



**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**February 17, 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. February 3, 2026
3. **Work Session Topics Of Discussion**
 - A. City Manager Report
 - B. Brandt Pike Traffic Signalization Study
 - C. Veolia Water - Contract Modification - 2026 Capital Projects
 - D. Huber Heights/Dayton Water Interconnect - Award Contract
 - E. Creekside Development TIF District
 - F. Board And Commission Appointments
 - * Citizen Complaint Review Board - Appointments

4. **Adjournment**

AI-11378

Topics Of Discussion A.

Council Work Session

Meeting Date: 02/17/2026

City Manager Report

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 02/17/2026

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

City Manager Report

AI-11365

Topics Of Discussion **B.**

Council Work Session

Meeting Date: 02/17/2026

Brandt Pike Traffic Signalization Study

Submitted By: Aaron Sorrell

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 02/17/2026

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

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

Agenda Item Description or Legislation Title

Brandt Pike Traffic Signalization Study

Purpose and Background

In 2025, City Staff engaged CyberCastle to assess the feasibility and effectiveness of integrating AI into the City's traffic management system. The study recommended moving forward with an AI-enabled traffic management pilot system, and Brandt Pike was identified as the best-case scenario given the age of the existing traffic control infrastructure. This legislation authorizes the City to proceed with the pilot program to deploy an AI-enabled traffic control system along Brant Pike between Shaw Road and Longford Road.

This project involves a four-phased approach to the design, installation, and review of AI-enabled cameras and traffic management solutions at each intersection. Phase One involves verifying camera locations and the system's backbone infrastructure needs, such as existing fiber capacity. Phase Two includes installing the back-end servers, intersection cameras, and conducting field testing. Phase Three involves operating parallel systems for the existing legacy traffic control system and the new AI traffic control system to assess and ensure safety at each intersection. Phase Four is the transition to the AI-enabled traffic control systems. The project is expected to take approximately 18 months to complete.

Fiscal Impact

Source of Funds: Various Capital Funds

Cost: \$195,500

Recurring Cost? (Yes/No): No

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

Financial Implications:

Attachments

Statement Of Work

Presentation

Resolution



5412 Courseview Dr #122, Mason, OH 45040

BRANT PIKE AI VISION TRAFFIC MANAGEMENT SOLUTIONS (AIVTMS) PHASE 2

TEST PILOT FOR CITY OF HUBER HEIGHTS

CybrCastle Master Solutions Agreement - Statement of Work

No.2

This Statement of Work ("Statement of Work") is in accordance with and is hereby made a part of the Master Solutions Agreement between City of Huber Heights ("Customer") and Cybr Castle, Inc. ("CybrCastle" or "Solution Provider") with an Effective Date of: _____, 2026, (the "Agreement"). In the event of a conflict among the terms and conditions of this Statement of Work and the terms and conditions of the Agreement, the terms and conditions of this Statement of Work, "SOW", shall govern and control such conflict.

The City of Huber Heights is advancing its commitment to innovative public service by integrating artificial intelligence (AI) into critical municipal functions. Traffic management, identified as a high-visibility, high-impact opportunity, has been prioritized as the first proving ground for AI adoption. Brandt Pike—a major transportation corridor and economic lifeline—was selected as the initial testbed to demonstrate measurable improvements in safety, traffic flow, and operational efficiency while maintaining transparency and community trust.

To support this initiative, **CybrCastle**, a trusted AI solutions provider, conducted a comprehensive readiness assessment across eight intersections on Brandt Pike:

1. Brandt & Longford Rd
2. Brandt & Taylorsville Rd
3. Brandt & Cedar Hill/Stonehurst Drive
4. Brandt & I-70 Eastbound On/Off Ramps
5. Brandt & I-70 Westbound On/Off Ramps
6. Brandt & Access Road to Meijer Store Parking Lot
7. Brandt & Executive Blvd
8. Brandt & Shull Rd (South Jog)

Through collaborative sessions with City leadership, technical staff, and external partners, CybrCastle ideated per-intersection concept designs and a full corridor architecture. These findings establish a clear path toward a Phase II pilot deployment of an AI Vision Traffic Management System (AIVTMS).

The readiness assessment confirmed the corridor's suitability for AI implementation. Existing camera mounts, network connectivity, and signal cabinets were validated, and the corridor's centralized control system—with compatibility for COBALT and Centrac's platforms—provides a robust foundation for AI integration. Key insights highlight:

- **Infrastructure Readiness:** Adequate cabinet space, power, and mounting options at all eight intersections.
- **Technical Alignment:** Sufficient network bandwidth and secure protocols enabling a metadata-



first approach for efficiency and privacy.

- **Operational Preparedness:** City departments are well-positioned for governance, resource allocation, and cross-team coordination.
- **Community Visibility:** The corridor's high traffic volume ensures tangible improvements, strengthening public confidence in AI initiatives.

RECOMMENDATION

Phase II Pilot Program Recommended Milestones: CybrCastle recommends a four-milestone pilot program in Phase II to validate AI-vision traffic management benefits, mitigate risks, and build a scalable foundation for city-wide AIVTMS adoption:

Milestone 1: Design Review, Planning, and Governance (90-120 days)

- Refine and verify camera mounting designs to confirm full intersection coverage.
- Conduct on-site walkthroughs with City officials to confirm designs at all intersections.
- Develop IT integration and security plans, ensuring alignment with the City's protocols for data retention, access control, and network security.
- Establish governance documentation, including a RACI (Responsible, Accountable, Consulted, Informed) matrix, project timelines, and change-control processes.

Milestone 2: Camera & Server Deployment: AIVTMS Observational-Only Field Test (120-180 days)

- Close collaboration with City Engineering, Street Department, and IT departments to monitor performance and adjust strategies.
- Install and commission up to 32 AI-enabled cameras (approximately four per intersection) and up to 4 servers for AIVTMS data processing and analytics.
- Conduct an observational-only field test: data will be collected and analyzed without modifying live traffic signals or implementing enforcement measures.
- Maintain system compatibility: A COBALT read-only posture ensures no disruption to current operations, while a Centracrs-ready path supports future integration.
- Prioritize privacy by design, storing only metadata and retaining short video clips compliance to City policy.
- Provide maintenance and technical support for AIVTMS cameras & servers, and AIVTMS data storage systems throughout the test phase.

Milestone 3: AIVTMS Traffic Signal Automation Pilot Test (120-180 days)

- Following successful test results and City approval, integrate AIVTMS with COBALT Dynamic or Centracrs-compatible systems.
- Activate dynamic signal control to optimize traffic flow and reduce congestion using evidence-based AI analytics.
- Continue close collaboration with City Engineering, Street Department, and IT departments to monitor performance and adjust strategies.
- Ensure secure operations through VLAN/VPN configurations, Quality of Service (QoS), and NTP/PTP synchronization in compliance with existing policies.

- Provide maintenance and technical support for AIVTMS cameras & servers, and storage systems throughout the test phase.

Milestone 4: Pilot Test Report & Scaling Recommendations (30 days)

- Upon pilot completion, deliver a comprehensive report to City officials summarizing objectives, results, and measurable improvements.
- Provide data-driven analysis of traffic flow, safety metrics, and operational efficiency using charts, metrics, and qualitative insights.
- Highlight lessons learned and actionable recommendations for scaling AIVTMS city-wide.
- Present findings formally to City officials to answer questions and refine long-term deployment plans.

Timeframe: **12-24 months**, unless terminated early.

Location: Brandt Pike between Longford Road and Shull Road (South Jog), Huber Heights, Ohio

CybrCastle Team: Project Manager, Customer Engagement Principal, Data Scientists, AI Vision Engineers, Software Architects, & AI Architects

Customer Team: Aaron Sorrell, Assistant City Manager; City Engineering, Street Department, IT Department and City's Traffic management vendors/partners.

DELIVERABLES:**Milestone 1: Design Review, Planning, and Governance (90-120 days)**

CybrCastle will work closely with Huber Heights officials to ensure smooth, successful deployment of AIVTMS.

Scope of Work:

1. Camera Mounting Design & Field Verification
 - Review and refine camera mounting designs/drawings for full intersection coverage.
 - Validate PTZ camera plans, network connectivity, and cabinet configurations.
 - Conduct on-site walkthroughs at all eight intersections—including the I-70 ramp terminals (ODOT)—to confirm readiness.
 - Deliver a Corridor Architecture and Readiness Package with governance documentation for official approval.
2. IT Integration & Security Planning
 - Develop and present a comprehensive 4-server installation and cameras systems integration plan.
 - Align with City IT on security protocols, data retention, and access roles.
 - Obtain policy sign-off to ensure compliance and clarity.
3. Resource Allocation & Project Oversight
 - Coordinate resources among City Engineering, Street Department, IT Department, CybrCastle technical teams, and City Traffic Management vendors/partners (e.g., Econolite COBALT + Centracs, TEC Engineering, Capital Electrics).
 - Define a RACI matrix with City officials and technical teams.

- Establish project timelines, milestones, and a change-control process.
- 4. Technical Design Review & Acceptance
 - Facilitate strategic review of AIVTMS technical designs.
 - Incorporate COBALT and Centracs enhancements into future fieldwork agreements.
 - Ensure formal acceptance of the pilot design framework.

Milestone 2: Camera & Server Deployment: AIVTMS Observational-Only Pilot Test (120-180 days)

CybrCastle will deploy and commission the AIVTMS for an observational-only field test focused on data analytics and system integration with current traffic control systems:

1. Local/Edge-First Data Processing: Cameras process data locally; metadata prioritized for backhaul.
2. Camera Deployment: Install up to 32 AI Vision Traffic Cameras (up to 4 per intersection). PTZ preferred, fixed or multi-sensor acceptable. Determine mounting, field-of-view, cabinet readiness, and backhaul collaboratively.
3. Server Deployment: Provide 2 servers for processing and analytics, plus up to 2 for redundancy in due time.
4. Observational Pilot: No live traffic control changes, performance guarantees, or enforcement actions. No network turn-ups, controller writes, or timing changes.
5. System Compatibility:
 - COBALT Read-Only Posture.
 - Centracs-Ready Path.
 - ARIES excluded.
6. Privacy by Design: Only metadata stored; short video clips retained only if policy allows. No facial or plate recognition.
7. Network & Security Posture: VLAN/VPN, QoS, and NTP/PTP synchronized per City policies.
8. Milestone 2 Project Boundaries:
 - No impact on production systems.
 - Observational-only commitment: no timing changes or enforcement actions.
9. Maintenance & Support: Ongoing support for AI cameras, servers, and data storage.

Milestone 3: AIVTMS-Guided Traffic Signal Automation Pilot Test (120-180 days)

Upon successful milestone 2 field test validation and with City's leadership concurrence, CybrCastle plans to activate AIVTMS Automation Traffic Signal mode for Milestone 3 pilot test via AIVTMS-guided dynamic traffic signal control:

1. Local/Edge Processing: Local data handling with metadata prioritized for backhaul.
2. Integrate AIVTMS with COBALT Dynamic Posture with Centracs-Compatible Path.
3. Dynamic Signal Activation: Enable dynamic signal control after proof of concept is achieved. Apply controller writes and timing changes for live tests.
4. Privacy & Security: Metadata-only storage; Video retention only per approved policy; No facial or plate recognition; VLAN/VPN, QoS, and NTP/PTP per City policy.



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5. Maintenance & Support: CybrCastle will maintain AI cameras, servers, and data storage.

Milestone 4: Milestone 4: Pilot Test Report & Scaling Recommendations (30 days)

CybrCastle will deliver a comprehensive Pilot Test Report including:

1. Performance Summary: Objectives, outcomes, and measured improvements.
2. Data-Driven Analysis: Metrics, charts, and qualitative findings on traffic flow, safety, and efficiency.
3. Lessons Learned: Strengths, challenges, and opportunities.
4. Scaling Recommendations: Actionable guidance for city-wide AIVTMS expansion.
5. Next Steps Presentation: Formal briefing to City officials for discussion, refinement and budget.

FEES AND EXPENSES: Phase 2 fixed fee is \$195,5000 according to the following payment schedule:

	Amount	Due Date
Installment #1	\$35,500	Upon SOW2 Signing (2026 Q1)
Installment #2	\$78,800	Prior to the starting of Milestone 2 (2026 Q2)
Installment #3	\$67,700	Prior to the starting of Milestone 3 (2026 Q3/Q4)
Installment #4	\$13,500	Upon Completion of Milestone 4 (2026 Q3/Q4)
Total	\$195,500	

The first Installment invoice of \$35,500 for Phase 2 shall be issued upon signing. The second and subsequent invoices for Phase 2 shall be issued 30 days before the expected due date. Customer will pay 100% of the invoice on or before the expected due day according to Section 2.1 of the Agreement.

TERMS AND CONDITIONS

1. Pricing Validity

The pricing set forth in this Statement of Work ("SOW") shall remain valid and enforceable until March 1, 2026. After this date, pricing may be renegotiated or adjusted only through a mutual written agreement between the Customer and the Solution Provider.

2. Customer Access Obligations

The Customer shall provide timely and reasonable access to all necessary systems, hardware, software, personnel, and information required for the Solution Provider to perform the services described in this SOW.

3. Infrastructure Provisioning

The Customer shall be solely responsible for:

- 1) Camera Installation and Power: Installing all cameras and providing as well as maintaining a continuous power supply necessary for the operation of up to 32 AI-enabled traffic camera systems deployed under this pilot program.
- 2) Interface and Secure Handoff: Supplying and feeding an Intersection Network Interface Box (INIB) to support Power over Ethernet (PoE) and to provide a secure network handoff



- for the camera systems.
- 3) Network Connectivity: Ensuring suitable broadband connectivity, with fiber preferred where available. In locations where fiber is unavailable, wireless solutions (PTP/LTE/5G) may be utilized, subject to line-of-sight (LOS), Fresnel zone, and interference checks.
 - 4) Server Housing and Integration: Securely housing up to up to 4 CybrCastle AIVTMS servers on-premises of the City and ensuring the AIVTMS system is securely connected with the City's IT infrastructure, in accordance with guidance provided by the CybrCastle AIVTMS team.
 - 5) Implement VLAN/VPN configurations, Quality of Service (QoS), and NTP/PTP synchronization in compliance with existing policies, in accordance with guidance provided by the CybrCastle AIVTMS team.
4. **Software Upgrade Requirements**
During Milestone 3, the Customer agrees to upgrade its current Econolite traffic software subscriptions of COBALT Dynamic Posture/Centracs-Compatible Path.
 5. **Budgetary Adjustments for Subsequent Milestones**
The Solution Provider reserves the right to propose additional budgetary requests prior to implementing Milestones 3, based on the latest Milestone 2 Pilot test performance data analytics, insights, or operational requirements collected from the implementation of Milestones 1 and 2. Any such proposed adjustments shall be subject to mutual written approval by both parties before proceeding.
 6. **Responsibility and Liability for Pilot Outcomes**
The Customer assumes full responsibility and liability for the use, results, and outcomes of the pilot traffic management program. The integration of a "human-in-the-loop" oversight model during the pilot period is strongly recommended. The Solution Provider shall not be held liable for any damages or claims arising from the Customer's use or implementation of the pilot program.
 7. **Legal and Regulatory Compliance**
The Customer shall ensure that all services and use of the solution comply with all applicable local, state, and federal laws, regulations, and ordinances. The Customer is solely responsible for obtaining and maintaining all required permits, approvals, and clearances and for any legal or regulatory consequences arising from non-compliance.
 8. **Cybersecurity and Privacy**
The Customer is fully responsible for managing cybersecurity risks and data privacy obligations associated with the pilot program. The Solution Provider may provide advisory support upon request, but shall assume no liability for compliance, security breaches, or related incidents.
 9. **Information Security**
The Solution Provider shall handle and protect all Customer data, documents, and confidential information in accordance with the data security, confidentiality, and protection standards outlined in the Master Solutions Agreement.
 10. **Ownership of Equipment**
All AI-enabled cameras and AIVTMS Servers shall remain the exclusive property of CybrCastle during the pilot test program. Upon completion of the pilot and payment in full of the Phase II pilot test fees, ownership of the equipment shall transfer to the City of Huber Heights "as-is," without warranty or further cost. The Solution Provider disclaims any warranties, express or implied, for the transferred equipment.
 11. **Service Renewal and Expansion**
Within 90 days prior to the expected completion of the pilot program, the Customer and Solution Provider may enter good-faith negotiations for renewal or expansion of services through updated or new SOWs. The City of Huber Heights, as a returning client, shall be offered



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favorable renewal terms, subject to mutual agreement.

12. Travel and Expense Reimbursement

If service delivery requires travel beyond a 50-mile radius of the Solution Provider's principal office in Mason, Ohio, and such travel is pre-approved by the Customer, the Solution Provider may invoice for reasonable and pre-approved out-of-pocket expenses.

13. Accepted Payment Method

All payments to the Solution Provider for services and expense reimbursements under this SOW shall be made by Automated Clearing House (ACH) transfer only, unless otherwise agreed in writing by both parties.

SIGNATURE

The Effective Date of this Statement of Work is _____.

IN WITNESS WHEREOF, the parties to this Statement of Work have caused it to be duly executed by their respective duly authorized representatives as of the Effective Date.

Customer: City of Huber Heights

Provider: Cybr Castle, Inc.

By: _____

By: _____

Name: Aaron Sorrell

Name: Sabrina Donley

Title: Assistant City Manager

Title: AI Practice Leader

Date: _____

Date: _____





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SOW Appendix: **PAYMENT INFORMATION**

SOW #: SOW 2

SOW Name: AI VISION POWERED TRAFFIC MANAGEMENT TEST PILOT Brandt Pike

CUSTOMER: City of Huber Heights

Address: 6131 Taylorsville Road Huber Heights, OH 45424

Signer Name: Aaron Sorrell

Signer Contact Title: Assistant City Manager

Signer Contact Phone: (937) 237-5819

Signer Contact Email: ASorrell@hhoh.org

Accounts Payable Name: Marlene Bristow

Accounts Payable Title: Accounts Payable

Accounts Payable Phone: (937) 237-5830

Accounts Payable Email: mbristow@hhoh.org

SOLUTION PROVIDER: Cybr Castle, Inc.

Address: 5412 Courseview Drive #122 Mason, OH, 45040

Signer Name: Sabrina Donley

Signer Title: AI Practice Leader

Signer Contact Phone: 513-676-2077

Signer Contact Email: Sabrina.donley@cybrcastle.com

Accounts Receivable Name: Katrina Detling

Accounts Receivable Title: Bookkeeper

Accounts Receivable Phone: 513-259-6006

Accounts Receivable Email: Katrina.detling@cybrcastle.com

Payment Method Notes: **CybrCastle only accepts ACH payments for products and services provided.**





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Milestone 1: Design Review, Planning, and Governance

CybrCastle will work closely with Huber Heights officials to ensure smooth, successful deployment of AIVTMS.

Milestone 2: Camera & Server Deployment: AIVTMS Observational-Only Field Test

CybrCastle will deploy and commission the AIVTMS for an observational-only field test focused on data analytics and system integration with current traffic control systems:

Milestone 3: AIVTMS Traffic Signal Automation Pilot Test

Upon successful milestone 2 field test validation and with City's leadership concurrence, CybrCastle plans to activate AIVTMS Automation Traffic Signal mode for Milestone 3 pilot test via AIVTMS-guided dynamic traffic signal control:

Milestone 4: Pilot Test Report & Scaling Recommendations

CybrCastle will deliver a comprehensive Pilot Test Report i



CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH CYBRCASTLE FOR THE BRANDT PIKE AI VISION MANAGEMENT SOLUTIONS PILOT PROGRAM.

WHEREAS, the City Charter requires City Council approval for any work performed by a single contractor exceeding \$75,000.00 in any given year; and

WHEREAS, CybrCastle has completed an initial evaluation and gap analysis study to implement artificial intelligence (AI) solutions for traffic management along certain segments of Brandt Pike; and

WHEREAS, the City desires to implement an AI-enhanced pilot traffic management system based on the recommendations of the evaluation study; and

WHEREAS, the City's Fiscal Officer has certified the availability of sufficient funds to cover the cost of this project.

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

Section 1. The City Manager is hereby authorized to enter into an agreement with CybrCastle for the Brant Pike AI Vision Traffic Management Solutions (AIVTMS) Phase 2 Test Pilot Program in an amount not to exceed \$195,500.00.

Section 2. Pursuant to Section 171.12 of the Huber Heights Codified Ordinances and Section 10.05 of the Huber Heights City Charter, the competitive bidding requirement is hereby waived.

Section 3. It is hereby determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and any of its Committees that resulted in such formal actions were conducted in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

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

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11380

Topics Of Discussion C.

Council Work Session

Meeting Date: 02/17/2026

Veolia Water - Contract Modification - 2026 Capital Projects

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/17/2026

Audio-Visual Needs: None

Legal Review: Not Needed

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Veolia Water - Contract Modification - 2026 Capital Projects

Purpose and Background

This legislation authorizes a contract modification and increases Veolia North America's contract by \$1,730,000 to cover the cost of the 2026 Capital Projects and additional maintenance expenditures above the authorized annual limit, as detailed in the attachments.

Fiscal Impact

Source of Funds: Water And Sewer Funds

Cost: \$1,730,000

Recurring Cost? (Yes/No): No

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

Financial Implications:

Attachments

Resolution

Exhibit A

Exhibit B

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

TO INCREASE THE NOT TO EXCEED CONTRACT AMOUNT AND AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT MODIFICATION WITH VEOLIA NORTH AMERICA FOR FISCAL YEAR 2026.

WHEREAS, Veolia North America has operated the City’s water and wastewater systems since September 29, 1995; and

WHEREAS, the Huber Heights City Charter requires that the City Council approve all work performed by a single contractor in excess of \$75,000.00 in any given year; and

WHEREAS, the City has determined to increase the maintenance cap amount to cover the additional expenditure incurred above the authorized annual limit; and

WHEREAS, the City has determined to increase the not to exceed amount of the contract to accommodate projected 2026 Capital Projects; and

WHEREAS, the City Council agrees that it is prudent and cost effective to increase Veolia North America’s contract to allow the company to perform additional work for the City due to emergency measures and additional services as needed, without delay.

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

Section 1. The City Manager is hereby authorized to enter into a contract modification to increase the not to exceed amount of the Veolia North America contract by \$1,730,000.00 to a new total of \$6,960,000.00 to cover all additional expenses, including capital projects and maintenance cap additional expenditures throughout Fiscal Year 2026 as needed.

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 _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A

Veolia Capital Projects - 2026

BUDGET ESTIMATE

AMOUNT	Fund	PROJECT
\$80,000.00	Water	Misc Emergency Projects (Contingency)
\$60,000.00	Water	Low Service Pump/Motor inspection & Repair
\$60,000.00	Water	NF Pump/Motor Inspection & Repair
\$60,000.00	Water	NF Building Heating & Air System Repairs & Cyclonic Separator Install
\$80,000.00	Water	Water Line Repair/Parts
\$80,000.00	Water	Pump/Motor Repair or Replacement (Contingency)
\$20,000.00	Water	Water Treatment Plant Communication Modification (Contingency)
\$60,000.00	Water	Fluoride/Chlorine Room Revamp.(New Pumps, Lines, and Valves)
\$50,000.00	Water	New Intruder Alarm System. (All Buildings at WTP)
\$60,000.00	Water	Replacement of Two Iron Filter Auto Actuating Flow Control Valves
\$80,000.00	Water	Residual Building Renovations, Roof, Paint, Heaters, A/C
\$35,000.00	Water	Stonehurst Standpipe Driveway Replacement
\$50,000.00	Water	Iron Filter & Main Plant Clearwell Painting
\$100,000.00	Water	Upgrade the Totalizer Meters at Each Well & Signal Them to SCADA
\$125,000.00	Water	Install Back Up Radio's Antenna's at Booster Sta. &Towers
\$20,000.00	Water	Intallation of Flap Valves
\$180,000.00	Water	NF Softening Skid Membrane - Filter Replacement
\$100,000.00	Water	Redevelop/Repair Wells
\$50,000.00	Water	Bulk/Day Tank Cleaning & Proper Disposal
\$1,350,000.00		
\$80,000.00	Sanitary	Lift Station Repairs - Pump Replacement (Contingency)
\$35,000.00	Sanitary	Fence Replacement at Callamere Farms and Ellision field Lift Station
\$100,000.00	Sanitary	Lift Stations - Replacement of Control Panels
\$40,000.00	Sanitary	Missions Communications Insulations and Repair (Contingency)
\$80,000.00	Sanitary	Misc and Emergency Projects/Upgrades for Sanitary Collection System (Contingency)
\$335,000.00		

EXHIBIT B

MAINTENANCE CAP – MONTHLY EXPENSES AND OVERAGE

Huber Heights LM.04 R&M BUDGET 2025				
	ACTUAL	BUDGETED	Monthly Running Total	
Early Posting	\$ -		\$	-
Jan-25	\$ 4,854.66	(23,715.55)	\$	(18,860.89)
Feb-25	\$ 30,837.08	(23,715.55)	\$	7,121.53
Mar-25	\$ 51,229.39	(23,715.55)	\$	27,513.84
Apr-25	\$ 49,000.34	(23,715.55)	\$	25,284.79
May-25	\$ 66,797.19	(23,715.55)	\$	43,081.64
Jun-25	\$ 15,298.34	(23,715.55)	\$	(8,417.21)
Jul-25	\$ 22,140.76	(86,050.06)	\$	(63,909.30)
Aug-25	\$ 29,470.44	(32,620.48)	\$	(3,150.04)
Sep-25	\$ 39,528.73	(32,620.48)	\$	6,908.25
Oct-25	\$ 39,027.61	(32,620.48)	\$	6,407.13
Nov-25	\$ 18,579.57	(32,620.48)	\$	(14,040.91)
Dec-25	\$ 43,165.52	(32,620.48)	\$	10,545.04
Trailing	\$ 25,311.89		\$	25,311.89
TOTAL	\$ 435,241.52	\$ (391,445.76)	\$	43,795.76
% of budget spent		111%		

AI-11368

Topics Of Discussion D.

Council Work Session

Meeting Date: 02/17/2026

Huber Heights/Dayton Water Interconnect - Award Contract

Submitted By: Hanane Eisentraut

Department: Assistant City Manager - Public Services

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: No

Division: Engineering

Date(s) of Committee Review: 02/17/2026

Legal Review: Not Needed

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

Agenda Item Description or Legislation Title

Huber Heights/Dayton Water Interconnect - Award Contract

Purpose and Background

This legislation authorizes a contract with Strand Associates, Inc. for the design of the Huber Heights/Dayton Water Interconnect. The location of the interconnect is at the Wastewater Treatment Plant site on Needmore Road. Strand Associates, Inc. is uniquely qualified for this project, as it is currently designing the expansion of the Tri-Cities North Regional Wastewater Authority Treatment Plant. Its in-depth knowledge of the existing and proposed infrastructures can seamlessly integrate the layout of the new water main extension with the Tri-Cities treatment plant expansion. The design work consists of data collection, survey, soil boring, construction plans, specifications, and submittal of permit applications for the installation of approximately 1,650 lineal feet of new ductile iron water main and appurtenances, as well as a new booster pump and a valve meter building. This project will allow for interconnection between the City of Huber Heights' and City of Dayton's water systems. The Water Fund will be utilized for the design of this project at a cost not to exceed \$180,000.

Fiscal Impact

Source of Funds: Water Fund

Cost: \$180,000

Recurring Cost? (Yes/No): No

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

Financial Implications:

Attachments

Resolution

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE PREPARATION OF ENGINEERING PLANS AND SPECIFICATIONS FOR THE DESIGN OF THE HUBER HEIGHTS/DAYTON WATER INTERCONNECT PROJECT.

