

Notice of Meeting

CITY COUNCIL WORK SESSION

Tuesday, June 6, 2023

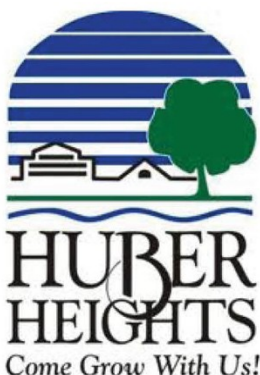
*at or about 6:00 p.m. at City Hall –
Council Chambers – 6131 Taylorsville Road*

Huber Heights Mayor Jeff Gore has scheduled a City Council Work Session to discuss:

- City Manager Report
- Culture And Diversity Citizen Action Commission Update
- Fire Division Staffing Update
- Woolpert Consultants – Facilities Maintenance Plan Presentation
- Old Troy Pike Widening Project – Right Of Way Acquisitions
- Sanitary Sewer – Point Repairs – Award Contracts
- 2024-2028 Capital Improvement Plan
- Heathermere Woods – Incentive District/Development Plan
- Water Infrastructure Update
- Storage Facilities Moratorium
- City Benevolence Policy

Please Note:

The meeting will be viewable by the public on live stream available at www.hhoh.org



Distributed – June 1, 2023

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**CITY OF HUBER HEIGHTS
STATE OF OHIO**

City Council Work Session

**June 6, 2023
6:00 P.M.**

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

- 1. Call Meeting To Order/Roll Call**
- 2. Approval Of Minutes**
 - A. May 16, 2023
- 3. Work Session Topics Of Discussion**
 - A. City Manager Report
 - B. Culture And Diversity Citizen Action Commission Update
 - C. Fire Division Staffing Update
 - D. Woolpert Consultants - Facilities Maintenance Plan Presentation
 - E. Old Troy Pike Widening Project - Right Of Way Acquisition
 - F. Sanitary Sewer - Point Repairs - Award Contracts

G. 2024-2028 Capital Improvement Plan

H. Heathermere Woods - Incentive District/Development Plan

I. Water Infrastructure Update

J. Storage Facilities Moratorium

K. City Benevolence Policy

4. **Adjournment**

**CITY OF HUBER HEIGHTS
STATE OF OHIO**

Council Work Session Meeting Minutes

Name of Body: Council Work Session

Date: June 6, 2023

Time: 6:00 P.M.

Place: City Hall – 6131 Taylorsville Road – Council Chambers

Members Present:

Kathleen Baker, Councilmember
Nancy Byrge, Councilmember
Mark Campbell, Councilmember
Anita Kitchen, Councilmember
Ed Lyons, Councilmember
Glenn Otto, Councilmember
Don Webb, Councilmember

Guests Present:

City Staff Present: Jim Bell, Bryan Chodkowski, Russ Bergman, Kyren Gantt, and Anthony Rodgers.

Topics of Discussion:

- City Manager Report
- Culture And Diversity Citizen Action Commission Update
- Fire Division Staffing Update
- Woolpert Consultants – Facilities Maintenance Plan Presentation
- Old Troy Pike Widening Project – Right Of Way Acquisition

- Sanitary Sewer – Point Repairs – Award Contracts
- 2024-2028 Capital Improvement Plan
- Heathermere Woods – Incentive District/Development Plan
- Water Infrastructure Update
- Storage Facilities Moratorium
- City Benevolence Policy

1. **Call Meeting To Order/Roll Call**

Vice Mayor Kathleen Baker convened the Council Work Session at 6:00 P.M.

Anthony Rodgers took Roll Call.

2. **Approval of Minutes**

The following minutes were approved unanimously at the beginning of this meeting:

- May 16, 2023

There were no changes or corrections to these minutes as submitted.

This Council Work Session was recorded by the City and the recording of this meeting will be posted to the City's website and will also be maintained by the City consistent with the City's records retention schedule.

3. **Work Session Topics Of Discussion**

City Manager Report

Bryan Chodkowski said work on the East Water and Sanitary Sewer Extension Projects began yesterday and will be ongoing work. He said he wanted to provide an update on the new Public Works Division building. He said the facility design for the new building is ongoing and

the site survey is complete. He announced that Kyren Gantt has moved from the Assistant To The City Manager position to the Economic Development Coordinator position. He said a candidate has been identified to fill the Assistant To The City Manager position and the candidate is currently undergoing the necessary background checks. He said a Lego-inspired summer camp will be held at the Huber Heights Community Center with four weeklong sessions in June, 2023 and July, 2023. He said the summer music concert series at the Eichelberger Amphitheater kicked off last weekend and will continue throughout the summer. He said he will be out of the office on vacation from June 9-19, 2023 and Human Resources Director Katie Knisley will be the Acting Interim City Manager in his absence.

Bryan Chodkowski answered questions from the City Council regarding items in the City Manager Report and other items.

Culture And Diversity Citizen Action Commission Update

Rhonda Sumlin, Chair of the Culture And Diversity Citizen Action Commission, distributed information regarding an update on the Culture And Diversity Citizen Action Commission (see attached). She said the schedule and plans for upcoming events sponsored by the Culture And Diversity Citizen Action Commission (CDCAC). She reviewed the pending recommendations presented to the City Council by the CDCAC and she inquired about how the CDCAC could best get an answer on the status of the pending recommendations. She said the CDCAC would not be presenting any additional recommendations to the City Council until the pending recommendations were addressed.

The City Council posed questions to the members of the Culture And Diversity Citizen Action Commission and expressed appreciation for the work of the Culture And Diversity Citizen Action Commission.

Fire Division Staffing Update

Bryan Chodkowski distributed information regarding an update on Fire Division staffing (see attached). He also distributed an updated spreadsheet regarding an update on Fire Division staffing (see attached). He reviewed the updated spreadsheet and he said

the spreadsheet will continue to be updated for each Council Work Session.

The City Council posed questions to Bryan Chodkowski about the Fire Division Staffing Update spreadsheet.

Woolpert Consultants – Facilities Maintenance Plan Presentation

Russ Bergman distributed information regarding the City's Facilities Maintenance Plan from Woolpert Consultants (see attached). He introduced Jessica Goodell from Woolpert Consultants.

Jessica Goodell gave a PowerPoint presentation on the City's Facilities Maintenance Plan from Woolpert Consultants (see attached).

The City Council posed questions to Jessica Goodell and City Staff regarding the Facilities Maintenance Plan and the presentation.

Old Troy Pike Widening Project – Right Of Way Acquisition

Russ Bergman distributed information and proposed legislation to authorize the acquisition of needed rights of way, drainage, and temporary easements for the Old Troy Pike Widening Project (see attached). He said this legislation will authorize the acquisition of easements and right of way needed for the Old Troy Pike Roadway Widening Project at a total cost not to exceed \$120,000. He reviewed the location, size, and appraised value of the right of way and easement acquisitions in detail.

After discussion, the City Council agreed to recommend that the proposed legislation to authorize the acquisition of needed rights of way, drainage, and temporary easements for the Old Troy Pike Widening Project be placed on the agenda at the June 12, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the June 12, 2023 City Council Meeting.

Sanitary Sewer – Point Repairs – Award Contracts

Russ Bergman distributed information and proposed legislation to authorize contracts for sanitary sewer repairs at different locations in the City (see attached). He also distributed the bid tabulations for the sanitary sewer point repairs (see attached). He said this legislation will authorize the City Manager to enter into a contract with Durst Brothers Excavating to repair defective sanitary sewers at two different locations. He said the Sewer Fund will be utilized for these repairs at a cost not to exceed \$18,100. He said this legislation will also authorize the City Manager to enter into a contract with C. G. Construction & Utilities to repair sanitary sewer at three different locations. He said the Sewer Fund will also be used for these repairs at a cost not to exceed \$50,600. He reviewed all of the locations of the sanitary sewer point repairs in detail. He said both contractors have performed many sewer repairs in the City and are familiar with the City's existing sanitary sewer system. He said portions of these defective (collapsed) sanitary sewer pipes need to be removed and replaced as soon as possible and before the sewer lining work can be completed.

After discussion, the City Council agreed to recommend that the proposed legislation to authorize contracts for sanitary sewer repairs at different locations in the City be placed on the agenda at the June 12, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the June 12, 2023 City Council Meeting.

2024-2028 Capital Improvement Plan

Jim Bell distributed information and proposed legislation to approve the 2024-2028 Capital Improvement Plan (CIP) (see attached). He said the draft of the CIP has been reviewed by all of the City Department/ Division Heads. He said the CIP is approved in advance of the 2024 Tax Budget and the 2024 City Budget processes. He said he received feedback on the CIP from Nancy Byrge and he had incorporated that feedback into the CIP. He said any additional input or feedback could be shared with the City Manager.

After discussion, the City Council agreed to recommend that the proposed legislation to approve the 2024-2028 Capital Improvement Plan

(CIP) be placed on the agenda at the June 12, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the June 12, 2023 City Council Meeting.

Heathermere Woods – Incentive District/Development Plan

Bryan Chodkowski distributed information and proposed legislation to approve an Economic Development Plan and to state the City may proceed with approval of a Tax Increment Financing Incentive District for the Heathermere Woods Development and surrounding areas (see attached). He said the purpose of this Economic Development Plan is to satisfy the requirement of Section 5709.40(A)(5)(f) of the Ohio Revised Code, which requires that an economic development plan evidence that the public infrastructure serving a proposed residential tax increment financing incentive district is inadequate to meet the development needs of the district. He said this Economic Development Plan relates to a 120-lot residential development in the City on approximately 15.8595 acres, known as the Heathermere II or Heathermere Woods Development. He said the City is considering the creation of a residential Tax Increment Financing (TIF) Incentive District encompassing this proposed residential development. He said payments in lieu of taxes collected from the proposed Incentive District will fund public infrastructure improvements necessary to support residential development and improvements to the access, in both ease and safety, to the numerous recreation amenities located within Thomas Cloud Park. He said this legislation is one step in a multi-step process to establish the Tax Increment Financing (TIF) Incentive District for this area.

After discussion, the City Council agreed to recommend that the proposed legislation to approve an Economic Development Plan and to state the City may proceed with approval of a Tax Increment Financing Incentive District for the Heathermere Woods Development and surrounding areas be placed on the agenda at the June 12, 2023 City Council Meeting for a first reading as non-emergency legislation with the second reading and adoption of the proposed legislation at the June 26, 2023 City Council Meeting.

Water Infrastructure Update

Bryan Chodkowski distributed information regarding an update on the City's water infrastructure (see attached). He reviewed the spreadsheet and he said the spreadsheet will continue to be updated for each Council Work Session.

The City Council posed questions to Bryan Chodkowski about the Water Infrastructure Update spreadsheet.

Storage Facilities Moratorium

Nancy Byrge distributed information regarding a storage facilities moratorium (see attached). She said would like to see the City implement a storage facilities moratorium while the City considers revisions to the Huber Heights City Code about where new storage facilities could be located in the City.

The City Council and City Staff had a discussion regarding a storage facilities moratorium and revisions to the Huber Heights City Code regarding the location of new storage facilities in the City.

After discussion, the City Council requested that the City Staff explore options and draft legislation regarding a storage facilities moratorium and revisions to the Huber Heights City Code regarding the location of new storage facilities in the City for further discussion on this agenda item at an upcoming Council Work Session.

City Benevolence Policy

Anthony Rodgers distributed information and proposed legislation to authorize the adoption of a modified City Benevolence Policy (see attached). He said City Staff had identified a need to update and modify the City's Benevolence Policy. He said some of the major modifications included:

- Amending the definition of "immediate family members".
- Updating the amounts for purchasing cards, flowers, and/or gifts.

- Adding an option to provide a monetary donation(s) to not for profit and tax-exempt organizations or charities as determined by a decedent's immediate family members in lieu of cards and/or flowers.
- Delineating the amounts for purchasing cards, flowers, and/or gifts between situations of serious illness or injury and death.
- Limiting the purchase of cards, flowers, gifts, and/or monetary donations in total City expenditures for any particular incident (not per Department/Division.)

After discussion, the City Council agreed to recommend that the proposed legislation to authorize the adoption of a modified City Benevolence Policy be placed on the agenda at the June 12, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the June 12, 2023 City Council Meeting.

Executive Session – Preparing For, Conducting, Or Reviewing Negotiations Or Bargaining Sessions With Public Employees Concerning Their Compensation Or Other Terms And Conditions Of Their Employment

Ed Lyons made a motion to go into Executive Session preparing for, conducting, or reviewing negotiations or bargaining sessions with public employees concerning their compensation or other terms and conditions of their employment at 7:20 P.M. Kathleen Baker seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Otto, Mr. Lyons, Mrs. Kitchen, and Mr. Webb, voted yea; none voted nay. The motion passed 7-0. The Council Work Session went into Executive Session at 7:20 P.M.

The Council Work Session adjourned from Executive Session at 7:48 P.M.

After the Executive Session, Vice Mayor Kathleen Baker said the City Council agreed to recommend that the necessary legislation to take action regarding SERB Case No. 2022-MED-09-0859 be prepared and placed on the agenda at the June 12, 2023 City Council Meeting for a first reading as non-emergency legislation with the adoption of the necessary legislation at the June 12, 2023 City Council Meeting.

There were no other actions taken or decisions made by the City Council following the Executive Session.

Other Business

There was no other business conducted at the Council Work Session.

4. **Adjournment**

Vice Mayor Kathleen Baker adjourned the Council Work Session at 7:48 P.M.

AI-9258

Topics of Discussion **B.**

Council Work Session

Meeting Date: 06/06/2023

Culture And Diversity Citizen Action Commission Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/06/2023

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

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

Agenda Item Description or Legislation Title

Culture And Diversity Citizen Action Commission Update

Purpose and Background

Representatives of the Culture and Diversity Citizen Action Commission (CDCAC) will give an update presentation on the activities and work of the Culture and Diversity Citizen Action Commission.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

No file(s) attached.

AI-9256

Topics of Discussion C.

Council Work Session

Meeting Date: 06/06/2023

Fire Division Staffing Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/07/2023 and 02/21/2023 and 03/27/2023 and 04/04/2023 and 04/20/2023 and 05/02/2023 and 05/16/2023 and 06/06/2023

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Fire Division Staffing Update

Purpose and Background

This agenda item has been requested by Councilmembers Ed Lyons, Anita Kitchen, and Glenn Otto for an update on staffing in the Fire Division. The updated spreadsheet on the hiring activities in the Fire Division has been provided (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

Spreadsheet

Firefighter/Paramedic Hiring Status

		Withdrawn	No Response	Background	Conditional Offer	Psych.	Phys.	Prints	PAT	Paramedic Cert	Start Date	Count Based on Start Date
May 6, 2022 Eligibility List	Candidate 1			X	X	X	X	X	X	X	1/3/2023	34 of 42
	Candidate 2			X	X	X	X	X	X	X	1/3/2023	35 of 42
	Candidate 3			X	X	X	X	X	X	X	1/4/2023	36 of 42
	Candidate 4			X	X	X	X	X	X		X	X
December 9, 2022 Eligibility List	Candidate 1	X									X	
	Candidate 2			X	X	X	X	X	X	X	2/20/2023	38 of 42
	Candidate 3											
	Candidate 4			X	X	X	X	X	X	X	2/6/2023	37 of 42
	Candidate 5	X		X							X	
	Candidate 6											
	Candidate 7	X									X	
	Candidate 8	X		X	X	X	X		X	X	X	
	Candidate 9		X								X	
	Candidate 10	X									X	
	Candidate 11			X	X	X	X	X	X	X	X	
	Candidate 12		X								X	
New Process started February 3, 2023 with a deadline for applications on February 24, 2023.												
March 3, 2023 Eligibility List	Candidate 1			X	X	X	X	X	X	X	4/24/2023	39 of 42
	Candidate 2			X	X	X	X	X	X	X	4/24/2023	40 of 42
	Candidate 3			X	X	X	X	X	X	X	5/22/2023	41 of 42
	Candidate 4*			X	X	X	X	X	X	X	5/31/2023	42 of 42
* Pre-employment testing for each candidate has been scheduled												

	indicates updates from previous meeting
	indicates candidate completed; waiting on results

AI-9268

Topics of Discussion D.

Council Work Session

Meeting Date: 06/06/2023

Woolpert Consultants - Facilities Maintenance Plan Presentation

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/06/2023

Audio-Visual Needs: SmartBoard **Emergency Legislation?:**

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

Agenda Item Description or Legislation Title

Woolpert Consultants - Facilities Maintenance Plan Presentation

Purpose and Background

A representative of Woolpert Consultants will be making a presentation on the City's Facilities Maintenance Plan Report.

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

Report



WOOLPERT

STATE OF FACILITIES

City of Huber Heights, Ohio

March 2023





EXECUTIVE SUMMARY

STATE OF FACILITIES

City of Huber Heights, Ohio

The City of Huber Heights engaged Woolpert to conduct a facility condition assessment, which evaluates the general health of physical facilities by identifying and prioritizing deficiencies that require correction for long-term use. Evaluations focused on in-kind replacements; upgrades or enhancements were not considered part of the assessment. The facility condition assessment is a snapshot of conditions observed on the site visit days, and certain building deficiencies may not be apparent.

Date of assessment:
February 2023

Facilities assessed: 20

Area assessed:
162,350 square feet

The facility condition assessment identified \$2.9 million in current deficiencies. Components needing repair or replacement were compiled and ranked according to five priority levels, with Priority 1 items being the most critical to address. Most of the deficiencies identified are Priorities 3 and 5. These deficiencies are primarily related to

addressing deteriorated parking lots and interior finishes or components.

The projected life cycle renewal needs for the city facilities over the next 10 years are estimated to be \$14.7 million. Approximately 40 percent of the 10-year need is expected in Years 4 to 6 and 20 percent in Year 8. The city should anticipate significant investment in its facilities in the next 5 to 10 years. The mechanical, electrical, and plumbing each make up approximately 20 percent of the future need.

A five-year Facility Condition Index (FCI) was calculated for long-range planning purposes by combining the current deficiencies and five-year needs. For decision-making purposes, it is prudent to consider repairs and replacements required in the next five years. The FCI provides an understanding of a facility's current needs and projected needs in the near future. The majority of the facilities are in good to best condition. Facilities in average condition include the Amphitheater, Community Center, and Pole Barn at Cloud Park. The single facility that rates in poor condition is the Main Office and Maintenance Garage at the Street Department, with an FCI of 57.49 percent.



\$2.9 million
in current
deficiencies



Life cycle
renewal needs
in next 10 years
\$14.7 million



Mechanical,
electrical, and
plumbing are each
20%
of future needs



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INTRODUCTION

The City of Huber Heights engaged Woolpert to conduct a facility condition assessment in February 2023. The assessment aims to provide information that can be used in future planning and decision-making. Results from the assessment include rough order of magnitude cost estimates for current and future needs and a Facility Condition Index (FCI) for each facility. The FCI is used throughout the facility condition assessment industry as an indicator of a building's overall condition. For master planning purposes, a five-year FCI was calculated to understand current and near-term needs impacting the condition of the facility.

Assessment findings have been provided to the city in Microsoft Excel format for use in planning efforts. A summary of findings per site and building can be found in Appendix A and B, respectively.



Figure 2: The Main Office and Maintenance Garage at the Street Department was the facility in the poorest condition.



Figure 1: Facility condition assessment support long-range planning.

METHODOLOGY

A facility condition assessment identifies building components and systems and rates their general condition. Findings from the assessment are prioritized for near- and long-term decision-making. In the assessment, architectural, mechanical, and electrical engineering professionals performed a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by facility staff, where applicable. At the conclusion of the building assessment, findings were compiled to develop the current repair costs and anticipated future life cycle needs for each facility.

Figure 3 illustrates the components of each facility that were included in each building assessment. Additionally, the assessment incorporated input provided by facility end-users, where applicable. At the conclusion of the building assessment, findings were compiled to develop the current repair costs and anticipated future life cycle needs for each facility.



Figure 3: Facility condition assessment building systems.

The assessment evaluates both current deficiencies and future life cycle needs to give a holistic view of the condition of the facilities. Current deficiencies are those items needing repair or replacement. The life cycle analysis forecasts when a system reaches the end of its useful life. An example of a life cycle system replacement might be a roof with a 20-year life that has been in place for 15 years and thus may need replacement in five years. An example of a facility deficiency might include a broken light fixture or an inoperable rooftop air conditioning unit.

Cost Estimating

Rough order magnitude cost estimates were developed based on industry standards and local market knowledge. Costs were developed using 2023 Q1 RSMeans adjusted to the local market. For planning purposes, allowances were included for additional costs above and beyond the labor and materials required to complete the work. Allowances include escalation, administrative fees, and professional services fees. It is important to note that these cost estimates are budgetary in nature. It would be anticipated that the actual cost of repairs will vary at the time of construction.

A theoretical replacement cost for each facility was calculated to estimate the FCI. The replacement cost was calculated by applying a cost per square foot to the actual building area. It should be noted that the costs are theoretical and do not represent the actual cost of procuring and constructing a brand-new facility.



CURRENT DEFICIENCIES

The assessment team recorded existing conditions, identified deficiencies, and documented corrective actions and quantities. Deficiencies in need of repair or replacement were compiled and ranked according to five priority levels, with Priority 1 items being the most critical to address. Priorities have been assigned to building components based on each system's importance in keeping the facility operational.

Priority 1 –Critical Concerns

These are deficiencies that may directly affect the facility's ability to remain open or deliver the mission. These deficiencies typically relate to building safety or code compliance.

Priority 2 – Indirect Impact to Mission

These items may damage or deteriorate other building systems if not addressed in the near term. Examples of Priority 2 items are conditions affecting building envelopes, such as roof and window replacements.

Priority 3 – Necessary, Not Yet Critical

These deficiencies are necessary to the facility's mission but may not require immediate attention. These items should be considered improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include broken light fixtures and plumbing deficiencies.

Priority 4 – Recommended

Items or systems that may be considered improvements to the environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, interior doors, or paving.

Priority 5 – Enhancements

Items are aesthetic in nature or considered enhancements. Typical deficiencies include repainting, re-carpeting, or signage.

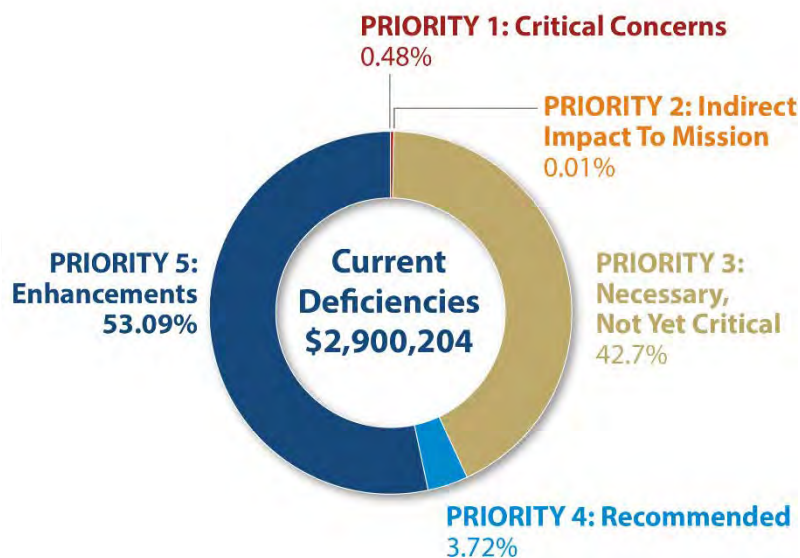


Figure 4 summarizes the current deficiencies for this site by priority level. Most of the deficiencies are Priorities 3 and 5. These deficiencies are primarily related to addressing deteriorated parking lots and interior finishes or components.

Figure 4: Current deficiencies by priority.



LIFE CYCLE RENEWAL FORECAST

The life cycle renewal forecast is a significant factor in planning future capital needs. Each major building system was analyzed during the assessment to approximate its remaining useful life. The forecast is based on the approximate age, observed condition, and/or viable information from on-site representatives. Life cycle renewal may be defined as the projection of future building system costs based on an individual system's expected serviceable life. The analysis considers the typical service life of building components based on industry standards and best practices. While an item may be in good condition now, it can reach its end of life before the date of a planned construction project.



Figure 5 provides the 10-year life cycle renewal forecast for major building systems. The 10-year capital renewal cost is \$14,720,637. Approximately 40 percent of the 10-year need is expected in Years 4 to 6 and 20 percent in Year 8. It should be noted that these values and timings are estimated for capital planning purposes. The city should anticipate significant investment in its facilities in the next five to 10 years. See Appendix B for summary information.

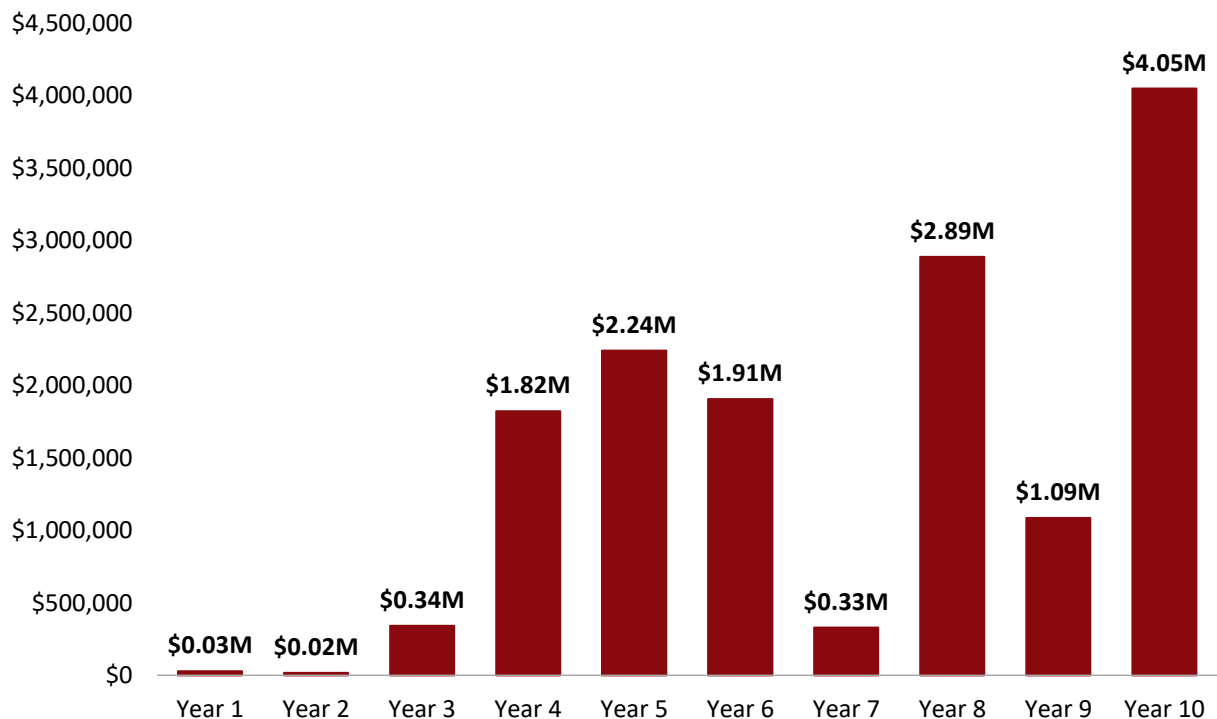


Figure 5: 10-year life cycle renewal forecast for major building systems.



Prioritization

The life cycle renewal forecast was prioritized similarly to the current deficiencies. Over 45 percent of the five-year life cycle needs are Priority 3, and include replacing pole-mounted light fixtures, domestic water piping systems, and mechanical components.

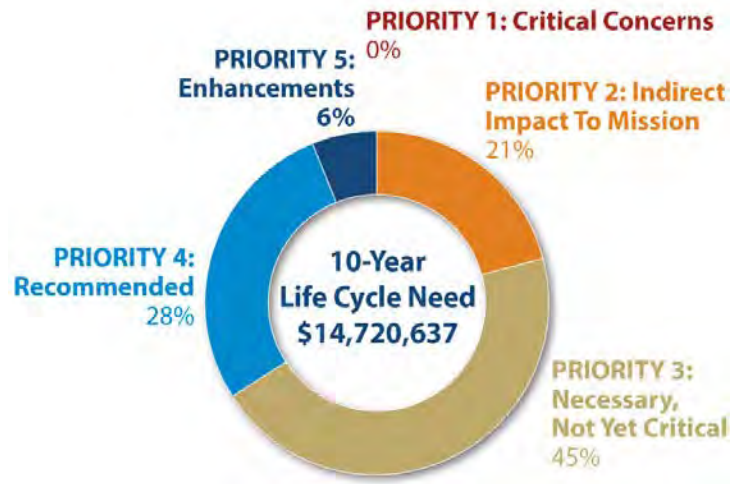
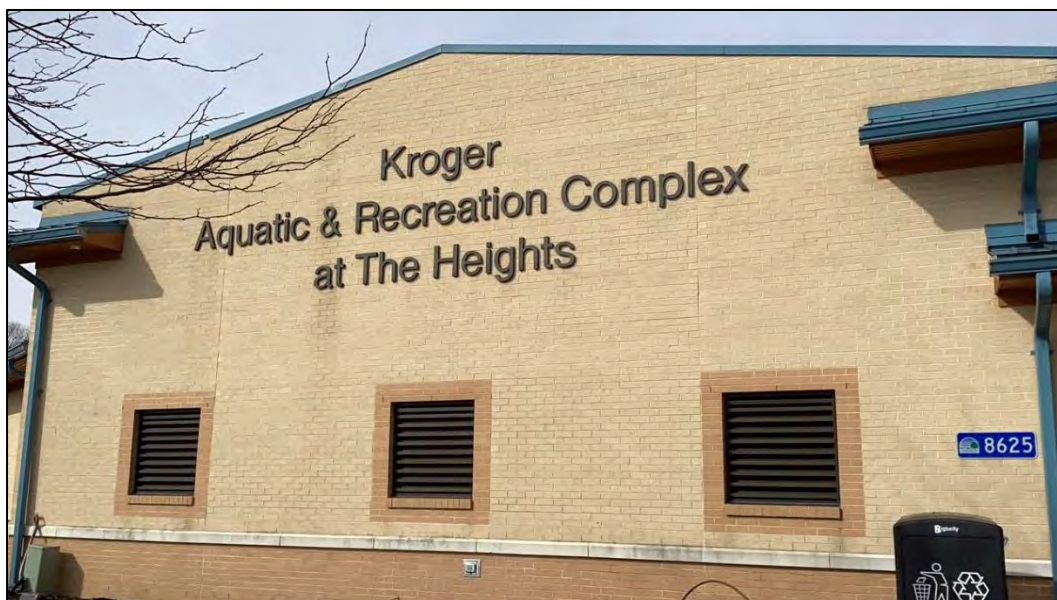
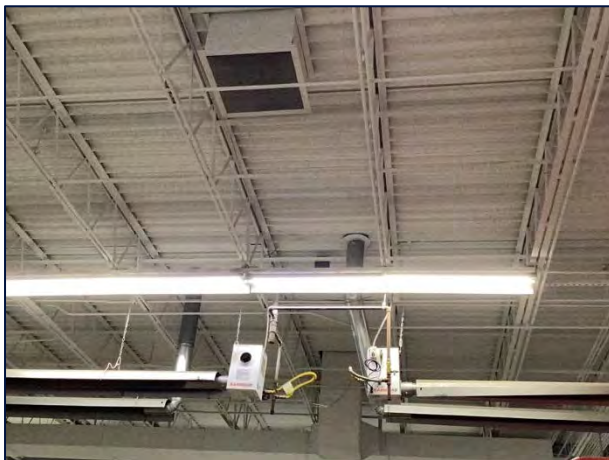


Figure 6: 10-year life cycle need.



10-Year Need by System

Figure 7 illustrates the 10-year forecast by major building systems. The mechanical, electrical, and plumbing each make up approximately 20 percent of the future need.

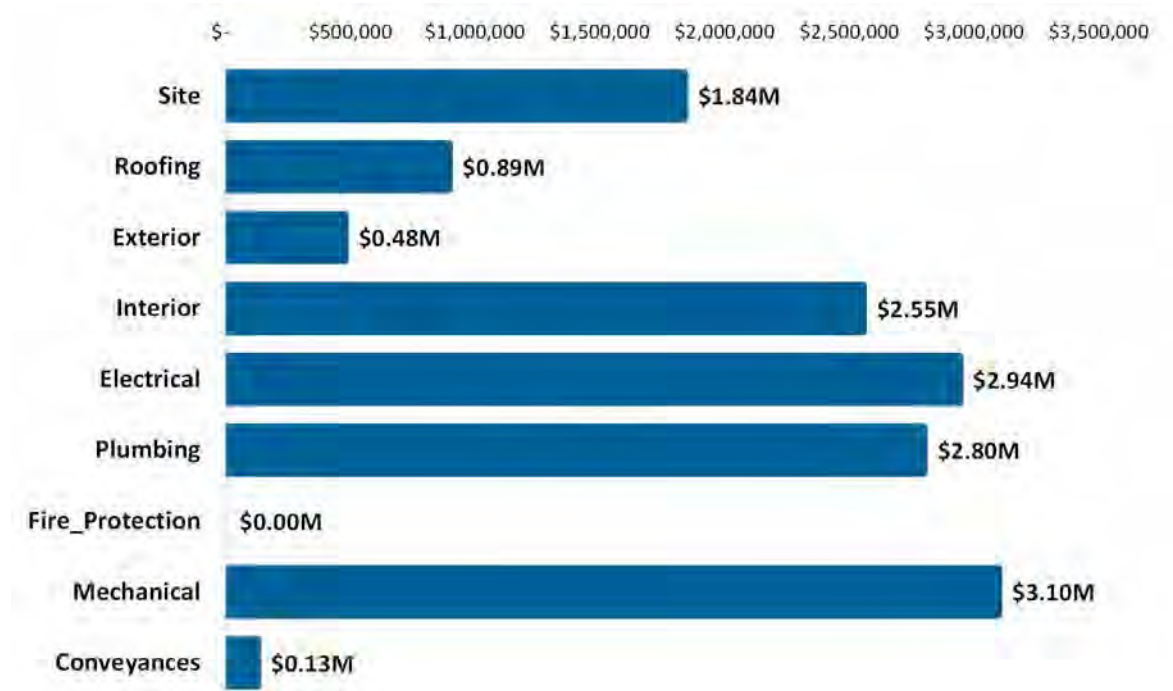


Figure 7: 10-year need by building system.



FIVE-YEAR FACILITY CONDITION INDEX

The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as an indicator of a building's overall condition. The FCI provides a metric to compare dissimilar facilities across a portfolio. To calculate the FCI, the total repair cost is divided by the total replacement cost. A

facility with a higher FCI percentage is in worse condition than a facility with a lower FCI.

Different organizations and industries utilize varying scales to link FCI to condition. For the Huber Heights condition assessment, the ranges are shown in Figure 8.

Financial modeling suggests that facilities with FCIs 65 percent or greater may be more cost-effective to replace than to repair. This is also due to efficiency gains with more modern facilities and equipment.

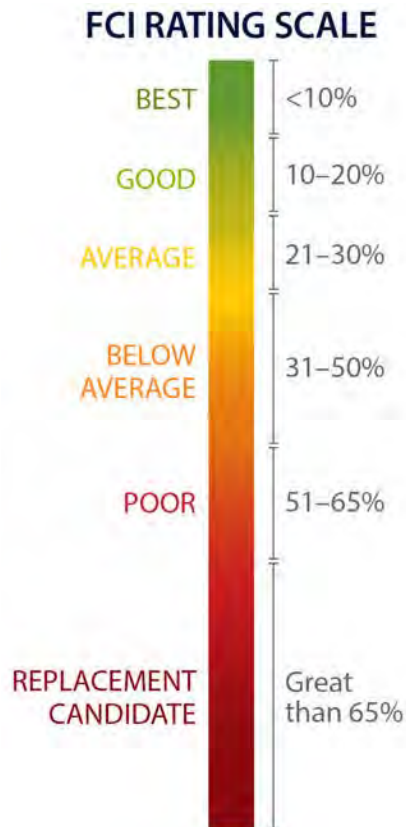


Figure 8: FCI rating scale.



It is important to note that the FCI at which a facility should be considered for replacement is often debated and modified based on the property owner's or facility manager's approach to facility management. Also, FCI is not the only factor considered when determining the need for a facility's renovation, replacement, or closure. Historical significance, community

sentiment, functional adequacy, and the availability of capital funding are factors that are analyzed when making decisions.

A five-year FCI was calculated by combining the current deficiencies and five-year needs. For decision-making purposes, it is prudent to consider repairs and replacements required in the next five years. The

replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Huber Heights, Ohio area.

The majority of the facilities are in good to best condition. Facilities in average condition include the Amphitheater, Community Center, and Pole Barn at Cloud Park. The facility in poor condition is the Main Office and Maintenance Garage at the Street Department, with an FCI of 57 percent. Individual building FCIs may be found in Appendix B.



Figure 9: Building count by FCI condition rating.



FINDINGS

The facility condition assessment identified \$2.9 million in current deficiencies. Components in need of repair or replacement were compiled and ranked according to five priority levels, with Priority 1 items being the most critical to address. Most of the deficiencies identified are Priorities 3 and 5. These deficiencies are primarily related to addressing deteriorated parking lots and interior finishes or components.

The projected life cycle renewal needs for the city facilities over the next 10 years are estimated to be \$14.7 million. Approximately 40 percent of the 10-year need is expected in Years 4 to 6 and 20 percent in Year 8. The city should anticipate significant investment in its facilities in the next five to 10 years. The mechanical, electrical, plumbing, and interior finishes each make up approximate 20 percent of the future need.

