

# Notice of Meeting

## CITY COUNCIL WORK SESSION

Monday, September 25, 2023

*at or about 4:00 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
- Arts And Beautification Commission Update
- Splash Pac – Thomas Cloud Park
- Fishburg Road Widening Project – Award Contract
- Water Infrastructure Update
- City Code Amendments – Code Enforcement
- Tax Rate Certification – Montgomery County
- Tax Rate Certification – Miami County
- Heathermere II TIF
- Motorola Solutions – Network Services Agreement – Police Division
- Increase Not To Exceed Amount – Civica CMI – Police Division
- Disposal Of Surplus Vehicles
- Board And Commission Appointments
- Board And Commission Special Liaisons
- Police Division Discussion

**Please Note:**

The meeting will be viewable by the public on live stream available at [www.hhoh.org](http://www.hhoh.org)



Distributed – September 19, 2023

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**CITY OF HUBER HEIGHTS  
STATE OF OHIO**

**City Council Work Session**

**September 25, 2023**

**4:00 P.M.**

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

1. **Call Meeting To Order/Roll Call**
2. **Approval Of Minutes**
  - A. September 5, 2023
3. **Work Session Topics Of Discussion**
  - A. City Manager Report
  - B. Arts And Beautification Commission Update
  - C. Splash Pad - Thomas Cloud Park
  - D. Fishburg Road Widening Project - Award Contract
  - E. Water Infrastructure Update

F. City Code Amendments - Code Enforcement

- \* Part Five - Planning And Zoning Code - Chapter 521 - Health, Safety And Sanitation  
- Section 521.11 - Nuisance Trees

- \* Part Thirteen - Building Code - Chapter 1313 - Property Maintenance Code - Section  
1313.04 - Maintenance Standards

G. Tax Rate Certification - Montgomery County

H. Tax Rate Certification - Miami County

I. Heathermere II TIF

J. Motorola Solutions - Network Services Agreement - Police Division

K. Increase Not To Exceed Amount - Civica CMI - Police Division

L. Disposal Of Surplus Vehicles

M. Board And Commission Appointments

- \* Parks And Recreation Board - Appointment

N. Board And Commission Special Liaisons

O. Police Division Discussion

- \* City Staffing Levels/Table Of Organization
- \* Supplemental Appropriations

4. **Adjournment**

**CITY OF HUBER HEIGHTS  
STATE OF OHIO**

**Council Work Session Meeting Minutes**

**Name of Body:** Council Work Session

**Date:** September 25, 2023

**Time:** 4:00 P.M.

**Place:** City Hall – 6131 Taylorsville Road – Council Chambers

**Members Present:**

Kathleen Baker, Councilmember  
Mark Campbell, Councilmember  
Nancy Byrge, Councilmember  
Anita Kitchen, Councilmember (Arrived at 4:36 P.M.)  
Ed Lyons, Councilmember  
Glenn Otto, Councilmember  
Richard Shaw, Councilmember  
Don Webb, Councilmember  
Jeff Gore, Mayor

**Guests Present:**

City Staff Present: Chris Lindeman, Mike Gray, Russ Bergman, Don Millard, Mark Lightner, Bryan Chodkowski, Jim Bell, Matt Stokely, Richard Dzik, and Anthony Rodgers.

**Topics of Discussion:**

- City Manager Report
- Arts And Beautification Commission Update
- Splash Pad – Thomas Cloud Park



- Fishburg Road Widening Project – Award Contract
- Water Infrastructure Update
- City Code Amendments – Code Enforcement
- Tax Rate Certification – Montgomery County
- Tax Rate Certification – Miami County
- Heathermere II TIF
- Motorola Solutions – Network Services Agreement – Police Division
- Increase Not To Exceed Amount – Civica CMI – Police Division
- Disposal Of Surplus Vehicles
- Board And Commission Appointments
- Board And Commission Special Liaisons
- Police Division Discussion

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

Mayor Jeff Gore convened the Council Work Session at 4:01 P.M.

Anthony Rodgers took Roll Call.

2. **Approval of Minutes**

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

- September 5, 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

Richard Dzik said he would defer the City Manager Report until the City Council Meeting taking place after the Council Work Session.

Arts And Beautification Commission Update

Anthony Rodgers distributed information regarding an update on the Arts and Beautification Commission (see attached). He said the representatives of the Arts and Beautification Commission were unable to attend the Council Work Session; therefore, the update on the Arts and Beautification Commission was not provided and this agenda item was not discussed by the City Council.

Splash Pad – Thomas Cloud Park

Mike Gray distributed information regarding the options for refurbishing or replacing the splash pad at Thomas Cloud Park (see attached). He gave a PowerPoint presentation on the options for refurbishing or replacing the splash pad at Thomas Cloud Park (see attached).

After lengthy discussion, the City Council agreed to recommend that City Staff gather additional information and further cost analysis data regarding the options for refurbishing or replacing the splash pad at Thomas Cloud Park for discussion at an upcoming Council Work Session and in preparation for the 2024 City Budget discussions.

Fishburg Road Widening Project – Award Contract

Russ Bergman distributed information and proposed legislation to award a contract for the Fishburg Road Widening Project (see attached). He said this legislation will authorize a contract with Double Jay Construction, Inc. to construct the Fishburg Road Widening Project at a cost not to exceed \$720,000. He said the south side of Fishburg Road will be widened from Old Troy Pike to Tomberg Street to make the road

three lanes wide to match the rest of Fishburg Road from Old Troy Pike to Brandt Pike. He said the City has applied through the Ohio Public Works Commission and has received funding for the construction of this project. He said 49.9% of the cost of the project will be reimbursed from the grant. He said the Capital Issue II Fund will be utilized to cover the City's local share.

After discussion, the City Council agreed to recommend that the proposed legislation to award a contract for the Fishburg Road Widening Project be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the September 25, 2023 City Council Meeting.

#### Water Infrastructure Update

Russ Bergman 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. He said he also had added a water main break report to the meeting packet which will be included for each meeting moving forward.

The City Council posed questions to Russ Bergman about the Water Infrastructure Update spreadsheet and the water main break report.

#### City Code Amendments – Code Enforcement

Don Millard distributed information and proposed legislation to amend Part Five – General Offenses Code, Section 521.11 – Nuisance Trees of the Huber Heights City Code (see attached). He said this ordinance contains revisions to Part Five - Planning and Zoning Code - Chapter 521 - Health, Safety and Sanitation - Section 521.11 - Duty To Remove Nuisance Trees; Remedy By City For Noncompliance to address issues with nuisance trees in the City through code enforcement in a timelier manner.

After discussion, the City Council agreed to recommend that the proposed legislation to amend Part Five – General Offenses Code,

Section 521.11 – Nuisance Trees of the Huber Heights City Code be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with the second reading and adoption of the proposed legislation at the October 9, 2023 City Council Meeting.

Don Millard distributed information and proposed legislation to amend Part Thirteen – Building Code, Section 1313.04 – Maintenance Standards of the Huber Heights City Code (see attached). He said this ordinance contains revisions to Part Thirteen - Building Code - Chapter 1313 - Property Maintenance Code - Section 1313.04 - Maintenance Standards to address issues with getting approval for the removal of junk vehicles and other junk property from private property in the City through code enforcement in a more timely manner.

After discussion, the City Council agreed to recommend that the proposed legislation to amend Part Thirteen – Building Code, Section 1313.04 – Maintenance Standards of the Huber Heights City Code be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with the second reading and adoption of the proposed legislation at the October 9, 2023 City Council Meeting.

#### Tax Rate Certification – Montgomery County

Jim Bell distributed information and proposed legislation to accept the tax amounts and rates, to authorize the necessary tax levies, and to certify them to the Montgomery County Auditor (see attached). He said annually, each County Budget Commission meets and submits to the City for approval the millage for property taxes. He said this resolution is the last necessary step of the Montgomery County tax budget process set forth in state law. He said the resolution formally accepts the property tax rates and the dollar amounts calculated by the Montgomery County Budget Commission and passage is necessary to officially put the levies in place.

After discussion, the City Council agreed to recommend approval of the proposed legislation to accept the tax amounts and rates, to authorize the necessary tax levies, and to certify them to the Montgomery County

Auditor and requested that the proposed legislation be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the September 25, 2023 City Council Meeting.

#### Tax Rate Certification – Miami County

Jim Bell distributed information and proposed legislation to accept the tax amounts and rates, to authorize the necessary tax levies, and to certify them to the Miami County Auditor (see attached). He said annually, each County Budget Commission meets and submits to the City for approval the millage for property taxes. He said this resolution is the last necessary step of the Miami County tax budget process set forth in state law. He said the resolution formally accepts the property tax rates and the dollar amounts calculated by the Miami County Budget Commission and passage is necessary to officially put the levies in place.

After discussion, the City Council agreed to recommend approval of the proposed legislation to accept the tax amounts and rates, to authorize the necessary tax levies, and to certify them to the Miami County Auditor and requested that the proposed legislation be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the legislation at the September 25, 2023 City Council Meeting.

#### Heathermere II TIF

Bryan Chodkowski distributed information and proposed legislation to create the Heathermere II residential tax increment financing incentive district (see attached). He said there is a public hearing scheduled for the Heathermere II TIF at the City Council Meeting taking place after the Council Work Session, so he would defer his detailed comments and PowerPoint presentation regarding this item to the City Council Meeting.

After discussion, the City Council agreed to recommend that the proposed legislation to create the Heathermere II residential tax increment financing incentive district be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with the second reading and adoption of the



proposed legislation at the October 9, 2023 City Council Meeting pending the public hearing on this item.

Motorola Solutions – Network Services Agreement – Police Division

Police Chief Mark Lightner distributed information and proposed legislation to authorize an agreement with Motorola Solutions to provide network service and maintenance for the Police Division (see attached). He said the term date of the current contract with Motorola Solutions is October 31, 2023. He said the renewal of this agreement provides for the network service and maintenance of the radio system and dispatch consoles for use by the Public Safety Communications Center purchased in 2016.

After discussion, the City Council agreed to recommend that the proposed legislation to authorize an agreement with Motorola Solutions to provide network service and maintenance for the Police Division be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the September 25, 2023 City Council Meeting.

Increase Not To Exceed Amount – Civica CMI – Police Division

Police Chief Mark Lightner distributed information and proposed legislation to increase the not to exceed amount for Civica CMI for public safety applications data storage for the remainder of a conversion process through 2023 (see attached). He said CIVICA CMI is the previous vendor for the Police Division's CAD Dispatching and Records Management System. He said Civica CMI still maintains the Police Division's public record data/information until such time as the Motorola Solutions conversion is complete. He said an increase in the not to exceed amount of \$15,000 for Civica CMI is needed to complete the conversion.

After discussion, the City Council agreed to recommend that the proposed legislation to increase the not to exceed amount for Civica CMI for public safety applications data storage for the remainder of a conversion process through 2023 be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-

emergency legislation with adoption of the proposed legislation at the September 25, 2023 City Council Meeting.

#### Disposal Of Surplus Vehicles

Police Chief Mark Lightner distributed information and proposed legislation to authorize the disposal of surplus vehicles in the Police Division and the Fire Division (see attached). He said this legislation is for the disposal of fifteen various vehicles for the Police Division and the Fire Division as surplus property.

After discussion, the City Council agreed to recommend that the proposed legislation to authorize the disposal of surplus vehicles in the Police Division and the Fire Division be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the September 25, 2023 City Council Meeting.

#### Board And Commission Appointments

Anthony Rodgers distributed information regarding an appointment to the Parks and Recreation Board (see attached). He said it was the recommendation of City's interview panel to appoint Andy Hill to the Parks and Recreation Board for a term ending March 31, 2026. He said a background check was completed on Mr. Hill by Human Resources.

After discussion, the City Council agreed to recommend approval of the appointment of Andy Hill to the Parks and Recreation Board for a term ending March 31, 2026 and requested that the motion be prepared and placed on the agenda for approval at the September 25, 2023 City Council Meeting.

#### Board And Commission Special Liaisons

Anthony Rodgers distributed information and proposed legislation to adopt revisions to the City's Board and Commission Handbook regarding Special Liaisons (see attached). He said this agenda item is for a discussion of revisions to the City's Board and Commission Handbook to clarify and define the role of Special Liaisons to City boards and commissions. He said this action was recommended by the Law Director

to address a recent issue that had been raised regarding ex officio members and Special Liaisons to City boards and commissions.

After discussion, the City Council agreed to recommend that the proposed legislation to adopt revisions to the City's Board and Commission Handbook regarding Special Liaisons be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the September 25, 2023 City Council Meeting.

#### Police Division Discussion

Richard Dzik distributed information regarding the Police Division (see attached). He gave a PowerPoint presentation regarding a Police Division Staffing Update (see attached). He said City Staff are meeting with representatives of the FOP bargaining units in an effort to clarify and address some of the issues that have been recently raised.

There was a discussion among the City Council and City Staff regarding various aspects of the Police Division.

Richard Dzik and Police Chief Mark Lightner responded to questions and comments from the City Council regarding the agenda item.

Glenn Otto requested that the two items of proposed legislation that had been directed by City Council at the August 28, 2023 City Council Meeting to be prepared to add and to fund four new police officers in the Police Division be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the September 25, 2023 City Council Meeting.

After lengthy discussion, Mayor Gore asked the City Council if there was a majority objection to moving the two items of proposed legislation to add and to fund four new police officers in the Police Division to the September 25, 2023 City Council Meeting for a first reading.

After further discussion, there was a majority objection by the City Council to moving the two items of proposed legislation to add and to

fund four new police officers in the Police Division to the September 25, 2023 City Council Meeting for a first reading.

The City Council agreed to recommend that the City Manager and the Police Chief continue to gather the requested additional information and data regarding the Huber Heights Police Division for further discussion at an upcoming Council Work Session and in preparation for the 2024 City Budget discussions.

Executive Session – For Discussions With An Attorney For The City Concerning Disputes That Are The Subject Of Pending Or Imminent Court Action

Kathleen Baker made a motion to go into Executive Session for discussion with an attorney for the City concerning disputes that are the subject of pending or imminent court action at 6:05 P.M. Nancy Byrge seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mr. Otto, Mr. Lyons, Mrs. Kitchen, Mr. Webb, and Mr. Shaw voted yea; none voted nay. The motion passed 8-0. The Council Work Session went into Executive Session at 6:05 P.M.

The Council Work Session adjourned from Executive Session at 6:13 P.M.

After discussion, Mayor Jeff Gore said the City Council agreed to recommend that the necessary legislation to authorize a settlement in the eminent domain case regarding wellfield property be placed on the agenda at the September 25, 2023 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the September 25, 2023 City Council Meeting (see attached).

No other actions were taken or decisions made following the Executive Session by the Council Work Session.

Other Business

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

4. **Adjournment**

Mayor Jeff Gore adjourned the Council Work Session at 6:13 P.M.

AI-9524

Topics of Discussion B.

**Council Work Session**

**Meeting Date:** 09/25/2023

Arts And Beautification Commission Update

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 09/25/2023

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

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

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**Agenda Item Description or Legislation Title**

Arts And Beautification Commission Update

**Purpose and Background**

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

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**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:**

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**Attachments**

*No file(s) attached.*

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**AI-9527**

**Topics of Discussion** C.

**Council Work Session**

**Meeting Date:** 09/25/2023

Splash Pad - Thomas Cloud Park

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 07/05/2023 and 09/25/2023

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

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

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**Agenda Item Description or Legislation Title**

Splash Pad - Thomas Cloud Park

**Purpose and Background**

This agenda item was requested by the City Council for a follow up discussion about the splash pad at Thomas Cloud Park. City Staff will present the available options for addressing the issues with the splash pad.

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**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:**

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**Attachments**


*No file(s) attached.*

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# Tom Cloud Park

SPLASH PAD  
REFURBISHMENT/REPLACEMENT



# Introduction

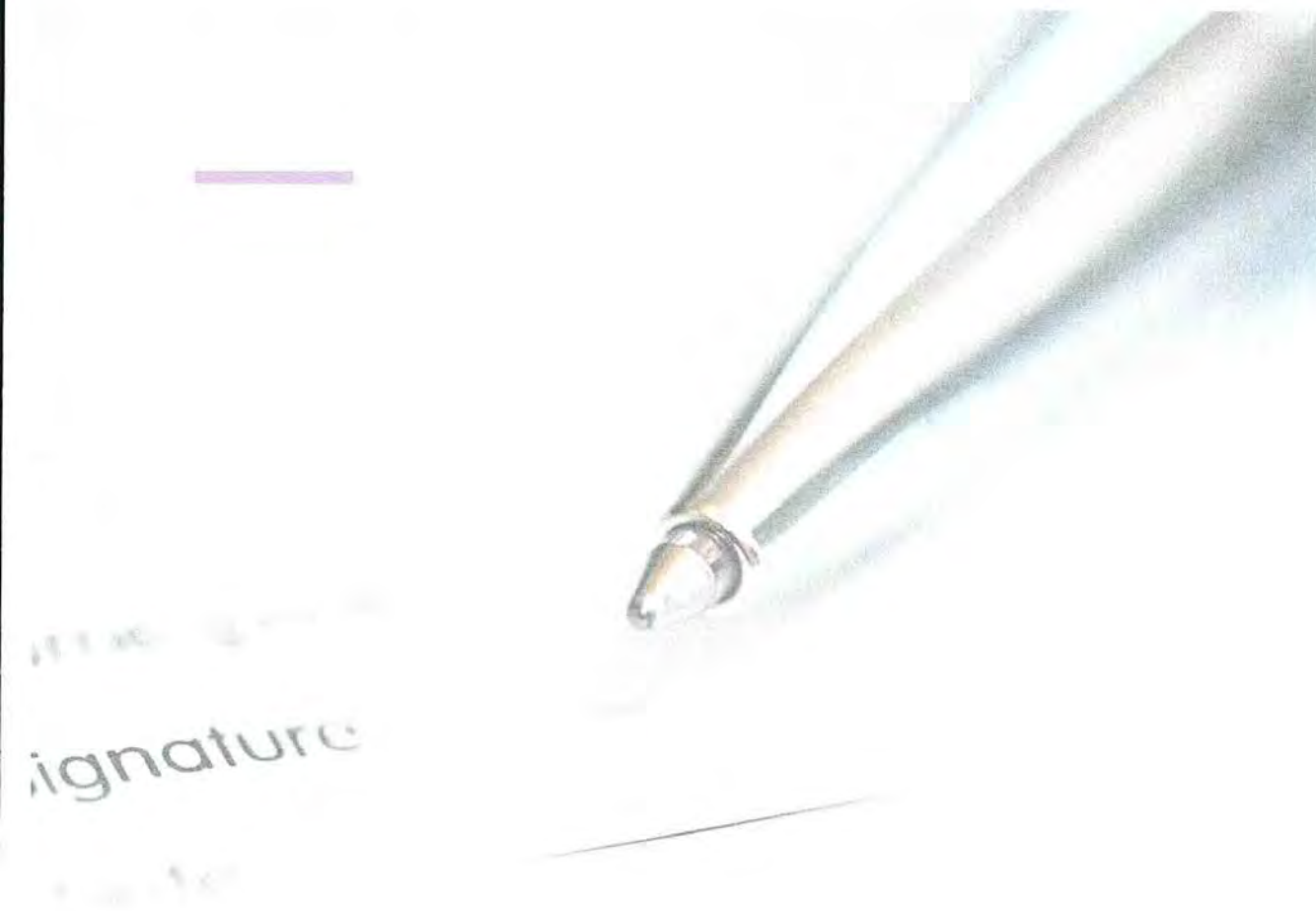
- Built in 2010 by a company out of Columbus
- Expected life use for similar amenities 10 to 15 years
- Over time various parts have been replaced. Examples include controllers, features, pumps, filters. In 2023 \$35,000 was spent on required improvements. (new water line, chemical controller.
- Estimated annual cost to run and sustain the amenity is \$30,000.00
- Options

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## Option #1

- Work with vendor who is familiar with the design and build of the current amenity in place to replace certain estimated current required parts and items.
- \$20,000 to \$25,000





- Specs approved by Council, Bid and award. Build new
- \$450,000 to \$500,000

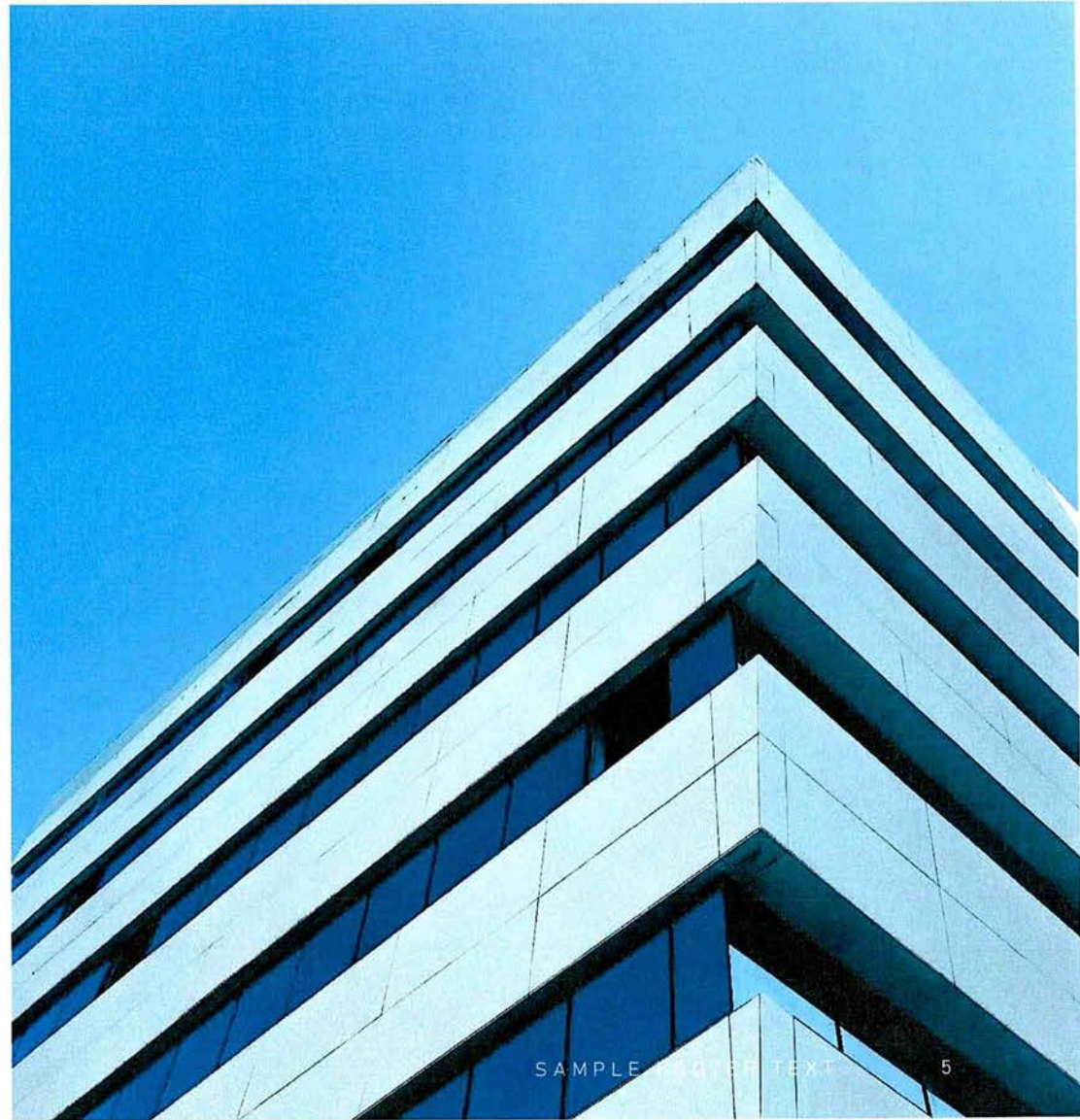


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## Option #3

- Recently contacted another local municipality who currently is going through a similar amenity process. They bid and awarded an architecture firm to refurbish their current splashpad amenity
- \$350,000 to \$400,000

9/26/2023



AI-9510

Topics of Discussion D.

**Council Work Session**

**Meeting Date:** 09/25/2023

Fishburg Road Widening Project - Award Contract

**Submitted By:** Hanane Eisentraut

**Department:** Engineering

**Division:**

Engineering

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

Fishburg Road Widening Project - Award Contract

**Purpose and Background**

This legislation will allow the City Manager to enter into a contract with Double Jay Construction, Inc. to construct the Fishburg Road Widening Project at a cost not to exceed \$720,000. The south side of Fishburg Road will be widened from Old Troy Pike to Tomberg Street to make the road three lanes wide to match the rest of Fishburg Road from Old Troy Pike to Brandt Pike. The City has applied through the Ohio Public Works Commission and has received funding for the construction of this project. 49.9% of the cost of the project will be reimbursed from the grant. The Capital Issue II Fund will be utilized to cover the City's local share.

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**Fiscal Impact**

**Source of Funds:**

Capital Issue II Fund/OPWC Grant

**Cost:**

\$720,000

**Recurring Cost? (Yes/No):**

No

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

**Financial Implications:**

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**Attachments**

Bid Results

Map

Resolution

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**CITY OF HUBER HEIGHTS  
FISHBURG ROAD WIDENING  
BID RESULT  
BID DATE: SEPTEMBER 8, 2023**

CONTRACTOR'S NAME	Total Cost (Project to be completed by December 31, 2023)	Total Cost (Project to be completed by June 30, 2024)
Performance Site Development	No Bid	<u>\$664,660.44</u> - Bid Bond - Yes      296 Days
Outdoor Enterprise	No Bid	<u>\$704,859.20</u> - Bid Bond - Yes      296 Days
Double Jay Construction	No Bid	<u>\$644,728.00</u> - Bid Bond - Yes      296 Days
Majors	<u>\$1,032,592.90</u> - Bid Bond - Yes      114 Days	<u>\$932,592.90</u> - Bid Bond - Yes      296 Days



# Untitled Map

Write a description for your map.



Legend



Google Earth

© 2022 Google

800 ft



CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT FOR THE  
FISHBURG ROAD WIDENING PROJECT.

WHEREAS, the City has applied and received a grant/loan through Ohio Public Works  
Commission for the Fishburg Road Widening Project; and

WHEREAS, City Council under Resolution No. 2023-R-7308, dated August 21, 2023, has  
previously authorized the securing of bids for the Fishburg Road Widening Project; and

WHEREAS, construction bids were properly received on September 8, 2023.

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 for the Fishburg  
Road Widening Project with Double Jay Construction, Inc. as the lowest and best bidder at a cost  
not to exceed \$720,000.00 on the terms and conditions as substantially set forth in the  
specifications of the contract.

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



**AI-9523**

**Topics of Discussion** E.

**Council Work Session**

**Meeting Date:** 09/25/2023

Water Infrastructure Update

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 05/02/2023 and 05/16/2023 and 06/06/2023 and 06/20/2023 and 07/05/2023 and 07/18/2023 and 08/08/23 and 08/22/2023 and 09/05/2023 and 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**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). A water main break report has also been provided (see attached).

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**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:**

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**Attachments**

Spreadsheet  
Report

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9/19/2023

**2022 Water Main Replacement Program**

**2023 Watermain Replacement Program**

	Cruxten 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		X	
Construction Bids Due	X		X	
Work Session to Award Construction	X		X	
Council Approval to Award Construction	X		X	
Notice to Proceed with Contractor(s)	X		X	
Estimated Pipe Delivery	X		8/1/2023 - 11/1/23	
Begin Construction	X		10/1/2023 M+T Excavating 1/1/24 C.G. Construction	
Construction Complete	9/15/2023		10/15/2024	

X = Completed

**From:** "Whited, Pamela" <[pamela.whited@veolia.com](mailto:pamela.whited@veolia.com)>

**Date:** September 5, 2023 at 15:00:05 EDT

**To:** "Chodkowski, Bryan" <[BChodkowski@hhoh.org](mailto:BChodkowski@hhoh.org)>

**Cc:** "Bergman, Russ" <[RBergman@hhoh.org](mailto:RBergman@hhoh.org)>

**Subject:** Water Main Break information

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

Bryan,

I was able to pull the annual report for 2022 submitted back in February. Here is the information from that report.

Total # of water main breaks in:

2018 - 35

2019 - 75

2020 - 157

2021 - 122

2022 - 86

As of the end of August 2023 the # of water main breaks was 23.

There have been two so far this month bringing the YTD count to 25.

I went back to look at the August 2022 report and as of the end of August 2022 there were 53 water main breaks.

Let me know if you need anything else.

Pamela Whited  
*Project Manager*  
*Huber Heights Project*  
VEOLIA NORTH AMERICA, UNITED STATES

tel

+1 937 233 3292

6244 Chambersburg Rd, Huber Heights, Ohio 45424

[pamela.whited@veolia.com](mailto:pamela.whited@veolia.com)

[www.veolianorthamerica.com](http://www.veolianorthamerica.com)

AI-9519

Topics of Discussion F.

**Council Work Session**

**Meeting Date:** 09/25/2023

City Code Amendments - Code Enforcement - Chapter 521 - General Offenses Code

**Submitted By:** Geri Hoskins

**Department:** Planning

**Division:** Planning

**Council Committee Review?:** Council Work Session  
**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

City Code Amendments - Code Enforcement

- \* Part Five - Planning And Zoning Code - Chapter 521 - Health, Safety And Sanitation
- Section 521.11 - Nuisance Trees

**Purpose and Background**

This ordinance contains revisions to Part Five - Planning and Zoning Code - Chapter 521 - Health, Safety and Sanitation - Section 521.11 - Duty To Remove Nuisance Trees; Remedy By City For Noncompliance.

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**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:**

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**Attachments**

Proposed Amendments  
Ordinance

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## Proposed modification to include private property

Proposed changes in red to expedite removal of trees overhanging the right-of-way from private property.

### 521.11 Duty to remove nuisance trees; remedy by city for noncompliance.

- (a) *Removal of Nuisance Tree.* The owner, occupant, or any other person or entity having charge of land abutting a public right-of-way, within the City shall remove any tree or portion of a tree deemed to be a nuisance by the Director of Public Services or designee from the public right-of-way. **Additionally, a tree on private property may be declared a nuisance by the Manager of Zoning or designee.** For the purposes of this section, the owner, occupant or any other person or entity having charge of land abutting a public right-of-way shall be deemed to have charge of the unpaved portion of the right-of-way on the side their land regardless of actual ownership of the underlying right-of-way.
- (b) *Definitions.*
  - (1) "Nuisance Tree" shall be defined as any tree or portion of a tree that is deemed to be diseased, (including but not limited to a tree infected by the Emerald Ash Borer or similar insect), dead, or a hazard to public safety by the Director of Public Services or his/her designee **or the Manager of Zoning or designee.**
- (c) *Notice to Remove Nuisance Tree; Assessment Against Land.* Upon a finding by the Director of Public Services or designee, that a Nuisance Tree exists in the public right-of-way within the City, **or by the Manager of Zoning or designee on private property,** the City Manager or designee, in the name of the City Council, shall cause a written notice to be served upon the owner, occupant, or any other person or entity having charge of the **private property** or land abutting such right-of-way directing that the Nuisance Tree and associated debris (including but not limited to tree stumps) be removed within 30 days after the service of the notice. No owner, occupant or other person or entity having charge of the shall fail to comply with such notice within those 30 days. Removal of any Nuisance Tree pursuant to a notice sent under this section shall not be deemed a violation of Huber Heights Code Section 541.06.
- (d) *Service of Notice.*
  - (1) The written notice provided for in subsection (c) hereof shall be served upon the owner, occupant or other person or entity having charge of the land either in person, or by being mailed to or left at the usual place of residence of any such person or the principal office of such entity.
  - (2) If such owner, occupant or any person or entity having charge the land is a nonresident of this City whose address is known, such notice shall be sent to his or its address by registered or certified mail.
  - (3) If no owner, occupant or other person or entity having charge of the land is present on such land at the time the City attempts to serve the written notice, or if the address of such owner is unknown, or if notice by registered or certified mail is not delivered and accepted, the City shall have the option to make sure service by publishing the written notice once in a newspaper of general circulation in the City.
  - (4) Any police officer or the City Manager or designee may make such personal or residential service and return of the written notice provided for in subsection (c) hereof.
- (e) *Appeal.* The owner, occupant or other person or entity having charge of the land may appeal the determination that a tree is a Nuisance Tree by filing an appeal **to the Property Maintenance Review Board** within ten days of the date of the Notice, (or date of publication in the event of service under subsection (d)(3) hereof.)



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- (f) *Noncompliance; Remedy of City.* If the owner, occupant or other person or entity under subsection (c) hereof, fails to comply with such notice and remove the Nuisance Tree, the City shall cause the tree to be properly removed at the expense of the owner of that land. The City may employ the necessary labor including private subcontractors, to carry out the provisions of this subsection. All expenses incurred, together with an administrative fee of \$250.00, shall be assessed against the land.
- (g) *Collection of Costs.*
- (1) Written notice of such an assessment under subsection (f) hereof shall be given to the owner of the land in the same manner as is provided above for service of the written notice to remove the Nuisance Tree. The amount of the assessment shall be paid and delivered to the City within ten days after notice of the assessment was so served.
  - (2) If the City has not received payment of the assessment under subsection (f) hereof within said ten days, the City may make a written return or certification to the County Auditor of the amount of the unpaid assessment, plus an additional administrative charge of ten percent including with that certification a proper description of the premises. The assessed amount shall be entered upon the tax duplicate and shall be a lien upon such land from and after the date of the entry and shall be collected as other taxes and returned to the City General Fund.
- (h) *Misdemeanor.* Notwithstanding the City's right to have the Nuisance Tree removed at the expense of the owner, whoever violates this section shall be guilty of a minor misdemeanor. Any person convicted of a second or additional offense of this section within two years of the first offense shall be guilty of a misdemeanor of the fourth degree.

(Ord. 2014-O-2096, Passed 3-10-14)

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2023-O-

AMENDING CERTAIN SECTIONS OF PART FIVE, GENERAL OFFENSES CODE, OF THE CITY CODE OF HUBER HEIGHTS.

WHEREAS, the citizens of Huber Heights require City codified ordinances that are current, up to date, and reflect the current practices and processes of the City; and

WHEREAS, the citizens of Huber Heights desire effective and efficient enforcement of property standards; and

WHEREAS, the City Council has determined that revisions in Chapter 521 are necessary to enhance the safety and general welfare of the City.

