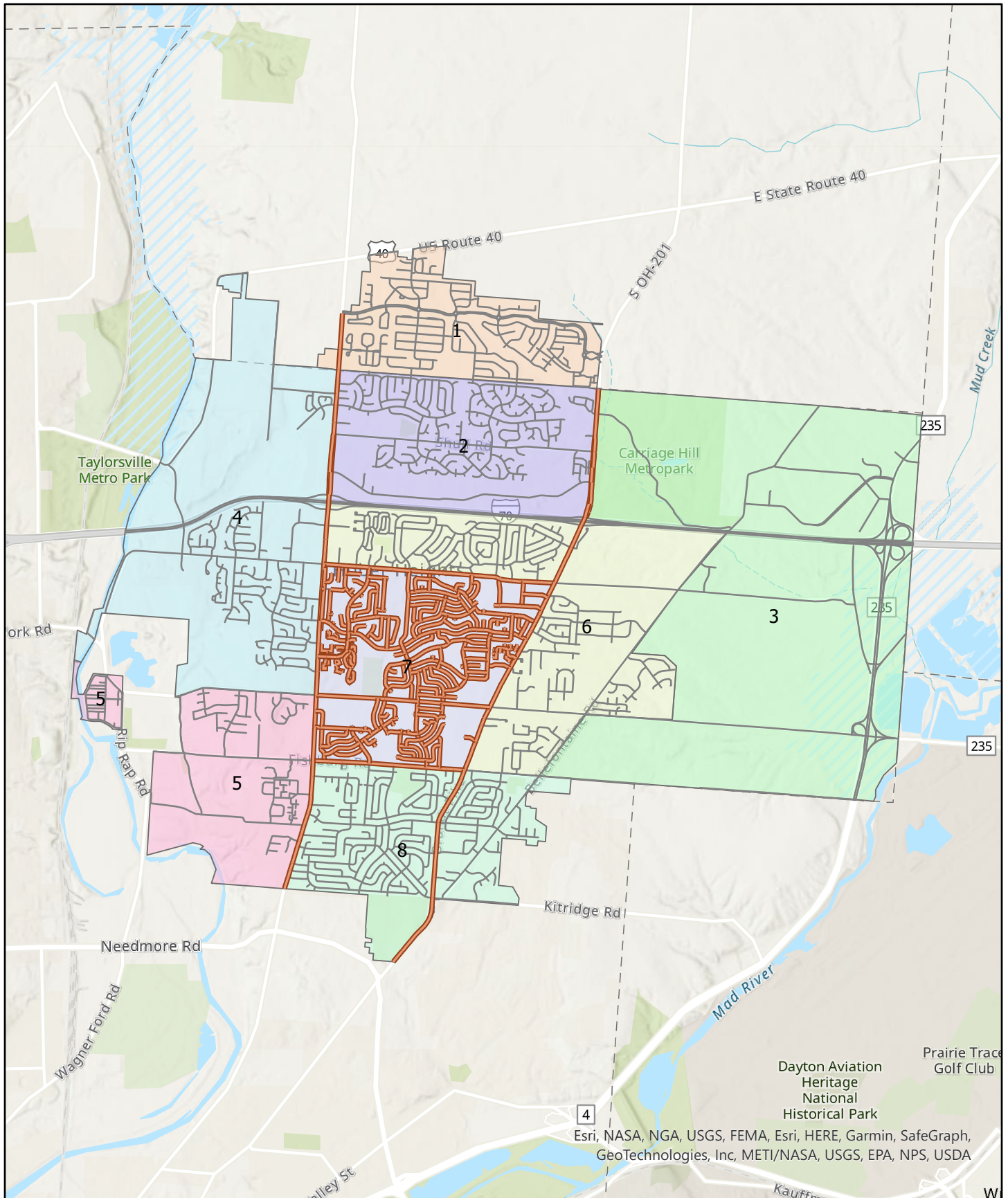


0 0.5 1 2 Miles

1 inch equals 1 miles



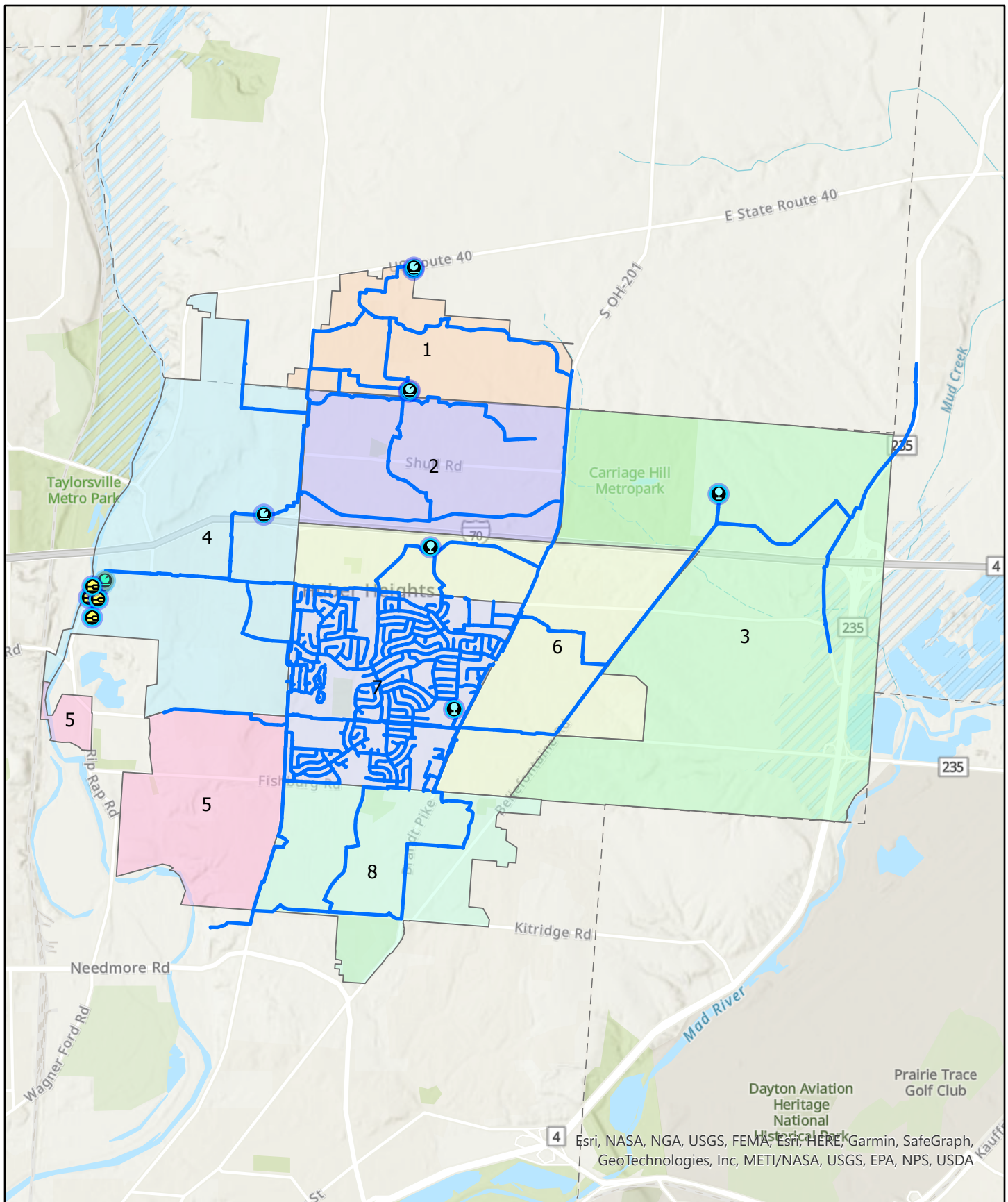
Infrastructure District 7 - Roads