For long-range planning purposes, a five-year FCI was calculated by combining the current deficiencies and five-year needs. For decision-making purposes, it is prudent to consider repairs and replacements required in the next five years. This provides an understanding of the current needs of a facility as well as the projected needs in the near future. The majority of the facilities are in good to best condition. Facilities in average condition include the Amphitheater, Community Center, and Pole Barn at Cloud Park. The single facility ranked in poor condition is the Main Office and Maintenance Garage at the Street Department, with an FCI of 57.49 percent.



APPENDIX A – SUMMARY OF FINDINGS BY SITE

Site	Average Yr Built	Total Deficiency	5 Yr Total	10 Yr Total
Amphitheater	2012	\$ 743	\$ 47,701	\$ 70,775
Aquatic Center	2012	\$ 1,401	\$ 88,760	\$ 222,251
City Hall	1996	\$ 730,531	\$ 318,128	\$ 772,546
Cloud Park	1977	\$ 25,656	\$ 263,904	\$ 881,428
Community Center	1975	\$ 320,785	\$ 246,685	\$ 745,058
Court	1994	\$ 390,432	\$ 121,452	\$ 1,162,669
Fire Station 22	1996	\$ 453,783	\$ 153,336	\$ 1,755,472
Fire Station 23	1985	\$ 72,798	\$ 103,415	\$ 482,004
Fire Station 25	2017	\$ 8,758	\$ 67,533	\$ 136,633
Police	1992	\$ 229,423	\$ 331,737	\$ 2,113,990
Rose Music Center	2015	\$ 27,205	\$ 1,978,202	\$ 2,152,153
Senior Citizens Center	1989	\$ 280,302	\$ 325,475	\$ 764,850
Street Dept	1985	\$ 358,386	\$ 409,614	\$ 3,460,808
		\$ 2,900,204	\$ 4,455,943	\$ 14,720,637



APPENDIX B – SUMMARY OF FINDINGS BY BUILDING

Building Name	Year Built	Area	5 Year Need	10 Year Need	Replacement		
					Deficiency	Cost	5 Year FCI
Amphitheater	2012	608	\$ 41,396	\$ 41,396	\$ 743	\$ 189,240	22.27%
Amphitheater Restroom	2012	1,222	\$ 6,305	\$ 29,379	\$ -	\$ 285,261	2.21%
Aquatic Center Main Bldg	2012	4,855	\$ 88,760	\$ 222,251	\$ 1,401	\$ 1,558,344	5.79%
Caretakers House (Cloud Park)	1890	2,061	\$ 74,468	\$ 398,103	\$ 15,602	\$ 481,116	18.72%
City Hall	1996	7,464	\$ 318,128	\$ 772,546	\$ 144,699	\$ 2,613,571	17.71%
Community Center	1975	5,520	\$ 246,685	\$ 668,660	\$ 206,029	\$ 1,771,794	25.55%
Concession Stand (Cloud Park)	2015	1,480	\$ 9,685	\$ 164,870	\$ 623	\$ 345,488	2.98%
Court	1994	12,248	\$ 121,452	\$ 1,162,669	\$ 322,263	\$ 5,599,165	7.92%
Fire Station 22	1996	19,825	\$ 153,336	\$ 1,724,913	\$ 235,148	\$ 8,291,668	4.69%
Fire Station 23	1985	5,547	\$ 103,415	\$ 431,378	\$ 11,682	\$ 2,319,994	4.96%
Fire Station 25	2017	8,700	\$ 67,533	\$ 136,633	\$ -	\$ 3,638,714	1.86%
Main Office and Maintenance Garage (Street Dept)	1985	3,220	\$ 360,175	\$ 731,875	\$ 143,958	\$ 876,949	57.49%
Maintenance Bldg (Cloud Park)	2015	528	\$ 17,443	\$ 156,147	\$ 3,594	\$ 143,798	14.63%
Pole Barn (Cloud Park)	1980	2,053	\$ 96,772	\$ 96,772	\$ -	\$ 399,373	24.23%
Pole Barn (Street Dept)	1985	12,638	\$ 5,296	\$ 1,202,863	\$ 143,598	\$ 2,458,491	6.06%
Police	1992	13,574	\$ 331,737	\$ 2,113,990	\$ 100,484	\$ 6,601,431	6.55%
Rose Music Center	2015	48,406	\$1,978,202	\$ 2,152,153	\$ 27,205	\$16,478,872	12.17%
Salt Storage Barn (Street Dept)	1985	3,965	\$ 4,368	\$ 33,764	\$ -	\$ 771,318	0.57%
Senior Citizens Center	1989	6,337	\$ 93,226	\$ 532,600	\$ -	\$ 2,218,945	4.20%
Storage Building (Street Dept)	1985	2,104	\$ 39,776	\$ 44,785	\$ -	\$ 573,012	6.94%
162,355			\$4,158,157	\$12,817,746	\$1,357,028	\$57,616,544	9.57%



APPENDIX C – 10-YEAR LIFE CYCLE BY SITE

Site	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10 Yr Total
Amphitheater	\$ -	\$ -	\$ -	\$ -	\$ 47,701	\$ -	\$ 10,808	\$ 3,956	\$ 6,713	\$ 1,597	\$ 70,775
Aquatic Center	\$ -	\$ -	\$ -	\$ 2,701	\$ 86,059	\$ 11,544	\$ 8,915	\$ 24,964	\$ 26,525	\$ 61,543	\$ 222,251
City Hall	\$ -	\$ -	\$ -	\$ -	\$ 318,128	\$ 125,681	\$ 6,661	\$ 248,611	\$ 5,835	\$ 67,630	\$ 772,546
Cloud Park	\$ 3,785	\$ 1,494	\$ -	\$ 8,909	\$ 249,716	\$ 4,656	\$ 22,488	\$ 387,692	\$ 61,546	\$ 141,142	\$ 881,428
Community Center	\$ -	\$ 13,125	\$ -	\$ 42,613	\$ 190,947	\$ 42,758	\$ 12,230	\$ 209,646	\$ 102,557	\$ 131,183	\$ 745,058
Court	\$ -	\$ -	\$ -	\$ -	\$ 121,452	\$ 82,678	\$ 15,288	\$ 249,363	\$ 364,308	\$ 329,581	\$ 1,162,669
Fire Station 22	\$ -	\$ -	\$ -	\$ -	\$ 153,336	\$ 6,152	\$ 7,205	\$ 199,940	\$ 85,247	\$ 1,303,592	\$ 1,755,472
Fire Station 23	\$ -	\$ -	\$ -	\$ -	\$ 103,415	\$ 1,735	\$ 3,603	\$ 166,189	\$ 75,775	\$ 131,287	\$ 482,004
Fire Station 25	\$ -	\$ -	\$ -	\$ -	\$ 67,533	\$ -	\$ 10,808	\$ 24,678	\$ -	\$ 33,615	\$ 136,633
Police	\$ -	\$ -	\$ -	\$ -	\$ 331,737	\$ 175,839	\$ 13,322	\$ 598,984	\$ 278,296	\$ 715,813	\$ 2,113,990
Rose Music Center	\$ -	\$ -	\$ -	\$ 1,711,913	\$ 266,290	\$ -	\$ 133,095	\$ 40,855	\$ -	\$ -	\$ 2,152,153
Senior Citizens Center	\$ -	\$ 2,592	\$ 232,250	\$ -	\$ 90,634	\$ 9,833	\$ 5,350	\$ 168,329	\$ 43,766	\$ 212,097	\$ 764,850
Street Dept	\$ 25,466	\$ -	\$ 110,267	\$ 58,147	\$ 215,734	\$ 1,447,522	\$ 79,686	\$ 565,926	\$ 37,115	\$ 920,944	\$ 3,460,808
	\$ 29,251	\$ 17,211	\$ 342,516	\$ 1,824,283	\$ 2,242,682	\$ 1,908,396	\$ 329,458	\$ 2,889,133	\$ 1,087,684	\$ 4,050,023	\$ 14,720,637



APPENDIX D – SUPPORTING PHOTOGRAPHS

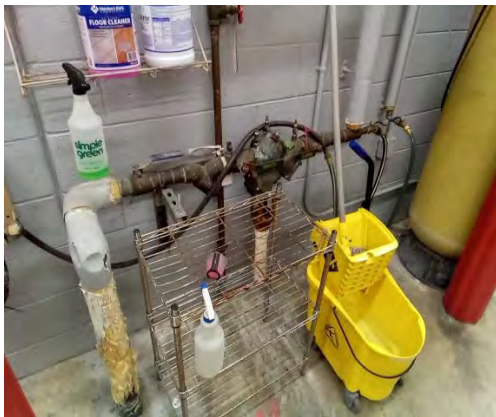
Fire Station 23- Sink



Fire Station 23- Shower



Fire Station 23-Pressure Backflow Preventor



Fire Station 23-600 Amp 120_240V Panelboard



Fire Station 23- Gas Water Heater 100 gallon



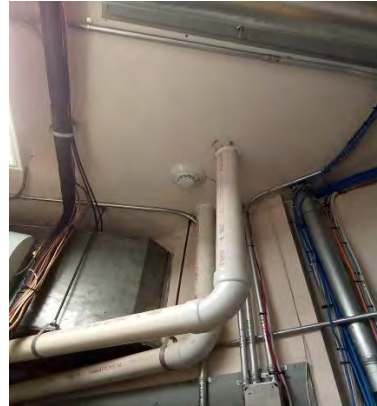
Fire Station 23- Central Station AHU



Fire Station 23- Sanitary Plumbing



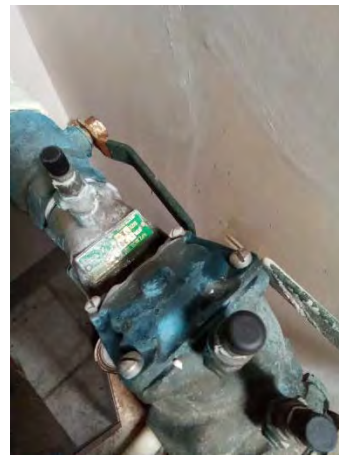
City Hall- Fire Alarm System



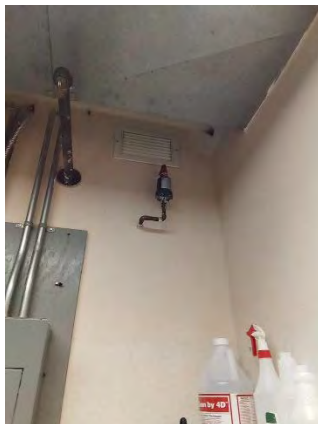
City Hall- Heat Pump



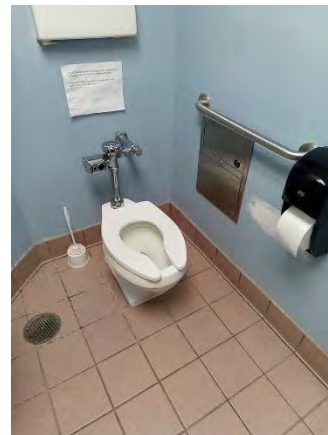
City Hall- Pressure Backflow Preventer



City Hall- Roof Exhaust



City Hall- Toilet



City Hall- Fire Alarm System



City Hall- 600 Amp 102_208V Panelboard



Court House- Kitchen, Mop sink



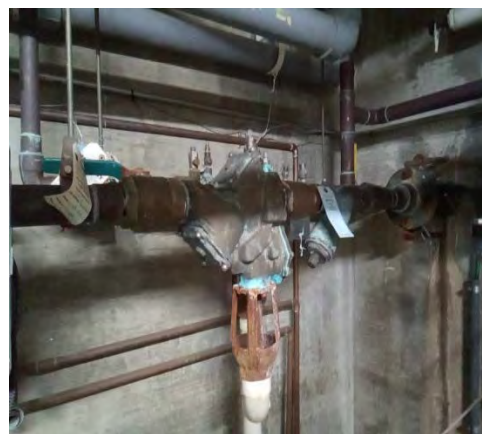
Court House -Sink



Court House- Roof Exhaust



Court House-Pressure Backflow Preventer



Police Station- Water Softner



Police Station- Water Heater



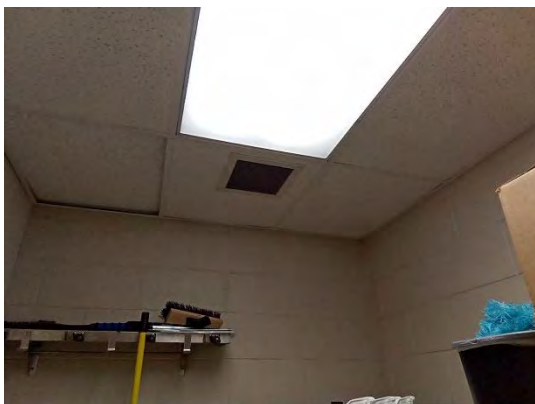
Police Station- Boiler



Police Station- Switchgear



Police Station- Roof Exhaust



Police Station- Water heater



Police Station- Heat Pump



Police Station- Sink



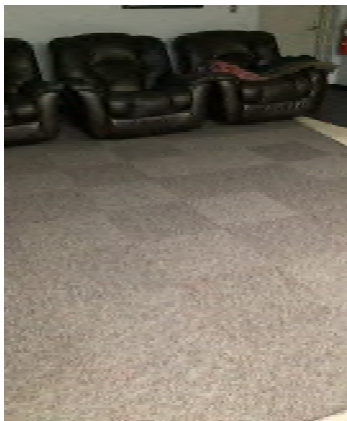
Police Station- Gas Piping



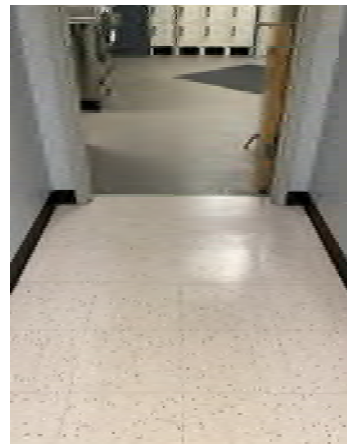
Police Station- Condenser, Air Cooled



Fire Station 23- Carpet



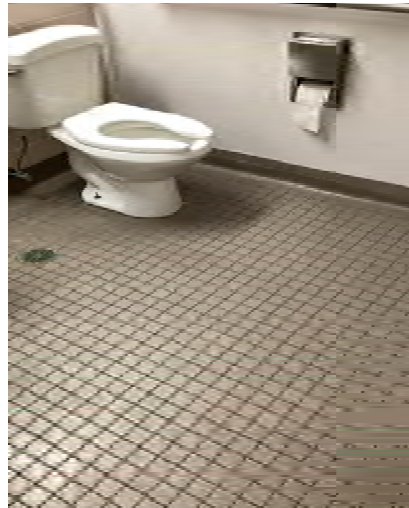
Fire Station 23- Flooring



Fire Station 23- Concrete Flooring



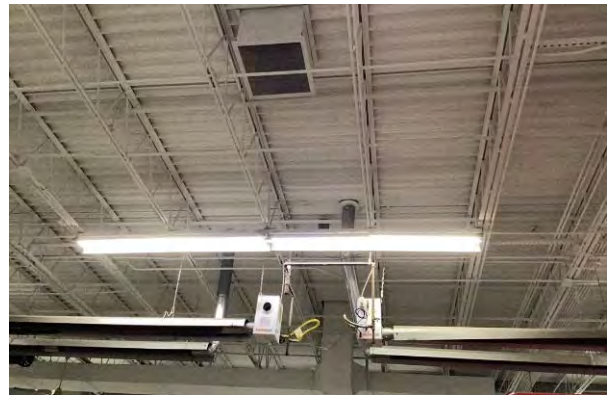
Fire Station 23- Ceramic Tile Flooring



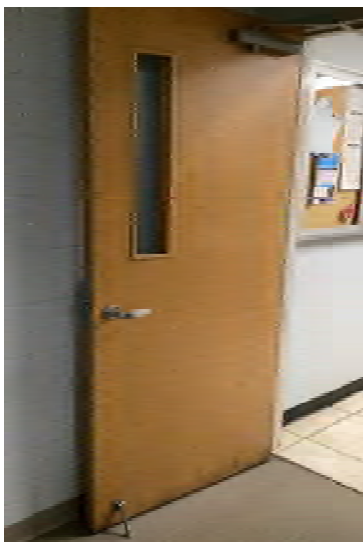
Fire Station 23- Suspended Acoustical Ceiling



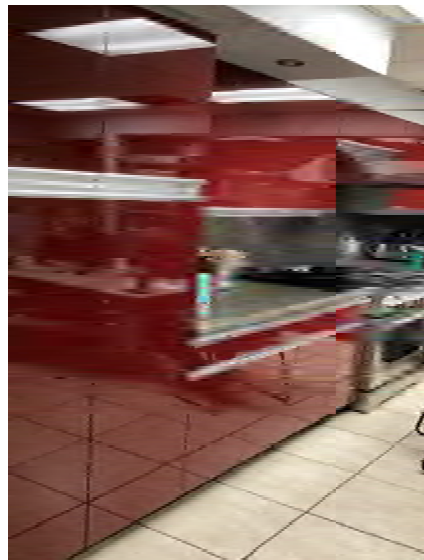
Fire Station 23- Metal Ceiling



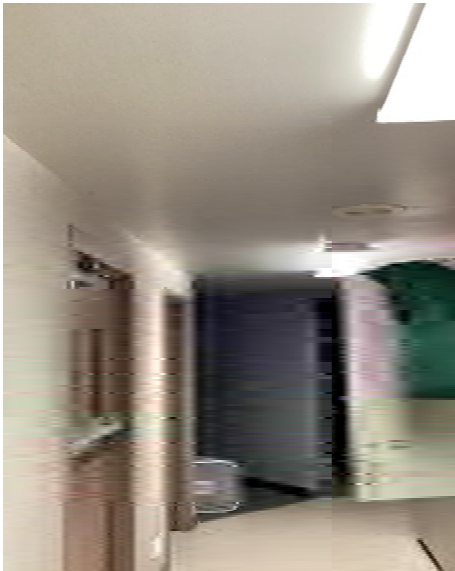
Fire Station 23- Interior Wood doors



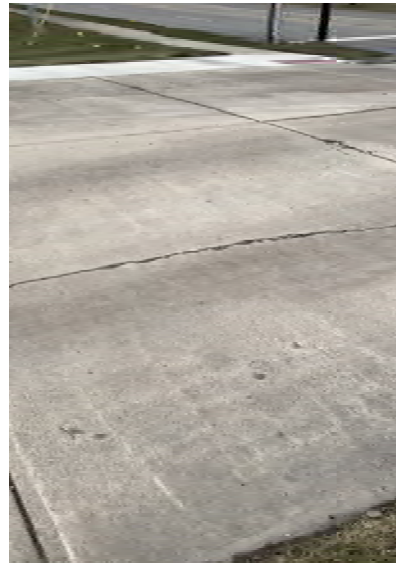
Fire Station 23- Cabinets



Fire Station 23- Painted Ceiling



Fire Station 23- Concrete



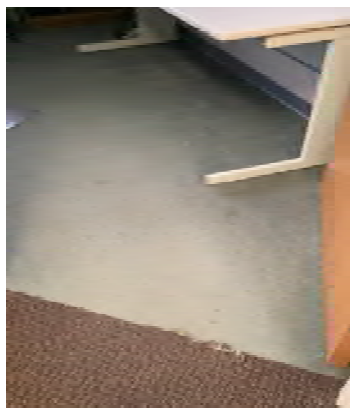
Fire Station 23 Bricks



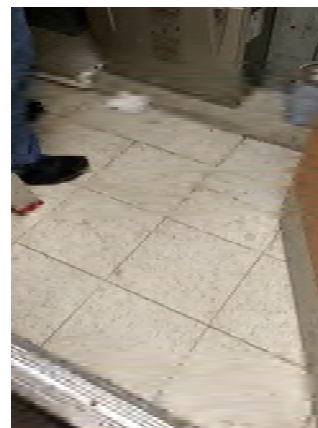
Fire Station 23- Aluminum Windows



City Hall- Carpeting



City Hall- Vinyl Flooring



Court House- Exterior Doors



Court House- Asphalt



Court House- Interior Metal Doors



Caretaker House- Siding



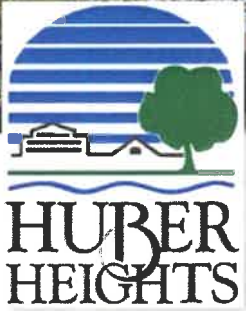
Pole Barn- Roofing



Maintenance Building







STATE OF FACILITIES

City of Huber Heights, Ohio





Agenda

- Introduction
- What is an FCA?
- 10-year forecast
- 10-year need by building system
- Priorities
- What is an FCI?
- Summary of findings
- Questions

What is a Facility Condition Assessment (FCA)?

Evaluates the general health of physical facilities

- Comprehensive
- Identify and prioritize facility needs
- Forecast future life cycle needs

Condition assessment data

- Prioritize costs based on impact to facility
- Approximate total investment over the next 10 years
- Calculate Facility Condition Index (FCI)



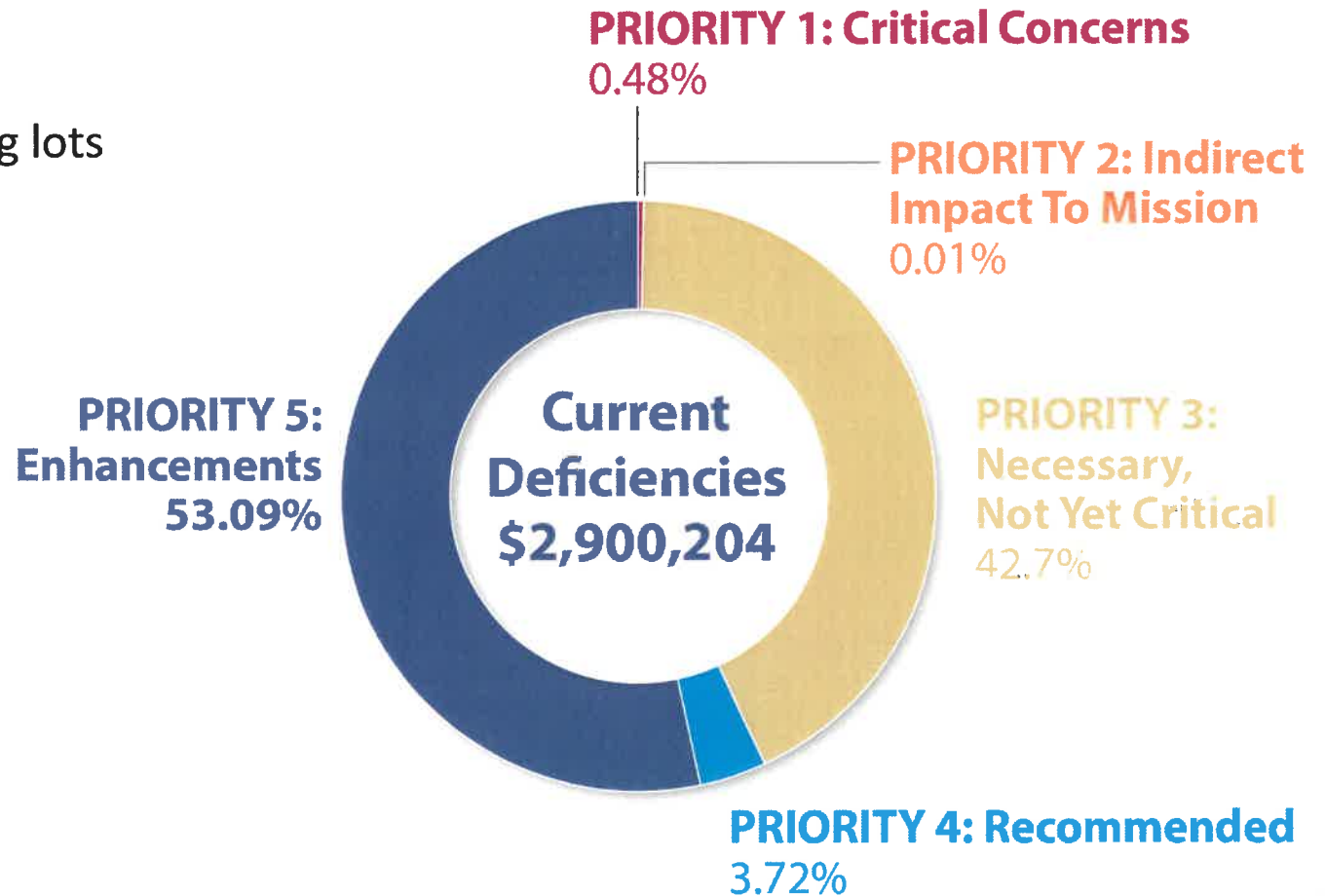
Sample Data

Site	Building	Room	System	Subsystem	Component	Qty	UoM	Remaining Life	Priority	Total Cost
Amphitheater	Amphitheater	Storage	Electrical	Electrical Service and Distribution	600 Amp 102/208 V Panelboard	2	EA	15	2	\$ 52,205
Amphitheater	Amphitheater	Exterior	Electrical	Electrical Service and Distribution	Incoming Electrical Service	1	EA	15	3	\$ 25,466
Amphitheater	Amphitheater	Amphitheater	Electrical	Exterior Lighting	Building Mounted Lighting	4	EA	5	3	\$ 5,296
Amphitheater	Amphitheater	Amphitheater	Electrical	Exterior Lighting	Ground Mounted Lighting	12	EA	5	4	\$ 36,101
Amphitheater	Amphitheater	Amphitheater	Exterior	Exterior Doors	Exterior Metal Doors	2	EA	18	2	\$ 8,842
Amphitheater	Amphitheater	Amphitheater	Exterior	Exterior Walls	Brick	304	BLDG SF	30	2	\$ 11,079
Amphitheater	Amphitheater	Amphitheater	Exterior	Exterior Walls	Brick	700	BLDG SF	30	2	\$ 25,511
Amphitheater	Amphitheater	Amphitheater	Interior	Flooring	Concrete Flooring	500	SF	0	4	\$ 21,222
Amphitheater	Amphitheater	Amphitheater	Interior	Flooring	Concrete Flooring	608	SF	20	4	\$ 25,806
Amphitheater	Amphitheater	Amphitheater	Interior	Interior Walls	Unfinished CMU / Brick	608	SF	30	5	\$ 14,554
Amphitheater	Amphitheater	Amphitheater	Roofing	Steep Slope Roofing	Metal (Architectural Standing Seam) R	608	SF	12	2	\$ 17,548
Amphitheater	Amphitheater Restroom	Electrical	Electrical	Electrical Service and Distribution	100 Amp 102/208 V Panelboard	1	EA	20	2	\$ 2,917
Amphitheater	Amphitheater Restroom	Amphitheater Restroom	Electrical	Interior Lighting	2x4 Fluorescent Light fixtures	7	EA	8	4	\$ 3,956
Amphitheater	Amphitheater Restroom	Amphitheater Restroom	Exterior	Exterior Doors	Exterior Metal Doors	5	EA	18	2	\$ 22,104
Amphitheater	Amphitheater Restroom	Amphitheater Restroom	Exterior	Exterior Walls	Brick	1222	BLDG SF	30	2	\$ 44,535
Amphitheater	Amphitheater Restroom	Amphitheater Restroom	Interior	Flooring	Concrete Flooring	1222	SF	20	4	\$ 51,866
Amphitheater	Amphitheater Restroom	Amphitheater Restroom	Interior	Interior Ceilings	Painted Ceiling	1222	SF	5	5	\$ 3,399
Amphitheater	Amphitheater Restroom	Amphitheater Restroom	Interior	Interior Walls	Wall Painting	1222	SF	5	5	\$ 2,906
Amphitheater	Amphitheater Restroom	Family Restroom	Mechanical	Distribution System	Wall Exhaust	1	EA	12	3	\$ 82,679
Amphitheater	Amphitheater Restroom	Men's	Mechanical	Distribution System	Wall Exhaust	1	EA	12	3	\$ 82,679
Amphitheater	Amphitheater Restroom	Women's	Mechanical	Distribution System	Wall Exhaust	1	EA	12	3	\$ 82,679
Amphitheater	Amphitheater Restroom	Utility	Plumbing	Backflow Preventer	2" Diameter Reduced Pressure Backflo	3	EA	7	3	\$ 10,808
Amphitheater	Amphitheater Restroom		Plumbing	Domestic Water Distribution	Domestic Plumbing	1222	SF	30	3	\$ 20,746
Amphitheater	Amphitheater Restroom	Utility	Plumbing	Domestic Water Distribution	Electric Water Heater, 20 gallon	1	EA	10	3	\$ 1,597
Amphitheater	Amphitheater Restroom	Family Restroom	Plumbing	Domestic Water Distribution	Sanitary Plumbing	1222	SF	30	3	\$ 20,746
Amphitheater	Amphitheater Restroom	Utility	Plumbing	Fixtures	Kitchen/Mop Sink	1	EA	15	4	\$ 1,667
Amphitheater	Amphitheater Restroom	Exterior	Plumbing	Fixtures	Non-Refrigerated Drinking Fountain	2	EA	9	4	\$ 6,713
Amphitheater	Amphitheater Restroom	Family Restroom	Plumbing	Fixtures	Sink	1	EA	15	3	\$ 3,354
Amphitheater	Amphitheater Restroom	Women's	Plumbing	Fixtures	Sink	1	EA	15	3	\$ 3,354
Amphitheater	Amphitheater Restroom	Men's	Plumbing	Fixtures	Sink	1	EA	15	3	\$ 3,354
Amphitheater	Amphitheater Restroom	Men's	Plumbing	Fixtures	Toilets	1	EA	15	3	\$ 5,915
Amphitheater	Amphitheater Restroom	Family Restroom	Plumbing	Fixtures	Toilets	1	EA	15	3	\$ 5,915
Amphitheater	Amphitheater Restroom	Women's	Plumbing	Fixtures	Toilets	3	EA	15	3	\$ 17,746
Amphitheater	Amphitheater Restroom	Men's	Plumbing	Fixtures	Urinals	2	EA	15	3	\$ 3,440
Amphitheater	Amphitheater Restroom	Amphitheater Restroom	Roofing	Steep Slope Roofing	Metal (Architectural Standing Seam) R	1222	SF	12	2	\$ 35,269