WHEREAS, it is necessary to obtain outside engineering services to design the Huber Heights/Dayton Water Interconnect Project; and

WHEREAS, the Huber Heights City Charter requires that the City Council approve all work performed by a single contractor in excess of \$75,000.00 in any given year; and

WHEREAS, Strand Associates, Inc. has been determined to be the most qualified firm for the design of this project; and

WHEREAS, the necessary funds are available to cover the cost of this project.

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

Section 1. The City Manager is hereby authorized to enter into a contract with Strand Associates, Inc. for the Huber Heights/Dayton Water Interconnect Project at a cost not to exceed \$180,000.00.

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 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 _____, 2026;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-11382

Topics Of Discussion E.

Council Work Session

Meeting Date: 02/17/2026

Creekside Development TIF District

Submitted By: Jason Antonick

Department: Assistant City Manager - Finance/ED

Council Committee Review?: Council Work Session

Audio-Visual Needs: None

Emergency Legislation?: Yes

Division: Economic Development

Date(s) of Committee Review: 02/17/2026

Legal Review: Completed

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

Agenda Item Description or Legislation Title

Creekside Development TIF District

Purpose and Background

This legislation creates the Creekside Woods Residential Tax Increment Financing Incentive Districts; declares improvements to the parcels to be a public purpose, and exempts these parcels from real property taxation; requires the owner of those parcel to make service payments in lieu of taxes; establishes a municipal public improvement tax increment equivalent fund for the deposit of those service payments; specifies the public infrastructure improvements that serve the parcels in the incentive districts; and provides for compensation payments to the school districts.

This enabling legislation follows the Creekside Woods Economic Development Plan that was adopted by the City Council on August 14, 2025 by Ordinance No. 2025-O-2710 and the development agreement with GreyFoxCreekside, LLC that was approved by the City Council on March 10, 2025 by Resolution No. 2024-R-7533. The proposed Creekside Woods TIF District will facilitate the development of 159 townhomes on 24.6 acres. Montgomery County, Huber Heights Schools, and the Miami Valley CTC have all been notified of the proposed TIF as prescribed by 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

Ordinance/Exhibit A/Exhibit B

Exhibit B - Attachment A

Exhibit B - Attachment B

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2026-O-

CREATING THE CREEKSIDE WOODS RESIDENTIAL TAX INCREMENT FINANCING INCENTIVE DISTRICTS; DECLARING IMPROVEMENTS TO THE PARCELS WITHIN THE INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE AND EXEMPT FROM REAL PROPERTY TAXATION; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF THOSE SERVICE PAYMENTS; SPECIFYING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT BENEFIT OR SERVE PARCELS IN THE INCENTIVE DISTRICTS; PROVIDING FOR COMPENSATION PAYMENTS; AND DECLARING AN EMERGENCY.

WHEREAS, this Council has determined to facilitate the development of a residential development consisting of approximately 159 townhome-style single-family homes within the City of Huber Heights (the “City”) in order to increase the available options within the City (the “Project”); and

WHEREAS, in order to develop the Project, it is necessary to construct certain public infrastructure improvements; and

WHEREAS, Ohio Revised Code (“ORC”) Sections 5709.40, 5709.42, and 5709.43 (collectively, the “TIF Statutes”) authorize this Council, by ordinance, to create one or more tax increment financing incentive districts within the corporate boundaries of the City, and declare the improvement to each parcel of real property located within the incentive districts 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 those service payments, and specify public infrastructure improvements made, to be made or in the process of being made that benefit or serve, or that once made will benefit or serve, parcels in the incentive districts; and

WHEREAS, to facilitate the development of the Project and pay the associated costs of the necessary public infrastructure improvements from service payments in lieu of taxes, this Council has determined to create the Creekside Woods Incentive District #1 and Creekside Woods Incentive District #2 (each an “Incentive District” and collectively, the “Incentive Districts”) pursuant to the TIF Act, the boundaries of which shall be coextensive with the boundaries of, and will include, the parcels of real property within each Incentive District specifically identified and depicted in Exhibit A attached hereto (as currently or subsequently configured, the “Parcels”, with each of those parcels referred to herein individually as a “Parcel”); and

WHEREAS, by Ordinance No. 2025-O-2710 adopted on July 14, 2025, this Council approved an Economic Development Plan for the Incentive Districts (the “Economic Development Plan”), which Economic Development Plan is on file with the City Division of Engineering; and

WHEREAS, the City Engineer has certified to this Council that (i) the Incentive District is less than 300 acres in size and enclosed by a contiguous boundary, and (ii) the public infrastructure serving the Incentive District is inadequate to meet the development needs of the Incentive District as evidenced by the Economic Development Plan; and

WHEREAS, pursuant to Ordinance No. 2003-O-1409 passed on April 28, 2003, as amended by Ordinance No. 2020-O-2456 passed on December 14, 2020 (collectively, the “Prior TIF Ordinance”), this Council determined pursuant to the TIF Statutes to declare the improvement to some or all of the Parcels to be a public purpose and exempt from taxation, required the owner of each parcel to make service payments in lieu of taxes and no such payments have been remitted to the County Treasurer since the inception of the exemptions, therefore those Parcels constitute “Nonperforming Parcels” as defined in ORC Section 5709.40(A) and upon the effective date of this Ordinance, the Nonperforming Parcels are no longer exempted from taxation pursuant to the Prior TIF Ordinance and shall be exempted from taxation pursuant to this Ordinance and the TIF Statutes; and

WHEREAS, notices of this proposed Ordinance has been delivered to the Boards of Education of the Huber Heights City School District and the Miami Valley Career Technology Center in accordance with and within the time period prescribed in Ohio Revised Code Sections 5709.40 and 5709.83; and

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

Section 1. Incentive Districts Project; Creation of Incentive Districts. This Council finds and determines that (i) the Project will place additional demand on the public infrastructure, (ii) finds and determines that the City sent written notice of the public hearing regarding this Ordinance by first class mail to each owner of real property within each proposed Incentive District at least 30 days prior to such hearing, which notice included a map of each proposed Incentive District as well as the overlay area required by ORC Section 5709.40(C)(2),

(iii) finds and determines that this Council has not received a request from the owner of any real property within any proposed Incentive District to exclude that owner's property from the Incentive District, (iv) finds and determines that notice of this Ordinance has been delivered to the (A) Boards of Education of the Huber Heights City School District and the Miami Valley Career Technology Center and (B) the Board of County Commissioners of the County of Montgomery, Ohio, in accordance with and within the time periods prescribed in ORC Sections 5709.40 and 5709.83, and (v) finds and determines that the City has not received an objection to this Ordinance from the Montgomery County Board of County Commissioners within the time periods prescribed in ORC Section 5709.40. This Council further finds that the sum of the taxable value of real property in the Incentive District for tax year 2024 and the taxable value of all real property in the City that would have been taxable in tax year 2024 were it not for the fact that the property was in an existing incentive district and therefore exemption from taxation, does not exceed twenty-five percent of the taxable value of real property within the City for tax year 2024. Pursuant to the TIF Statutes, this Council hereby creates the Incentive Districts, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A.

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 benefit or serve, or that once made will benefit or serve, the Parcels in each Incentive District.

Section 3. Authorization of Tax Exemption; Life of Incentive District. The life of each Incentive District commences with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure would first appear on the tax list and duplicate of real and public utility property for any Parcel within the Incentive District were it not for the exemption granted in this Ordinance and ends 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 (the "Incentive District Life"). Pursuant to and in accordance with the provisions of ORC Section 5709.40(C), this Council declares 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 a public purpose and 100% exempt from taxation for the Incentive District Life for the applicable Incentive District.

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 to that Parcel to the Montgomery County Treasurer (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payments in lieu of taxes, including any penalties and interest at the then current rate established for real property taxes (collectively, the "Service Payments"), 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. 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. The real property tax exemption granted, and the payment obligations of this Ordinance are subject and subordinate to any tax exemption applicable to the Improvement under ORC Sections 3735.65 through 3735.70.

Section 5. TIF Fund. This Council establishes, pursuant to and in accordance with the provisions of ORC Section 5709.43, the Creekside Woods Place Municipal Public Improvement Tax Increment Equivalent Fund (the "TIF Fund"), with a separate account for each Incentive District therein. The TIF Fund will be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 6 of this Ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of each Parcel and so deposited pursuant to the TIF Act shall be used solely for the purposes authorized in the TIF Statutes and this Ordinance (as it may be amended or supplemented). 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 the TIF Statutes.

Section 6. Distribution of Funds. Pursuant to the TIF Statutes, the County Treasurer is requested to distribute the Service Payments and Property Tax Rollback Payments collected in respect of each Parcel as follows:

(a) to the Huber Heights City School District, an amount equal to the amount the Huber Heights City School District would otherwise have received 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 exempted from taxation pursuant to this Ordinance;

(b) to the Miami Valley Career Technology Center, an amount equal to the amount the Miami Valley Career Technology Center would otherwise have received 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 exempted from taxation pursuant to this Ordinance;

(ci) 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.

All distributions required under this Section 6 are requested to be made at the same time and in the same manner as real property tax distributions. The City shall make any distributions to the extent not made by the County Treasurer.

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 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 City Council, or other appropriate officers of the City to prepare and sign all agreements and instruments 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. Open Meetings. 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. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, 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 Incentive Districts; therefore, this Ordinance shall be in full force and effect immediately upon its passage.

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

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

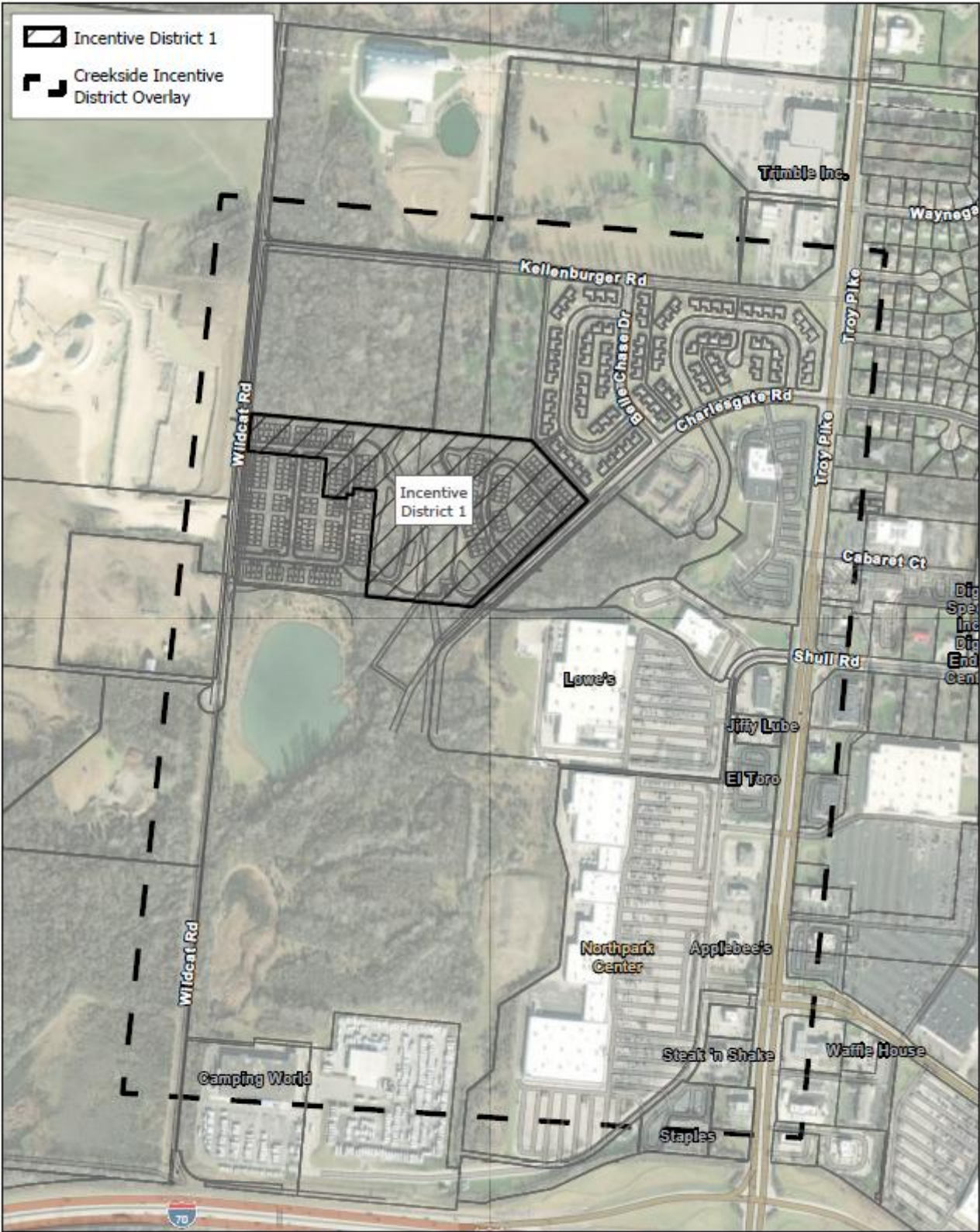
Date

Date

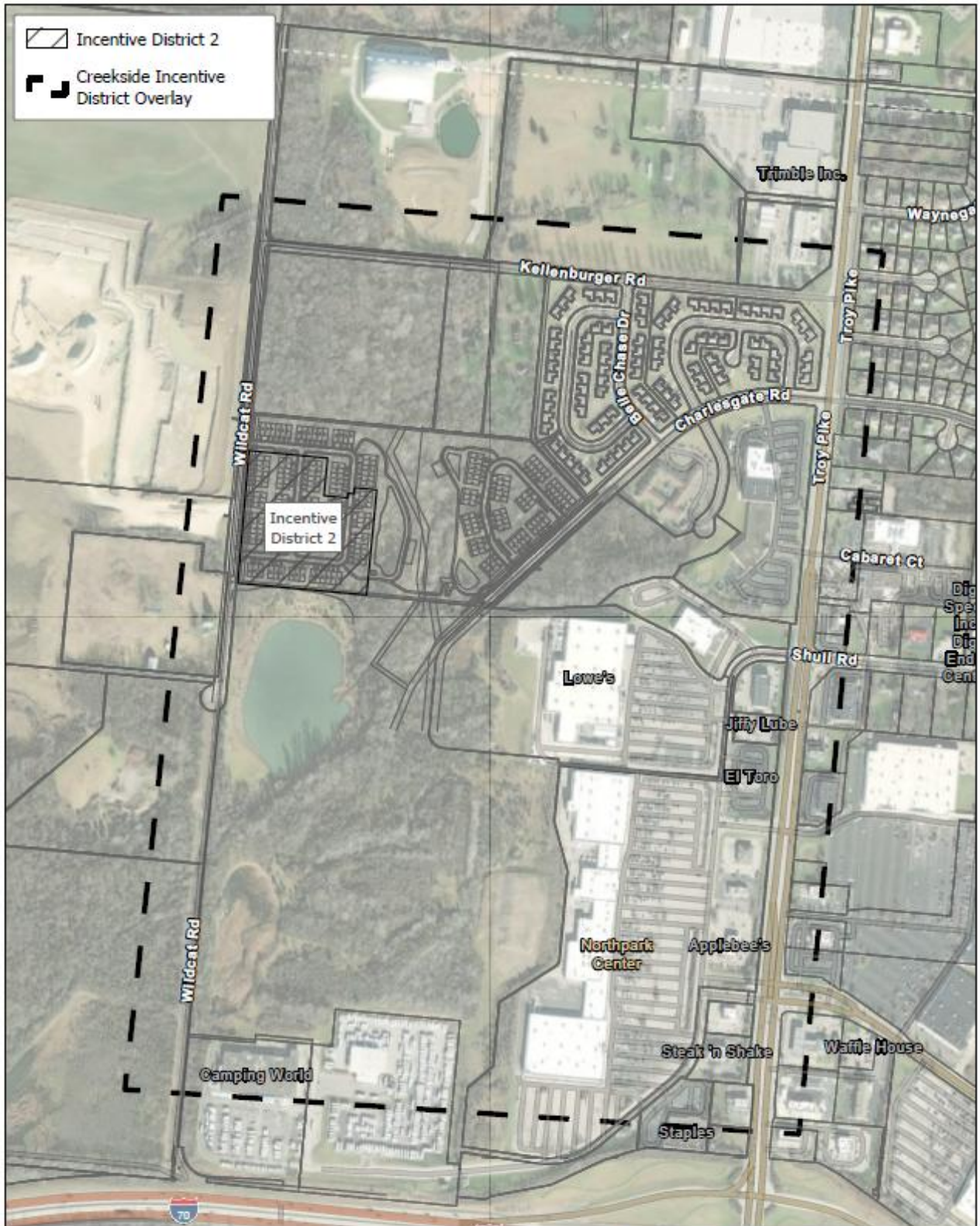
EXHIBIT A

IDENTIFICATION AND MAP OF THE PARCELS

The enclosed area on the following map specifically identifies and depicts the Parcels and the boundaries of the Incentive District, and constitutes part of this **EXHIBIT A**. The Parcels include, without limitation, parcel P70 01924 0003 (as it existed in the County Auditor’s records on August 21, 2025) and are included for ease of reference only.



Creekside Woods Incentive District 1 and Overlay



Creekside Woods Incentive District 2 and Overlay

EXHIBIT B

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Service payments in lieu of taxes collected from the proposed Incentive Districts will fund certain public infrastructure improvements necessary to support residential development, including, without limitation, the acquisition, construction, equipping and installation of utilities (including but not limited to water, sanitary sewer, storm sewer infrastructure, water lines, hydrants, valves, irrigation systems and related appurtenances within the Project, which water lines, hydrants, valves, irrigation systems and related appurtenances shall be installed and inspected pursuant to plans and specifications approved by the City Engineer in accordance with the City's standard requirements, onside and offsite retention ponds as designated on the development plans and plats for the Project) and roadways, and the acquisition and construction of certain permanent improvement amenities (as set forth below) (collectively, the Public Infrastructure Improvements").

Additional Public Infrastructure Improvements will also include the replacement, repair, maintenance and/or construction of new or existing permanent improvement amenities located with the Incentive Districts. For purposes of this phrase, "permanent improvement" shall have the same meaning as defined in ORC Section 133.01(CC).

Other Public Infrastructure Improvements will also include all "public infrastructure improvements" (as that term is defined in ORC Section 5709.40(A)(8)) that directly benefit, or once made will directly benefit, the Incentive Districts (including, but not limited to, those costs listed in ORC Section 133.15(B)), as detailed in the Citywide Infrastructure Reliance Study prepared by LBJ, Inc. (see Attachment B), dated September 30, 2022. Such Public Infrastructure Improvements will also include, but not be limited to, excavating, grading, paving, constructing and installing curbs and gutters, public utilities which include water mains, sanitary sewers, storm sewers, street lighting, sidewalks, bikeways, landscaping, traffic signalization, and also including design and other related costs, any right-of-way acquisition, erosion and sediment control measures, grading and other related work, survey work, soil engineering and construction staking, and in each case, all other costs and improvements necessary and appurtenant thereto, all of which will directly benefit, or that once made will directly benefit, the Incentive Districts.

Attachment A: Current Development Plans For The Project

Attachment B: Citywide Infrastructure Reliance Study

ATTACHMENT A

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

June 9, 2025

The Plan

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

Proposed Development

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

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

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

Proposed Incentive Districts

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

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

Public Infrastructure Improvements

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

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

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

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

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

Conclusion

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

Analysis and Assessment

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

INDEX MAP

INDEX MAP
SCALE: 1"=100'

ATTACHMENT B



CITYWIDE INFRASTRUCTURE RELIANCE STUDY

September 30, 2022

PREPARED FOR:

City of Huber Heights
Mr. Bryan Chodkowski

6131 Taylorsville Road
Huber Heights, Ohio 45424

PREPARED BY:

LJB Inc.

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

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

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METHODOLOGY

BACKGROUND

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

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

INFRASTRUCTURE ATTRIBUTE APPROACH

Infrastructure Districts

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

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

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

Roadways

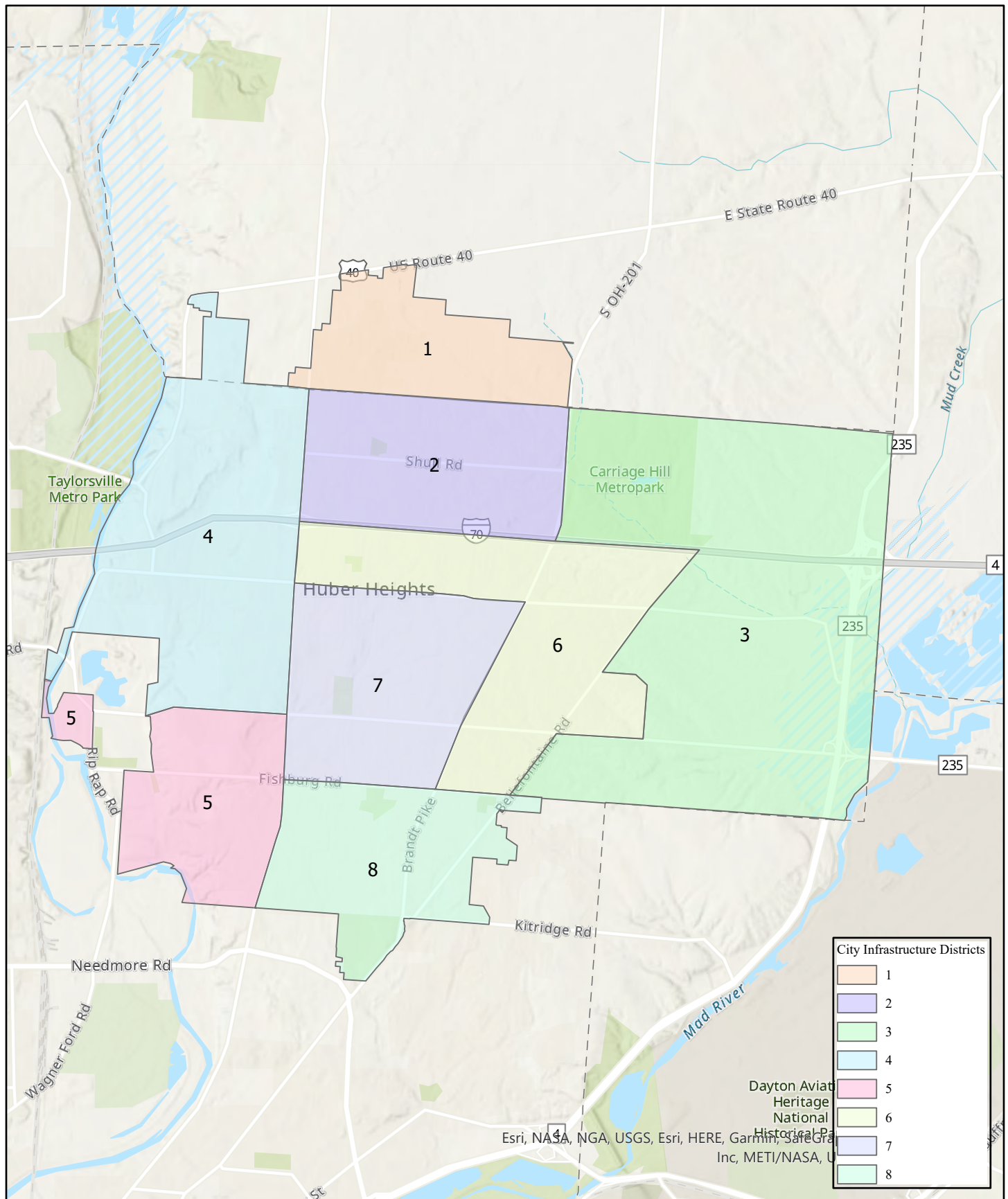
The city's roadway network provides critical access for people and goods to reach homes and businesses throughout the city. These residences and businesses rely on the roadway network to reach points inside and outside the city limits. The primary roadways that carry people and goods to points beyond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

Clarifications

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

Figure 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.