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

Section 1. Part Five, Planning and Zoning, Chapter 521 – Health, Safety and Sanitation, Section 521.11 - Duty To Remove Nuisance Trees: Remedy By City For Noncompliance is hereby amended to read as follows:

- (a) *Removal of Nuisance Tree.* The owner, occupant, or any other person or entity having charge of land abutting a public right-of-way, within the City shall remove any tree or portion of a tree deemed to be a nuisance by the Director of Public Services or designee from the public right-of-way. Additionally, a tree on private property may be declared a nuisance by the Manager of Zoning or designee. For the purposes of this section, the owner, occupant or any other person or entity having charge of land abutting a public right-of-way shall be deemed to have charge of the unpaved portion of the right-of-way on the side of their land regardless of actual ownership of the underlying right-of-way.
- (b) *Definitions.*
  - (1) "Nuisance Tree" shall be defined as any tree or portion of a tree that is deemed to be diseased, (including but not limited to a tree infected by the Emerald Ash Borer or similar insect), dead, or a hazard to public safety by the Director of Public Services or his/her designee or the Manager of Zoning or designee.
- (c) *Notice to Remove Nuisance Tree; Assessment Against Land.* Upon a finding by the Director of Public Services or designee that a Nuisance Tree exists in the public right-of-way within the City, or by the Manager of Zoning or designee on private property, the City Manager or designee, in the name of the City Council, shall cause a written notice to be served upon the owner, occupant, or any other person or entity having charge of the private property or land abutting such right-of-way directing that the Nuisance Tree and associated debris (including but not limited to tree stumps) be removed within 30 days after the service of the notice. No owner, occupant or other person or entity having charge of the land shall fail to comply with such notice within those 30 days. Removal of any Nuisance Tree pursuant to a notice sent under this section shall not be deemed a violation of Huber Heights Code Section 541.06.
- (d) *Service of Notice.*
  - (1) The written notice provided for in subsection (c) hereof shall be served upon the owner, occupant or other person or entity having charge of the land either in person, or by being mailed to or left at the usual place of residence of any such person or the principal office of such entity.
  - (2) If such owner, occupant or any person or entity having charge of the land is a nonresident of this City whose address is known, such notice shall be sent to his or its address by registered or certified mail.

- (3) If no owner, occupant or other person or entity having charge of the land is present on such land at the time the City attempts to serve the written notice, or if the address of such owner is unknown, or if notice by registered or certified mail is not delivered and accepted, the City shall have the option to make sure service by publishing the written notice once in a newspaper of general circulation in the City.
- (4) Any police officer or the City Manager or designee may make such personal or residential service and return of the written notice provided for in subsection (c) hereof.
- (c) *Appeal.* The owner, occupant or other person or entity having charge of the land may appeal the determination that a tree is a Nuisance Tree by filing an appeal to the Property Maintenance Review Board within ten days of the date of the Notice, (or date of publication in the event of service under subsection (d)(3) hereof.)
- (f) *Noncompliance; Remedy of City.* If the owner, occupant or other person or entity under subsection (c) hereof, fails to comply with such notice and remove the Nuisance Tree, the City shall cause the tree to be properly removed at the expense of the owner of that land. The City may employ the necessary labor including private subcontractors to carry out the provisions of this subsection. All expenses incurred, together with an administrative fee of \$250.00, shall be assessed against the land.
- (g) *Collection of Costs.*
- (1) Written notice of such an assessment under subsection (f) hereof shall be given to the owner of the land in the same manner as is provided above for service of the written notice to remove the Nuisance Tree. The amount of the assessment shall be paid and delivered to the City within ten days after notice of the assessment was so served.
- (2) If the City has not received payment of the assessment under subsection (f) hereof within said ten days, the City may make a written return or certification to the County Auditor of the amount of the unpaid assessment, plus an additional administrative charge of ten percent including with that certification a proper description of the premises. The assessed amount shall be entered upon the tax duplicate and shall be a lien upon such land from and after the date of the entry and shall be collected as other taxes and returned to the City General Fund.
- (h) *Misdemeanor.* Notwithstanding the City's right to have the Nuisance Tree removed at the expense of the owner, whoever violates this section shall be guilty of a minor misdemeanor. Any person convicted of a second or additional offense of this section within two years of the first offense shall be guilty of a misdemeanor of the fourth degree.
- (Ord. 2014-O-2096, Passed 3-10-14)

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

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

Passed by Council on the \_\_\_\_ day of \_\_\_\_\_;  
\_\_\_\_ Yeas; \_\_\_\_ Nays.

Effective Date:

AUTHENTICATION:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

AI-9520

**Topics of Discussion**

**Council Work Session**

**Meeting Date:** 09/25/2023

City Code Changes - Code Enforcement - Part 13 - Building Code

**Submitted By:** Geri Hoskins

**Department:** Assistant City Manager

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 09/25/2023

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

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

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**Agenda Item Description or Legislation Title**

- \* Part Thirteen - Building Code - Chapter 1313 - Property Maintenance Code - Section 1313.04 - Maintenance Standards

**Purpose and Background**

This ordinance contains revisions to Part Thirteen - Building Code - Chapter 1313 - Property Maintenance Code - Section 1313.04 - Maintenance Standards.

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**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:**

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**Attachments**

Proposed Amendments - Outdoor Storage

Proposed Amendments - Junk Vehicles

Ordinance

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## Regarding Outdoor Storage and Use

Proposed changes for section (h)(6) are in red

### 1313.04 Title; maintenance standards.

- (a) *Title.* These regulations shall be known as the Property Maintenance Code of the City of Huber Heights, hereinafter referred to as the "Code". This Code is intended to protect the public health and safety, and prevent blighting conditions in the City as hereinafter provided by:
  - (1) Establishing minimum maintenance standards for the exterior of all structures and premises;
  - (2) Fixing the responsibilities of owners, operators and occupants of all structures within the City; and
  - (3) Providing for administration and enforcement and penalties regarding the Code.
- (b) This Code shall be construed liberally and justly to ensure the public health, safety and welfare by providing a standard for the exterior maintenance of the premises and structures thereon in the City.
- (c) Any repairs or alterations to a structure required by the Code shall be done in a workmanlike manner in accordance with procedures and provisions of the Building Code of the City.
- (d) The provisions of this Code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any buildings which are dangerous, unsafe and/or unsanitary.
- (e) This Code shall not affect violations of any other ordinance, code or regulation existing prior to the effective date hereof, and any such violation shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.
- (f) Where the conditions imposed by any provision of this Code upon the use or maintenance of land or buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this Code or any other regulation of the City or other governmental agencies, the regulations, laws, ordinances, etc. which are more restrictive or which impose higher standards or requirements shall govern.
- (g) *Maintenance Standard Required.* The exterior and condition of all buildings and structures shall be maintained so that the appearance thereof shall reflect a level of maintenance so as to avoid blighting effects and hazards to health and safety.
- (h) *Property and Exterior of Structures.* In all properties and structures, the following standards shall be met:

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- (1) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon, including but not limited to, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, windows, doors, awnings, and marquees, in good repair. All surfaces thereof shall be kept painted or protected by other approved coating or material where necessary for the preservation of the property and avoiding of blighting or influence of adjoining properties. All exterior surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved safely, fire hazards eliminated and adjoining properties and neighborhoods protected from blighting influence. If plywood or any other material is used to secure a vacant structure, it shall be kept free of all markings other than a formal posted notice or sign indicating the disposition of the property.
  - (2) *Doors and windows.* All exterior doors and windows, including storm doors and screens, shall be maintained in good condition.
  - (3) *Street numbers.* Each structure to which a street number has been assigned shall have such number displayed on the premises in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least three inches (76 millimeters) high and one-half inch (13 millimeters) stroke in a contrasting color.
  - (4) *Landscaping.* All land shall be properly maintained with lawns, hedges, bushes, trees and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property.
  - (5) *Driveways and walkways.* All driveways, walkways, sidewalks, steps, parking spaces and similar paved areas for public use shall be kept in a proper state of repair, debris, and shall be maintained free of hazardous conditions. The City Engineer shall provide technical assistance where required in inspecting the condition of driveways and walkways.
  - (6) ~~*Outdoor Storage or Use.*~~ *Outdoor Use and Short Term Storage*
    - "Use" means actively used on a regular basis. "Storage or Stored" means intended for use at a later date.
    - A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. *Lawn and power equipment must be kept in the backyard even when used on a regular basis.*
    - B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside.



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- C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day.
  - D. No items may be stored in a front yard or side yard.
  - E. The following exceptions shall apply to this Section 1313.04(h)(6)A—D
    - 1. Placement of items for a permitted garage sale and then those items must adhere to Section 1181.15(d) for displayed garage sale items (limited to 24 hours prior to and after the sale).
    - 2. Outdoor retail sales and displays pursuant to Section 1181.12.
    - 3. Such storage is one week or less prior to those items being removed with weekly trash removal, and such storage shall be against the house at the side or rear.
    - 4. Building materials to be used for construction of structures or facilities on the same lot(s) that they are stored upon may be stored for a period 30 days or not to exceed 30 days past the close of a building permit if said permit was required.
    - 5. Lawn and patio furniture when in use on a regular basis; bicycles and outdoor rideable toys.

(Ord. 95-O-1824, Passed 9-11-95; Ord. 2011-O-1899, Passed 8-8-11; Ord. No. 2019-O-2375 , § 1, 6-10-19)

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## PROPOSED CODE TO MODIFY PROPERTY MAINTENANCE SECTION:

### To allow removal of vehicles from private property

#### **1313.04(h)(7) Junk, inoperative, and/or unlicensed vehicles, machinery, or equipment.**

- (a) The presence of a dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment, or any part thereof, which remains uncovered or outside of a wholly enclosed building or structure for a period greater than 72 consecutive hours is in violation of the terms of this chapter, and is declared to be a public nuisance per se.
- (b) The term "junk vehicle" shall not apply to "collector's vehicles" or "historical motor vehicles" as defined by Ohio R.C. 4501.01.
- (c) All dismantled, partially dismantled, or inoperable motor vehicles, machinery, or equipment shall be stored or shall remain in a wholly enclosed garage or structure.
- (d) All unlicensed or inoperable "collector's vehicles" and "historical motor vehicles" shall be stored within a wholly enclosed building or structure.
- (e) The City may serve upon an owner, lessee, agent, or tenant in control of those properties not in compliance with Section 1313.04 a notice of violation. Said notice shall order the owner, agent, or occupant to take such measures as may be reasonably necessary to remove the dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment in accordance with this Section.
- (f) The owner, agent, or occupant shall have the right to file an appeal with the Huber Heights Property Maintenance Review Board within ten days of service of notice.
- (g) If no appeal is filed, the owner, agent, or occupant shall, within ten days of service of the notice, remove or cause to be removed the dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment in accordance with this section.
- (h) In case the owner, agent, or occupant refuses or fails to carry out the order within the time frame specified herein, the City shall carry out the removal of the dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment and shall recover the cost of such action pursuant to Section 1313.10.
- (i) All vehicles removed pursuant to this section shall be impounded and disposed of pursuant to Section 303.08 of the Huber Heights Code of Ordinances and Ohio R.C. 4513.62.

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2023-O-

AMENDING CERTAIN SECTIONS OF PART THIRTEEN, BUILDING CODE, OF THE CITY CODE OF HUBER HEIGHTS.

WHEREAS, the citizens of Huber Heights require City codified ordinances that are current, up to date, and reflect the current practices and processes of the City; and

WHEREAS, the citizens of Huber Heights desire effective and efficient enforcement of property standards; and

WHEREAS, the City Council has determined that revisions in Chapter 1313 are necessary to enhance the safety and general welfare of the City.

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

Section 1. Part Thirteen, Building Code, Chapter 1313 – Property Maintenance Code, Section 1313.04(h)(6) - Maintenance Standards; is hereby amended to read as follows:

- (a) *Title.* These regulations shall be known as the Property Maintenance Code of the City of Huber Heights, hereinafter referred to as the "Code". This Code is intended to protect the public health and safety and prevent blighting conditions in the City as hereinafter provided by:
  - (1) Establishing minimum maintenance standards for the exterior of all structures and premises;
  - (2) Fixing the responsibilities of owners, operators and occupants of all structures within the City; and
  - (3) Providing for administration and enforcement and penalties regarding the Code.
- (b) This Code shall be construed liberally and justly to ensure the public health, safety and welfare by providing a standard for the exterior maintenance of the premises and structures thereon in the City.
- (c) Any repairs or alterations to a structure required by the Code shall be done in a workmanlike manner in accordance with procedures and provisions of the Building Code of the City.
- (d) The provisions of this Code shall not be construed to abolish or impair existing remedies of the jurisdiction or its officers or agencies relating to the removal or demolition of any buildings which are dangerous, unsafe and/or unsanitary.
- (e) This Code shall not affect violations of any other ordinance, code or regulation existing prior to the effective date hereof, and any such violation shall be governed and shall continue to be punishable to the full extent of the law under the provisions of those ordinances, codes or regulations in effect at the time the violation was committed.
- (f) Where the conditions imposed by any provision of this Code upon the use or maintenance of land or buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provision of this Code or any other regulation of the City or other governmental agencies, the regulations, laws, ordinances, etc. which are more restrictive or which impose higher standards or requirements shall govern.
- (g) *Maintenance Standard Required.* The exterior and condition of all buildings and structures shall be maintained so that the appearance thereof shall reflect a level of maintenance so as to avoid blighting effects and hazards to health and safety.



(h) *Property and Exterior of Structures.* In all properties and structures, the following standards shall be met:

- (1) *General.* The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The owner shall keep the exterior of all premises and every structure thereon, including but not limited to, walls, roofs, cornices, chimneys, drains, towers, porches, landings, fire escapes, stairs, windows, doors, awnings, and marquees, in good repair. All surfaces thereof shall be kept painted or protected by other approved coating or material where necessary for the preservation of the property and avoiding of blighting or influence of adjoining properties. All exterior surfaces shall be maintained free of graffiti, broken glass, loose shingles, crumbling stone or brick, peeling paint or other conditions reflective of deterioration or inadequate maintenance, to the end that the property itself may be preserved safely, fire hazards eliminated and adjoining properties and neighborhoods protected from blighting influence. If plywood or any other material is used to secure a vacant structure, it shall be kept free of all markings other than a formal posted notice or sign indicating the disposition of the property.
- (2) *Doors and windows.* All exterior doors and windows, including storm doors and screens, shall be maintained in good condition.
- (3) *Street numbers.* Each structure to which a street number has been assigned shall have such number displayed on the premises in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic numerals at least three inches (76 millimeters) high and one-half inch (13 millimeters) stroke in a contrasting color.
- (4) *Landscaping.* All land shall be properly maintained with lawns, hedges, bushes, trees and other vegetation to be trimmed and kept from becoming overgrown and unsightly where exposed to public view or such vegetation may constitute a blighting influence on adjoining property.
- (5) *Driveways and walkways.* All driveways, walkways, sidewalks, steps, parking spaces and similar paved areas for public use shall be kept in a proper state of repair, and shall be maintained free of debris and hazardous conditions. The City Engineer shall provide technical assistance where required in inspecting the condition of driveways and walkways.
- (6) *Outdoor Use and Short-Term Storage*
  - "Use" means actively used on a regular basis. "Storage or Stored" means intended for use at a later date.
  - A. Any items used or stored outside of an enclosed building or structure shall be limited to items manufactured for, intended for, or customarily used in an outdoor environment. No items manufactured for, intended for, or customarily stored or used indoors may be placed or stored outside. Lawn and power equipment must be kept in the backyard even when used on a regular basis.
  - B. All permissible items stored outside must be in good condition and usable as intended by the manufacturer. No such items that are broken, dilapidated, or discarded shall be stored outside.
  - C. No items may be stored in the public right-of-way except when placed there for removal as trash and then no earlier than 5:00 p.m. on the day preceding the normal collection day.
  - D. No items may be stored in a front yard or side yard.
  - E. The following exceptions shall apply to this Section 1313.04(h)(6)A—D
    - I. Placement of items for a permitted garage sale and then those items must adhere to Section 1181.15(d) for displayed garage sale items (limited to 24 hours prior to and after the sale).

2. Outdoor retail sales and displays pursuant to Section 1181.12.
3. Such storage is one week or less prior to those items being removed with weekly trash removal, and such storage shall be against the house at the side or rear.
4. Building materials to be used for construction of structures or facilities on the same lot(s) that they are stored upon may be stored for a period 30 days or not to exceed 30 days past the close of a building permit if said permit was required.
5. Lawn and patio furniture when in use on a regular basis; bicycles and outdoor rideable toys.

Section 2. Part Thirteen, Building Code, Chapter 1313 – Property Maintenance Code, Section 1313.04(h)(7) - Maintenance Standards; is hereby added in its entirety to read as follows:

*(7) Junk, inoperative, and/or unlicensed vehicles, machinery, or equipment*

- (a) The presence of a dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment, or any part thereof, which remains uncovered or outside of a wholly enclosed building or structure for a period greater than 72 consecutive hours is in violation of the terms of this chapter, and is declared to be a public nuisance per se.
- (b) The term "junk vehicle" shall not apply to "collector's vehicles" or "historical motor vehicles" as defined by Ohio R.C. 4501.01.
- (c) All dismantled, partially dismantled, or inoperable motor vehicles, machinery, or equipment shall be stored or shall remain in a wholly enclosed garage or structure.
- (d) All unlicensed or inoperable "collector's vehicles" and "historical motor vehicles" shall be stored within a wholly enclosed building or structure.
- (e) The City may serve upon an owner, lessee, agent, or tenant in control of those properties not in compliance with Section 1313.04 a notice of violation. Said notice shall order the owner, agent, or occupant to take such measures as may be reasonably necessary to remove the dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment in accordance with this Section.
- (f) The owner, agent, or occupant shall have the right to file an appeal with the Huber Heights Property Maintenance Review Board within ten days of service of notice.
- (g) If no appeal is filed, the owner, agent, or occupant shall, within ten days of service of the notice, remove or cause to be removed the dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment in accordance with this section.
- (h) In case the owner, agent, or occupant refuses or fails to carry out the order within the time frame specified herein, the City shall carry out the removal of the dismantled, partially dismantled, or inoperable motor vehicle, machinery, or equipment and shall recover the cost of such action pursuant to Section 1313.10.
- (i) All vehicles removed pursuant to this section shall be impounded and disposed of pursuant to Section 303.08 of the Huber Heights Code of Ordinances and Ohio R.C. 4513.62.

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

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

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

Effective Date:

AUTHENTICATION:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

AI-9485

Topics of Discussion G.

**Council Work Session**

**Meeting Date:** 09/25/2023

Tax Rate Certification - Montgomery County

**Submitted By:** Jim Bell

**Department:** Finance

**Division:**

Accounting

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

Tax Rate Certification - Montgomery County

**Purpose and Background**

Annually, each County Budget Commission meets and submits to the City for approval the millage for property taxes. This resolution is the last necessary step of the Montgomery County tax budget process set forth in state law. The resolution formally accepts the property tax rates and the dollar amounts calculated by the Montgomery County Budget Commission. Passage is necessary to "officially" put the levies in place.

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**Fiscal Impact**

**Source of Funds:**

Various Funds

**Cost:**

N/A

**Recurring Cost? (Yes/No):**

N/A

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

**Financial Implications:**

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**Attachments**

Resolution

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

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

WHEREAS, the City Council of the City of Huber Heights in accordance with the provisions of law, has previously adopted Tax Rates for the next succeeding fiscal year commencing January 1, 2024; and

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

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

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

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

<b>SCHEDULE A</b>				
<b>SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES</b>				
FUND	Amount	Amount to Be	County Auditor's	
	Approved By		Estimated of Tax Rate To	
	Budget	Derived From	Be Levied	
	Commission	Levies	Inside	Outside
	Inside	Outside	10 M.	10 M.
	10 M. Limitation	10 M. Limitation	Limit	Limit
City of Huber Heights 2023/2024	Column I	Column II	III	IV
General Fund	1,076,596		1.50	
Police Fund		1,132,292		5.50
Fire Fund		958,658		4.29
TOTAL	1,076,596	2,090,950	1.50	9.79

**SCHEDULE B****LEVIES OUTSIDE 10 MILL LIMITATION  
EXCLUSIVE OF DEBT LEVIES**

FUND	Maximum Rate Authorized To Be Levied	County Auditor's Estimate Of Yield Of Levy (Carry To Sch A Column II)
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## GENERAL FUND:

## SPECIAL LEVIES:

Police Fund authorized by voters 06/08/82 not to exceed CONT. years	2.37	457,803
Police Fund authorized by voters 06/07/83 not to exceed CONT. years	0.63	121,982
Police Fund authorized by voters 05/07/85 not to exceed CONT. years	1.50	359,341
Police Fund authorized by voters 11/03/81 not to exceed CONT. years	1.00	193,166
Fire Fund authorized by voters 11/03/81 not to exceed CONT. years	0.79	152,601
Fire Fund authorized by voters 11/03/81 not to exceed CONT. years	0.37	89,104
Fire Fund authorized by voters 06/07/83 not to exceed CONT. years	0.29	56,151
Fire Fund authorized by voters 05/08/84 not to exceed CONT. years	0.42	81,129
Fire Fund authorized by voters 11/06/84 not to exceed CONT. years	0.17	40,662
Fire Fund authorized by voters 05/07/85 not to exceed CONT years	2.25	539,011

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

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 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 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

AI-9486

Topics of Discussion H.

**Council Work Session**

**Meeting Date:** 09/25/2023

Tax Rate Certification - Miami County

**Submitted By:** Jim Bell

**Department:** Finance

**Division:** Accounting

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

Tax Rate Certification - Miami County

**Purpose and Background**

Annually, each County Budget Commission meets and submits to the City for approval the millage for property taxes. This resolution is the last necessary step of the Miami County tax budget process set forth in state law. The resolution formally accepts the property tax rates and the dollar amounts calculated by the Miami County Budget Commission. Passage is necessary to "officially" put the levies in place.

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**Fiscal Impact**

**Source of Funds:** Various Funds

**Cost:** N/A

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

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

**Financial Implications:**

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**Attachments**

Resolution

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

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

WHEREAS, the City Council of the City of Huber Heights in accordance with the provisions of law, has previously adopted Tax Rates for the next succeeding fiscal year commencing January 1, 2024; and

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

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

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

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

<b>SCHEDULE A</b>				
<b>SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY BUDGET COMMISSION AND COUNTY AUDITOR'S ESTIMATED TAX RATES</b>				
FUND	Amount Approved By Budget Commission	Amount to Be Derived From	County Auditor's Estimated of Rate To Be Levied	
	Inside 10 M. Limitation	Levies Outside 10 M. Limitation	Inside 10 M. Limit	Outside 10 M. Limit
	Column I	Column II	III	IV
City of Huber Heights 2023				
General Fund	28,261.65		1.10	
TOTAL	28,261.65		1.10	

<b>SCHEDULE B</b>		
<b>LEVIES OUTSIDE 10 MILL LIMITATION EXCLUSIVE OF DEBT LEVIES</b>		
FUND	Maximum Rate Authorized To Be Levied	County Auditor's Estimate Of Yield Of Levy (Carry To Sch A Column II)
GENERAL FUND:	(N/A)	
SPECIAL LEVIES:	(N/A)	



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

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 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 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

AI-9528

Topics of Discussion I.

**Council Work Session**

**Meeting Date:** 09/25/2023

Heathermere II TIF

**Submitted By:** Kyren Gantt

**Department:** Economic Development

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 09/25/2023

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

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

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**Agenda Item Description or Legislation Title**

Heathermere II TIF

**Purpose and Background**

This legislation creates a residential tax increment financing district; declares improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation; requires the owners of those parcels to make service payments in lieu of taxes; establishes a municipal public improvement tax increment equivalent fund for the deposit of those service payments; and specifies the public infrastructure improvements that benefit or serve parcels in the incentive 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 Kittridge 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.

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**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.

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**Attachments**

Ordinance No. 2023-O-2588  
Certificate Of Engineer  
Ordinance  
Exhibit A  
Exhibit A - Attachment A  
Exhibit A - Attachment B  
Exhibit B

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2023-O-2588

TO APPROVE AN ECONOMIC DEVELOPMENT PLAN AND TO STATE THAT THE CITY MAY HEREAFTER PROCEED WITH APPROVAL OF A 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.

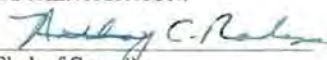
Section 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or any of its committees, and that all deliberations of this Council and any of its committees 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 26th day of June, 2023;  
5 Yeas; 4 Nays.

Effective Date: July 27, 2023

AUTHENTICATION:

  
Clerk of Council

06-27-2023

Date

  
Mayor

6/28/23

Date



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

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(C), City Council of the City of Huber Heights, Ohio (the "*City*"), by its proposed Ordinance No. 2023-O-2588 (the "*Proposed Ordinance*"), intends to create the "Heathermere II Incentive District" (the "*Proposed District*") and to declare improvements to parcels of real property located within the Proposed District to be a public purpose and exempt from taxation; and

WHEREAS, the real property specifically identified and depicted on Exhibit A to the Proposed Ordinance (collectively, the "*Parcels*") is located in the City of Huber Heights, Montgomery County, Ohio; and

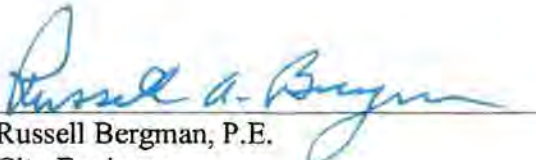
WHEREAS, the boundary of the Proposed District would be coextensive with the boundary of the *Parcels* within the Proposed District as further depicted and described on Exhibit A to the Proposed Ordinance; and

WHEREAS, City Council approved Ordinance No. 2023-O-2588 approving the "Heathermere II Development Plan –Residential Incentive District" (the "*Development Plan*") on June 26, 2023 which Development Plan details the development needs of the *Parcels* and the Proposed District;

NOW, THEREFORE, I certify that I am the duly appointed, qualified and acting City Engineer of the City of Huber Heights, Ohio, and that:

1. The Proposed District contains an area not more than three hundred acres in size enclosed by a continuous boundary.
2. The public infrastructure serving the Proposed District is inadequate to meet the development needs of that Proposed District as evidenced by the Development Plan as adopted by City Council.

Dated: July 21, 2023

  
Russell Bergman, P.E.  
City Engineer  
City of Huber Heights, Ohio

## EXHIBIT A

### IDENTIFICATION AND MAP OF THE INCENTIVE DISTRICT

The enclosed area on the following map specifically identifies and depicts the Parcels and the boundaries of the Incentive District, and constitutes part of this Exhibit A. The following Parcel numbers are as of July 21, 2023 and are included for ease of reference only.

Parcel Numbers:

TAXPINNO	LOT NUMBER	LOCATION NUMBER	LOCATION STREET	LOCATION SUFFIX	LOCATION AREA
P70 00105 0001	23	5524	POWELL	RD	HUBER HEIGHTS
P70 00105 0002	24	5530	POWELL	RD	HUBER HEIGHTS
P70 00105 0003	25	5600	POWELL	RD	HUBER HEIGHTS
P70 00115 0001	1	5410 5416	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0002	2	5300 5306	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0003	3	5312 5314	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0004	4	5320 5326	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0005	5	5332 5336	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0006	6	5342 5348	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0007	7	5352 5358	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0008	8	5400 5406	LOFINO	CT	HUBER HEIGHTS
P70 00115 0009	9	5414 5420	LOFINO	CT	HUBER HEIGHTS
P70 00115 0010	10	5428 5434	LOFINO	CT	HUBER HEIGHTS
P70 00115 0011	11	5442 5446	LOFINO	CT	HUBER HEIGHTS
P70 00115 0012	12	5455 5461	LOFINO	CT	HUBER HEIGHTS
P70 00115 0013	13	5441 5447	LOFINO	CT	HUBER HEIGHTS
P70 00115 0014	14	5427 5433	LOFINO	CT	HUBER HEIGHTS
P70 00115 0015	15	5413 5419	LOFINO	CT	HUBER HEIGHTS
P70 00115 0016	16	5401 5405	LOFINO	CT	HUBER HEIGHTS
P70 00115 0017	17	5331 5337	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0018	18	5323 5327	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0019	19	5309 5313	HILGEFORD	DR	HUBER HEIGHTS
P70 00115 0020	20	5440 5444	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0021	21	5452 5458	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0022	22	5460 5466	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0023	23	5468 5474	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0024	24	5476 5482	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0025	25	5490 5496	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0026	26	5481 5487	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0027	27	5477	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0028	28	5461 5467	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00115 0029	29	5451 5457	BELLEFONTAINE	RD	HUBER HEIGHTS
P70 00913 0009	3968	4455	KITRIDGE	RD	HUBER HEIGHTS
P70 00913 0010	3969	4457	KITRIDGE	RD	HUBER HEIGHTS
P70 00913 0011	3970	4461	KITRIDGE	RD	HUBER HEIGHTS
P70 00913 0012	3971	4467	KITRIDGE	RD	HUBER HEIGHTS
P70 00913 0013	3972	5001	PEPPER	DR	HUBER HEIGHTS
P70 00913 0014	5064	5000	PEPPER	DR	HUBER HEIGHTS
P70 00913 0015	5063	5001	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0031	4296	4474	KITRIDGE	RD	HUBER HEIGHTS
P70 00913 0032	4297	4462	KITRIDGE	RD	HUBER HEIGHTS
P70 00913 0044	4707	5041	PEPPER	DR	HUBER HEIGHTS
P70 00913 0045	4708	5035	PEPPER	DR	HUBER HEIGHTS
P70 00913 0046	4709	5029	PEPPER	DR	HUBER HEIGHTS
P70 00913 0047	4710	5023	PEPPER	DR	HUBER HEIGHTS
P70 00913 0048	4711	5011	PEPPER	DR	HUBER HEIGHTS



P70 00913 0049	4741	5129	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0050	4742	5115	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0051	4743	5099	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0052	4744	5085	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0053	4821	5071	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0054	4822	5055	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0055	4823	5035	BRANDT	PIKE	HUBER HEIGHTS
P70 00913 0056	4824	5006	PEPPER	DR	HUBER HEIGHTS
P70 00913 0057	4825	5012	PEPPER	DR	HUBER HEIGHTS
P70 00913 0058	4826	5018	PEPPER	DR	HUBER HEIGHTS
P70 00913 0059	4827	5024	PEPPER	DR	HUBER HEIGHTS
P70 00913 0060	4828	5050	NIELSON	CT	HUBER HEIGHTS
P70 00913 0061	4829	5056	NIELSON	CT	HUBER HEIGHTS
P70 00913 0062	4830	5062	NIELSON	CT	HUBER HEIGHTS
P70 00913 0063	4745	5068	NIELSON	CT	HUBER HEIGHTS
P70 00913 0064	4834	5061	NIELSON	CT	HUBER HEIGHTS
P70 00913 0065	4835	5055	NIELSON	CT	HUBER HEIGHTS
P70 00913 0066	4836	5042	PEPPER	DR	HUBER HEIGHTS
P70 00913 0067	4837	5048	PEPPER	DR	HUBER HEIGHTS
P70 00913 0068	4838	5100	POCONO	DR	HUBER HEIGHTS
P70 00913 0070	4296	4474	KITRIDGE	RD	HUBER HEIGHTS
P70 00917 0011	74	5610	POWELL	RD	HUBER HEIGHTS
P70 00917 0012	75	5620	POWELL	RD	HUBER HEIGHTS
P70 01120 0004	4	4945	KITRIDGE	RD	HUBER HEIGHTS
P70 01120 0005	5	5015	KITRIDGE	RD	HUBER HEIGHTS
P70 01120 0006	11	5015	KITRIDGE	RD	HUBER HEIGHTS
P70 01120 0007	12		KITRIDGE	RD	HUBER HEIGHTS
P70 01120 0008	13	4955	KITRIDGE	RD	HUBER HEIGHTS
P70 01212 0001	30	4991 4997	LEEPER	ST	HUBER HEIGHTS
P70 01212 0002	31	4977 4983	LEEPER	ST	HUBER HEIGHTS
P70 01212 0003	32	4963 4969	LEEPER	ST	HUBER HEIGHTS
P70 01212 0004	33	4949 4955	LEEPER	ST	HUBER HEIGHTS
P70 01212 0005	34	4921 4927	LEEPER	ST	HUBER HEIGHTS
P70 01212 0006	35	4920 4926	LEEPER	ST	HUBER HEIGHTS
P70 01212 0007	36	4934 4940	LEEPER	ST	HUBER HEIGHTS
P70 01212 0008	37	4948 4954	LEEPER	ST	HUBER HEIGHTS
P70 01212 0009	38	4962 4968	LEEPER	ST	HUBER HEIGHTS
P70 01212 0010	39	4976 4982	LEEPER	ST	HUBER HEIGHTS
P70 01403 0004	4722	5113	POCONO	DR	HUBER HEIGHTS
P70 01403 0005	4723	5119	POCONO	DR	HUBER HEIGHTS
P70 01403 0006	4724	5125	POCONO	DR	HUBER HEIGHTS
P70 01403 0007	4725	5131	POCONO	DR	HUBER HEIGHTS
P70 01403 0008	4726	5137	POCONO	DR	HUBER HEIGHTS
P70 01403 0009	4727	5201	POCONO	DR	HUBER HEIGHTS
P70 01403 0010	4728	5205	POCONO	DR	HUBER HEIGHTS
P70 01403 0011	4729	5213	POCONO	DR	HUBER HEIGHTS
P70 01403 0015	4791	5230	POCONO	DR	HUBER HEIGHTS