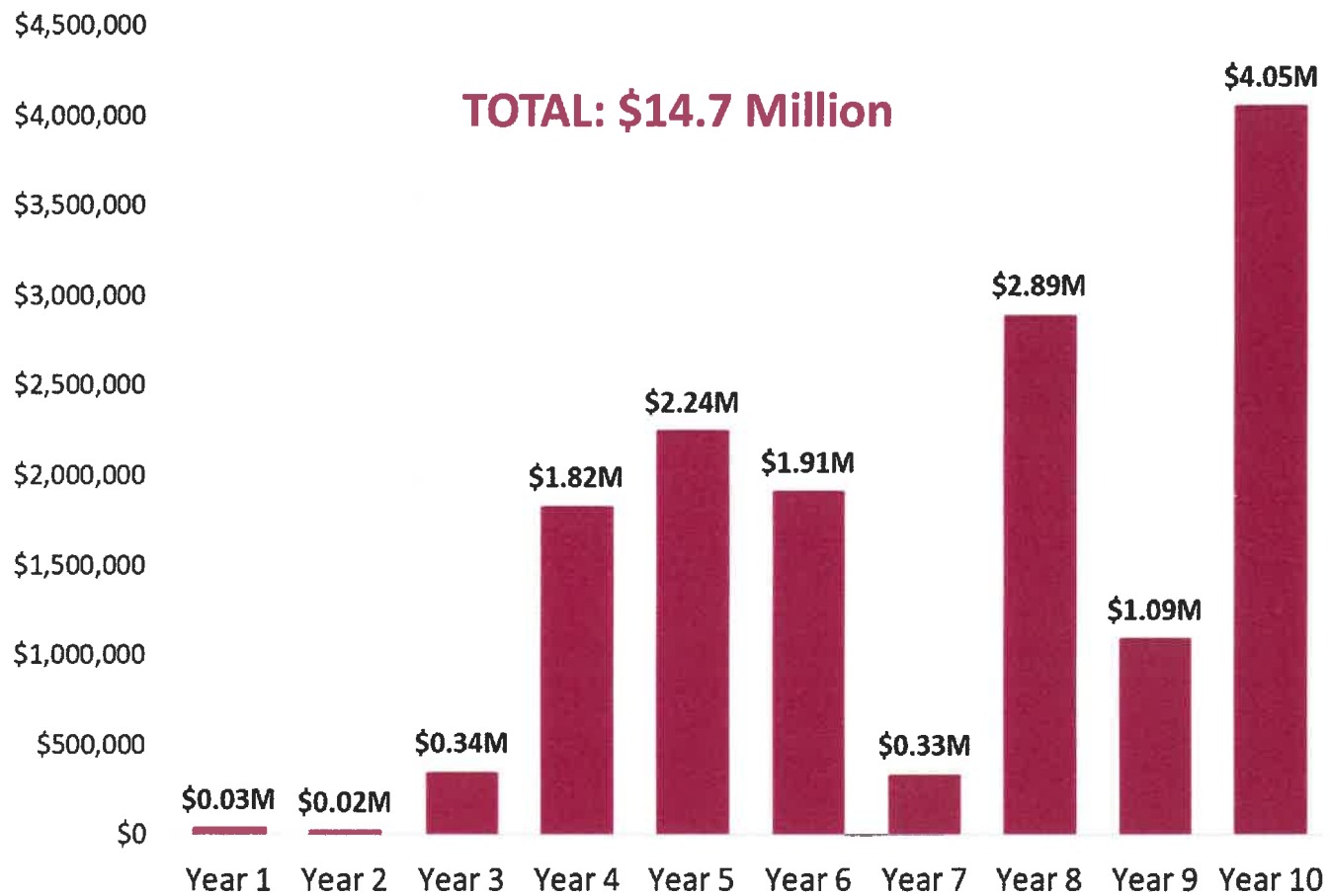
Current Deficiencies

Priority 3 and 5

- Deteriorated parking lots
- Interior finishes
- Interior doors

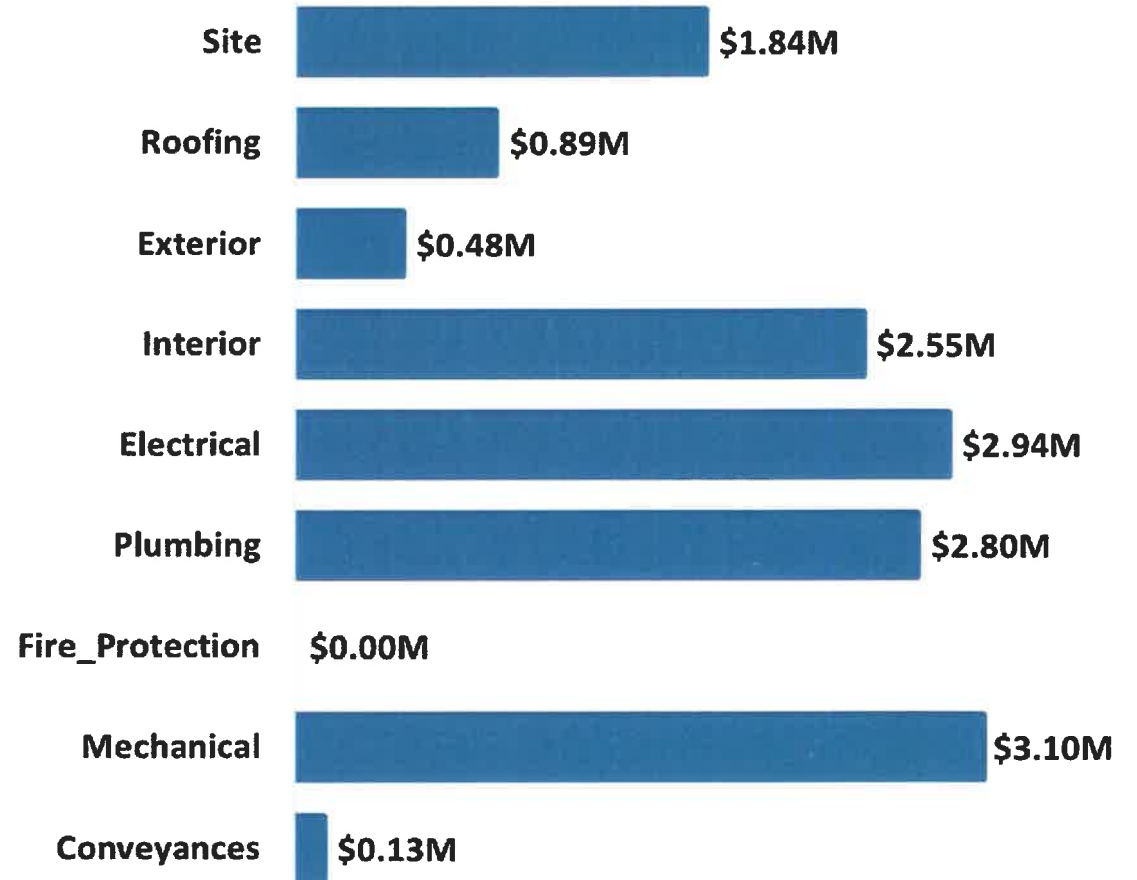


10-Year Forecast





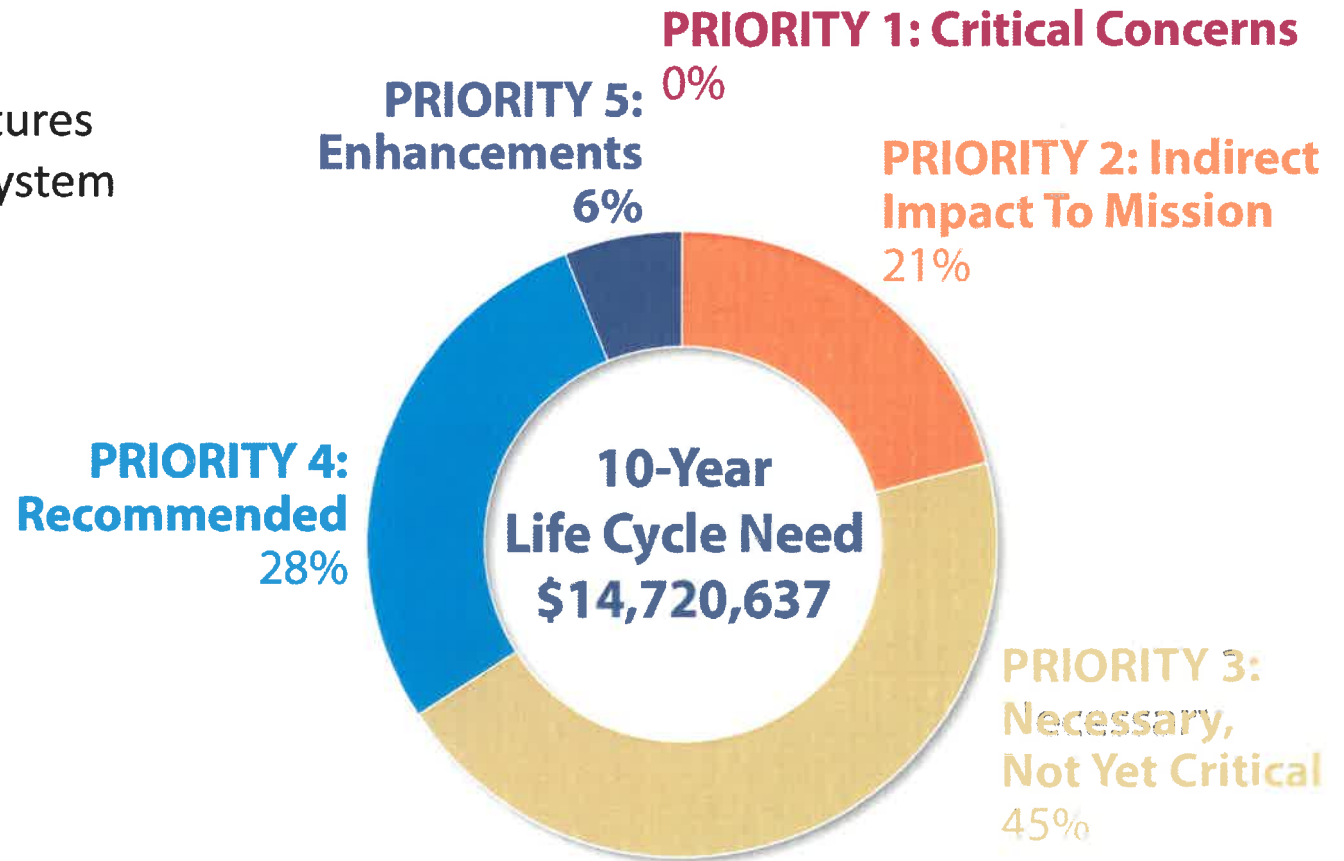
10-Year Need by Building System



Life Cycle Prioritized Need

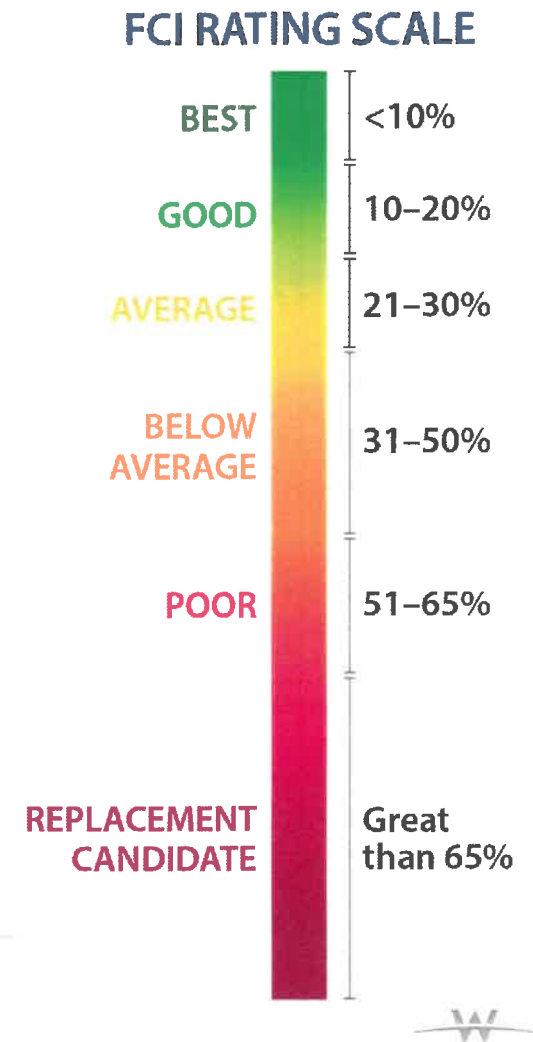
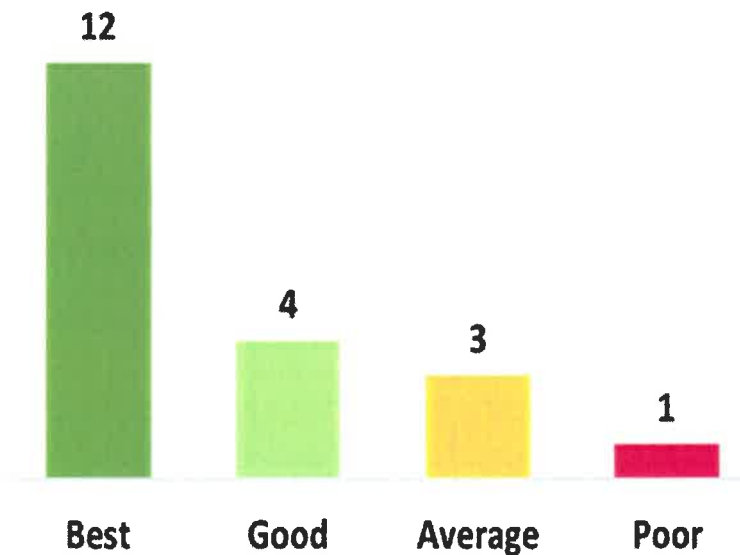
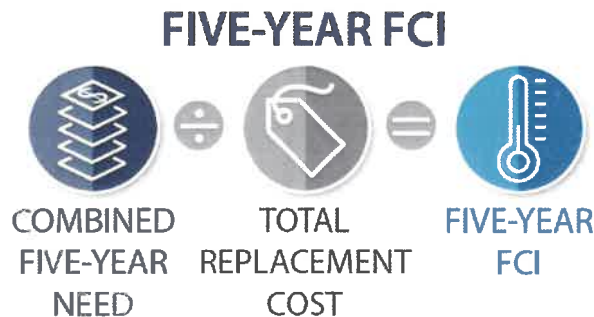
Priority 3

- Pole mounted light fixtures
- Domestic water pipe system
- Backflow preventer
- Wall/Roof exhaust

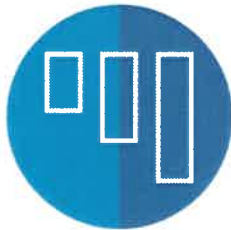


What is a Facility Condition Index (FCI)?

- General indicator of facility health.
- Higher the FCI the greater the need.
- FCI is only one indicator and is not the only factor to consider when identifying renovation, replacement, or closure candidates.



SUMMARY



\$2.9 million in current deficiencies.

- Deteriorated parking lots and interior finishes or components.



Life cycle renewal needs over the next 10 years are \$14.7 million.

- 40 percent is expected in Years 4 to 6
- 20 percent in Year 8



Mechanical, electrical, and plumbing each make up approximately 20 percent of the future need.



WOOLPERT

ARCHITECTURE | ENGINEERING | GEOSPATIAL

AI-9261

Topics of Discussion E.

Council Work Session

Meeting Date: 06/06/2023

Old Troy Pike Widening Project - Right Of Way Acquisition

Submitted By: Hanane Eisentraut

Department: Engineering

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 06/06/2023

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Old Troy Pike Widening Project - Right Of Way Acquisition

Purpose and Background

This legislation will authorize the acquisition of easements and rights of way needed for the Old Troy Pike Roadway Widening Project at a total cost not to exceed \$120,000.

Fiscal Impact

Source of Funds: Capital Fund

Cost: \$120,000

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. 2023-R-

AUTHORIZING THE CITY MANAGER TO ACQUIRE NEEDED RIGHTS OF WAY,
DRAINAGE, AND TEMPORARY EASEMENTS FOR THE OLD TROY PIKE ROADWAY
WIDENING PROJECT.

WHEREAS, it is necessary to acquire needed easements and certain sections of right of way as
part of the Old Troy Pike Roadway Widening Project; and

WHEREAS, there are adequate funds available for these acquisitions.

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

Section 1. The City Manager is hereby authorized to acquire the needed easements and right
of way parcels for the Old Troy Pike Roadway Widening Project at a total cost not to exceed
\$120,000.00.

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

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

Passed by Council on the _____ day of _____, 2023;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

AI-9265

Topics of Discussion F.

Council Work Session

Meeting Date: 06/06/2023

Sanitary Sewer - Point Repairs - Award Contracts

Submitted By: Hanane Eisentraut

Department: Engineering

Division: Engineering

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 06/06/2023

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Sanitary Sewer - Point Repairs - Award Contracts

Purpose and Background

This legislation will authorize the City Manager to enter into a contract with Durst Brothers Excavating to repair defective sanitary sewers at two different locations. The Sewer Fund will be utilized for these repairs at a cost not to exceed \$18,100.

This legislation will also authorize the City Manager to enter into a contract with C. G. Construction & Utilities to repair sanitary sewer at three different locations. The Sewer Fund will also be used for these repairs at a cost not to exceed \$50,600.

Both contractors have performed many sewer repairs in the City and are familiar with the City's existing sanitary sewer system. Portions of these defective (collapsed) sanitary sewer pipes need to be removed and replaced as soon as possible and before the sewer lining work can be completed.

Fiscal Impact

Source of Funds: Sewer Fund

Cost: \$68,700

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. 2023-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO CONTRACTS FOR SANITARY SEWER REPAIR AT DIFFERENT LOCATIONS.

WHEREAS, it is necessary to point repair defective sanitary sewer needed to be removed and replaced before sewer lining work can be completed; and

WHEREAS, the City Charter requires that City Council approve all work performed by a single contractor in excess of \$25,000.00 in any given year; and

WHEREAS, Durst Brothers Excavating has been determined to be the most qualified firm to repair the sanitary sewers at two different locations; and

WHEREAS, C. G. Construction & Utilities, has been determined to be the most qualified firm to repair the sanitary sewers at three different locations; and

WHEREAS, sufficient funds are available to cover the cost of the sanitary sewers repair.

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 Durst Brothers Excavating to repair the sanitary sewers at two different locations at a cost not to exceed \$18,100.00.

Section 2. The City Manager is hereby authorized to enter into a contract with C. G. Construction & Utilities to repair the sanitary sewers at three different locations at a cost not to exceed \$50,600.00.

Section 3. Authorization is hereby given to compensate Durst Brothers Excavating and C. G. Construction & Utilities for work already completed for sanitary sewer repairs in the City.

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

Section 5. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.

Passed by Council on the _____ day of _____, 2023;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

Sanitary Sewer Point Bid Tabulations

Street Name	C. G. Construction	Durst Brothers Excavating
1 Rosebury Dr	\$ 15,350.00	\$12,500.00
2 Hubbard Dr	\$ 13,150.00	\$14,850.00
3 Old Troy Pike	\$ 17,525.00	\$26,950.00
4 Claybeck Dr	\$ 16,100.00	\$11,600.00
5 Waynetowne Ct	\$ 10,500.00	\$4,800.00

AI-9264

Topics of Discussion **G.**

Council Work Session

Meeting Date: 06/06/2023

2024-2028 Capital Improvement Plan

Submitted By: Jim Bell

Department: Finance

Division: Accounting

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 05/16/2023 and 06/06/2023

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

2024-2028 Capital Improvement Plan

Purpose and Background

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

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

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

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

The 2024-2028 proposed CIP process is developed in support of the City's 2024 Budget with emphasis placed on the City's fiscal health, safety of the public and employees, and advancing the economic growth and stability of the community. The overall goals of the CIP includes:

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

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

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

Fiscal Impact

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

Attachments

Resolution
Exhibit A

CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2023-R-

APPROVING THE CITY OF HUBER HEIGHTS FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR 2024-2028.

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

WHEREAS, the 2024-2028 Five-Year Capital Improvement Plan has been prepared and submitted to City Council for review and consideration.

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

Section 1. The 2024-2028 Five-Year Capital Improvement Plan attached hereto as Exhibit A is hereby approved.

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

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

Passed by Council on the ____ day of ____, 2023;
____ Yeas; ____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A

2024 - 2028 Five-Year Capital Improvement Plan (CIP)



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

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The 2024-2028 proposed CIP process is developed in support of the City's 2024 Budget with emphasis placed on the City's fiscal health, safety of the public and employees, and advancing the economic growth and stability of the community. The overall goals of the CIP includes:

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

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

2024 - 2028 Five-Year Capital Improvement Plan (CIP)

Department	2024	2025	2026	2027	2028	5 Yr. Total
Planning and Zoning	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	80,000.00
Finance/Administration	3,555,900.00	12,056,400.00	57,900.00	56,400.00	4,900.00	15,681,500.00
Information Technology	376,700.00	366,700.00	229,700.00	165,700.00	299,700.00	1,438,500.00
Human Resources	40,000.00	18,000.00	18,000.00	18,000.00	18,000.00	112,000.00
Police Division	425,820.00	495,748.00	499,948.00	499,948.00	499,948.00	2,421,412.00
Fire Division	3,765,272.00	716,792.00	264,464.00	1,512,295.00	235,297.00	6,494,120.00
Parks and Recreation	900,000.00	567,500.00	435,000.00	372,500.00	30,000.00	2,305,000.00
Public Works	650,200.00	16,194,100.00	299,100.00	1,059,100.00	139,100.00	18,341,600.00
Engineering - Streets/Traffic	4,030,000.00	4,680,000.00	6,630,000.00	6,090,000.00	2,580,000.00	24,010,000.00
Engineering - Water	6,332,450.00	5,292,450.00	5,892,450.00	3,642,450.00	2,642,450.00	23,802,250.00
Engineering - Sewer	2,292,450.00	842,450.00	692,450.00	692,450.00	692,450.00	5,212,250.00
Engineering / Public Works - Stormwater	250,000.00	300,000.00	520,000.00	250,000.00	250,000.00	1,570,000.00
Engineering - GIS	50,000.00	50,000.00	50,000.00	50,000.00	-	200,000.00
Totals	22,684,792.00	41,596,140.00	15,605,012.00	14,424,843.00	7,407,845.00	101,668,632.00

Planning and Zoning

Project	2024	2025	2026	2027	2028	5 Yr. Total
Comprehensive Plan Update						-
Online Review Software						-
Zoning Vehicles lease (3)	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	80,000.00
						-
TOTALS:	16,000.00	16,000.00	16,000.00	16,000.00	16,000.00	80,000.00

Funded By:

General Fund - 101

Finance / Administration

Project	2024	2025	2026	2027	2028	5 Yr. Total
Furniture	3,000.00		3,000.00			6,000.00
Laser Printer		1,500.00		1,500.00		3,000.00
Budget Software	43,000.00					43,000.00
Payroll Software		50,000.00				50,000.00
Accounting Software			50,000.00			50,000.00
Replace Carpeting	5,000.00					5,000.00
Tax Vehicle lease	4,900.00	4,900.00	4,900.00	4,900.00	4,900.00	24,500.00
Tax Software				50,000.00		
Senior Center/Governance Center		8,400,000.00				8,400,000.00
City Hall/Police Dept/Current Senior Center Renovations		3,600,000.00				3,600,000.00
CR Dayton Property Renovations	3,500,000.00					3,500,000.00
TOTALS:	3,555,900.00	12,056,400.00	57,900.00	56,400.00	4,900.00	15,681,500.00

Funded By:

General Fund - 101

Information Technology

Project	2024	2025	2026	2027	2028	5 Yr. Total
Replace and upgrade all WiFi AP's to latest standard	5,000.00				5,000.00	10,000.00
Replace Water Dept Server				9,000.00		9,000.00
Replace Aquatic Center POS PC's	10,000.00				10,000.00	20,000.00
Replace Aquatic Center Entrance PCs with Tablets		5,000.00				5,000.00
Upgrade Network Switches to 10Gbe	50,000.00					50,000.00
City Vehicle lease	4,700.00	4,700.00	4,700.00	4,700.00	4,700.00	23,500.00
Replace Mobile Laptops Fire Vehicles		10,000.00			25,000.00	35,000.00
Replace Panasonic Toughbooks in Police Cruisers	50,000.00			50,000.00	50,000.00	150,000.00
Replace Dell VMWare Server	12,000.00	12,000.00		12,000.00		36,000.00
Replace Phone System			50,000.00			50,000.00
Replace Laptops Council Chambers		10,000.00				10,000.00
Replace Routers(3) Aquatic Center and City	12,000.00					12,000.00
Replace Power 911 System				75,000.00		75,000.00
Replace Council Tablets (9)	7,000.00					7,000.00
Replace Tax Server		10,000.00				10,000.00
Replace Dispatch Computers (4)	7,000.00					7,000.00
Replace Backup Appliance	40,000.00				40,000.00	80,000.00
Replace Computers city wide 5 years old	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	75,000.00
Replace server for Aquatic Center	2,000.00					2,000.00
Replace Water Plant computers	2,000.00					2,000.00
Replace SAN for VMWare infrastructure	50,000.00					50,000.00
Install Fiber Optic Cable Aquatic Center		100,000.00				100,000.00
Install Fiber Optic Backbone Chambersburg Road	100,000.00					100,000.00
Install Fiber Optic Cable Rose Music Center		100,000.00				100,000.00
City Hall building UPS and Generator			150,000.00			150,000.00
Replace Security Camera Systems each building		25,000.00			50,000.00	75,000.00
Add traffic/intersection cameras		75,000.00				75,000.00
Replace all network switches city wide					100,000.00	100,000.00
Add more storage to Watch Dawg DVR	10,000.00					10,000.00
Replace Watch Dawg DVR			10,000.00			10,000.00
						-
TOTALS:	376,700.00	366,700.00	229,700.00	165,700.00	299,700.00	1,438,500.00

Funded By:
General Fund - 101

Human Resources

Project	2024	2025	2026	2027	2028	5 Yr. Total
Upgrade Timekeeping Software	40,000.00	18,000.00	18,000.00	18,000.00	18,000.00	112,000.00
						-
						-
TOTALS:	40,000.00	18,000.00	18,000.00	18,000.00	18,000.00	112,000.00

Funded By:

General Fund - 101

Police

Project	2024	2025	2026	2027	2028	5 Yr. Total
Patrol Vehicles lease	182,520.00	301,248.00	301,248.00	301,248.00	301,248.00	1,387,512.00
Detective Vehicles lease	45,300.00	51,000.00	51,000.00	51,000.00	51,000.00	249,300.00
Command Staff Vehicles lease	32,800.00	32,800.00	32,800.00	32,800.00	32,800.00	164,000.00
K9 Vehicle lease	18,900.00	18,900.00	18,900.00	18,900.00	18,900.00	94,500.00
Other unmarked vehicles lease (3)	22,000.00	22,000.00	22,000.00	22,000.00	22,000.00	110,000.00
Replacement/Upgrade of Handguns	1,900.00	1,900.00	1,900.00	1,900.00	1,900.00	9,500.00
Speed Measuring Device Replacement/Upgrade	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	24,000.00
Ballistic Vests	18,000.00	12,000.00	13,000.00	13,000.00	13,000.00	69,000.00
Less-Lethal Shotguns	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	6,500.00
Citizen on Patrol Vehicles lease (2)	16,800.00	16,800.00	20,000.00	20,000.00	20,000.00	93,600.00
Public Affairs Van lease	18,000.00	18,000.00	18,000.00	18,000.00	18,000.00	90,000.00
Parking Lot Paving	45,000.00					45,000.00
Flock Camera (6) lease	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	75,000.00
Portable Speed Displays	3,500.00					3,500.00
						-
TOTALS:	425,820.00	495,748.00	499,948.00	499,948.00	499,948.00	2,421,412.00

Funded By:

General Fund - 101

Police Fund - 209

Drug Enforcement Fund - 211

Law Enforcement Fund - 212

Law Enforcement Assistance - 242

Federal Equity Sharing - 434

Fire

Project	2024	2025	2026	2027	2028	5 Yr. Total
Rotational Replacement of PPE sets (10)	42,000.00	44,520.00	47,192.00	50,023.00	53,025.00	236,760.00
Hydraulic Rescue Tools	56,000.00					56,000.00
Station 23 renovation/addition	3,240,000.00					3,240,000.00
Station 22 /25 upgrades and repairs	15,000.00	25,000.00	20,000.00	20,000.00		80,000.00
Cardiac Monitoring Equipment	122,272.00	122,272.00	122,272.00	122,272.00	122,272.00	611,360.00
Fire Engine Replacement (move E23 to E25 new to E23)				875,000.00		875,000.00
Medic Replacement		375,000.00		385,000.00		760,000.00
Staff Vehicle Replacements	55,000.00	60,000.00	60,000.00	60,000.00	60,000.00	295,000.00
Lucas CPR Replacement			15,000.00			15,000.00
Radio Equipment	175,000.00	90,000.00				265,000.00
Boat & Trailer (equipment)	60,000.00					60,000.00
TOTALS:	3,765,272.00	716,792.00	264,464.00	1,512,295.00	235,297.00	6,494,120.00

Funded By:

General Fund - 101

Fire Fund - 210

Fire Capital - 431

Parks and Recreation

Project	2024	2025	2026	2027	2028	5 Yr. Total
Roofing on Restroom Buildings	25,000.00	30,000.00				55,000.00
Replace Parks Truck	35,000.00			50,000.00		85,000.00
Concession stand equipment		7,500.00		7,500.00		15,000.00
Community Center HVAC/renovations	80,000.00		50,000.00			130,000.00
Walking path repairs and additions		20,000.00		20,000.00		40,000.00
Skate Park	125,000.00	25,000.00	15,000.00	15,000.00	15,000.00	195,000.00
Replace Park gateway name signs	40,000.00					40,000.00
Playing fields regrading		25,000.00		50,000.00		75,000.00
Parking lot repair	20,000.00	25,000.00	50,000.00			95,000.00
Replace Roofing on Shelters	25,000.00		25,000.00			50,000.00
Restore/Upgrade restroom building(s)	50,000.00	50,000.00		50,000.00		150,000.00
Resurface Tennis & Basketball courts		50,000.00		100,000.00		150,000.00
Parks Finish Mower			60,000.00			60,000.00
Inclusive play structure and surface	200,000.00	250,000.00	200,000.00			650,000.00
Parks Zero Turn Mower	20,000.00		20,000.00			40,000.00
Dog Park Repairs		20,000.00		25,000.00		45,000.00
Repair/Replace fixtures and equipment at RMC	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00	75,000.00
Amphitheater Upgrades	15,000.00	50,000.00				65,000.00
Tom Cloud Splash Pad Improvements	250,000.00			40,000.00		290,000.00
						-
TOTALS:	900,000.00	567,500.00	435,000.00	372,500.00	30,000.00	2,305,000.00

Funded By:

General Fund - 101

Parks and Recreation Fund - 218

Public Works

Project	2024	2025	2026	2027	2028	5 Yr. Total
compact size pick-up truck lease	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	25,500.00
compact size pick-up truck lease	5,100.00	5,100.00	5,100.00	5,100.00	5,100.00	25,500.00
1/2-ton pick-up (f-150 Rose) lease	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	44,500.00
1 and 1/2-ton Crew Cab liftgate (F-350) lease	9,100.00	9,100.00	9,100.00	9,100.00	9,100.00	45,500.00
1-ton pick-up dump bed insert (F-250) lease	6,500.00	6,500.00	6,500.00	6,500.00	6,500.00	32,500.00
1-ton pick-up Service Body (F-250) lease	6,800.00	6,800.00	6,800.00	6,800.00	6,800.00	34,000.00
1-ton pick-up Reg (F-250) lease	6,600.00	6,600.00	6,600.00	6,600.00	6,600.00	33,000.00
1 and 1/2-ton Crew Cab liftgate (F-350) lease	9,100.00	9,100.00	9,100.00	9,100.00	9,100.00	45,500.00
2-ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
2-ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
1/2-ton ext cab pick-up (F-150) lease	8,900.00	8,900.00	8,900.00	8,900.00	8,900.00	44,500.00
2-ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
2-ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
1 and 1/2-ton Crew Cab liftgate (F-350) lease	9,100.00	9,100.00	9,100.00	9,100.00	9,100.00	45,500.00
2 ton dump body (F-450) lease	11,000.00	11,000.00	11,000.00	11,000.00	11,000.00	55,000.00
1/2-ton ext cab pick-up (F-150) lease		8,900.00	8,900.00	8,900.00	8,900.00	35,600.00
New Public Works Facility		15,600,000.00				15,600,000.00
Replace snow plow chassis and upfit	460,000.00	155,000.00	160,000.00	620,000.00		1,395,000.00
Asphalt pavement roller	60,000.00					60,000.00
Replace/Add Front End Loader		300,000.00		300,000.00		600,000.00
						-
TOTALS:	650,200.00	16,194,100.00	299,100.00	1,059,100.00	139,100.00	18,341,600.00

Funded By:

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

Engineering - Streets/Traffic

Project	2024	2025	2026	2027	2028	5 Yr. Total
Street Improvement Program	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	2,000,000.00	10,000,000.00
Sidewalk Program	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	750,000.00
Miscellaneous Traffic Studies & Upgrades	50,000.00	50,000.00	50,000.00	50,000.00	50,000.00	250,000.00
Mast Arm Traffic Pole Installation - Design	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	200,000.00
Mast Arm Traffic Pole Installation - Construction	300,000.00	300,000.00	300,000.00	300,000.00	300,000.00	1,500,000.00
S. R. 201/Carriage Trails Intersection Improvements	1,200,000.00					1,200,000.00
Crosswalk Stamping and Striping	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	200,000.00
New Carlisle Pike to Chambersburg Roadway Installation - Design and Construction	100,000.00		2,000,000.00			2,100,000.00
Brandt Pike Revitalization - Design and Construction	150,000.00	1,500,000.00				1,650,000.00
Powell Road Curve Realignment - Construction		500,000.00				500,000.00
Chambersburg Road Improvement - Phase IV Acquisition		100,000.00				100,000.00
Chambersburg Road Improvement - Phase IV Construction			1,850,000.00			1,850,000.00
Chambersburg Road West Widening Acquisition			200,000.00			200,000.00
Chambersburg Road West Widening Construction				3,510,000.00		3,510,000.00
TOTALS:	4,030,000.00	4,680,000.00	6,630,000.00	6,090,000.00	2,580,000.00	24,010,000.00

Funded By:

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

Engineering - Water

Project	2024	2025	2026	2027	2028	5 Yr. Total
Capital Projects budgeted through Veolia	1,360,000.00	800,000.00	800,000.00	800,000.00	800,000.00	4,560,000.00
Water Main Replacement Program	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00	1,800,000.00	9,000,000.00
EPA Reports	70,000.00	40,000.00	40,000.00	40,000.00	40,000.00	230,000.00
RMA Water Meter Replacement	2,000,000.00	2,000,000.00	2,000,000.00			6,000,000.00
Well No. 7 Construction	1,100,000.00					1,100,000.00
Paint Chambersburg Water Tower (Int. and Ext.)		600,000.00				600,000.00
Water Main Extension on Taylorsville from WTP to Timberhill - Design and Construction		50,000.00	1,200,000.00			1,250,000.00
Water Main Extension on Taylorsville from Brandt Pike to Bellefontaine - Design and Construction			50,000.00	1,000,000.00		1,050,000.00
Inspection Vehicle (1/2 lease)	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	12,250.00
TOTALS:	6,332,450.00	5,292,450.00	5,892,450.00	3,642,450.00	2,642,450.00	23,802,250.00

Funded By:

Water Fund - 501

Water Utility Reserve Fund - 504

Engineering - Sewer

Project	2024	2025	2026	2027	2028	5 Yr. Total
Sanitary Sewer Capital Projects budgeted through Veolia	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00	500,000.00
Sanitary Sewer and Manhole Repair	150,000.00	150,000.00	150,000.00	150,000.00	150,000.00	750,000.00
Upgrade Existing Lift Stations & Pump Repair	40,000.00	40,000.00	40,000.00	40,000.00	40,000.00	200,000.00
Sanitary Sewer Lining	400,000.00	400,000.00	400,000.00	400,000.00	400,000.00	2,000,000.00
Sanitary Sewer Extension on Chambersburg Road from SR 4 going west	1,600,000.00					1,600,000.00
Clearing Wooded Easement for 16" Force Main from Fishburg Rd to WWTP		150,000.00				150,000.00
Inspection Vehicle (1/2 lease)	2,450.00	2,450.00	2,450.00	2,450.00	2,450.00	12,250.00
						-
TOTALS:	2,292,450.00	842,450.00	692,450.00	692,450.00	692,450.00	5,212,250.00

Funded By:

Sewer Fund - 551

Sewer Acquisition/Capital Fund - 552

Engineering / Public Works - Stormwater

Project	2024	2025	2026	2027	2028	5 Yr. Total
Engineering						
Stormwater Management (Ditch cleaning, Storm Pipe/Culvert Repair, Lining or Replacement, Catch Basin Repair)	250,000.00	150,000.00	150,000.00	250,000.00	250,000.00	1,050,000.00
Chambersburg Road - Phase IV Widening (Storm portion)		150,000.00				150,000.00
Chambersburg Road - West Widening (Storm portion)			150,000.00			150,000.00
Public Works						
Replace Leaf Vac Unit			220,000.00			220,000.00
						-
						-
TOTALS:	250,000.00	300,000.00	520,000.00	250,000.00	250,000.00	1,570,000.00

Funded By:

Storm Water Management Fund - 571

Engineering - GIS

Project	2024	2025	2026	2027	2028	5 Yr. Total
Storm Sewer Survey	50,000.00	50,000.00	50,000.00	50,000.00		200,000.00
						-
						-
TOTALS:	50,000.00	50,000.00	50,000.00	50,000.00	-	200,000.00

Funded By:

Water Fund - 501

Sewer Fund - 551

Storm Water Management - 571

General Fund - 101

AI-9263

Topics of Discussion H.

Council Work Session

Meeting Date: 06/06/2023

Heathermere Woods - Incentive District/Development Plan

Submitted By: Kyren Gantt

Department: Economic Development

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/06/2023

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

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

Agenda Item Description or Legislation Title

Heathermere Woods - Incentive District/Development Plan

Purpose and Background

The purpose of this Economic Development Plan ("Plan") is to satisfy the requirement of Section 5709.40(A)(5)(f) of the Ohio Revised Code, which requires that an economic development plan evidence that the public infrastructure serving a proposed residential tax increment financing incentive district 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. This Plan relates to a 120-lot residential development in the City on approximately 15.8595 acres, known as the Heathermere II Development. The proposed development is located north of Kitridge Road, east of Bellefontaine Road, south of Brentwood Drive, and west of Heather Way. The property for this development is the remaining portion of a development which began construction in 2001. The property remains in an undeveloped condition and detracts from the image, character, and value of the surrounding completed development. Completing this development with a new, multi-unit residential development will stabilize and finalize development in the area.

The City is considering the creation of a residential Tax Increment Financing (TIF) Incentive District encompassing the proposed residential development. The Incentive District will help to: (1) use quality architecture and design; (2) permit the development of high quality, multi-unit housing; (3) enhance the City by providing for public infrastructure improvements necessary for the preservation and advancement of the public health, safety, and well-being; and (4) increase the City's collection of income taxes and, over time, real property taxes. Payments in lieu of taxes collected from the proposed Incentive District will fund public infrastructure improvements necessary to support residential development. The improvements will take place in three (3) phases and the collective improvements proposed in association with the Incentive District will improve the access, in both ease and safety, to the numerous recreation amenities located within Thomas Cloud Park, located within two-tenths of a mile from the Heathermere II Development and within the Incentive District. Due to its proximity to the proposed development and location within the proposed TIF District, Thomas Cloud Park represents the most immediate, direct, and accessible recreational opportunity for residents of the proposed development as well as those residents already residing in the proposed district.

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 increasing the safety levels of the pedestrian transportation and recreational amenities utilized by the residents of the proposed development. The proposed Incentive District is located in an area identified by the City for growth and development.

Fiscal Impact

Source of Funds: Tax Increment Financing (TIF)

Cost: \$0
Recurring Cost? (Yes/No): No
Funds Available in Current Budget? (Yes/No): N/A

Financial Implications:

The developer forecasts 120 housing units with an average sale price per unit of \$180,000. The average assessed value per unit is forecasted at \$171,000. The total revenue generated from all taxing jurisdictions is \$15,872,737.64.

Attachments

Legislation Calendar
Ordinance
Exhibit A
Exhibit A - Attachment A
Exhibit A - Attachment B
Exhibit B

**Heathermere II TIF
Legislative Schedule
2023**

June 6 (Work Session):	Introduce Economic Development Plan
June 12 (Council):	First Reading
June 26 (Council):	Second Reading & Final Adoption
July 28 (Staff):	Notice to Property Owner(s)
August 14 (Staff):	Notice to County
September 19 (Work Session):	Schedule Public Hearing – Formality Only
September 20 (Staff):	Notice to School
September 25 (Council):	Public Hearing & First Reading
October 23 (Council):	Second Reading & Final Adoption

CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2023-O-

TO APPROVE AN ECONOMIC DEVELOPMENT PLAN AND TO STATE THAT THE CITY MAY HEREAFTER PROCEED WITH APPROVAL OF TAX INCREMENT FINANCING INCENTIVE DISTRICT.

WHEREAS, Section 5709.40(c) of the Ohio Revised Code authorizes the legislative authority of a municipal corporation to create, by ordinance, incentive districts and declare the improvement to each parcel of real property within those districts to be public purpose; and

WHEREAS, Section 5709.40(a) of the Ohio Revised Code requires incentive districts to have one or more distress characteristics, which may be defined as inadequate public infrastructure serving the districts as evidence by written economic development plan for the districts; and

WHEREAS, the City’s Division of Engineering has determined to create an incentive district in the City, as depicted and described in Exhibit A attached hereto (the “Incentive District”); and

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

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

Section 1. This Council adopts and approves the Economic Development Plan, and the City’s Division of Engineering and all departments and divisions of the City administration are authorized and directed to consult and use the Economic Development Plan as guidance in establishing the Incentive District and providing financing for public infrastructure improvements. Copies of the Economic Development Plan will be kept on file in the City’s Division of Engineering.

Section 2. This Council may hereafter proceed to establish the Incentive District under Section 5709.40(c) of the Ohio Revised Code.

Section 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

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

Passed by Council on the ____ day of _____, 2023;
____ Yeas; ____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

EXHIBIT A

**CITY OF HUBER HEIGHTS, OHIO
HEATHERMERE II DEVELOPMENT PLAN
RESIDENTIAL INCENTIVE DISTRICT**

May 1, 2023

The Plan

The purpose of this Economic Development Plan (this “Plan”) is to satisfy the requirement of Section 5709.40(A)(5)(f) of the Ohio Revised Code, which requires that an economic development plan evidence that the public infrastructure serving a proposed residential tax increment financing incentive district 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 a 120-lot residential development in the City on approximately 15.8595 acres, known as the Heathermere II development. The proposed development is located north of Kitridge Rd., east of Bellefontaine Rd., south of Brentwood Dr., and west of Heather Way.

The property for this development (the “Property”) is the remaining portion of a development which began construction in 2001. The Property remains in an undeveloped condition and detracts from the image, character, and value of the surrounding completed development. Completing this development with a new, multi-unit residential development will stabilize and finalize development in the area.

The current development plans for these projects are contained in Attachment A.

Proposed Incentive District

The City is considering the creation of a residential Tax Increment Financing (TIF) Incentive District (the “Incentive District”) encompassing the proposed residential development. The Incentive District will help to: (1) use quality architecture and design; (2) permit the development of high quality, multi-unit housing; (3) enhance the City by providing for public infrastructure improvements necessary for the preservation and advancement of the public health, safety, and well-being; and (4) increase the City’s collection of income taxes and, over time, real property taxes.

Public Infrastructure Improvements

Payments in lieu of taxes collected from the proposed Incentive District will fund public infrastructure improvements necessary to support residential development, including, without limitation, the following improvements:

The Phase I Improvements include the construction of pedestrian oriented infrastructure to ensure the residents of the proposed development have safe and appropriate access to the numerous recreation amenities located within Tom Cloud Park, located within two-tenths of a mile from Heathermere II and within the Incentive District. Due to its proximity to the proposed development and location within the proposed TIF District, Tom Cloud Park represents the most immediate, direct, and accessible recreational opportunity for residents of the proposed

development as well as those residents already residing in the proposed district. Such improvements may include, but are not limited to the extension of sidewalks along Bellefontaine Rd., from Brentwood Rd. to Kitridge Rd.; pedestrian signalization as well as crosswalk improvements at the intersection of Brandt Pike and Kitridge Rd., and any such other improvements as deemed necessary by the City Engineer to ensure the Phase I Improvements are completed of which may include, but is not limited to; excavating, grading, paving, constructing and installing curbs and gutters, storm sewer, 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.

Phase II Improvements will include all Public Infrastructure Improvements (as the terms is defined in Ohio Revised Code Sections 5709.40) 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. (Attachment B), dated September 30, 2022. Phase II 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 District.

Phase III Improvements will include the replacement, repair, maintenance, and/or construction of new or existing capital asset amenities located within Tom Cloud Park, located within two-tenths of a mile from Heathermere II and within the Incentive District; or any costs directly associated thereto such as 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. For the purposes of this phase, “capital asset” shall have the same meaning as defined within the Ohio Administrative Code. Any and all such replacement, repair, maintenance, and/or construction of new or existing amenities within Tom Cloud Park identified as Phase II Improvements must qualify as a capital asset as defined herein.