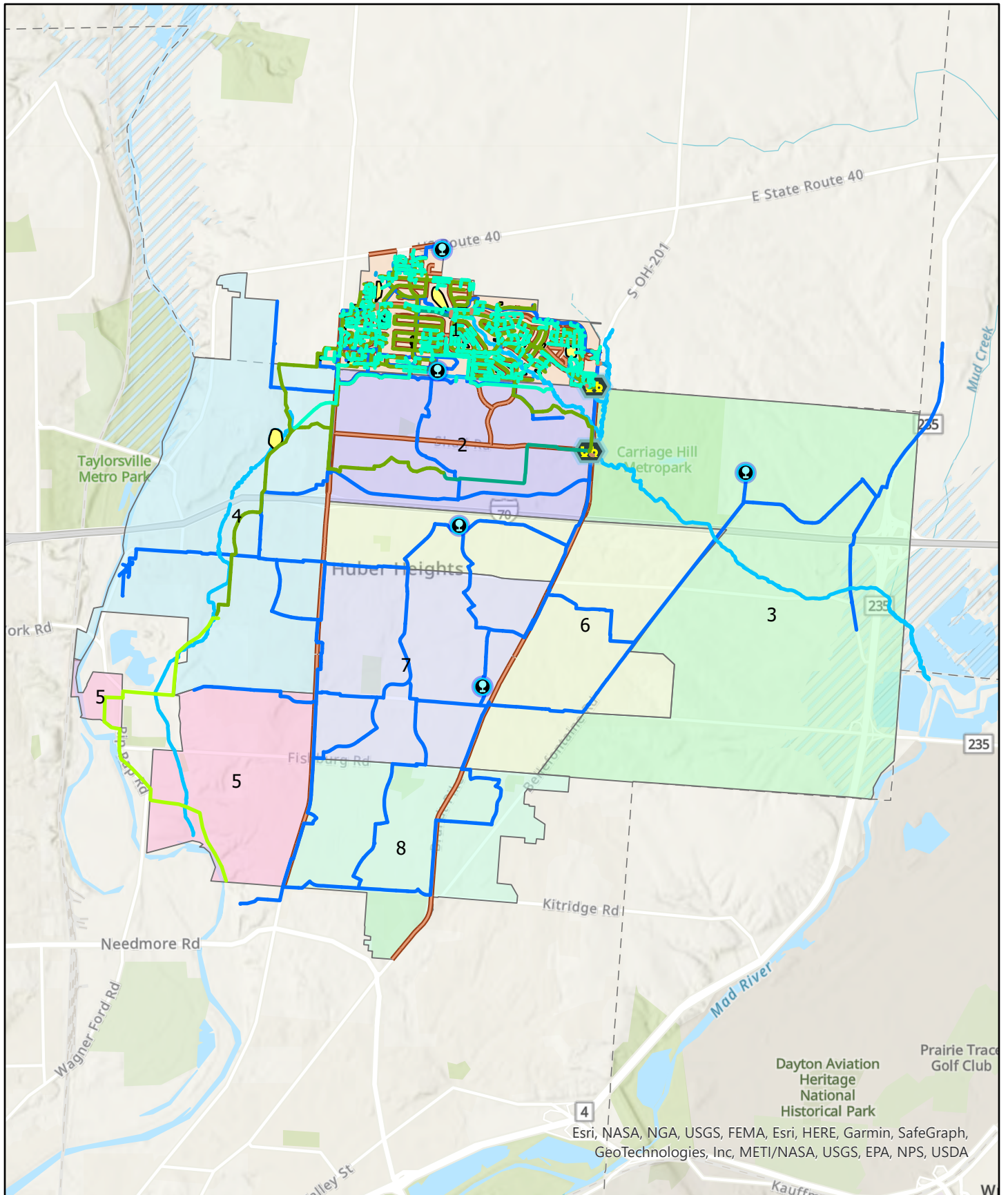
Appendix A

Infrastructure District 1

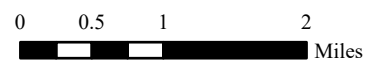
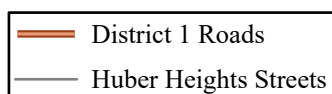
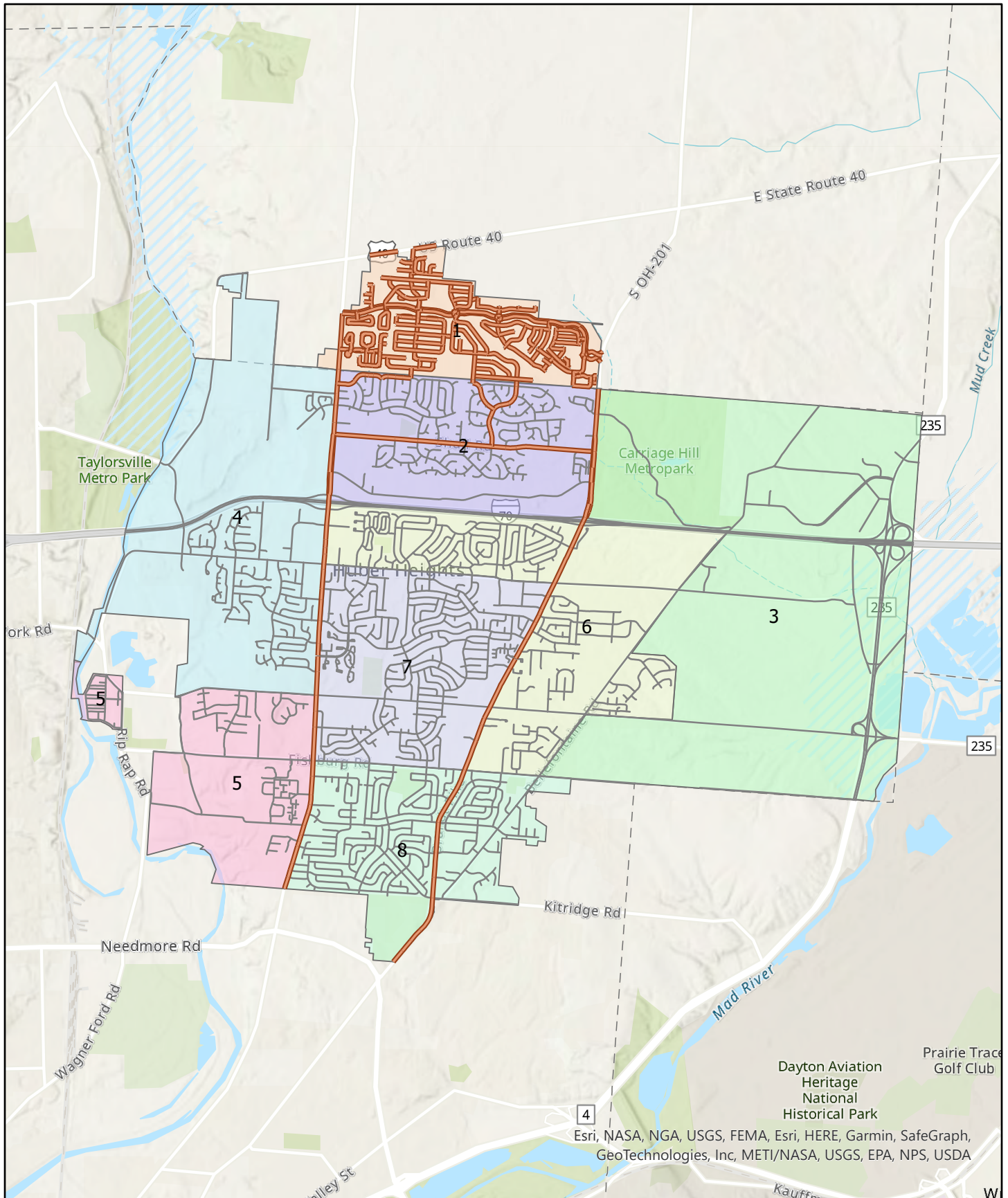


We think bigger.

Infrastructure District 1 - Overview



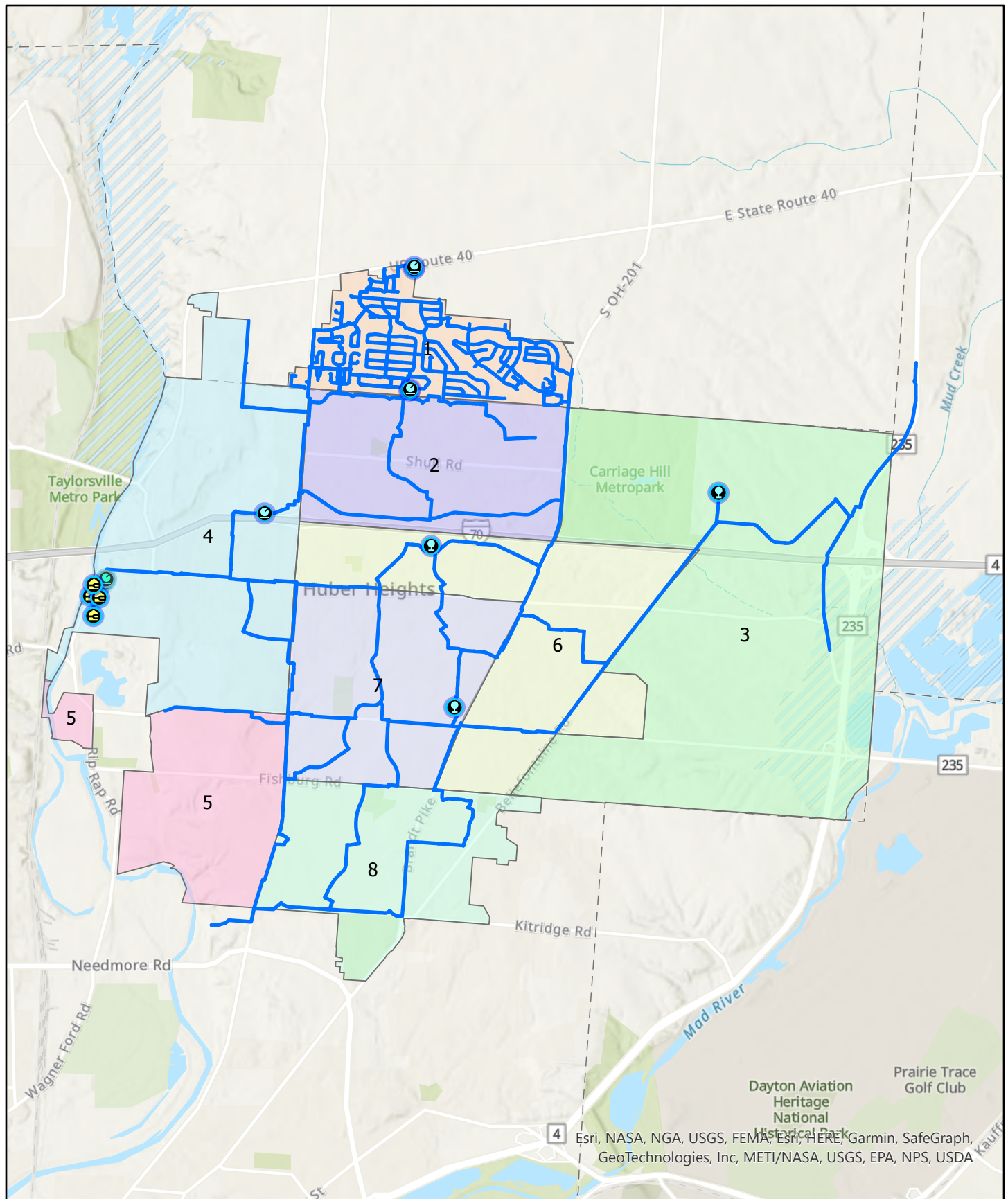
Infrastructure District 1 - Roads



1 inch equals 1 miles



Infrastructure District 1 - Water



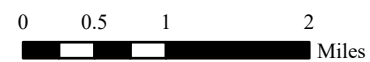
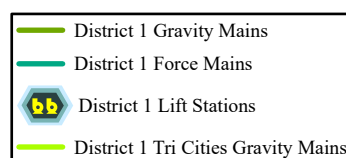
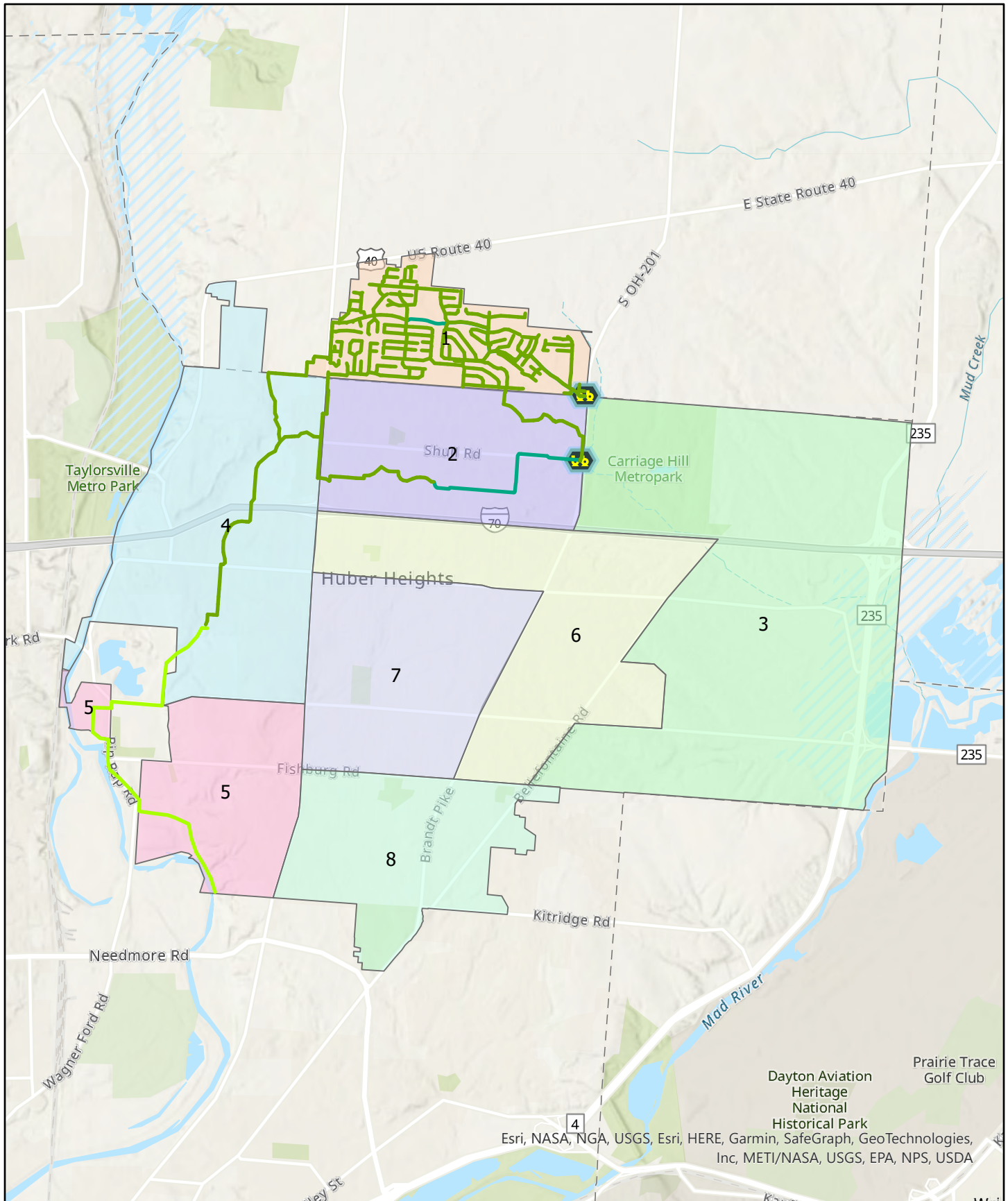
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2
Miles

1 inch equals 1 miles



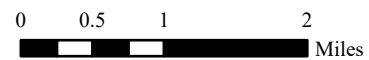
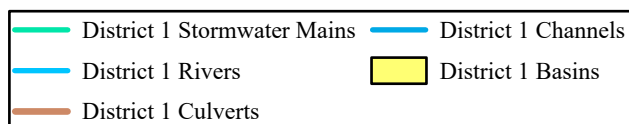
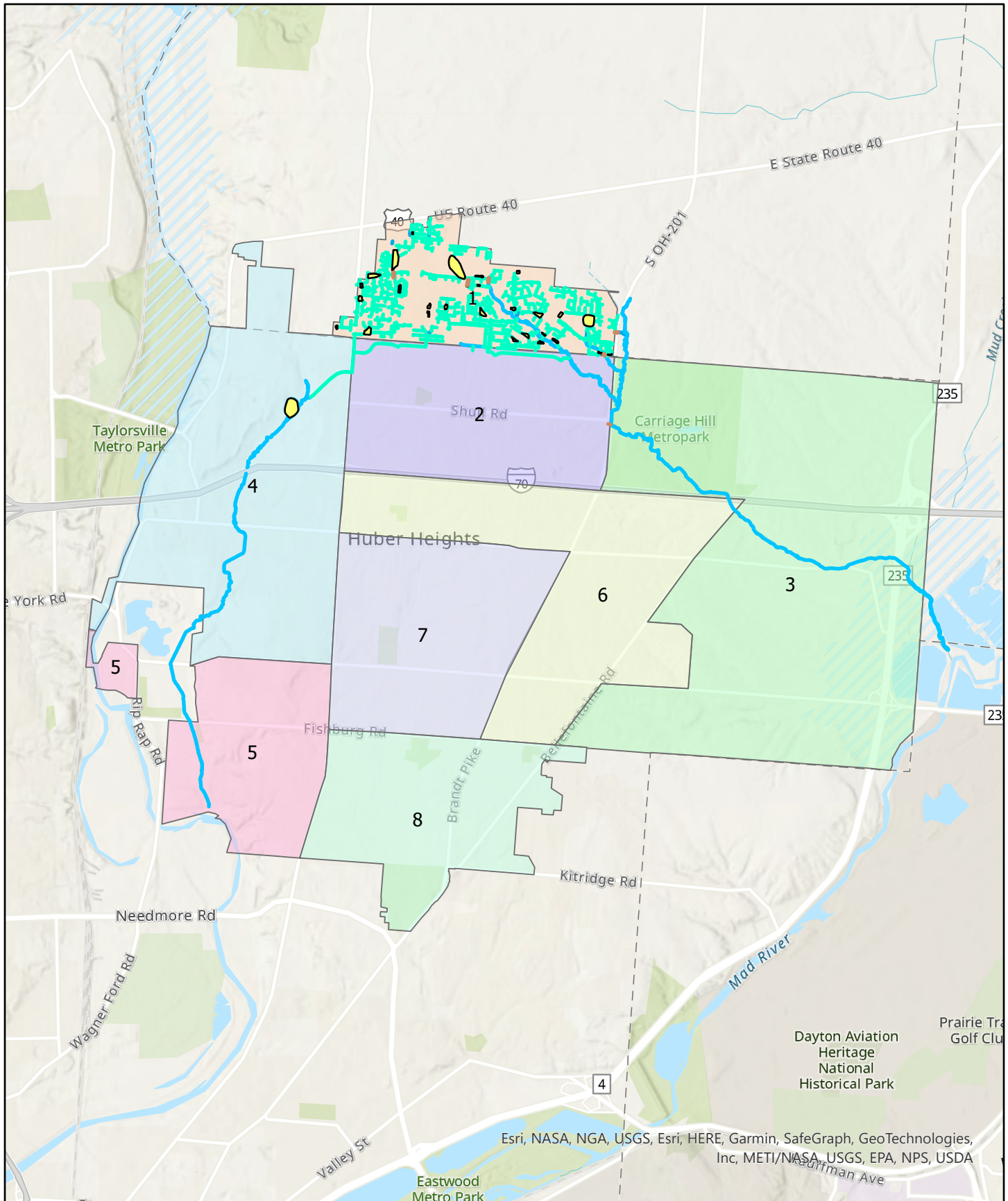
Infrastructure District 1 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 1 - Stormwater



1 inch equals 1 miles



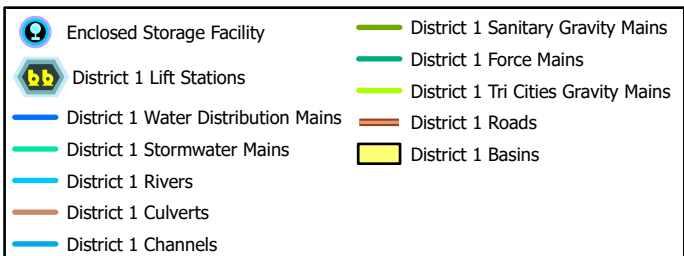
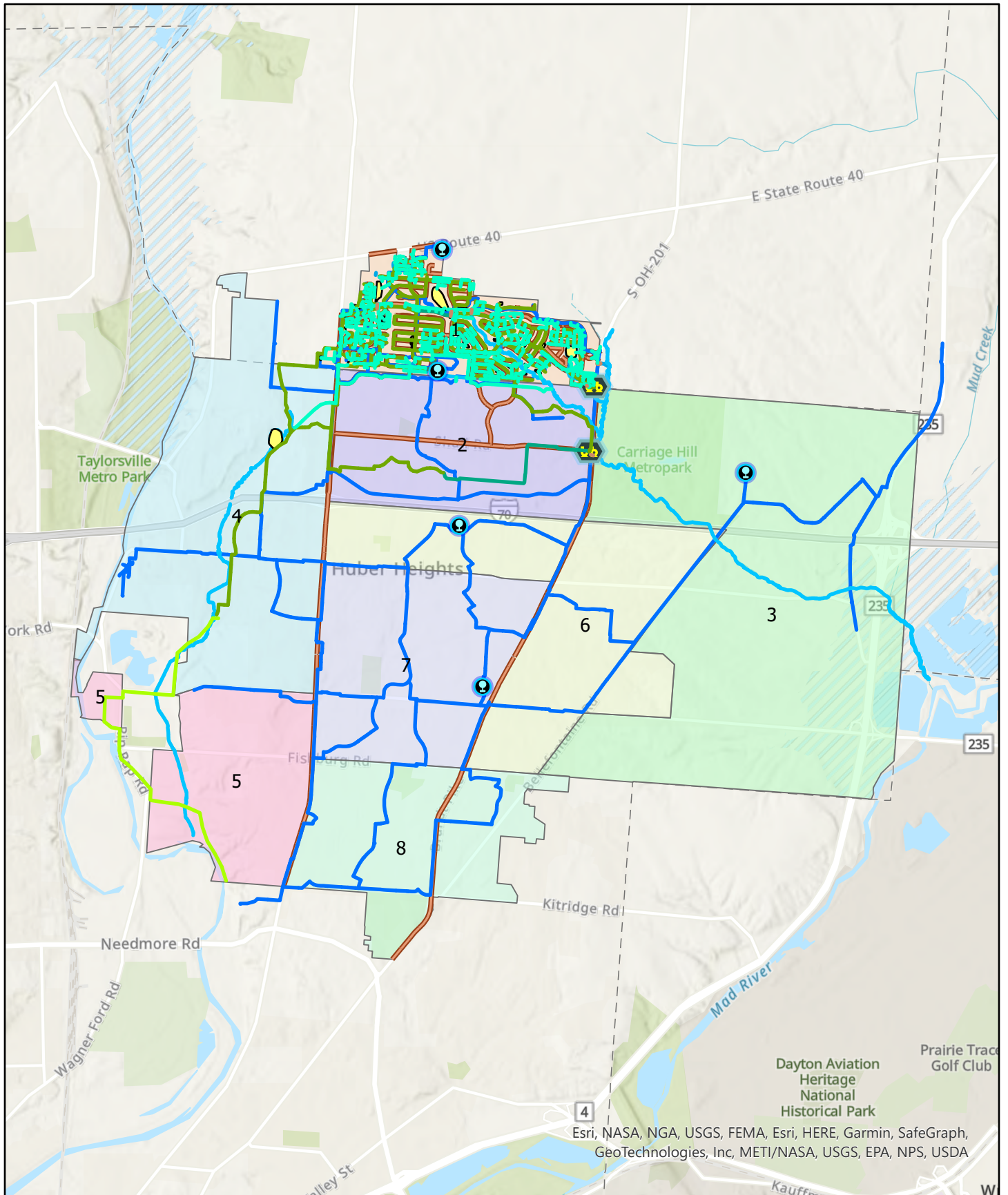
Appendix B

Infrastructure District 2



We think bigger.

Infrastructure District 1 - Overview

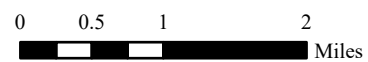
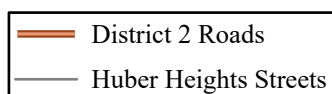
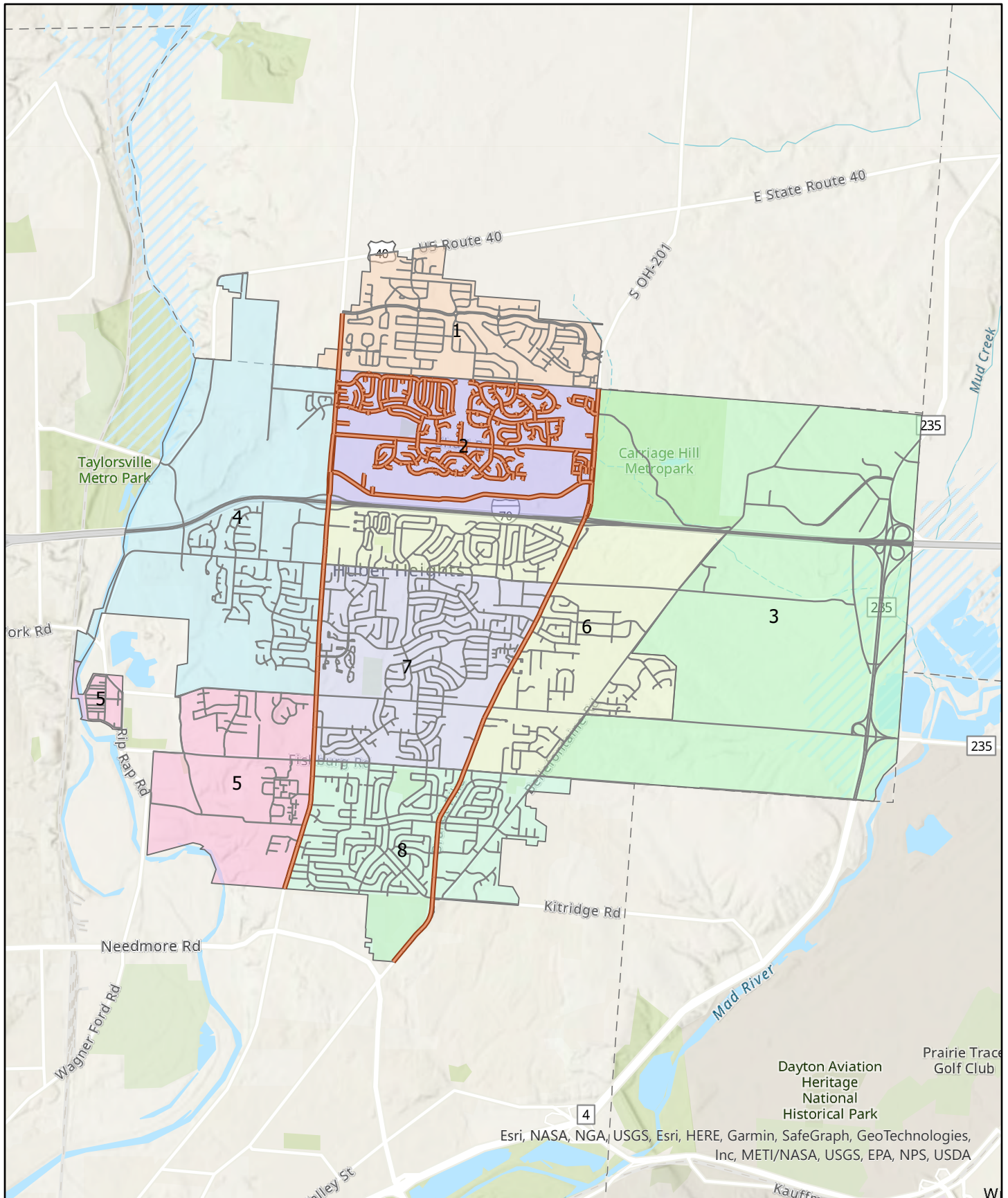