P70 01403 0016	4792	5224	POCONO	DR	HUBER HEIGHTS
P70 01403 0017	4793	5218	POCONO	DR	HUBER HEIGHTS
P70 01403 0018	4794	5212	POCONO	DR	HUBER HEIGHTS
P70 01403 0019	4795	5206	POCONO	DR	HUBER HEIGHTS
P70 01403 0020	4796	5200	POCONO	DR	HUBER HEIGHTS
P70 01403 0021	4797	5321	NAPLES	DR	HUBER HEIGHTS
P70 01403 0022	4798	5329	NAPLES	DR	HUBER HEIGHTS
P70 01403 0023	4799	5335	NAPLES	DR	HUBER HEIGHTS
P70 01403 0024	4800	5341	NAPLES	DR	HUBER HEIGHTS
P70 01403 0025	4801	5347	NAPLES	DR	HUBER HEIGHTS
P70 01403 0026	4740	5073	NIELSON	CT	HUBER HEIGHTS
P70 01403 0027	4833	5067	NIELSON	CT	HUBER HEIGHTS
P70 01403 0028	4839	5106	POCONO	DR	HUBER HEIGHTS
P70 01403 0029	4840	5110	POCONO	DR	HUBER HEIGHTS
P70 01403 0030	4841	5114	POCONO	DR	HUBER HEIGHTS
P70 01403 0031	4842	5118	POCONO	DR	HUBER HEIGHTS
P70 01403 0032	4843	5124	POCONO	DR	HUBER HEIGHTS
P70 01403 0033	4844	5130	POCONO	DR	HUBER HEIGHTS
P70 01403 0034	4845	5300	NAPLES	DR	HUBER HEIGHTS
P70 01403 0035	4846	5306	NAPLES	DR	HUBER HEIGHTS
P70 01403 0036	4847	5312	NAPLES	DR	HUBER HEIGHTS
P70 01403 0037	4848	5318	NAPLES	DR	HUBER HEIGHTS
P70 01403 0038	4849	5324	NAPLES	DR	HUBER HEIGHTS
P70 01403 0039	4850	5330	NAPLES	DR	HUBER HEIGHTS
P70 01403 0040	4851	5336	NAPLES	DR	HUBER HEIGHTS
P70 01403 0041	4852	5342	NAPLES	DR	HUBER HEIGHTS
P70 01403 0042	4853	5348	NAPLES	DR	HUBER HEIGHTS
P70 01403 0043	4854	4900	NEBRASKA	AVE	HUBER HEIGHTS
P70 01403 0044	4855	4906	NEBRASKA	AVE	HUBER HEIGHTS
P70 01403 0045	4856	5315	BRANDT	PIKE	HUBER HEIGHTS
P70 01403 0046	4857	5299	BRANDT	PIKE	HUBER HEIGHTS
P70 01403 0047	4858	5285	BRANDT	PIKE	HUBER HEIGHTS
P70 01403 0048	4859	5271	BRANDT	PIKE	HUBER HEIGHTS
P70 01403 0049	4860	5257	BRANDT	PIKE	HUBER HEIGHTS
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P70 01905-0018	18	5541-5547	MISTY	LN	HUBER HEIGHTS
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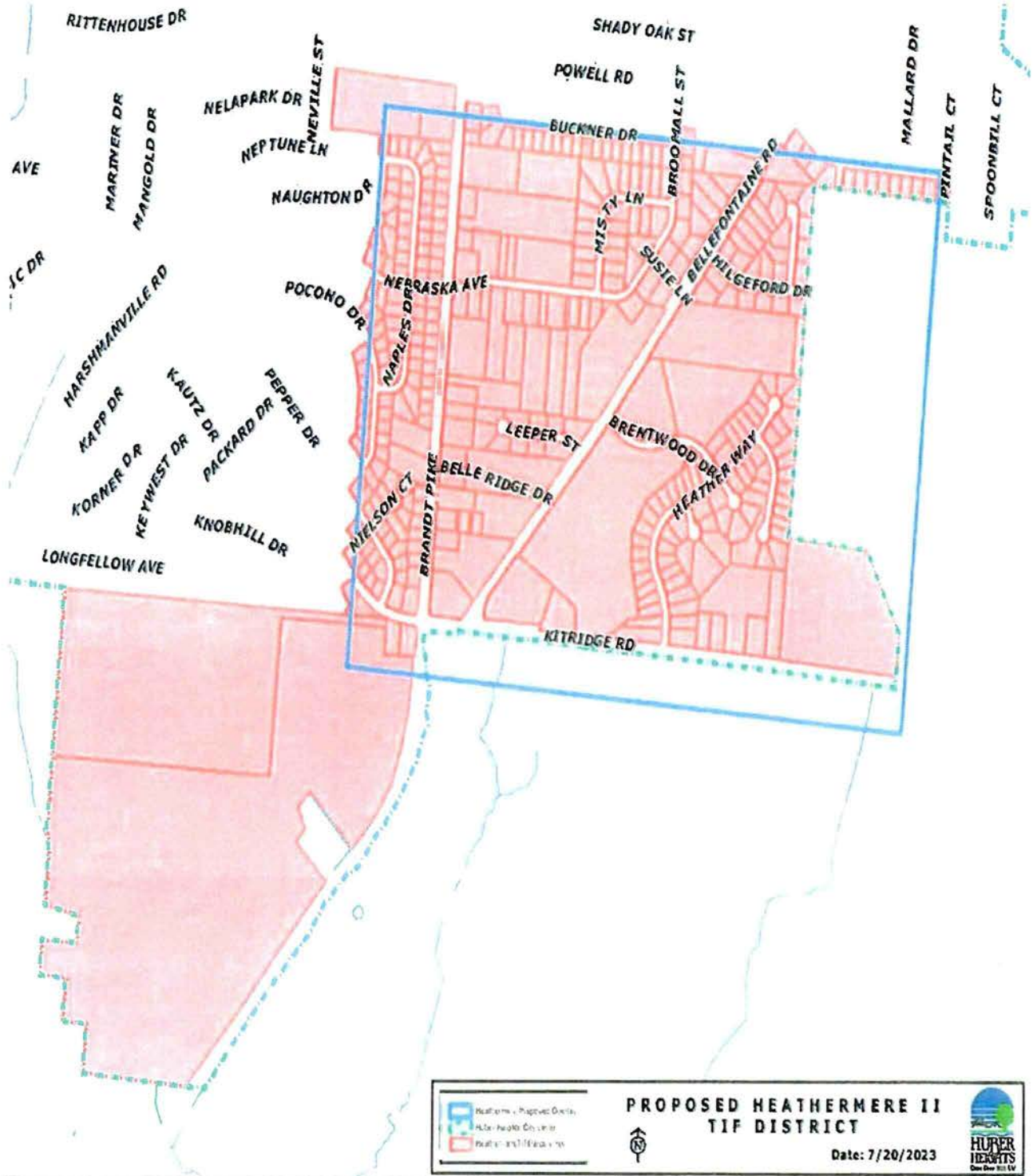


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P70 02107 0044	44		BRENTWOOD	DR	HUBER HEIGHTS
P70 02107 0045	45		BRENTWOOD	DR	HUBER HEIGHTS
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P70 03911 0039		5505	BELLEFONTAINE	RD	HUBER HEIGHTS

P70 03911 0053	5509	BRANDT	PIKE	HUBER HEIGHT
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P70 03911 0076		BELLEFONTAINE	RD	HUBER HEIGHT
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P70203913 0004	4486	KITRIDGE	RD	HUBER HEIGHT
P70203913 0005	4999 E	BRANDT	PIKE	HUBER HEIGHT



**Attachment:  
Map and Overlay**





CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2023-O-

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

WHEREAS, Ohio Revised Code (“ORC”) Sections 5709.40, 5709.42, and 5709.43 (collectively, the “T F Statutes”) authorize this Council, by ordinance, to create an incentive district within the corporate boundaries of the City of Huber Heights, Ohio (the “City”), and declare the improvement to each parcel of real property located within the incentive district to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, establish a municipal public improvement tax increment equivalent fund for the deposit of those service payments, and specify public infrastructure improvements made, to be made or in the process of being made that benefit or serve, or that once will benefit or serve, parcels in the incentive district; and

WHEREAS, the City desires to create Heathermere II Incentive District, a residential incentive district (the “Incentive District”), the boundaries of which will be coextensive with the boundaries of, and will include, the Parcels (as defined in Section 1); and

WHEREAS, the City anticipates that 120 new single-family homes will be constructed within the Incentive District (collectively, the “Project”); and

WHEREAS, by Ordinance No. 2023-O-2588 adopted on June 26, 2023, this Council approved an Economic Development Plan for the Incentive District (the “Economic Development Plan”), which Economic Development Plan is on file with the City Division of Engineering; and

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

WHEREAS, notice of this proposed Ordinance has been delivered to the Board of Education of the Huber Heights City School District in accordance with and within the time period prescribed in Ohio Revised Code Sections 5709.40 and 5709.83.

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

Section 1. Incentive District Project: Creation of Incentive District. This Council finds and determines that the Project will place additional demand on the Public Infrastructure Improvements (as defined in Section 2). This Council further finds that the sum of the taxable value of real property in the Incentive District for tax year 2023 and the taxable value of all real property in the City that would have been taxable in tax year 2023 were it not for the fact that the property was in an existing incentive district and therefore exemption from taxation, does not exceed twenty-five percent of the taxable value of real property within the City for tax year 2023. Pursuant to the TIF Statutes, this Council creates the Incentive District, the boundaries of which are coextensive with the boundaries of, and include, the Parcels specifically identified and depicted in Exhibit A (as currently or subsequently configured, the “Parcels,” with each individual parcel a “Parcel”).

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

Section 3. Authorization of Tax Exemption; Life of Incentive District. Pursuant to and in accordance with the provisions of ORC Section 5709.40(C), this Council declares that 100% of the increase in assessed value of each Parcel subsequent to the effective date of this Ordinance (which increase in assessed value is hereinafter referred to as the "Improvement" as defined in ORC Section 5709.40(A) is a public purpose and exempt from taxation for a period coextensive with the life of the Incentive District. The life of the Incentive District commences with the first tax year that begins after the effective date of this Ordinance and in which an Improvement attributable to a new structure would first appear on the tax list and duplicate of real and public utility property for any Parcel within the Incentive District were it not for the exemption granted in this Ordinance and ends on the earlier of (a) 30 years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes.

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

Section 5. TIF Fund. This Council establishes, pursuant to and in accordance with the provisions of ORC Section 5709.43, the Lexington Place Municipal Public Improvement Tax Increment Equivalent Fund (the "TIF Fund"), into which the County Treasurer will deposit the Service Payments and Property Tax Rollback Payments collected with respect to the Parcels and not required to be distributed to either the School District or Montgomery County pursuant to Section 6 of this Ordinance. The TIF Fund will be maintained in the custody of the City. The City may use amounts deposited into the TIF Fund only for the purposes authorized in the TIF Statutes and this Ordinance (as it may be amended). The TIF Fund will remain in existence so long as the Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the TIF Fund will be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with ORC Section 5709.43.

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

- (a) For the period commencing on the effective date of the Tax Exemption granted for each Parcel pursuant to Section 1 and ending on the termination date of such Tax Exemption,
  - (i) to the Huber Heights City School District, an amount equal to the amount the Huber Heights City School District would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempted from taxation pursuant to this Ordinance;
  - (ii) to the Miami Valley Career Technology Center, an amount equal to the amount the Miami Valley Career Technology Center would otherwise have received as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Parcel if the Improvement had not been exempted from taxation pursuant to this Ordinance;
  - (iii) to the City, all remaining amounts for further deposit into the TIF Fund for payment of costs of the Public Infrastructure Improvements, including payment of debt service on any debt issued to pay those costs.

All distributions required under this Section 4 are requested to be made at the same time and in the same manner as real property tax distributions.

Section 7. Further Authorizations. This Council hereby authorizes and directs the City Manager, the Law Director, the Director of Finance, or other appropriate officers of the City to make such arrangements as are necessary and proper for collection of the Service Payments. This Council further authorizes the City Manager, the Law Director, the Director of Finance, or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 8. Open Meetings. 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 ORC Section 121.22.

Section 9. Effective Date. This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that this Ordinance is required to be immediately effective in order to enable the City to timely enter into contracts related to the timely development of the Incentive District and related public infrastructure improvements; therefore, this Ordinance shall be in full force and effect immediately upon its passage.

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**

**July 10, 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 this project is 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 Incentive District have safe and appropriate access to the numerous recreation amenities located within Tom Cloud Park, located 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 current and future residents of the proposed Incentive 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 the replacement, repair, maintenance, and/or construction of new or existing capital asset amenities located within Tom Cloud Park, located 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.

Phase III 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.

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 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 current and futures residents residing in the Incentive 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 plan for the Residential Development**

**Attachment B:       Citywide Infrastructure Reliance Study**



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

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

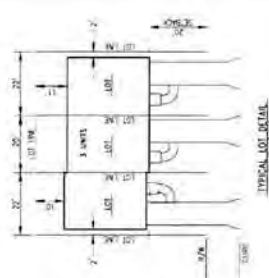


GRAPHIC SCALE  
[IN FEET]  
[SCALE = 50 FT]

OCCUPATION STATEMENT

INDICATES PORTION OF EXISTING DRAINAGE AND UTILITY CASE, TO BE VACATED WITH THIS PLAN.

ADVERAGE TABULATION	
RESIDENTIAL LOUIS #1-0120	= 3 6938 AC
OPEN SPACE LOT #121	= 10 2202 AC
RESIDENTIAL STREET R/W	= 1 1935 AC
TOTAL	= 15 1075 AC



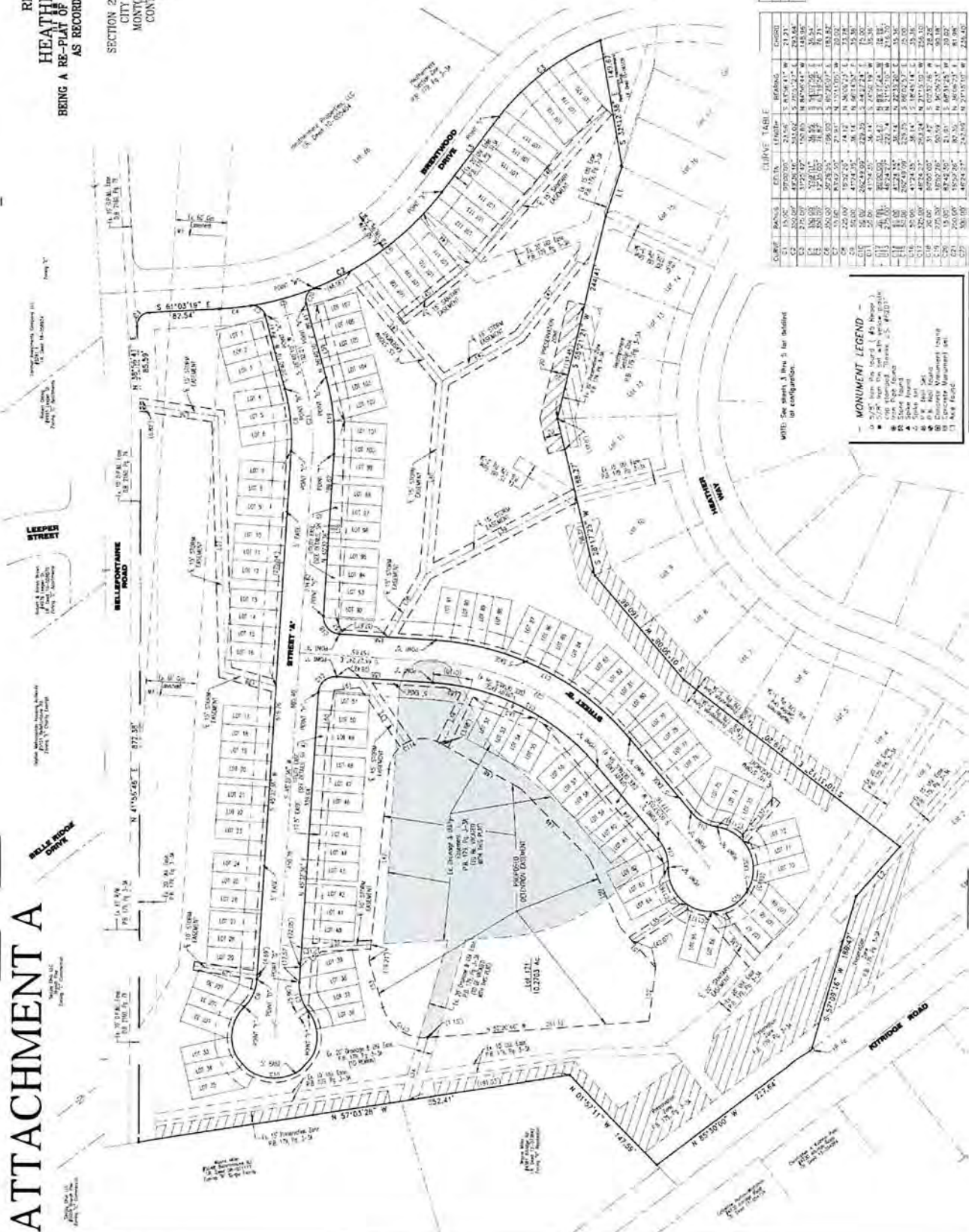
TYPICAL LOT DETAIL  
SCALE: 1"=20'

LINE	BEARING	DISTANCE
1	S 50°49'54" W	60.56'
2	N 83°07'33" W	22.11'
3	N 22°02'25" E	110.73'

DESIGNED BY  
ENGINEER



**GROUP**  
62 Rhonda Center Drive  
Carmelville, OH 43021  
(613.7) 433-4210



Age	Sex	Peak rate	Peak time	Peak width	Peak area	Count
1	C	12.00	1.00	0.10	1.20	12.00
2	C	24.00	1.00	0.10	2.40	24.00
3	C	36.00	1.00	0.10	3.60	36.00
4	C	48.00	1.00	0.10	4.80	48.00
5	C	60.00	1.00	0.10	6.00	60.00
6	C	72.00	1.00	0.10	7.20	72.00
7	C	84.00	1.00	0.10	8.40	84.00
8	C	96.00	1.00	0.10	9.60	96.00
9	C	108.00	1.00	0.10	10.80	108.00
10	C	120.00	1.00	0.10	12.00	120.00
11	C	132.00	1.00	0.10	13.20	132.00
12	C	144.00	1.00	0.10	14.40	144.00
13	C	156.00	1.00	0.10	15.60	156.00
14	C	168.00	1.00	0.10	16.80	168.00
15	C	180.00	1.00	0.10	18.00	180.00
16	C	192.00	1.00	0.10	19.20	192.00
17	C	204.00	1.00	0.10	20.40	204.00
18	C	216.00	1.00	0.10	21.60	216.00
19	C	228.00	1.00	0.10	22.80	228.00
20	C	240.00	1.00	0.10	24.00	240.00
21	C	252.00	1.00	0.10	25.20	252.00
22	C	264.00	1.00	0.10	26.40	264.00
23	C	276.00	1.00	0.10	27.60	276.00
24	C	288.00	1.00	0.10	28.80	288.00
25	C	300.00	1.00	0.10	30.00	300.00
26	C	312.00	1.00	0.10	31.20	312.00
27	C	324.00	1.00	0.10	32.40	324.00
28	C	336.00	1.00	0.10	33.60	336.00
29	C	348.00	1.00	0.10	34.80	348.00
30	C	360.00	1.00	0.10	36.00	360.00
31	C	372.00	1.00	0.10	37.20	372.00
32	C	384.00	1.00	0.10	38.40	384.00
33	C	396.00	1.00	0.10	39.60	396.00
34	C	408.00	1.00	0.10	40.80	408.00
35	C	420.00	1.00	0.10	42.00	420.00
36	C	432.00	1.00	0.10	43.20	432.00
37	C	444.00	1.00	0.10	44.40	444.00
38	C	456.00	1.00	0.10	45.60	456.00
39	C	468.00	1.00	0.10	46.80	468.00
40	C	480.00	1.00	0.10	48.00	480.00
41	C	492.00	1.00	0.10	49.20	492.00
42	C	504.00	1.00	0.10	50.40	504.00
43	C	516.00	1.00	0.10	51.60	516.00
44	C	528.00	1.00	0.10	52.80	528.00
45	C	540.00	1.00	0.10	54.00	540.00
46	C	552.00	1.00	0.10	55.20	552.00
47	C	564.00	1.00	0.10	56.40	564.00
48	C	576.00	1.00	0.10	57.60	576.00
49	C	588.00	1.00	0.10	58.80	588.00
50	C	600.00	1.00	0.10	60.00	600.00
51	C	612.00	1.00	0.10	61.20	612.00
52	C	624.00	1.00	0.10	62.40	624.00
53	C	636.00	1.00	0.10	63.60	636.00

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

— MONUMENT LEGEND —

- 1 3/4" high pin found ( #3 bronze )
- 2 1/4" high pin found with white paint
- 3 cup stamped "Hess" A.S. #201
- 4 pin 1/2" found
- 5 1/2" high found
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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.

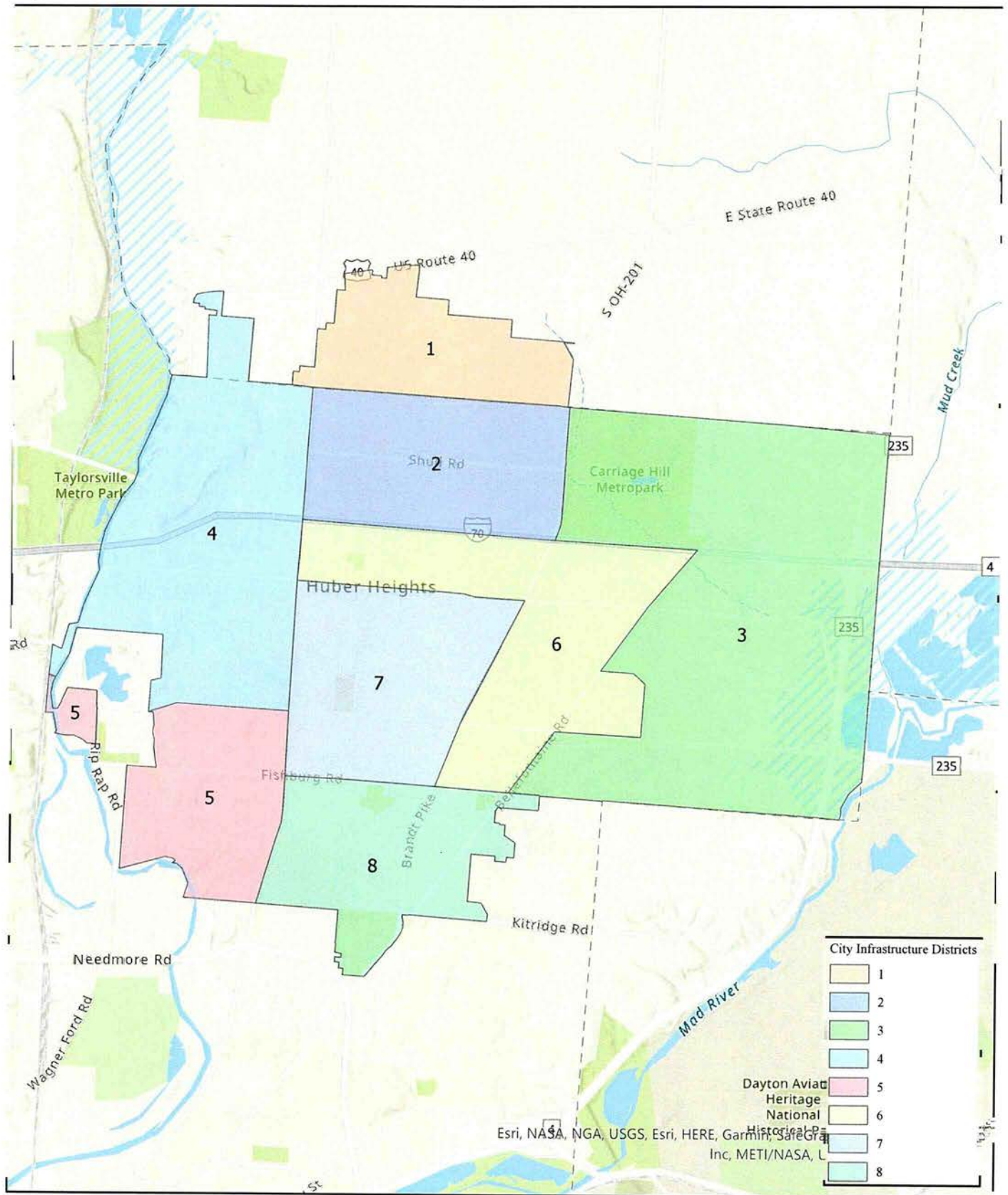
#### Clarifications

- 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.





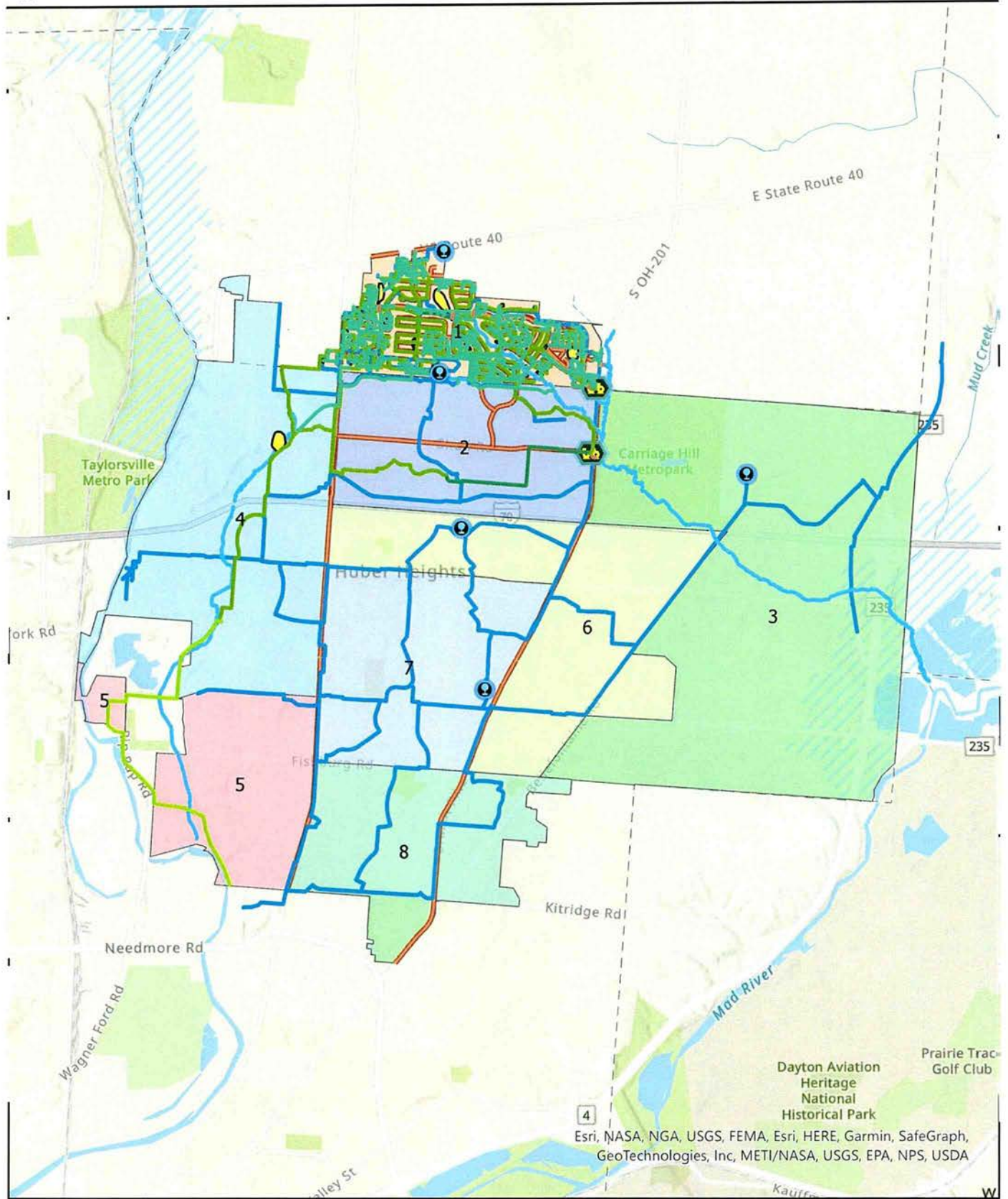
# Appendix A

Infrastructure District 1



We think bigger.

## Infrastructure District 1 - Overview



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

0 0.5 1 2 Miles

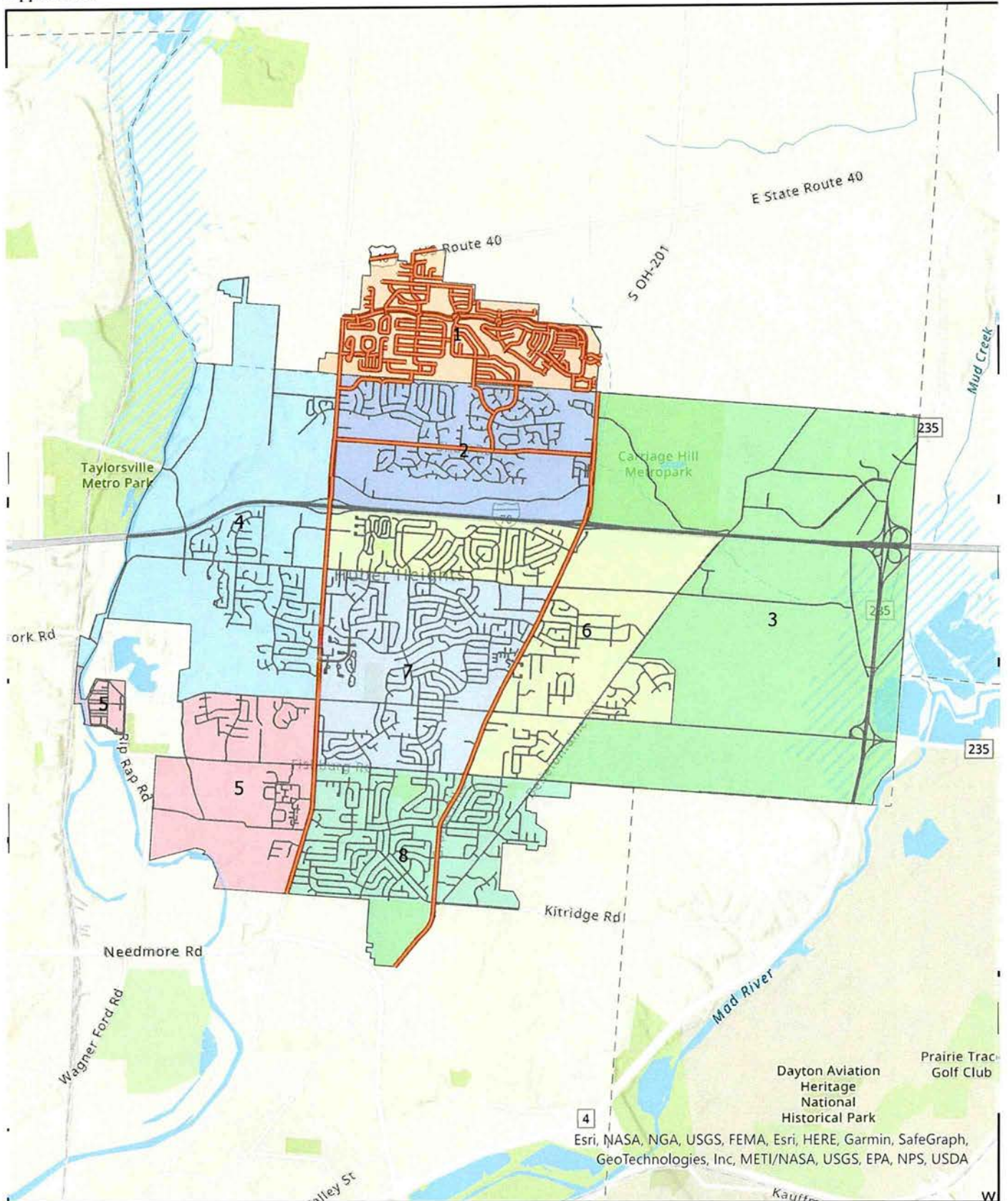
1 inch equals 1 miles



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



# Infrastructure District 1 - Roads



<span style="color: orange;">—</span>	District 1 Roads
<span style="color: black;">—</span>	Huber Heights Streets