The collective improvements proposed in association with The Incentive District will improve the access, in both ease and safety, to the numerous recreation amenities located within Tom Cloud Park, located within two-tenths of a mile from Heathermere II and within the Incentive District. Due to its proximity to the proposed development and location within the Incentive District, Tom Cloud Park represents the most immediate, direct, and accessible recreational opportunity for residents of the proposed development as well as those residents already residing in the proposed district.

Analysis and Assessment

The proposed residential development described in this Plan will help the City to enhance the safety and functionality of the community's pedestrian transportation system as well as 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 proposed Incentive District will assist in financing public infrastructure improvements vital to the growth and development of the proposed development but will also aid in providing safe and easy access to recreational amenities for those residents of the proposed development. Moreover, the Incentive District 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.

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 increasing the safety levels of the pedestrian transportation and recreational amenities utilized by the residents of the proposed development. The proposed Incentive District is located in an area identified by the City for growth and development.

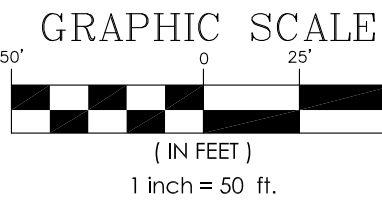
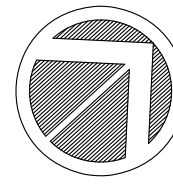
Attachments

Attachment A: Current development plans for the Residential Developments

Attachment B: Citywide Infrastructure Reliance Study

RECORD PLAN
HEATHERMERE WOODS
BEING A RE-PLAT OF HEATHERMERE, SECTION ONE, LOT 43
AS RECORDED IN P.B. 179, PG. 3-3A

LOCATED IN:
SECTION 21 TOWN 2, RANGE 8 M.Rs.
CITY OF HUBER HEIGHTS
MONTGOMERY COUNTY, OHIO
CONTAINING: 15.8595 AC.
JUNE 20, 2022



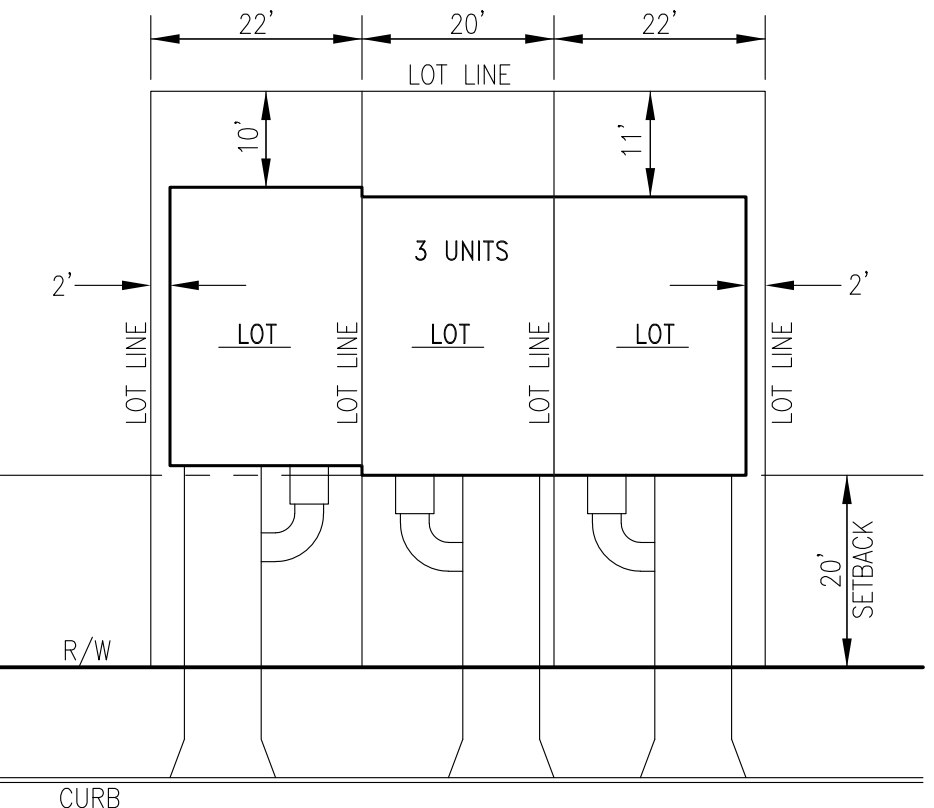
OCCUPATION STATEMENT

OCCUPATION, WHERE IT EXISTS, GENERALLY AGREES WITH MONUMENTATION FOUND.

~ INDICATES PORTION OF EXISTING DRAINAGE AND UTILITY EASE. TO BE VACATED WITH THIS PLAT.

ACREAGE TABULATION

RESIDENTIAL LOTS #1-#120	=	3.6938 AC.
OPEN SPACE LOT #121	=	10.2702 AC.
RESIDENTIAL STREET R/W	=	1.8955 AC.
TOTAL	=	18.8595 AC.



TYPICAL LOT DETAIL
SCALE: 1"=20'

NOTE: See sheets 3 thru 5 for detailed lot configuration.

- MONUMENT LEGEND —
- 5/8" Iron Pin found (#5 Rebar)
 - 5/8" Iron Pin set with yellow plastic cap stamped: "Reinke L.S. #6207"
 - ⊕ Iron Pipe found
 - ⊗ Stone found
 - ⬆ Spike found
 - ⬆ P.K. Nail Set
 - ⬆ P.K. Nail found
 - ⬆ Concrete Monument found
 - ⬆ Concrete Monument set
 - ⬆ Axle found

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	15.00'	90°00'00"	23.56'	S 83°56'41" W	21.21'
C2	350.00'	49°36'16"	303.02'	S 75°51'27" E	293.64'
C3	275.00'	31°25'42"	150.85'	N 84°56'44" W	148.96'
C4	350.00'	5°59'01"	36.55'	S 54°02'50" E	36.54'
C5	350.00'	12°35'00"	76.87'	S 63°19'50" E	76.71'
C6	350.00'	30°26'55"	186.00'	S 85°26'07" E	183.82'
C7	15.00'	83°42'30"	21.91'	N 15°11'05" W	20.02'
C8	225.00'	18°52'26"	74.12'	N 36°06'23" E	73.78'
C9	50.00'	41°24'35"	36.14'	N 66°14'53" E	35.36'
C10	50.00'	262°49'09"	229.35'	S 44°27'24" E	75.00'
C11	50.00'	41°24'35"	36.14'	S 24°50'19" W	35.36'
C12	20.00'	90°00'00"	31.42'	N 89°27'24" W	28.28'
C13	275.00'	46°24'27"	222.74'	N 21°15'10" W	216.70'
C14	50.00'	41°24'35"	36.14'	N 22°39'20" E	35.36'
C15	50.00'	262°49'09"	229.35'	S 88°02'57" E	75.00'
C16	50.00'	41°24'35"	36.14'	S 18°45'14" E	35.36'
C17	325.00'	46°24'27"	263.24'	N 21°15'10" W	256.10'
C18	20.00'	90°00'00"	31.42'	S 00°32'36" W	28.28'
C19	275.00'	18°52'26"	90.59'	N 36°06'23" E	90.18'
C20	15.00'	83°42'30"	21.91'	S 68°31'25" W	20.02'
C21	250.00'	18°52'26"	82.35'	N 36°06'23" E	81.98'
C22	300.00'	46°24'27"	242.99'	N 21°15'10" W	236.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 59°49'54" W	60.56'
L2	S 83°07'13" W	77.47'
L3	N 79°20'25" E	110.71'

SHEET 2 OF 6
PREPARED BY:

ENGINEER:



63 Rhoads Center Drive
Centerville, OH 45458
(937) 434-4810

Engineering / Surveying / Land Planning

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

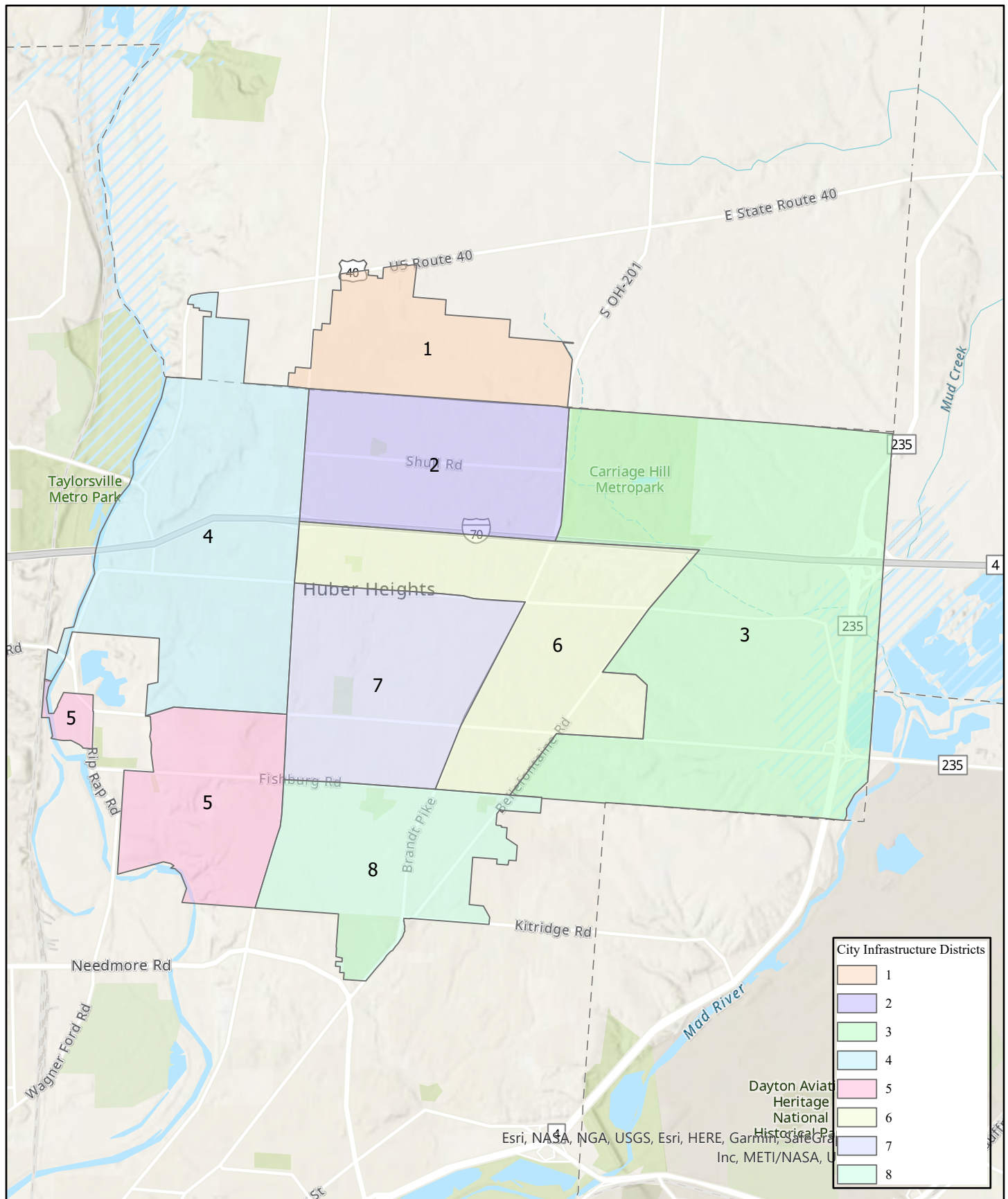
The city's roadway network provides critical access for people and goods to reach homes and businesses throughout the city. These residences and businesses rely on the roadway network to reach points inside and outside the city limits. The primary roadways that carry people and goods to points beyond 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.

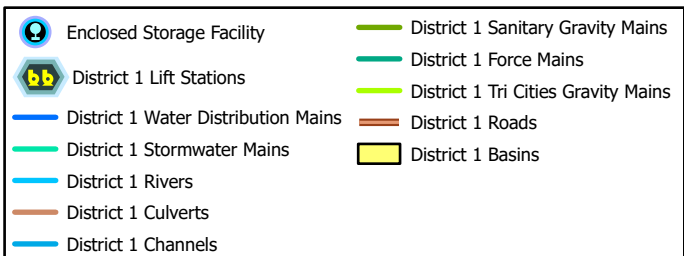
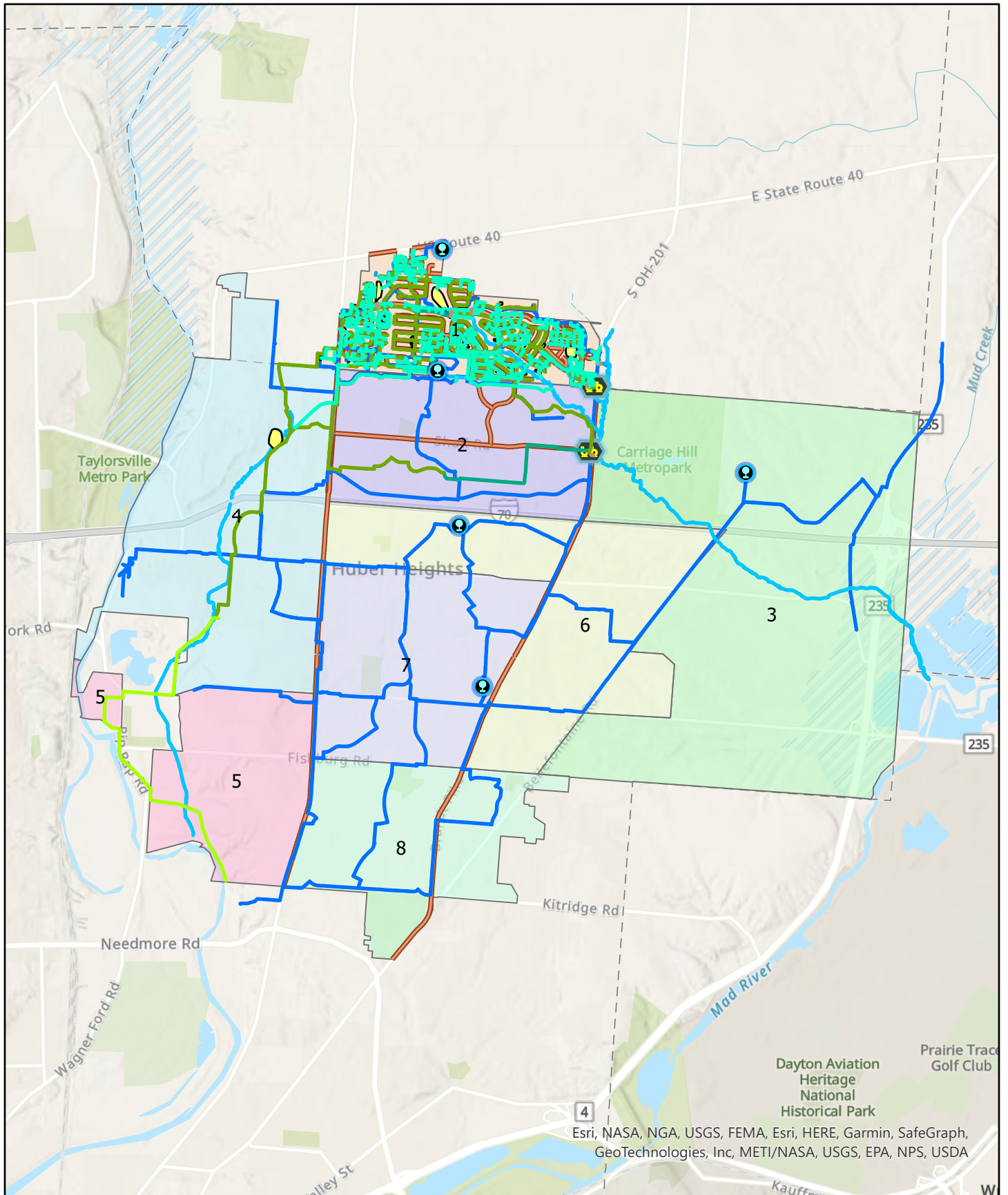
Appendix A

Infrastructure District 1



We think bigger.

Infrastructure District 1 - Overview

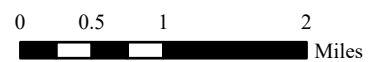
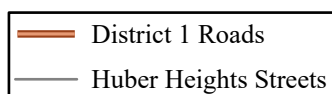
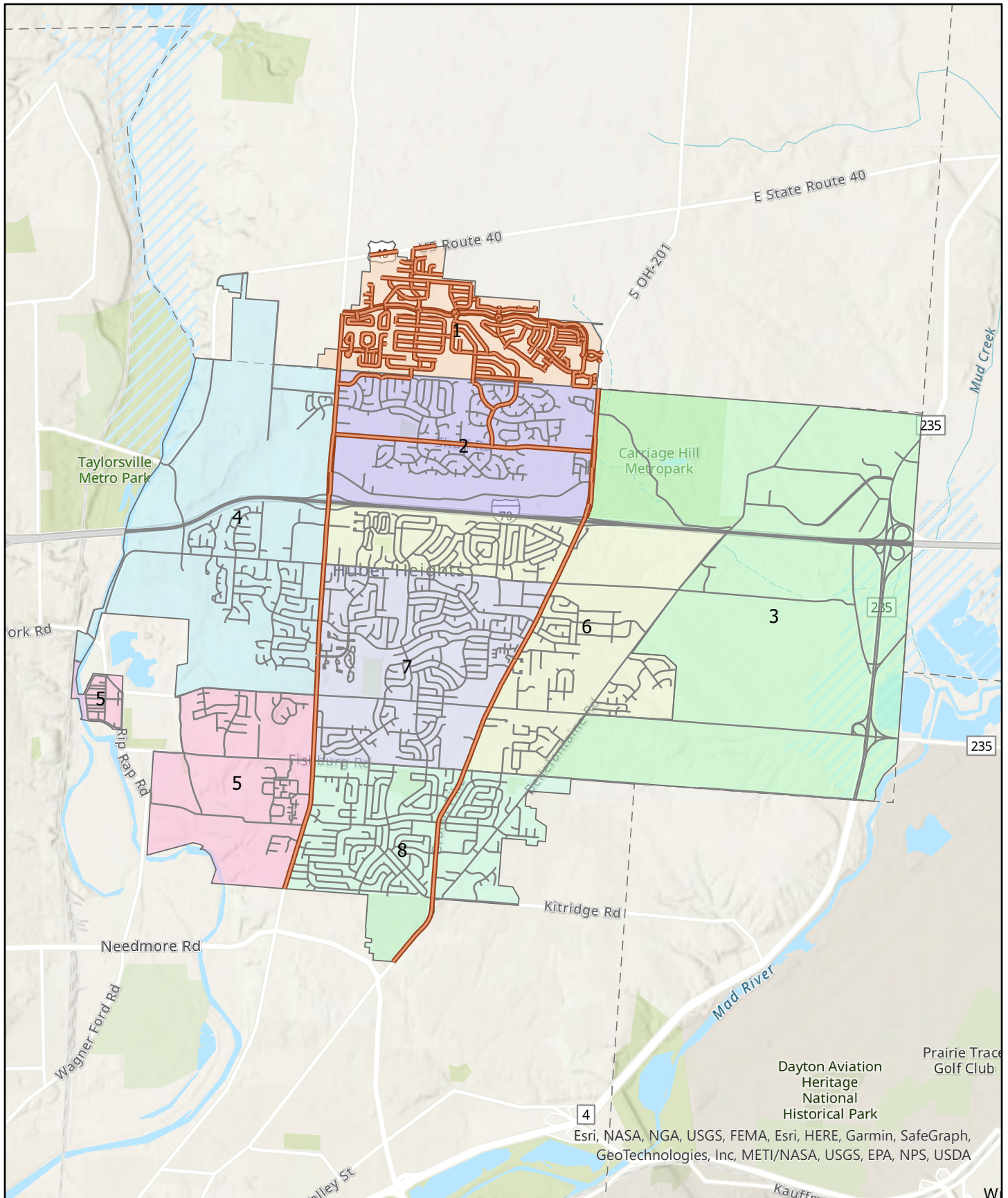


0 0.5 1 2 Miles

1 inch equals 1 miles



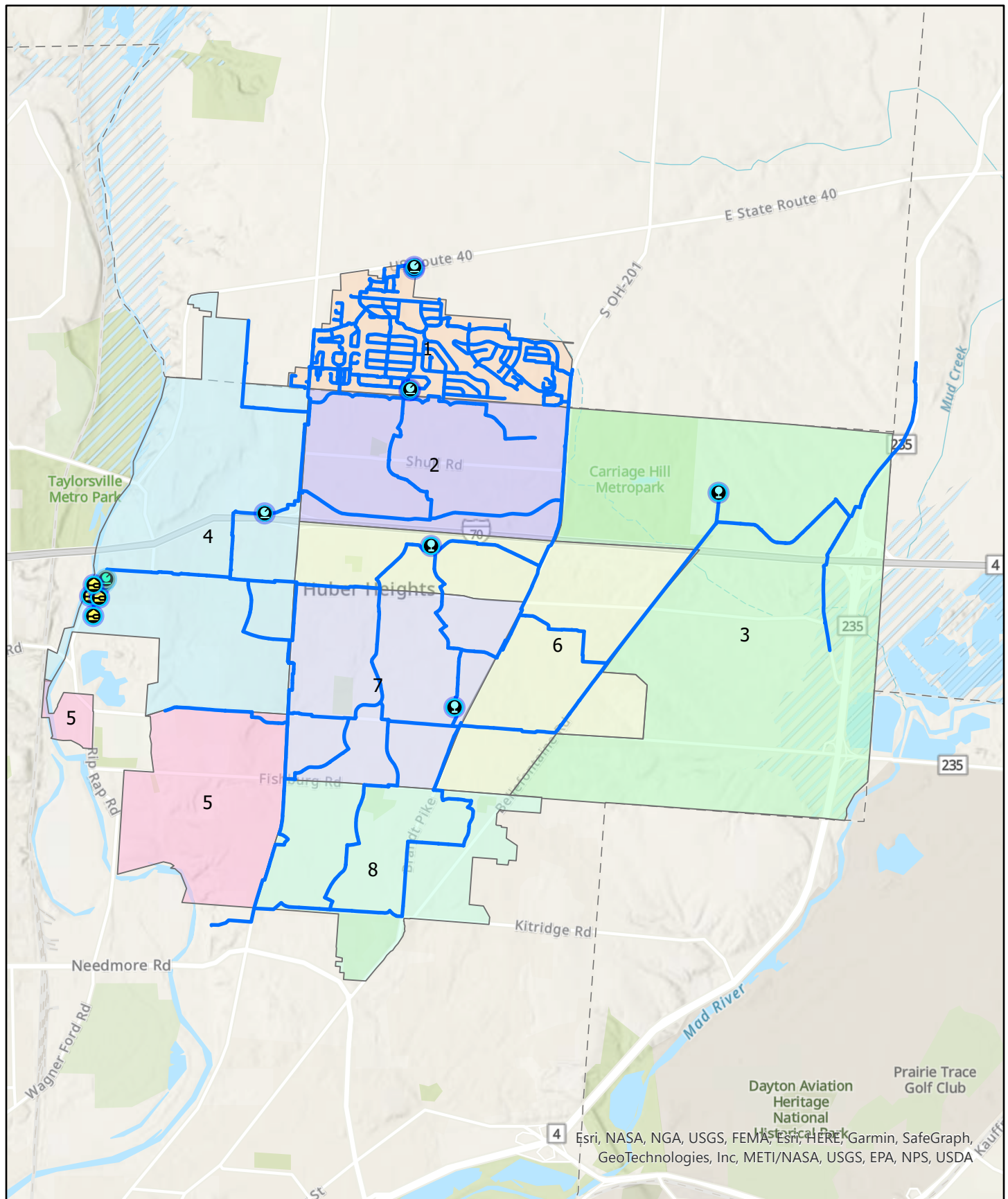
Infrastructure District 1 - Roads



1 inch equals 1 miles



Infrastructure District 1 - Water



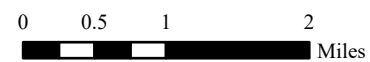
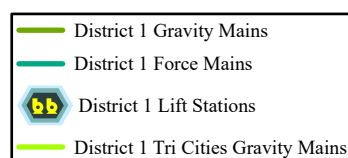
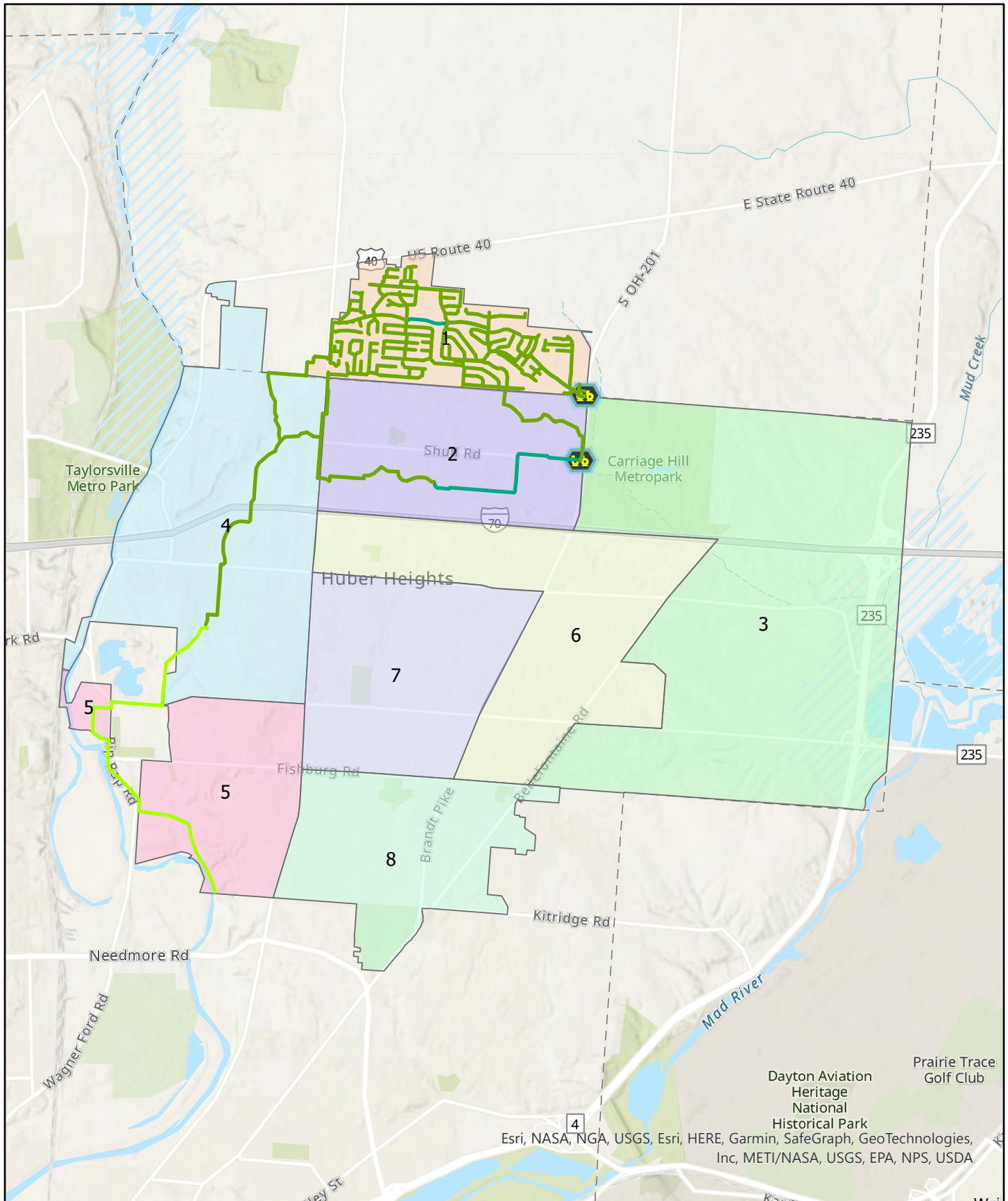
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



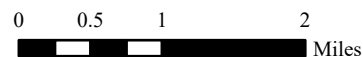
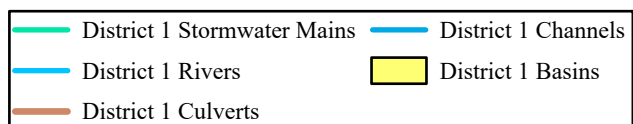
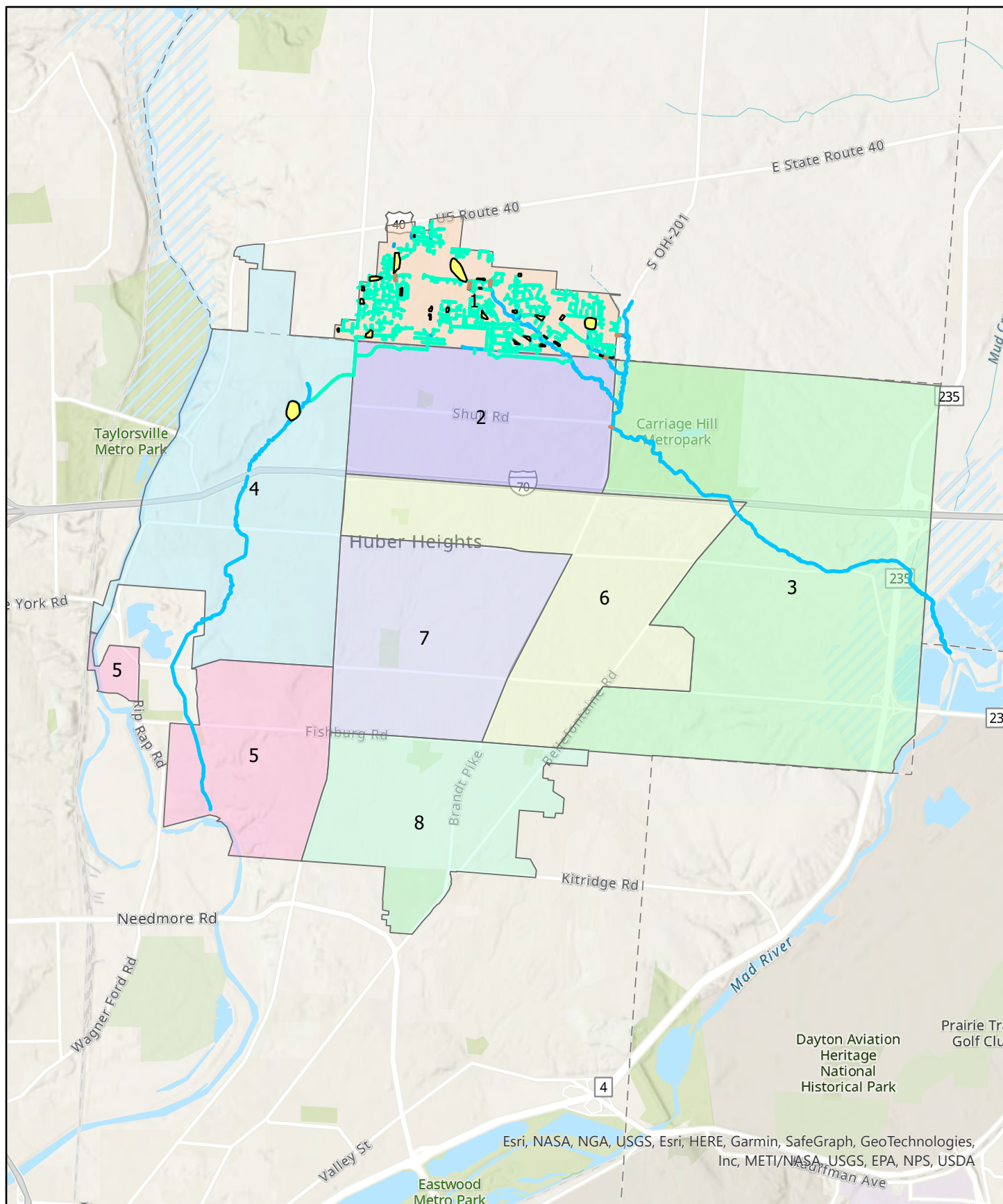
Infrastructure District 1 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 1 - Stormwater



1 inch equals 1 miles



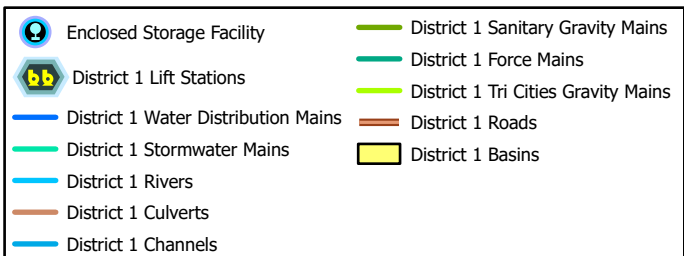
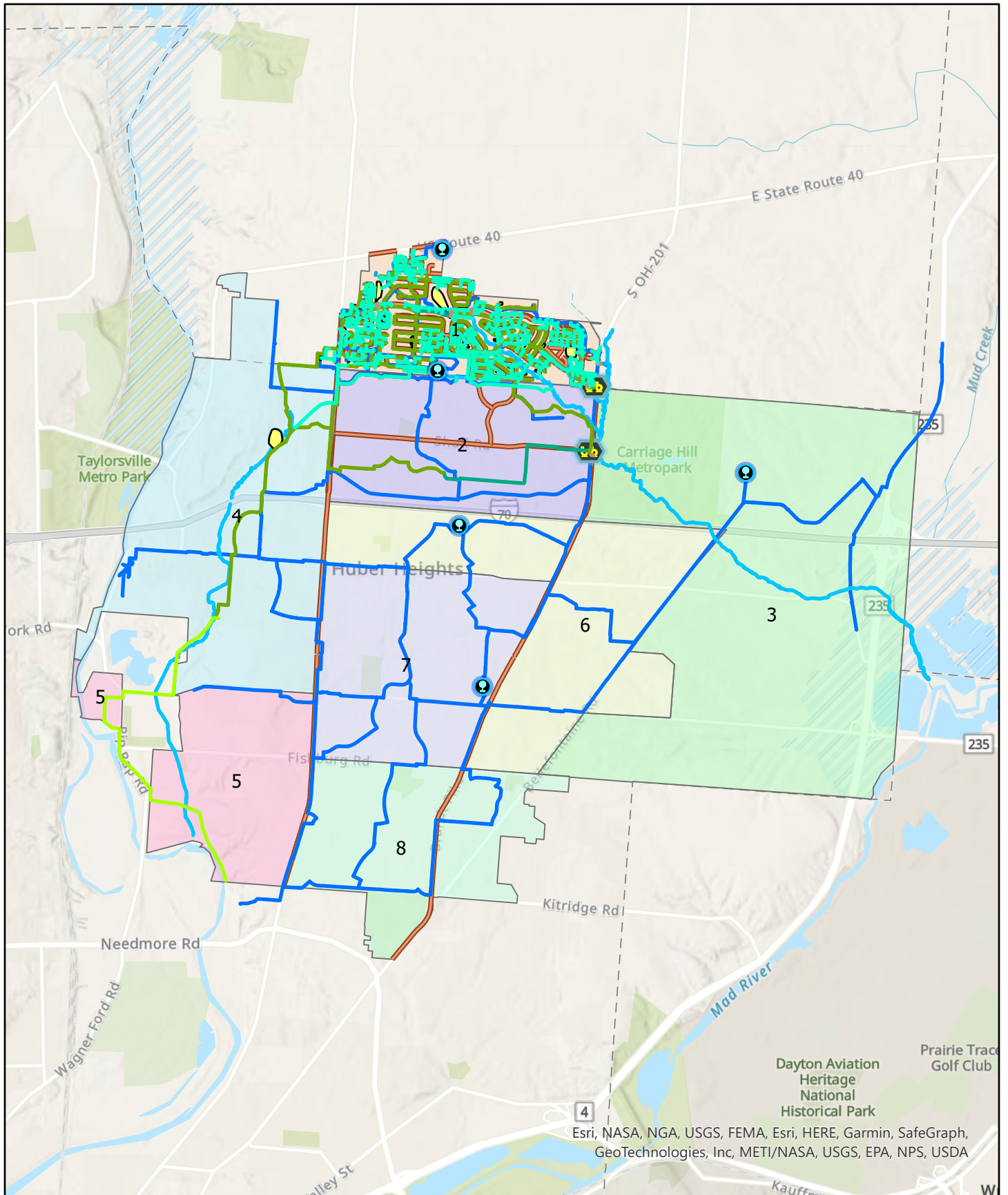
Appendix B

Infrastructure District 2



We think bigger.