1 inch equals 1 miles



Infrastructure District 7 - Water



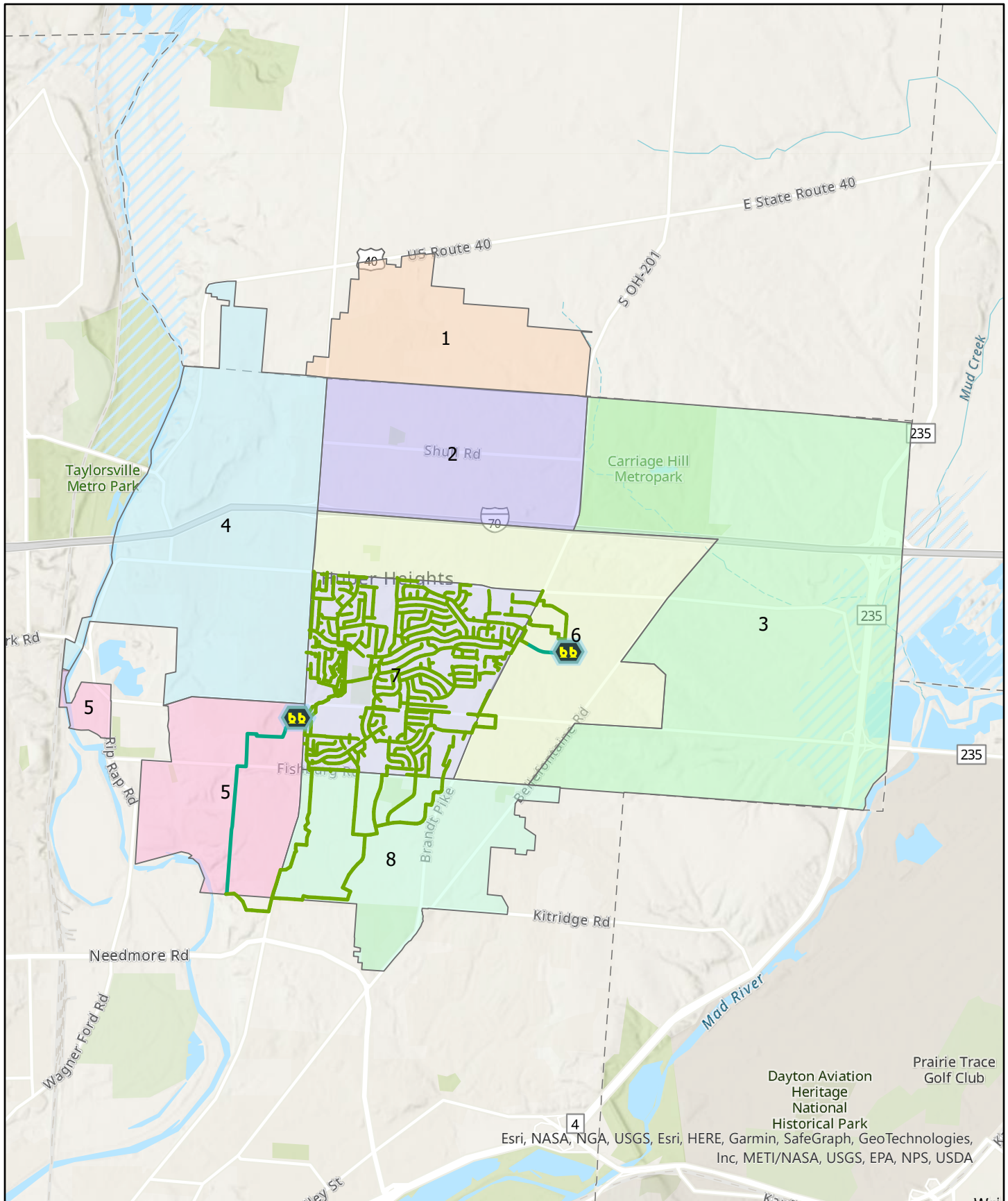
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2
Miles