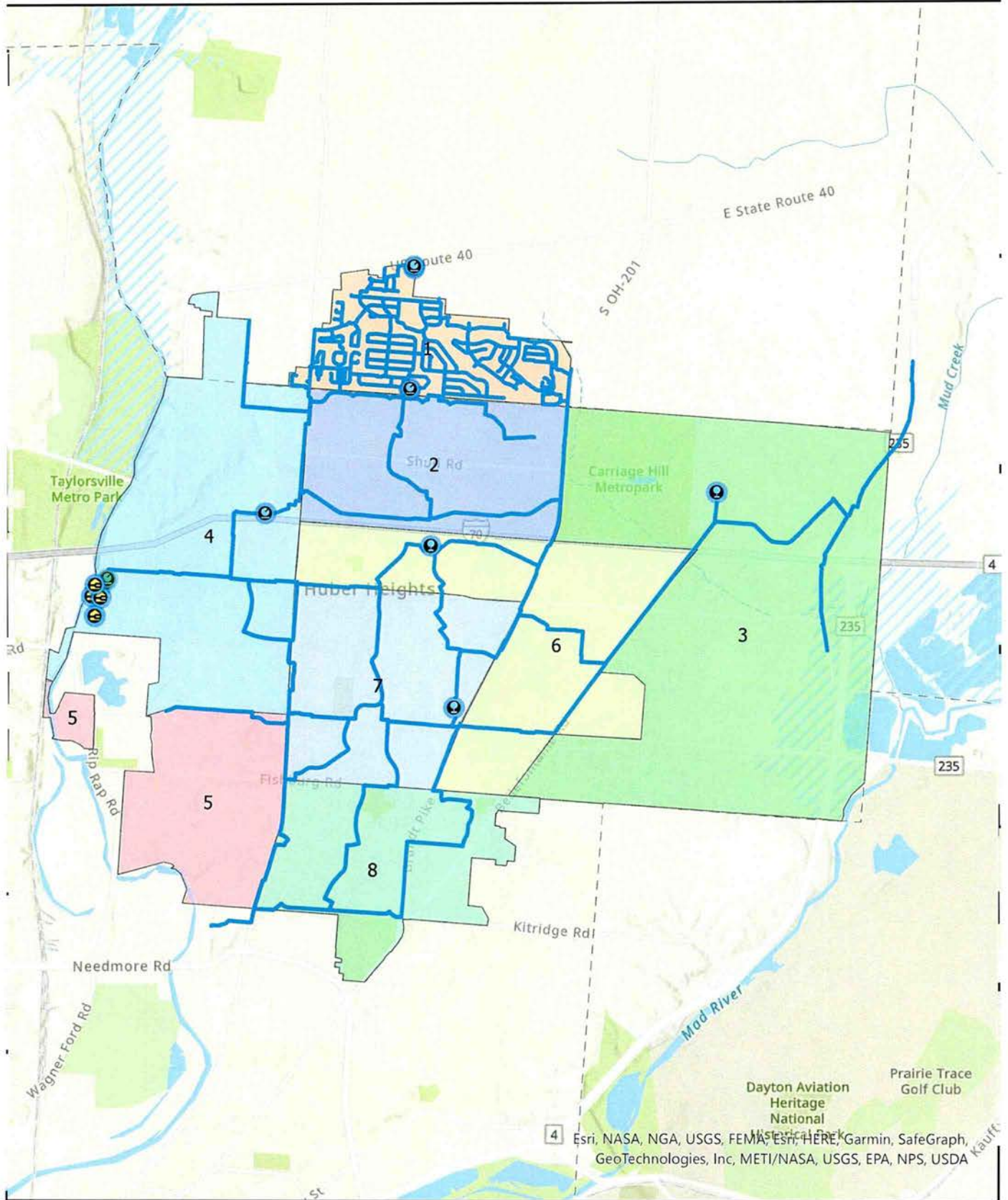
0 0.5 1 2  
Miles

1 inch equals 1 miles



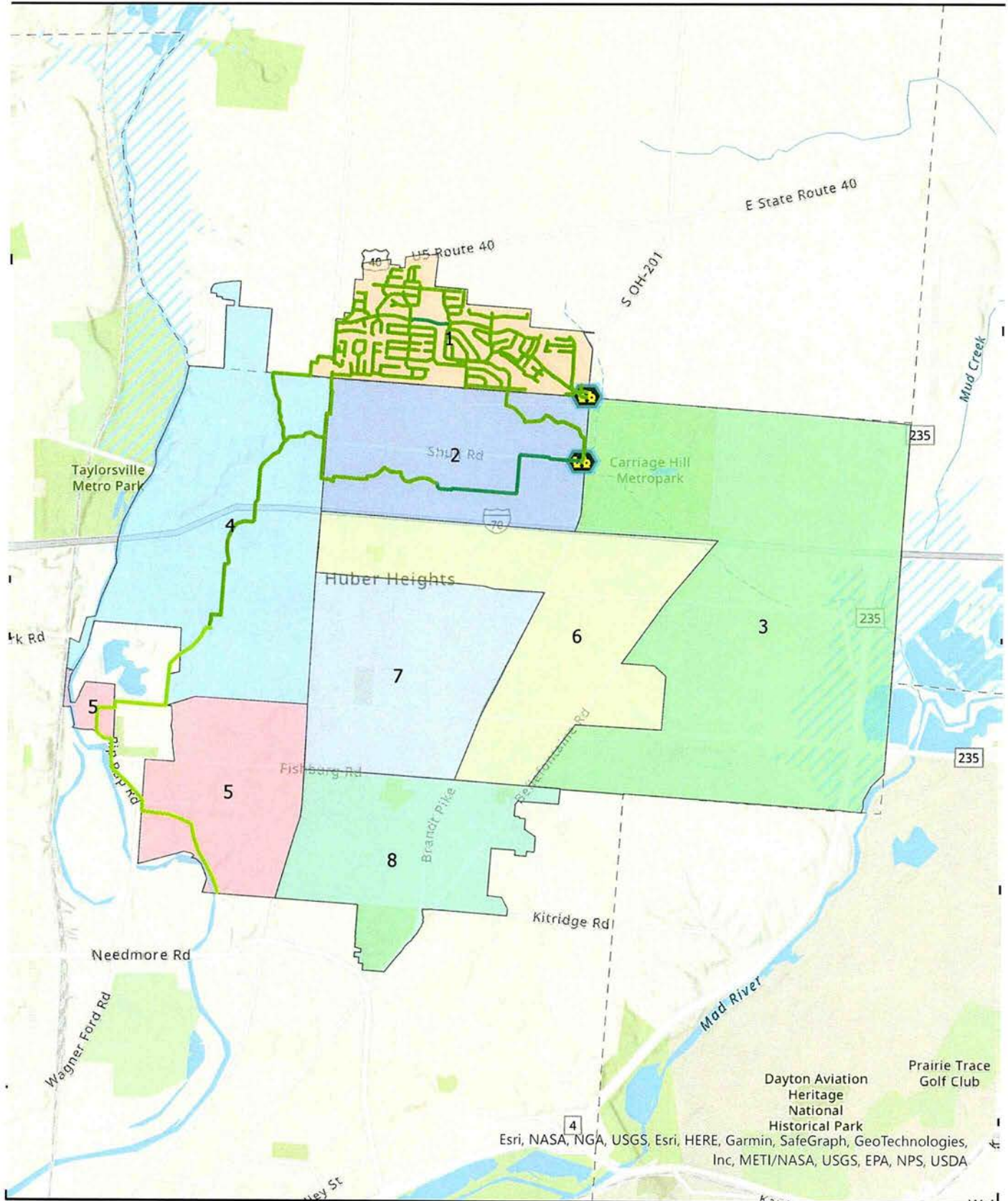


## Infrastructure District 1 - Water





## Infrastructure District 1 - Sanitary Sewer



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

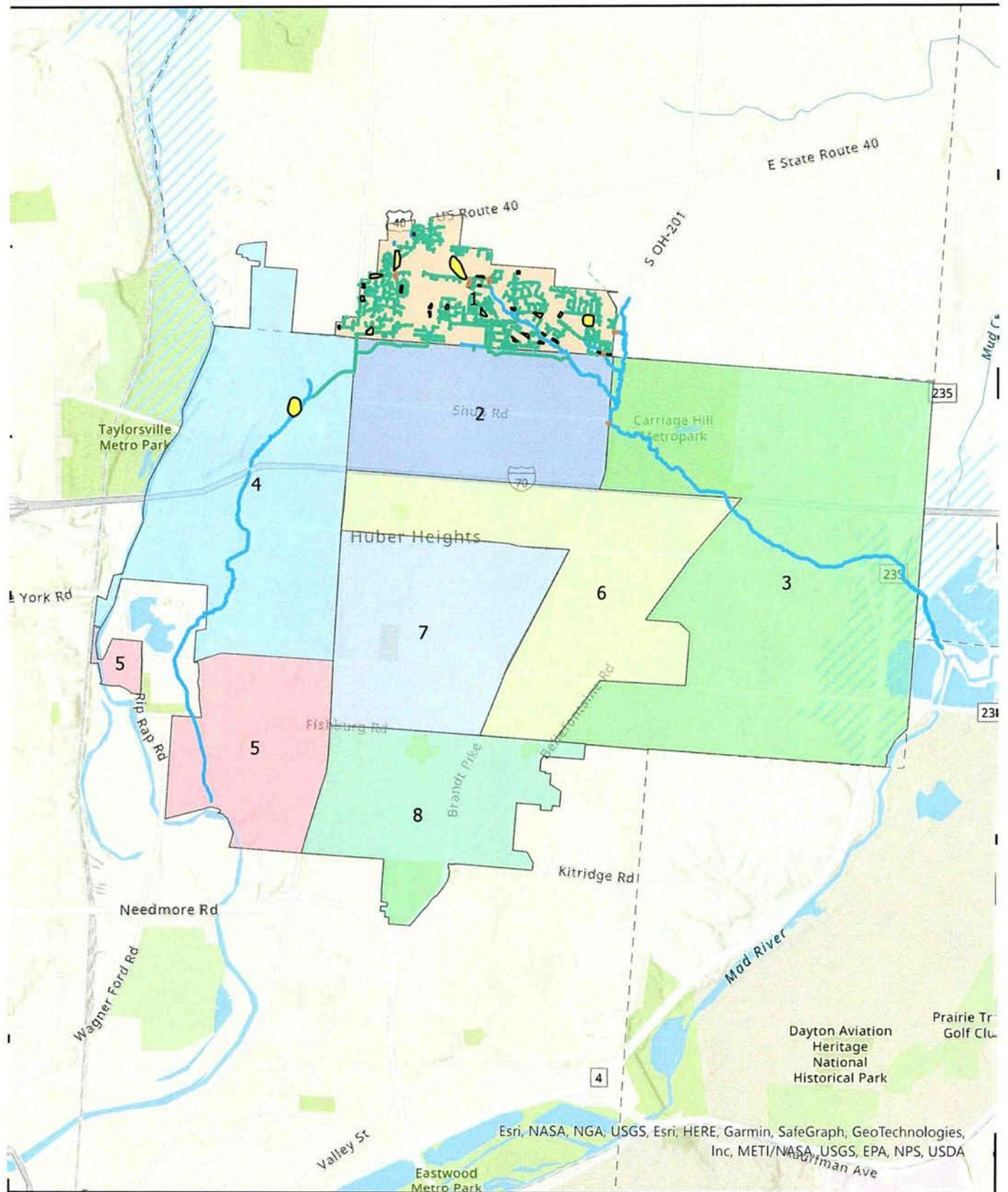
0 0.5 1 2  
Miles






1 inch equals 1 miles





## Infrastructure District 1 - Stormwater



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

0 0.5 1 2  
Miles

1 inch equals 1 miles





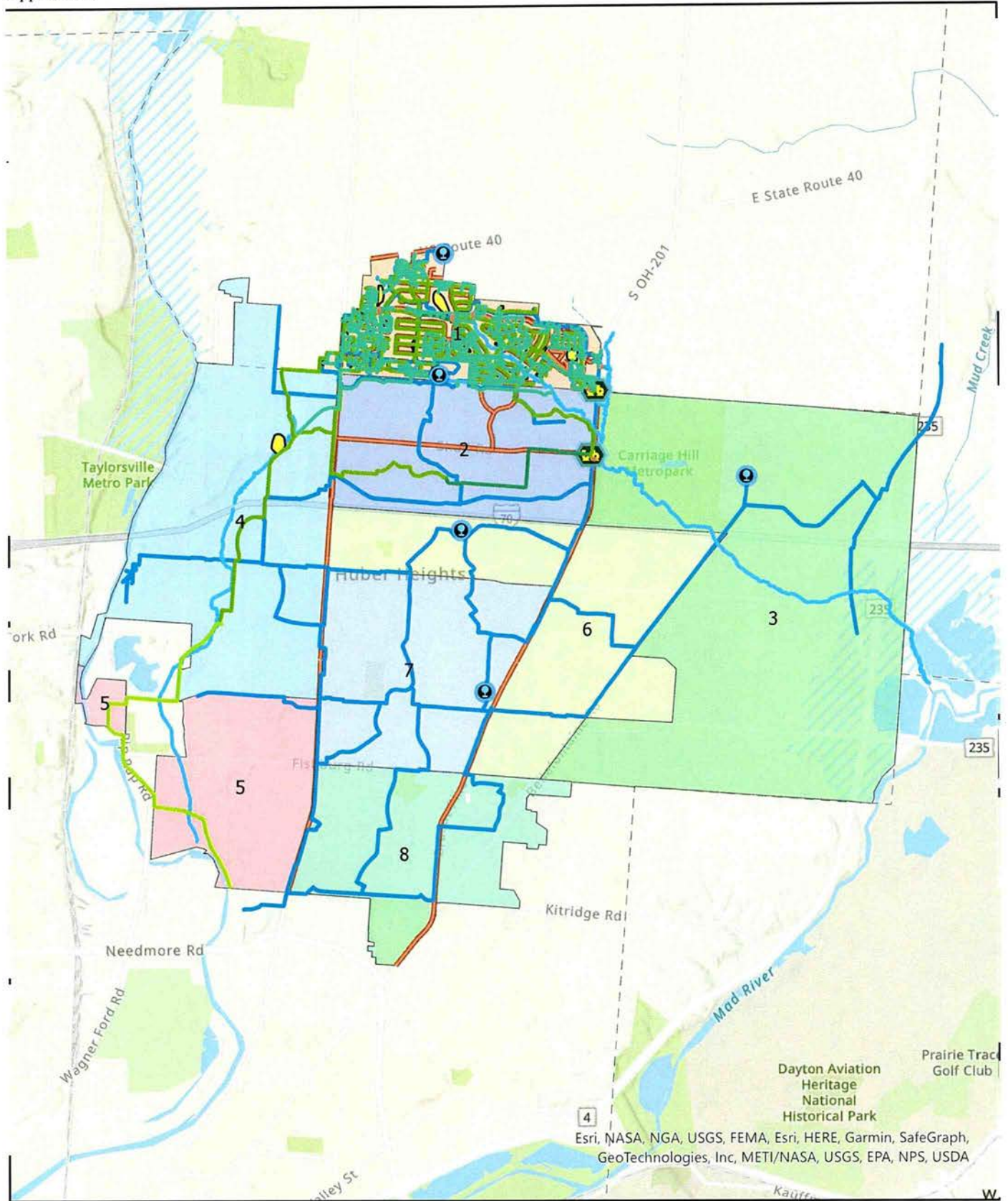
# Appendix B

Infrastructure District 2



We think bigger.

## Infrastructure District 1 - Overview



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

0 0.5 1 2 Miles

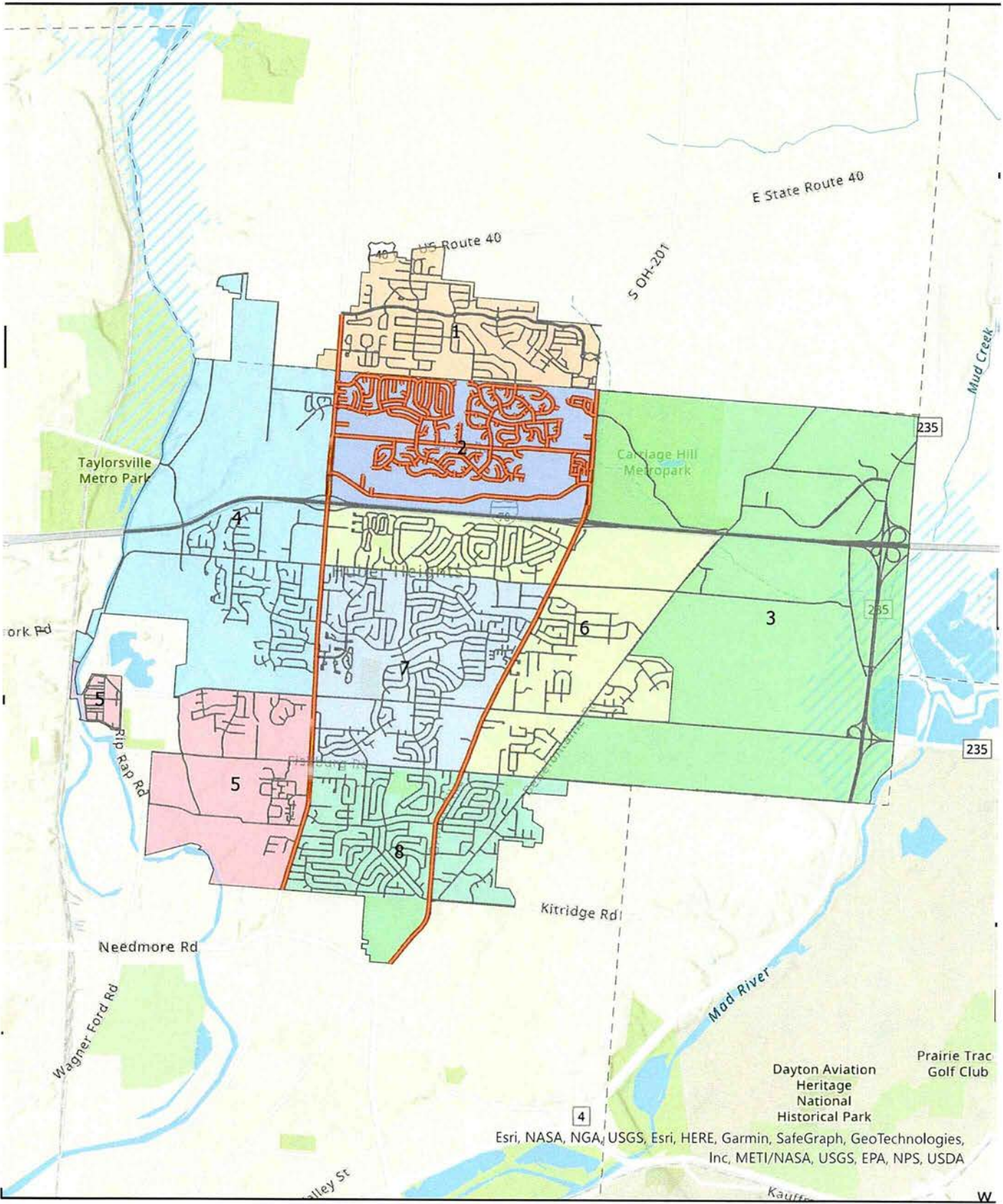
1 inch equals 1 miles



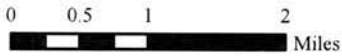
Esri, NASA, NGA, USGS, FEMA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA



# Infrastructure District 2 - Roads



— District 2 Roads  
— Huber Heights Streets

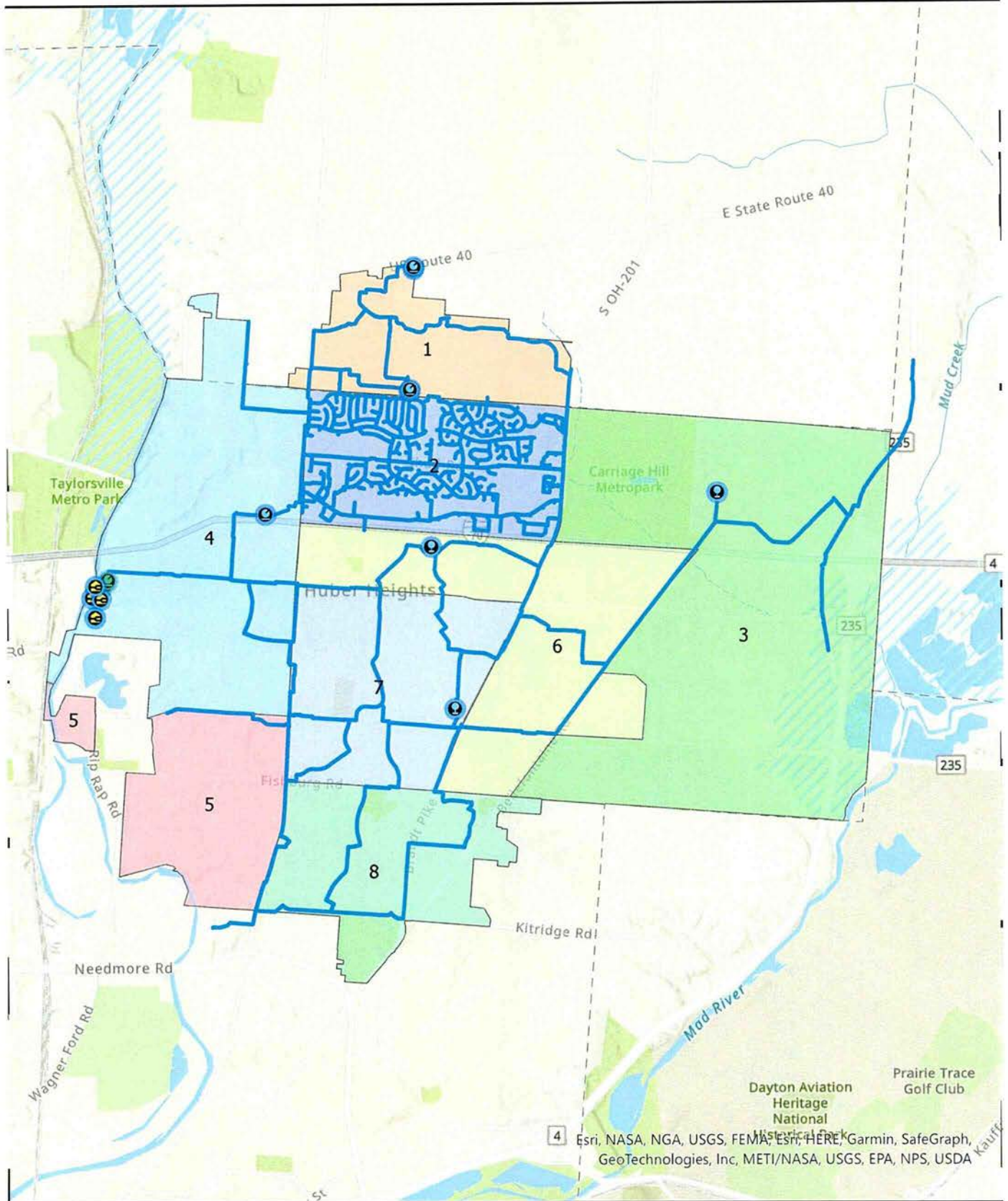


1 inch equals 1 miles





## Infrastructure District 2 - Water



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

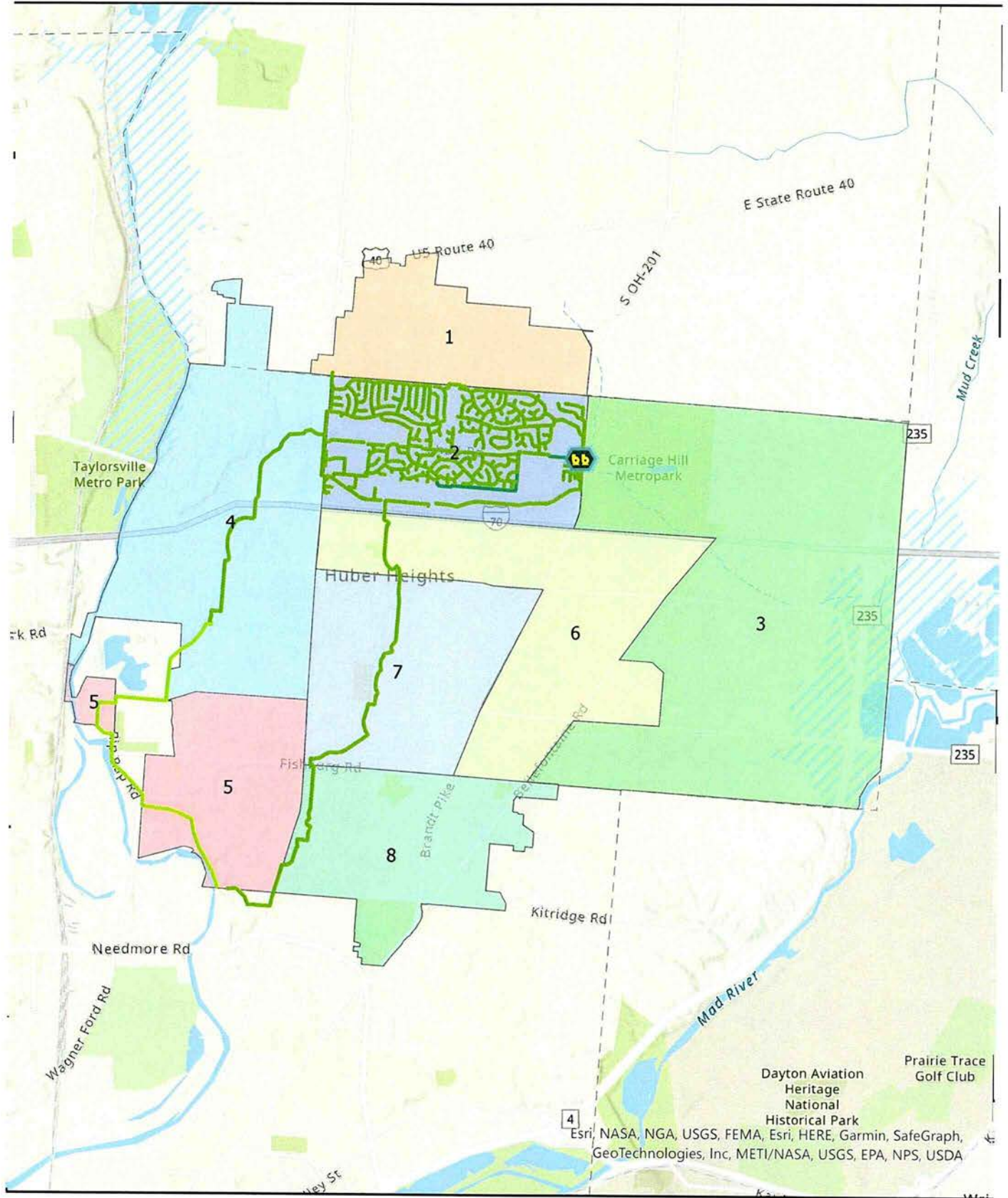
0 0.5 1 2 Miles

1 inch equals 1 miles





# Infrastructure District 2 - Sanitary Sewer



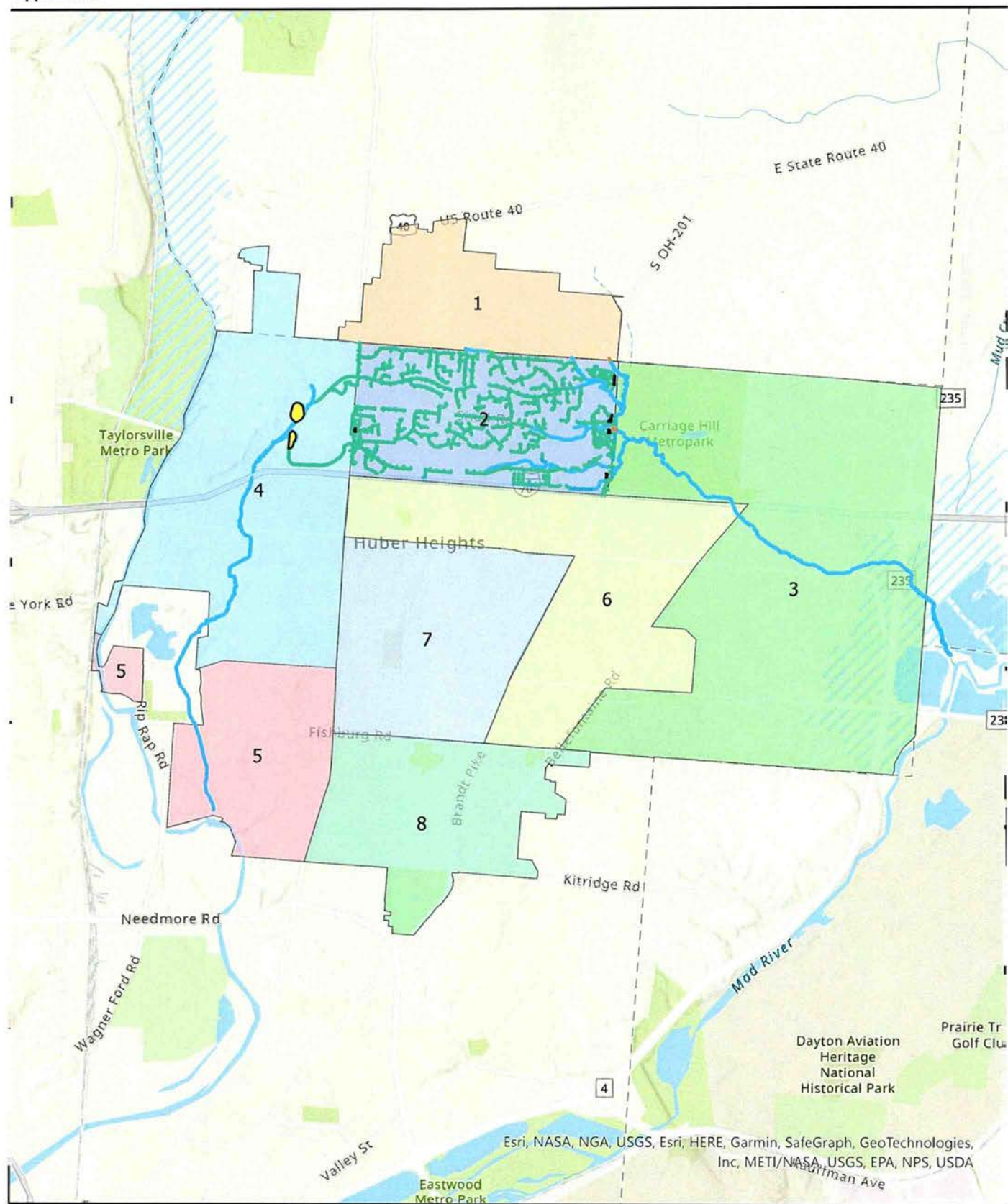
- District 2 Gravity Mains
- District 2 Force Mains
- bb District 2 Lift Stations
- District 2 Tri Cities Gravity Mains

0 0.5 1 2 Miles

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	

0 0.5 1 2 Miles

1 inch equals 1 miles





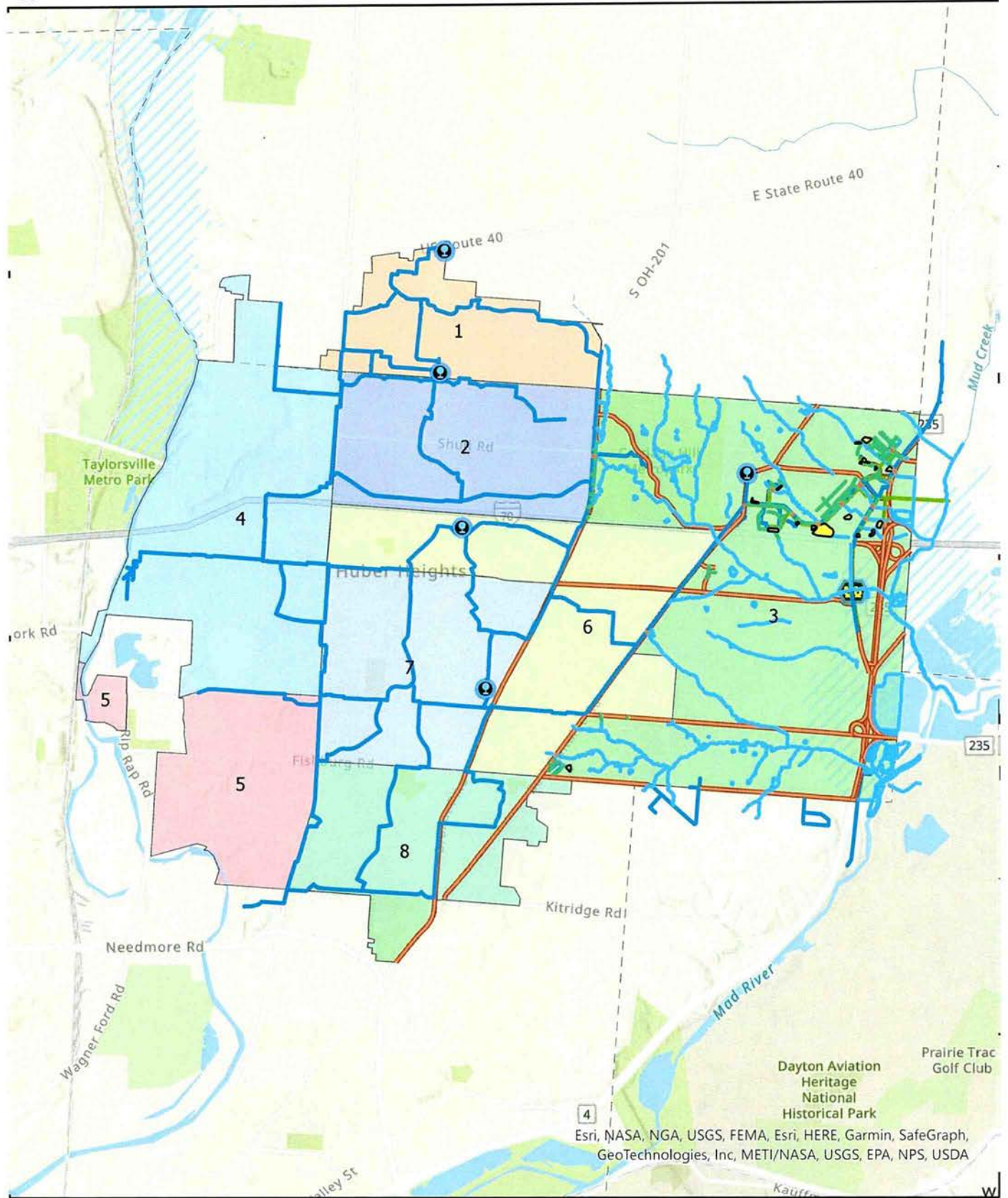
# Appendix C

Infrastructure District 3



We think bigger.