0 0.5 1 2 Miles

1 inch equals 1 miles



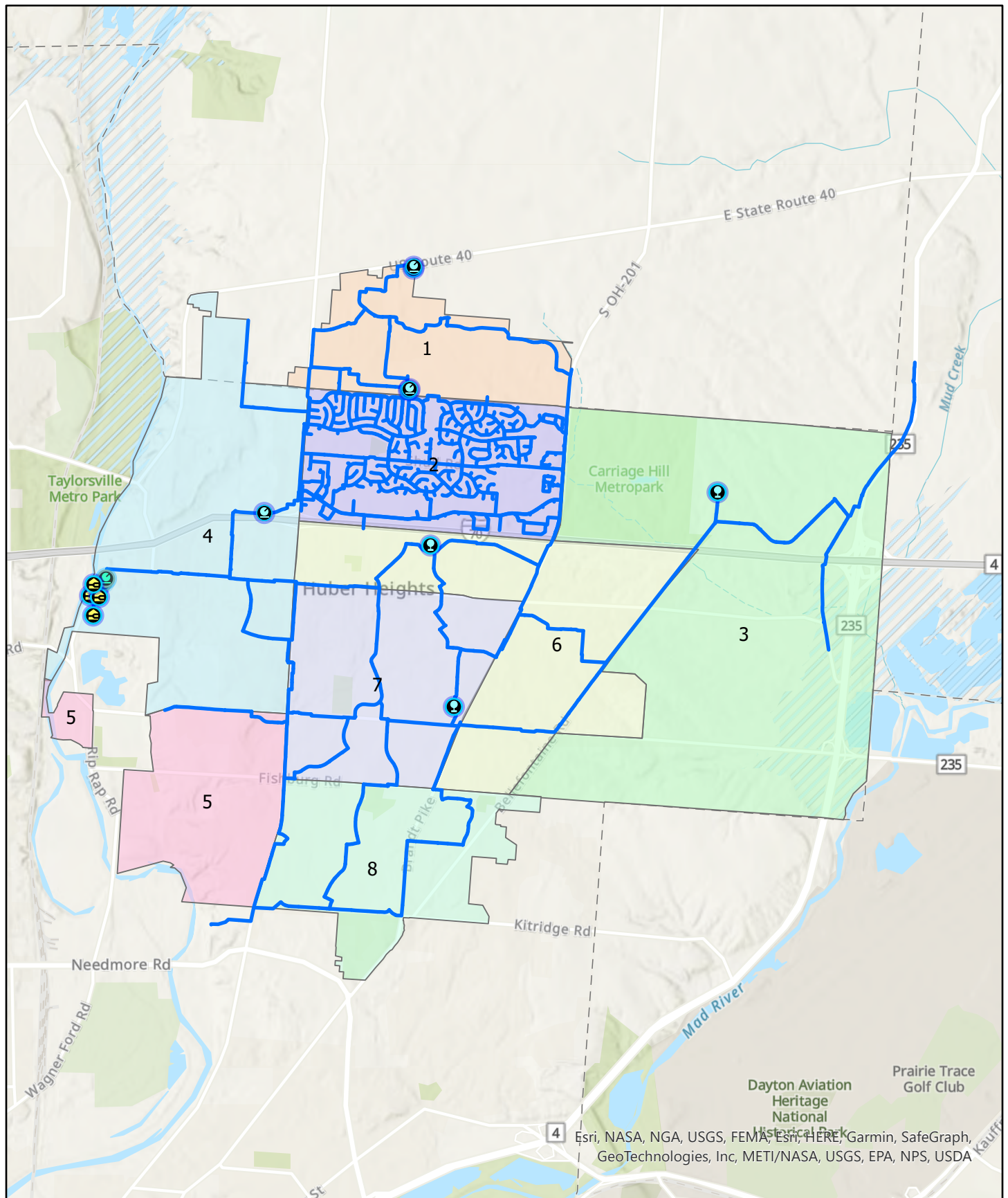
Infrastructure District 2 - Roads



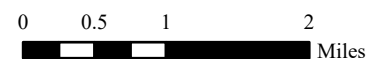
1 inch equals 1 miles



Infrastructure District 2 - Water



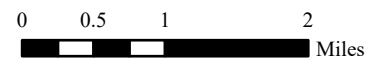
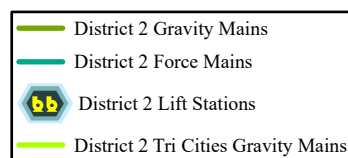
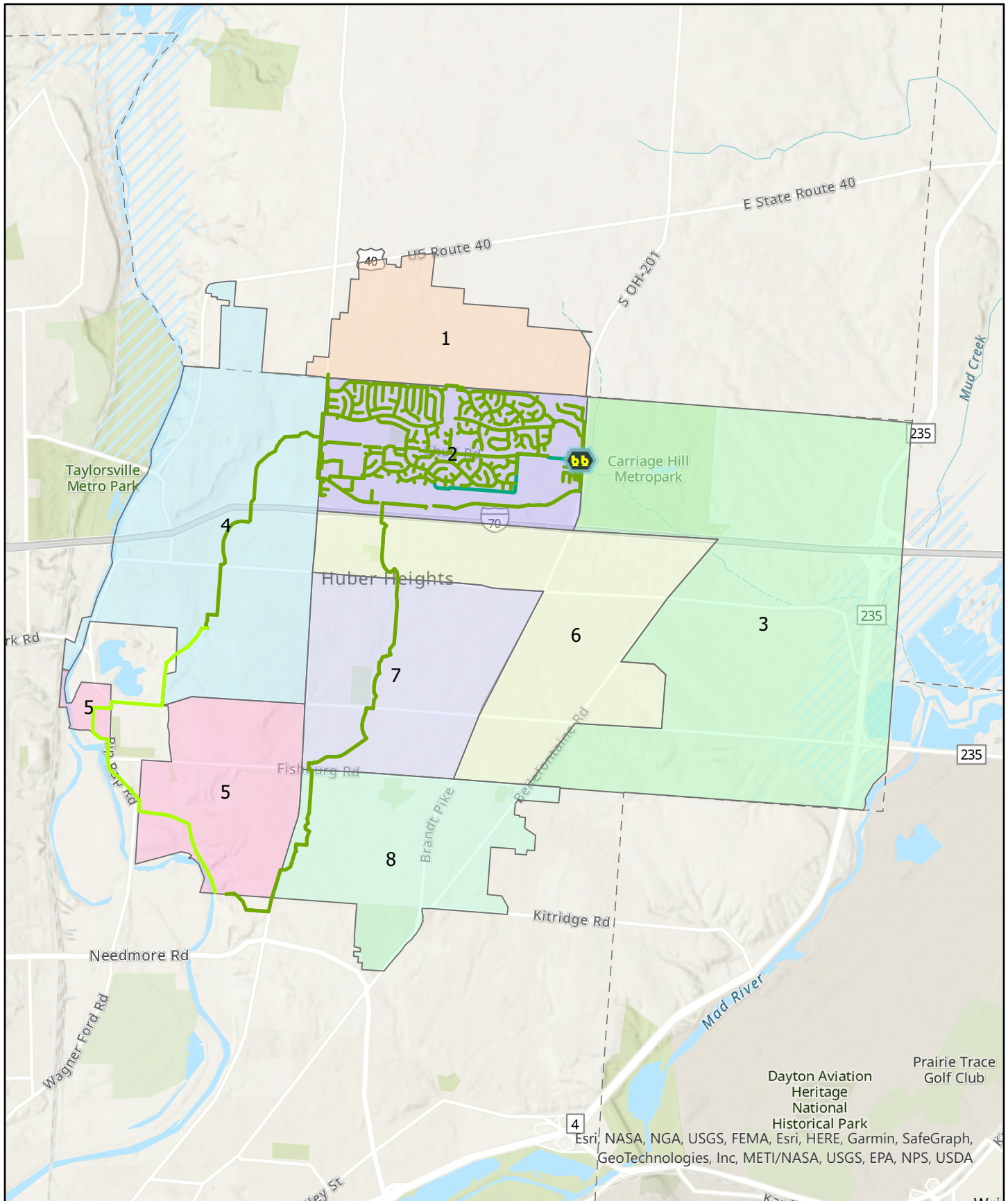
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains



1 inch equals 1 miles



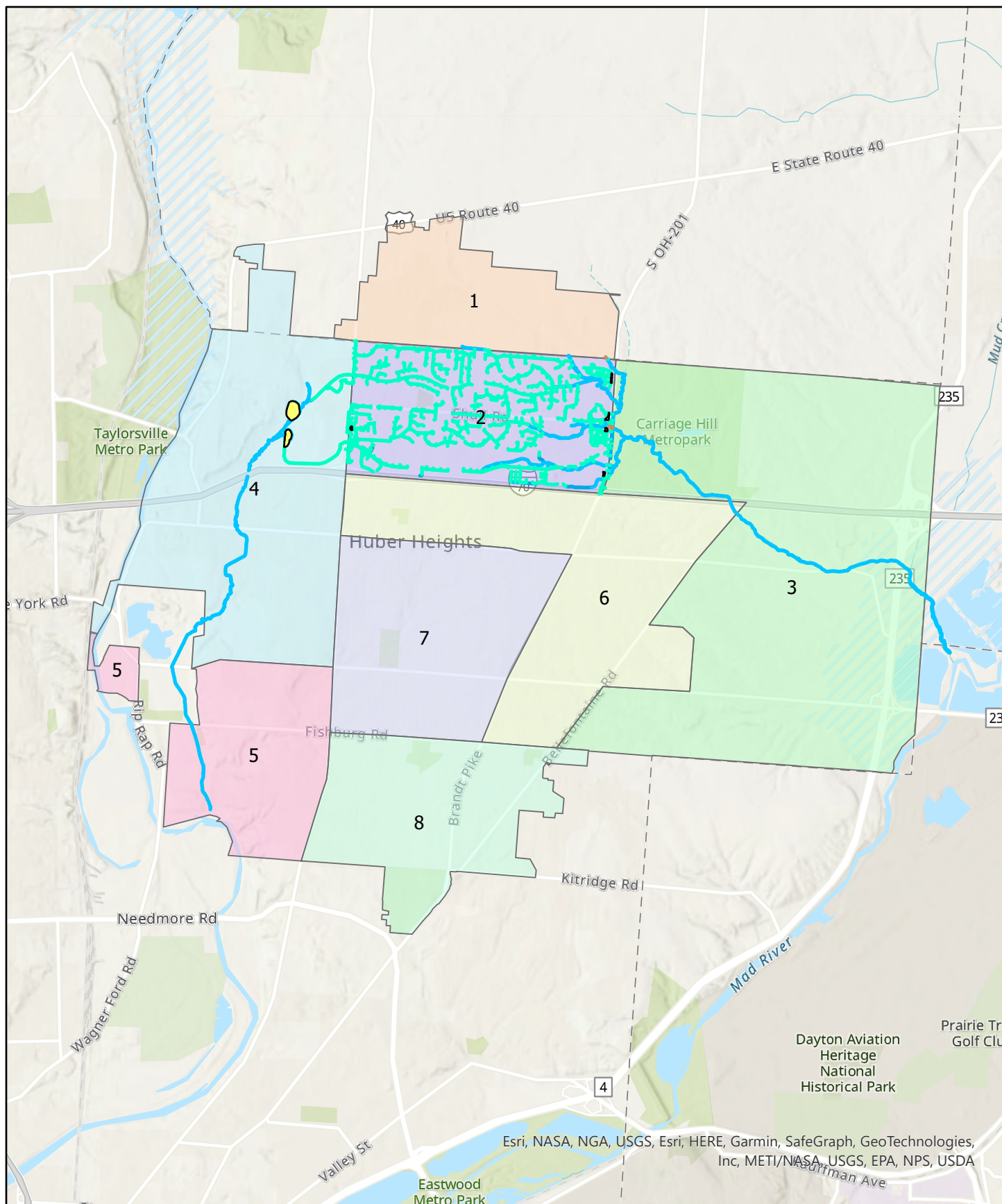
Infrastructure District 2 - Sanitary Sewer



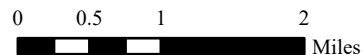
1 inch equals 1 miles



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



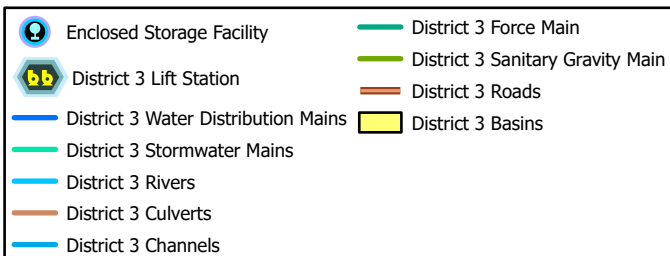
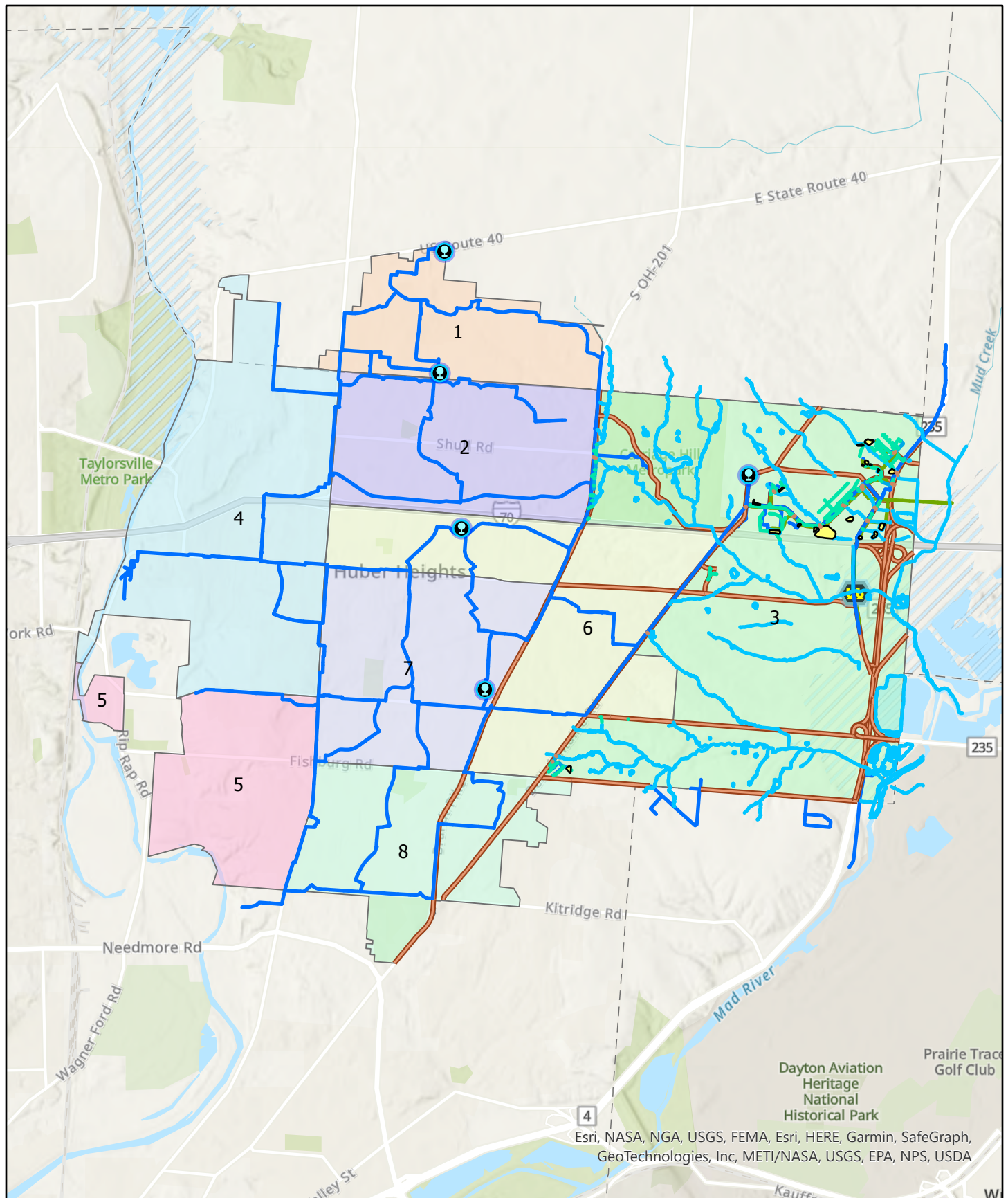
Appendix C

Infrastructure District 3



We think bigger.

Infrastructure District 3 - Overview

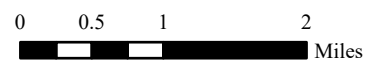
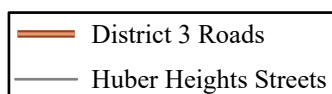
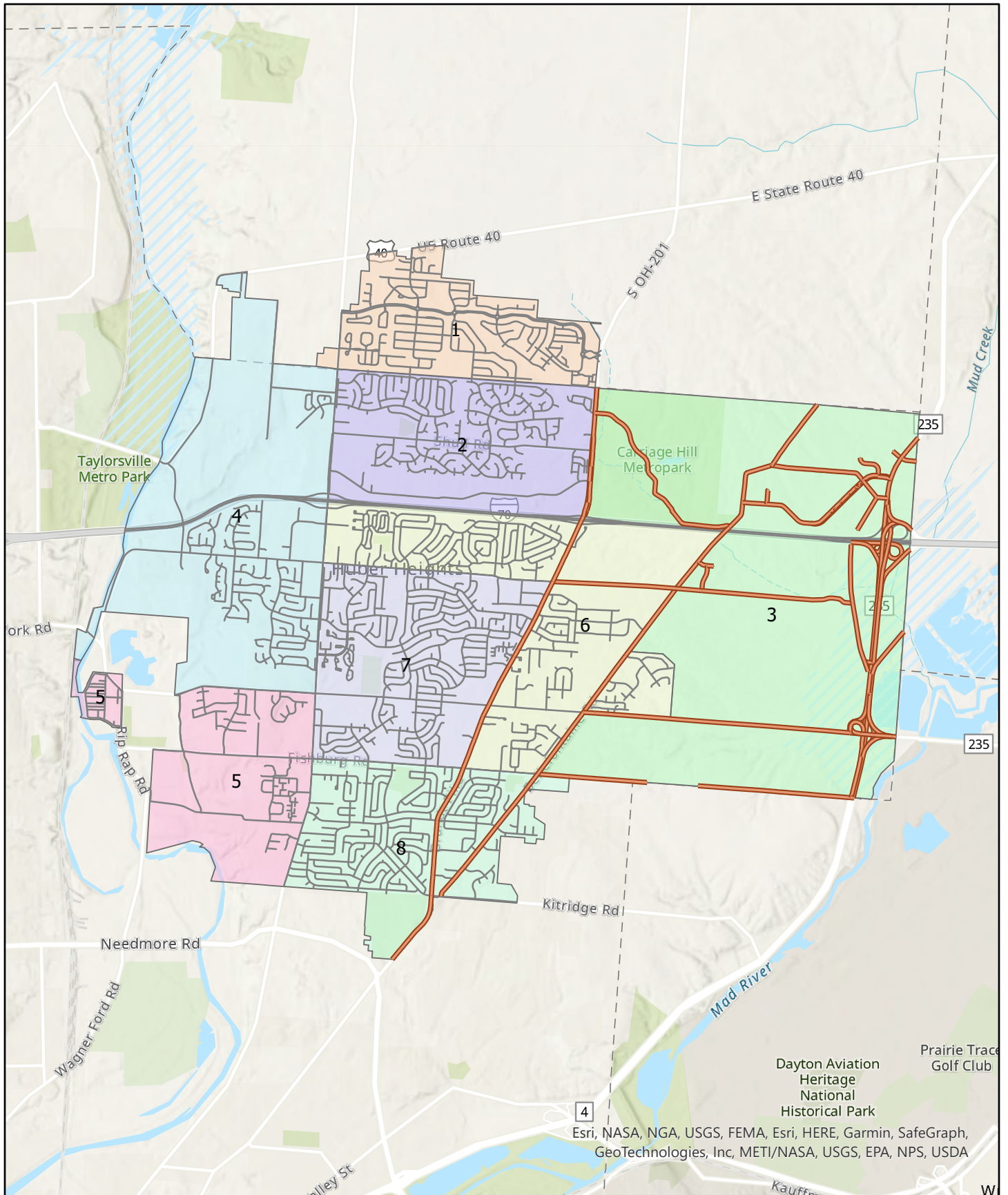


0 0.5 1 2 Miles

1 inch equals 1 miles



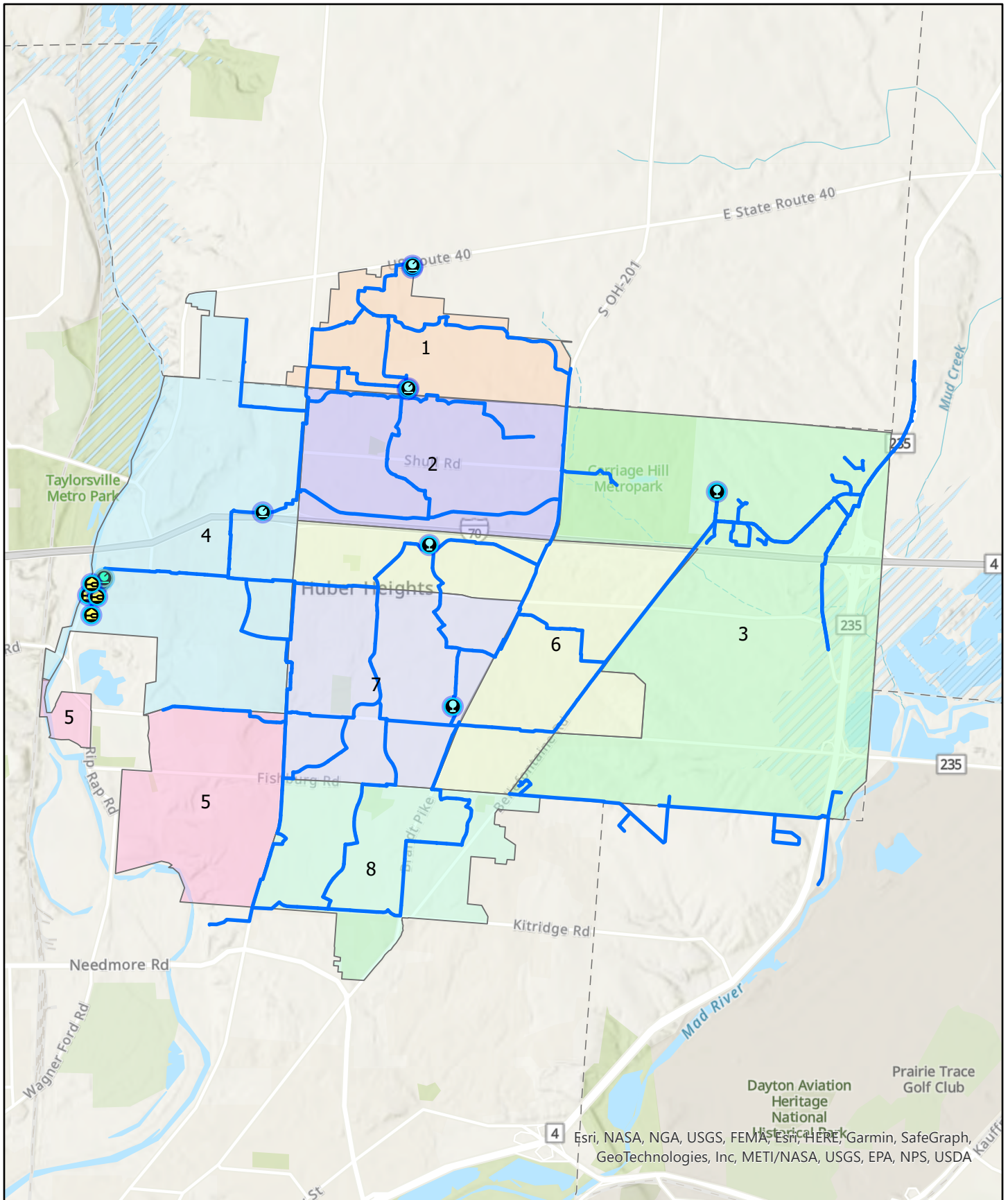
Infrastructure District 3 - Roads



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

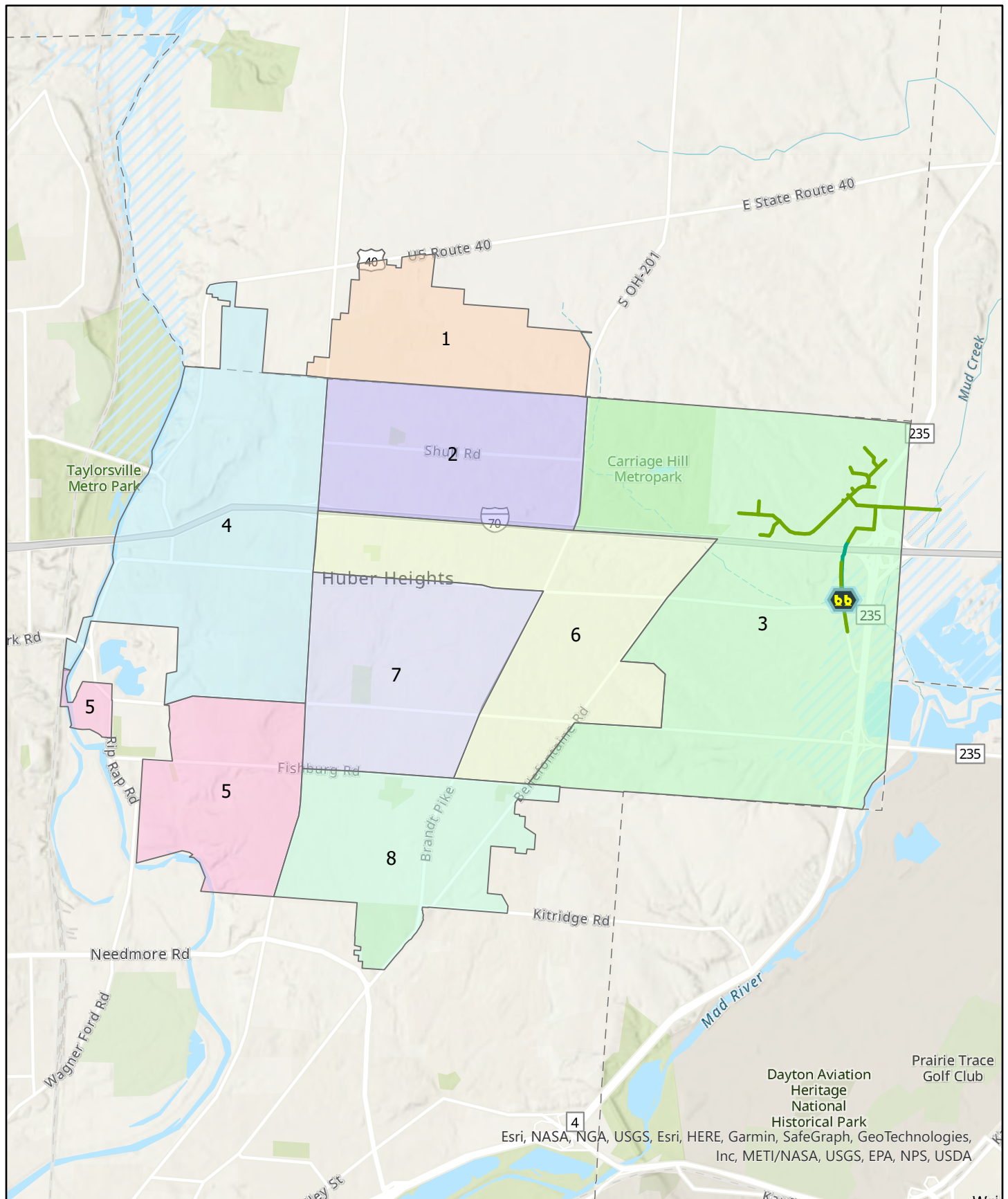
0 0.5 1 2
Miles

1 inch equals 1 miles

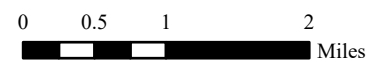


Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Infrastructure District 3 - Sanitary Sewer



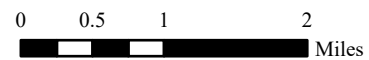
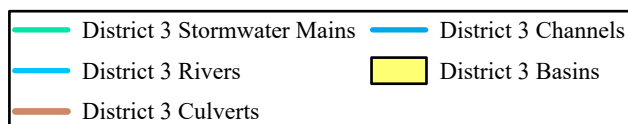
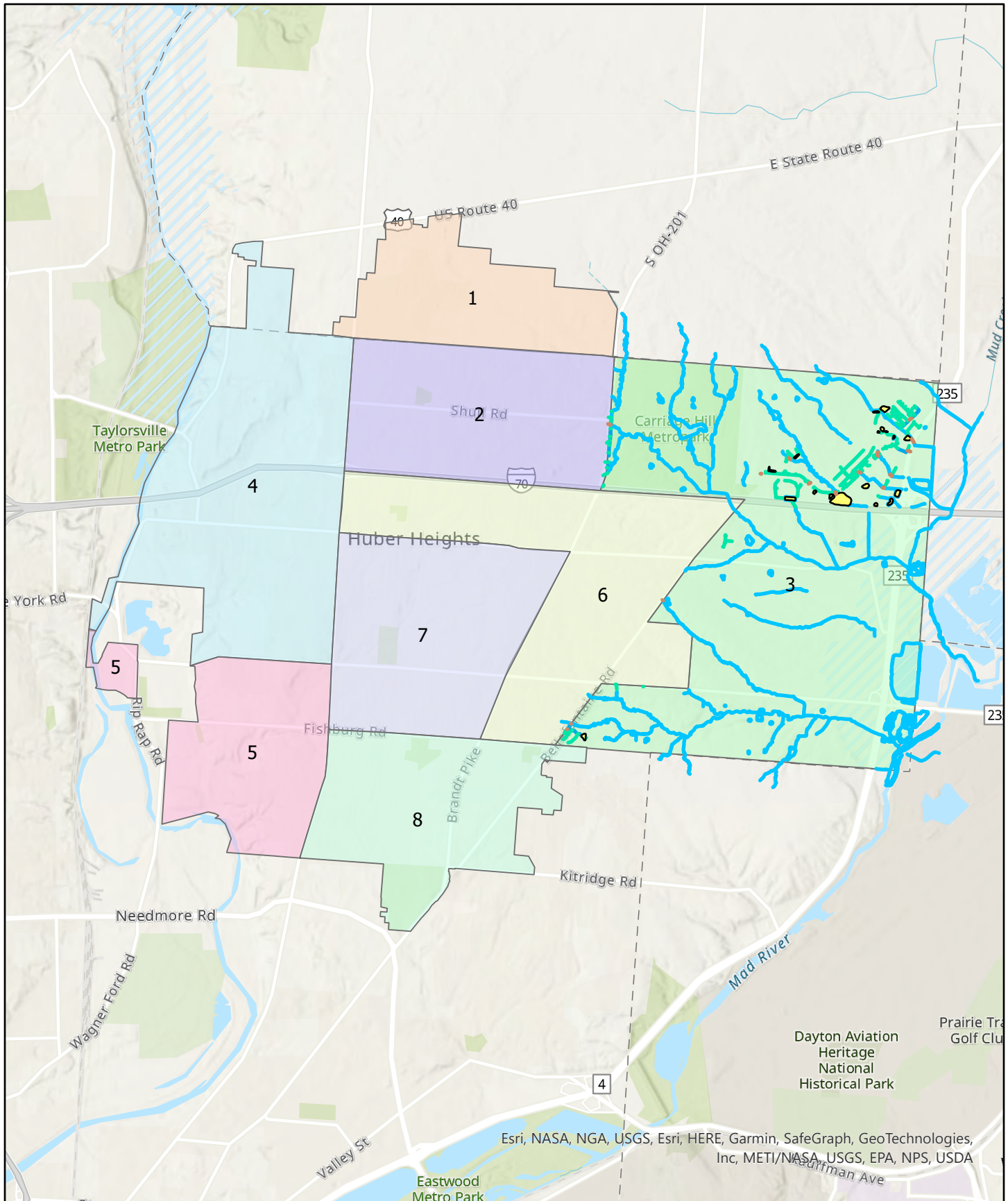
	District 3 Gravity Main
	District 3 Force Main
	District 3 Lift Station