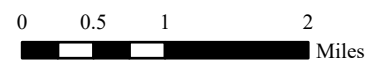
1 inch equals 1 miles



Infrastructure District 7 - Sanitary Sewer



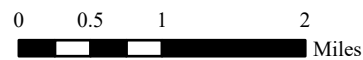
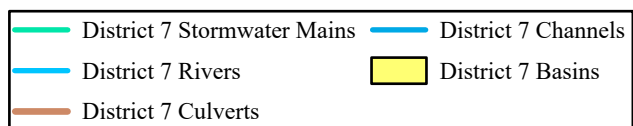
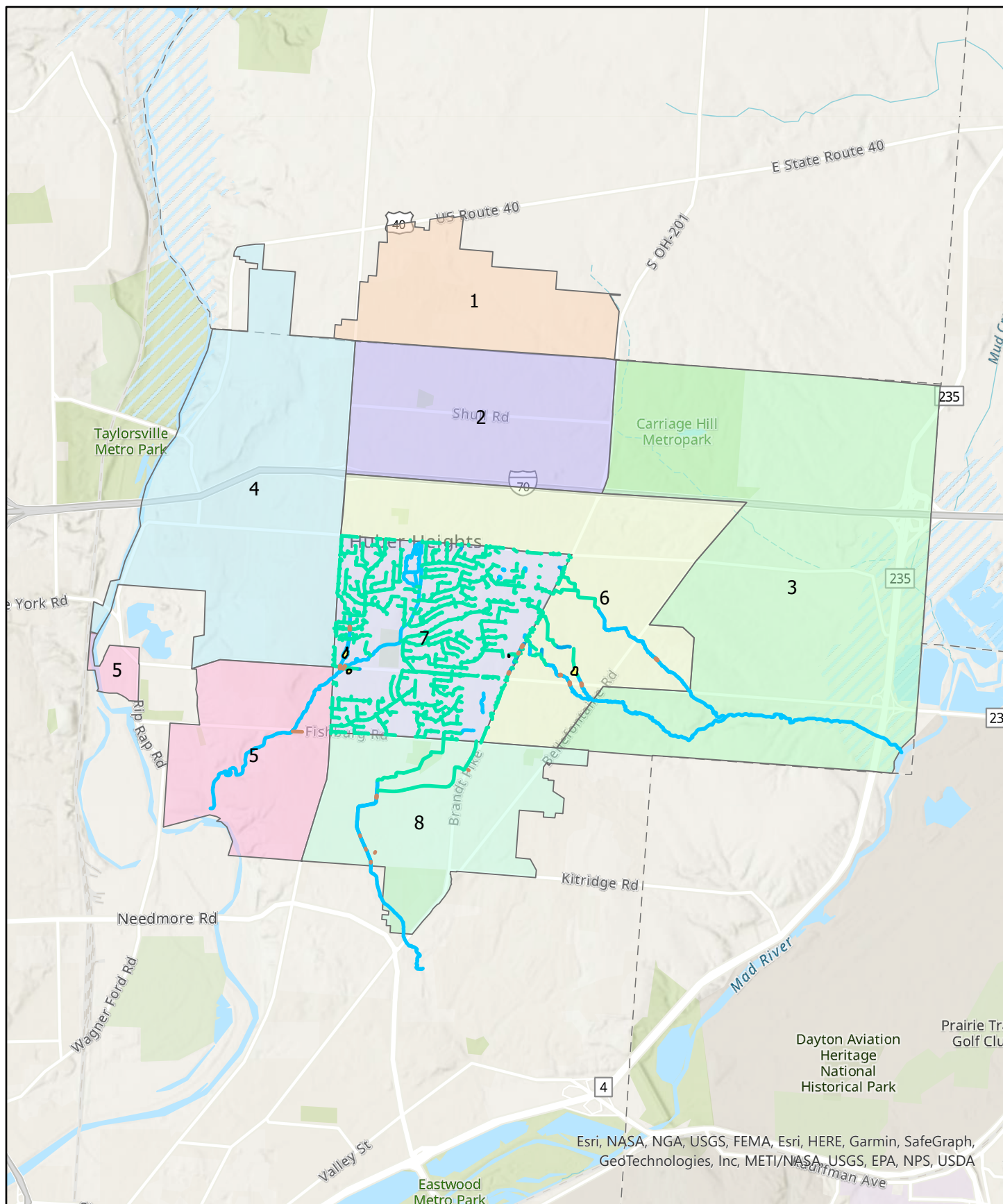
- District 7 Gravity Main
- District 7 Force Main
- bb District 7 Lift Station