Infrastructure District 1 - Overview

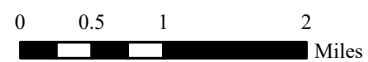
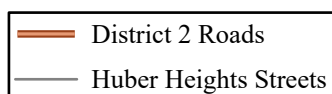
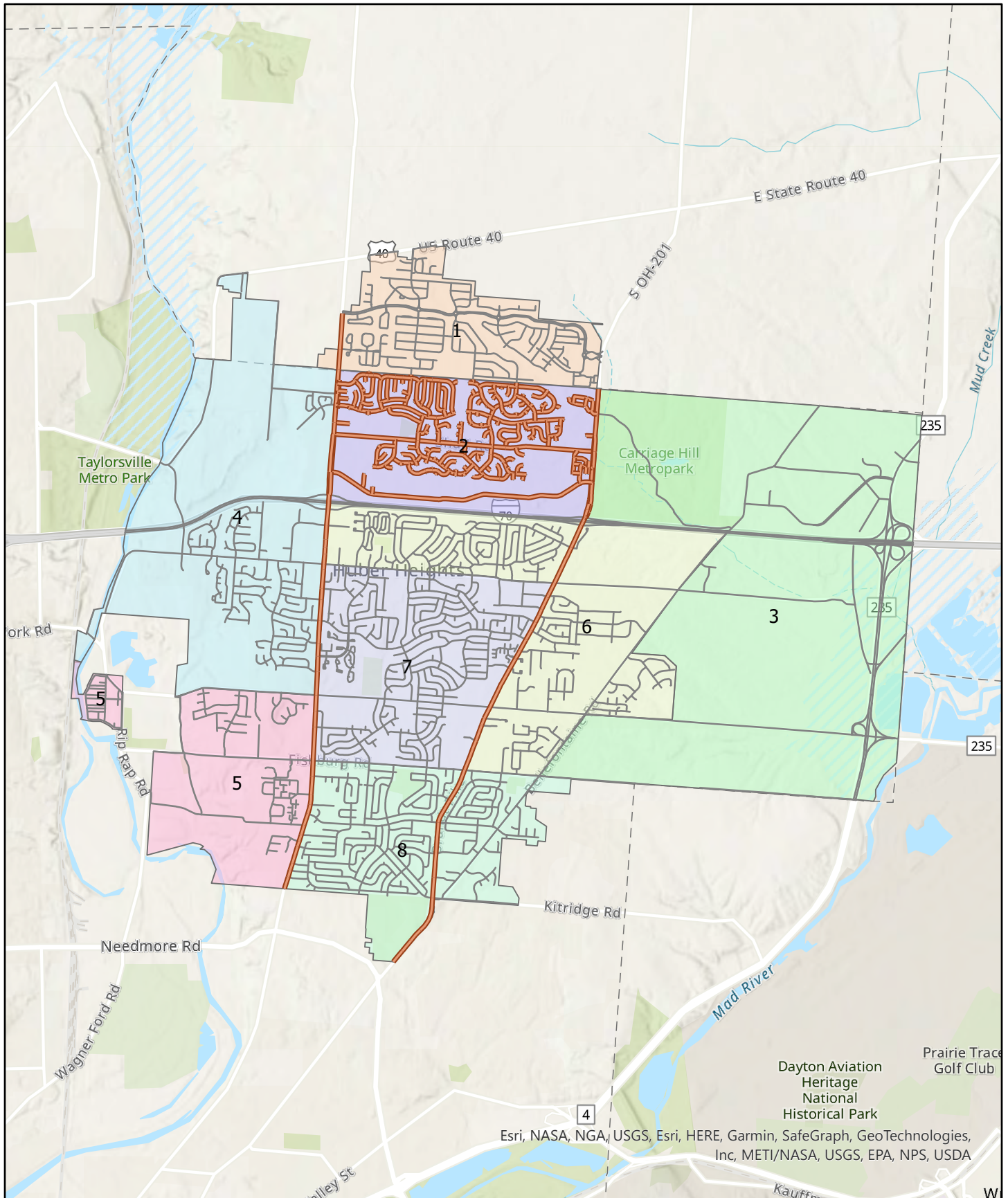


0 0.5 1 2 Miles

1 inch equals 1 miles



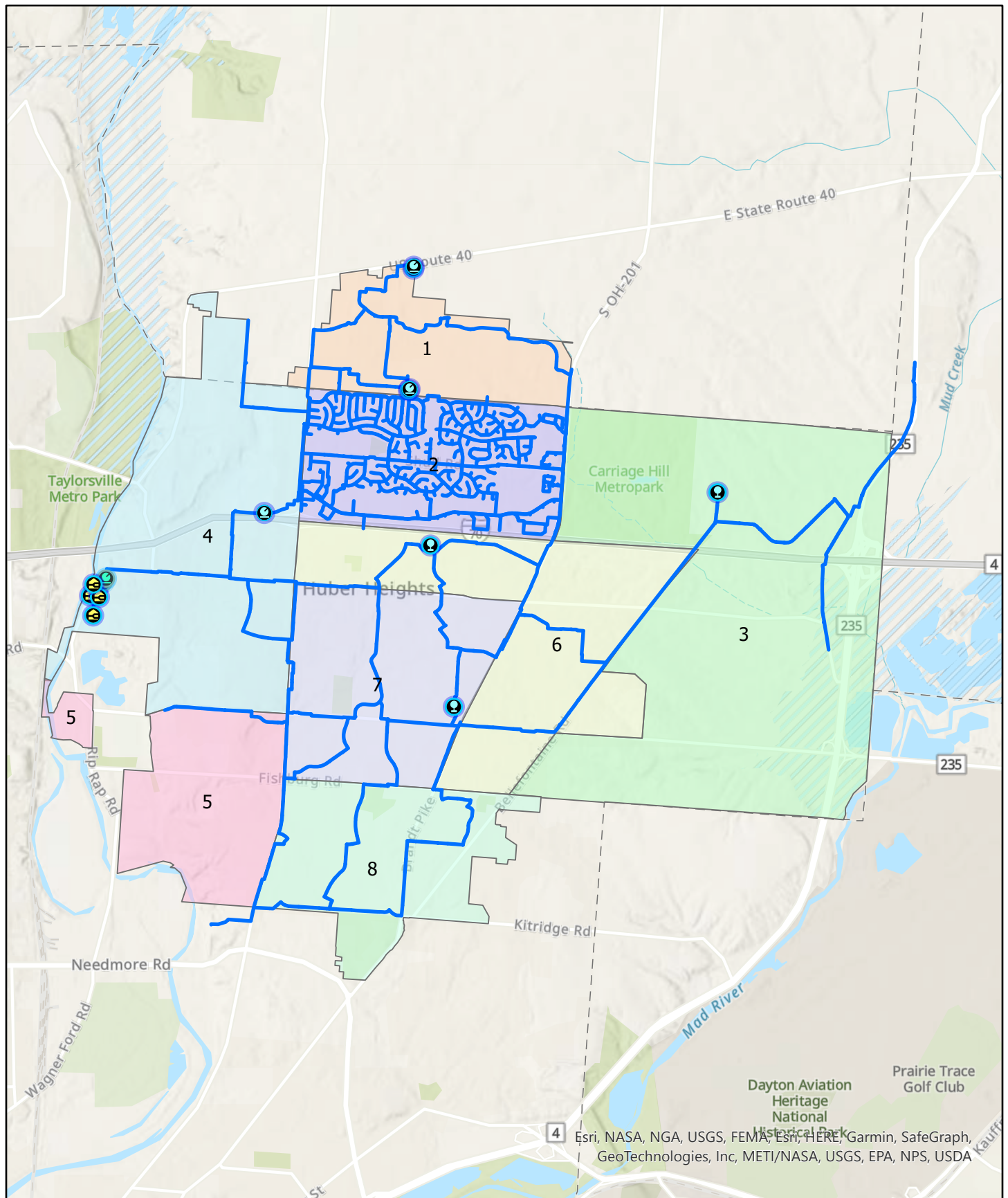
Infrastructure District 2 - Roads



1 inch equals 1 miles



Infrastructure District 2 - Water



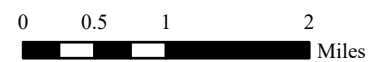
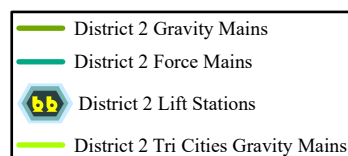
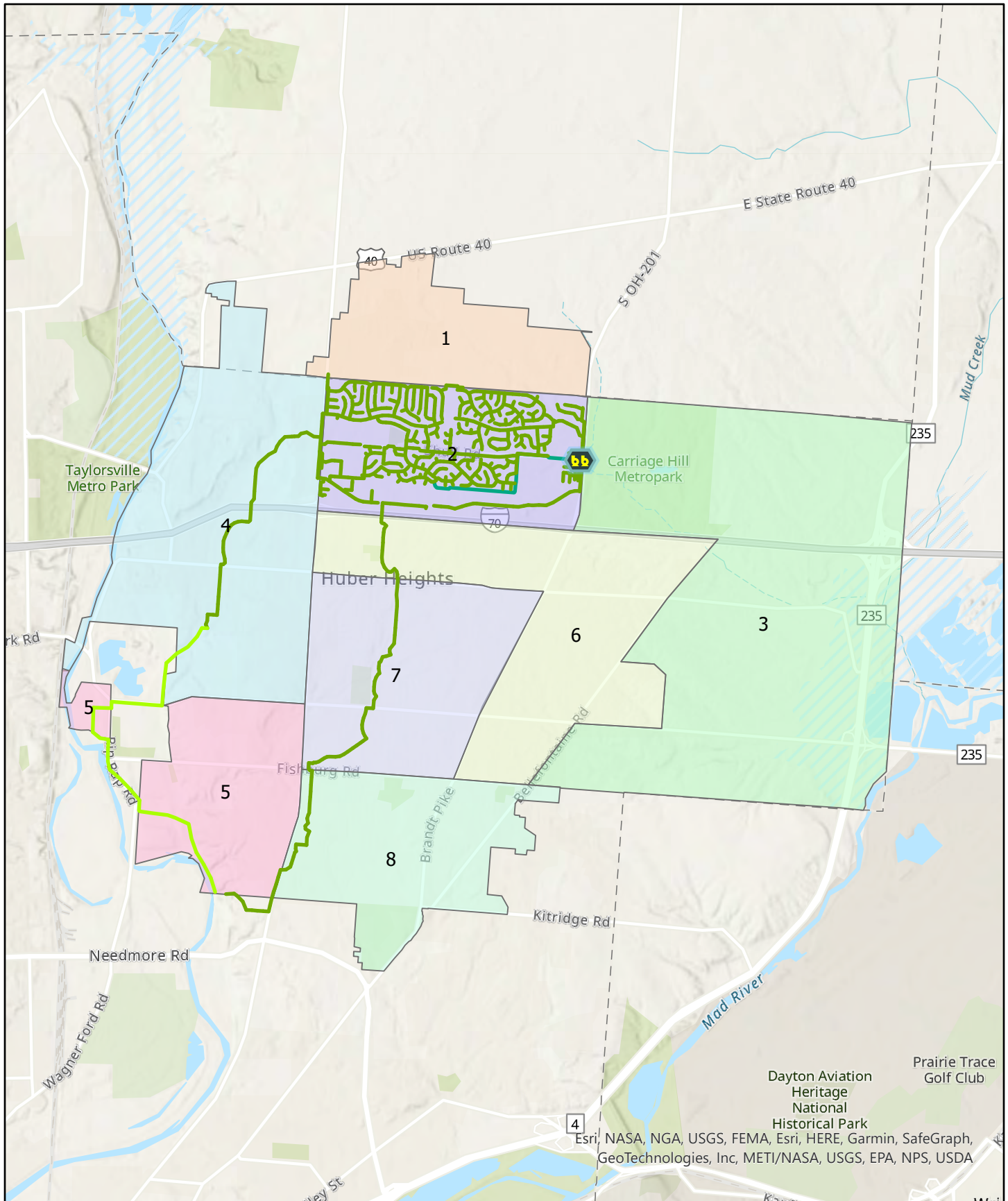
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



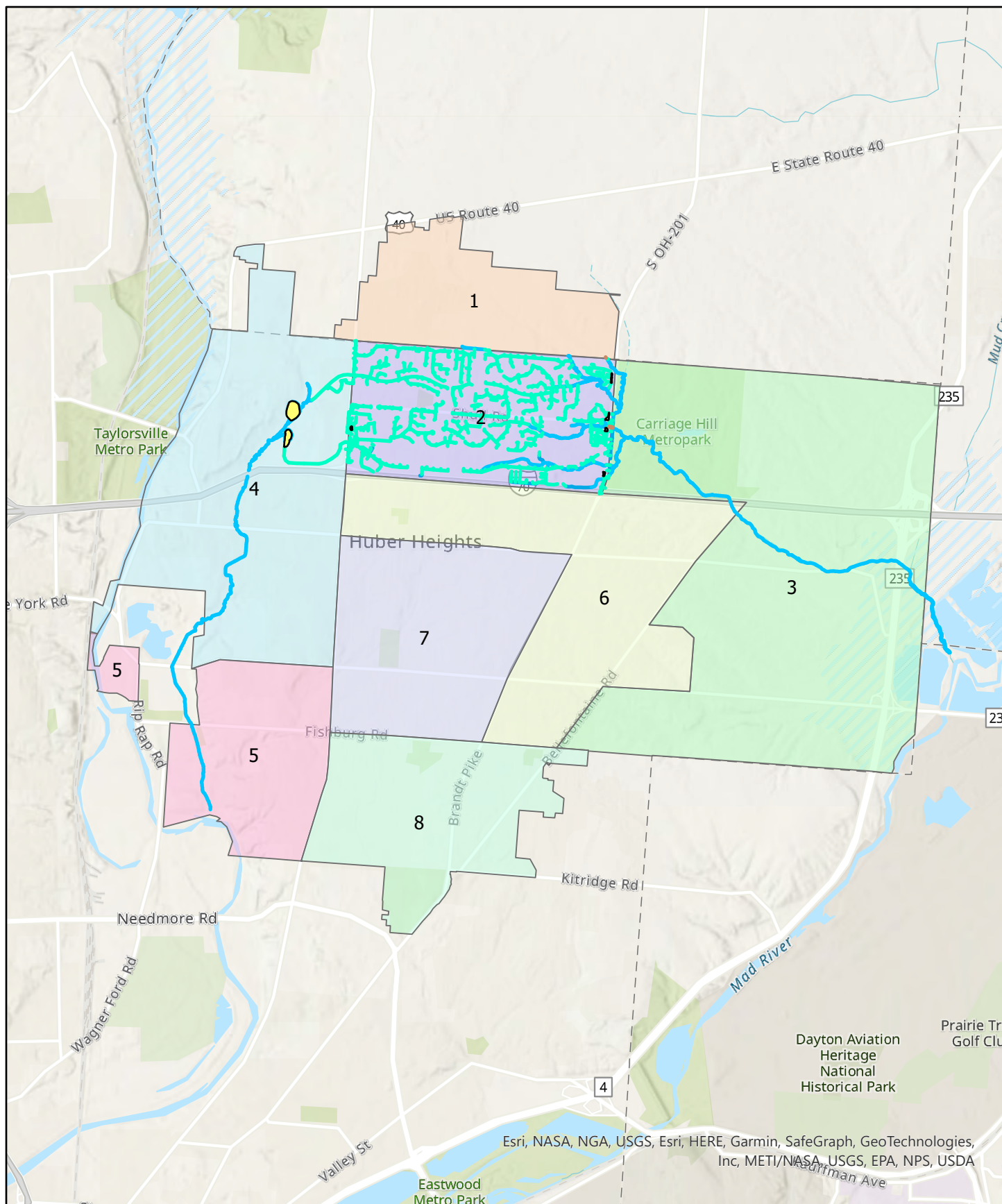
Infrastructure District 2 - Sanitary Sewer



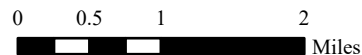
1 inch equals 1 miles



Infrastructure District 2 - Stormwater



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



1 inch equals 1 miles



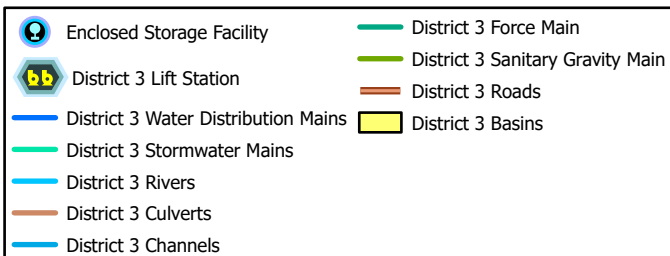
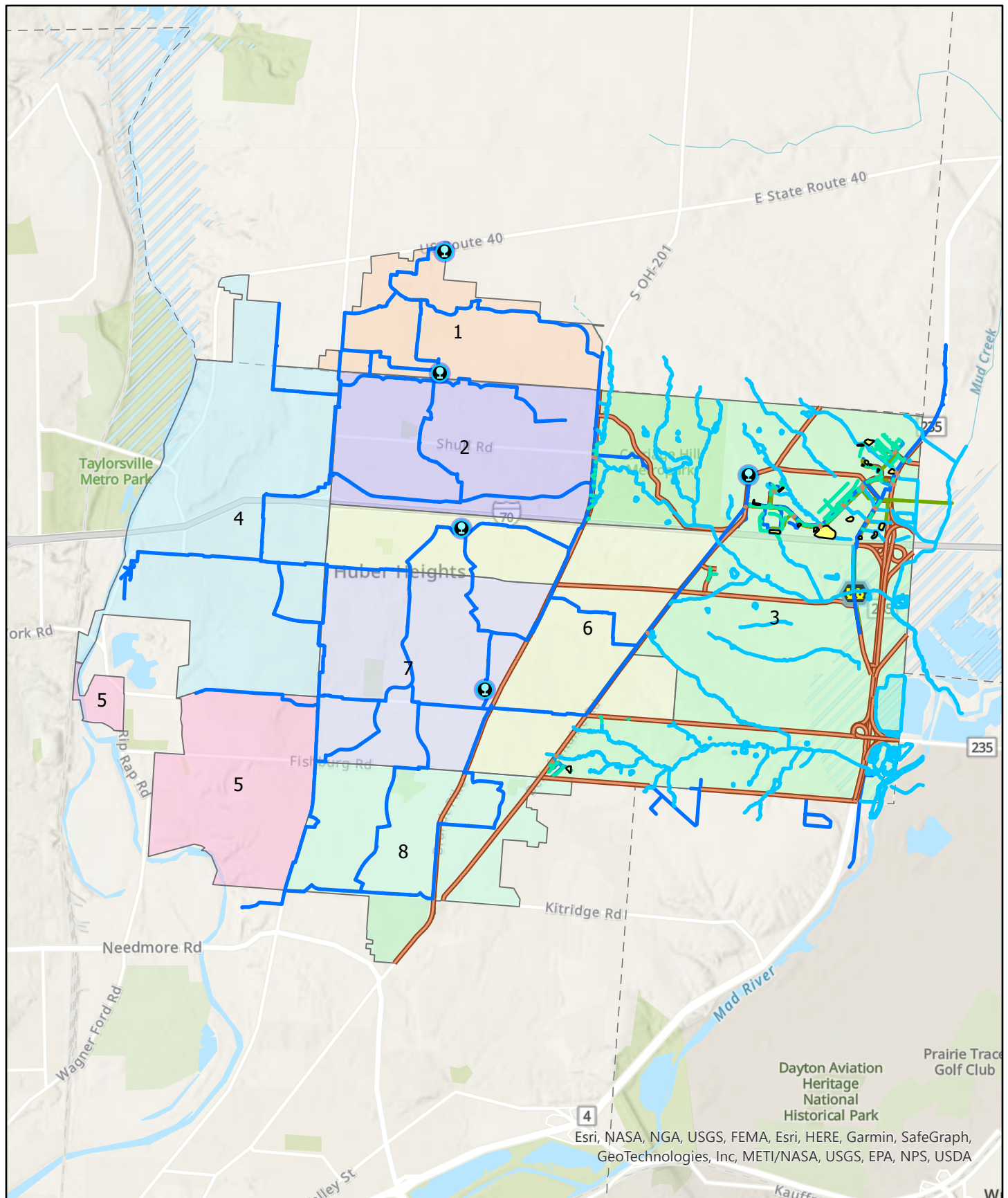
Appendix C

Infrastructure District 3



We think bigger.

Infrastructure District 3 - Overview

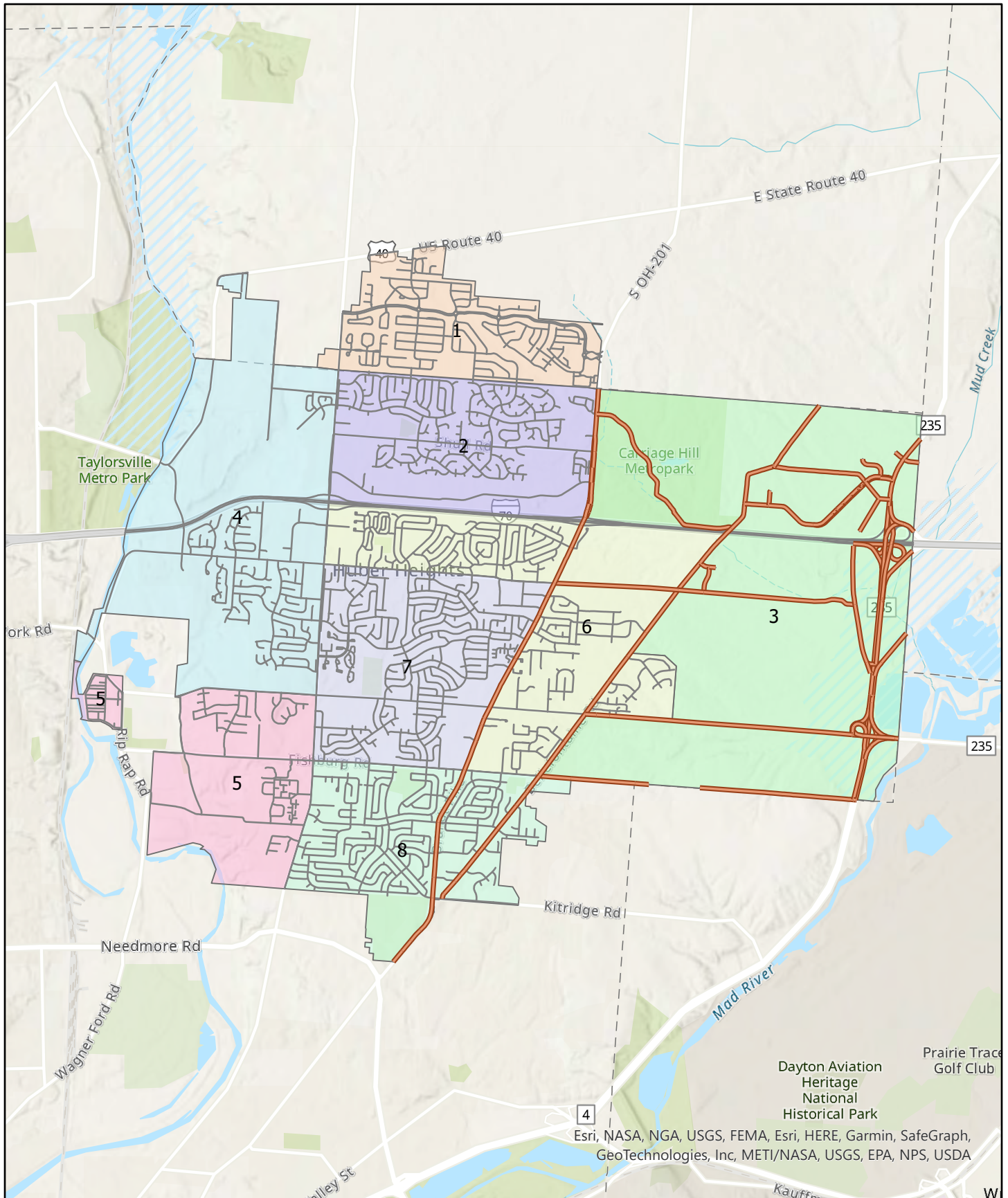


0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 3 - Roads



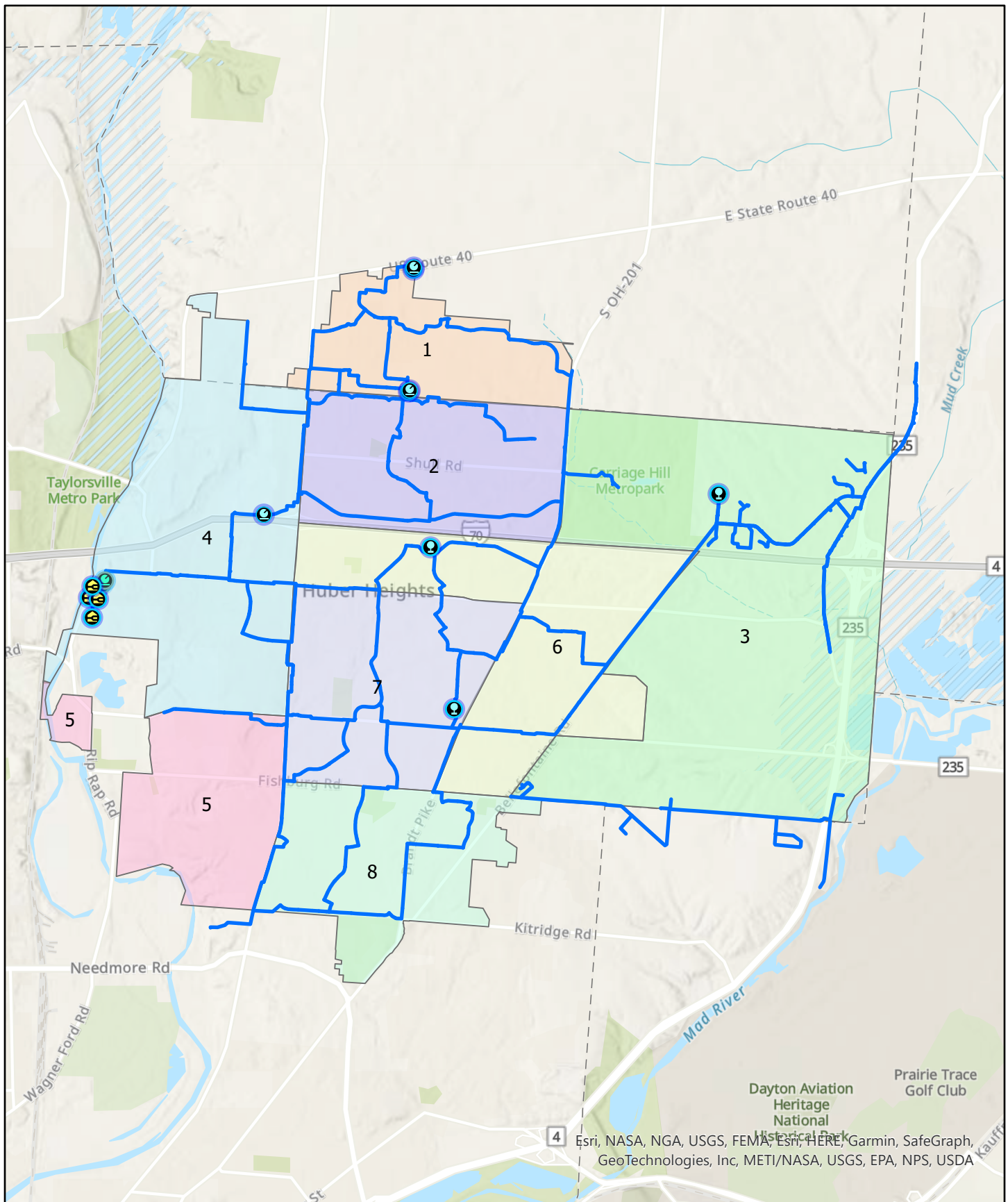
— District 3 Roads
— Huber Heights Streets

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 3 - Water



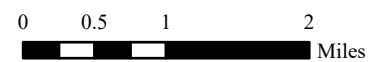
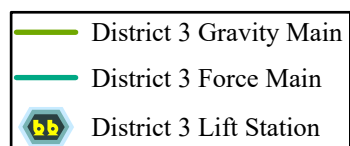
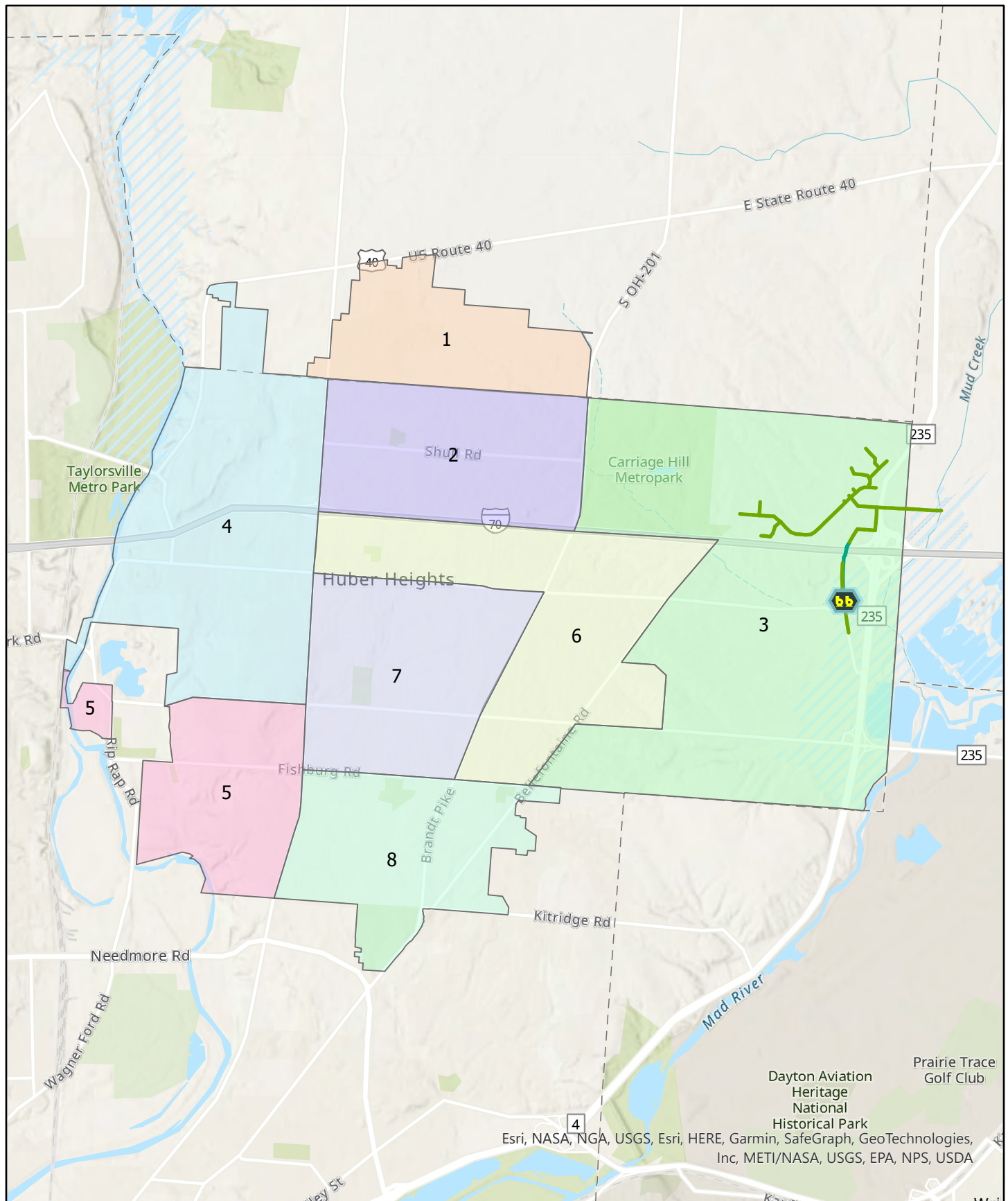
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



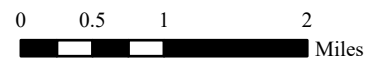
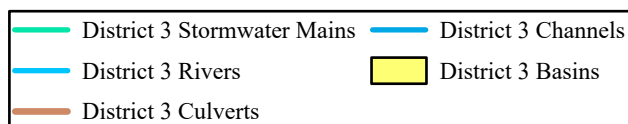
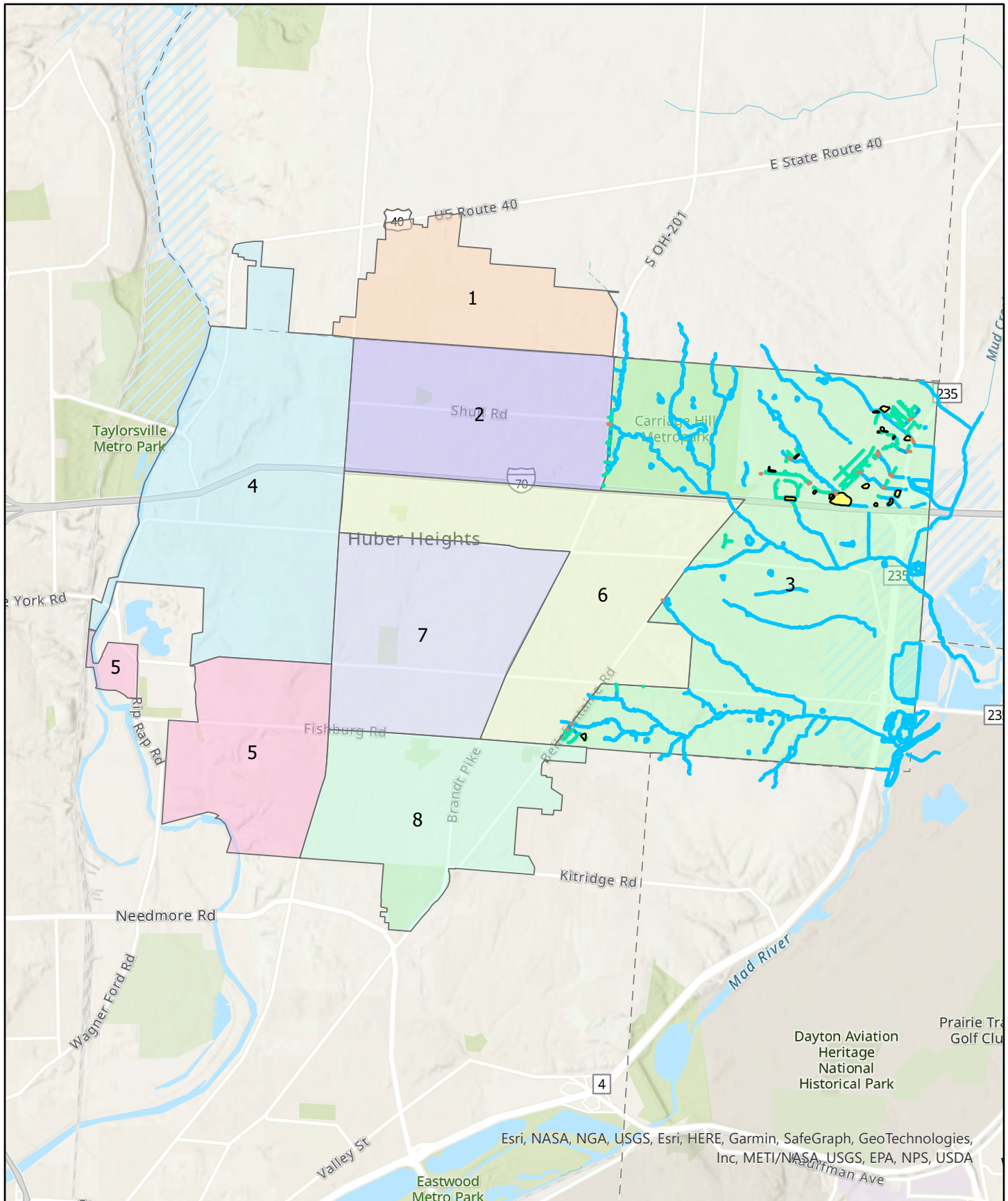
Infrastructure District 3 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 3 - Stormwater



1 inch equals 1 miles



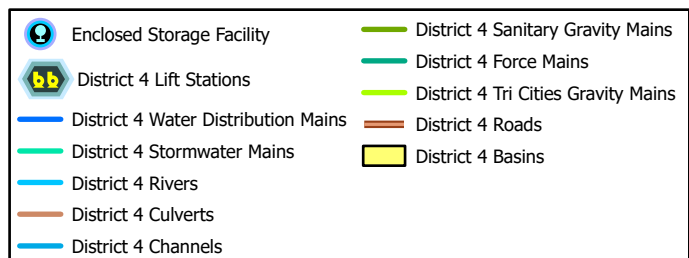
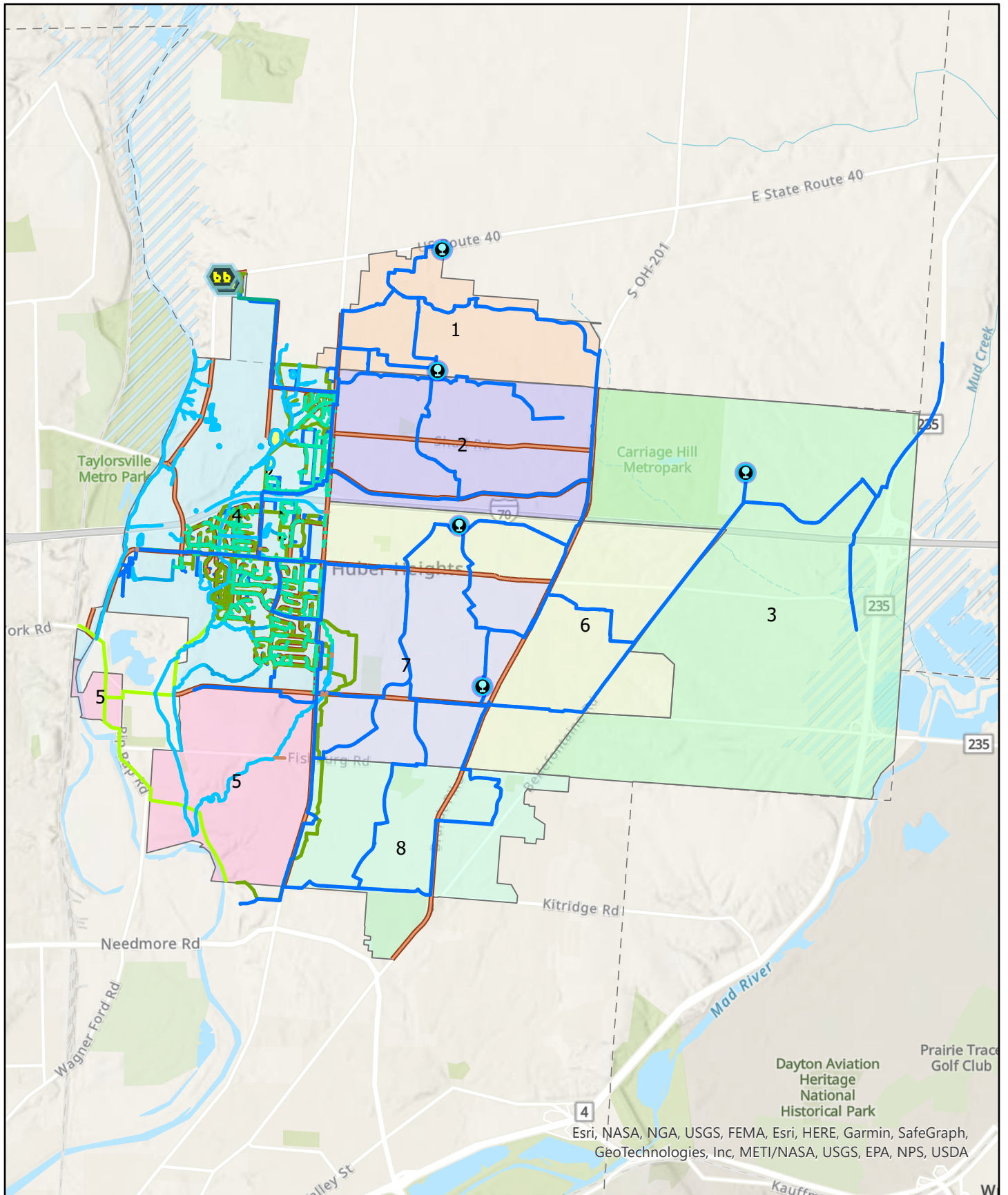
Appendix D

Infrastructure District 4



We think bigger.