## Infrastructure District 3 - Overview



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

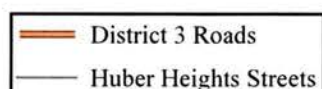
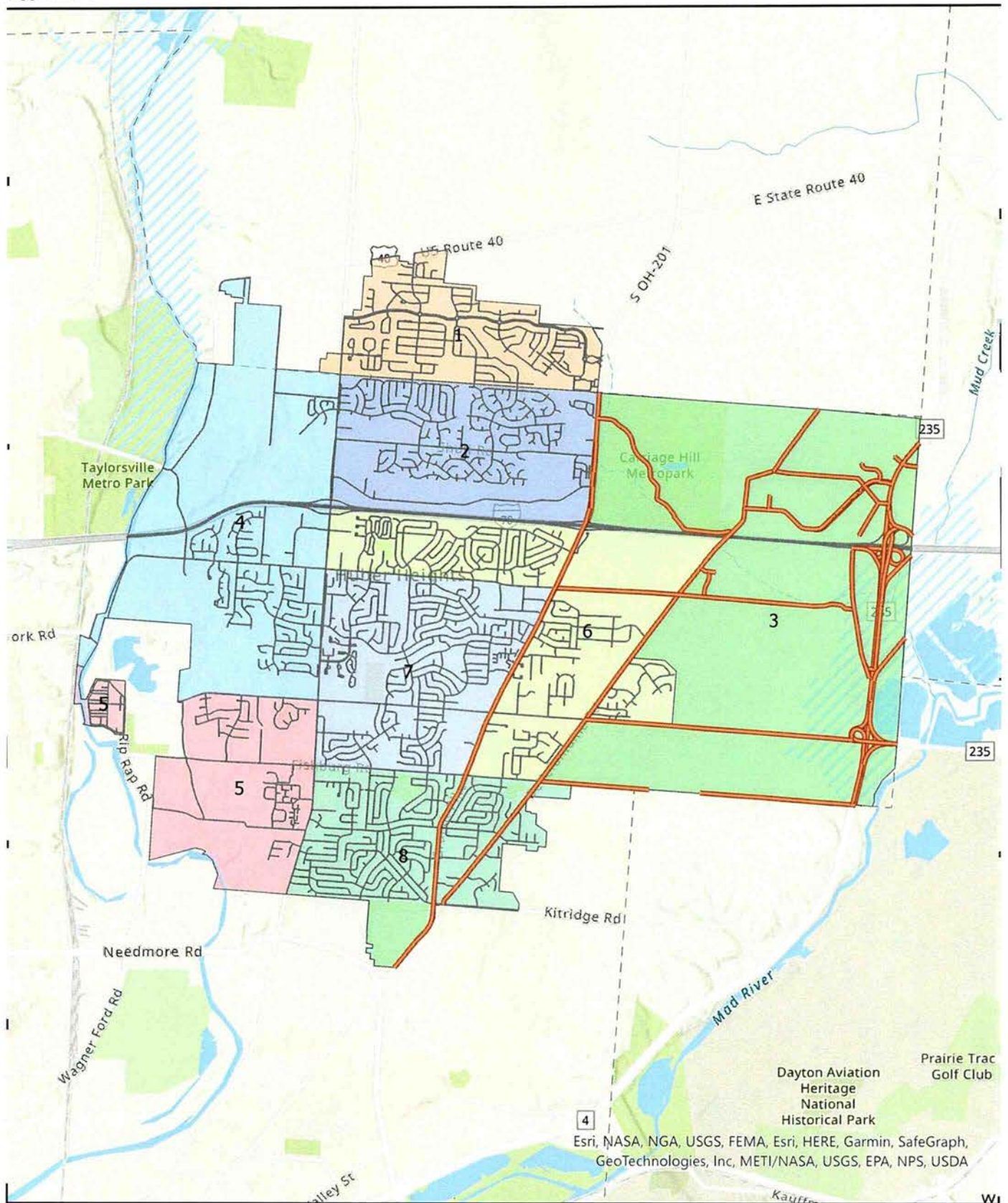
0 0.5 1 2 Miles

1 inch equals 1 miles





## Infrastructure District 3 - Roads

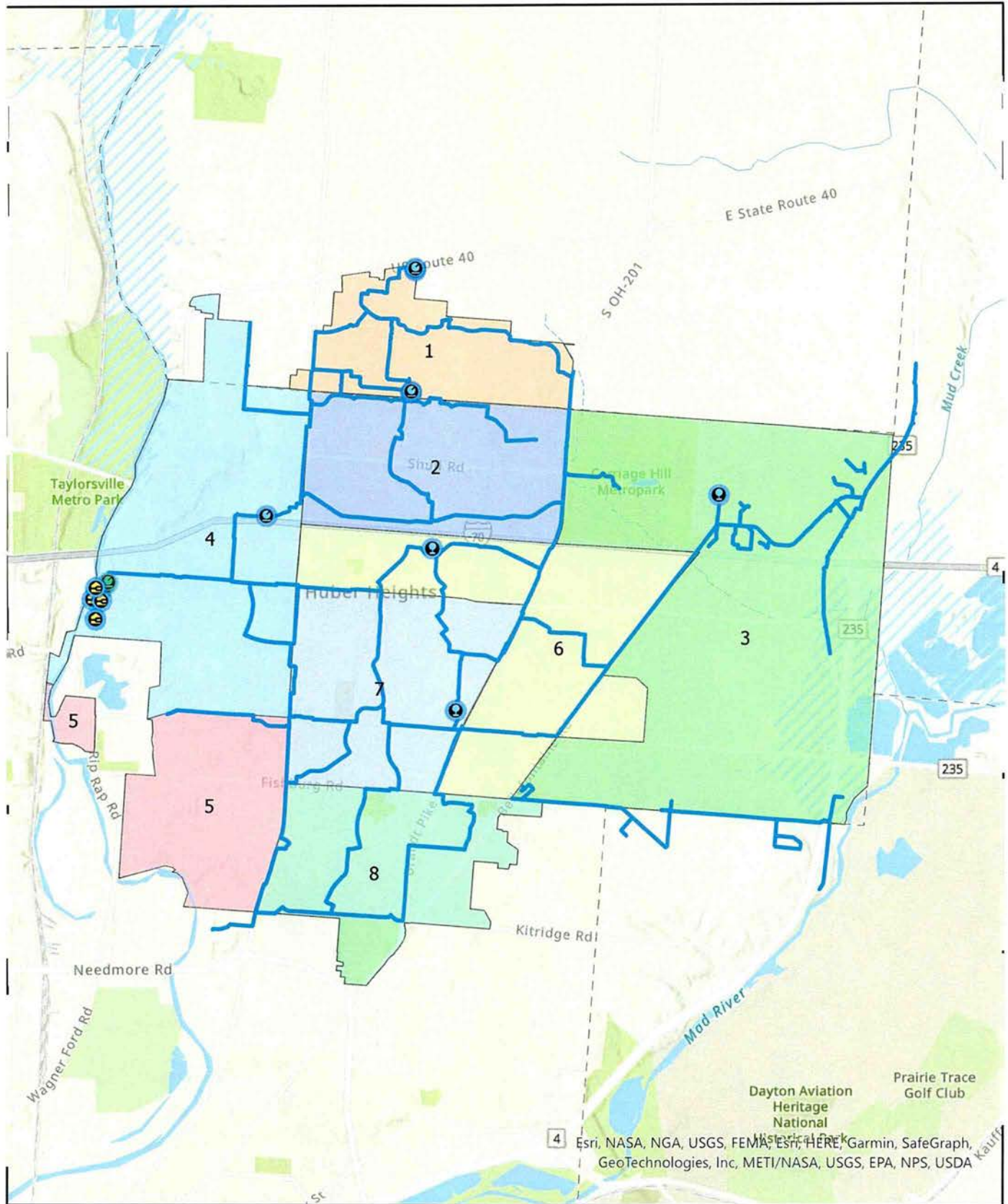


1 inch equals 1 miles





## Infrastructure District 3 - Water



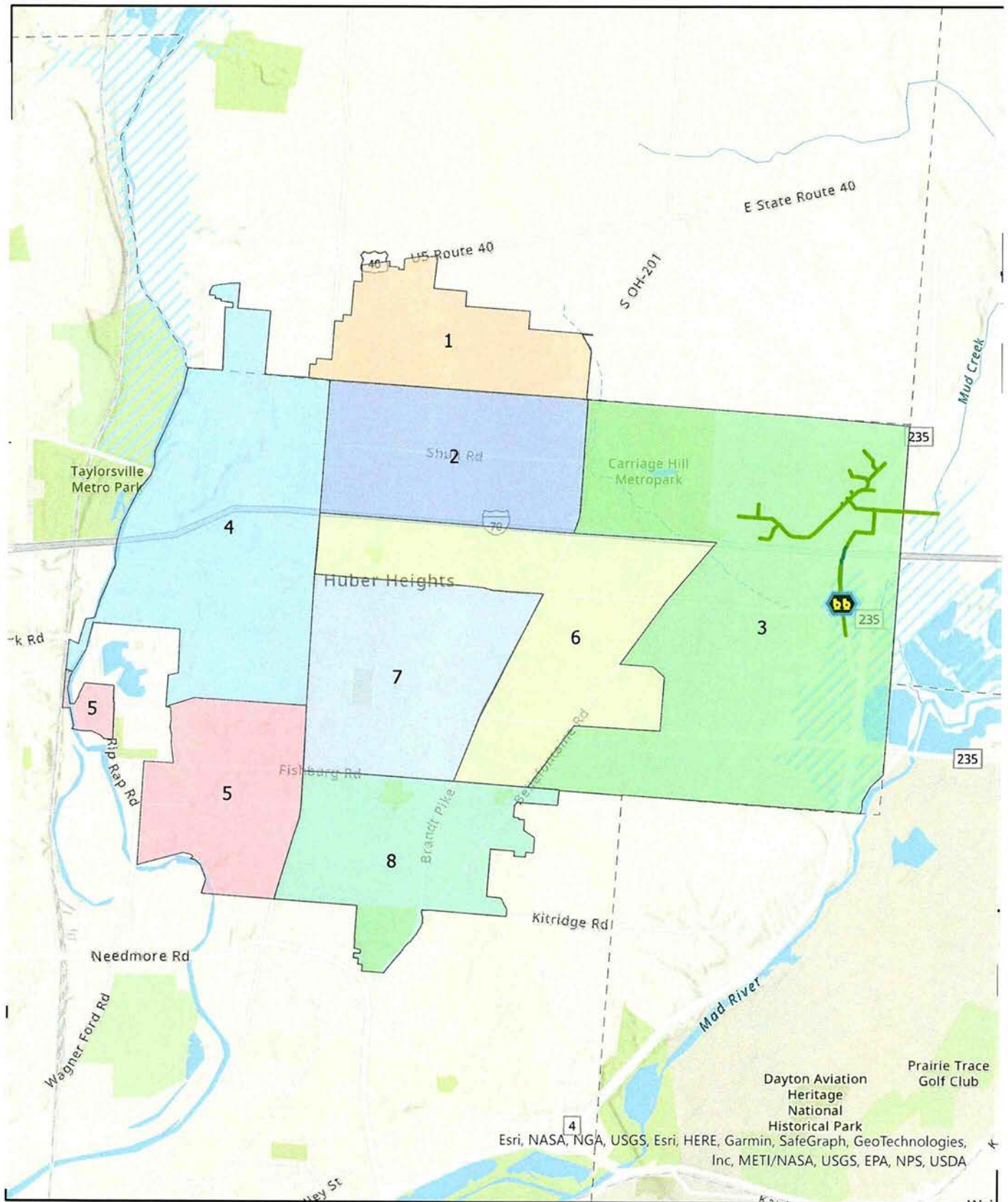
	Enclosed Storage Facility		Pump Station
	Intake		Storage Basin
	Meter Station		Treatment Plant
	Production Well		Water Distribution Mains

0 0.5 1 2 Miles

1 inch equals 1 miles



# Infrastructure District 3 - Sanitary Sewer



- District 3 Gravity Main
- District 3 Force Main
- bb District 3 Lift Station

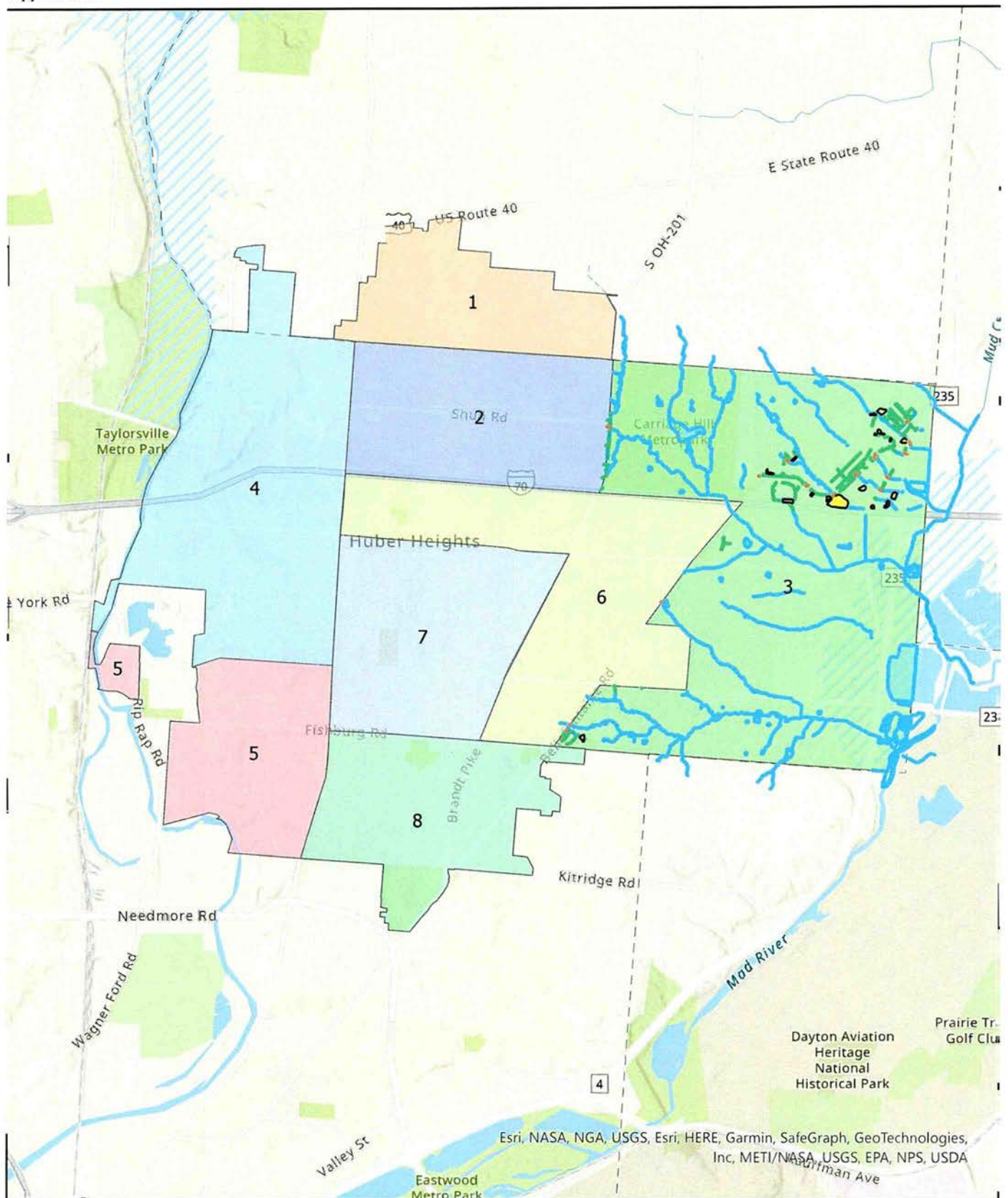


1 inch equals 1 miles





## Infrastructure District 3 - Stormwater



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

0 0.5 1 2 Miles

1 inch equals 1 miles





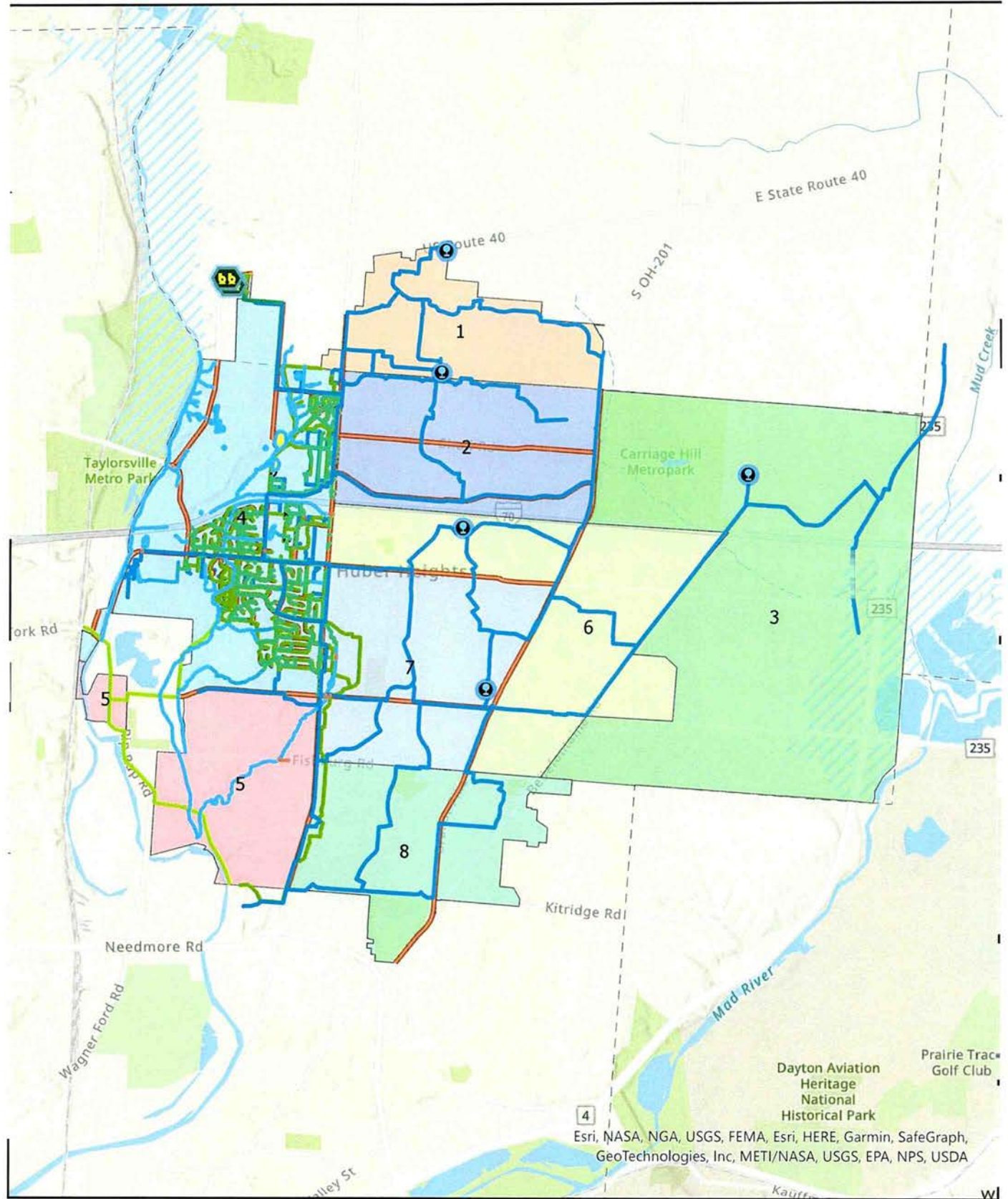
# Appendix D

Infrastructure District 4



We think bigger.

## Infrastructure District 4 - Overview



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

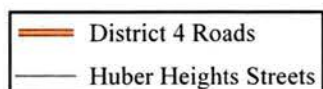
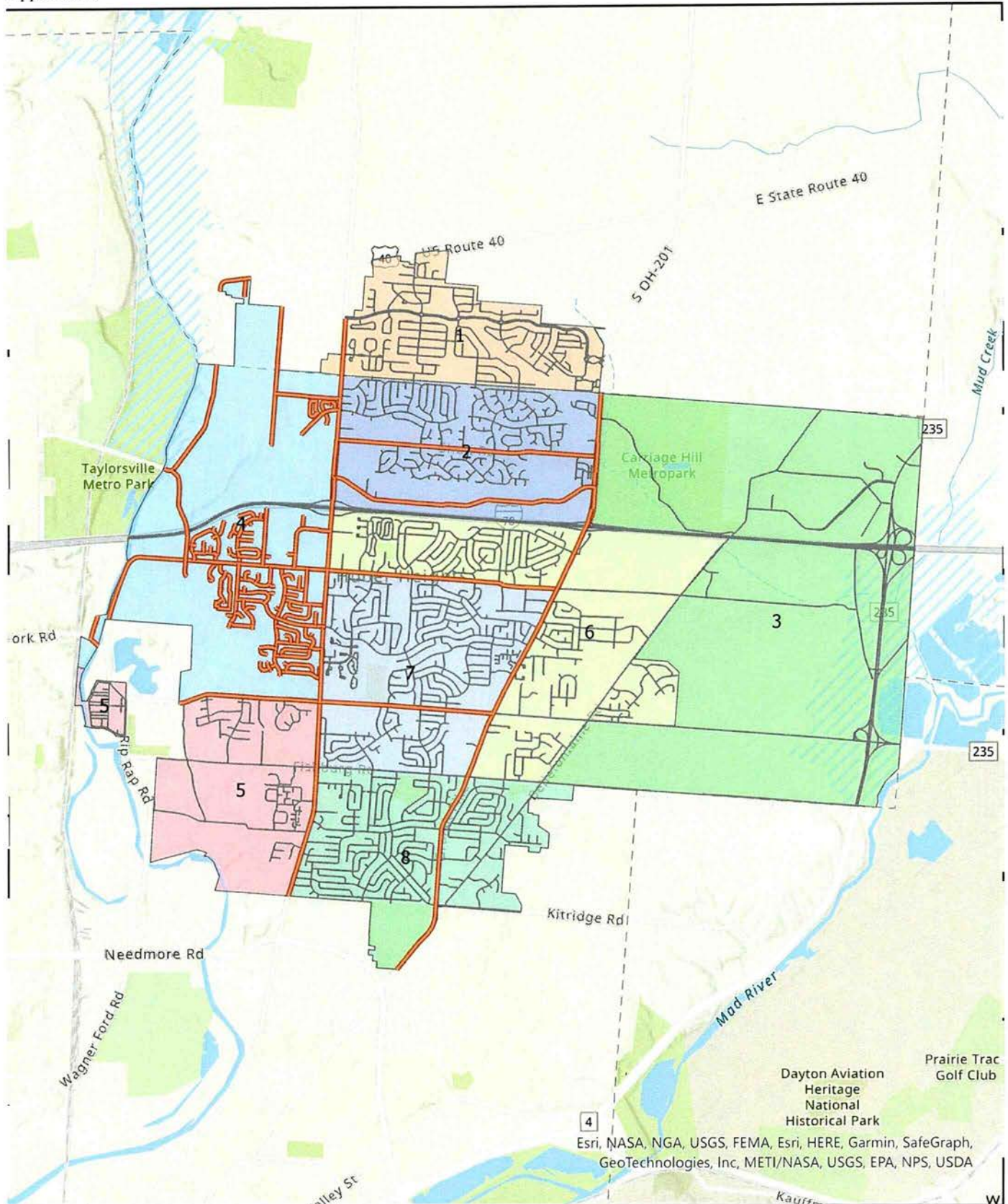
0 0.5 1 2 Miles

1 inch equals 1 miles





## Infrastructure District 4 - Roads

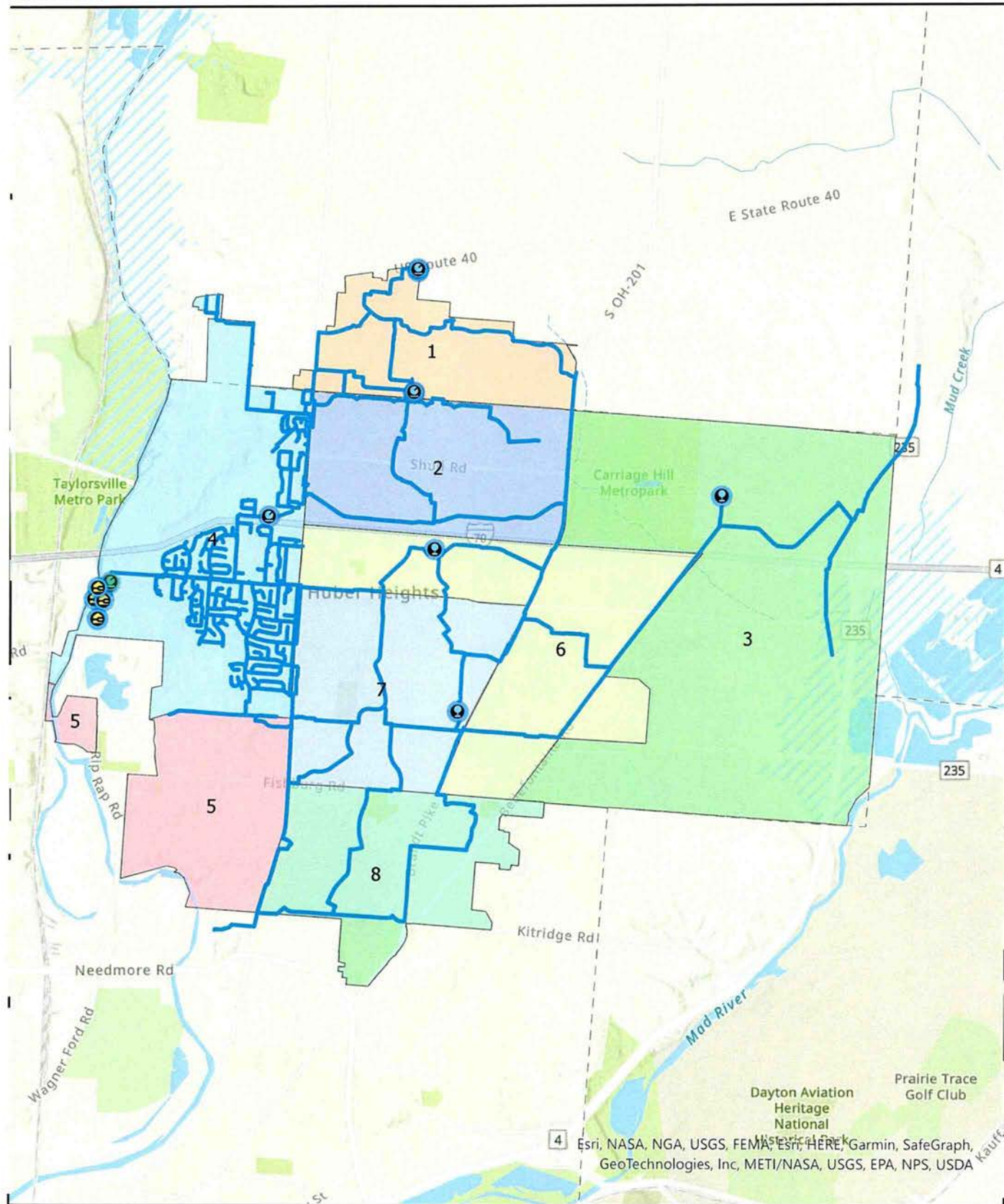


1 inch equals 1 miles





## Infrastructure District 4 - Water



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

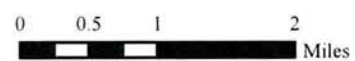
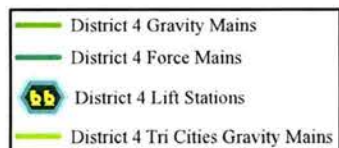
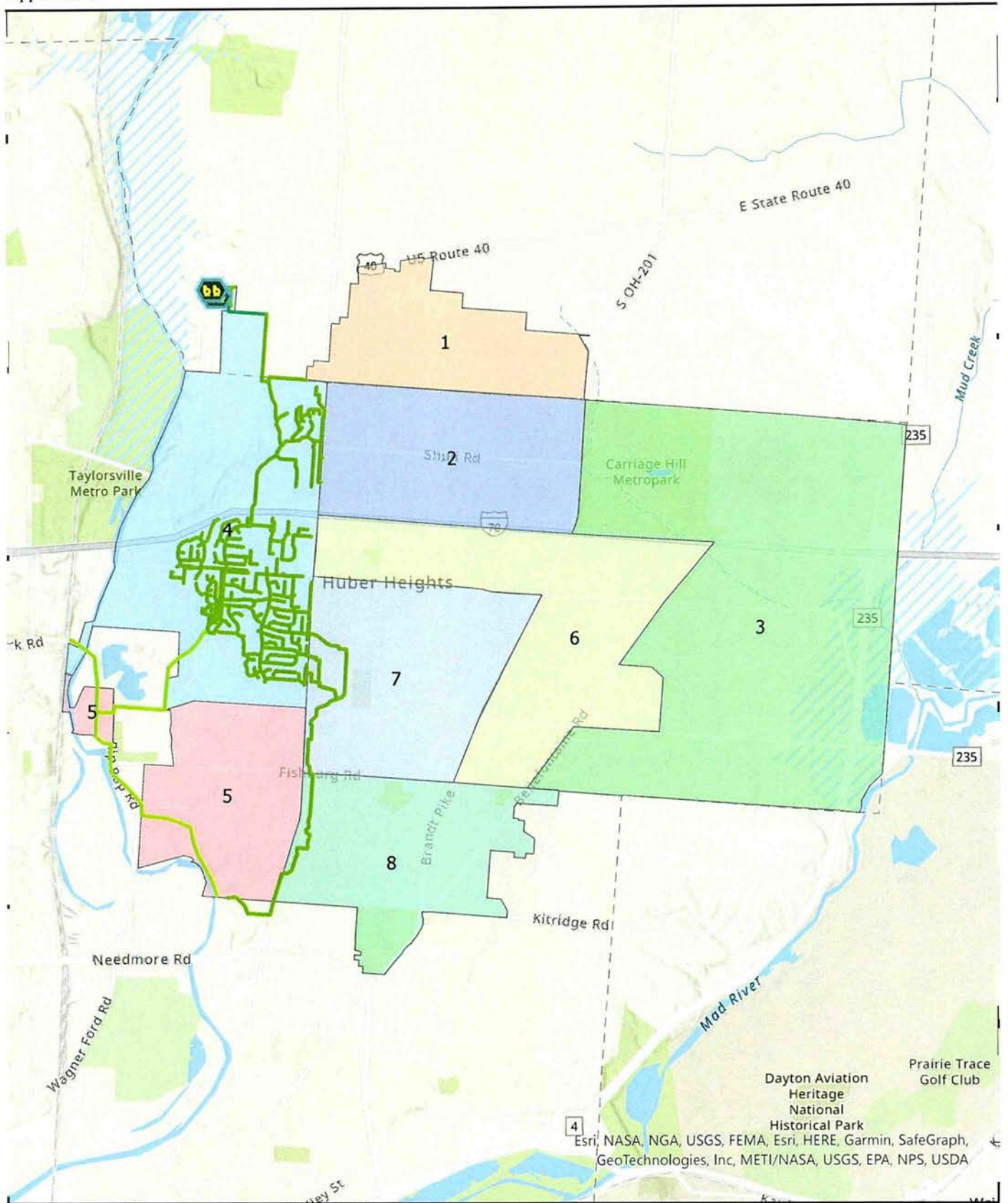
0 0.5 1 2 Miles

1 inch equals 1 miles





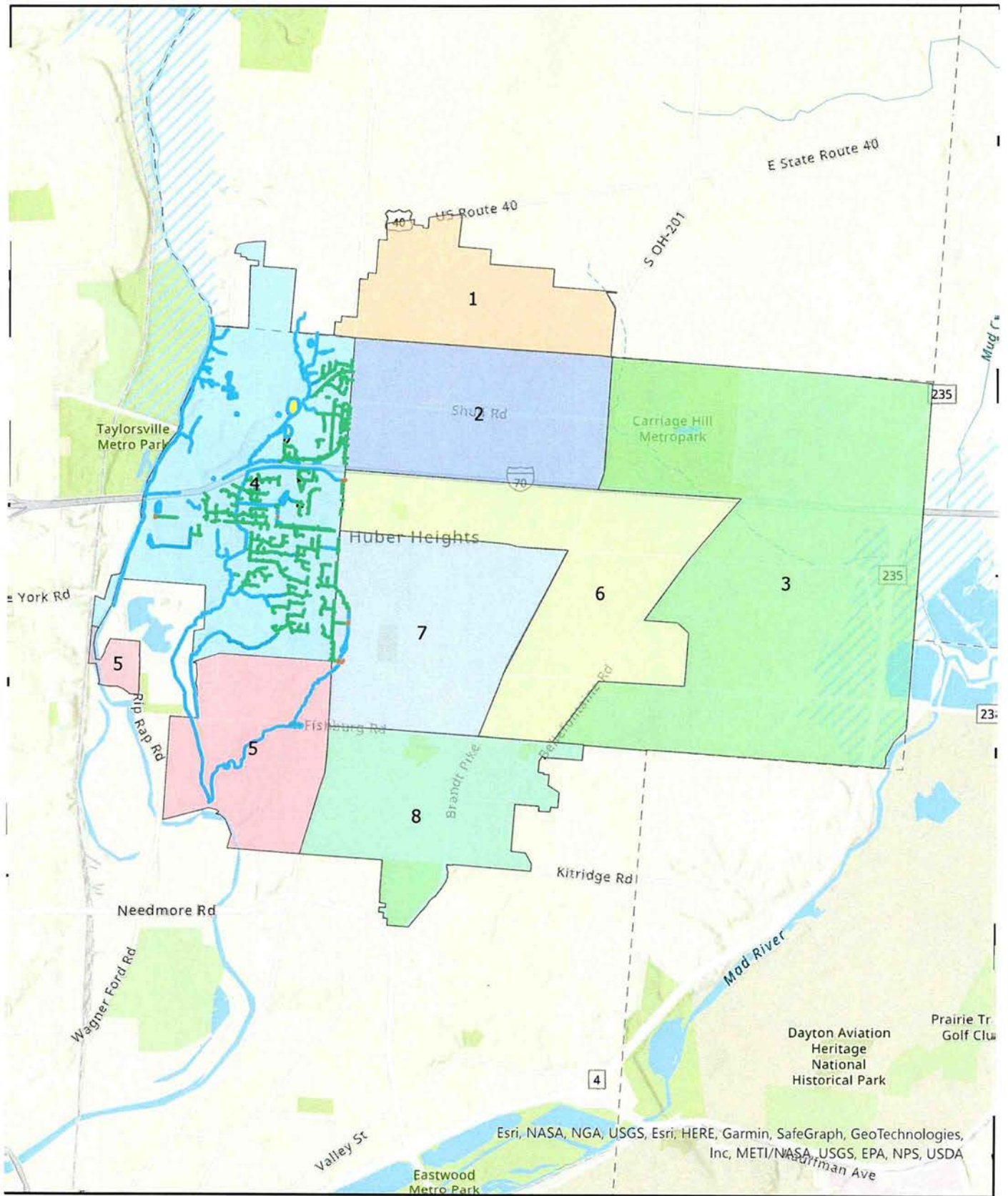
## Infrastructure District 4 - Sanitary Sewer








1 inch equals 1 miles



## Infrastructure District 4 - Stormwater



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

0 0.5 1 2 Miles

1 inch equals 1 miles





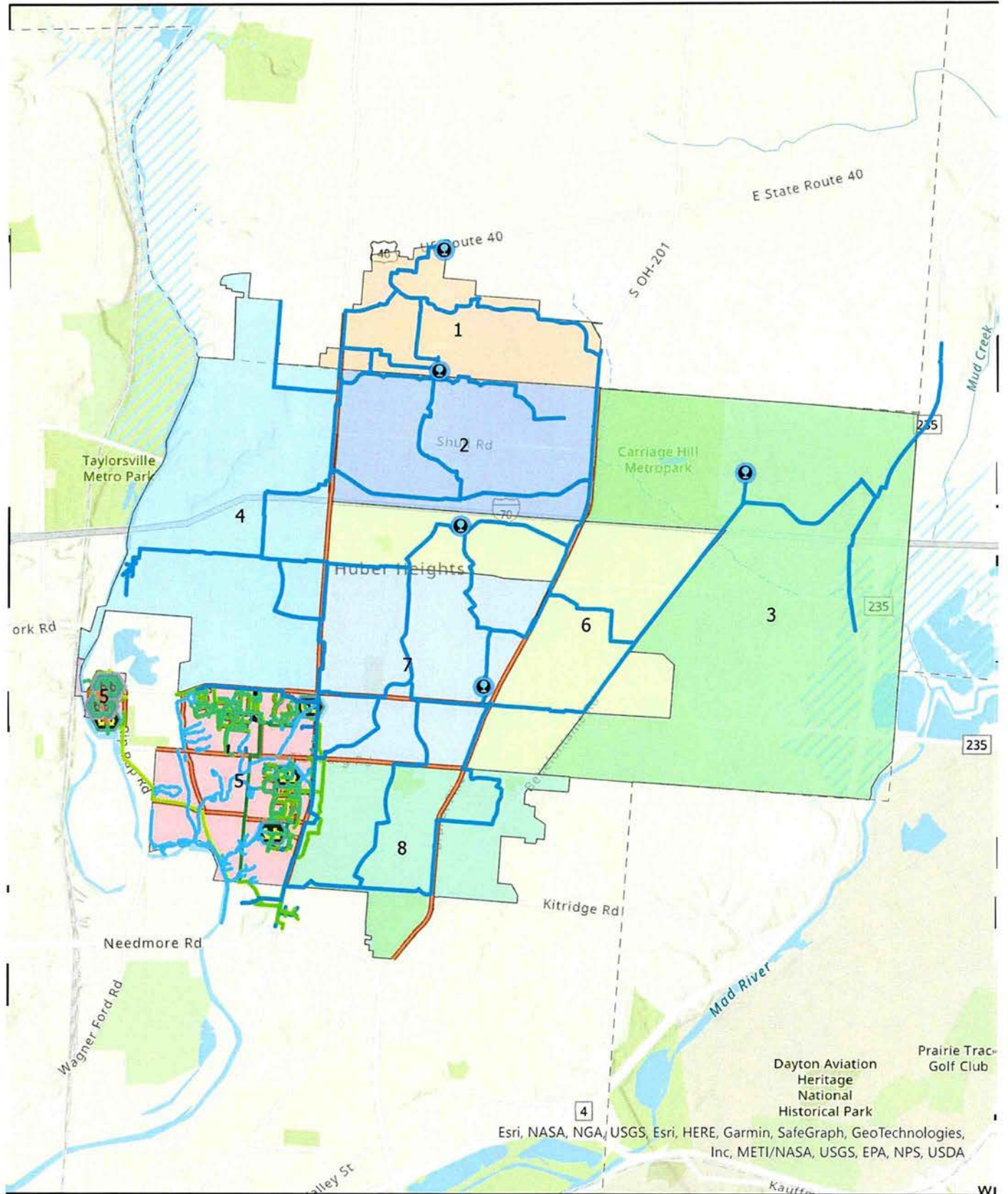
# Appendix E

Infrastructure District 5



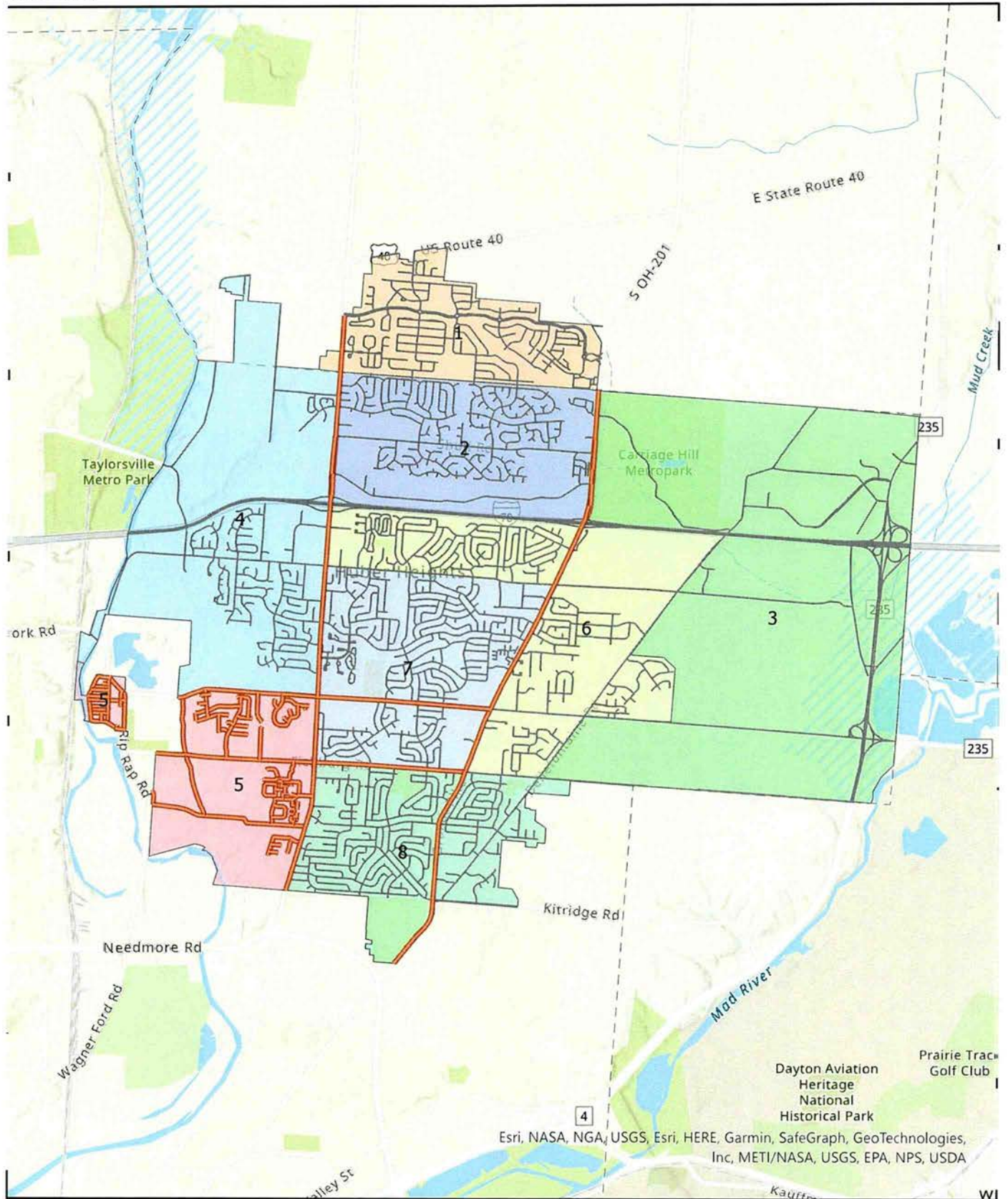
We think bigger.