1 inch equals 1 miles



Infrastructure District 7 - Stormwater



1 inch equals 1 miles



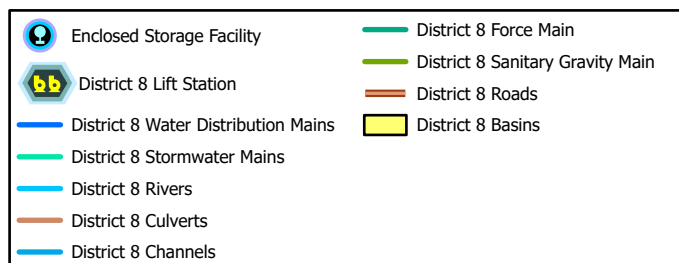
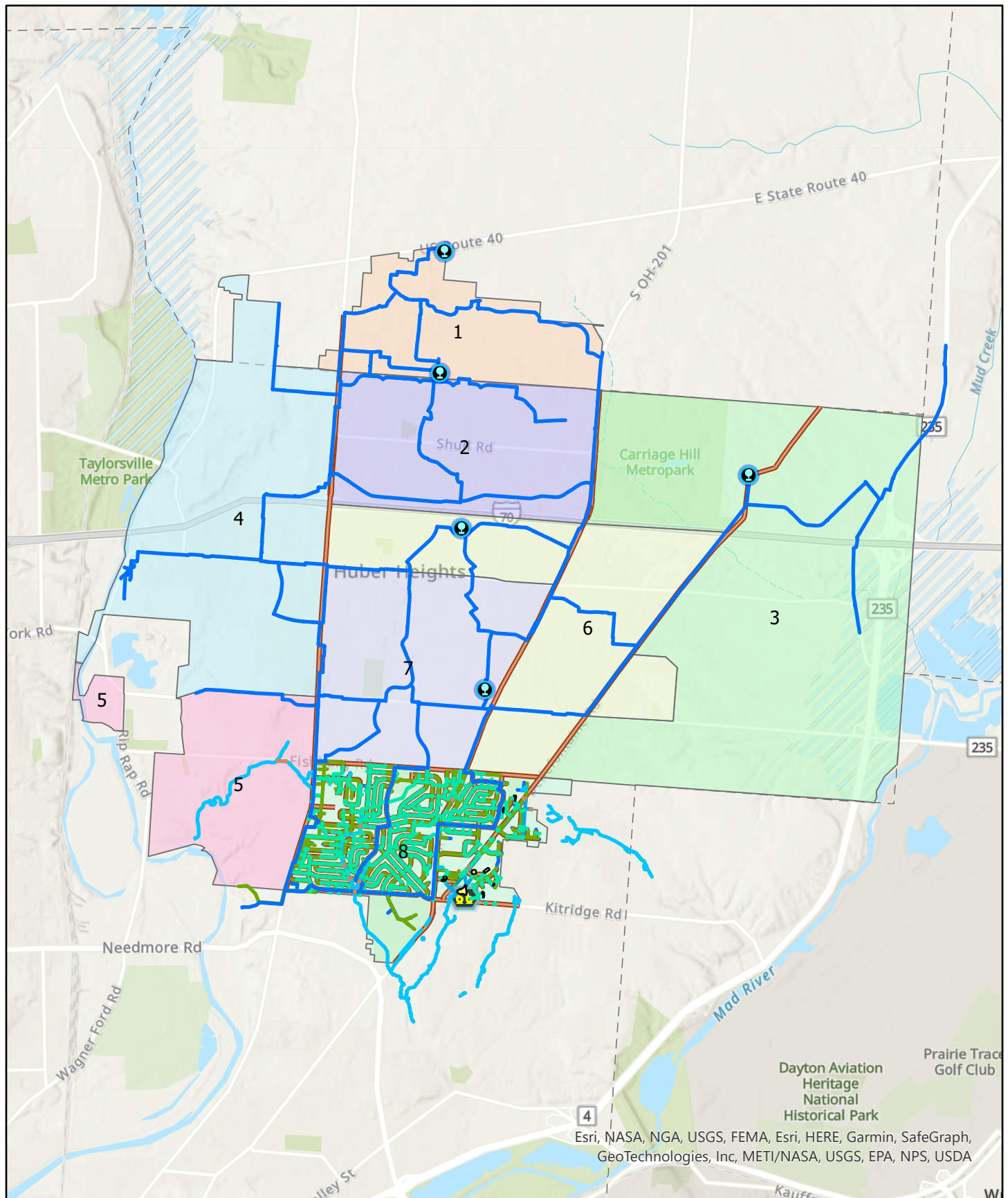
Appendix H

Infrastructure District 8



We think bigger.