Infrastructure District 4 - Overview

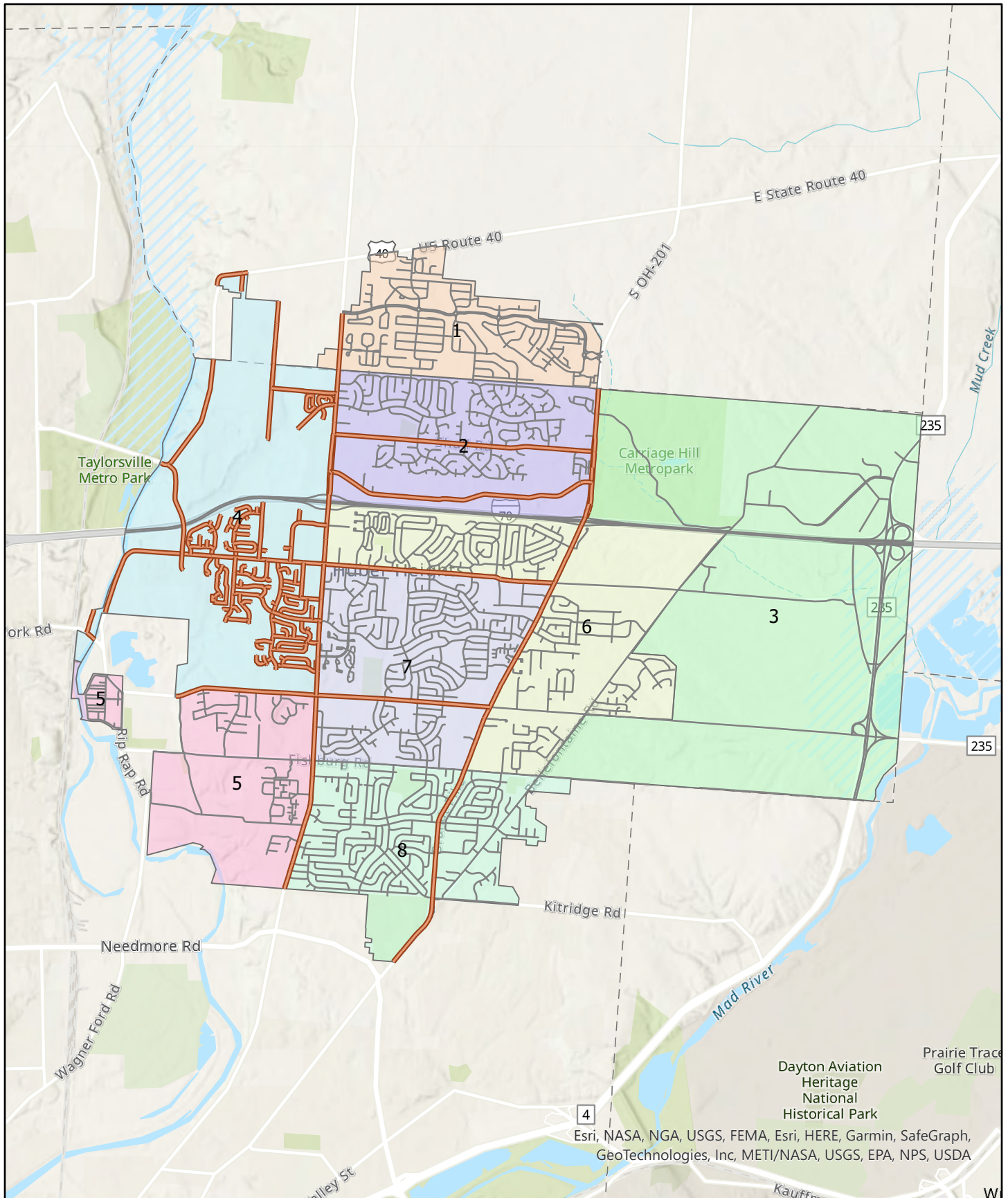


0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 4 - Roads



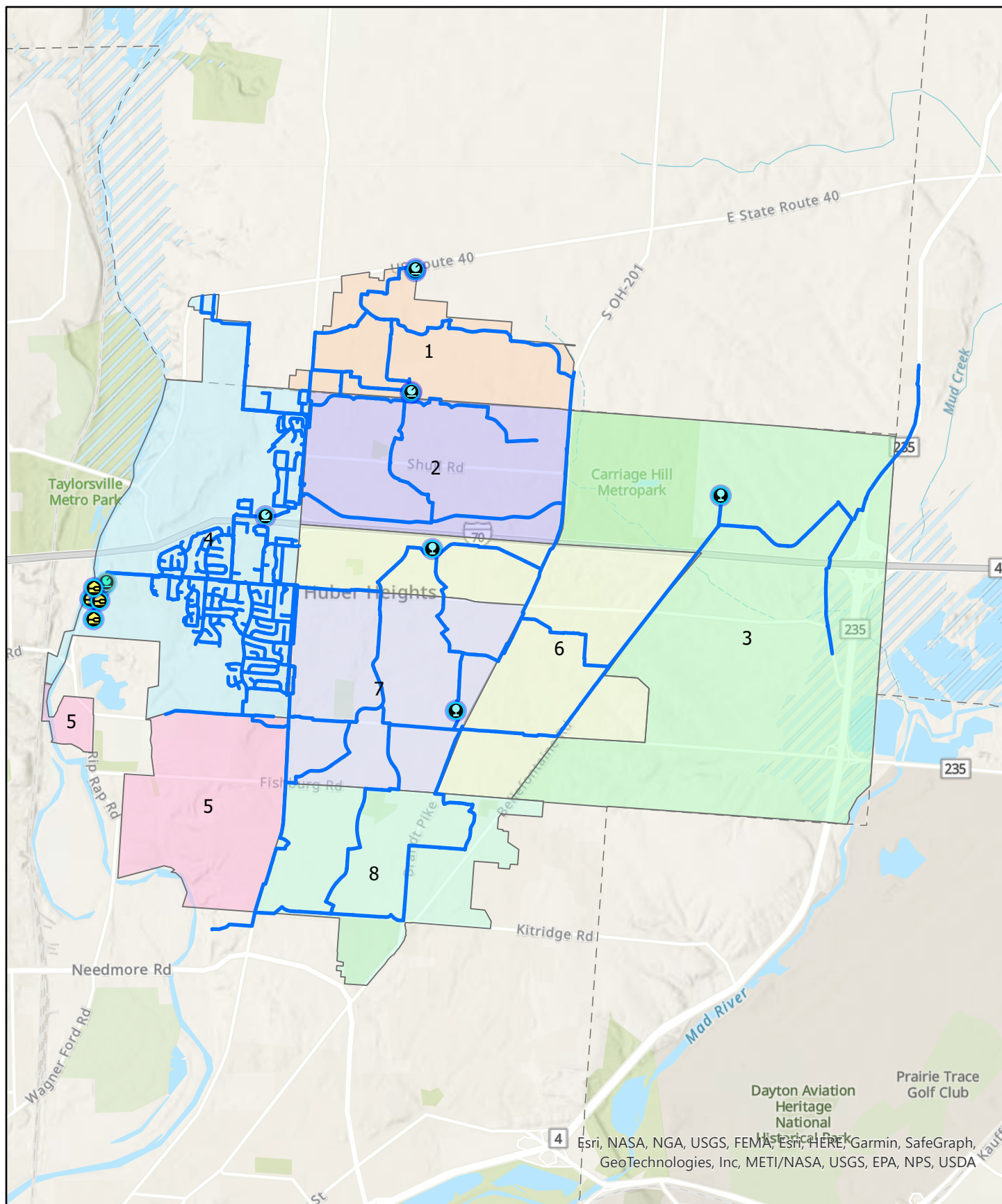
— District 4 Roads
— Huber Heights Streets

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 4 - Water



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

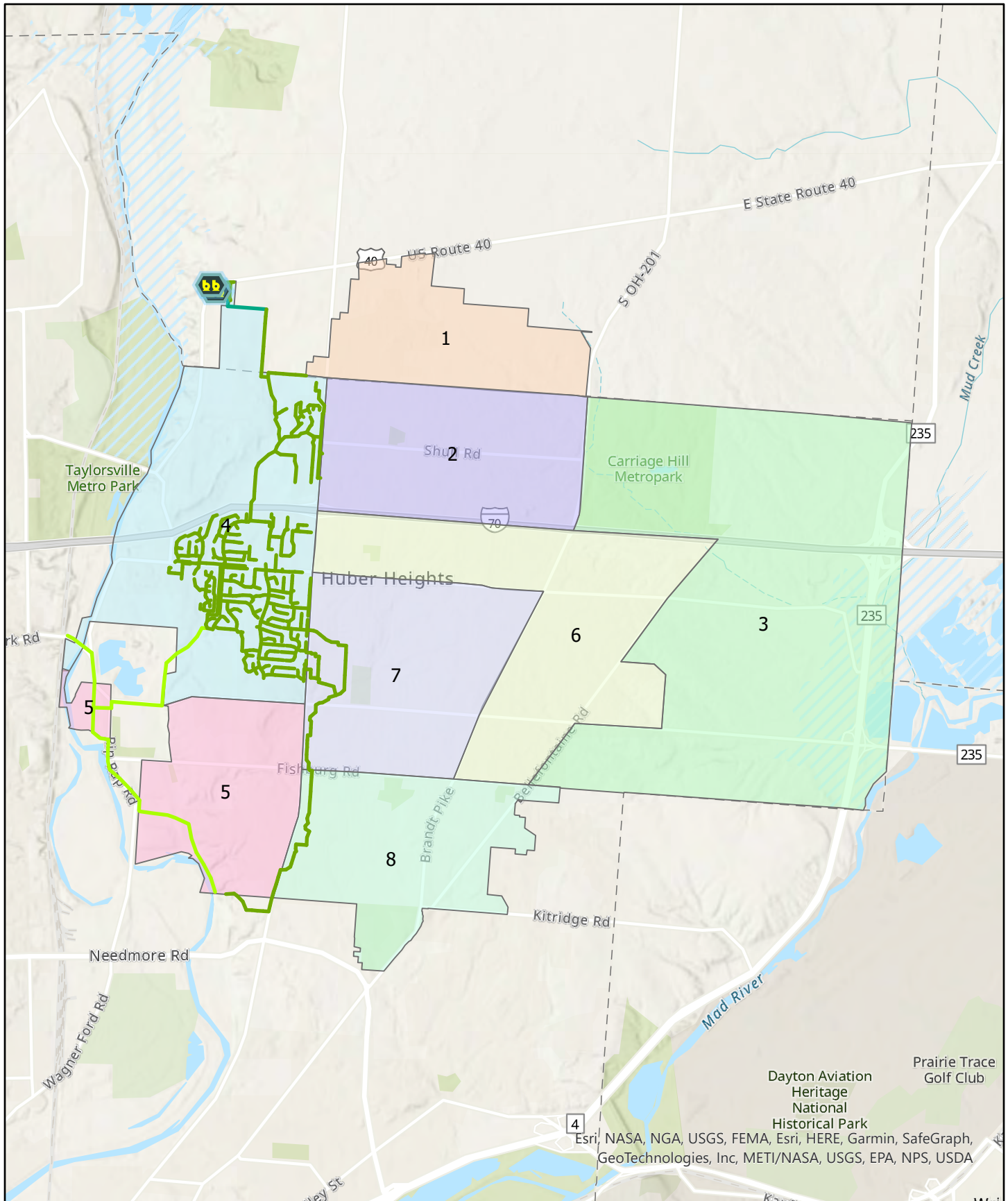
0 0.5 1 2 Miles

1 inch equals 1 miles

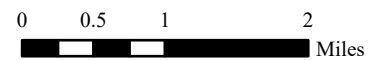


Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

Infrastructure District 4 - Sanitary Sewer



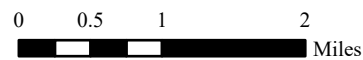
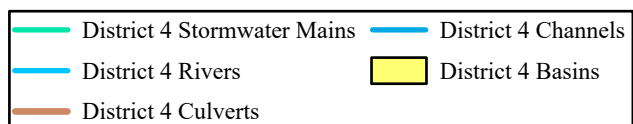
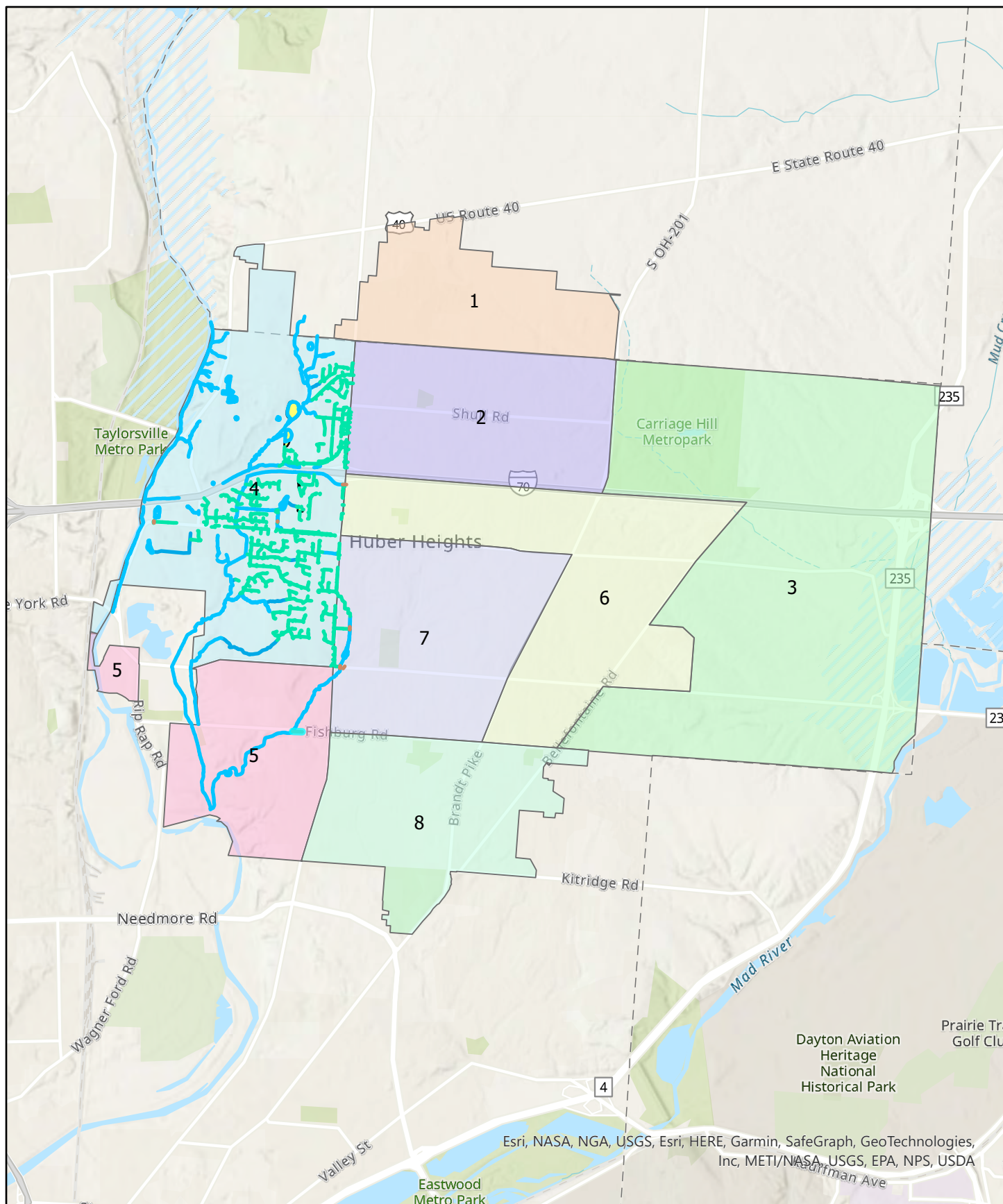
- District 4 Gravity Mains
- District 4 Force Mains
- bb District 4 Lift Stations
- District 4 Tri Cities Gravity Mains



1 inch equals 1 miles



Infrastructure District 4 - Stormwater



1 inch equals 1 miles



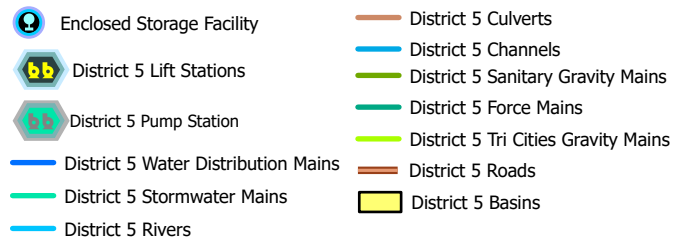
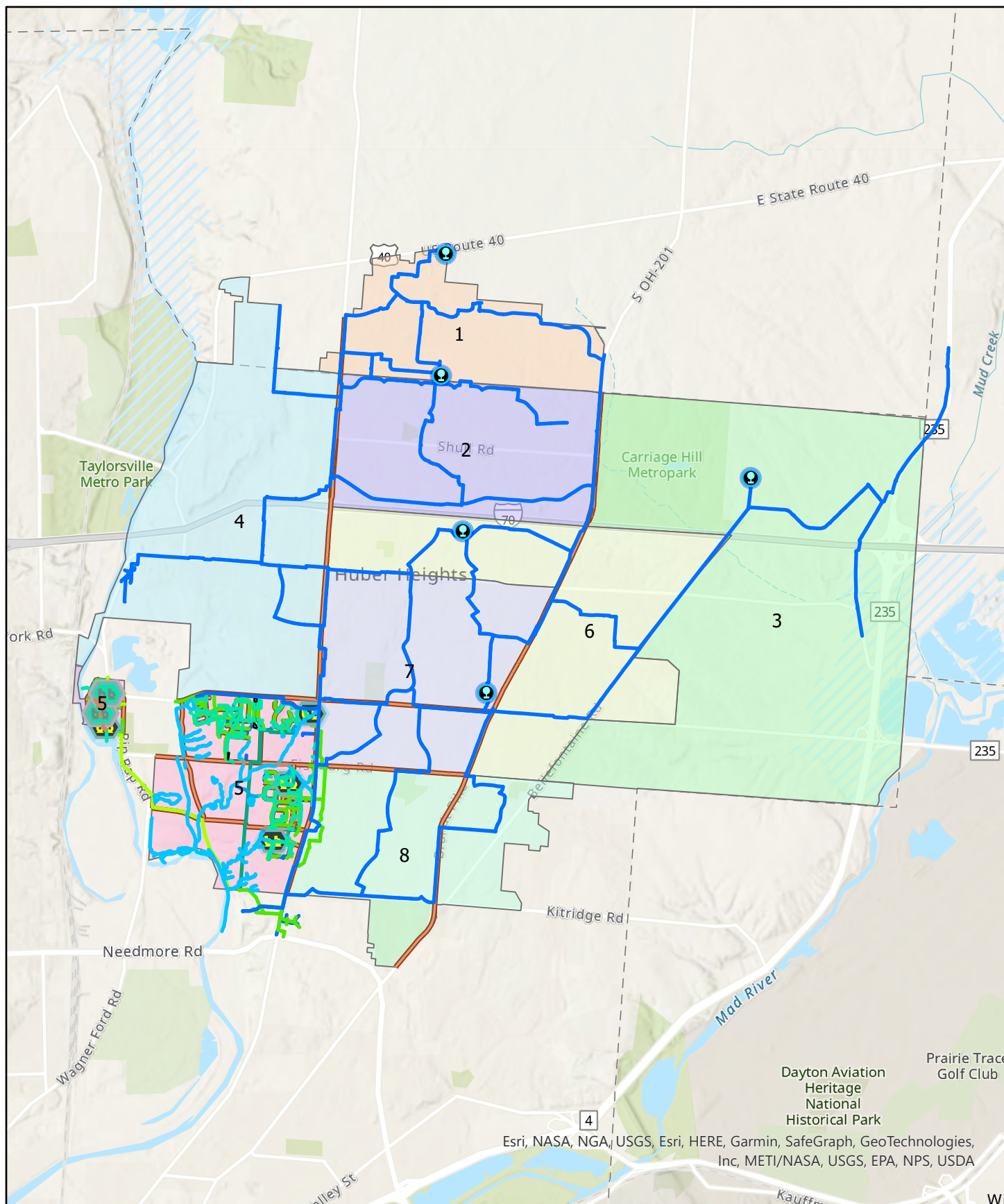
Appendix E

Infrastructure District 5



We think bigger.

Infrastructure District 5 - Overview

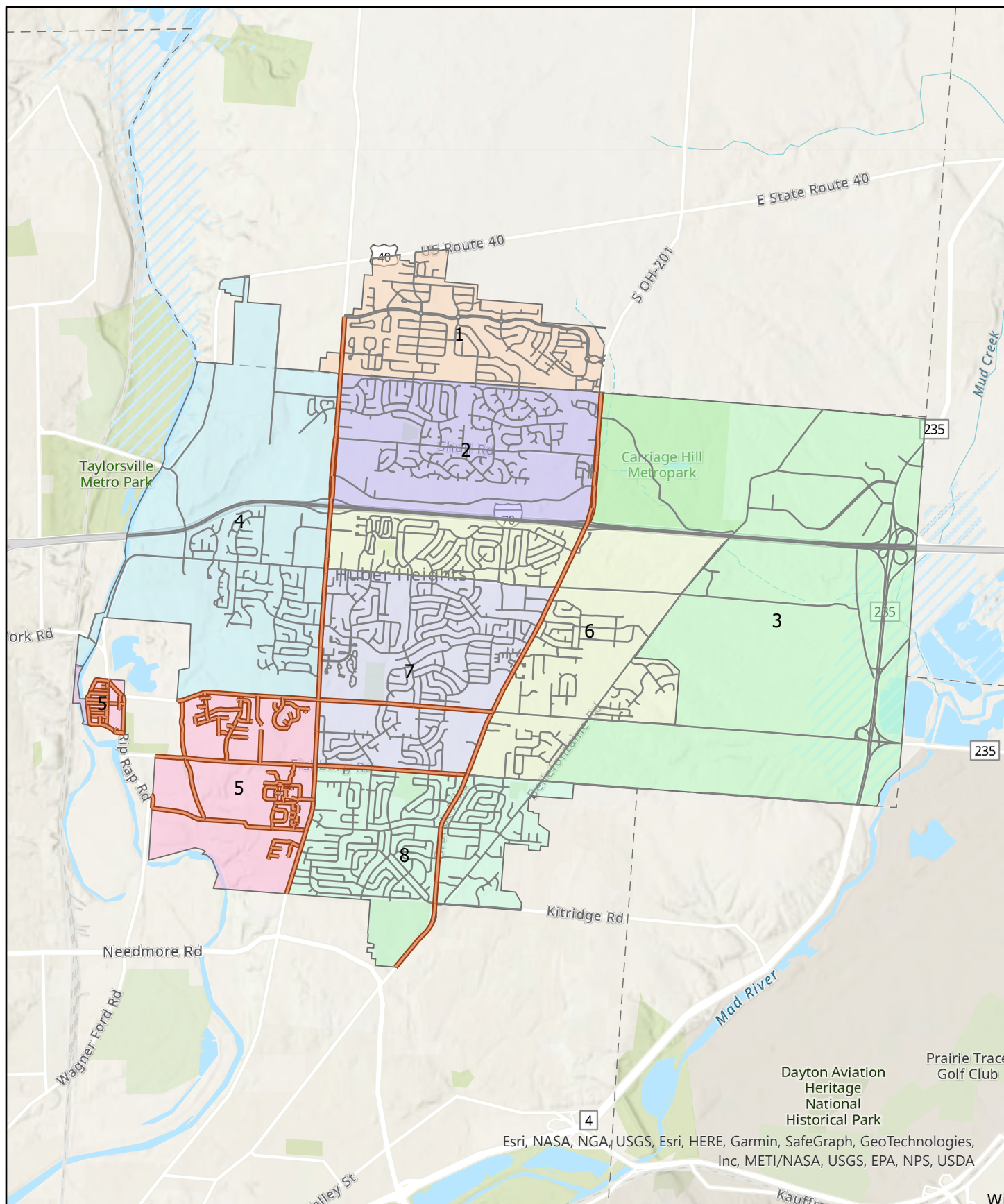


0 0.5 1 2 Miles

1 inch equals 1 miles



Infrastructure District 5 - Roads



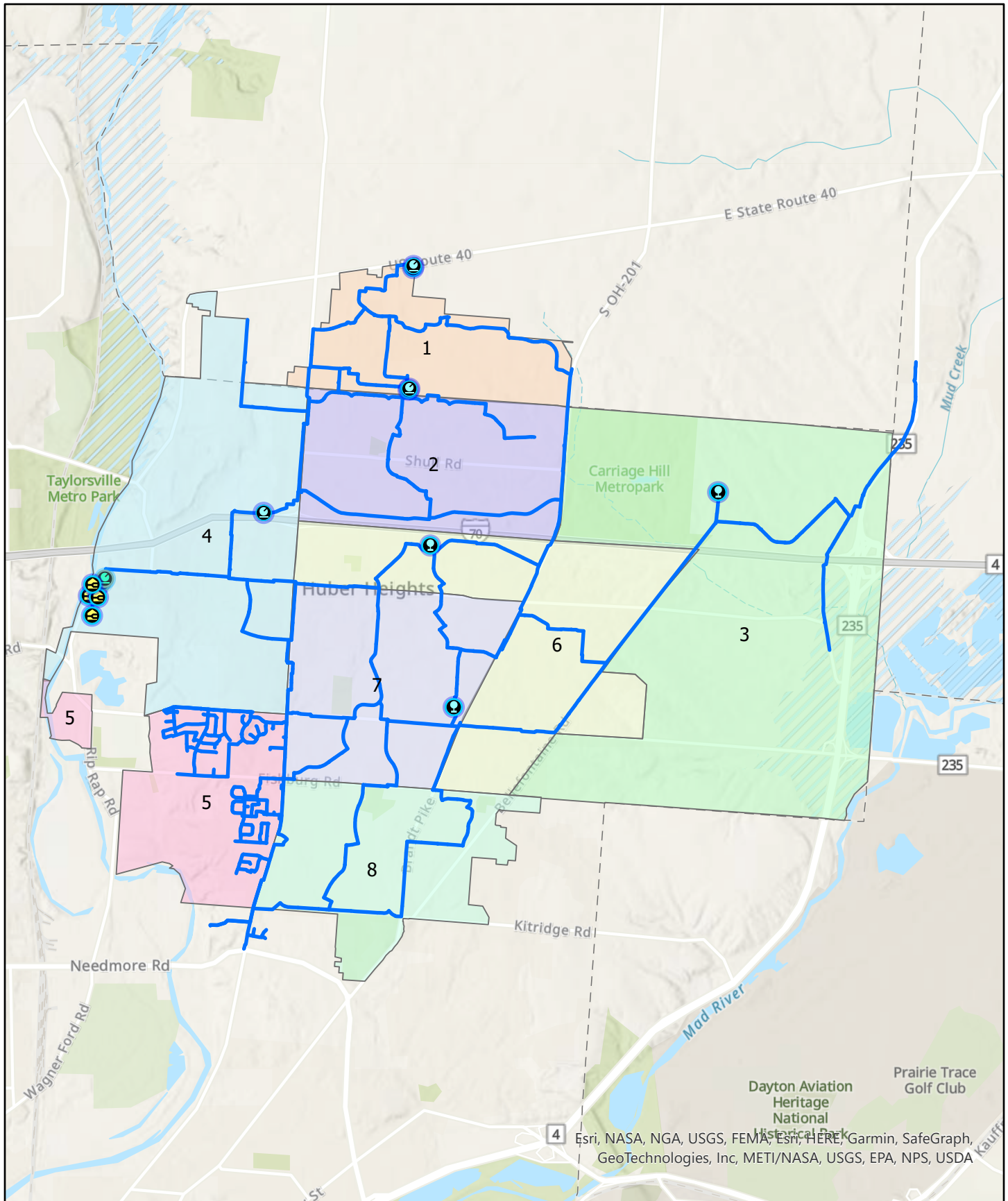
— District 5 Roads
— Huber Heights Streets

0 0.5 1 2
Miles

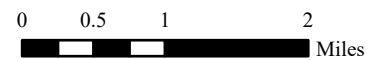
1 inch equals 1 miles



Infrastructure District 5 - Water



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

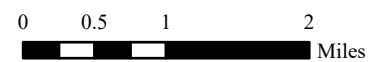
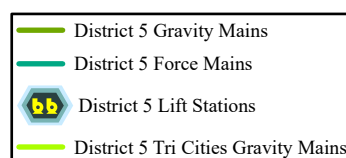
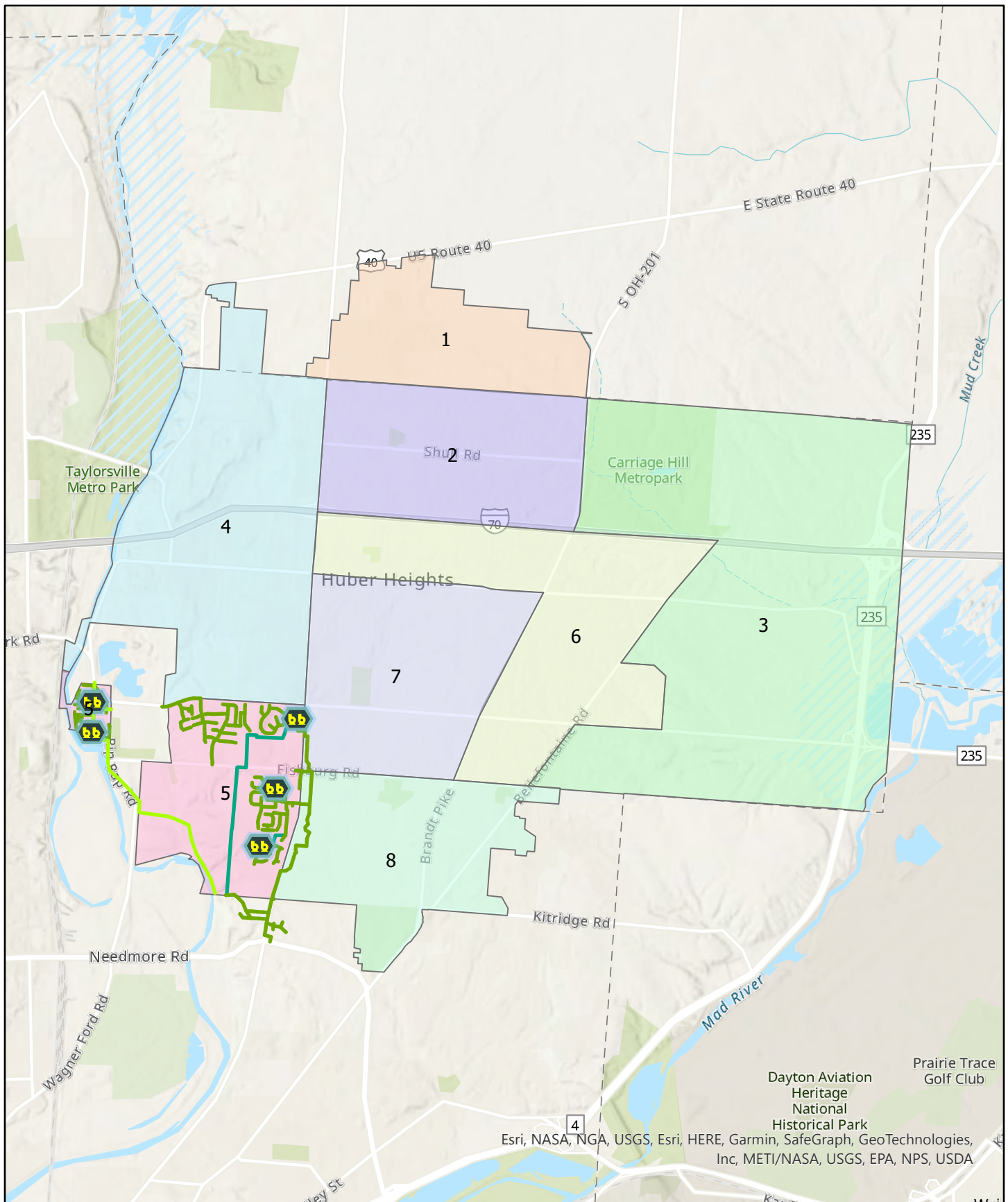


1 inch equals 1 miles



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

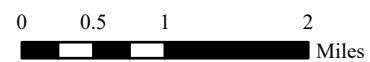
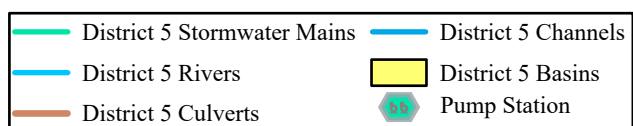
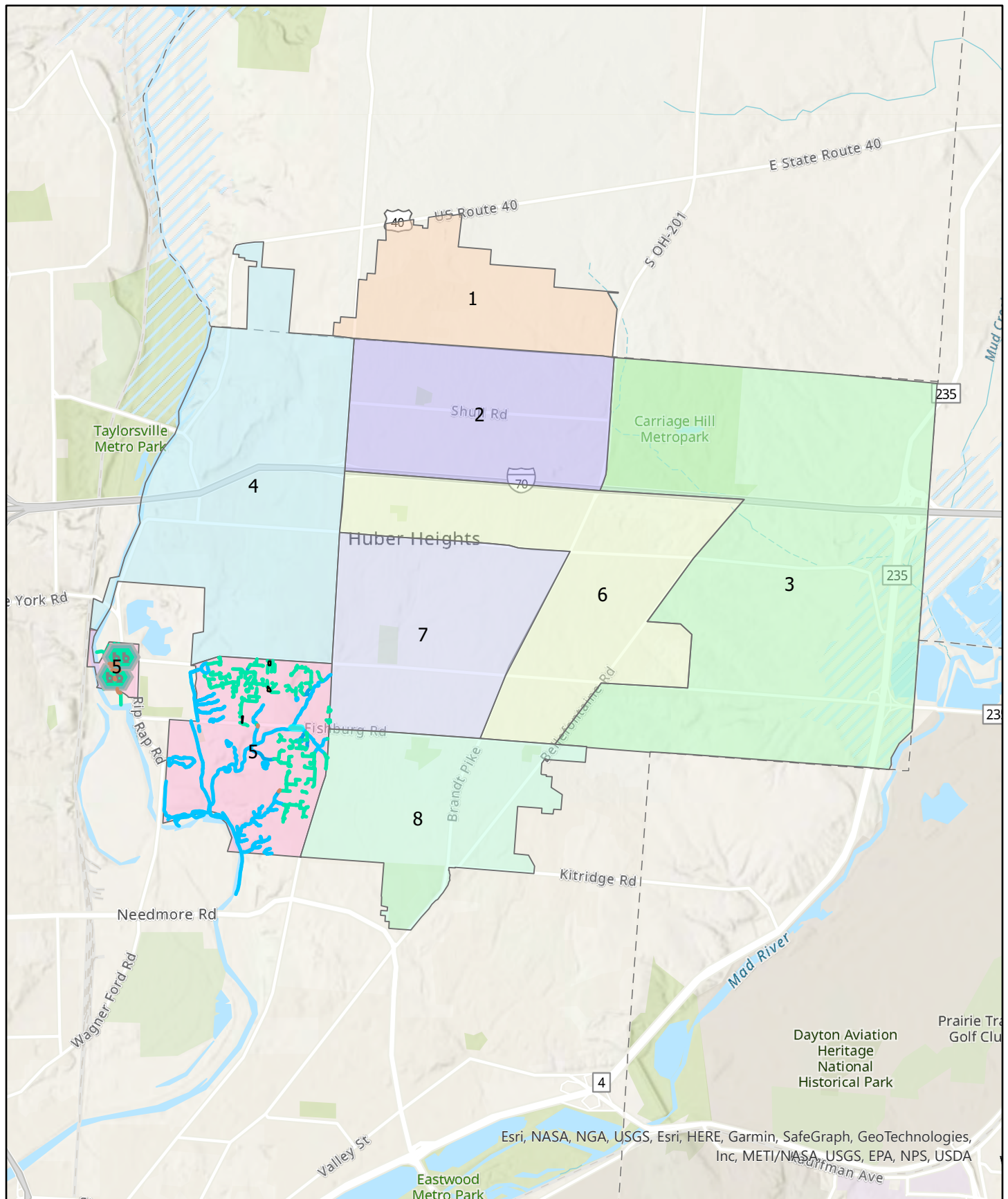
Infrastructure District 5 - Sanitary Sewer



1 inch equals 1 miles



Infrastructure District 5 - Stormwater



1 inch equals 1 miles



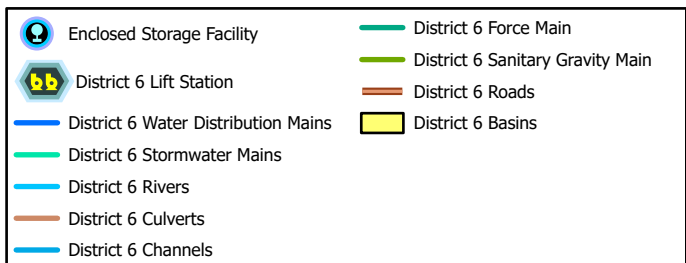
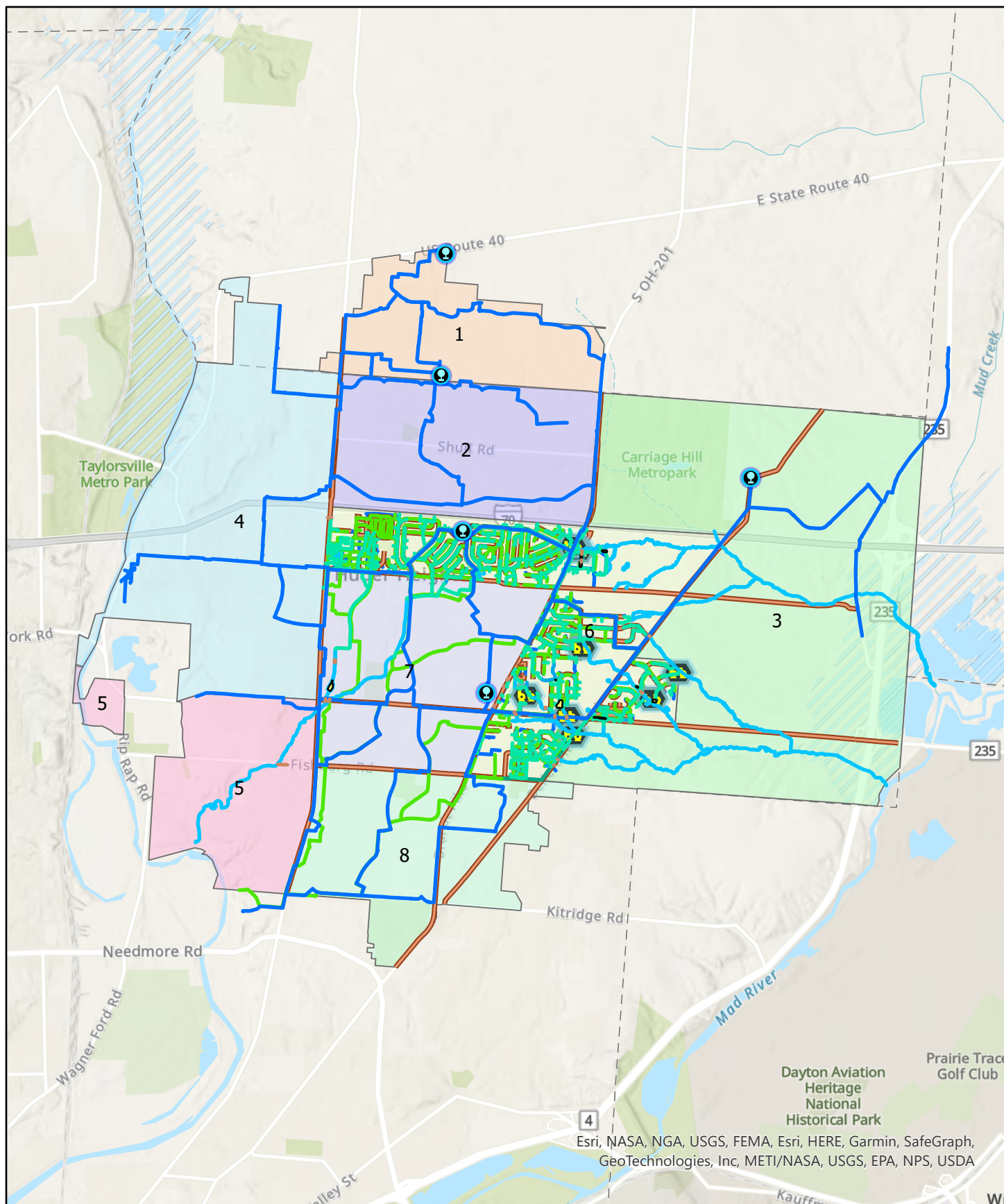
Appendix F

Infrastructure District 6



We think bigger.