1 inch equals 1 miles



Infrastructure District 3 - Stormwater



1 inch equals 1 miles



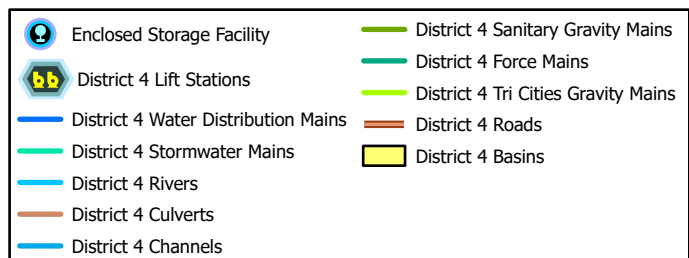
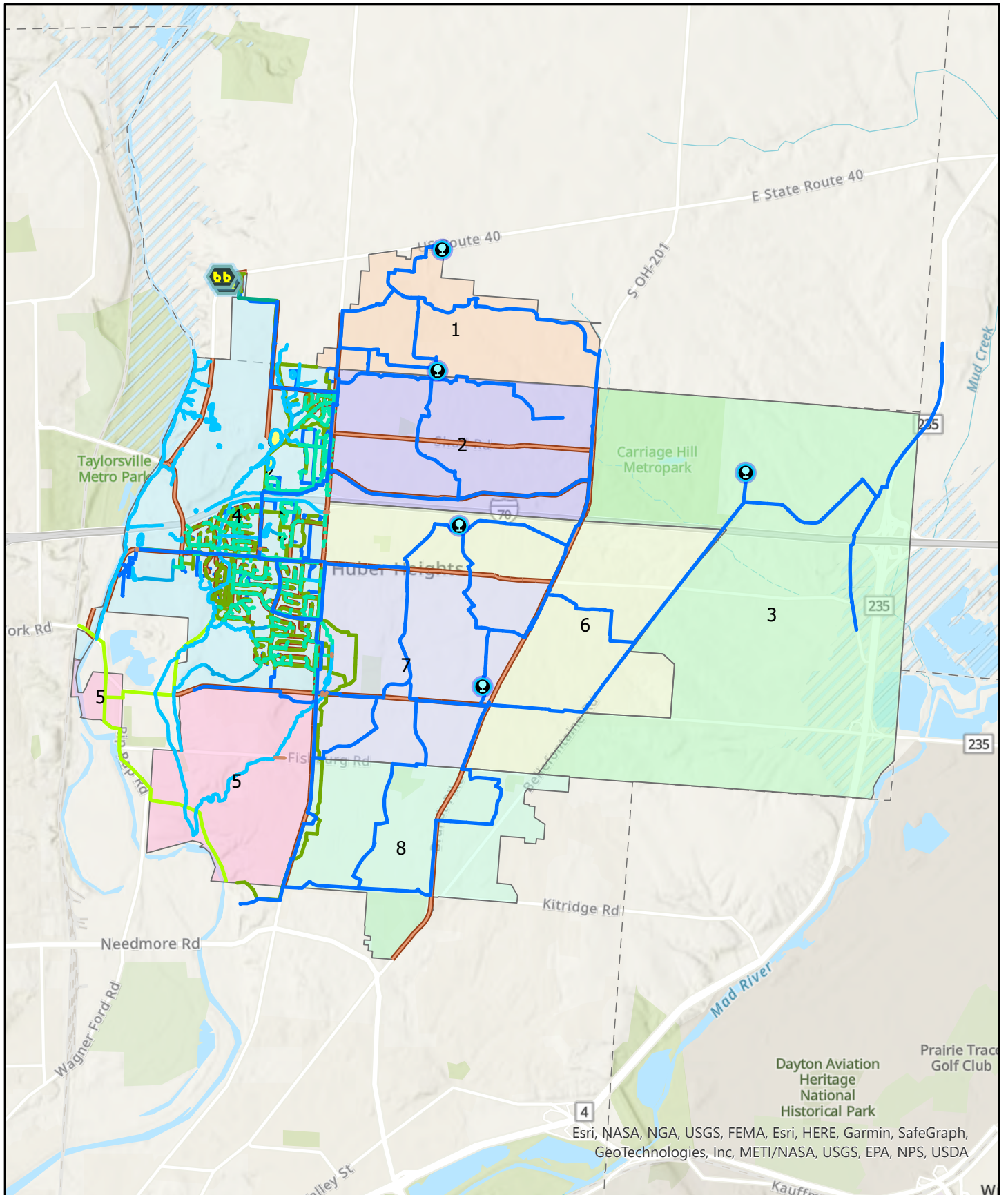
Appendix D

Infrastructure District 4



We think bigger.

Infrastructure District 4 - Overview

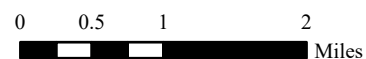
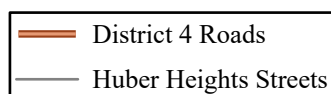
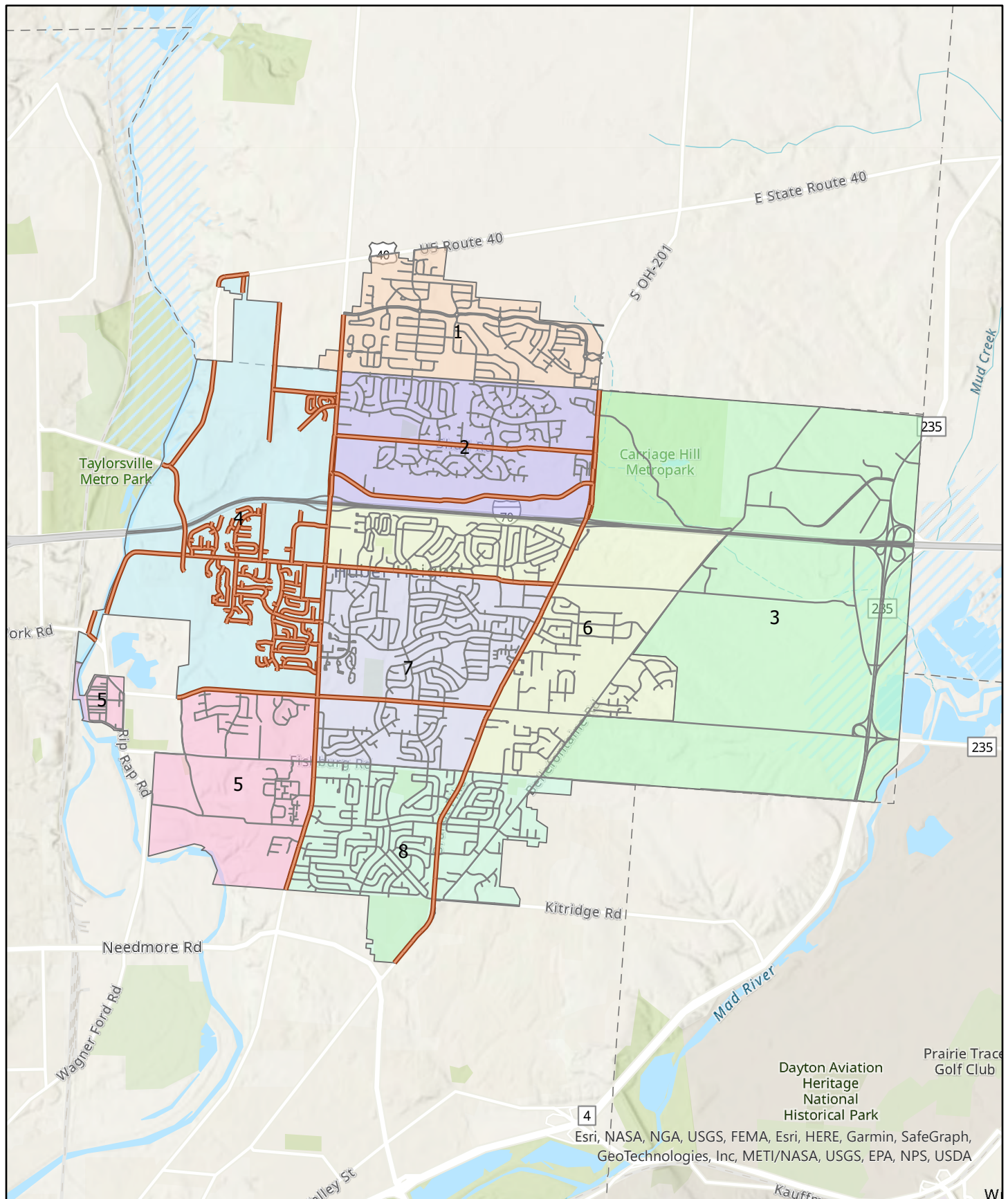


0 0.5 1 2 Miles

1 inch equals 1 miles



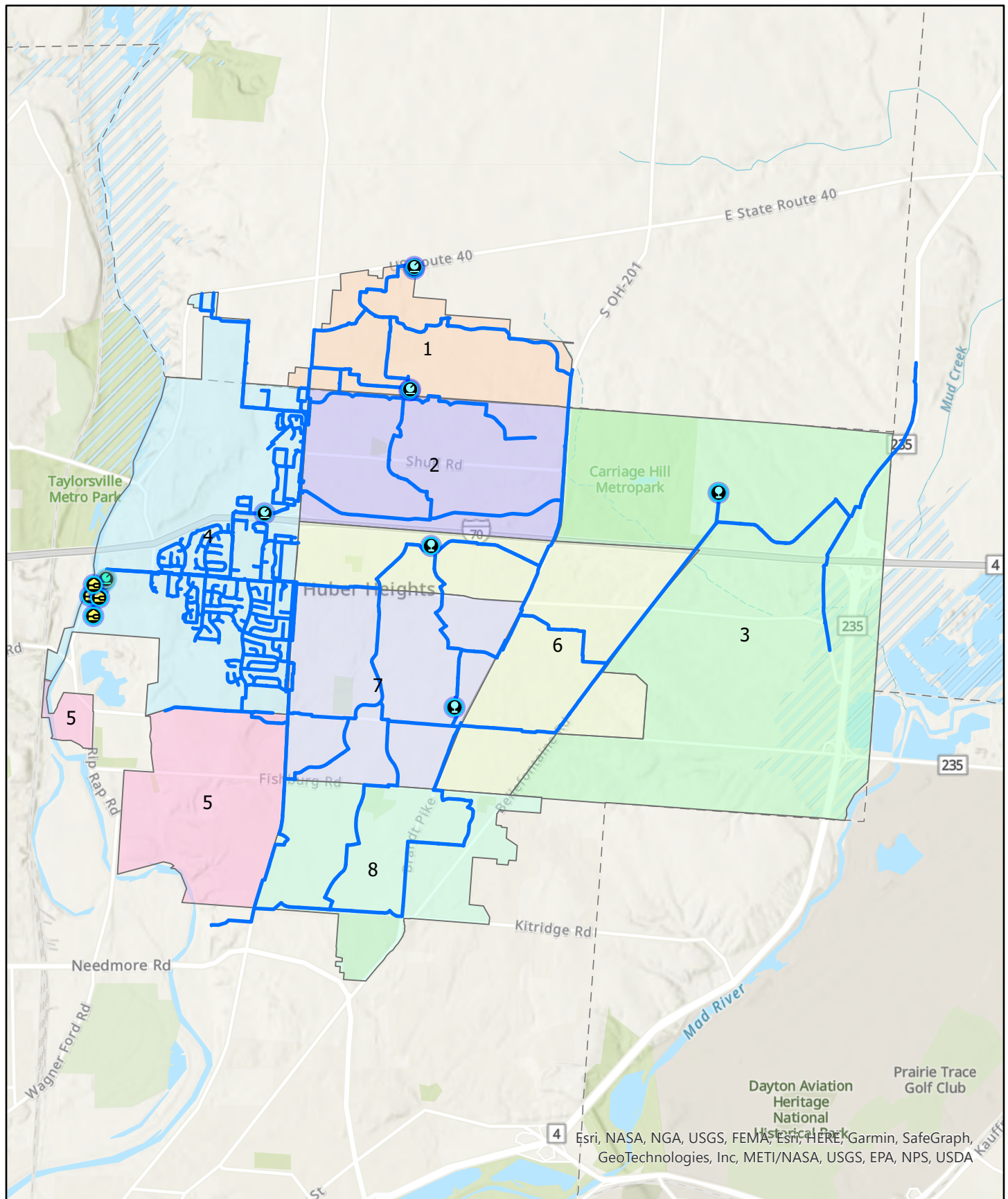
Infrastructure District 4 - Roads



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

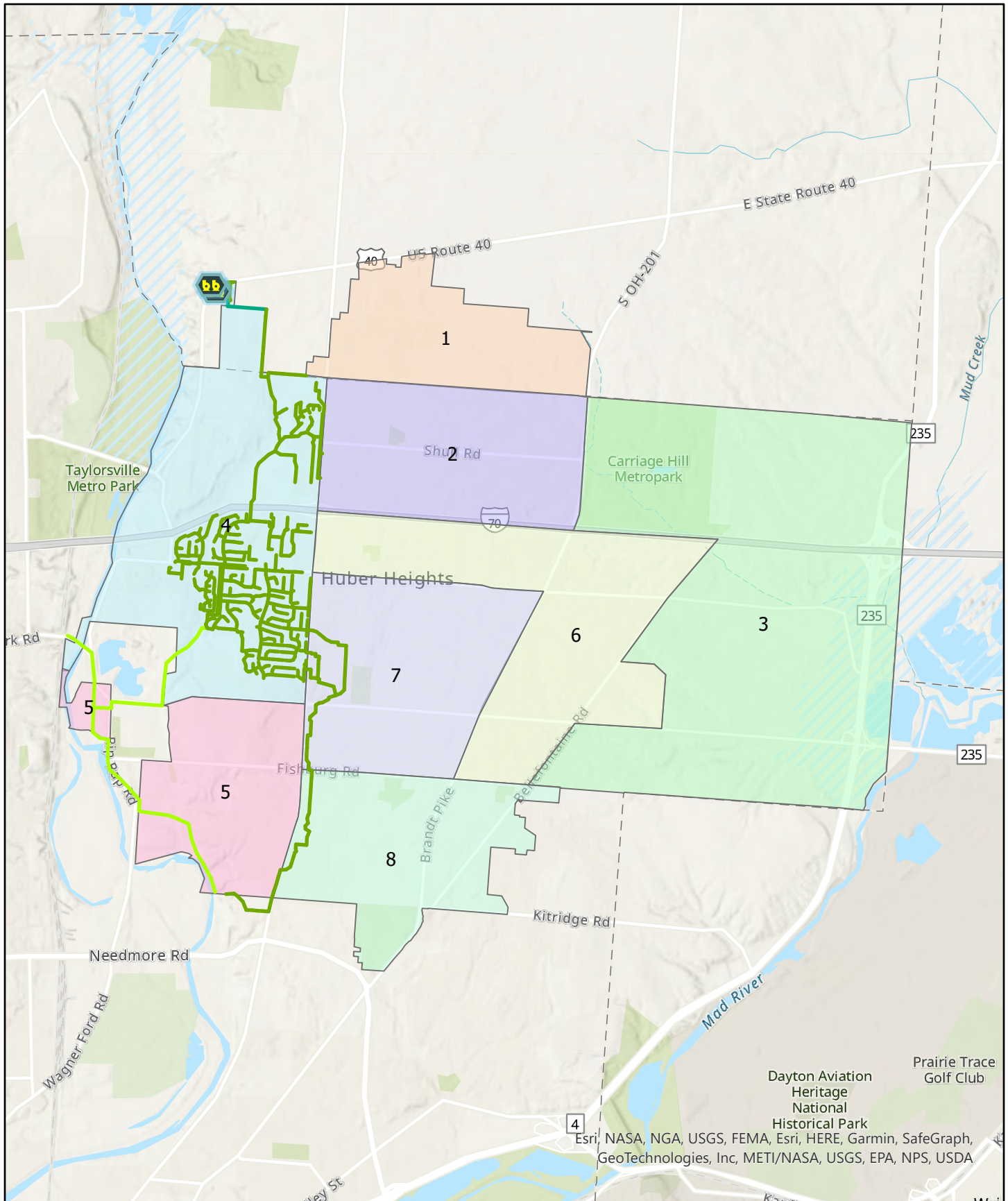
0 0.5 1 2
Miles

1 inch equals 1 miles

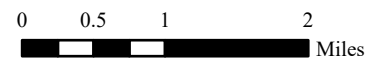


Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Infrastructure District 4 - Sanitary Sewer



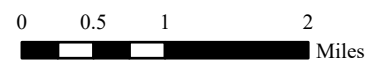
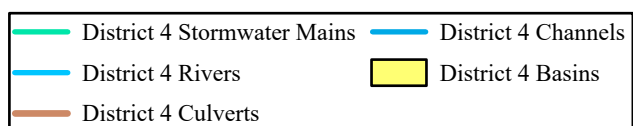
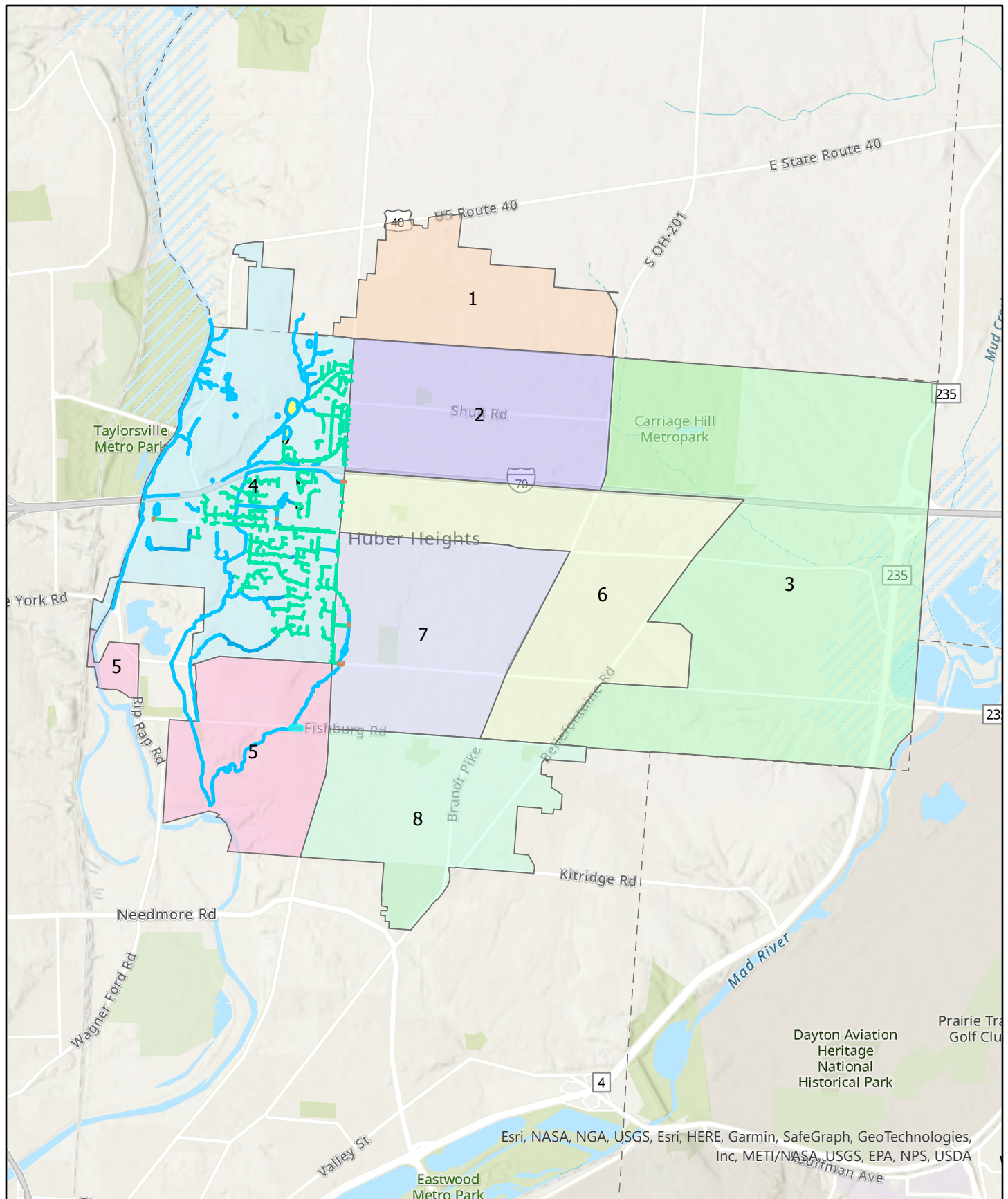
- District 4 Gravity Mains
- District 4 Force Mains
- bb District 4 Lift Stations
- District 4 Tri Cities Gravity Mains



1 inch equals 1 miles



Infrastructure District 4 - Stormwater



1 inch equals 1 miles



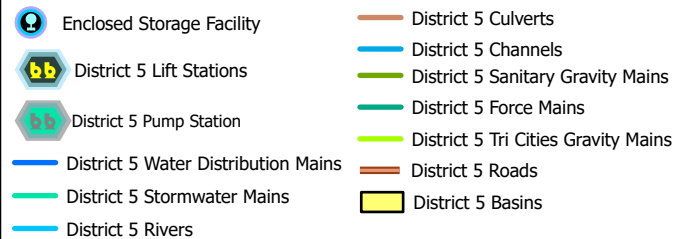
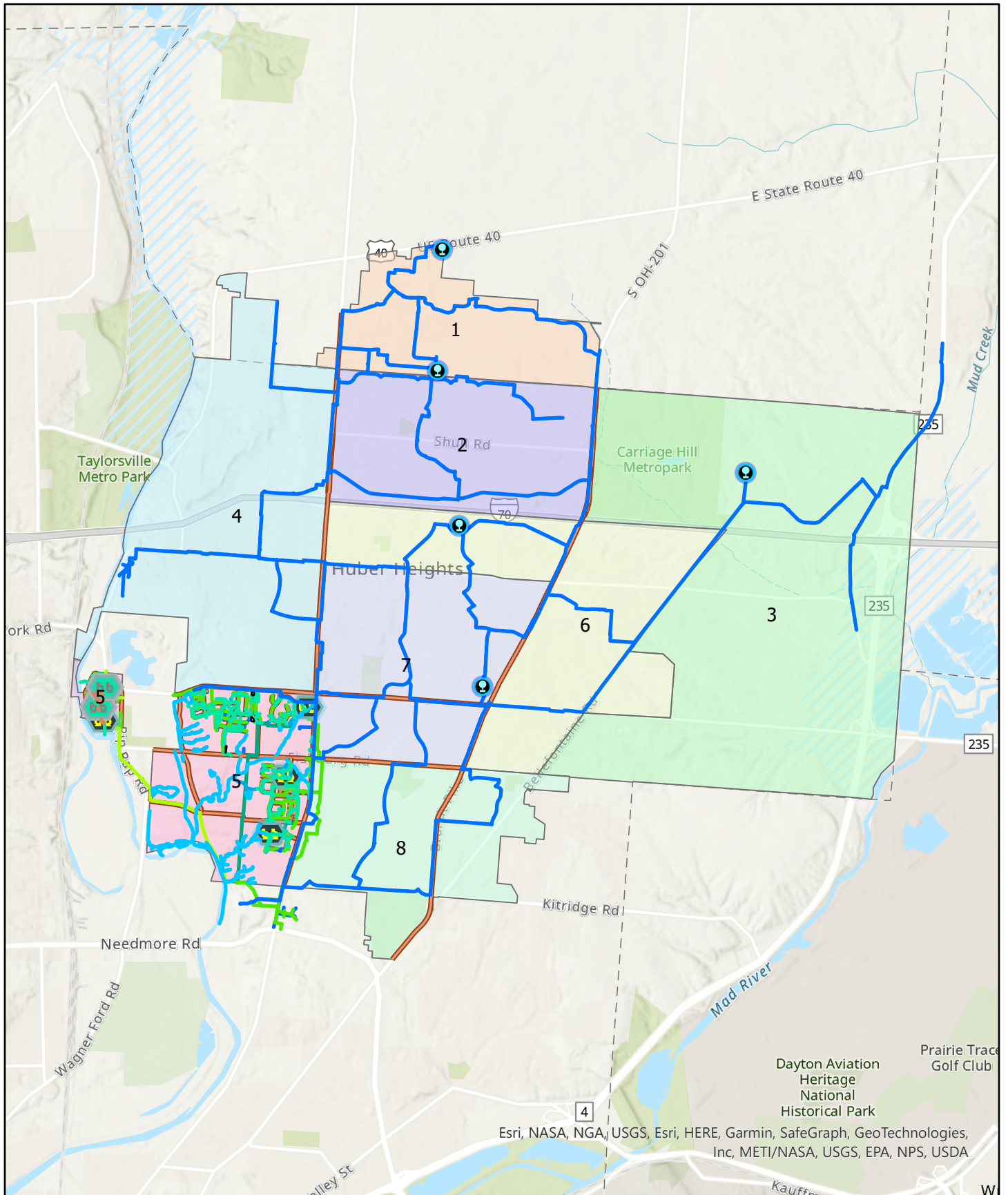
Appendix E

Infrastructure District 5



We think bigger.