Infrastructure District 8 - Overview

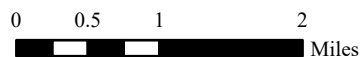
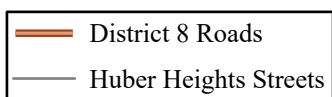
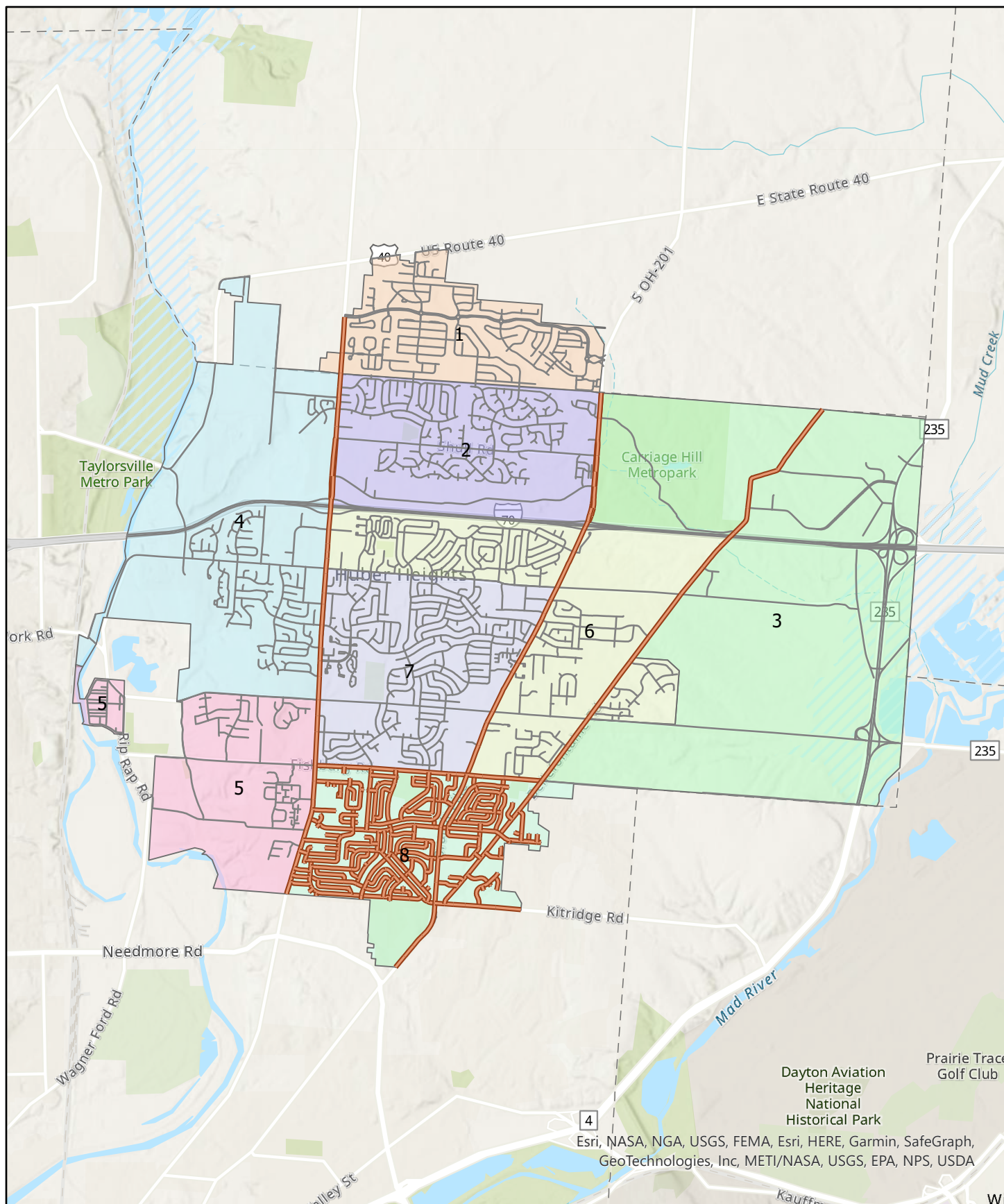