Infrastructure District 6 - Overview

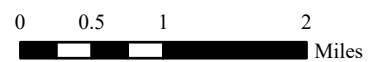
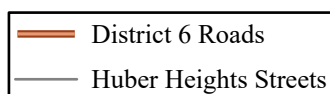
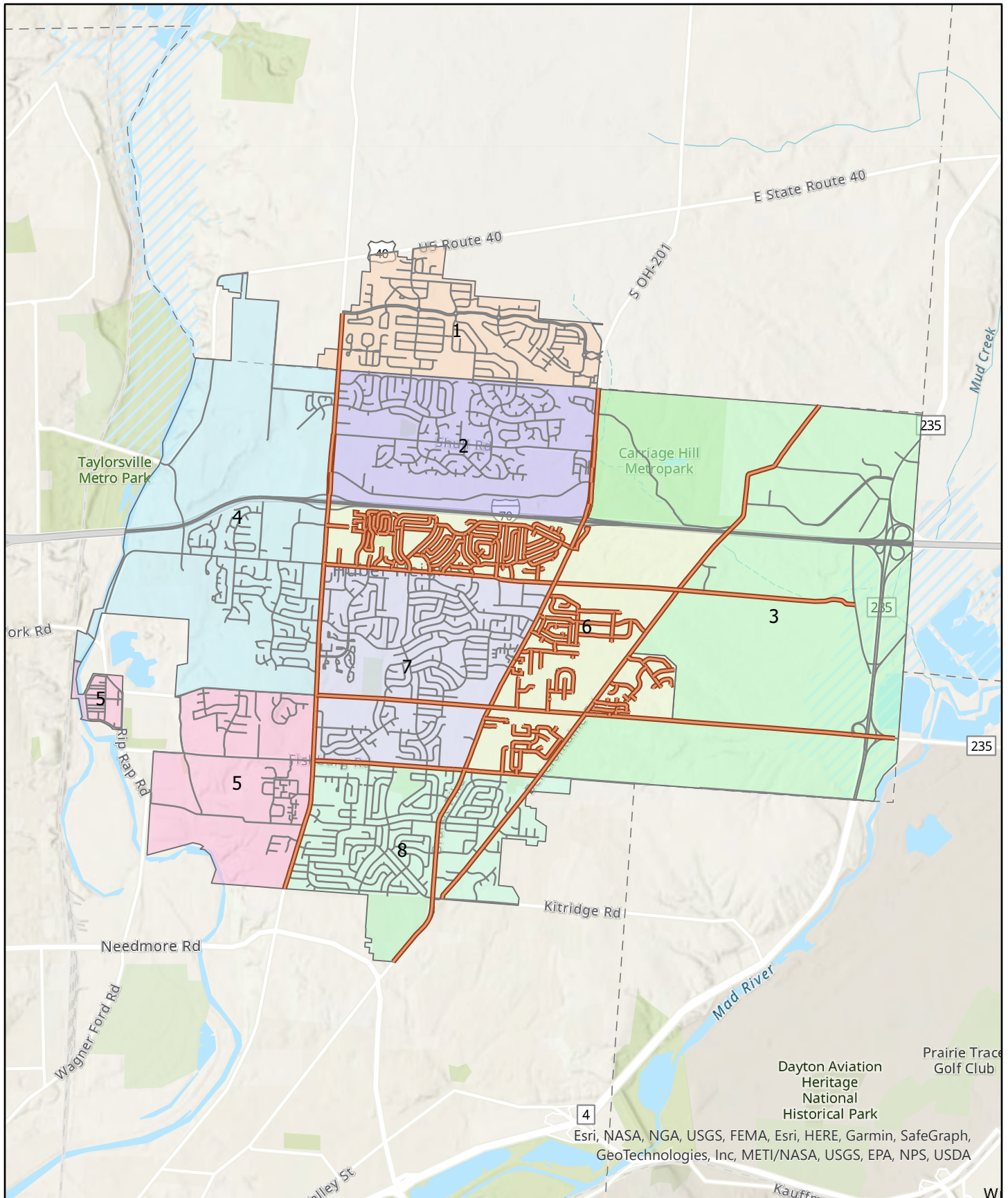


0 0.5 1 2 Miles

1 inch equals 1 miles



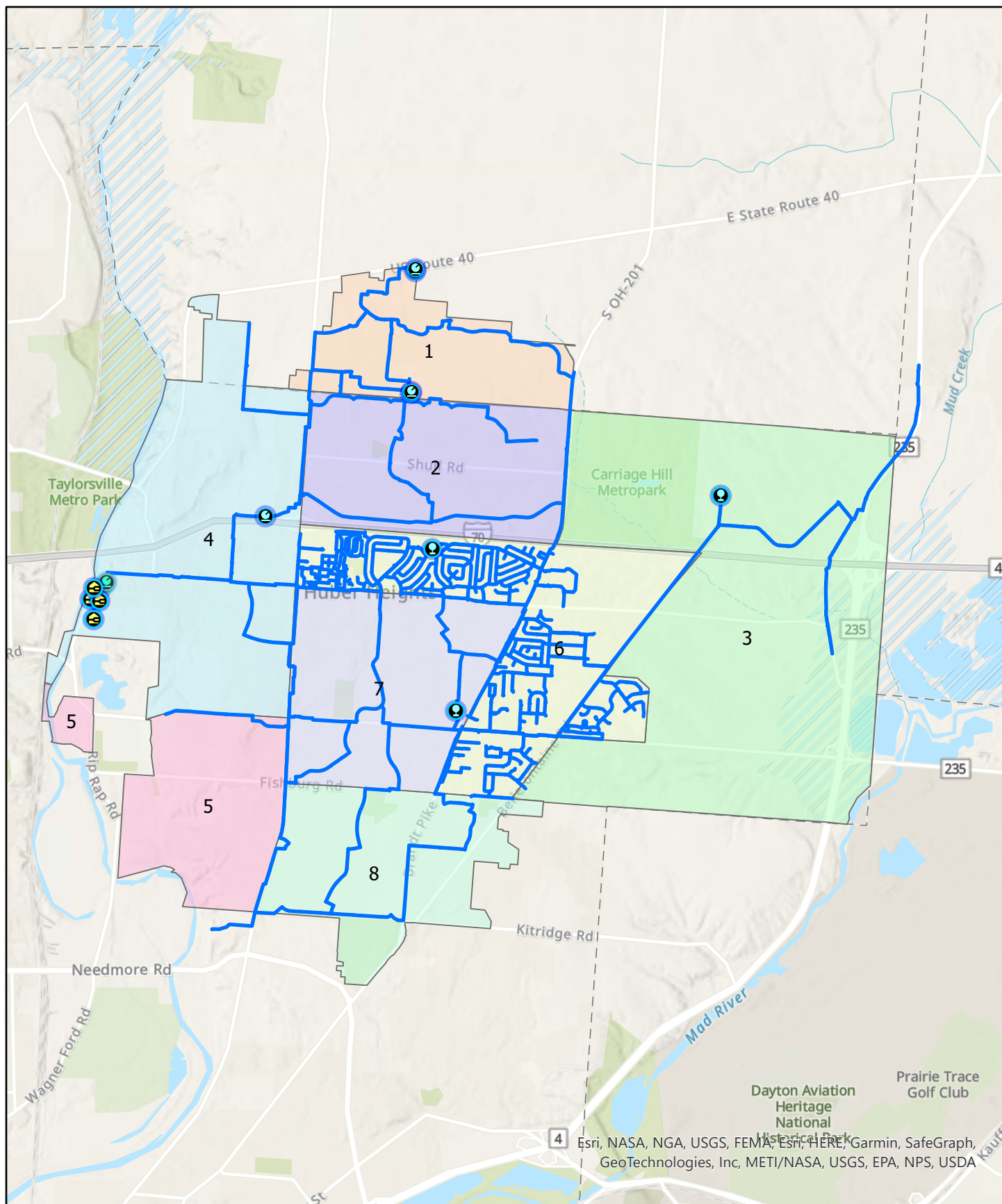
Infrastructure District 6 - Roads



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

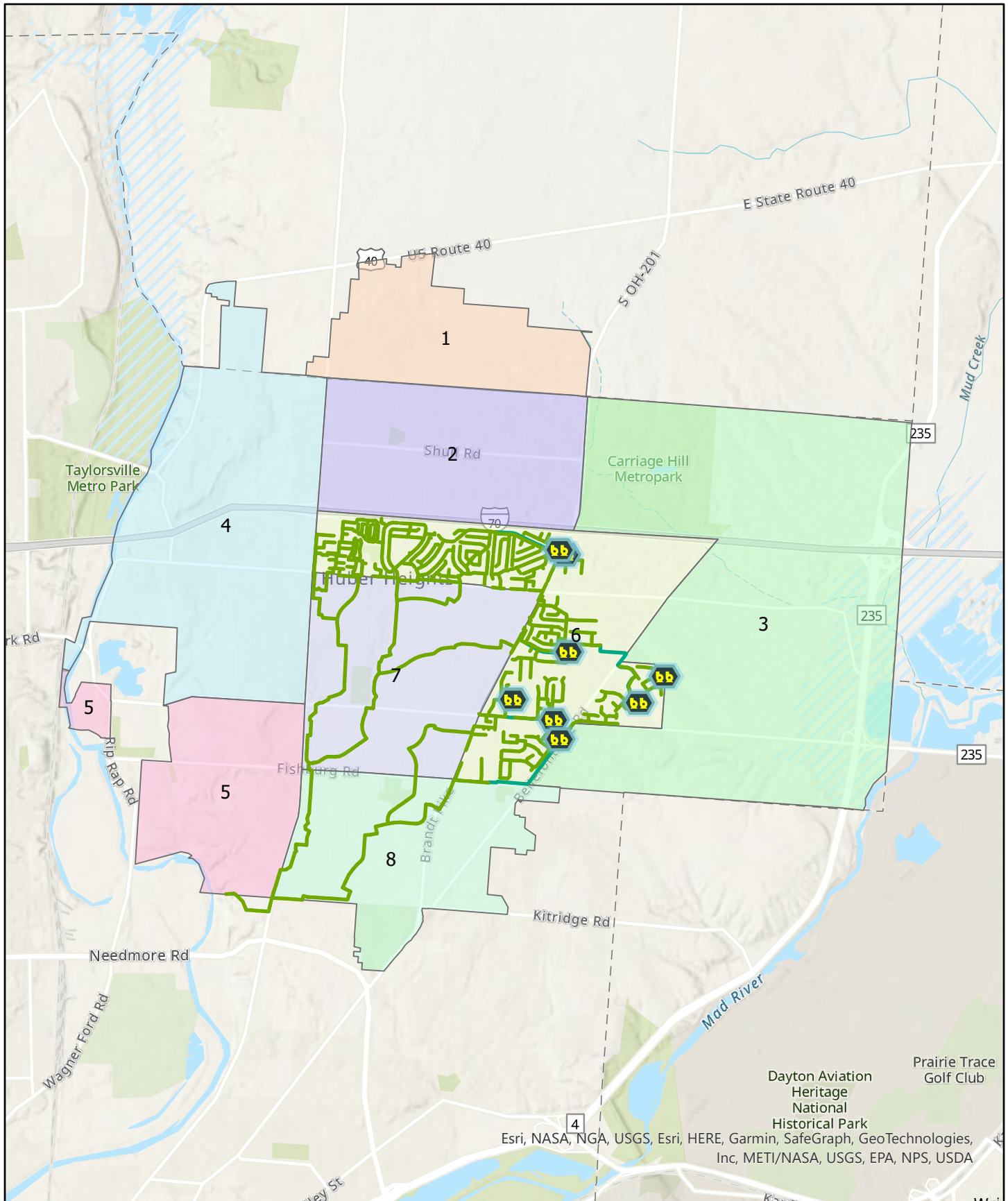
0 0.5 1 2 Miles

1 inch equals 1 miles



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

Infrastructure District 6 - Sanitary Sewer



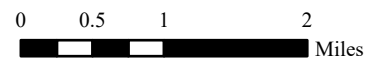
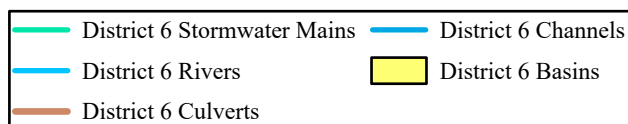
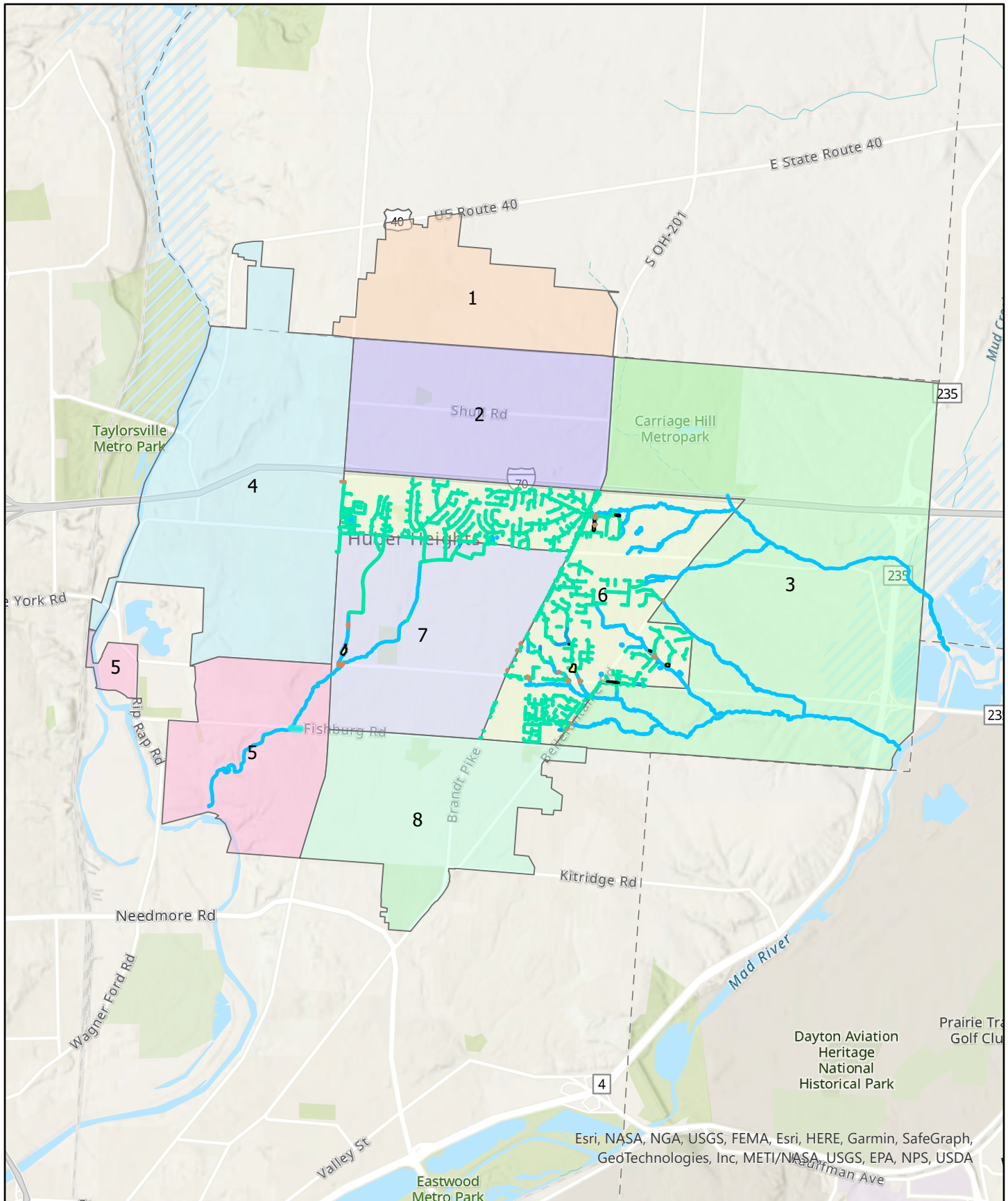
- District 6 Gravity Main
- District 6 Force Main
- bb District 6 Lift Station

0 0.5 1 2
Miles

1 inch equals 1 miles



Infrastructure District 6 - Stormwater



1 inch equals 1 miles



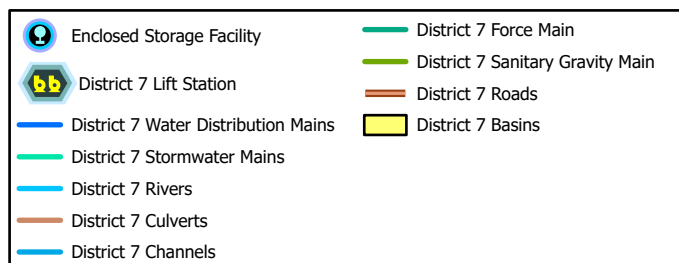
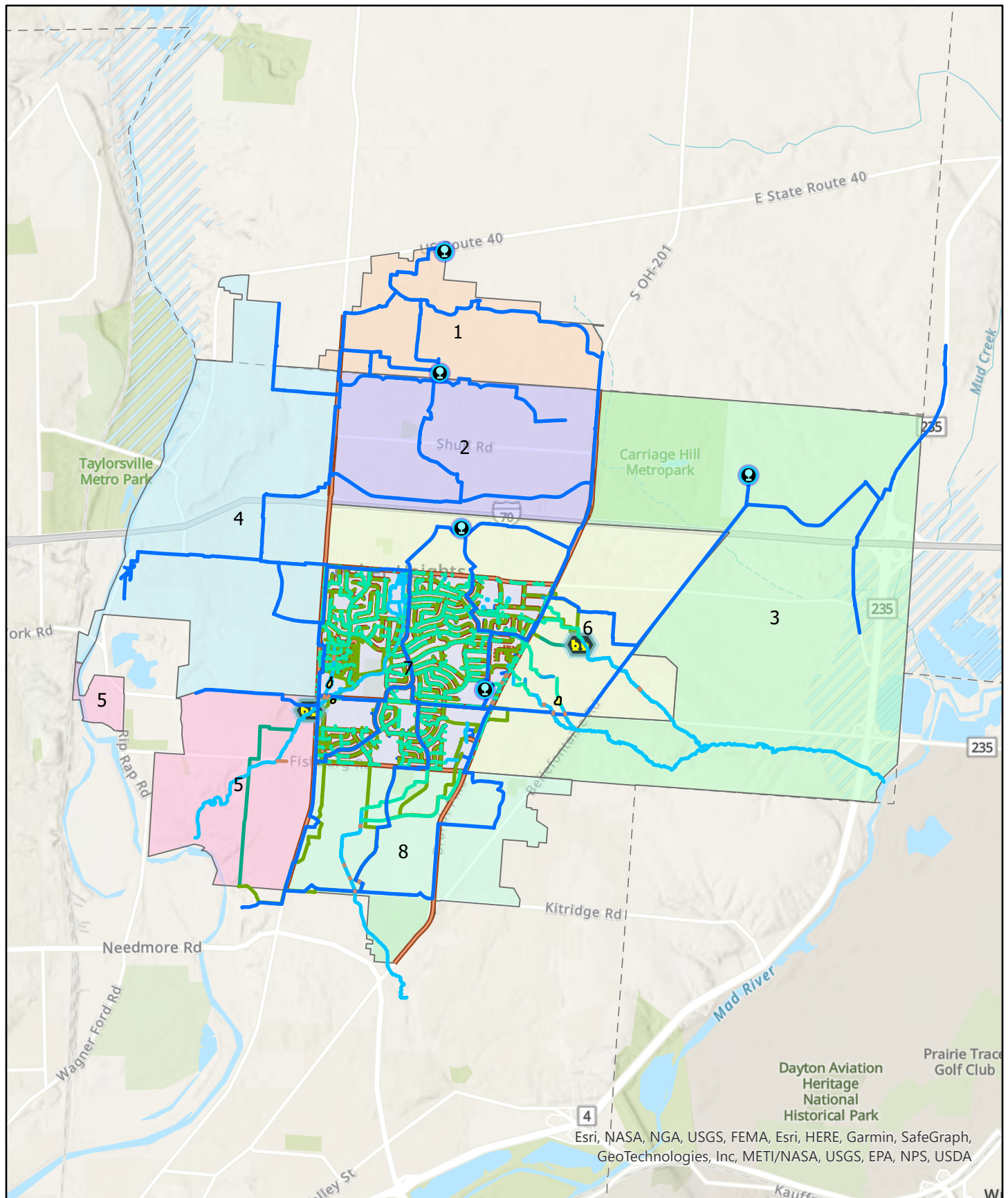
Appendix G

Infrastructure District 7



We think bigger.

Infrastructure District 7 - Overview

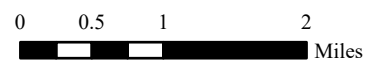
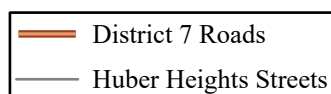
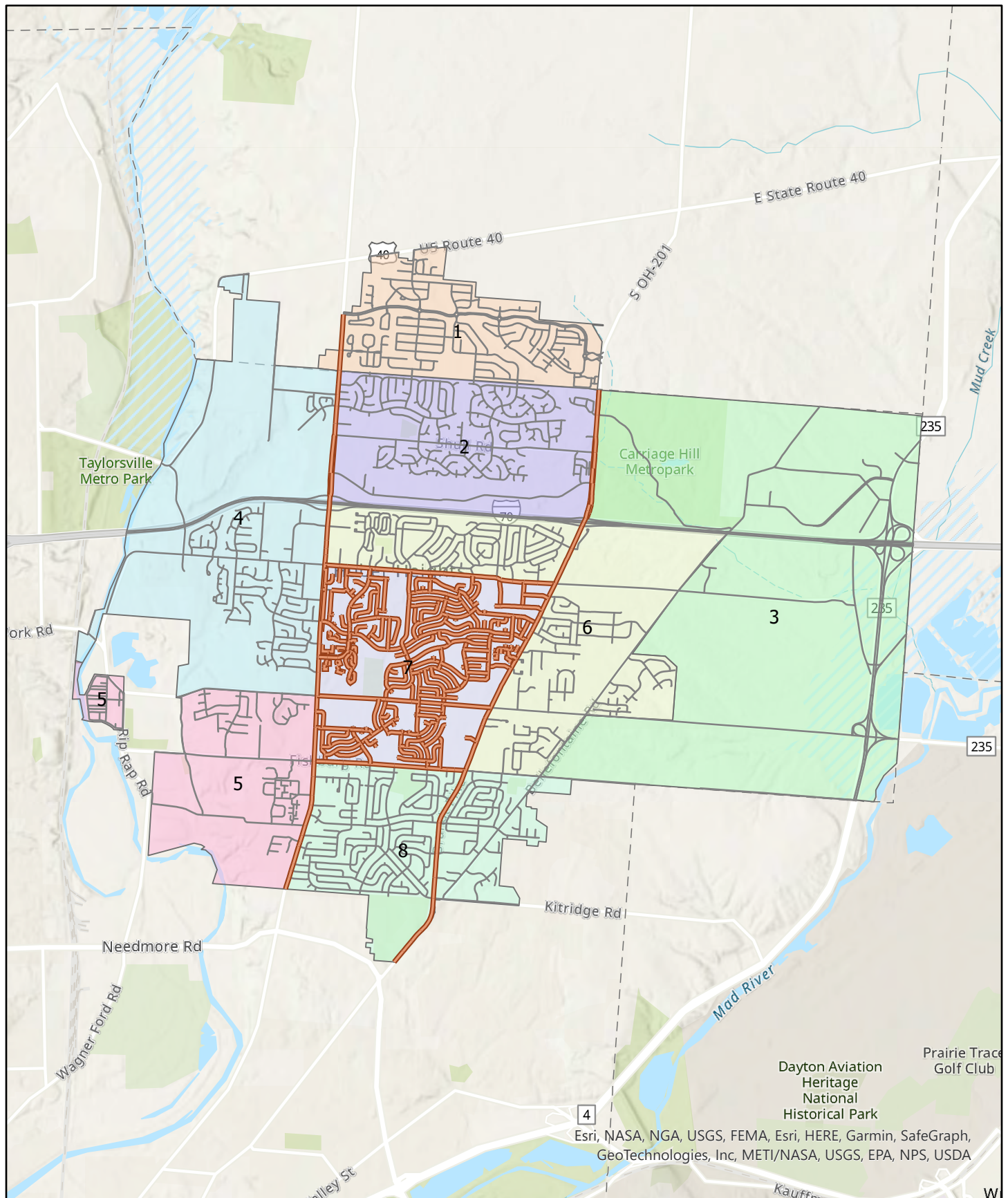


0 0.5 1 2 Miles

1 inch equals 1 miles



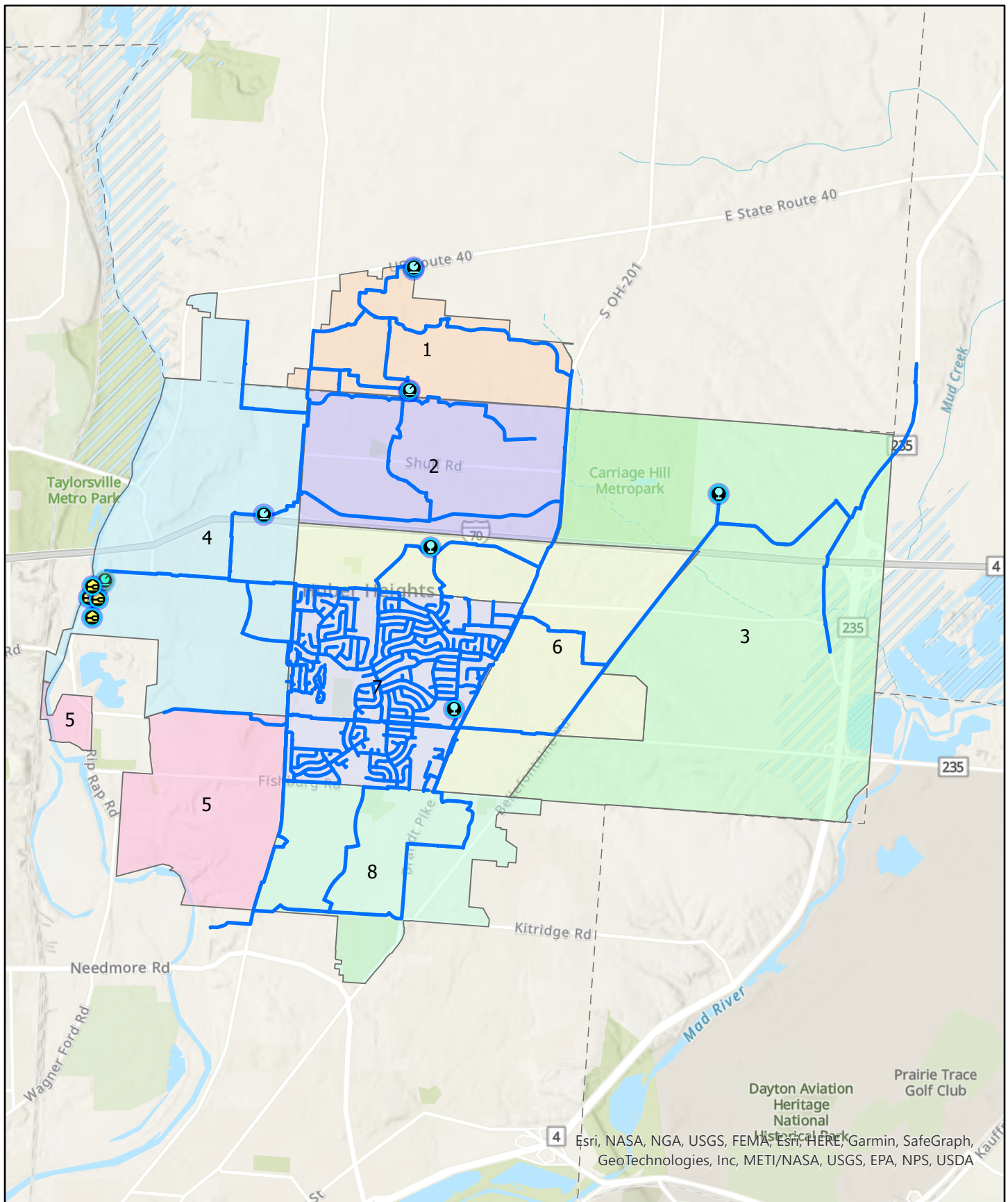
Infrastructure District 7 - Roads



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

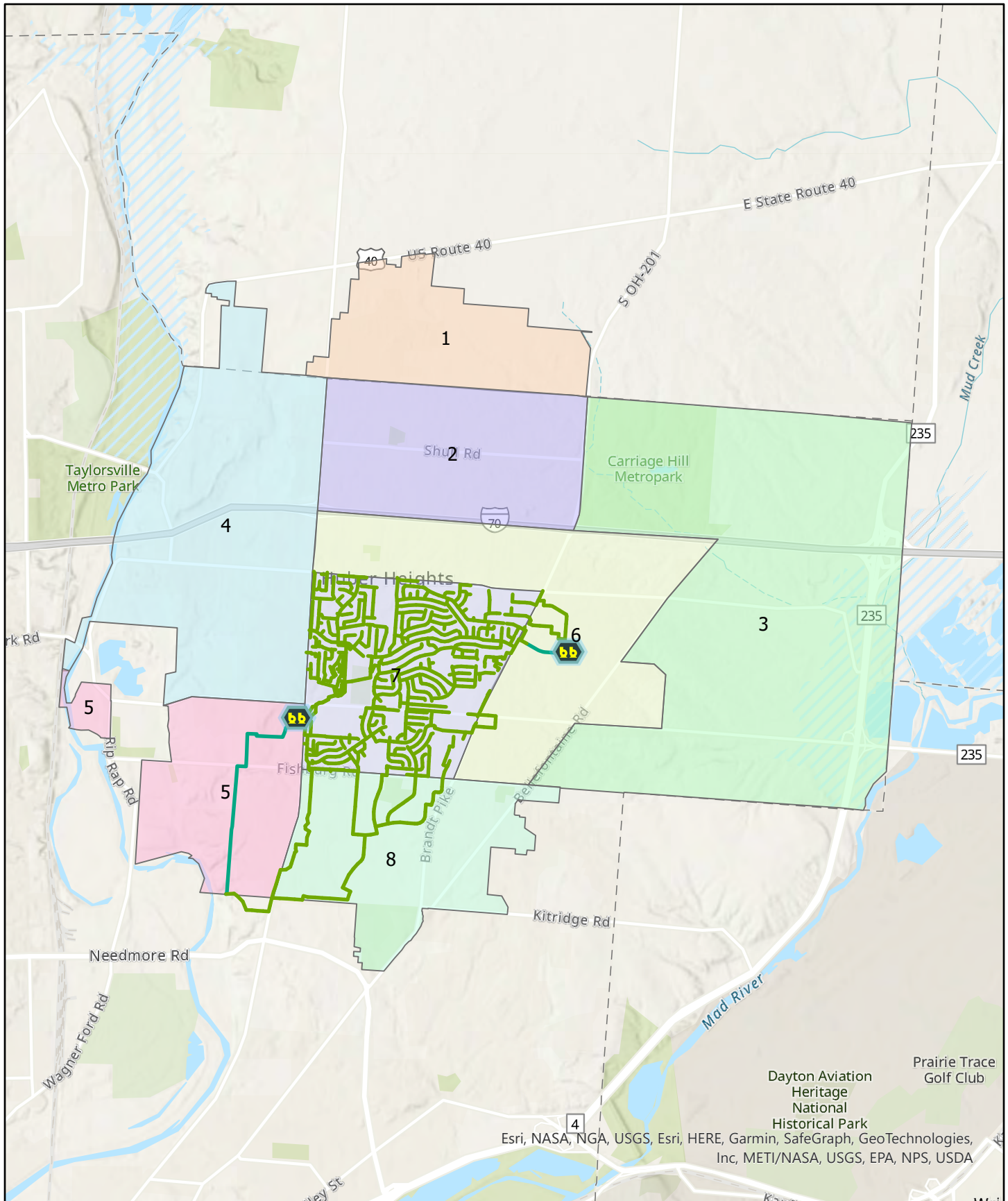
0 0.5 1 2
Miles

1 inch equals 1 miles



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

Infrastructure District 7 - Sanitary Sewer



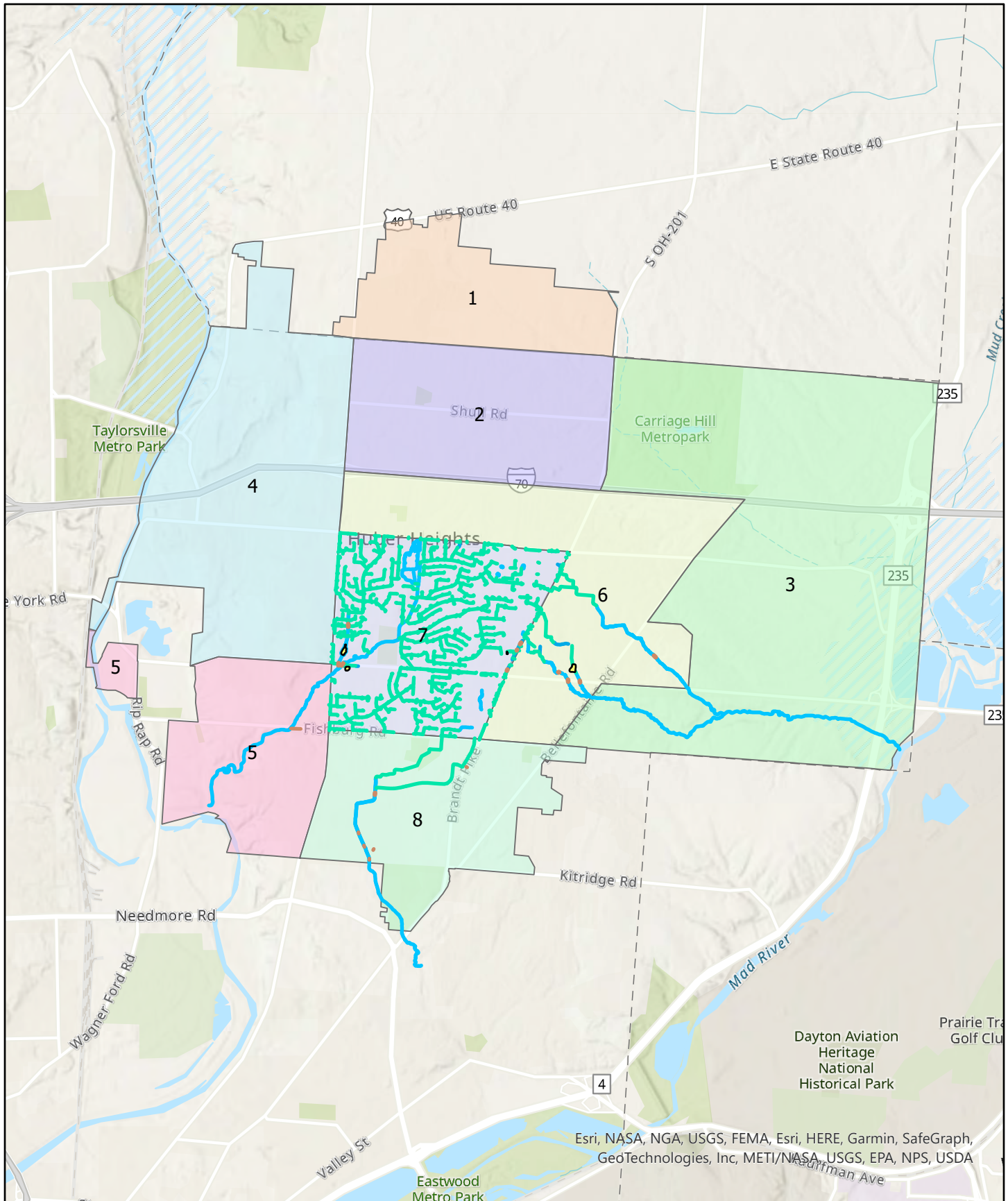
- District 7 Gravity Main
- District 7 Force Main
- bb District 7 Lift Station