## Infrastructure District 5 - Overview





# Infrastructure District 5 - Roads



— District 5 Roads  
— Huber Heights Streets

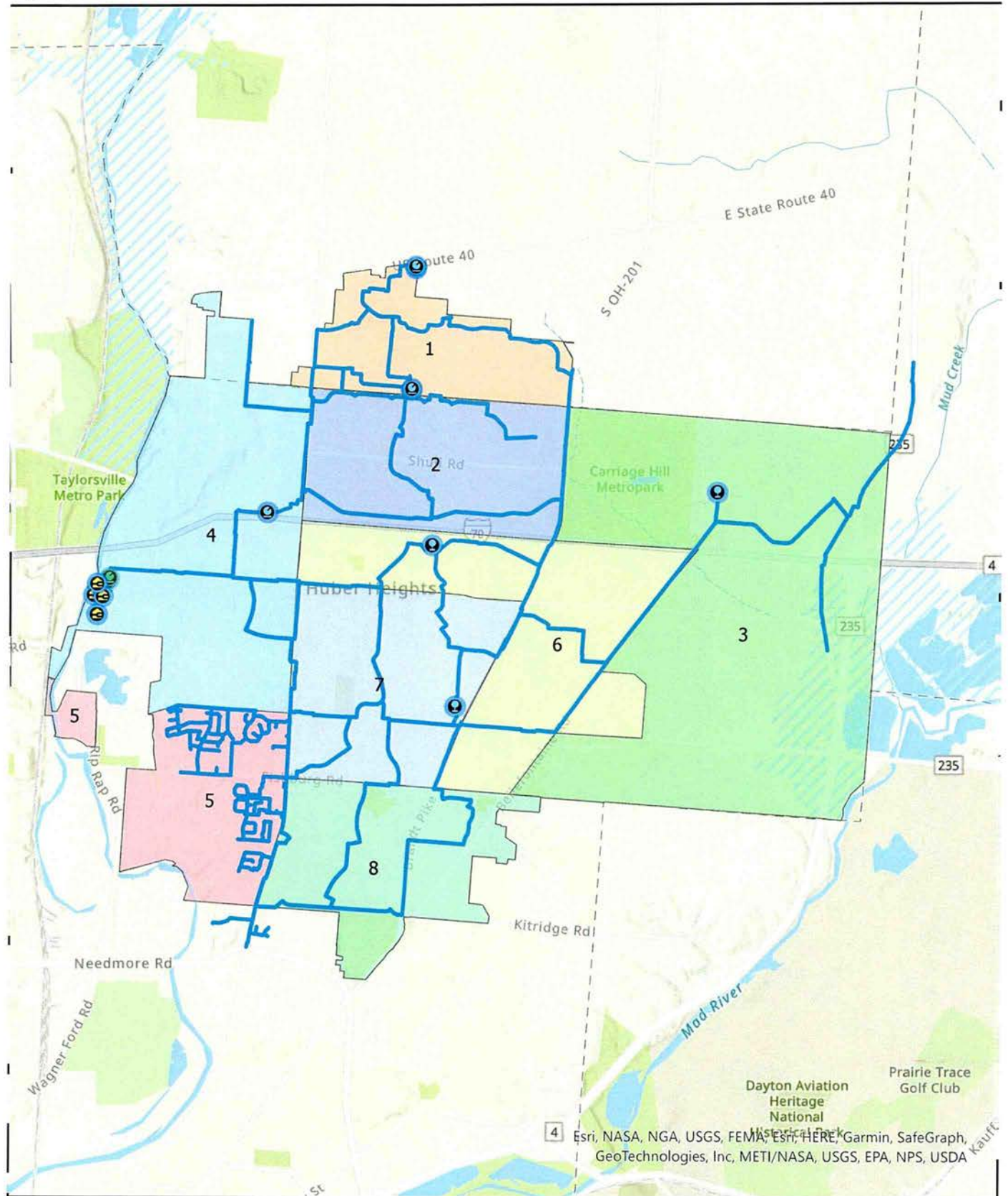
0 0.5 1 2  
Miles

1 inch equals 1 miles

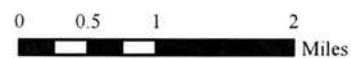
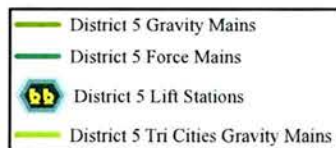
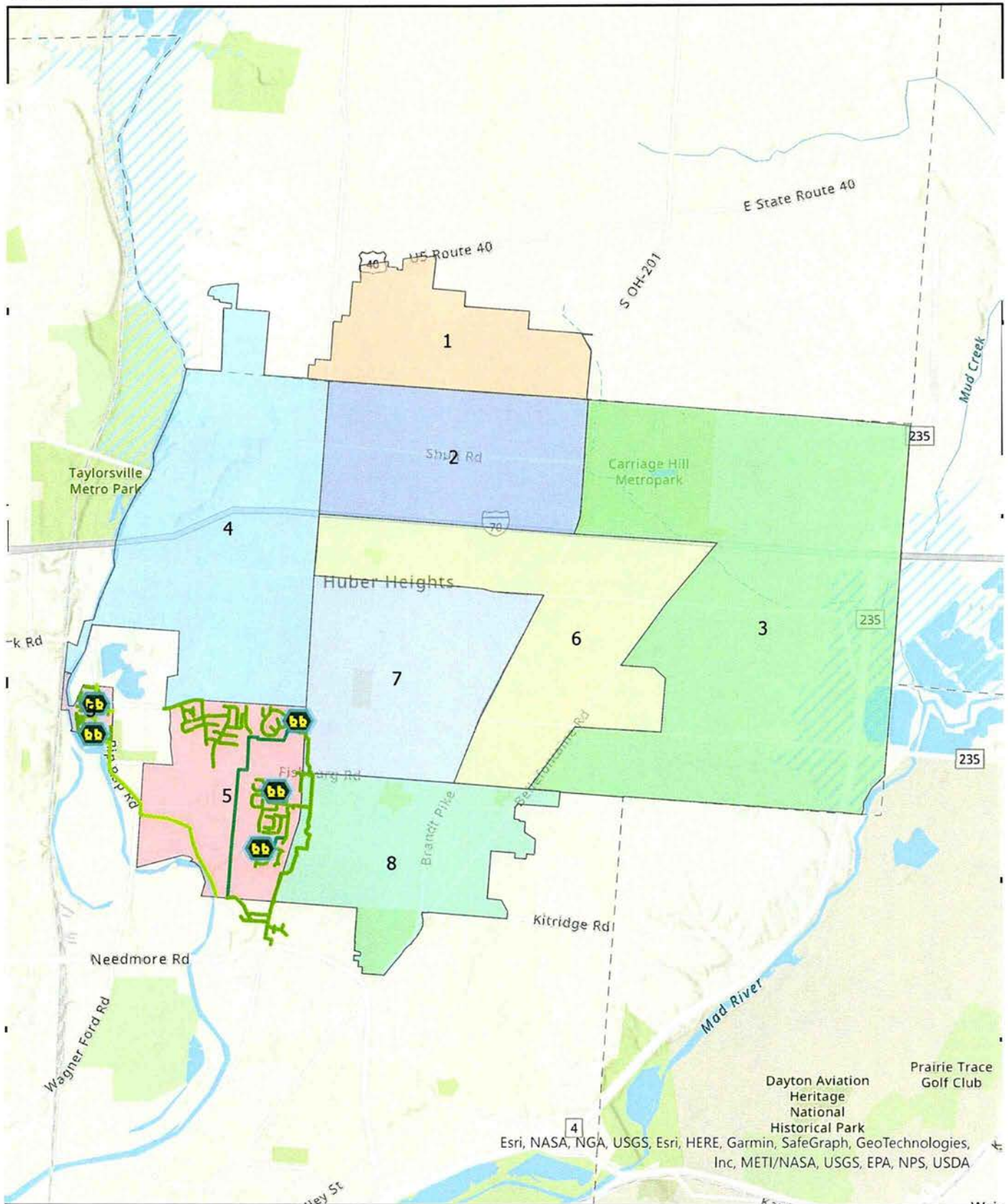




## Infrastructure District 5 - Water



## Infrastructure District 5 - Sanitary Sewer

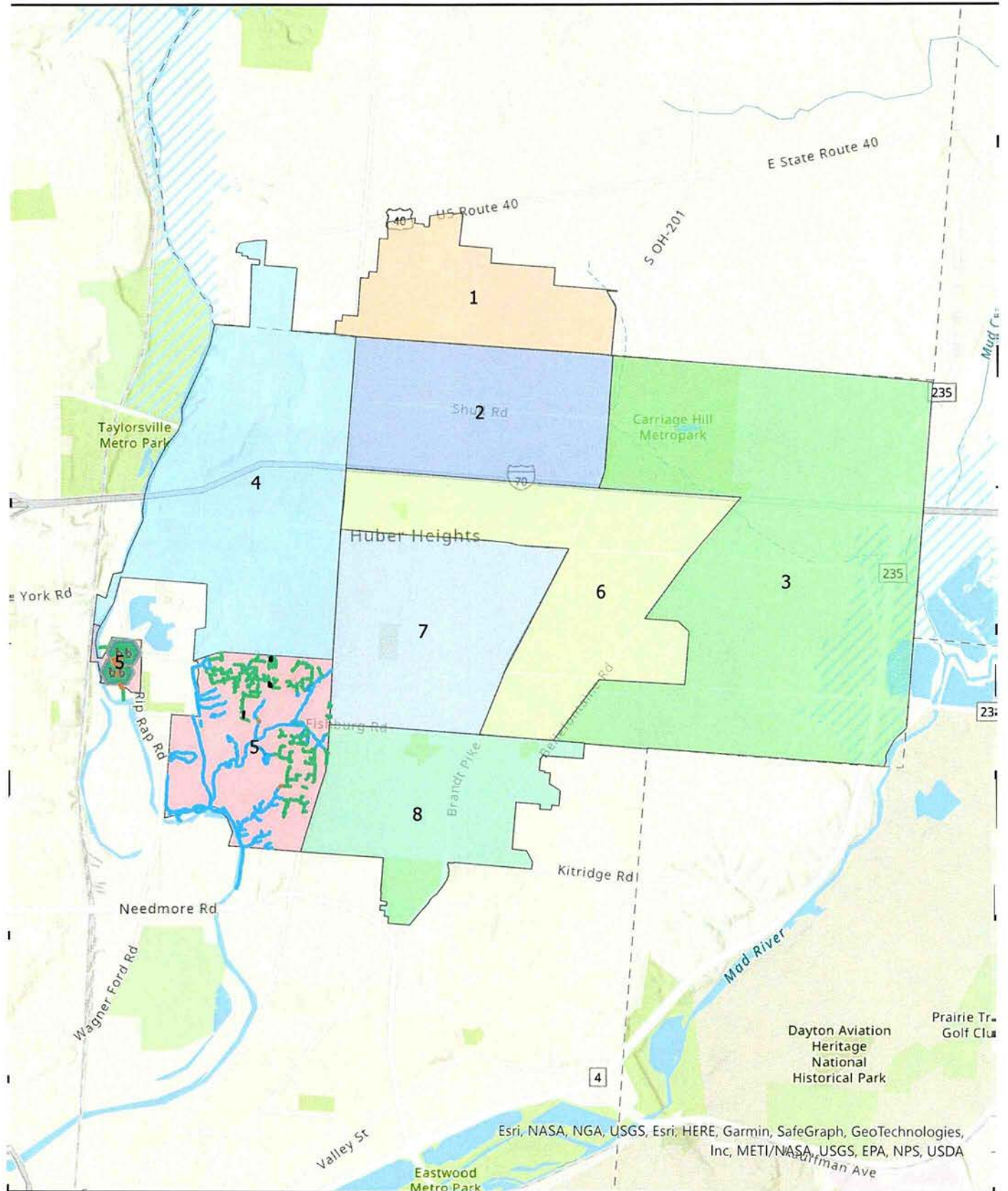








1 inch equals 1 miles





## Infrastructure District 5 - Stormwater



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

0 0.5 1 2 Miles

1 inch equals 1 miles





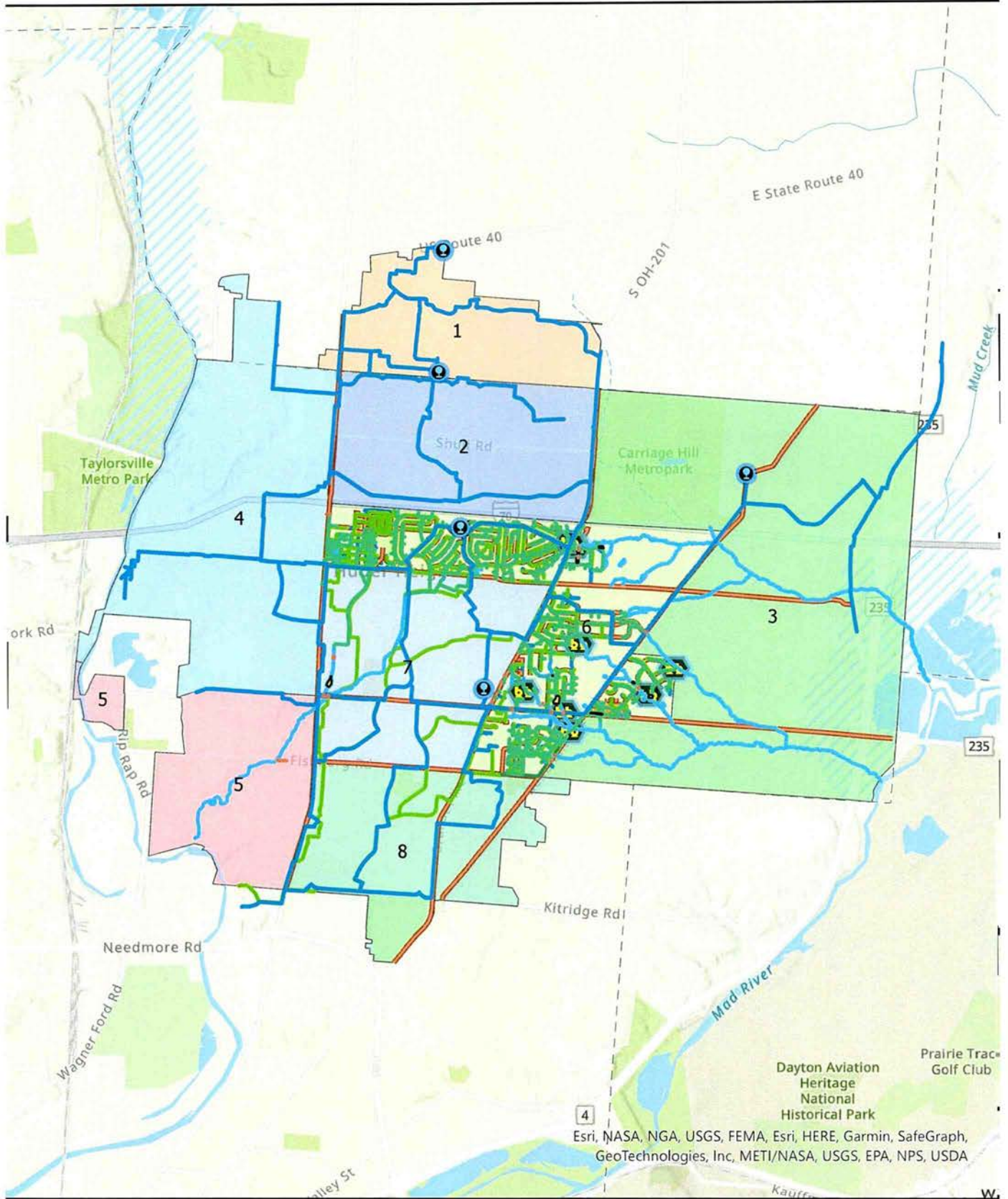
# Appendix F

Infrastructure District 6



We think bigger.

## Infrastructure District 6 - Overview



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

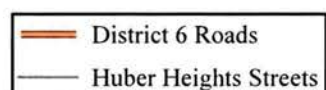
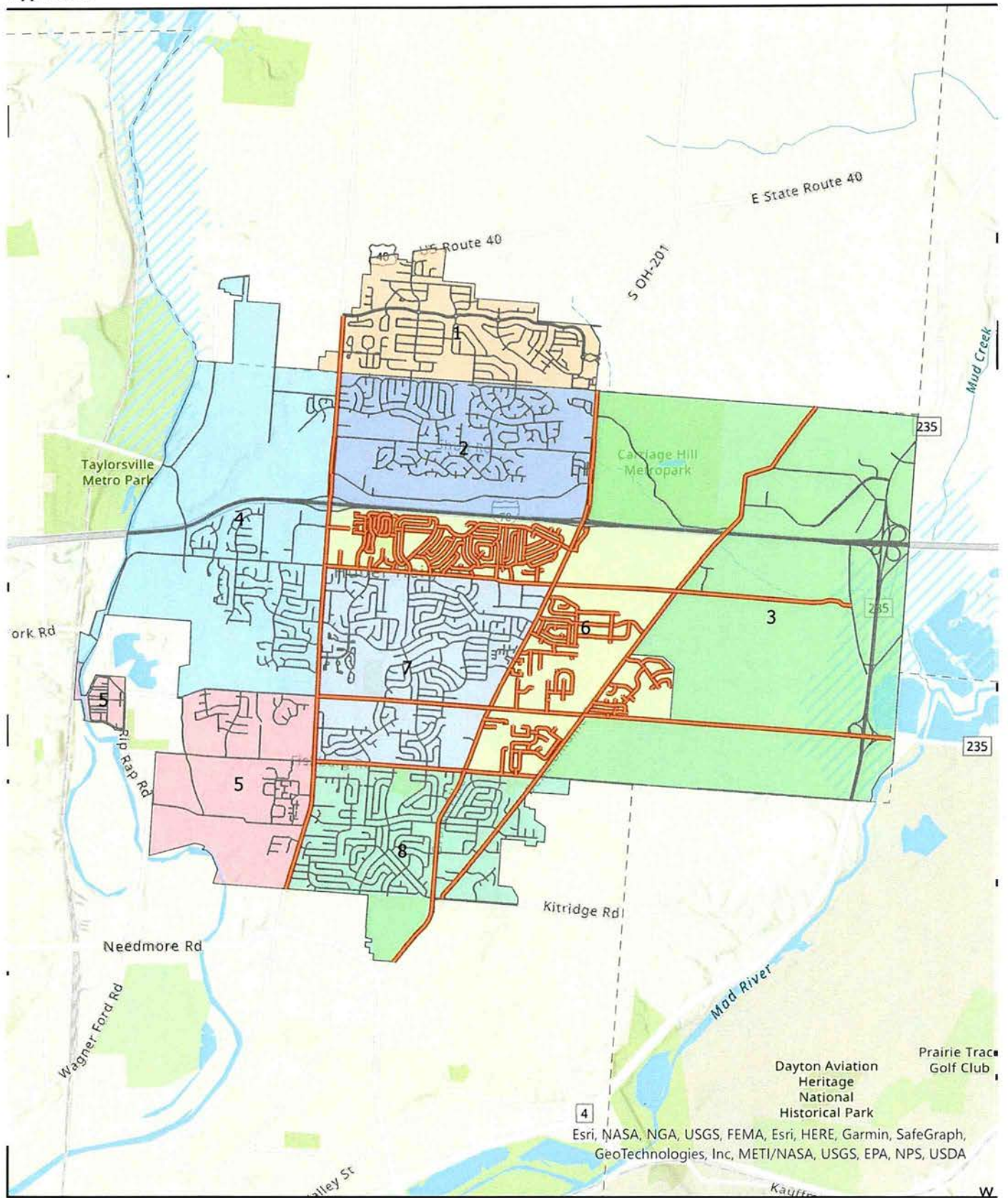
0 0.5 1 2 Miles

1 inch equals 1 miles





## Infrastructure District 6 - Roads

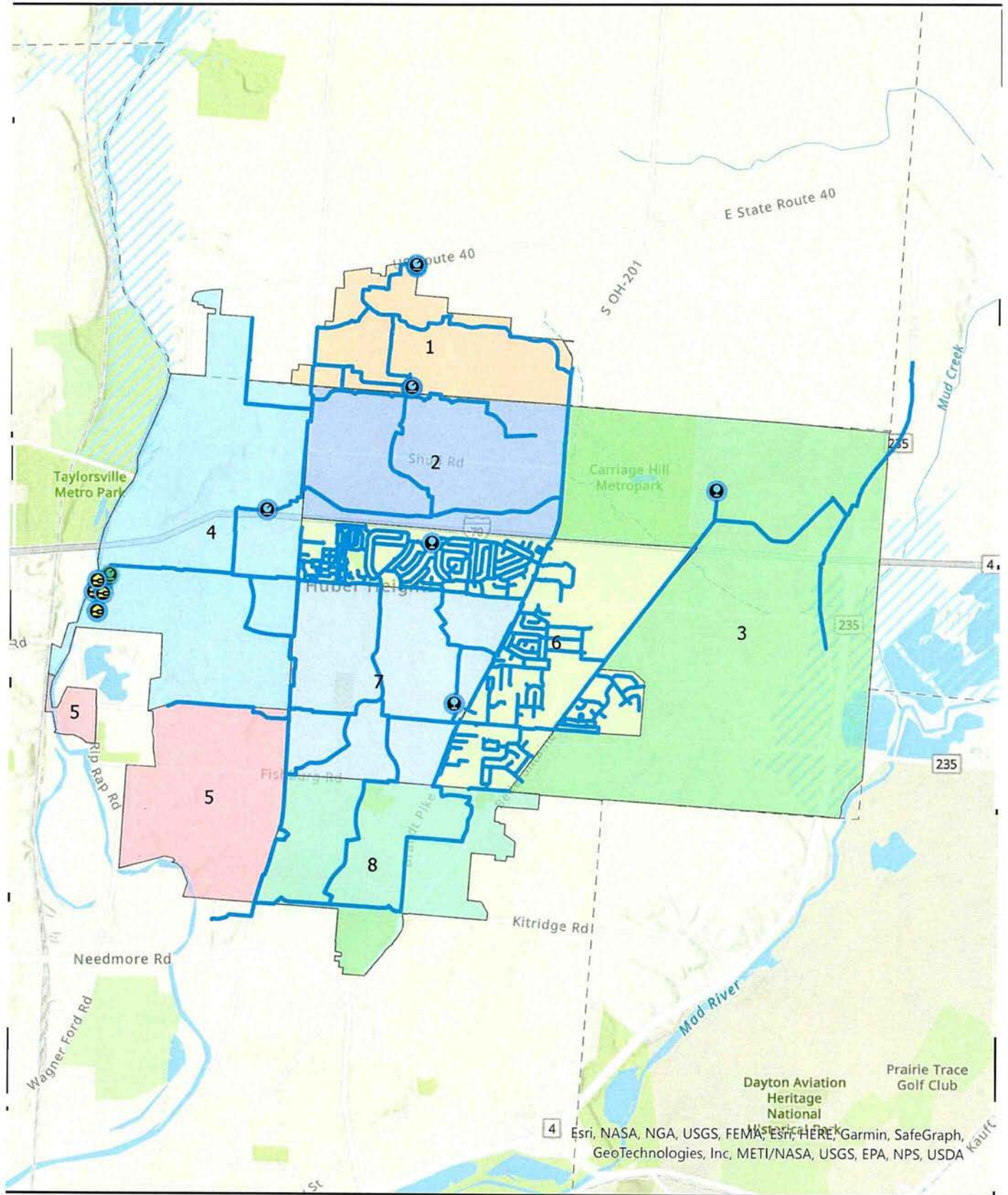


1 inch equals 1 miles





## Infrastructure District 6 - Water



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

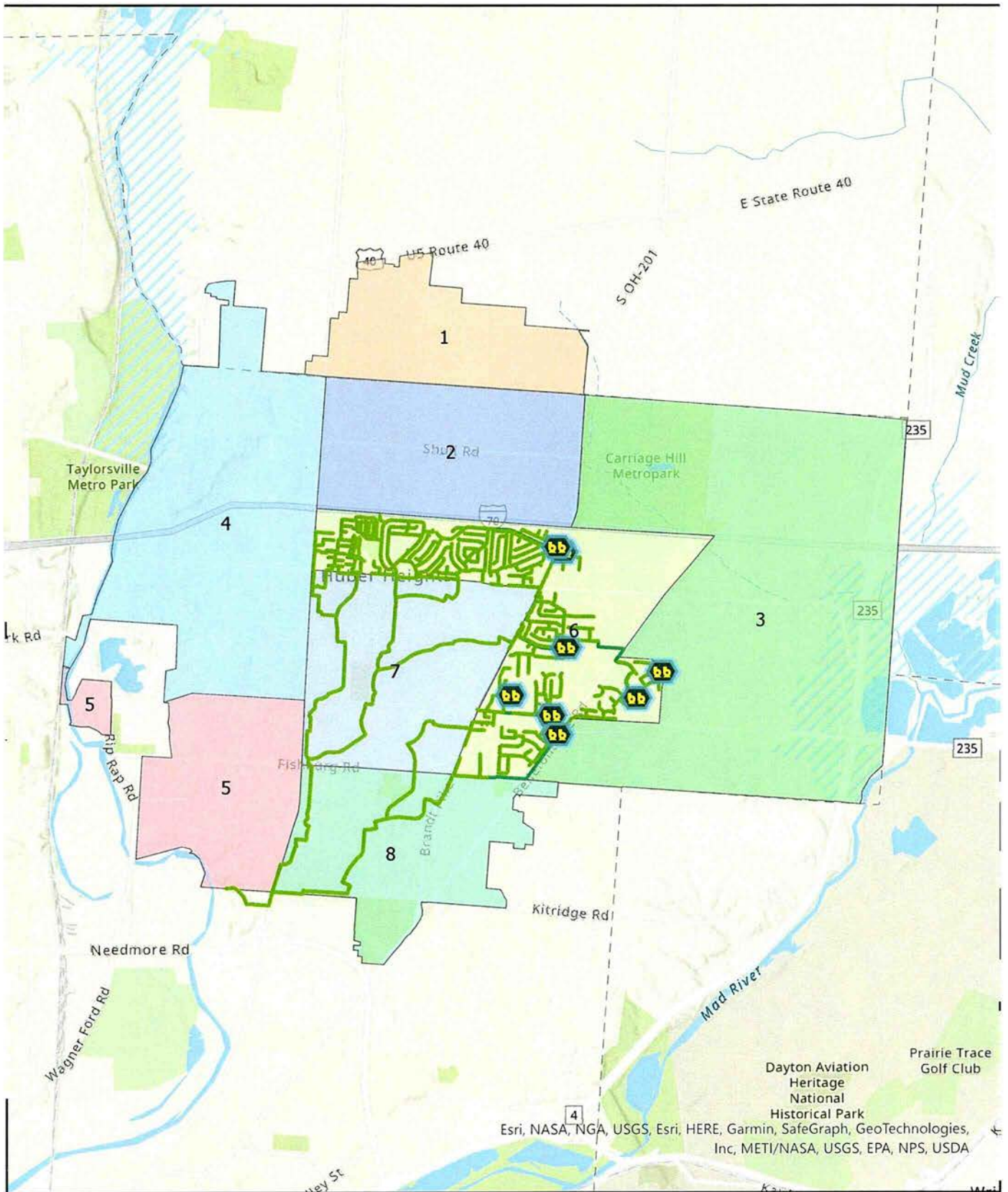
0 0.5 1 2  
Miles

1 inch equals 1 miles





# Infrastructure District 6 - Sanitary Sewer



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

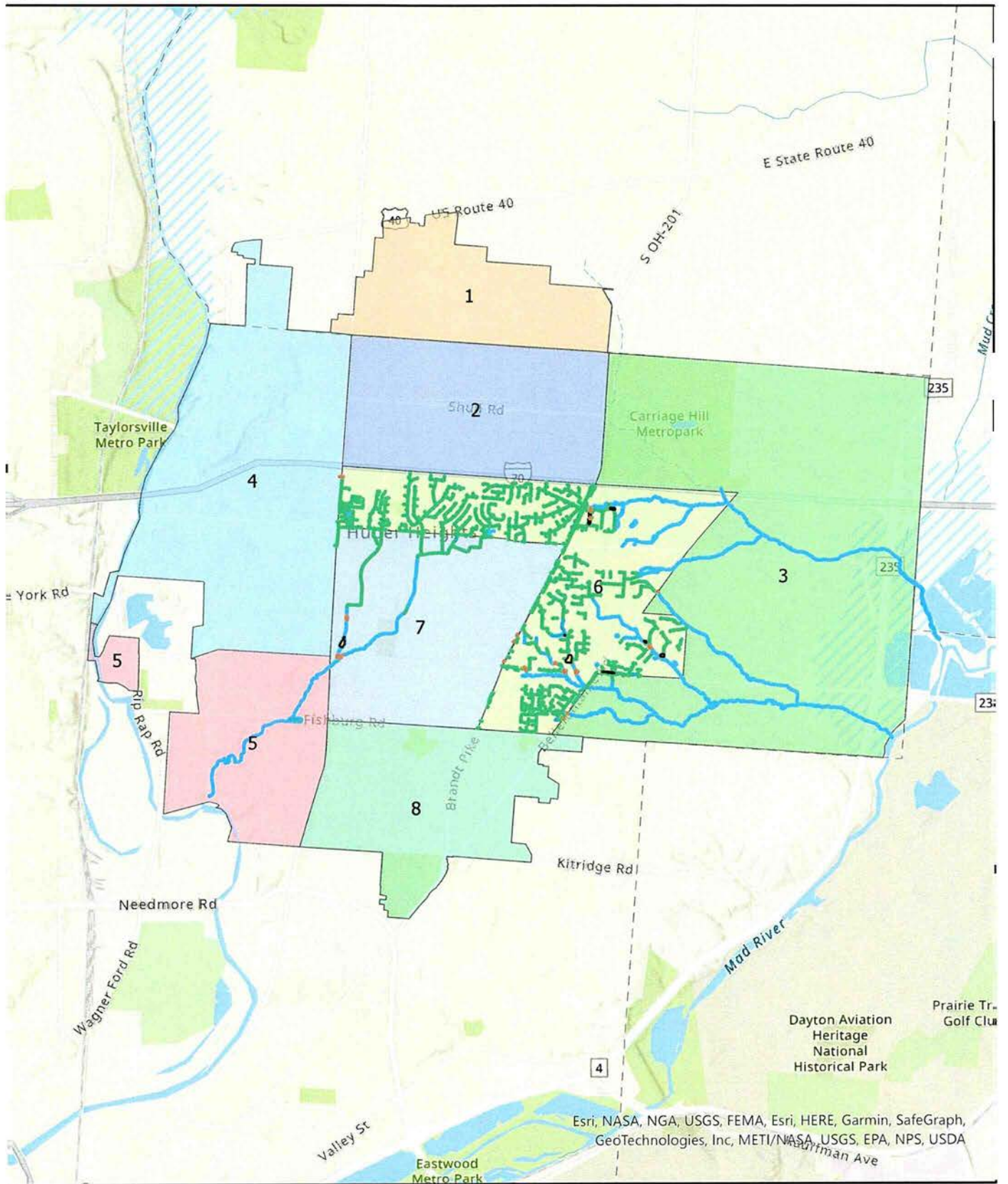
0 0.5 1 2 Miles






1 inch equals 1 miles





## Infrastructure District 6 - Stormwater



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

0 0.5 1 2 Miles

1 inch equals 1 miles





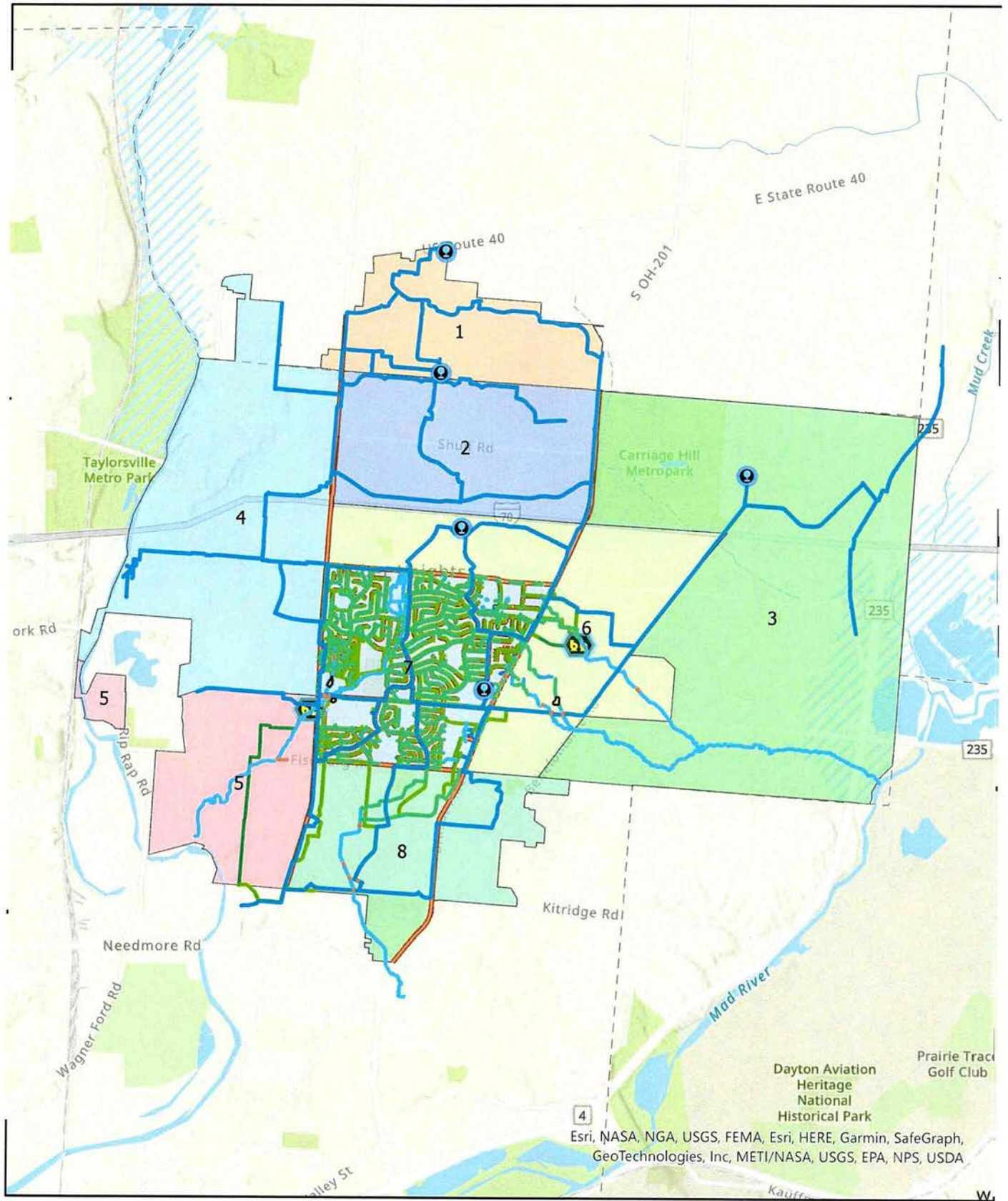
# Appendix G












Infrastructure District 7



We think bigger.