0 0.5 1 2 Miles

1 inch equals 1 miles



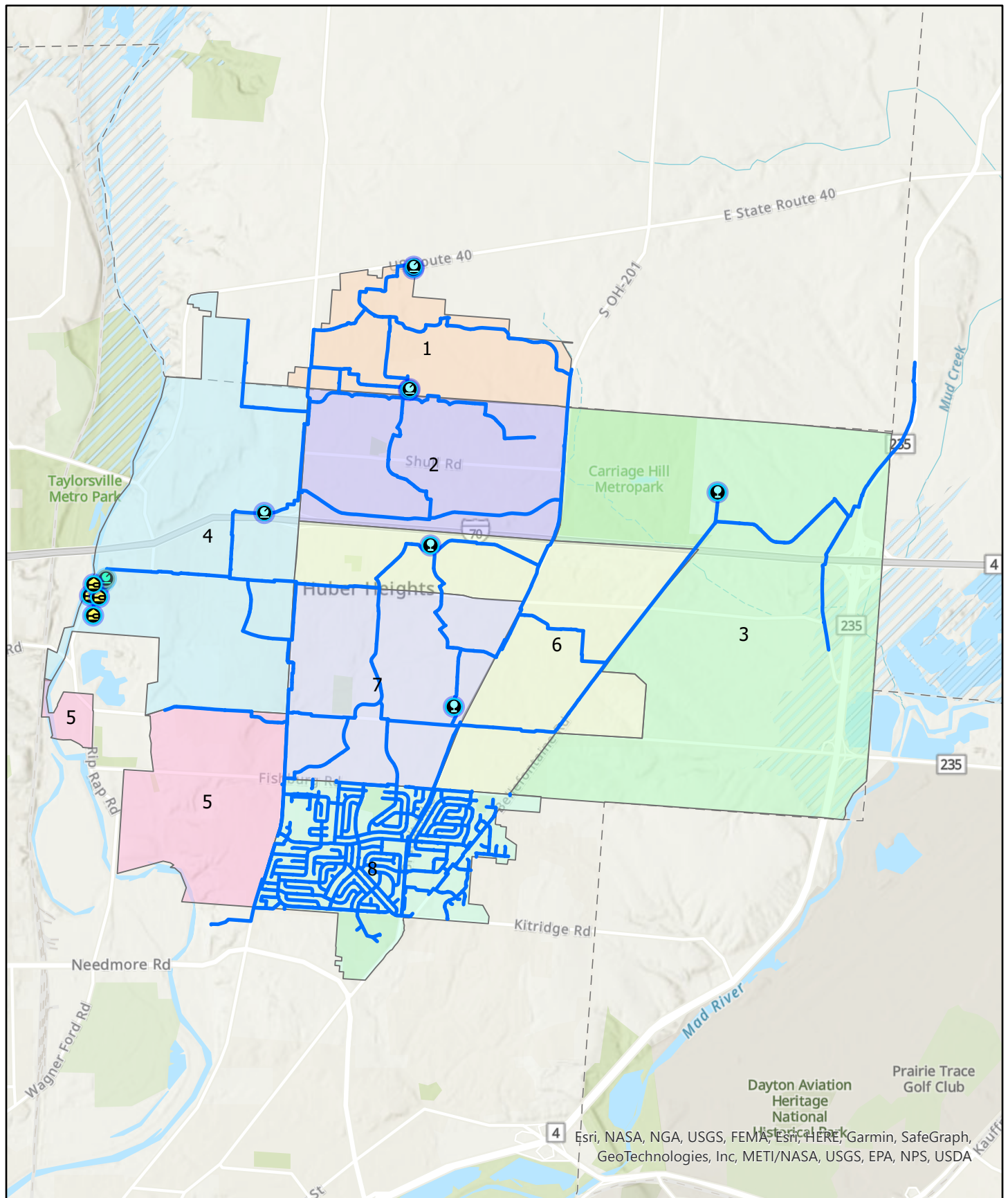
Infrastructure District 8 - Roads



1 inch equals 1 miles



Infrastructure District 8 - Water



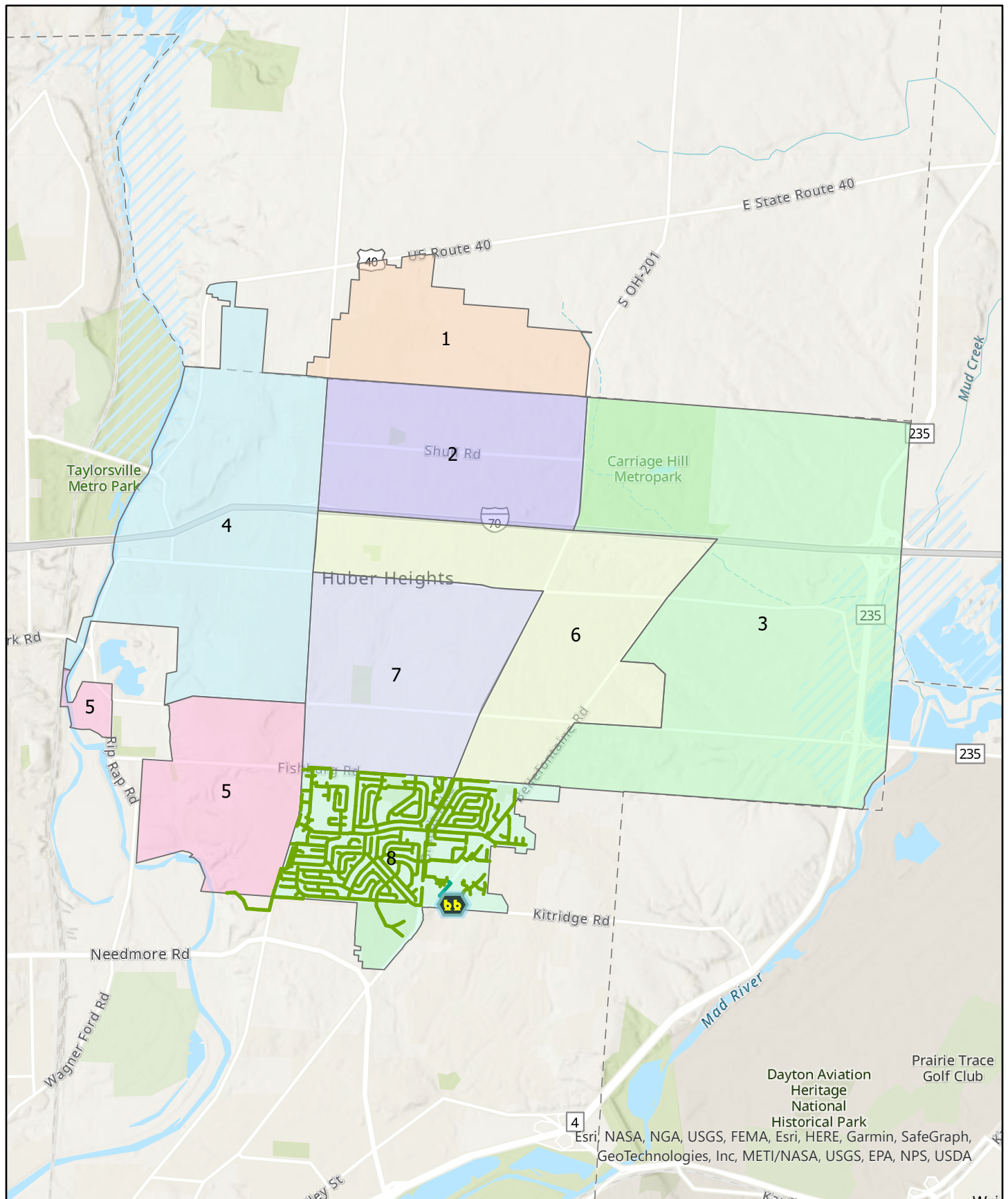
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