Infrastructure District 5 - Overview

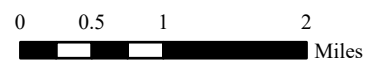
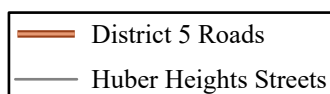
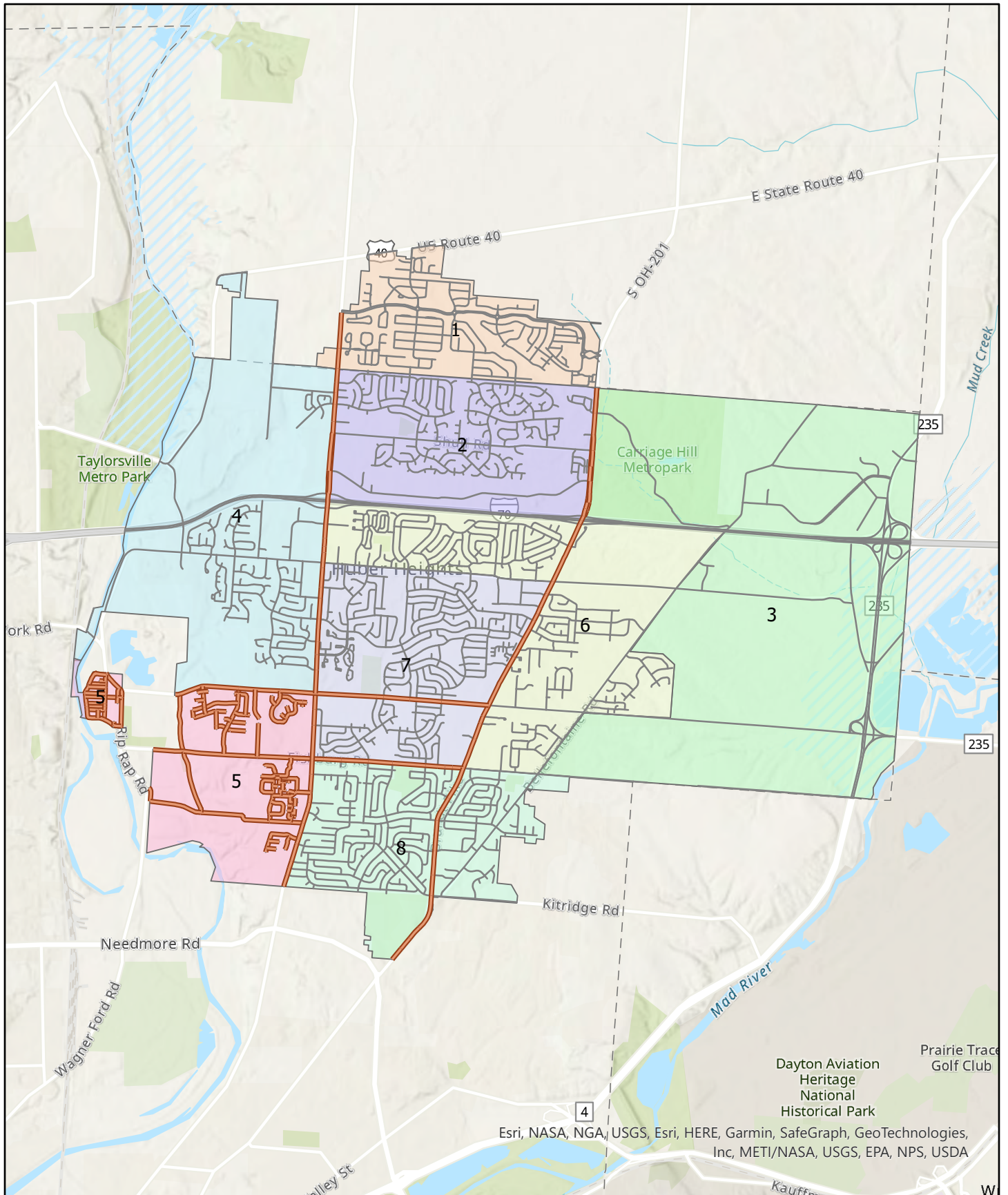


0 0.5 1 2 Miles

1 inch equals 1 miles



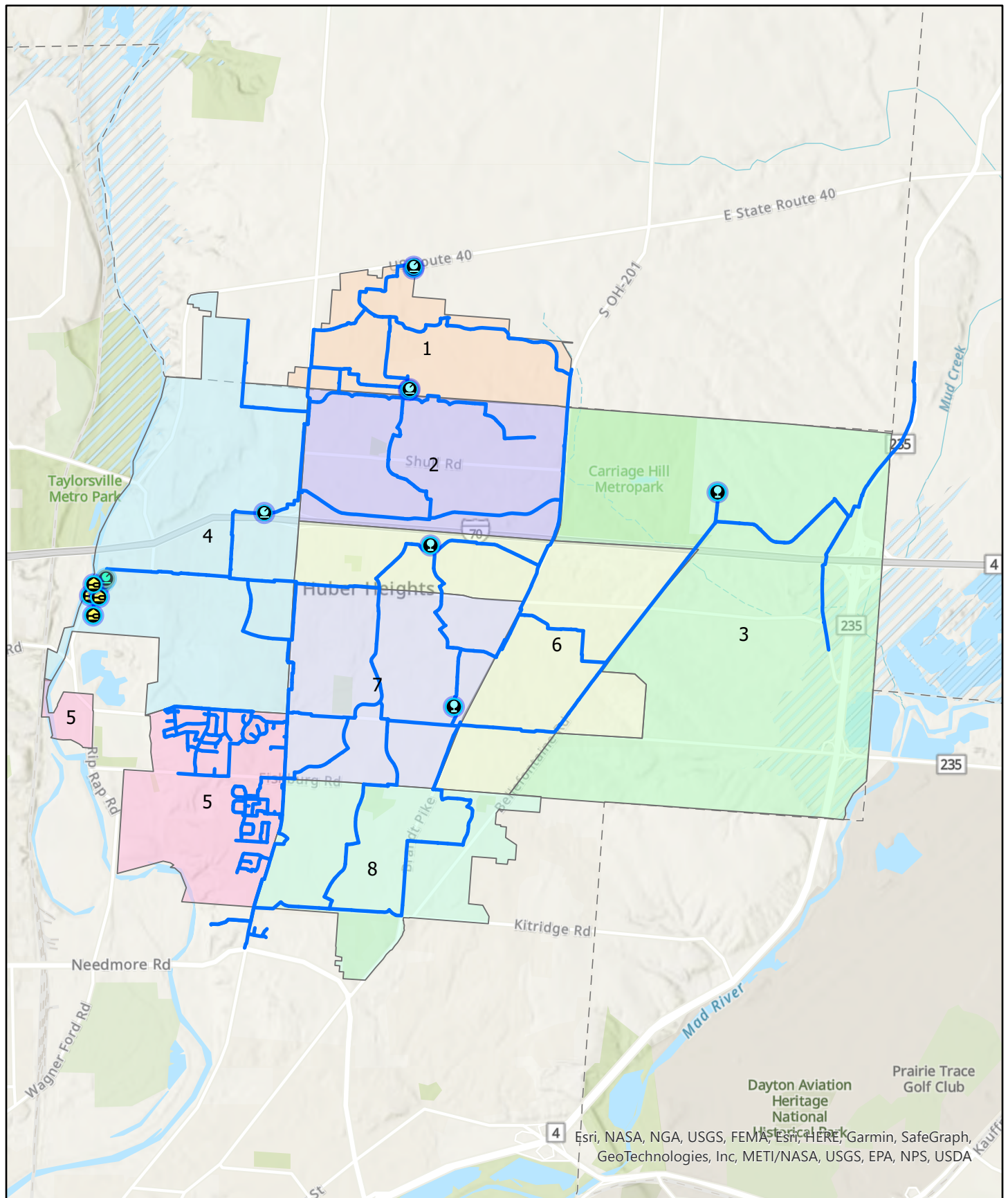
Infrastructure District 5 - Roads



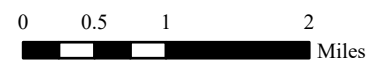
1 inch equals 1 miles



Infrastructure District 5 - Water



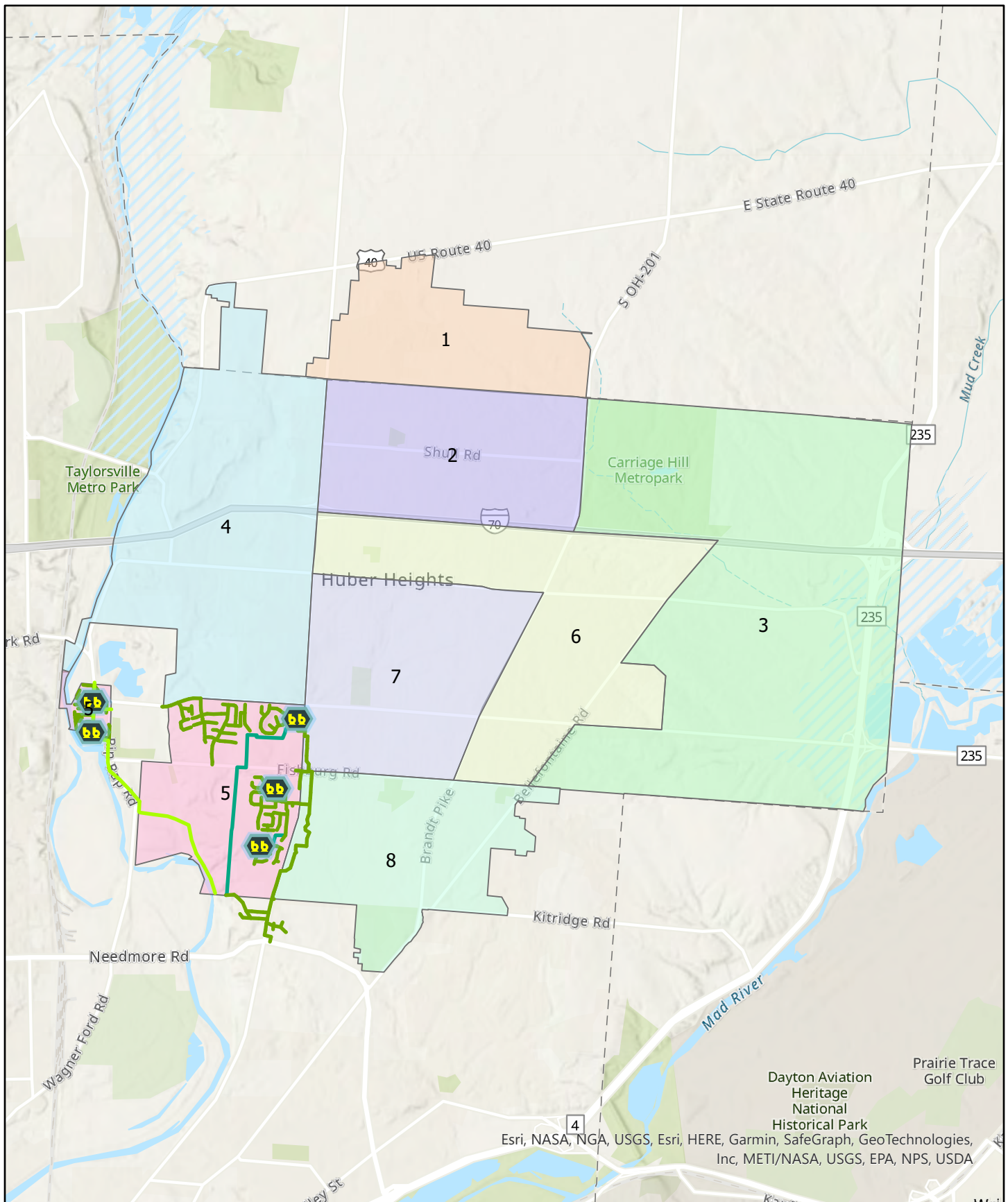
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains



1 inch equals 1 miles



Infrastructure District 5 - Sanitary Sewer



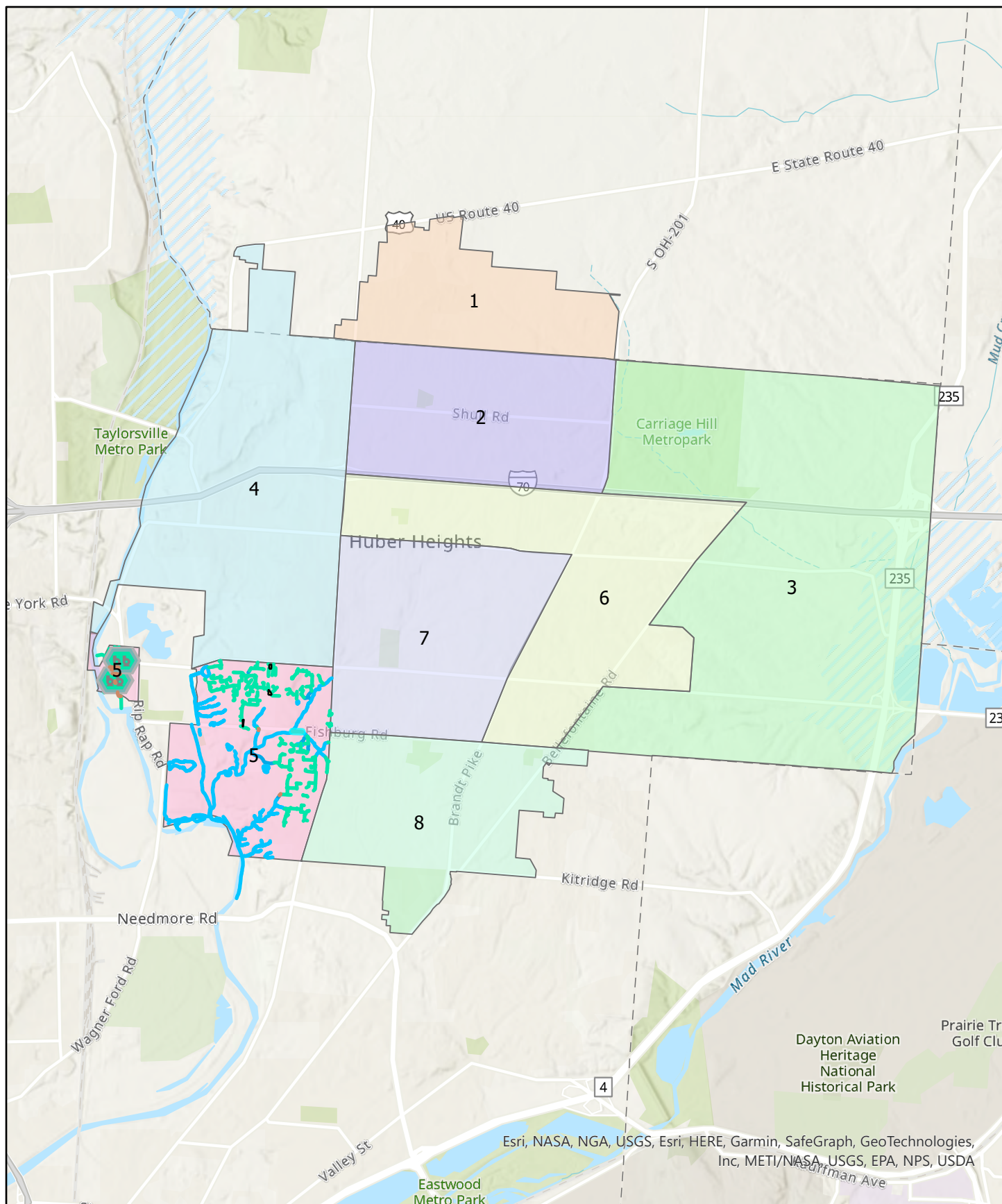
- District 5 Gravity Mains
- District 5 Force Mains
- bb District 5 Lift Stations
- District 5 Tri Cities Gravity Mains

0 0.5 1 2
Miles

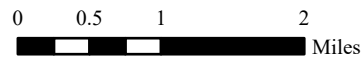
1 inch equals 1 miles



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



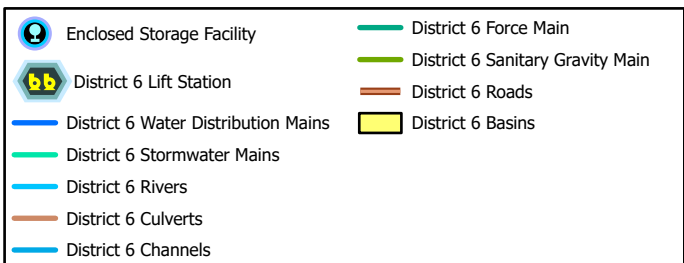
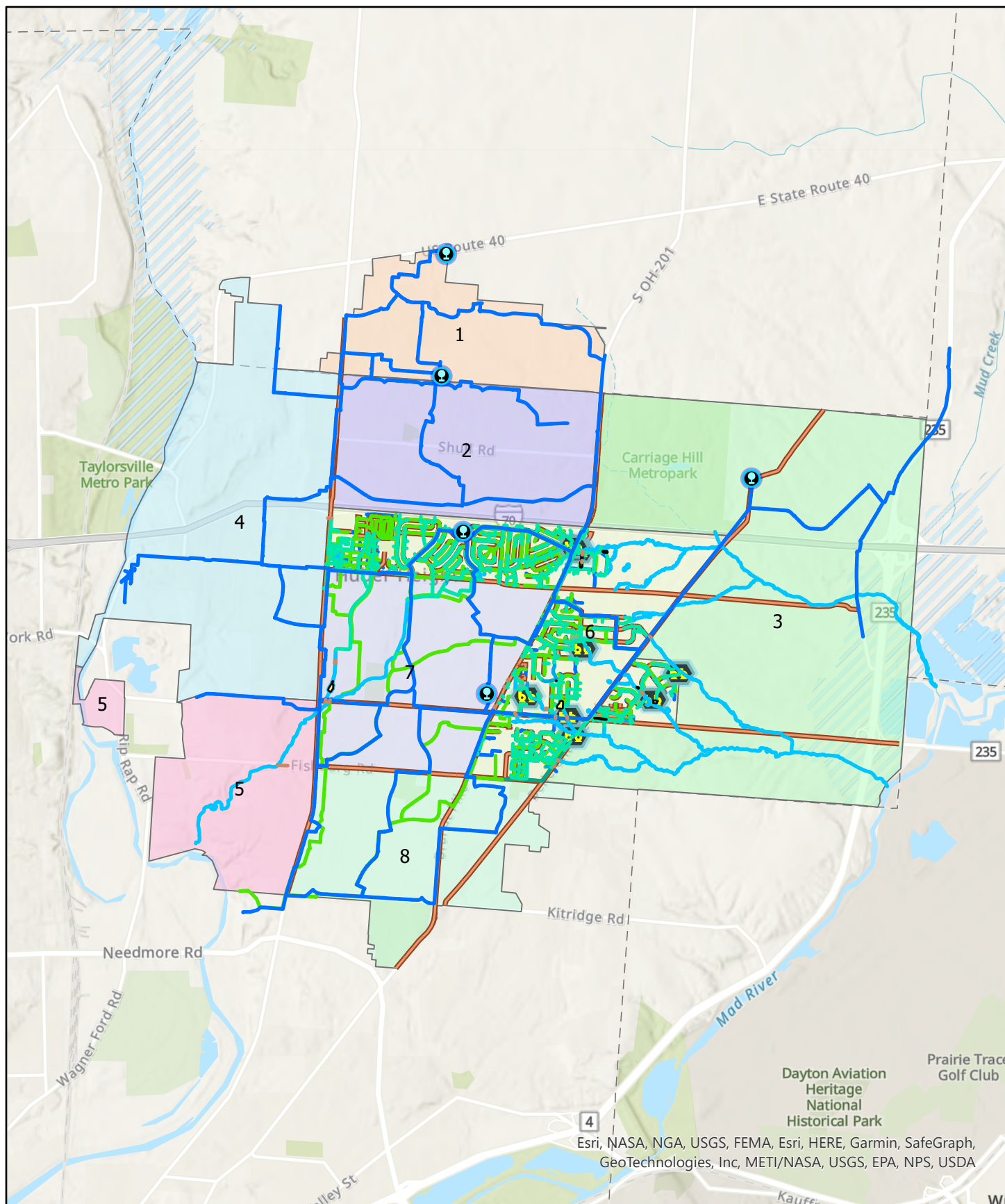
Appendix F

Infrastructure District 6



We think bigger.

Infrastructure District 6 - Overview

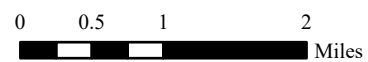
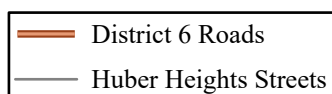
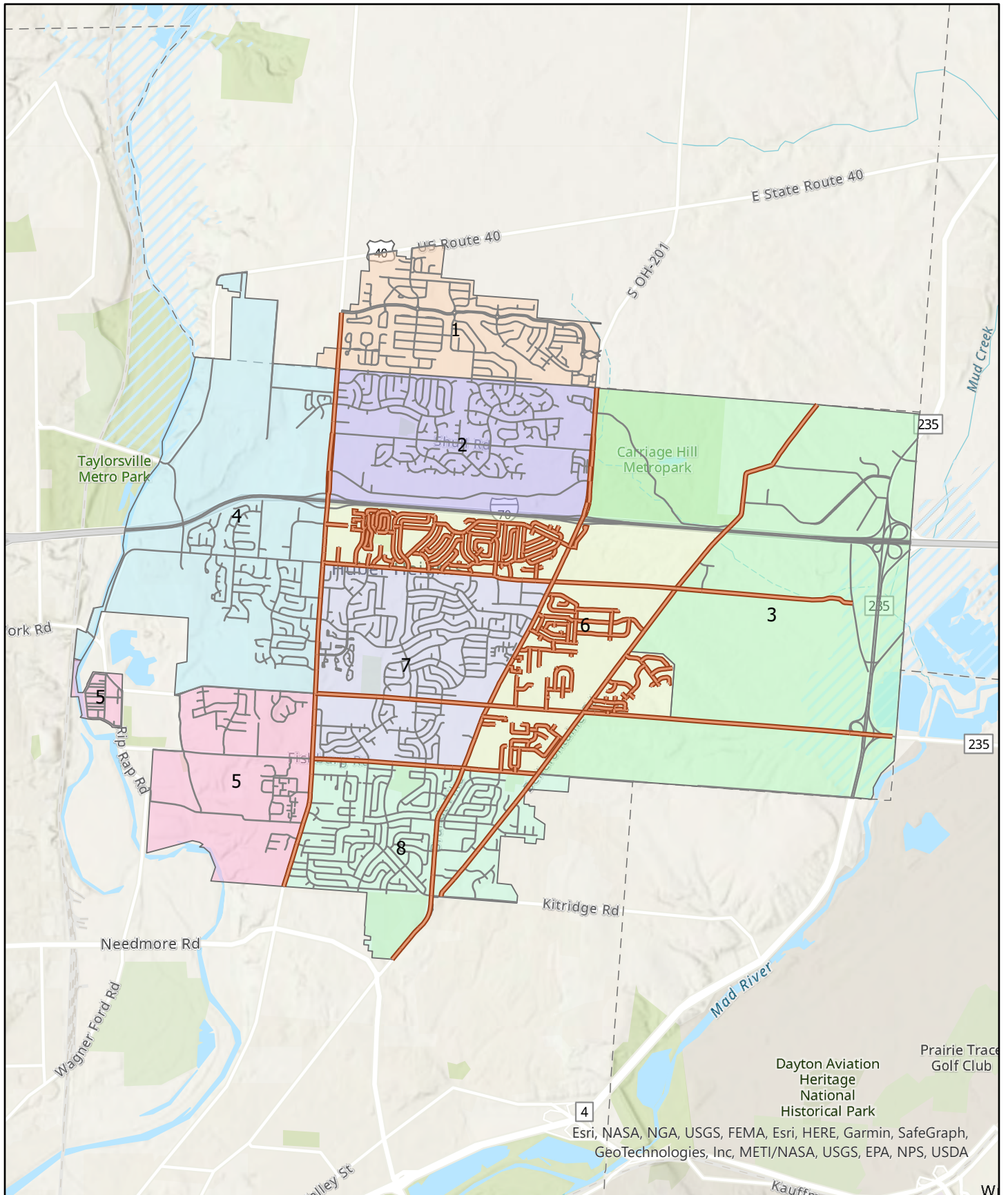