## Infrastructure District 7 - Overview



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

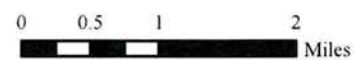
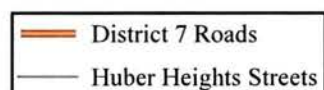
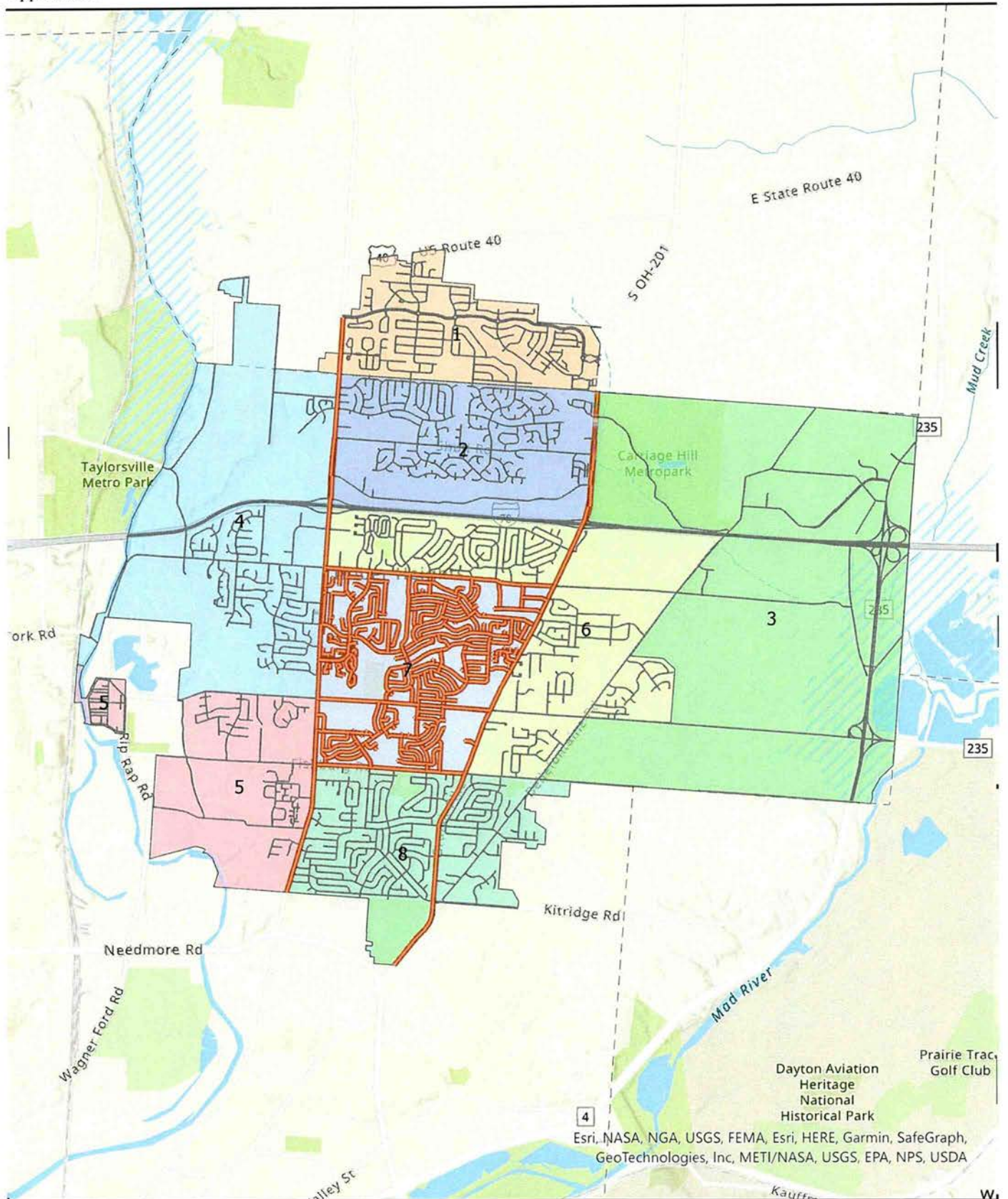
0 0.5 1 2 Miles

1 inch equals 1 miles





## Infrastructure District 7 - Roads

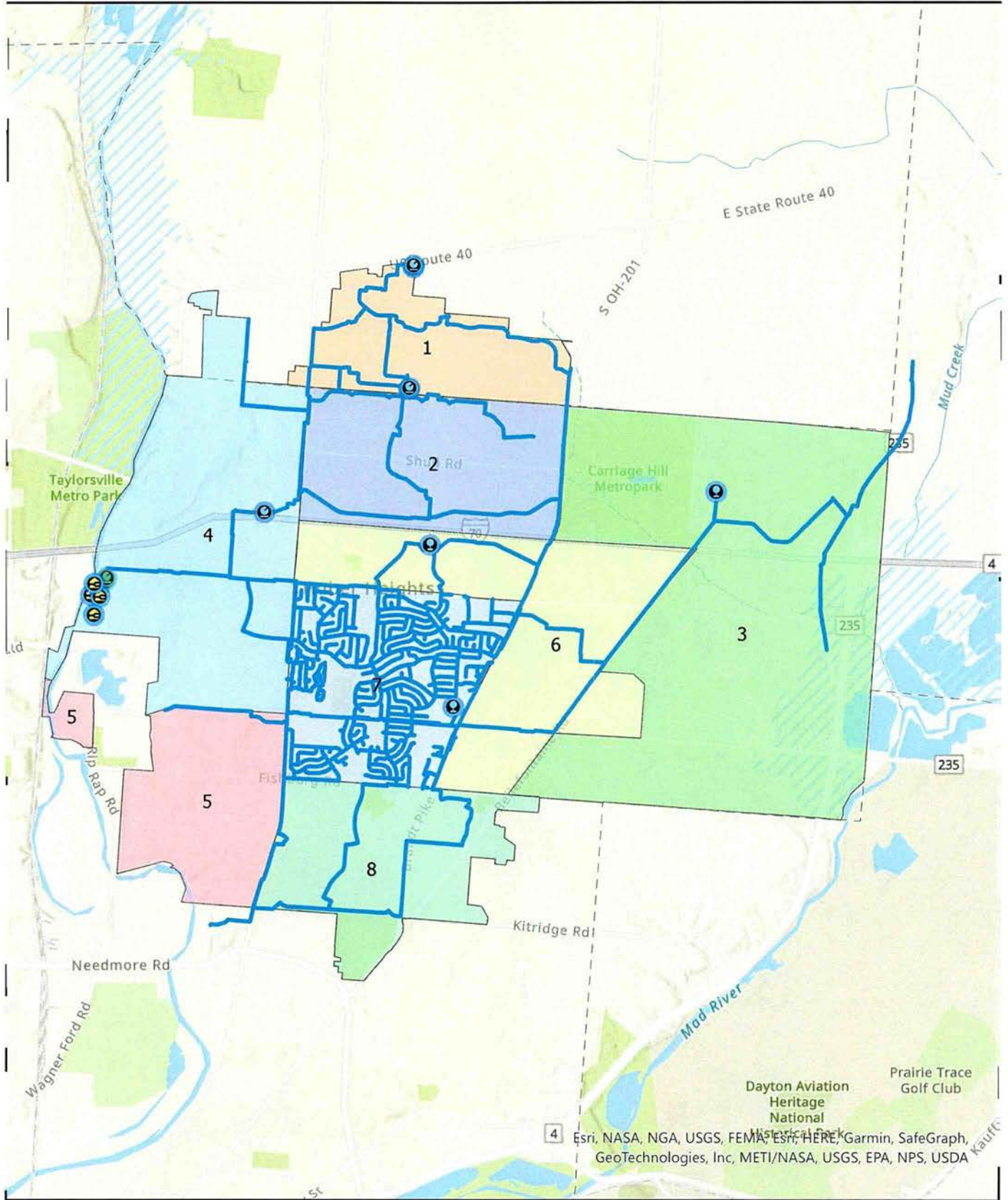


1 inch equals 1 miles





# 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

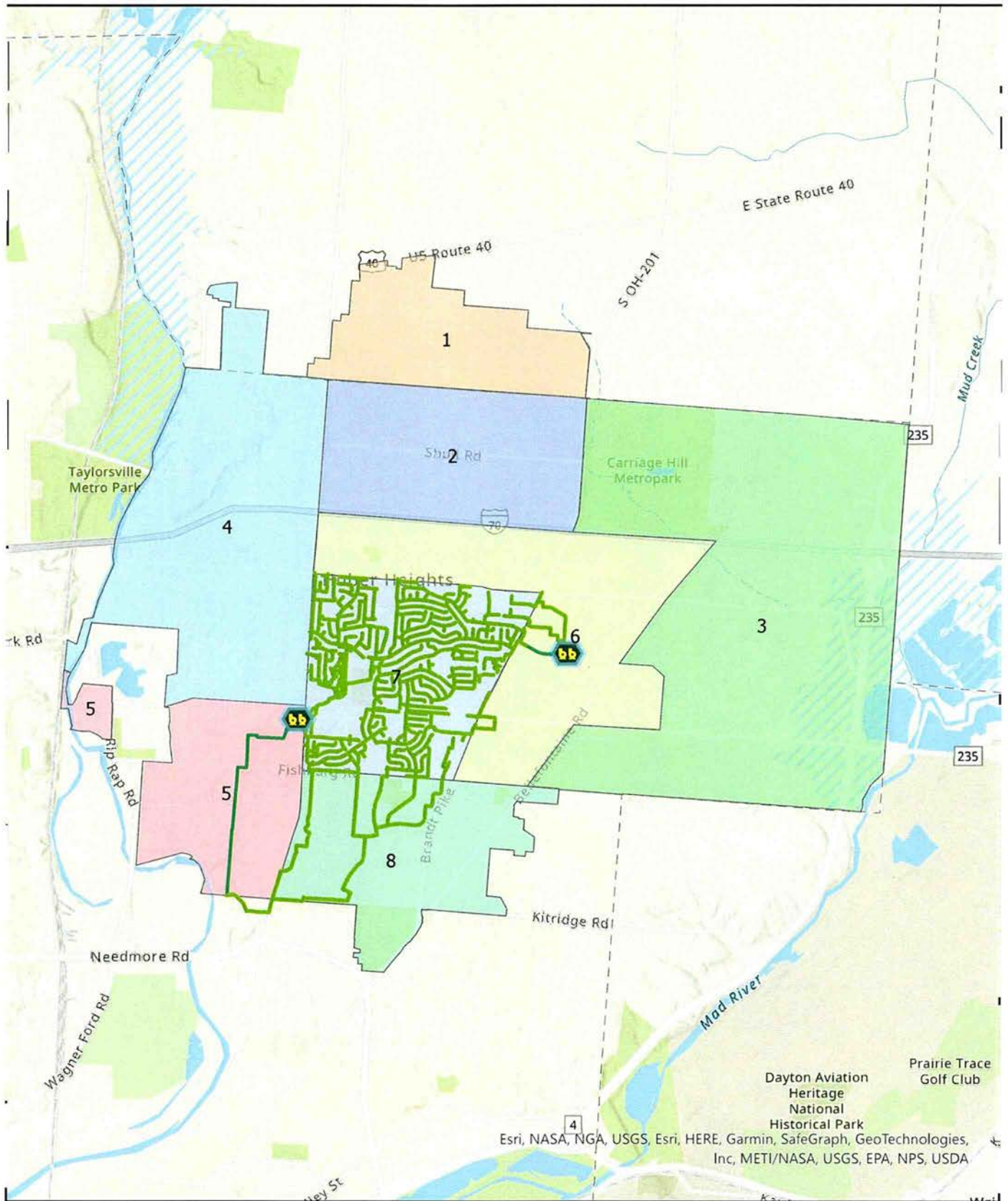
1 inch equals 1 miles



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



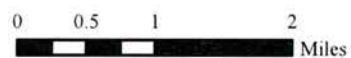
# Infrastructure District 7 - Sanitary Sewer



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



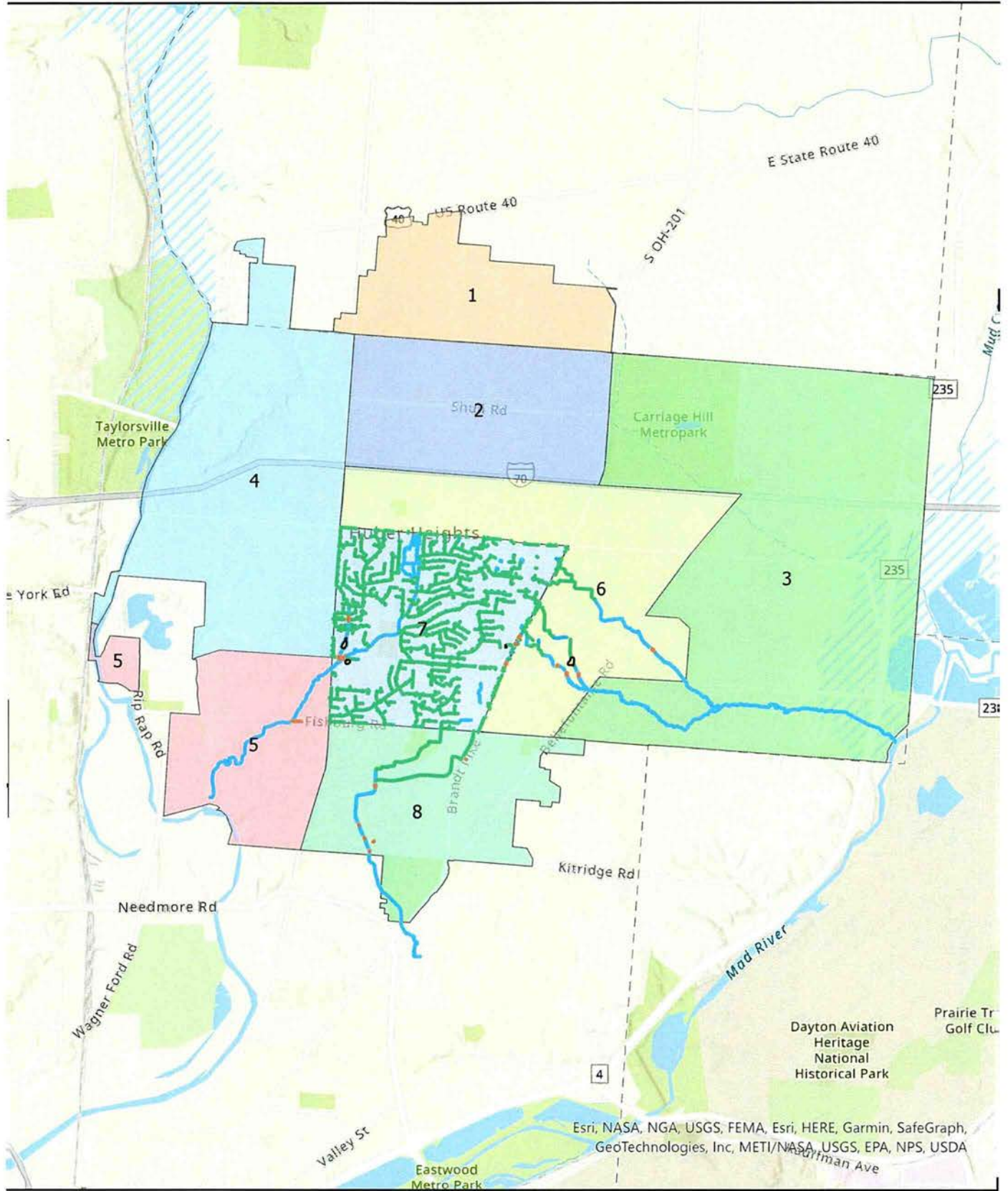
- District 7 Gravity Main
- District 7 Force Main
- bb District 7 Lift Station



1 inch equals 1 miles








# Infrastructure District 7 - Stormwater



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



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



1 inch equals 1 miles





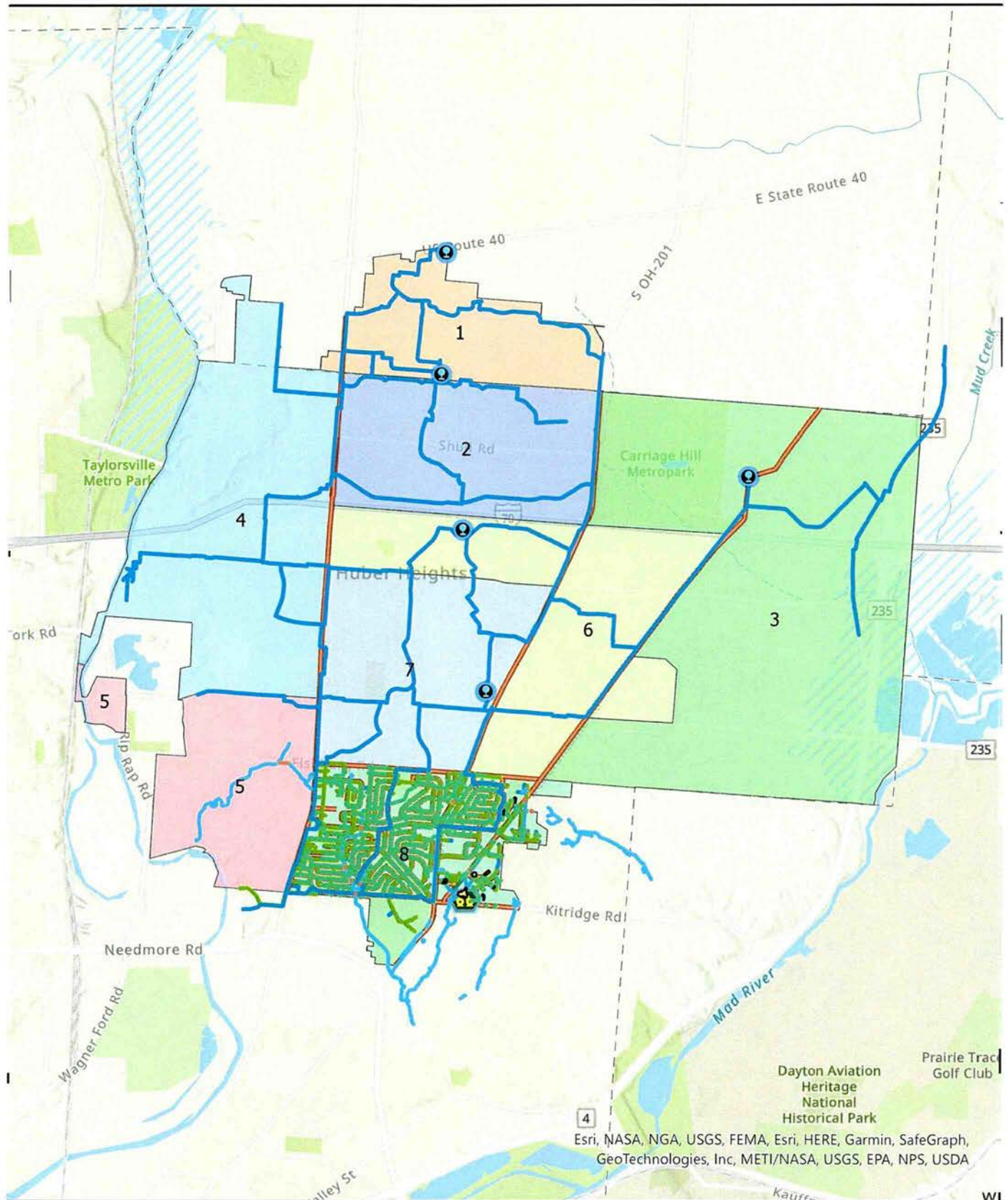
# Appendix H

Infrastructure District 8



We think bigger.

## Infrastructure District 8 - Overview



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

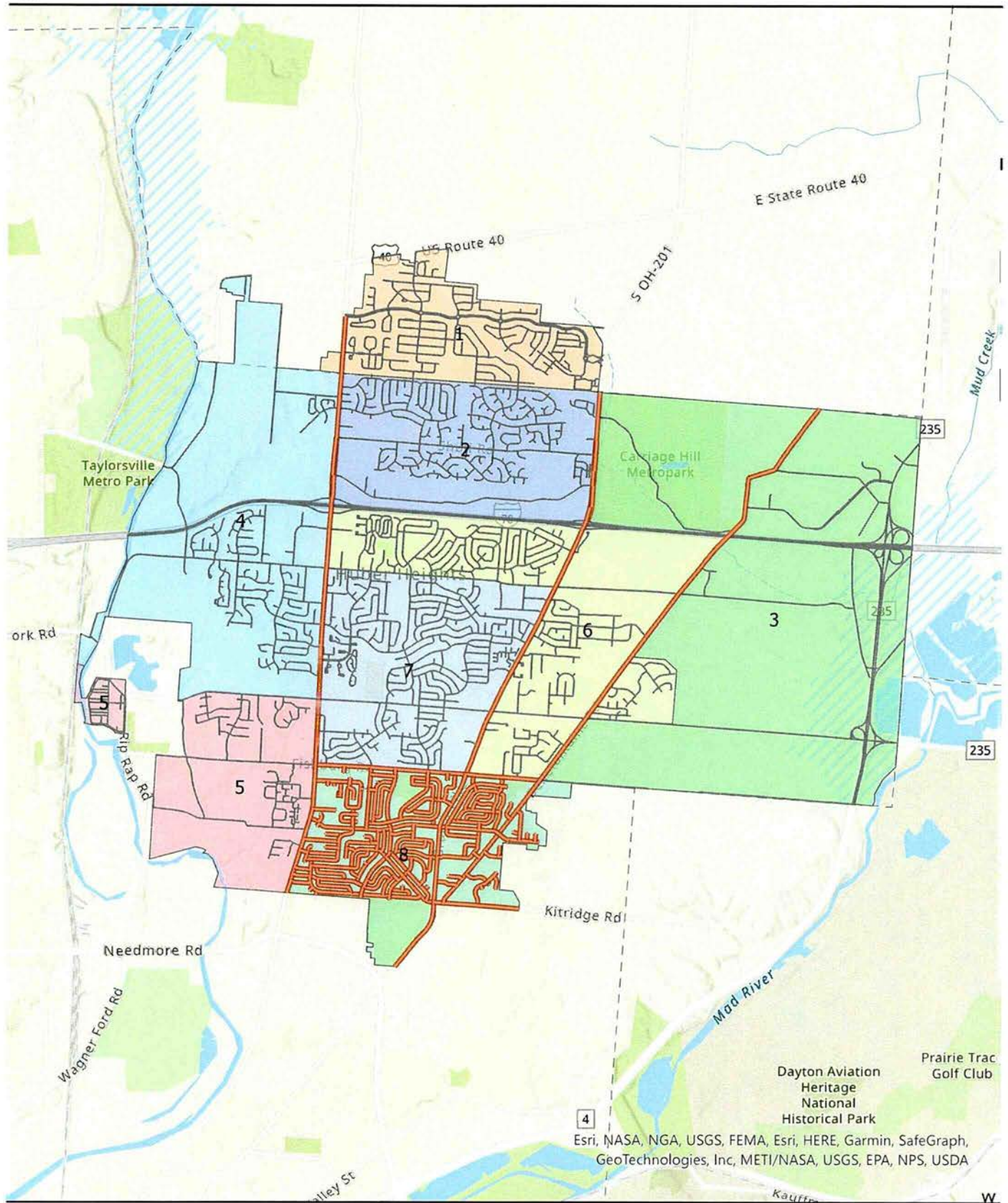
0 0.5 1 2 Miles

1 inch equals 1 miles





# Infrastructure District 8 - Roads



— District 8 Roads  
— Huber Heights Streets

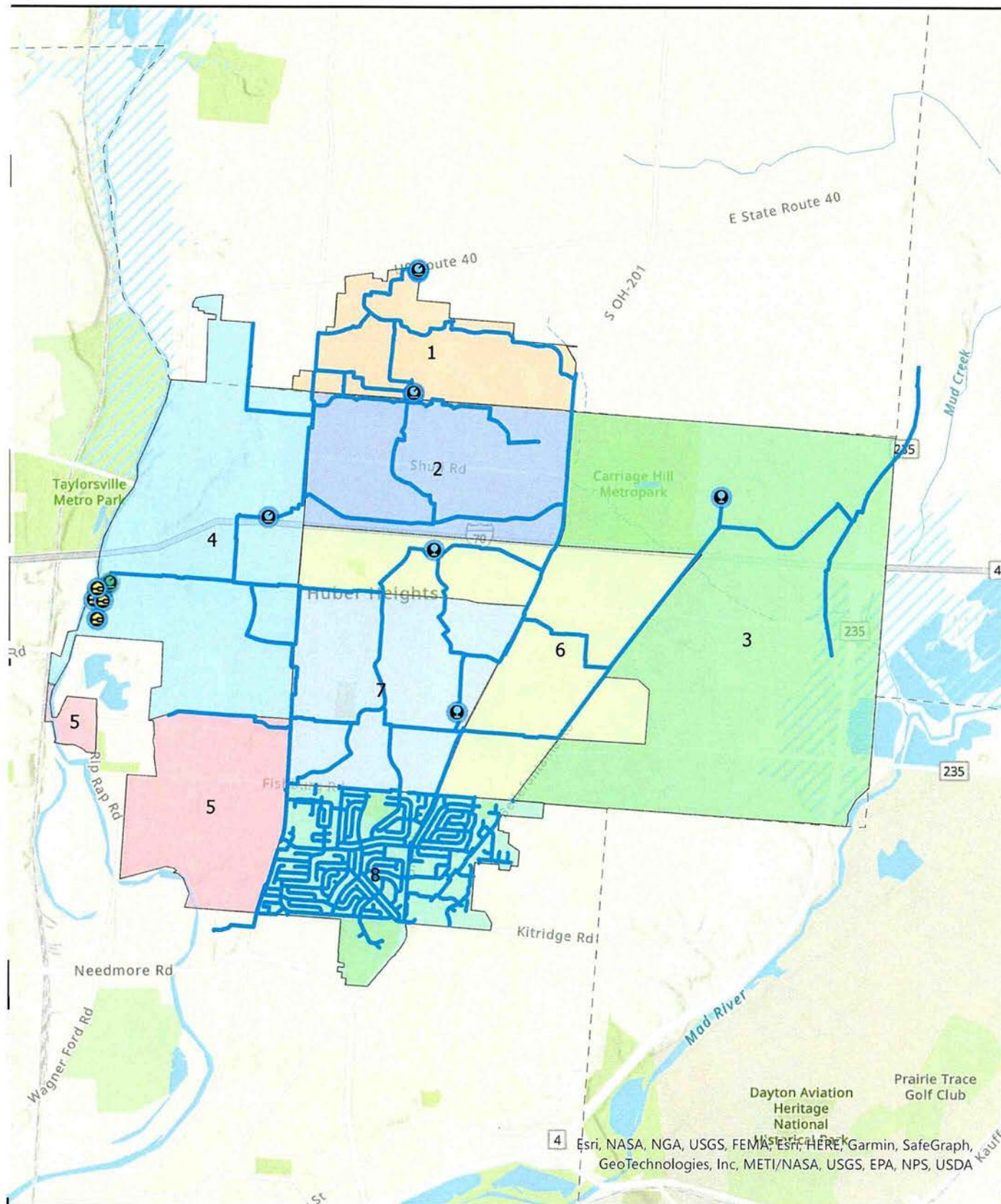
0 0.5 1 2 Miles

1 inch equals 1 miles





## Infrastructure District 8 - Water



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

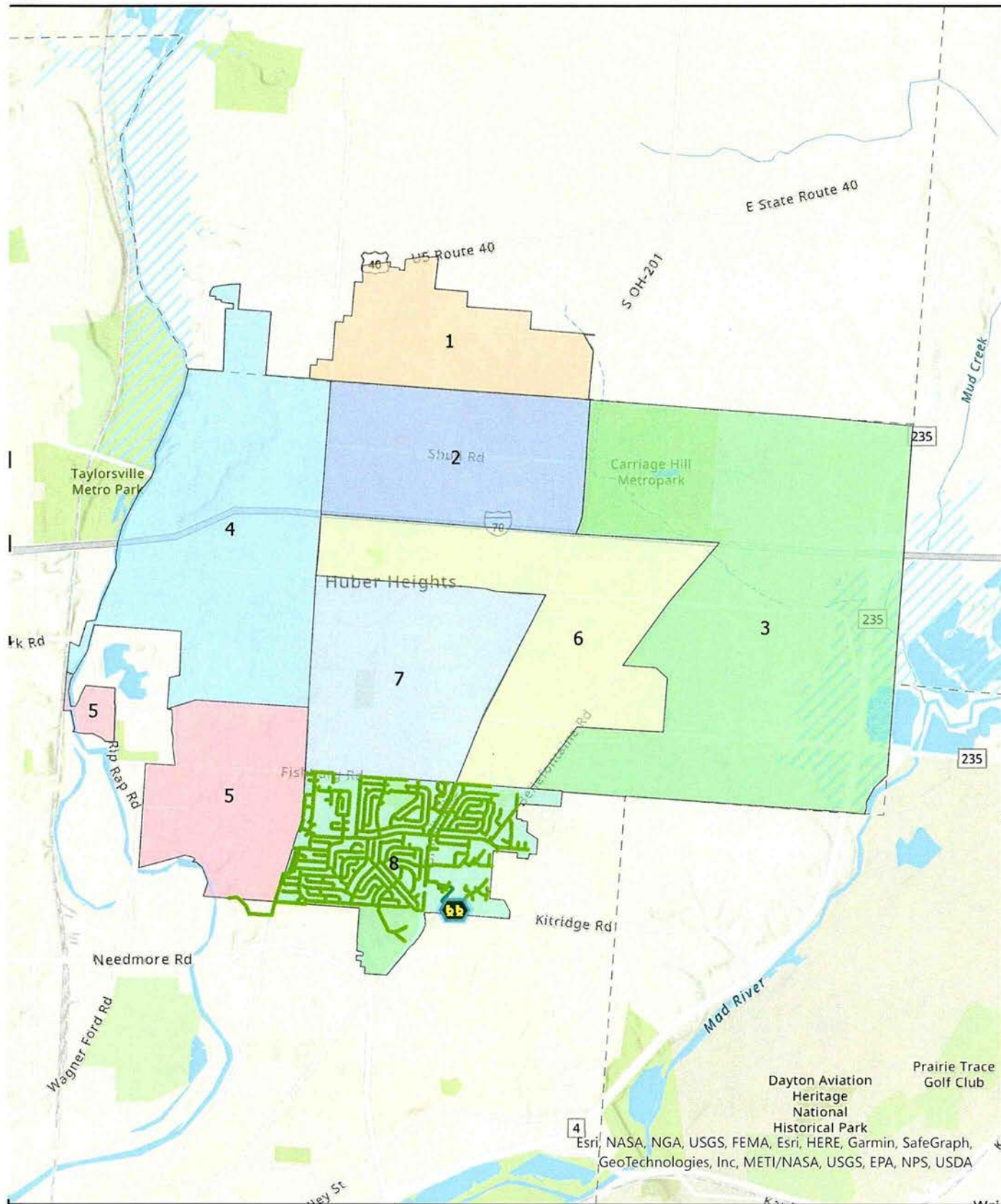
0 0.5 1 2  
Miles

1 inch equals 1 miles





# Infrastructure District 8 - Sanitary Sewer



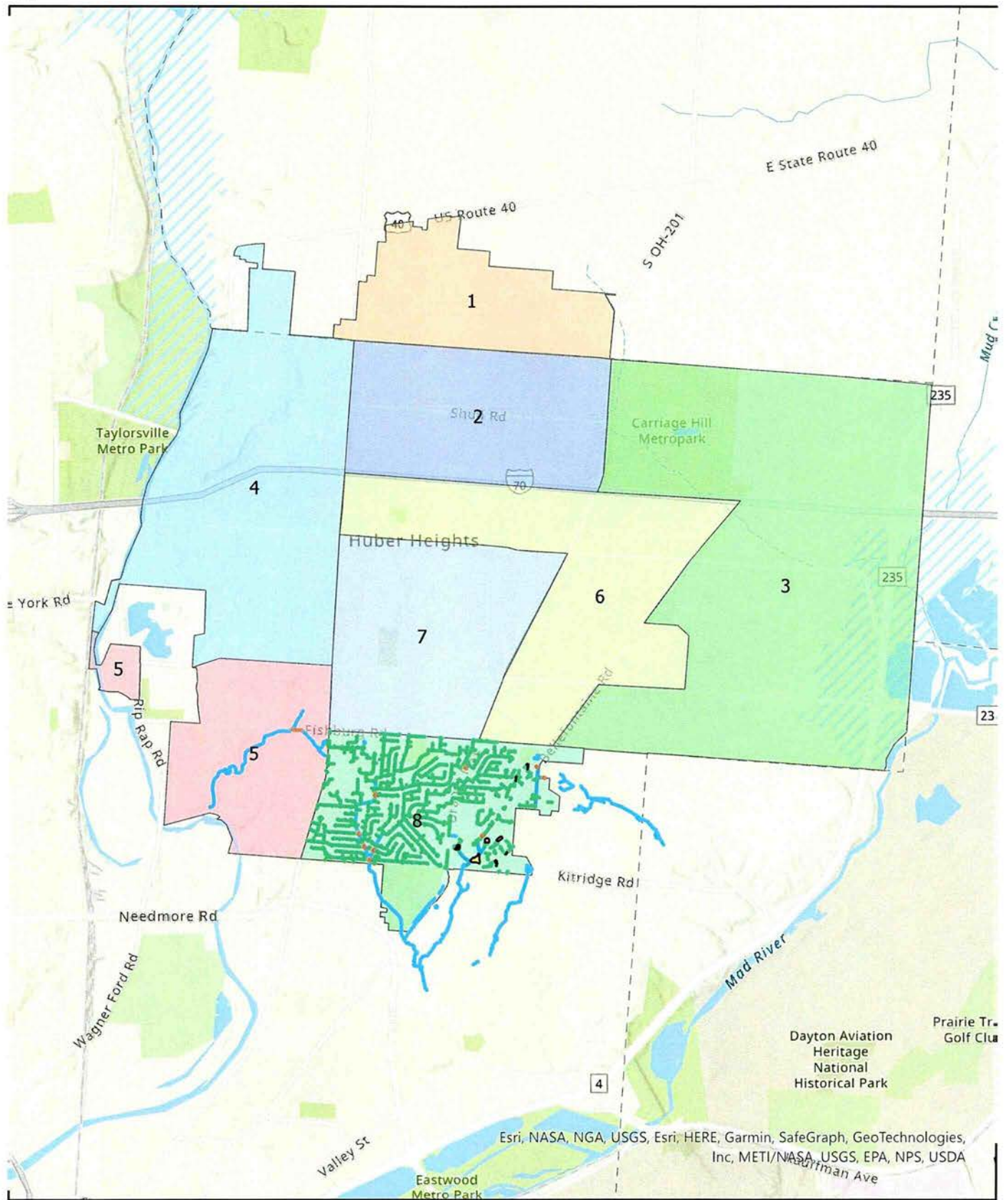
- District 8 Gravity Main
- District 8 Force Main
- bb District 8 Lift Station