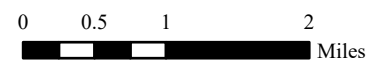
1 inch equals 1 miles



Infrastructure District 8 - Sanitary Sewer



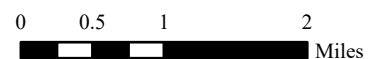
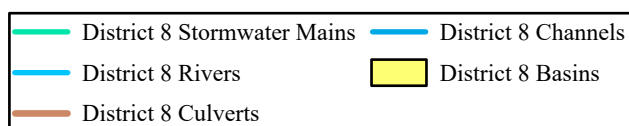
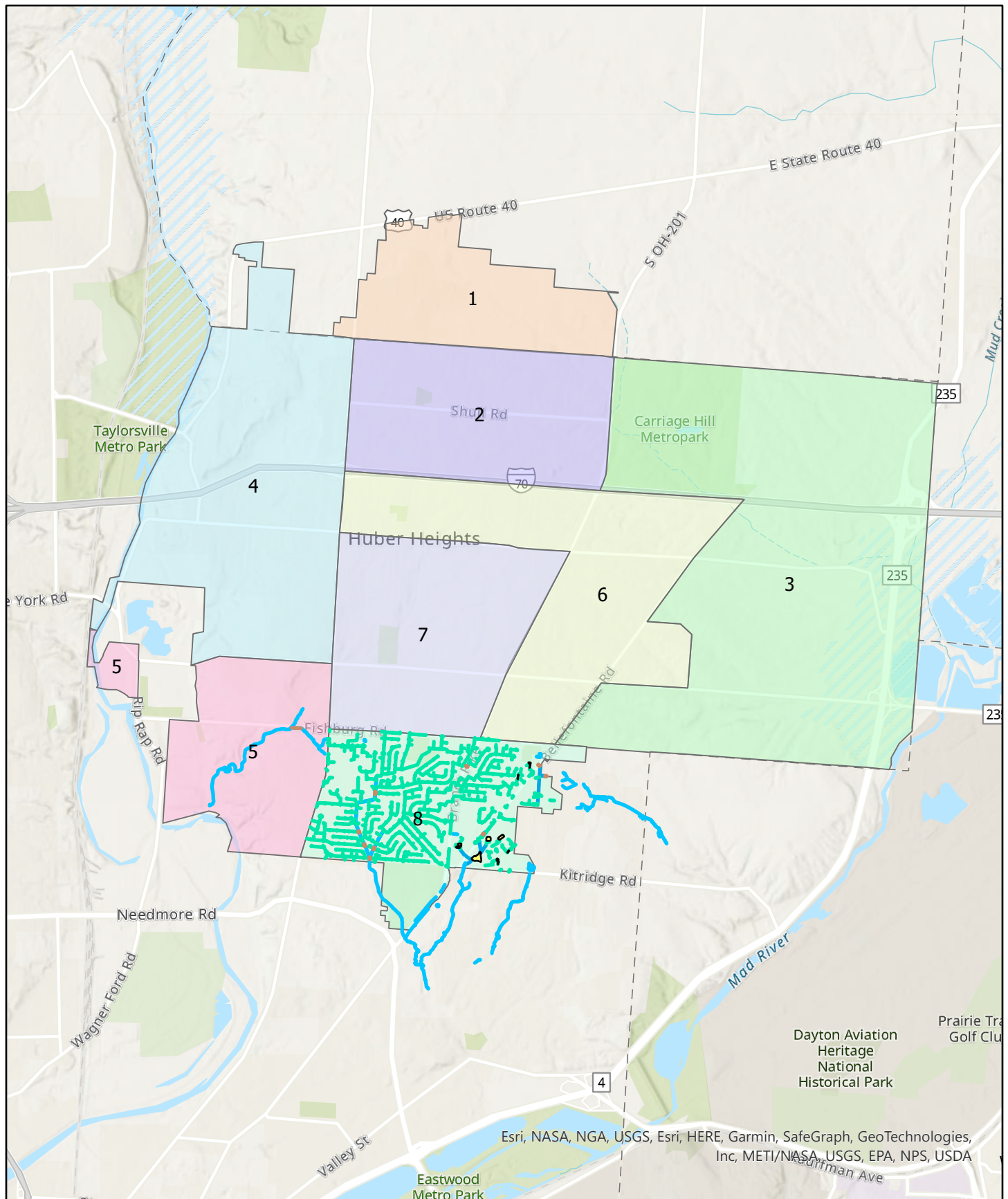
- District 8 Gravity Main
- District 8 Force Main
- bb District 8 Lift Station