0 0.5 1 2
Miles

1 inch equals 1 miles



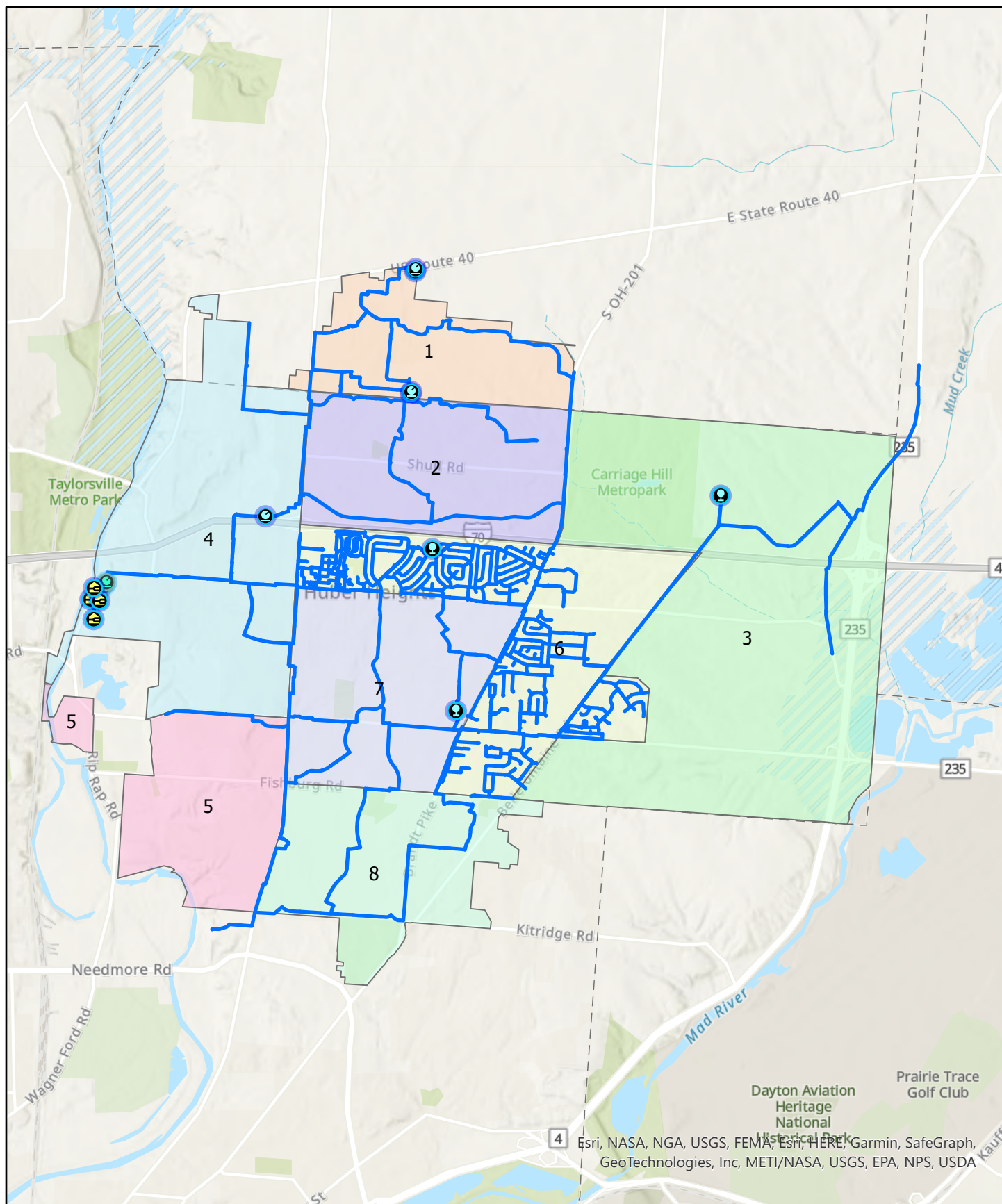
Infrastructure District 6 - Roads



1 inch equals 1 miles



Infrastructure District 6 - Water



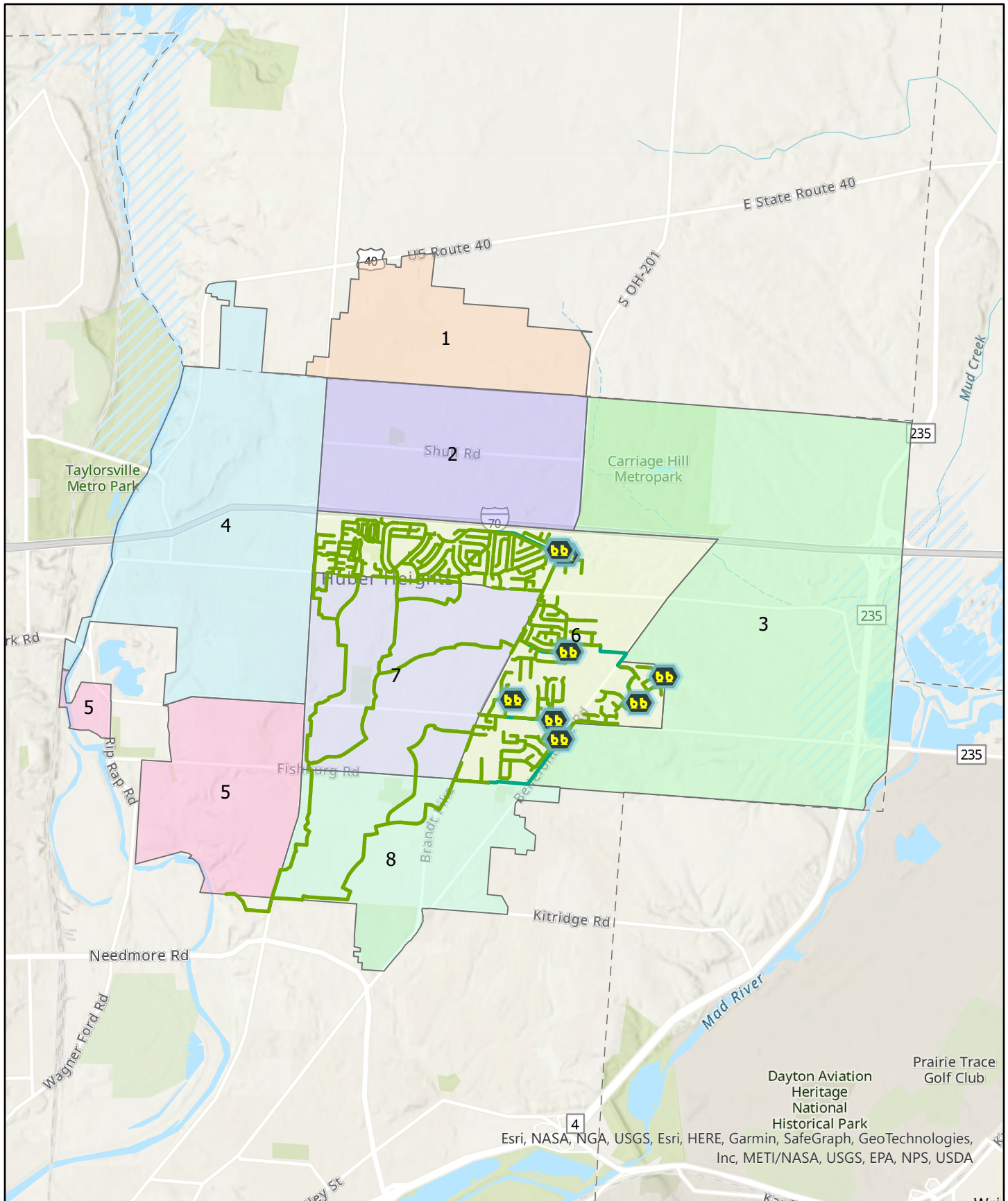
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

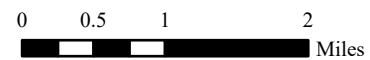
1 inch equals 1 miles



Infrastructure District 6 - Sanitary Sewer



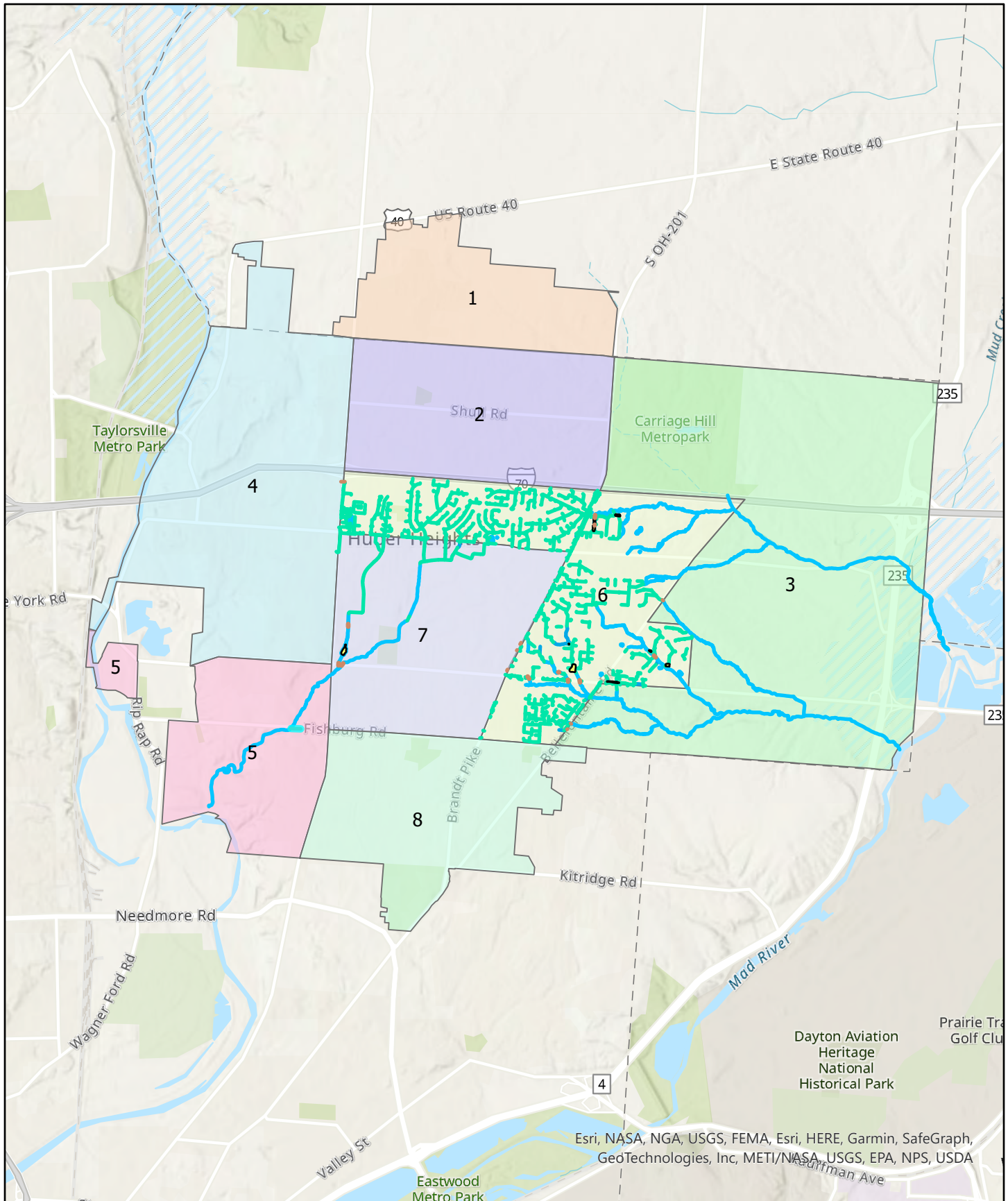
- District 6 Gravity Main
- District 6 Force Main
- bb District 6 Lift Station



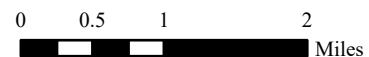
1 inch equals 1 miles



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



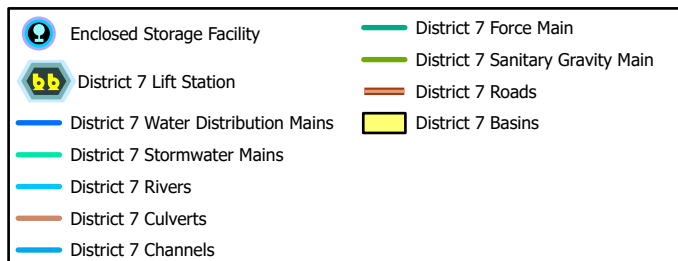
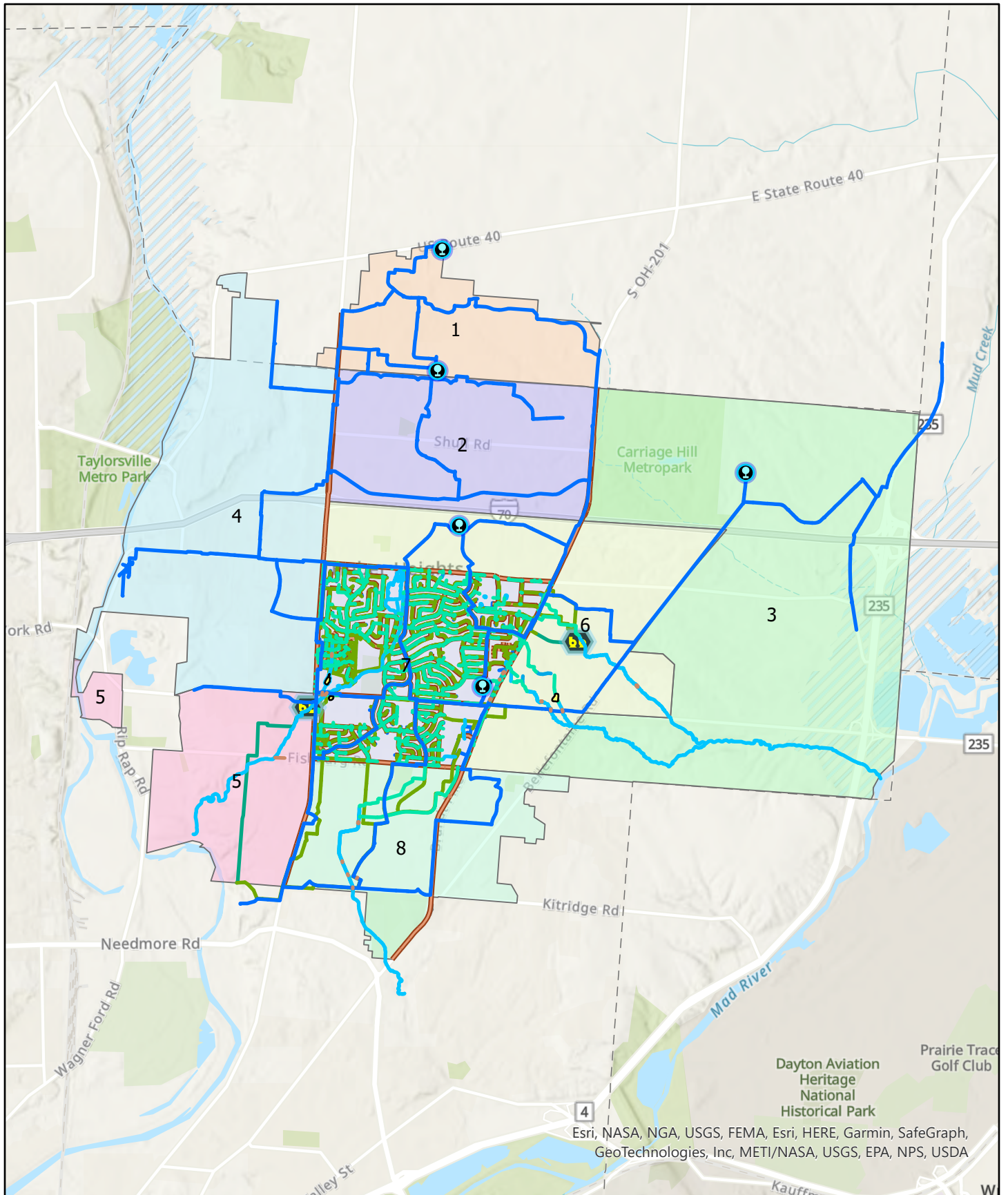
Appendix G

Infrastructure District 7



We think bigger.

Infrastructure District 7 - Overview

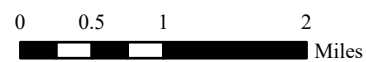
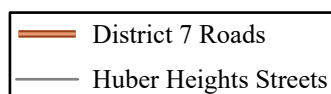
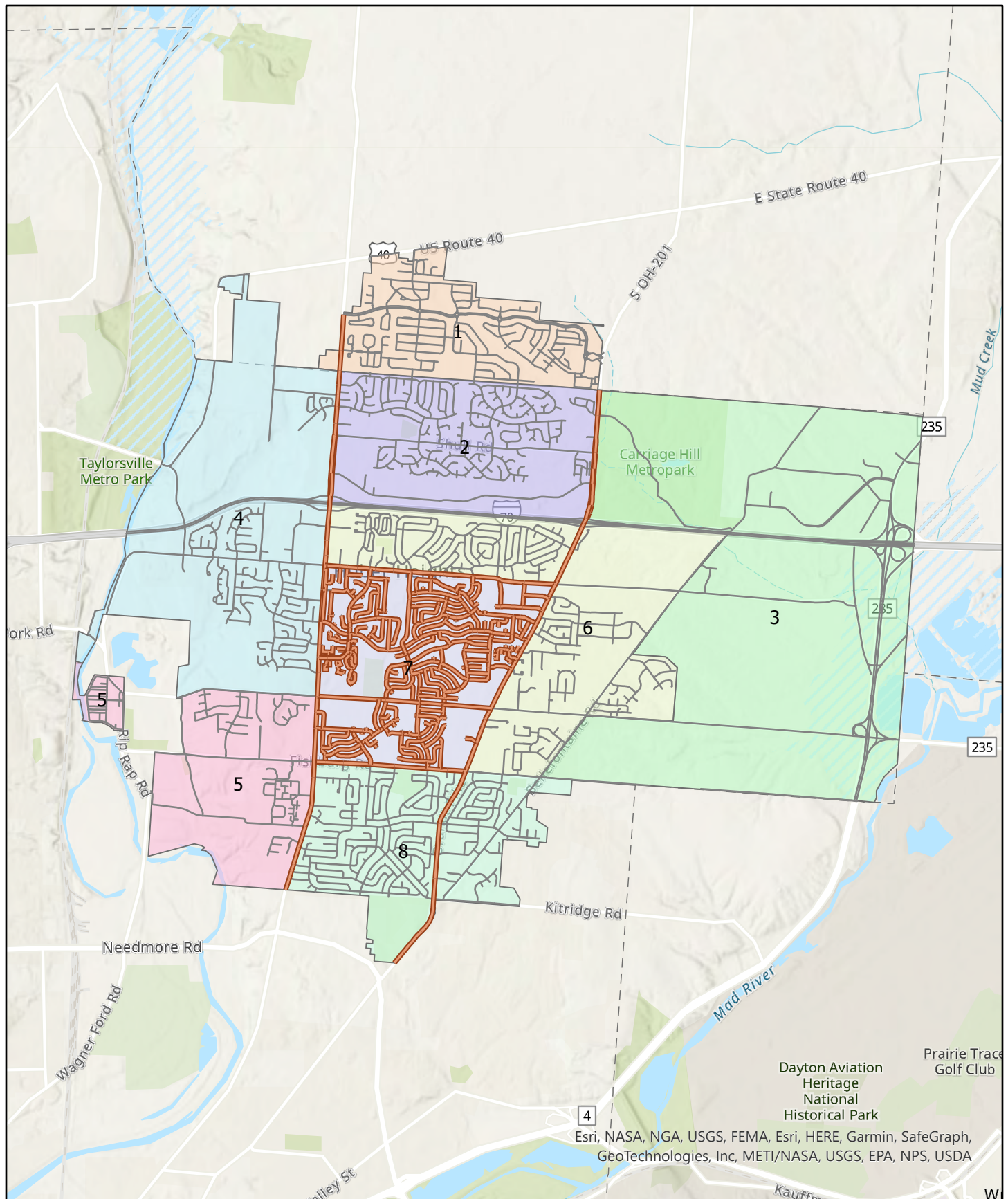


0 0.5 1 2 Miles

1 inch equals 1 miles



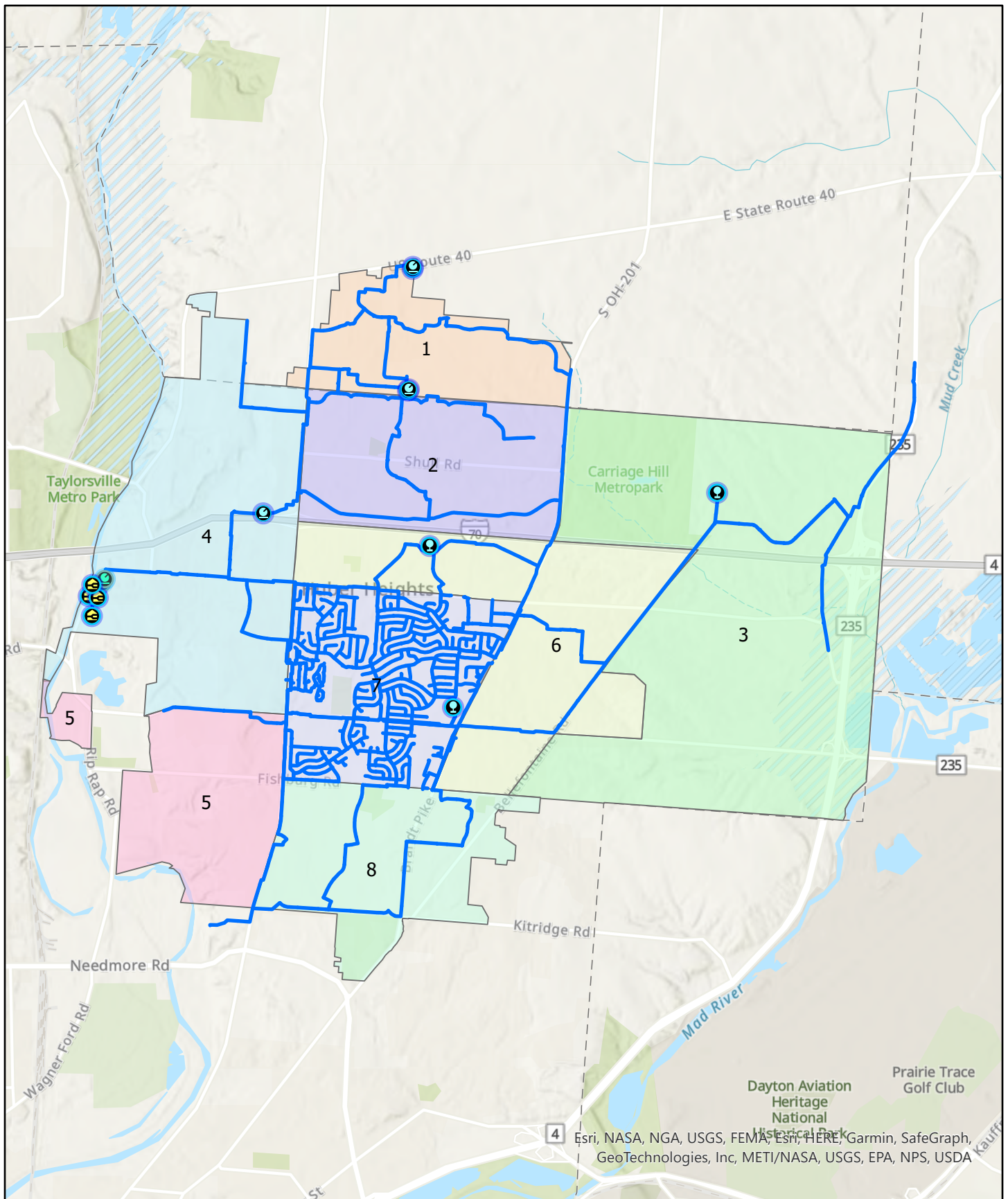
Infrastructure District 7 - Roads



1 inch equals 1 miles



Infrastructure District 7 - Water



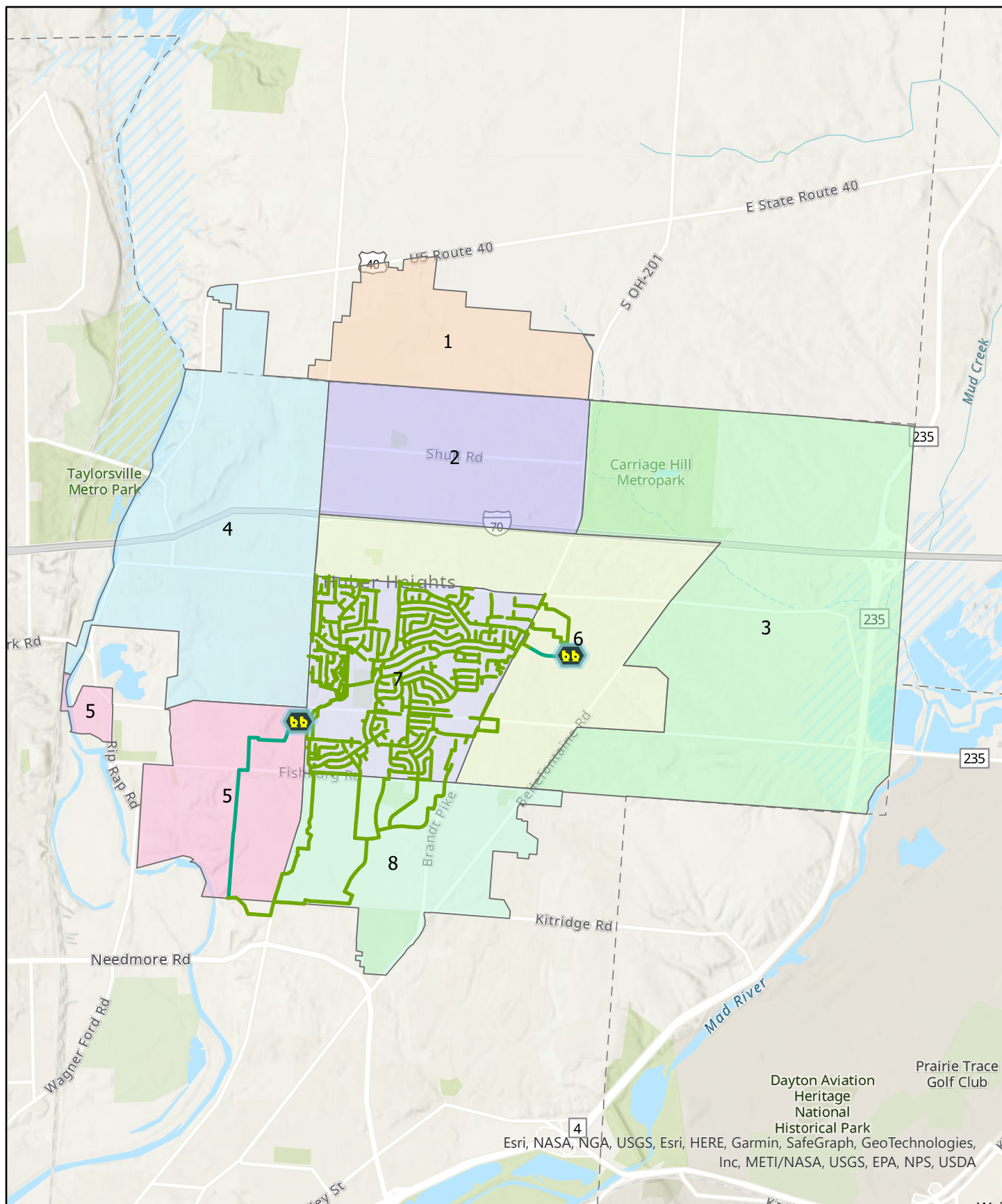
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 7 - Sanitary Sewer



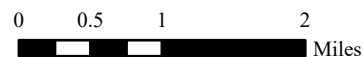
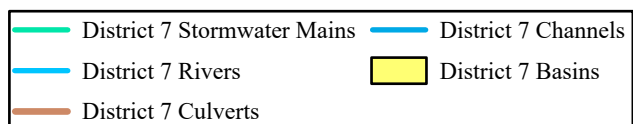
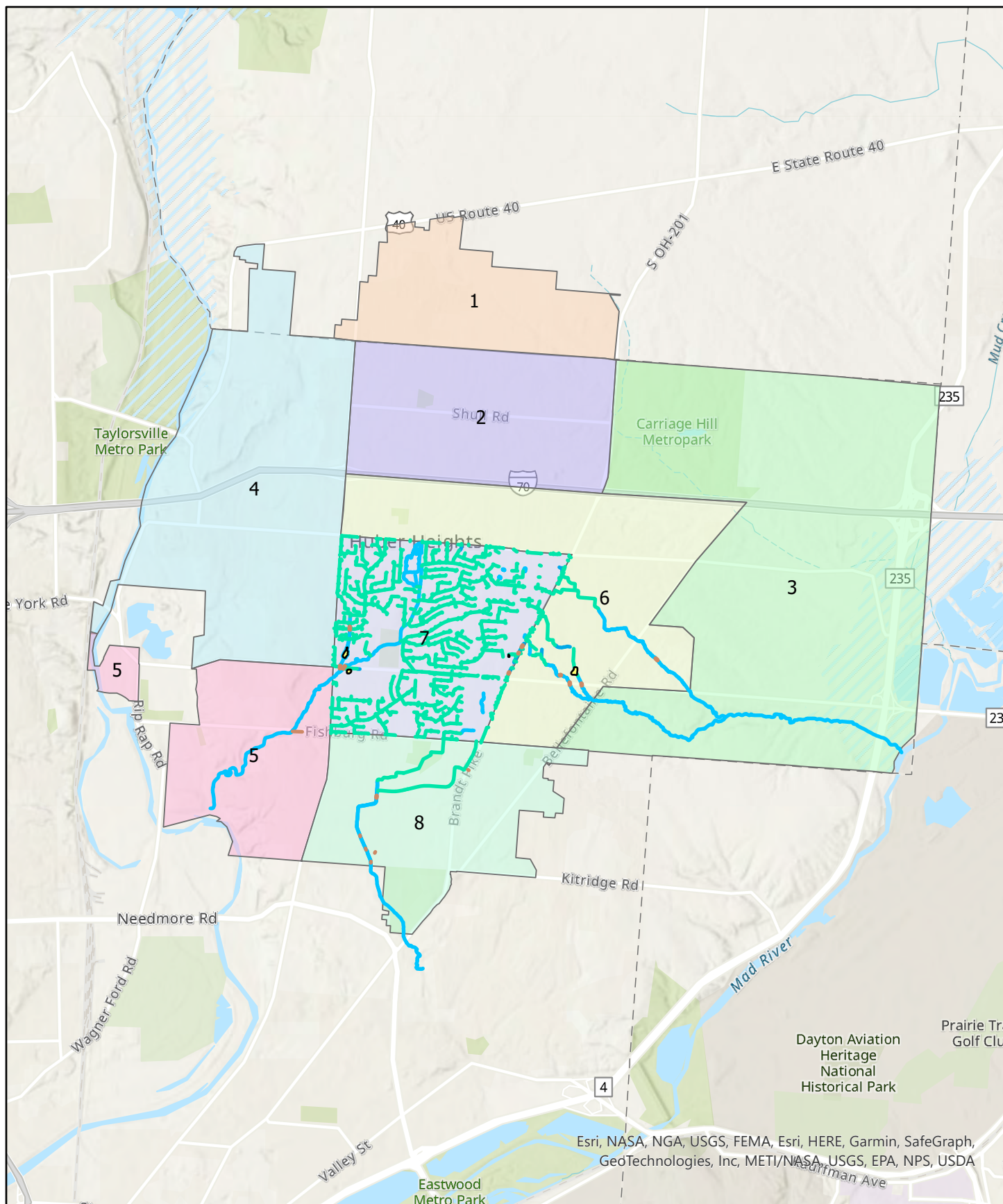
- District 7 Gravity Main
- District 7 Force Main
- bb District 7 Lift Station