0 0.5 1 2
Miles

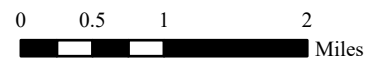
1 inch equals 1 miles



Infrastructure District 7 - Stormwater



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



1 inch equals 1 miles



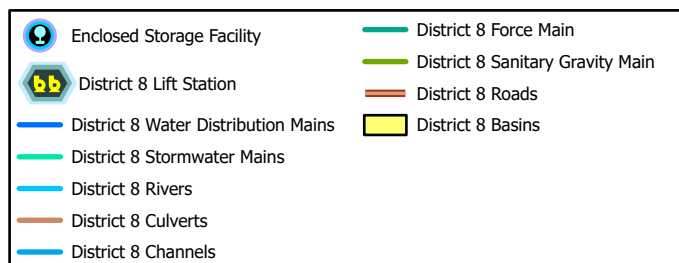
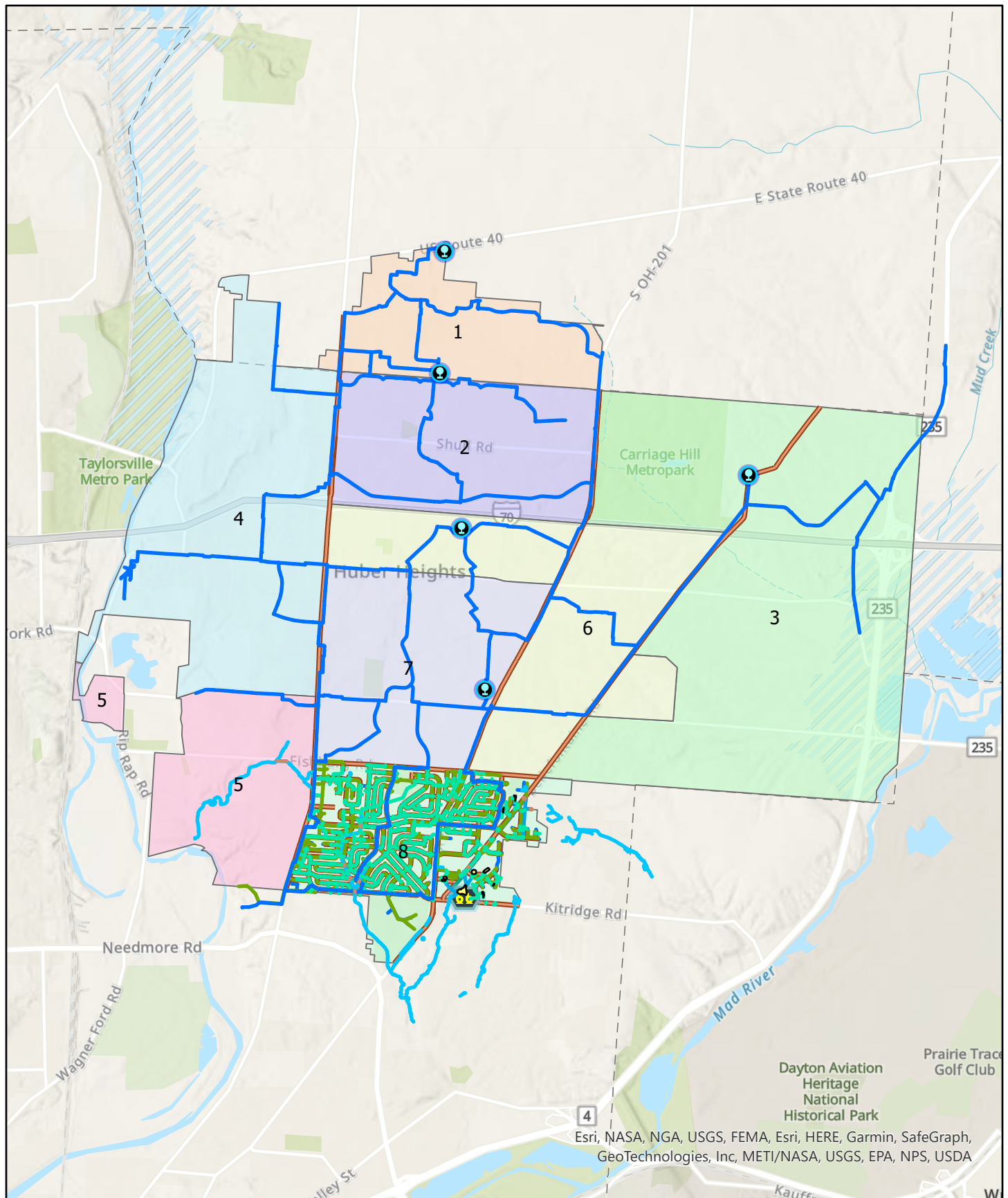
Appendix H

Infrastructure District 8



We think bigger.

Infrastructure District 8 - Overview

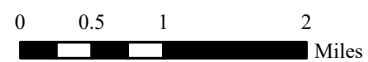
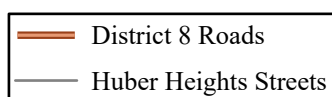
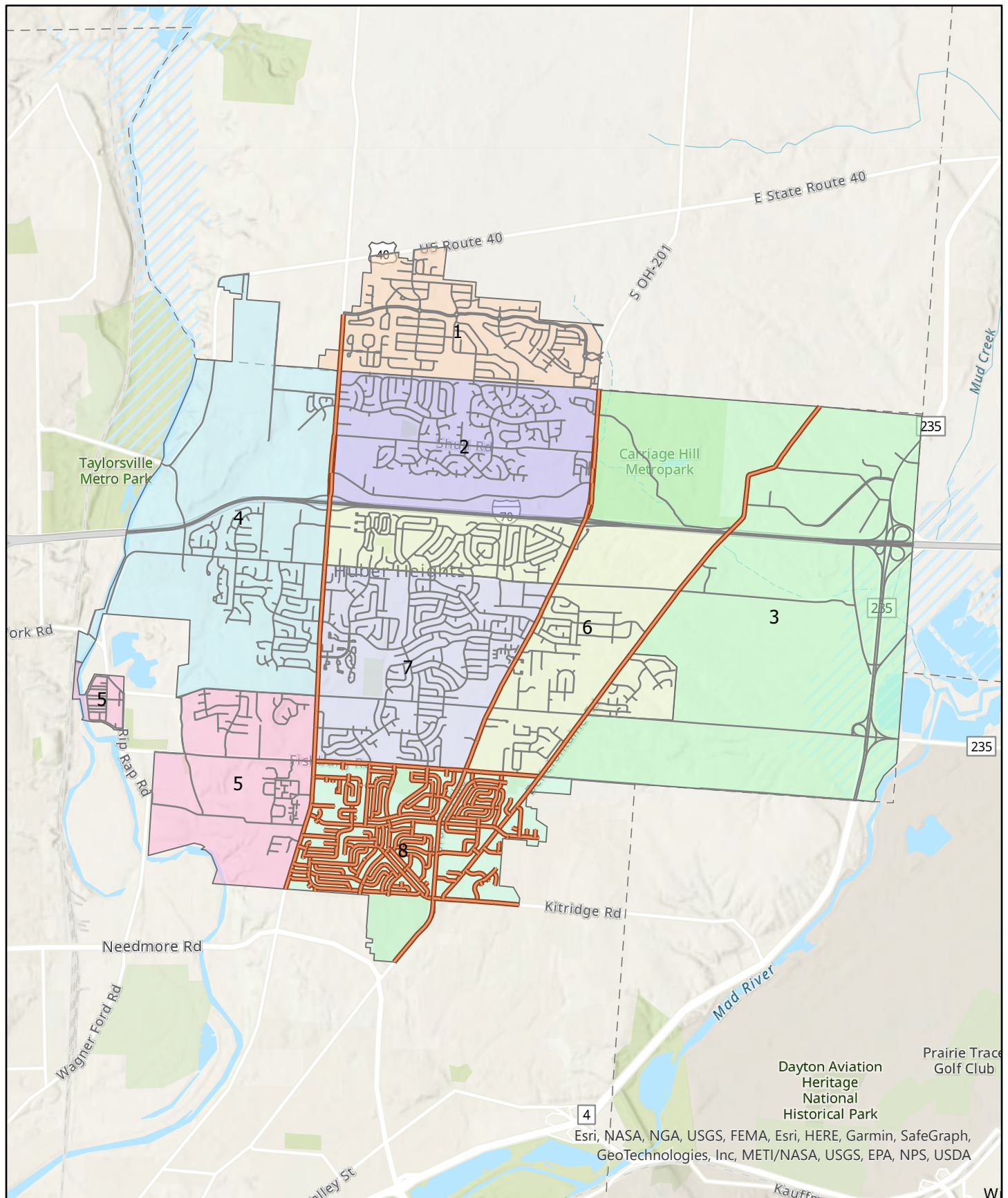


0 0.5 1 2 Miles

1 inch equals 1 miles



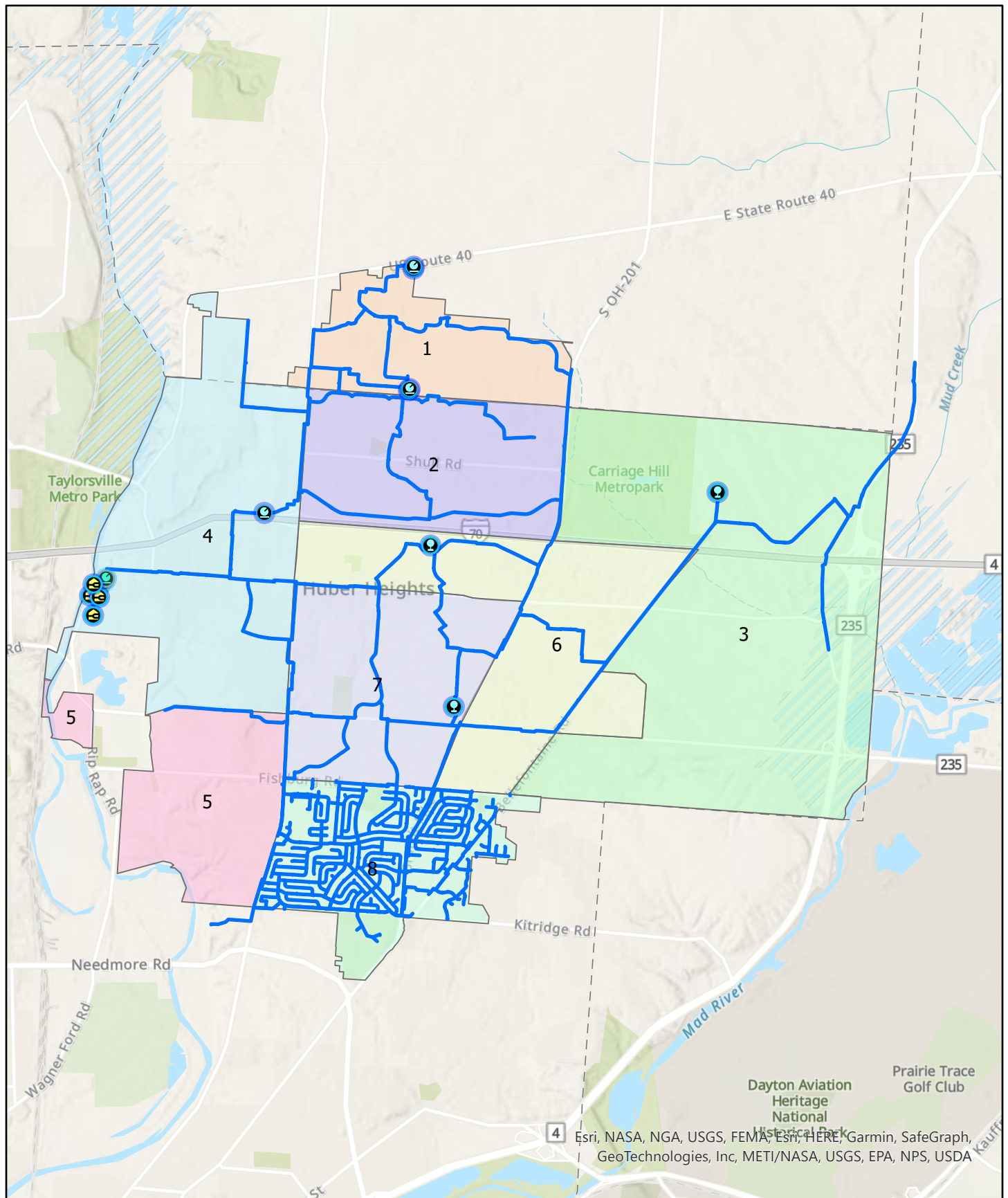
Infrastructure District 8 - Roads



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

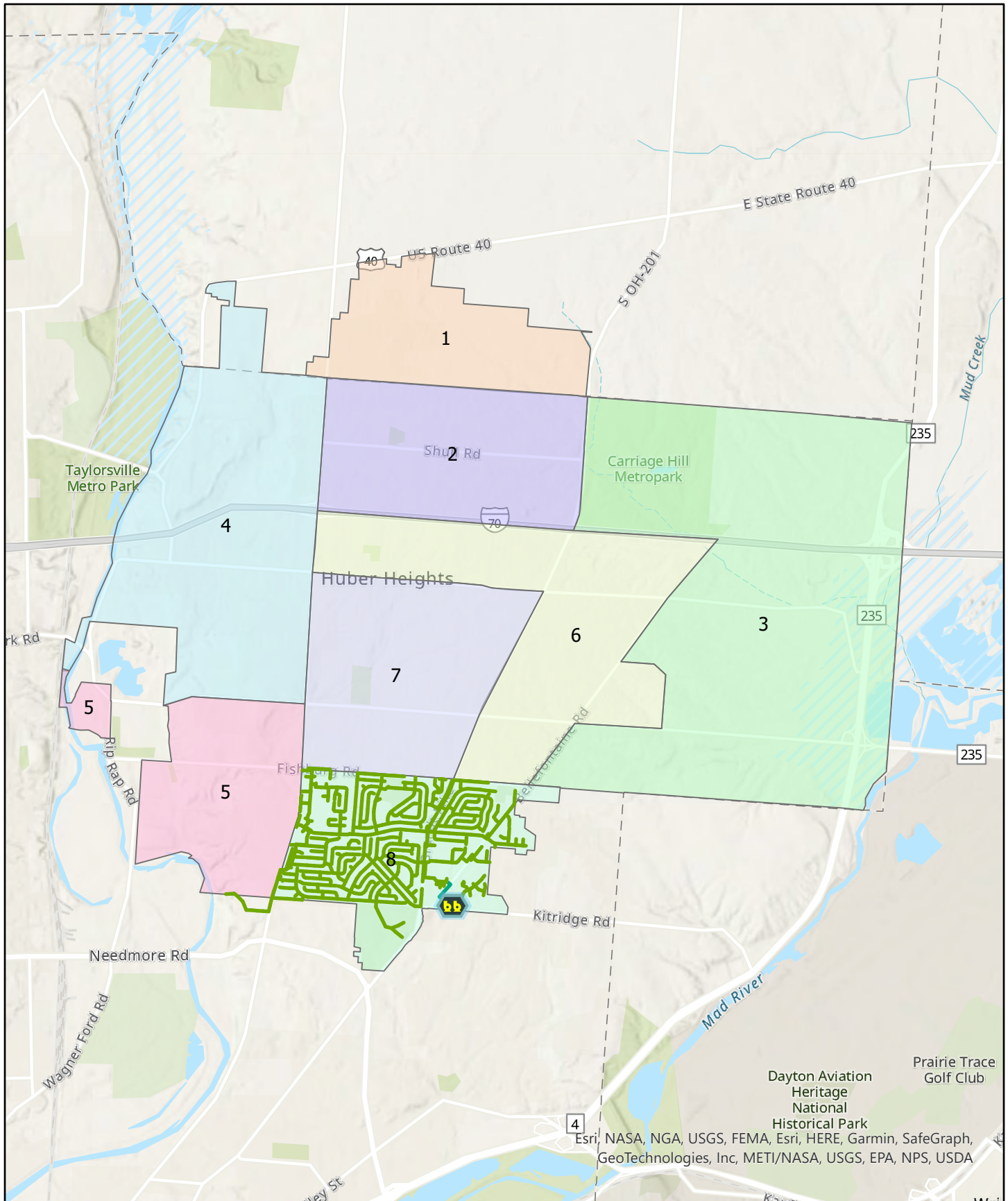
0 0.5 1 2 Miles

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



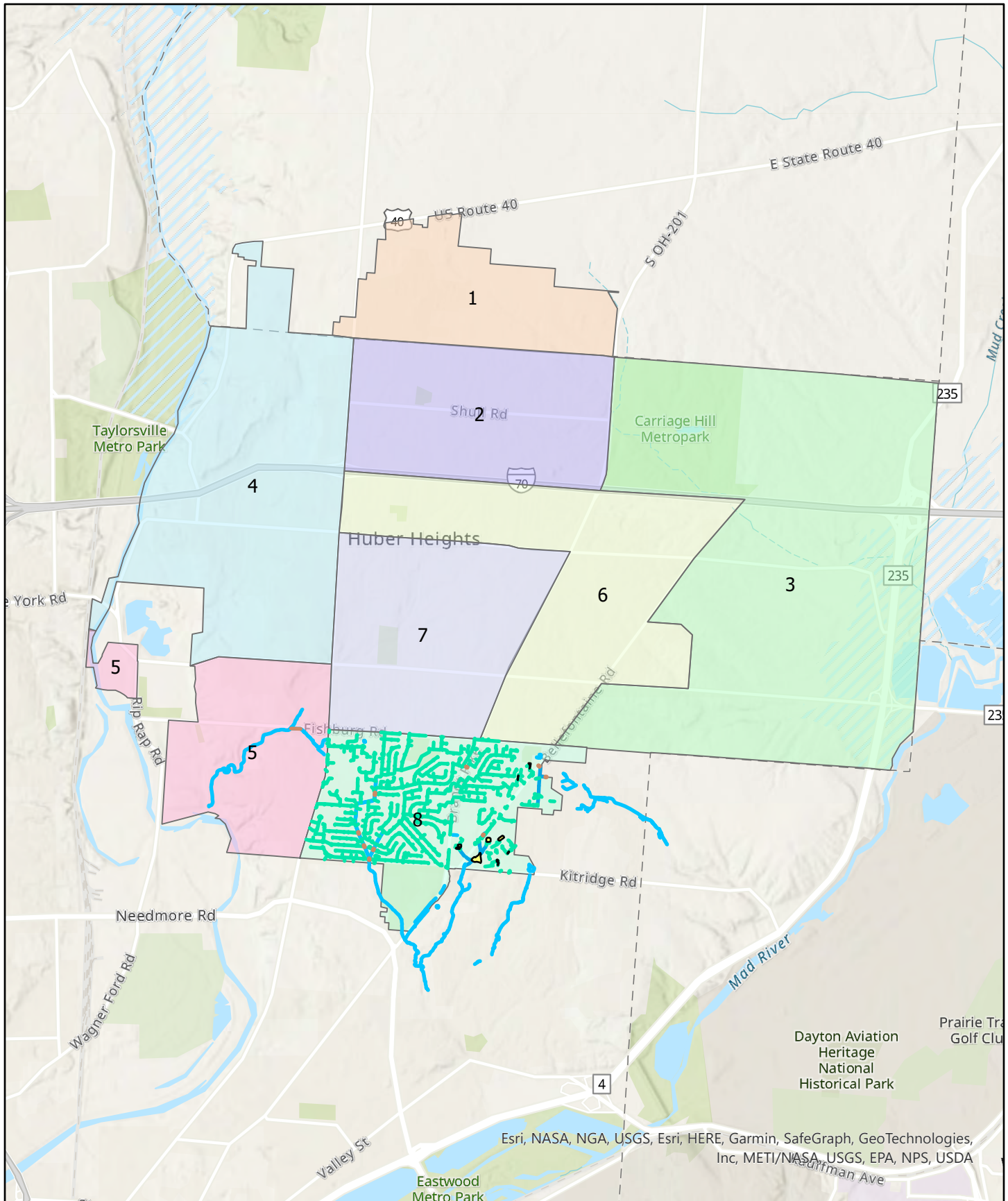
- District 8 Gravity Main
- District 8 Force Main
- bb District 8 Lift Station

0 0.5 1 2
Miles

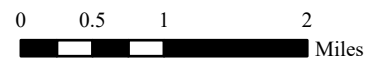
1 inch equals 1 miles



Infrastructure District 8 - Stormwater



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



1 inch equals 1 miles



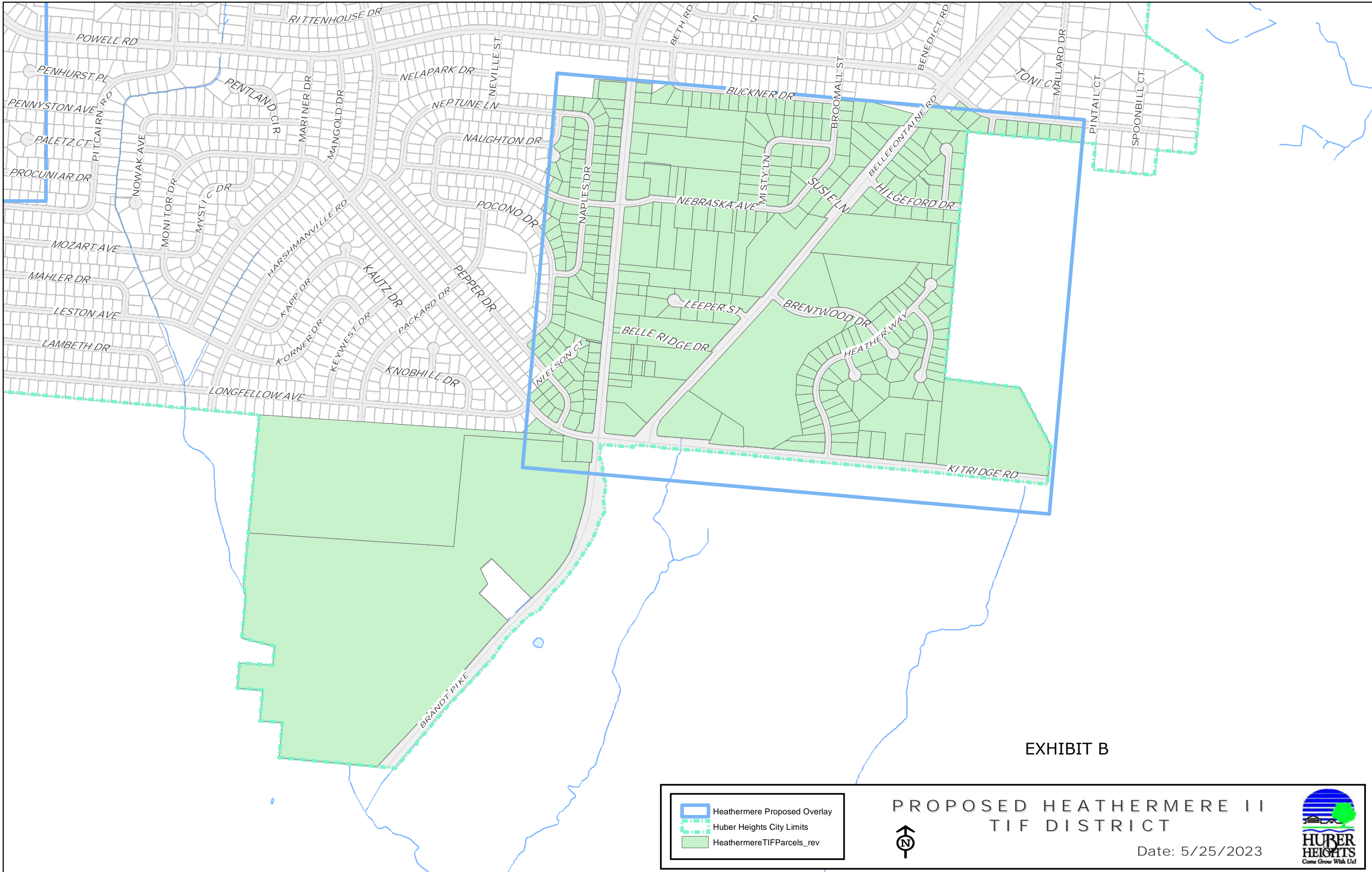


EXHIBIT B

Heathermere Proposed Overlay

Huber Heights City Limits

Heathermere TIF parcels_rev

PROPOSED HEATHERMERE II
TIF DISTRICT



Date: 5/25/2023



AI-9257

Topics of Discussion I.

Council Work Session

Meeting Date: 06/06/2023

Water Infrastructure Update

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session

Date(s) of Committee Review: 02/07/2023 and 02/21/2023 and 03/27/2023 and 04/04/2023 and 04/20/2023 and 05/02/2023 and 05/16/2023 and 06/06/2023

Audio-Visual Needs: None

Emergency Legislation?: No

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

Agenda Item Description or Legislation Title

Water Infrastructure Update

Purpose and Background

This agenda item has been requested by Councilmembers Glenn Otto, Anita Kitchen, and Ed Lyons for an update on City water infrastructure. The updated spreadsheet on the City's current water infrastructure projects has been provided (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

Spreadsheet

5/25/2023

**2022 Water Main Replacement
Program**

**2023 Watermain Replacement
Program**

Crukten Drive
Hubbard Drive
Helwig Drive

Alter Road
Holbrook Drive

Hubbard Drive
Chesham Drive
Sandbury Drive
Longford Road
Tomberg

Tewkesbury Drive
Hartwick Drive
Alter Road
Storck Drive

Council Approved to Solicit Design for RFP	X		X
Design Proposals Were Due	X		X
Council Approved the Award Design Consultant	X		X
Notice to Proceed with Design Consultant(s)	X		X
Order Pipe (Poss. 8-9 mo Delay)	X		X
Design Completion Date	X		X
Work Session for Going Out to Construction Bid	X		X
Council Approval to Go Out to Construction Bid	X		X
Advertise for Construction Bidding	X		5/26/2023
Construction Bids Due	X		6/16/2023
Work Session to Award Construction	X		7/5/2023
Council Approval to Award Construction	X		7/10/2023
Notice to Proceed with Contractor(s)	X		7/24/2023
Estimated Pipe Delivery	X		9/1/2023
Begin Construction	X		9/1/2023
Construction Complete	9/1/2023		5/1/2024

X = Completed

AI-9259

Topics of Discussion J.

Council Work Session

Meeting Date: 06/06/2023

Storage Facilities Moratorium

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/06/2023

Audio-Visual Needs: None **Emergency Legislation?:**

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

Agenda Item Description or Legislation Title

Storage Facilities Moratorium

Purpose and Background

Councilmember Nancy Byrge requested this agenda item to discuss a possible moratorium on storage facilities in the City of Huber Heights.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

No file(s) attached.

AI-9260

Topics of Discussion K.

Council Work Session

Meeting Date: 06/06/2023

City Benevolence Policy

Submitted By: Anthony Rodgers

Department: City Council

Council Committee Review?: Council Work Session **Date(s) of Committee Review:** 06/06/2023

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

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

Agenda Item Description or Legislation Title

City Benevolence Policy

Purpose and Background

The City desires to provide cards, gifts, and/or donations in certain specific situations to City employees and members of City Council or relatives of said City employees or members of City Council, as well as City board and commission members, certain volunteers, agents, and certain civic leaders. The City has an existing Benevolence Policy and the City Council has previously authorized the expenditure of City funds for cards, gifts, and/or donations for the general good of all inhabitants and to further a valid public purpose through this Benevolence Policy. This legislation would authorize updates and changes to the City's existing Benevolence Policy.

Fiscal Impact

Source of Funds: N/A

Cost: N/A

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

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

Financial Implications:

Attachments

Resolution

Exhibit A

THE CITY OF HUBER HEIGHTS
STATE OF OHIO

RESOLUTION NO. 2023-R-

AUTHORIZING THE ADOPTION OF A MODIFIED CITY BENEVOLENCE POLICY AND
AUTHORIZING THE EXPENDITURE OF CITY FUNDS FOR SUCH PURPOSES.

WHEREAS, City Council desires to provide cards, gifts, and/or donations in certain specific situations to City employees and members of City Council or relatives of said City employees or members of City Council, as well as City board and commission members, certain volunteers, agents, and civic leaders; and

WHEREAS, City Council finds that expenditures in certain specific instances for cards, gifts, and/or donations would be for the general good of all inhabitants and further a valid public purpose; and

WHEREAS, City Council believes it is in the best interest of the citizens of Huber Heights to authorize the expenditure of City funds for such purposes and to adopt a Benevolence Policy dealing with such expenditures.

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

Section 1. City Council adopts the modified Benevolence Policy attached hereto as Exhibit A (which is incorporated into this Resolution by this reference) as the City's policy for the presentation of cards, gifts, and/or donations for City employees, members of City Council, City board and commission members, certain volunteers, agents, and civic leaders, and certain relatives of said City employees and members of City Council.

Section 2. The City Finance Director is authorized to pay expenditures from lawfully appropriated funds within the budgets of each City Department/Division in accordance with this policy.

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

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

Passed by Council on the _____ day of _____, 2023;
_____ Yeas; _____ Nays.

Effective Date:

AUTHENTICATION:

Clerk of Council

Mayor

Date

Date

Exhibit A

BENEVOLENCE POLICY

The City of Huber Heights, in furtherance of providing a legitimate public purpose, may provide cards and/or gifts to City employees, members of City Council, or City board and commission members; or certain relatives of said City employees, members of City Council or City board and commission members; and for certain City volunteers, agents, and local civic leaders under circumstances involving serious illness, injury, or death, and/or in lieu of the aforementioned cards and/or gifts may make a monetary donation to a duly registered not for profit and tax-exempt organization or charity as provided in this policy.

The term “donation” shall mean a monetary and/or non-monetary contribution, donations or gifts to a duly registered not for profit and tax-exempt organization or charity.

The term “immediate family member” shall mean the spouse, parent, child, or stepchild of a City employee, member of City Council, or City board or commission member.

The term “serious illness or injury” shall mean an illness or injury involving hospitalization.

CARDS

In the event of a serious illness, injury, or death of a City employee, member of City Council, or a City board and commission member; or a relative of said City employees, members of City Council, or City board and commission members; or certain City volunteers, agents, and local civic leaders; the Department/Division Head may authorize the purchase of a card to be delivered to said individual(s) or their immediate family member(s).

The total cost for a card for any particular incident above shall not exceed \$10.00 (including postage).

GIFTS

Serious Illness Or Injury Of A City Employee, Member Of City Council, Or An Immediate Family Member Of Said Employee Or Member Of City Council. In the event of a serious illness or injury of a City employee, member of City Council, or an immediate family member of a City employee or member of City Council, the Department/Division Head may authorize the purchase of a gift to be delivered to said employee, member of City Council, or immediate family member. The gift could be, but is not limited to, flowers and edibles (fruit bouquets, baked goods, etc.). In determining whether or not to send a gift, the Department/Division Head shall take into account the degree of the illness or injury, the expected or anticipated length of time of the employee’s absence from work, and/or the length of time of employment with the City of Huber Heights.

Death Of A City Employee, Member Of City Council, Or An Immediate Family Member Of Said Employee Or Member Of City Council. In the event of the death of a City employee, member of City Council, or an immediate family member of a City employee or member of City Council, the Department/Division Head may authorize the purchase of flowers or other gift to be delivered to said employee, member of City Council, or immediate family member, or in the event of death, a monetary donation to be made to a duly registered not for profit and tax-exempt organization, or charity, as requested by the decedent’s immediate family members.

Serious Illness Or Injury Or Death Of A City Board Or Commission Member. In the event of a serious illness or injury, or death of a City board or commission member, the Department/Division Head may authorize the purchase of flowers or other gift to be delivered on behalf of the City to the said City board or commission member, or in the event of death, a monetary donation to be made to a duly registered not for profit and tax-exempt organization, or charity, as requested by the decedent's immediate family members.

Death Of Certain City Volunteers, Agents And Civic Leaders. In the event of the death of a City volunteer, agent, or a current or past local civic leader; the Department/Division Head may authorize the purchase of flowers to be delivered to the family of said City volunteer, agent, or current or past local civic leader, or in the event of death, a monetary donation to be made to a duly registered not for profit and tax-exempt organization, or charity, as requested by the decedent's immediate family members. In determining whether or not to send flowers, or make a donation, the Department/Division Head shall take into account the length of time of the volunteer, agent, or civic leader's work and/or association with the City of Huber Heights.

The total cost for gifts from the City for any particular incident of serious illness or injury shall not exceed \$100.00 in total City expenditures (not per Department/Division).

The total cost for gifts or the amount of any monetary donation from the City for any particular incident of death shall not exceed \$125.00 in total City expenditures (not per Department/Division).

MONETARY AND OTHER DONATIONS

Donations shall only be made upon the death of (a) a City employee, a member of City Council, or an immediate family member of said City employee or member of City Council; (b) a member of a City board or commission; and (c) certain City volunteers, agents, and civic leaders.

Any donation shall be at the discretion of the Department/Division Head and consistent with the requirements of this policy and in an amount that does not exceed \$125.00 in value in total expenditures from the City for any particular incident (not per Department/Division). Any donation shall only be made to the organization or charity identified by the decedent's immediate family members (e.g., in lieu of flowers please make a donation to the ABC Scholarship Fund).

Donations may only be made to a duly registered not for profit and tax-exempt organization, or charity, the purpose of which is to serve and provide benefit to the general public. Any donation shall be accompanied by a written directive from the City advising the recipient of the donation it is restricted in nature and shall only be used for the benefit of the general public and a legitimate public purpose and the donation is expressly restricted from being used for general administration, employee salaries, employee bonuses, debt service, payment of rent and/or taxes, or any other similar or related purpose.

No donation shall be made to, or accepted by a public official, City employee, member of City Council, City board or commission member, or immediate family member thereof, in violation of the Ohio Revised Code. No donation shall be provided by the City to an organization or charity that discriminates based upon, sex, gender, color, creed, race, ancestry, national origin, marital status, or religion.

MISCELLANEOUS

The City's Finance Director is authorized to expend money from lawfully appropriated funds within the miscellaneous funds line item of the budgets of each Department/Division to purchase the cards and gifts and/or in lieu of the foregoing to make a donation as provided herein.

The decision to authorize the purchase of a card and/or gifts and/or to make a donation will be at the sole discretion of the Department/Division Head and is subject to budgetary limitations. It is the intent of this policy that the purchase of a card and/or gifts and/or to make a donation is a discretionary decision of the Department/Division Head.

All cards, gifts, and donations made pursuant to this policy shall be designated as being from the "City of Huber Heights".