1 inch equals 1 miles



Infrastructure District 8 - Stormwater



1 inch equals 1 miles



AI-11344

Topics Of Discussion F.

Council Work Session

Meeting Date: 01/20/2026

Citizen Complaint Review Board Appointment - G. Fou

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 01/20/2026

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Board And Commission Appointments

- * Citizen Complaint Review Board - Appointment

Purpose and Background

The City's interview panel recommends the appointment of Gwendolyn Fou to the Citizen Complaint Review Board for a term ending December 31, 2027. A background check on Ms. Fou has been processed through Human Resources.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

Application - G. Fou

Rodgers, Anthony

From: noreply@civicplus.com
Sent: Tuesday, December 16, 2025 11:16 AM
To: Rodgers, Anthony
Subject: Online Form Submittal: Board And Commission Application Form

CAUTION EXTERNAL EMAIL: This message originated from a non Huber Heights email server. DO NOT CLICK ANY LINKS or OPEN ANY ATTACHMENTS unless you have contacted the sender to verify its legitimacy or confirmed you were expecting it. Contact the IT Department if you need assistance.

Warning: Unusual link

This message contains an unusual link, which may lead to a malicious site. Confirm the message is safe before clicking any links.

Board And Commission Application Form

APPLICATION FOR CITY BOARDS AND COMMISSIONS

Interview 01/07/2026 @ 11:00 A.M.

Lm 12/31

religion, sex, national origin, marital or veteran status, or disability.

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY.

Select the City board, commission, or committee applying for: Citizen Complaint Review Board

Yes
serving on any other City boards, commissions, or committees?

If Yes, which? Personnel Appeals Board

No
Have you served on a City board, commission, or committee before?

Field not completed.
If Yes, which?

PERSONAL INFORMATION

Personal Information

Last Name Gwendolyn

First Name Fou

Middle Name NA

Address 6497 Prairie Creek Ct

City Huber Heights

State OH

Zip 45424

Home Phone Number 937-305-7393

gwendolynfou@gmail.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

Tafuna High School

Course of Study or
Degree Earned

General

College

University of Hawaii at Hilo

Course of Study or
Degree Earned

BA - Administration of Justice; Minor in Political Science

Graduate School

Indiana Wesleyan University

Degree Earned

MPA - Public Administration

Columbia International University

Course of Study or
Degree Earned

Ph.D. - Organizational Leadership

COMMUNITY INVOLMENT

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

Organization

American Samoa Government

Dates of Service

1/2/2014 - 7/23/2017

Organization

City of Trotwood

Dates of Service

5/20/2019

Field not completed.

Dates of Service

Field not completed.

Field not completed.

Dates of Service

Field not completed.

EMPLOYMENT HISTORY

Name of Employer

Field not completed.

Field not completed.

Dates of Employment

Field not completed.

	Field not completed.
Position(s) Held	Field not completed.
	Field not completed.
Name of Employer	Field not completed.
	Field not completed.
Dates of Employment	Field not completed.
	Field not completed.
Position(s) Held	Field not completed.
	Field not completed.

STATEMENT OF INTEREST

As a criminal justice major, a professional in human resources, and a resident of Huber Heights, I am keenly interested in the opportunity to review complaints pertaining to completed investigations conducted by the Huber Heights Police Department's Internal Affairs. My focus is specifically on cases in which the complainant asserts that race, color, religion, sex, or national origin was an influencing factor in the outcome of these investigations, as described in the Citizen Complaint Review Board.

Additional Documentation (You can upload resume or other supporting documentation):

Field not completed.

REQUIREMENTS & APPLICANT STATEMENT

of age? Yes

Are you a registered voter? Yes

Do you currently reside in the City of Huber Heights? Yes

Have you resided in the City of Huber Heights? Yes

prior to making this application?

Yes

release to allow the City of Huber Heights perform a background screening and criminal records check?

I agree.

Agreement

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

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

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

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

Gwendolyn Gilreath

Date

12/16/2025

Email not displaying correctly? [View it in your browser.](#)