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 7 - Stormwater



1 inch equals 1 miles



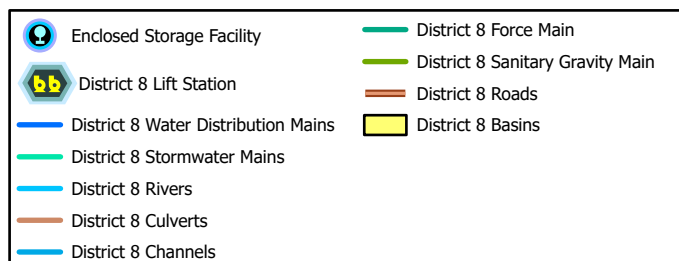
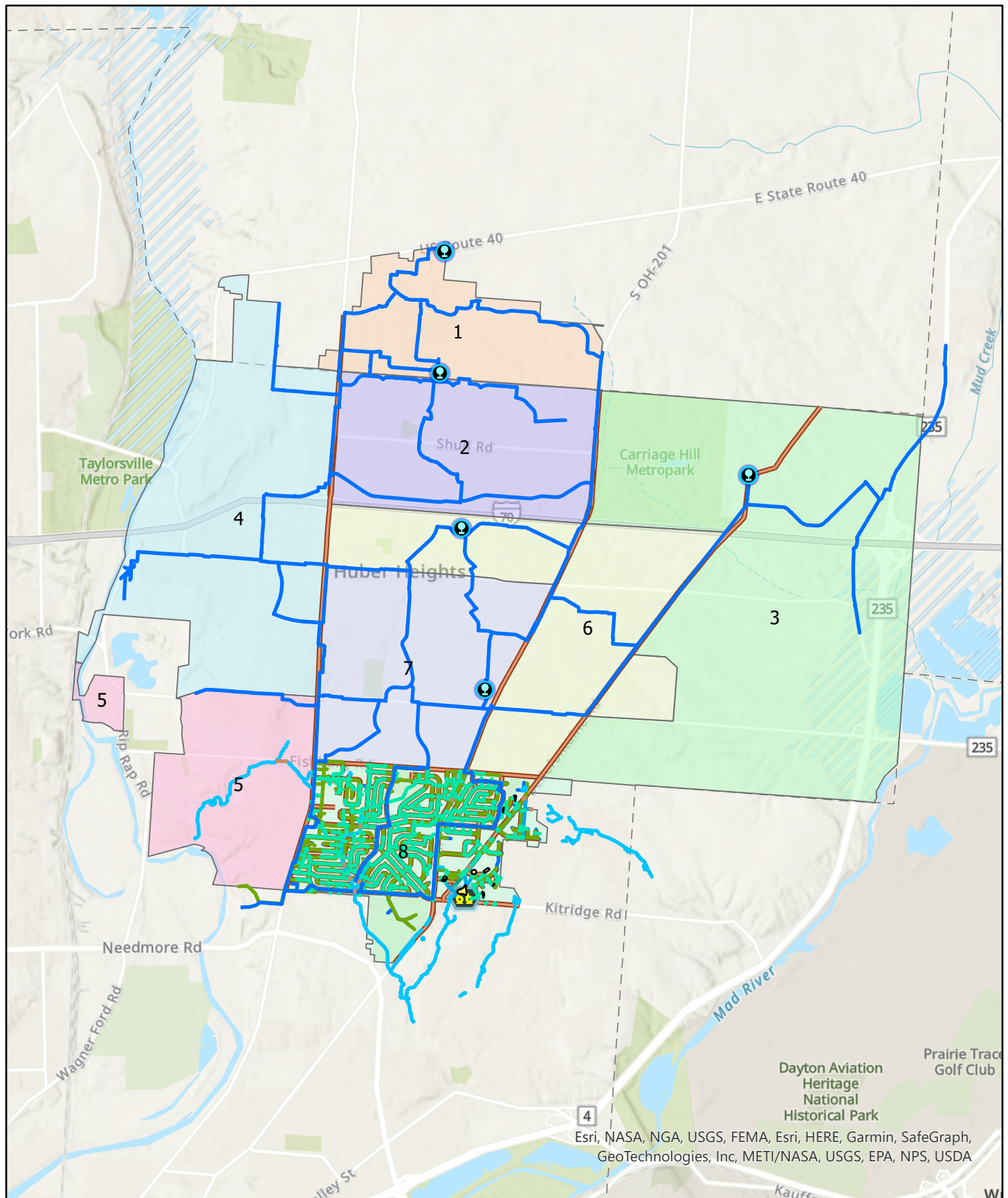
Appendix H

Infrastructure District 8



We think bigger.

Infrastructure District 8 - Overview

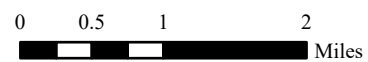
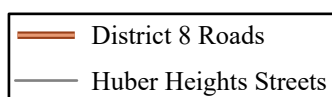
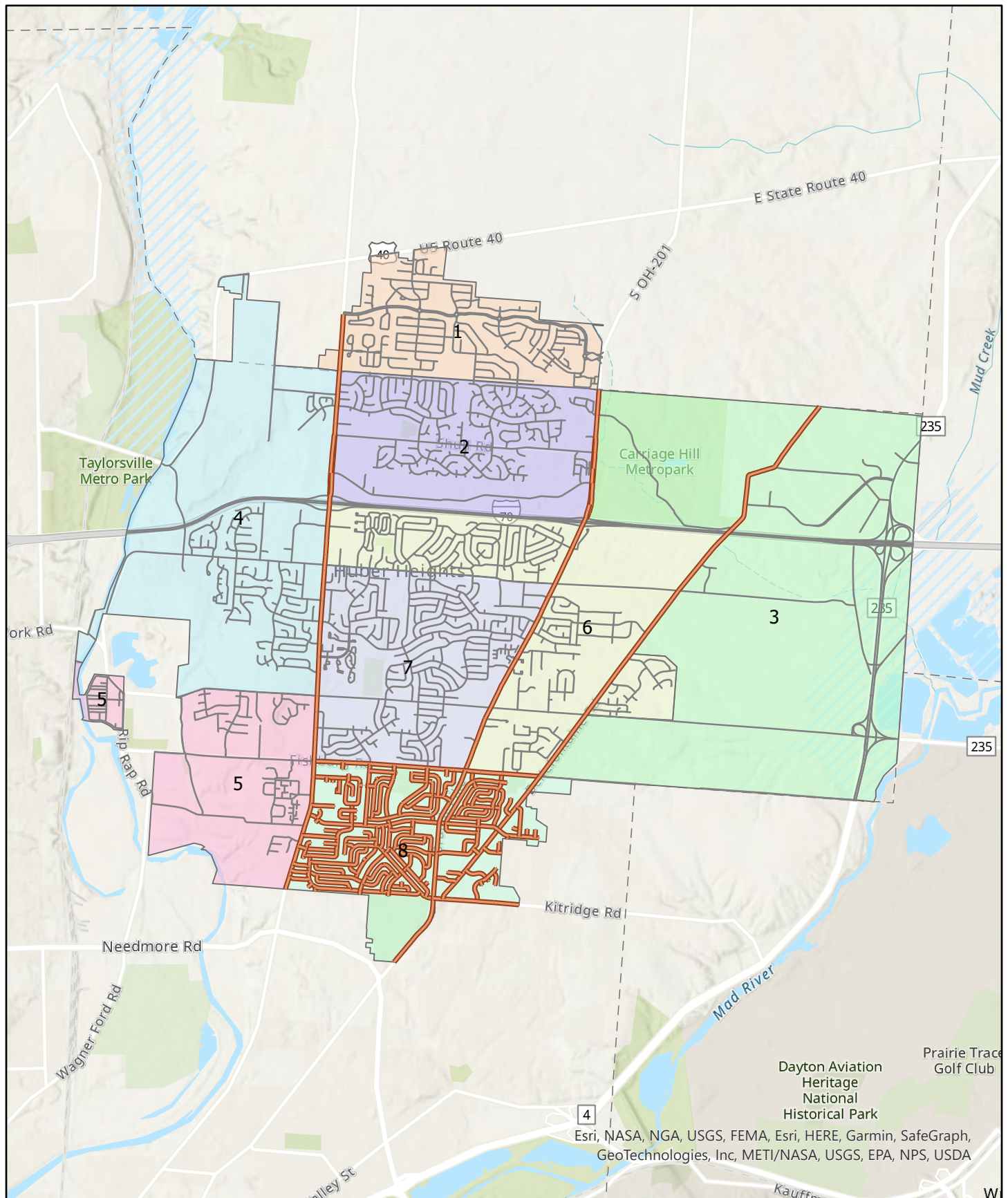


0 0.5 1 2 Miles

1 inch equals 1 miles



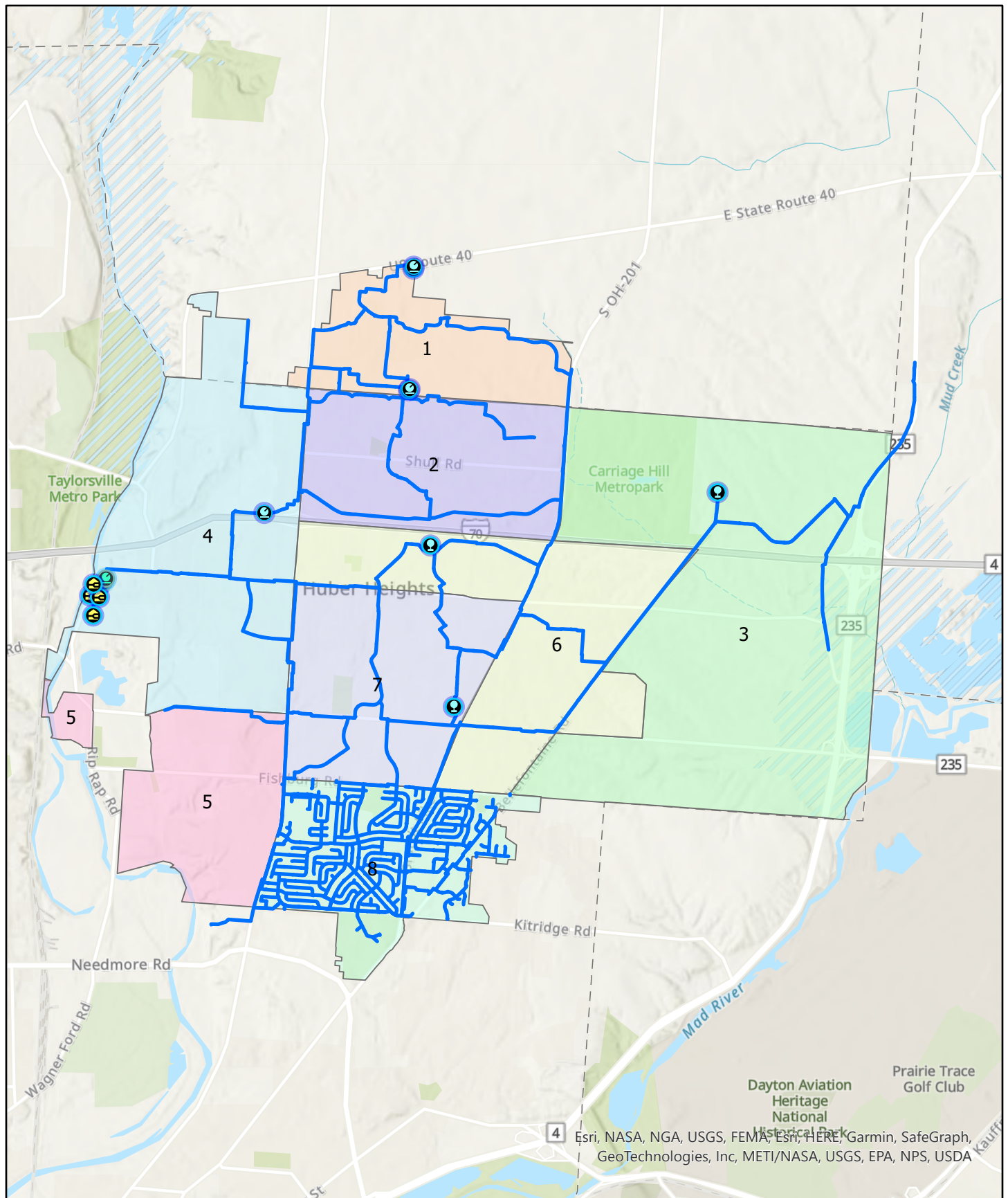
Infrastructure District 8 - Roads



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

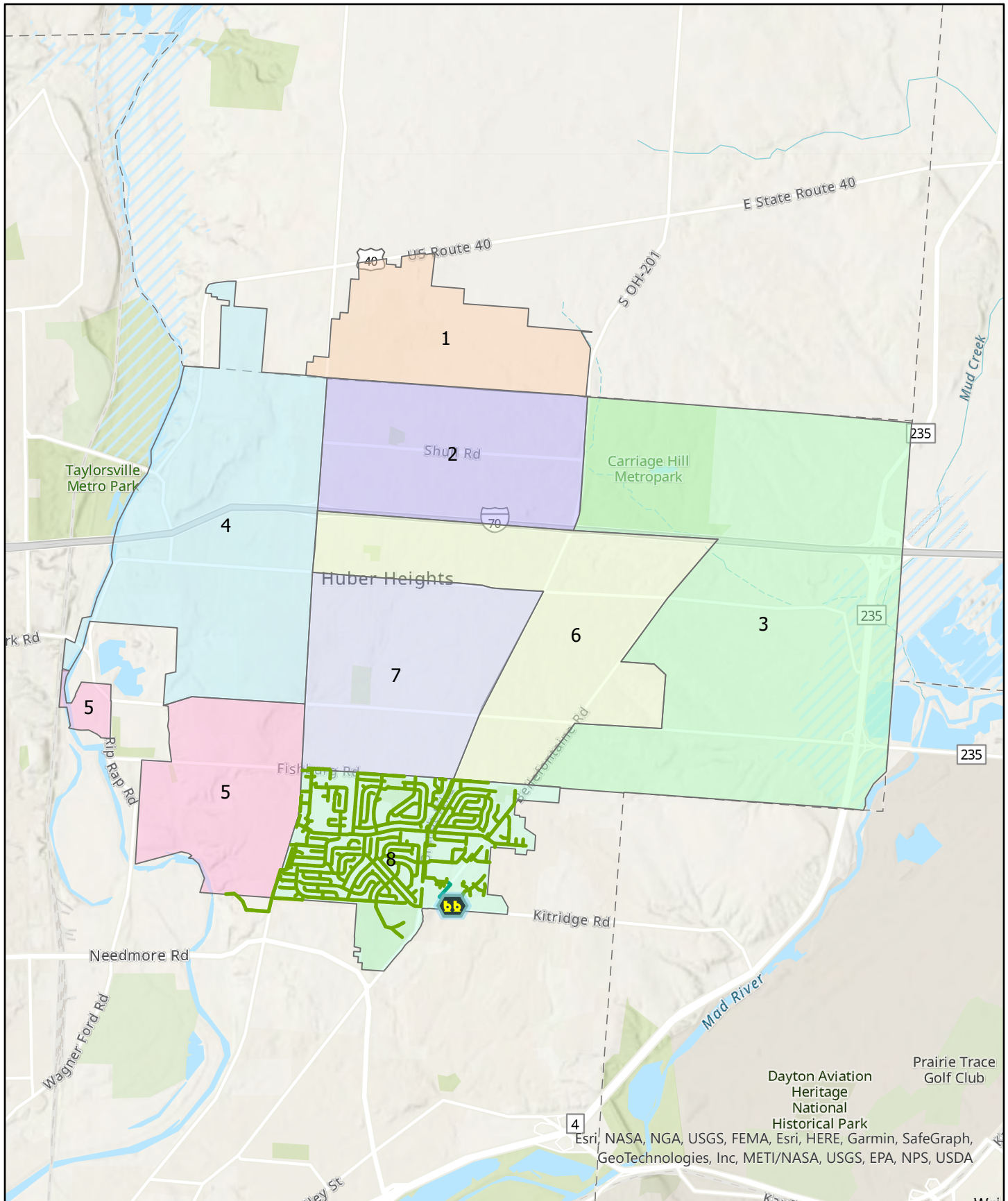
0 0.5 1 2 Miles

1 inch equals 1 miles



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

Infrastructure District 8 - Sanitary Sewer



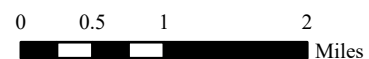
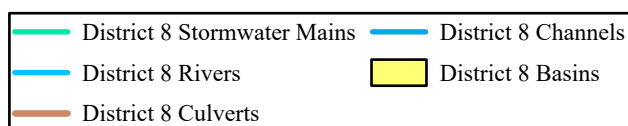
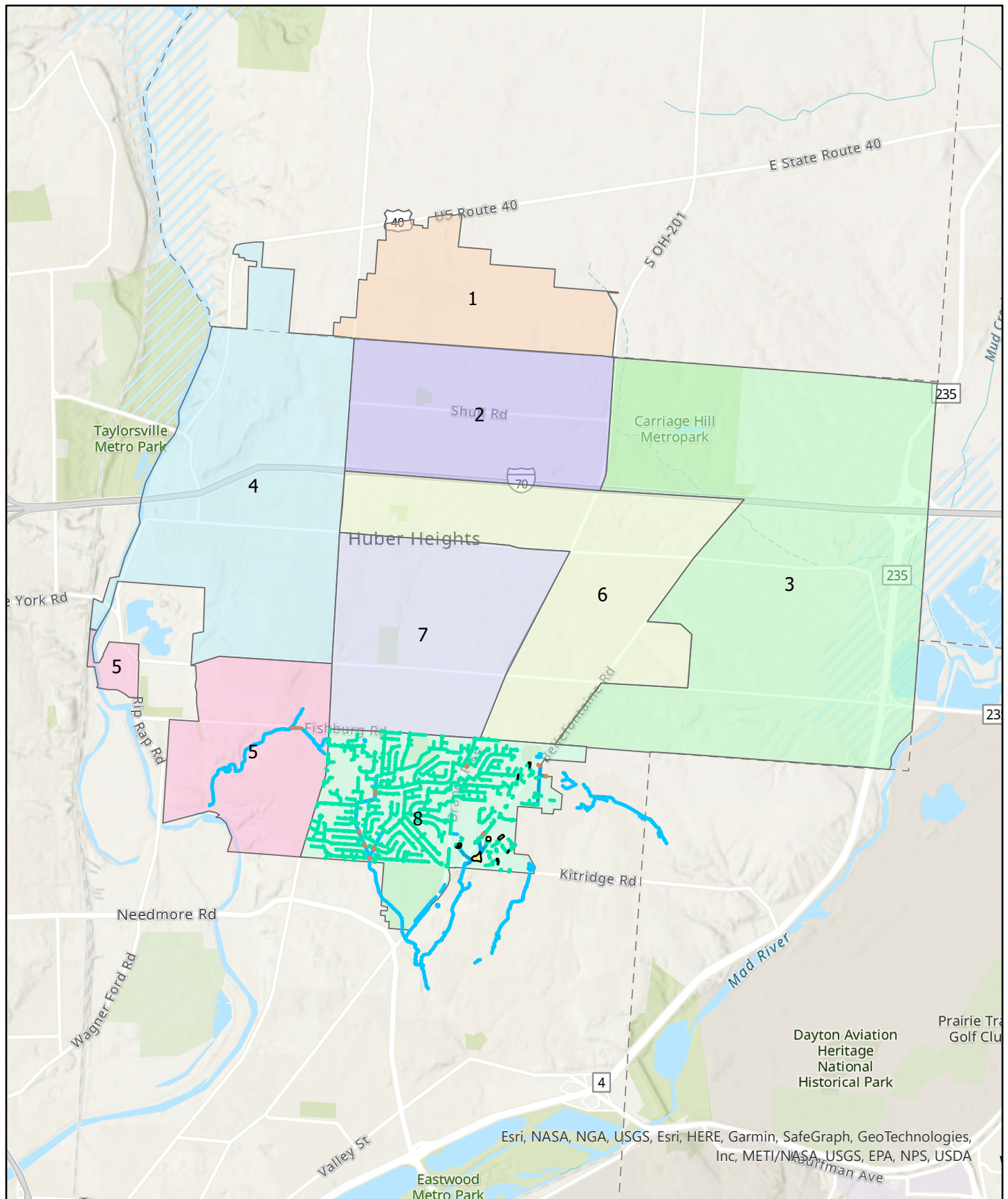
- District 8 Gravity Main
- District 8 Force Main
- bb District 8 Lift Station

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 8 - Stormwater



1 inch equals 1 miles



AI-11383

Topics Of Discussion F.

Council Work Session

Meeting Date: 02/17/2026

Citizen Complaint Review Board Appointments - J. Clark/S. Fusselman

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work
Session

Date(s) of Committee Review: 02/17/2026

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 - Appointments

Purpose and Background

The City's interview panel recommends the appointment of Janice Clark to the Citizen Complaint Review Board for a term ending December 31, 2027 and the appointment of Shelly Fusselman to the Citizen Complaint Review Board for a term ending December 31, 2029. Background checks on Ms. Clark and Ms. Fusselman have 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 - J. Clark

Application - S. Fusselman

Rodgers, Anthony

From: noreply@civicplus.com
Sent: Saturday, January 31, 2026 1:52 PM
To: Rodgers, Anthony
Subject: Online Form Submittal: Board And Commission Application Form

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Board And Commission Application Form

APPLICATION FOR CITY BOARDS AND COMMISSIONS



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

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY.

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

Are you currently serving on any other City boards, commissions, or committees? No

If Yes, which? *Field not completed.*

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

If Yes, which? *Field not completed.*

PERSONAL INFORMATION

Personal Information

Last Name	Clark
First Name	Janice
	Marie
Address	7086 Cliffstone Dr.
	Huber Heights
State	OH
	45424
Home Phone Number	9376548378
	racq_jan@hotmail.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

High School	Troy High School
	High School Diploma
Degree Earned	
College	Park College
Course of Study or Degree Earned	BS in Management / Accounting
Graduate School	Central Michigan University
Course of Study or Degree Earned	MS in Administration
Other (Specity)	<i>Field not completed.</i>
	<i>Field not completed.</i>
Degree Earned	

COMMUNITY INVOLMENT

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

	<i>Field not completed.</i>
Dates of Service	<i>Field not completed.</i>
	<i>Field not completed.</i>
Dates of Service	<i>Field not completed.</i>
	<i>Field not completed.</i>
Dates of Service	<i>Field not completed.</i>
	<i>Field not completed.</i>
Dates of Service	<i>Field not completed.</i>

EMPLOYMENT HISTORY

Name of Employer	Dept of Treasury
	TRR / Revenue Agent
Dates of Employment	10/5/2004 - 9/30/2025
	HUBER HEIGHTS CITY SCHOOLS
Position(s) Held	Substitute teacher
Dates of Employment	9/30/2025 - 6/30/2026
Name of Employer	J. Clark Tax Service
Position(s) Held	owner
Dates of Employment	1/1/1989 - 10/1/2004
Name of Employer	Trimble/Spectra Precision
Position(s) Held	parts finisher, Machinest, QC inspector, cost accountant
Dates of Employment	9/1/1983 - 6/1/2001

STATEMENT OF INTEREST

Statement Of Interest	I have more time since I have retired and I would like to get involved in the community. I first moved to Huber Heights many years ago because I was impressed with the diversity of the citizens and how well everyone got along. That is also the reason I also chose to retire here. I believe we have very good police officers and would like to ensure that they continue to be absent undue influence or bias
-----------------------	--

in matters regarding race, color, religion, sex, or national origin.
I feel that I am a fair-minded individual and can review a
complaint looking at the situation surrounding both parties of
the complaint.

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

Field not completed.

REQUIREMENTS & APPLICANT STATEMENT

Are you at least 18 years
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
for at least one year
prior to making this
application? Yes

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

Agreement I agree.

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.

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

Electronic Signature	Janice M Clark
----------------------	----------------

Date	1/31/2026
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Rodgers, Anthony

From: noreply@civicplus.com
Sent: Friday, January 30, 2026 1:13 PM
To: Rodgers, Anthony
Subject: Online Form Submittal: Board And Commission Application Form

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Make sure you trust this sender before taking any actions.

Board And Commission Application Form

APPLICATION FOR CITY BOARDS AND COMMISSIONS



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

PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY.

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

Are you currently serving on any other City boards, commissions, or committees? No

If Yes, which? *Field not completed.*

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

If Yes, which? *Field not completed.*

PERSONAL INFORMATION

Personal Information

Last Name	Fusselman
First Name	Shelly
	Lynn
Address	6420 Celestine St.
	Huber Heights
State	OH
	45424
Home Phone Number	9376726036
	shellfusselman@yahoo.com

EDUCATION & COMMUNITY INVOLVEMENT

EDUCATION

High School	Wayne G Harding
	Diploma
Degree Earned	
College	Miami Jacobs Career College
Course of Study or Degree Earned	Medical Office Management Associates
Graduate School	<i>Field not completed.</i>
Course of Study or Degree Earned	<i>Field not completed.</i>
Other (Specity)	Trumbull Career and Technical Center
	Equine Management Certificate
Degree Earned	

COMMUNITY INVOLMENT

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

	Drama Club
Dates of Service	10/13/2025
	Girl Scouts
Dates of Service	6/28/2021 - 5/30/2025
	<i>Field not completed.</i>
Dates of Service	<i>Field not completed.</i>
	<i>Field not completed.</i>
Dates of Service	<i>Field not completed.</i>

EMPLOYMENT HISTORY

Name of Employer	Huber Heights City Schools
	Daily Building Substitute
Dates of Employment	8/28/2024
	Huber Heights City Schools
Position(s) Held	Paraprofessional
Dates of Employment	5/13/2023 - 8/1/2024
Name of Employer	Advance Auto Parts
Position(s) Held	General Manager
Dates of Employment	6/1/2018 - 8/28/2022
Name of Employer	Advance Auto Parts
Position(s) Held	Inventory Specialist
Dates of Employment	4/2/2018 - 6/1/2018

STATEMENT OF INTEREST

Statement Of Interest	I am a participant in the Huber Heights Citizen Academy and have found it so interesting. I am interested in serving on the City Commission Board because I care deeply about our community and want to play an active role in its growth and decision-making. I believe community involvement is essential to a strong city, and I would be honored to contribute my time, ideas, and skills to support positive outcomes for our residents.
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I am eager to learn, collaborate, and serve in a way that helps move our city forward.

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

[Shelly Fusselman Resume.pdf](#)

REQUIREMENTS & APPLICANT STATEMENT

Are you at least 18 years
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
for at least one year
prior to making this
application? Yes

Are you willing to sign a
release to allow the City
of Huber Heights
perform a background
screening and criminal
records check? Yes

Electronic Signature
Agreement I agree.

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

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

Electronic Signature	Shelly L. Fusselman
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Date	1/30/2026
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