0 0.5 1 2  
Miles

1 inch equals 1 miles



## Infrastructure District 8 - Stormwater



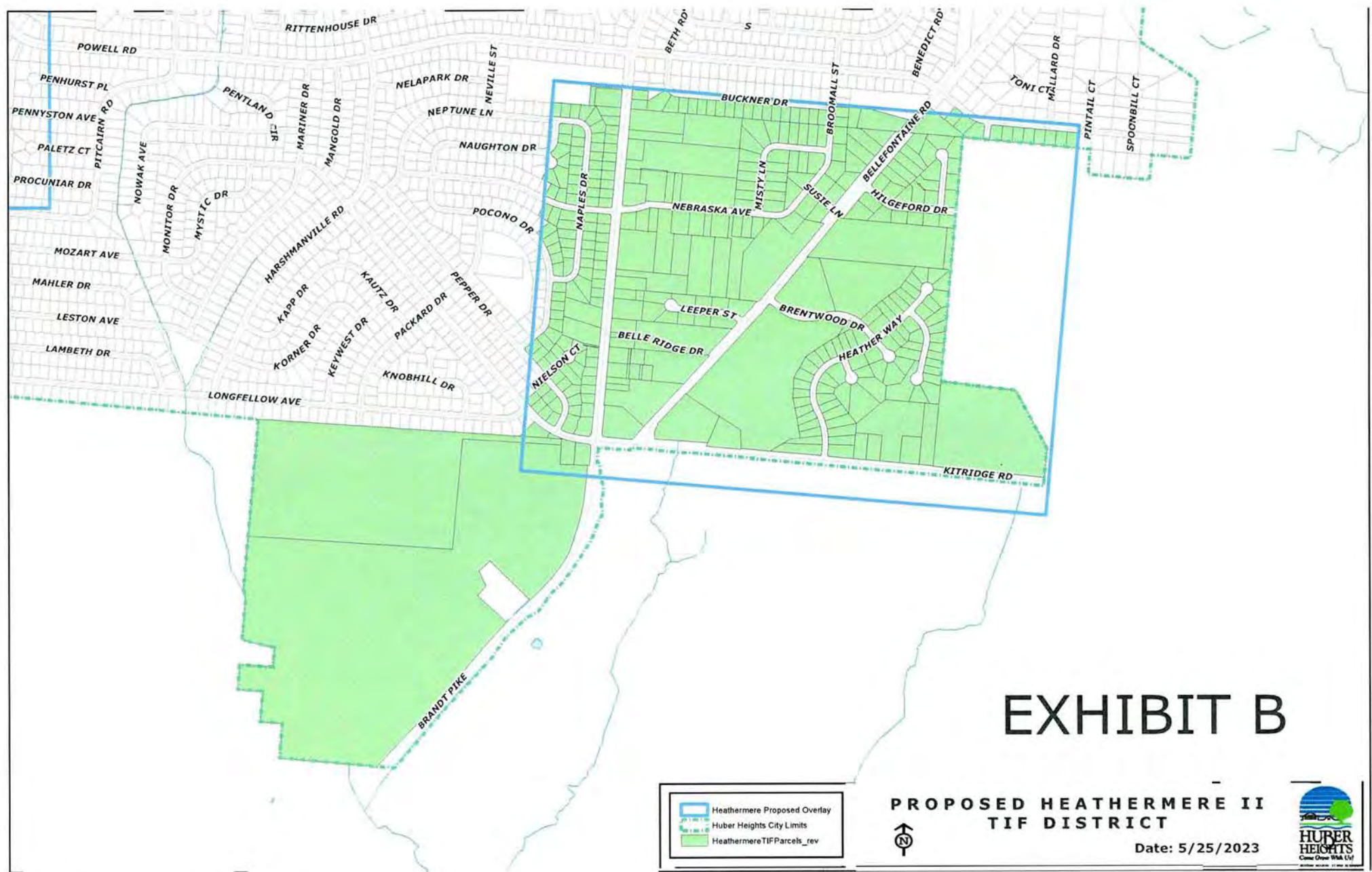
- |                             |                     |
|-----------------------------|---------------------|
| District 8 Stormwater Mains | District 8 Channels |
| District 8 Rivers           | District 8 Basins   |
| District 8 Culverts         |                     |

0 0.5 1 2  
Miles

1 inch equals 1 miles







AI-9348

Topics of Discussion J.

**Council Work Session**

**Meeting Date:** 09/25/2023

Motorola Solutions - Network Services Agreement - Police Division

**Submitted By:** Maria Beisel

**Department:** Police

**Division:** Police

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:**

**Emergency Legislation?:** No

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

---

**Agenda Item Description or Legislation Title**

Motorola Solutions - Network Services Agreement - Police Division

**Purpose and Background**

The term date of the current contract is October 31, 2023. Renewal of this agreement provides for the network service and maintenance of the radio system and dispatch consoles for use by the Public Safety Communications Center purchased in 2016.

---

**Fiscal Impact**

**Source of Funds:**

Police Fund

**Cost:**

\$248,000

**Recurring Cost? (Yes/No):**

No

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

**Financial Implications:**

N/A

---

**Attachments**

Resolution

---



CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH MOTOROLA SOLUTIONS, A SOLE SOURCE VENDOR, TO PROVIDE NETWORK SERVICE AND MAINTENANCE.

WHEREAS, in 2016, Council authorized the purchase of Next Generation Radios and Dispatch Consoles for use by the Public Safety Communication Center; and

WHEREAS, Motorola currently provides network service and maintenance to the console systems in the Dispatch Center; and

WHEREAS, the Police Division wishes to continue this vital service; and

WHEREAS, Motorola offers substantial discounted pricing with a five-year agreement.

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 five-year agreement with Motorola for the purpose of providing network service and maintenance at a cost not to exceed \$248,000.00 for the entire term of the five-year agreement.

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

AI-9483

Topics of Discussion K.

**Council Work Session**

**Meeting Date:** 09/25/2023

Increase Not To Exceed Amount - Civica CMI - Police Division

**Submitted By:** Maria Beisel

**Department:** Police

**Division:** Police

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

Increase Not To Exceed Amount - Civica CMI - Police Division

**Purpose and Background**

CIVICA CMI is the previous vendor for the Police Division's CAD Dispatching and Records Management System. Civica CMI still maintains the Police Division's public record data/information until such time as the Motorola conversion is complete.

---

**Fiscal Impact**

**Source of Funds:** Police Fund

**Cost:** \$15,000

**Recurring Cost? (Yes/No):** No

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

**Financial Implications:**

Records data must be maintained.

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**Attachments**

Resolution

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

TO INCREASE THE NOT TO EXCEED AMOUNT FOR CIVICA CMI FOR THE PURPOSE OF PUBLIC SAFETY APPLICATIONS DATA STORAGE AND ACCESS THROUGH THE REMAINDER OF THE MOTOROLA RMS/CAD DATA CONVERSION FOR CALENDAR YEAR 2023 AND WAIVING THE COMPETITIVE BIDDING REQUIREMENTS.

WHEREAS, vendor Civica CMI offers services for both public safety and financial applications within the City with a current spending limit of \$100,000.00; and

WHEREAS, Civica CMI has agreed to maintain the Police Division's records and reporting information as well as allow access throughout the data conversion to the new Motorola P1 system; and

WHEREAS, there is a need to increase the not to exceed spending limit by \$15,000.00.

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

Section 1. The City Manager is hereby authorized to increase the not to exceed amount for Civica CMI by \$15,000.00 to a new not to exceed amount for \$115,000.00 for 2023.

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

Section 3. It is hereby 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

AI-9481

Topics of Discussion L

**Council Work Session**

**Meeting Date:** 09/25/2023

Disposal Of Surplus Vehicles - Police Division

**Submitted By:** Anthony Ashley

**Department:** Police

**Division:** Police

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

Disposal Of Surplus Vehicles

**Purpose and Background**

This legislation is for the disposal of various vehicles for the Police Division and the Fire Division.

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**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:**

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**Attachments**

Resolution

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

DECLARING CERTAIN CITY PROPERTY NO LONGER NEEDED FOR MUNICIPAL PURPOSES AS SURPLUS AND AUTHORIZING DISPOSAL OF SAID SURPLUS PROPERTY.

WHEREAS, the City of Huber Heights is in possession of certain property including vehicles assigned to the Police Division and the Fire Division; and

WHEREAS, the property is no longer needed for municipal purposes.

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

Section 1. Consistent with the provisions of the Ohio Revised Code Section 721.15 and applicable Huber Heights Codified Ordinances and purchasing procedures, the following equipment is declared surplus, no longer required for municipal purposes, and authorization is hereby provided to dispose of the property consistent with the provisions of the Huber Heights Codified Ordinances.

<b>VIN #</b>	<b>Make / Model/ Year</b>	<b>ASSET TAG</b>
1HTMNAAM49H694803	INTERNATIONAL/4300/2008	F745
2G1125S38E9188291	CHEVROLET/IMPALA/2014	P01856
1FM5K8AR9FGB98830	FORD/EXPLORER/2015	P01642
1FM5K8B82FGB65786	FORD/EXPLORER/2015	P0 802
2C3CDXAG8JH279723	DODGE/CHARGER/2018	P0 838
1FM5K8AR5GGC50519	FORD/EXPLORER/2016	P0 748
1FM5K8AR7JGB47318	FORD/EXPLORER/2018	P0 842
2C3CDXAG6JH279722	DODGE/CHARGER/2018	P0 840
2C3CDXAG4JH279721	DODGE/CHARGER/2018	P0 839
2C3CDXH9FH729988	DODGE/CHARGER/2015	P01811
1FM5K8AR4HGD93575	FORD/EXPLORER/2017	P01807
2C3CDXAT4EH279611	DODGE/CHARGER/2014	P0 589
2G1WS55RX79418616	CHEVROLET/IMPALA/2007	P0 289
3FA6P0H75GR164108	FORD/FUSION/2016	P0 841
2G1WS553781362940	CHEVROLET/IMPALA/2008	P01413

Section 2. Authorization is hereby provided to the City Manager to dispose of the listed surplus item(s) on an online auction site or in such other manner as authorized by law.

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

AI-9526

Topics of Discussion M.

**Council Work Session**

**Meeting Date:** 09/25/2023

Parks And Recreation Board Appointment - A. Hill

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

Board And Commission Appointments

\* Parks And Recreation Board - Appointment

**Purpose and Background**

The City Staff/City Council interview panel recommends the appointment of Andy Hill to the Parks and Recreation Board for a term ending March 31, 2026. A background check has been processed on Mr. Hill by Human Resources.

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**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:**

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**Attachments**

Application - A. Hill

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6131 Taylorsville Road  
Huber Heights, Ohio 45424  
Phone: (937) 233-1423  
Fax: (937) 233-1272  
[www.hhoh.org](http://www.hhoh.org)  
An Equal Opportunity Employer

# Application For City Boards and Commissions

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

**PLEASE COMPLETE ALL SECTIONS AND EACH QUESTION COMPLETELY AND ACCURATELY**

**Board or Commission Applied For:**

Parks and Recreation Board

**Date Applied:**

09/08/2023

Hill	Andrew	James
Last Name	First Name	Middle Name
6645 Helwig Dr.	Huber Heights	OH
Address	City	State
(937) 581-4242	(937) 581-4242	AHill45424@gmail.com
Home Phone Number	Daytime Phone Number	E-mail Address

## EDUCATION

	SCHOOL	COURSE OF STUDY OR DEGREE EARNED
HIGH SCHOOL	Wayne High School	Diploma
COLLEGE	ITT Tech	Associates
GRADUATE SCHOOL		
OTHER (Specify)		

## COMMUNITY INVOLVEMENT

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

Organization	Dates of Service
Sulphur Grove UMC	2006-2020
Stillwater UMC	2020-2021
Hope Collective UMC	2021-Present
City Council	2018-2021

## EMPLOYMENT HISTORY

Name of Employer	Position(s) Held	Dates of Employment
GDIT	Training and Development Specialist	May 2021 - Sept 2023
Stellar Innovations & Solutions	Systems Analyst	June 2019 - May 2021
Rylex Consulting	Computer Support Technician III	Nov 2017 - May 2019
Rome Research	Computer Support Technician III	Mar 2015 - Nov 2017
S4 INC	Computer Support Administrator	Mar 2014 - Feb 2015

## REFERENCES

Eric Munson	4173 W Enon Rd, Fairborn, OH 45324	(937) 479-6121
Name	Address	Telephone Number
Joe Laber	917 Garfield Avenue Troy, Ohio 45373	(937) 418-8919
Name	Address	Telephone Number
Jon Morgan	289 Hilltop Dr, Dayton, OH 45415	(513) 560-7541
Name	Address	Telephone Number

## STATEMENT OF INTEREST

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

I've always had a soft spot for our local parks. They're where families come together, kids play, and memories are made. It's this love for our community's green spaces that drives my interest in joining the Parks and Recreation Board. Having served on the City Council, I've gained valuable insights into the needs and aspirations of our community. I believe that by combining this experience with my passion for outdoor spaces, I can help ensure that our parks remain the vibrant, welcoming places they are today. I'm excited about the idea of collaborating with fellow community members to brainstorm fun events, maintain our beautiful parks, and make them even more accessible to everyone. I'm not just looking to join a board; I'm hoping to be a part of a team that brings joy to our community through the simple pleasures of outdoor fun.



## REQUIREMENTS AND APPLICANT STATEMENT

Are you at least 18 years of age? ☒ Yes ☐ No

Do you currently reside in the City of Huber Heights? ☒ Yes ☐ No

Have you resided in the City of Huber Heights for at least one year prior to making this application? ☒ Yes ☐ No

Are you a registered voter? ☒ Yes ☐ No

Are you willing to sign a release to allow the City of Huber Heights to perform a background screening and criminal records check? ☒ Yes ☐ No

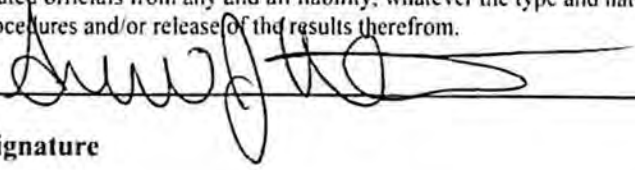
I certify that all of the information furnished in this application and its addenda are true and complete to the best of my knowledge. I understand that the City of Huber Heights may investigate the information I have furnished and I realize that any omissions, misrepresentation or false information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

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

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

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

Signature



09/08/2023

Date

AI-9529

Topics of Discussion N.

**Council Work Session**

**Meeting Date:** 09/25/2023

Board And Commission Special Liaisons

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 09/25/2023

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

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

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**Agenda Item Description or Legislation Title**

Board And Commission Special Liaisons

**Purpose and Background**

This agenda item is for discussion of revisions to the City's Board and Commission Handbook to clarify and define the role of Special Liaisons to City boards and commissions.

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**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:**

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**Attachments**

Resolution

Exhibit A

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

AMENDING RESOLUTION NO. 2017-R-6510 TO ADOPT REVISIONS REGARDING SPECIAL LIAISONS TO THE BOARD AND COMMISSION HANDBOOK FOR THE CITY OF HUBER HEIGHTS.

WHEREAS, the City Council finds that it is in the best interest of the City to make revisions to clarify and define the role of Special Liaisons in the Board and Commission Handbook to provide information and guidance for the City's boards and commissions and City Staff; and

WHEREAS, the City Council has utilized the role of Special Liaisons to City boards and commissions in practice, in the past and currently, to allow for the participation of volunteers who are not residents of the City of Huber Heights; and

WHEREAS, the City Council also recognizes that the volunteers on the City's boards and commissions are a valuable resource to the City and information on the duties, roles, and responsibilities for these volunteers is essential.

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

Section 1. The City Council hereby amends Resolution No. 2017-R-6510 to adopt revisions regarding Special Liaisons to the City of Huber Heights Board and Commission Handbook substantially in the form as set forth in Exhibit A attached hereto.

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**

### **Special Liaisons**

#### **Eligibility For Special Liaisons**

Members of City boards and commissions are required to be electors of the City of Huber Heights for at least one year and must be a registered voter per the City Charter. However, Special Liaisons are not required to be electors or to have residency in the City of Huber Heights. In considering individuals for appointment to the role of Special Liaison for City boards or commissions, the individual's expertise, skills, and organizational ties relative to the respective City board or commission will be taken into consideration. The screening and appointment of individuals as Special Liaisons will follow the procedures outlined in the Board and Commission Handbook for members of City boards and commissions. The City Council may appoint Special Liaisons to any City board or commission as needed.

#### **Roles And Duties Of The Special Liaisons**

Special Liaisons are appointed by the City Council to a specific City board or commission for an identified term of no more than two (2) years at the time of the appointment. Special Liaisons do not have any voting power on matters before the assigned City board or commission and are not permitted to hold any office on the assigned City board or commission. Special Liaisons may otherwise participate in the deliberations and activities of the assigned City board or commission. Special Liaisons may be utilized to build and maintain mutually beneficial relationships, to facilitate communication, and to coordinate activities on behalf of the assigned City board or commission.



AI-9521

Topics of Discussion 0.

**Council Work Session**

**Meeting Date:** 09/25/2023

Police Division Discussion

**Submitted By:** Katie Knisley

**Department:** Human Resources

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 09/05/2023 and 09/25/2023

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

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

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**Agenda Item Description or Legislation Title**

Police Division Discussion

\* City Staffing Levels/Table Of Organization

**Purpose and Background**

This agenda item was originally requested by Councilmembers Richard Shaw, Glenn Otto, and Ed Lyons and this agenda item was identified and planned as an agenda item for the September 19, 2023 Council Work Session after discussion among the City Council, City Staff, and representatives of the FOP at the August 28, 2023 City Council Meeting. This discussion was intended to take place with data and information requested by Councilmembers from City Staff regarding the operations of the Police Division.

This agenda item is also for discussion regarding the personnel staffing levels of all departments/divisions within the City of Huber Heights to include amendments to those staffing levels and the Table of Organization. The amendment within this legislation is the addition of four full-time Police Officers to the Police Division staffing levels, bringing the total full-time Police Officers to 47 and the total number of employees within the Police Division to 80.

---

**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:**

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**Attachments**

Resolution

Table Of Organization

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

AMENDING AND/OR ESTABLISHING THE CITY OF HUBER HEIGHTS ORGANIZATIONAL CHART AND AUTHORIZING THE NEW PERSONNEL STAFFING LEVELS AS DETAILED BELOW.

WHEREAS, the citizens of Huber Heights require the efficient and effective delivery of municipal services.

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

Section 1. The attached organizational chart, personnel staffing levels, and position control numbers as established hereafter is hereby adopted and effective December 16, 2023.

Section 2. The authorized personnel staffing levels for the Clerk of Council are as follows.

<u>City Council</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Clerk of Council	1	504-101-2-2-01-F	50
Deputy Clerk of Council	1	504-202-1-2-01-F	25
Public Records Technician	1	504-213-1-2-01-P/H	20

Section 3. The authorized personnel staffing levels for the City Manager's Office are as follows:

<u>City Manager's Office</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
City Manager	1	505-100-2-2-01-F	per contract
Assistant City Manager/Director of Public Services	1	505-117-2-2-01-F	75
Assistant to City Manager	1	505-618-2-2-01-F	40
Administrative Assistant III	1	505-209-2-2-01-F	25
Community Engagement Specialist	1	505-615-2-1-01-F	40

Section 4. The authorized personnel staffing levels for the Department of Public Safety are as follows:

<u>Department of Public Safety</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Director of Public Safety	1	505-116-2-2-01-F	75

Division of Fire

Fire Chief	1	102-401-2-2-01-F	70
Medical Director/Wellness Coordinator	1	102-406-2-2-01-F	60
Battalion Chief	4	102-403-1-1-01--04F	PS
Captain	2	102-402-1-1-01--02F	PS
Fire Lieutenant	10	102-404-1-1-01--10-F	Contract
Firefighter/Paramedic	42	102-405-1-1-01--42-F	Contract
Administrative Assistant III	2	102-200-1-2-01--02-F	25
Administrative Assistant I	1	102-200-1-2-01-P/H	10
Fire Inspector	1	102-501-1-2-01-F	30
Fire Inspector	3	102-501-1-2-01-03-P/H	30
Fire-Prevention Manager/Plans Review	1	102-502-1-2-01-P/H	50
Fire Fleet/Facility Mgt. Clerk	1	102-503-1-2-01-P/H	10
Auxiliary \$1.00 per year	30	102-411-3-0-01--30-V	V
Chaplains – Fire	2	102-601-3-0-01--02-V	V
Medical Advisor	1	102-604-3-0-01-V	V



Division of Police

Police Chief	1	101-406-2-2-01-F	70
Police Lieutenant	3	101-408-1-1-01--03-F	Contract
Police Sergeant	8	101-409-1-1-01--08-F	Contract
Police Officer	47	101-410-1-1-01--47-F	Contract
Administrative Assistant III	1	101-200-1-2-01-F	25
Administrative Assistant II	1	101-213-1-2-01-F	20
Police Accreditation Technician	1	101-515-1-1-01-F	30
Police Records Clerks	2	101-204-1-1-01--02-F	Contract
Police Evidence/Fleet Mgt. Clerk	2	101-205-1-2-02-P/H	20
Communications/Records Manager	1	101-611-2-1-01-F	45
Communications/Records Supervisor	1	101-613-1-1-01-F	35
Communications Officer	14	111-502-1-1-01-14-F	Contract
Chaplain – Police	3	101-601-3-0-01--03-V	V

Division of Code Enforcement

Code Enforcement Manager	1	310-621-2-1-01-F	45
Code Enforcement Officer II	1	310-513-1-1-01--01-F	35
Code Enforcement Officer I	4	310-513-1-2-01--04-P/H	20
Seasonal Laborer	2	310-305-1-2-01--02-S	S

Section 5. The authorized personnel staffing levels for the Department of Information Technology are as follows:

<u>Department of Information Technology</u>		<u>Position Control No.</u>	<u>Pay Grade</u>
Information Technology Director	1	509-105-2-2-01-F	60
Information Technology Systems Analyst	2	509-609-1-2-02-F	45
Information Technology Systems Analyst	1	509-609-1-2-01--P/H	45
GIS Technician	1	509-510-1-1-01-F	35

Section 6. The authorized personnel staffing levels for the Department of Finance are as follows:

<u>Department of Finance</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Director of Finance	1	506-102-2-2-01-F	65

Division of Accounting

Deputy Director of Finance	1	505-602-2-2-01-F	50
Accounting Generalist	2	505-603-2-2-02-F	40
Accounts Payable Technician	1	505-504-1-1-01-F	25
Payroll Technician	1	506-505-1-1-01-F	30
Account Technician	1	506-206-1-1-01-F	25

Division of Taxation

Tax Administrator	1	507-104-2-2-01-F	50
Assistant Tax Administrator	1	507-612-2-2-01-F	45
Tax Analyst	2	507-506-1-1-01--02-F	30
Tax Technician	6	507-507-1-1-01--06-F	20
Administrative Assistant I	3	507-212-1-2-01--03P/H	10

Section 7. The authorized personnel staffing levels for the Department of Public Services are as follows:

<u>Department of Public Services</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Director of Public Services	1	505-114-2-2-01-F	75

Division of Engineering

City Engineer	1	320-106-2-2-01-F	65
Assistant City Engineer	1	320-119-2-2-01-F	55
Civil Engineer	1	320-605-2-2-01-01-F	50
Engineering Technician	2	320-509-1-1-02-F	35

Administrative Assistant III	1	320-200-1-2-01-F	25
<u>Division of Public Works</u>			
Public Works Manager	1	401-108-2-2-01-F	60
Public Works Supervisor	2	401-109-1-1-02-F	50
Public Works Crew Leader	2	401-302-1-1-02-F	Contract
Vehicle & Equipment Mechanic	3	401-300-1-1-03-F	Contract
Maintenance Technician	20	401-301-1-1-20-F	Contract
Administrative Assistant III	1	401-200-1-2-01-F	25
Custodian	1	401-305-1-2-01-F	10
Custodian	1	401-305-1-2-01-P/H	10

Section 8. The authorized personnel staffing levels for the Department of Economic Development are as follows:

<u>Department of Economic Development</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Economic Development Director	1	305-111-2-2-01-F	60
Economic Development Coordinator	1	305-614-2-1-01-F	40

Section 9. The authorized personnel staffing levels for the Department of Planning and Zoning are as follows:

<u>Department of Planning &amp; Community Dev.</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Planning & Community Dev. Director	1	310-121-2-2-01-F	60
City Planner	1	310-118-2-2-01-F	55
Administrative Assistant III	1	310-200-1-2-01-F	25
Administrative Assistant I	1	310-207-1-1-01-F	10
Administrative Assistant I	1	310-207-1-2-01-P/H	10

Section 10. The authorized personnel staffing levels for the Department of Human Resources are as follows:

<u>Department of Human Resources</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Human Resources Director	1	510-120-2-2-01-F	60
Human Resources Specialist	1	510-617-1-1-01-F	40
Human Resources Assistant	1	510-514-1-2-01-P/H	30

Section 11. The authorized personnel staffing levels for the Department of Parks and Recreation Facilities are as follows:

<u>Department of Parks and Recreation Facilities</u>	<u>No.</u>	<u>Position Control No.</u>	<u>Pay Grade</u>
Parks Manager	1	216-616-2-2-01-F	45
Senior Center Program Coordinator	1	215-110-2-2-01-P/H	25
Seasonal Laborer – Music Center	125	219-306-1-2-01--125-S	S
Seasonal Laborer	4	216-303-1-2-01--04-S	S

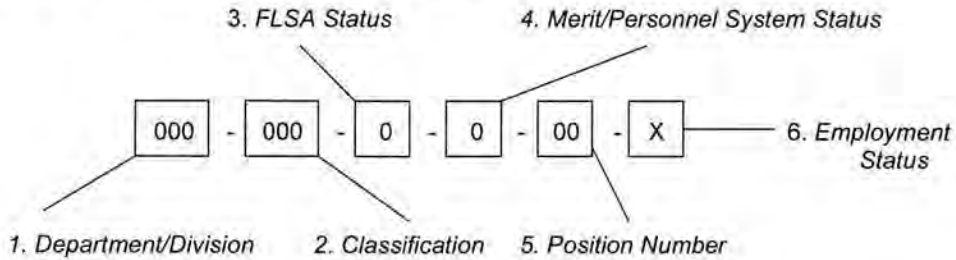
Section 12. Council further ratifies and affirms any and all previous legislation of Council that established, abolished or altered the functions and structures of any administrative department.

Section 13. 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 14. This Resolution shall go into effect upon its passage as provided by law and the Charter of the City of Huber Heights.



Section 15. Position Control Number Explanation:



1. Department/Division: Number represents Fund Number in General Ledger:

101-Police	305-Economic Dev.	401-Public Works	507-Tax
102-Fire	310 Planning & Zoning	505-City Mgr.	509-I. T.
215-Senior Center	320-Engineering	506-Accounting	510-H.R
219 Parks & Recreation			

2. Classification: Number for classification or rank to which position is assigned, divided into defined series as shown below:

100-Administrative	300-Labor	500-Technical
200-Clerical	400-Sworn Safety	600-Professional

3. FLSA Status:

01-Non-exempt from minimum wage/overtime rules of FLSA (hourly)  
 02-Exempt from minimum wage/overtime rules of FLSA (salaried)  
 03-Unpaid Volunteer

4. Merit & Personnel System Status:

01-Position is in Non-exempt service of city per Section 8.02 of Charter  
 02-Position is in Exempt service of city per Section 8.02 of Charter

5. Position Number:

Unique two-digit number for each employment position authorized by this Resolution.

6. Employment Status:

F-Full-time Position  
 P-Part-time Position  
 H-Hourly Position  
 T-Temporary (created for specific time)  
 S-Seasonal Position  
 V-Volunteer Position

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

Effective Date:

AUTHENTICATION:

\_\_\_\_\_  
 Clerk of Council

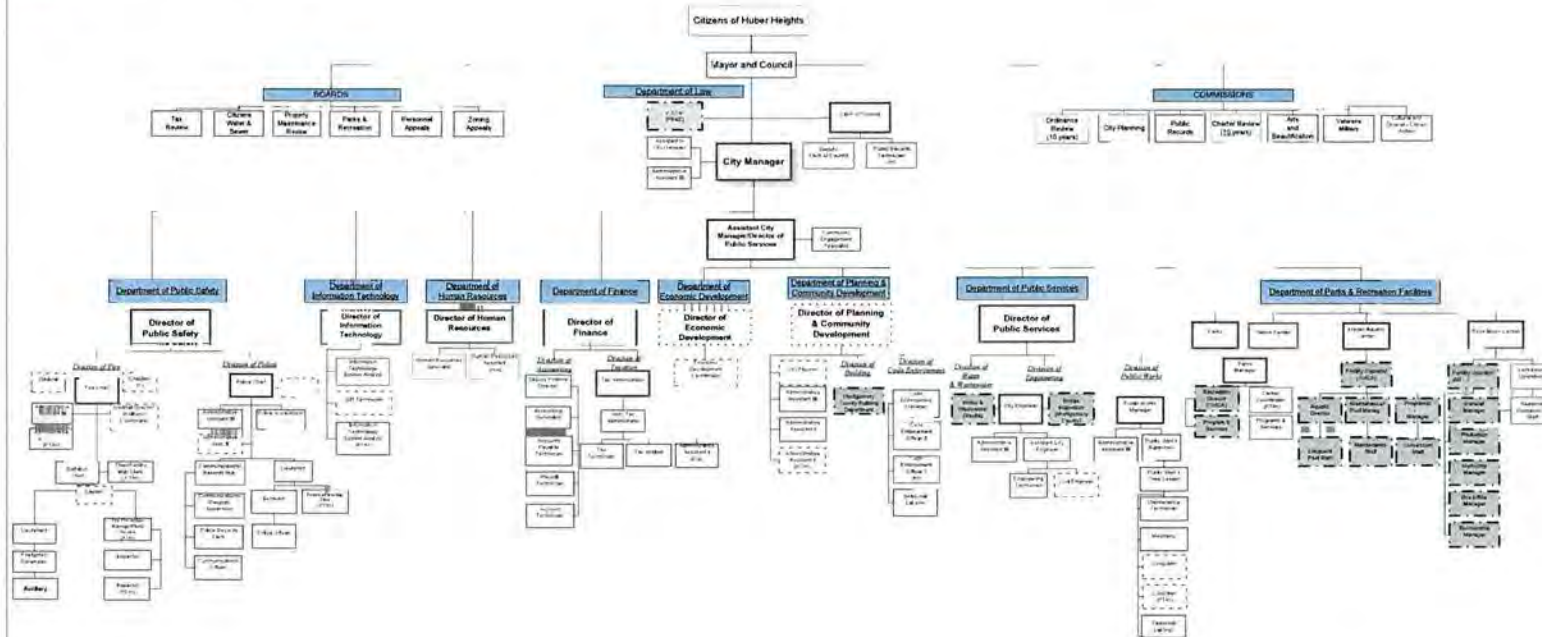
\_\_\_\_\_  
 Mayor

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date



# City of Huber Heights Organizational Chart



<p>• All employees are permanent / full time unless specified otherwise. • (PT) = Part Time, (H) = Hourly (T) = Temporary, (V) = Volunteer, (S) = Seasonal Contractor Relationship Vacant Position</p>					
Authorized Staffing Levels:					
City Council (PT)	2	Department of IT (PT)	4	Department of Finance (PT)	9
City Manager (PT&H)	1	Department of IT (PT&H)	1	Department of Human Resources (PT)	2
City Manager (PT)	1	Department of IT (PT)	1	Department of Public Works (PT)	1
Fire Division (PT)	13	Department of Public Works (PT)	10	Department of Recreation (PT)	1
Fire Division (PT&H)	6	Department of Public Safety (PT)	3	Department of Code Enforcement (PT)	2
Police Division (PT)	66	Department of Public Safety (PT)	1	Department of Economic Development (PT)	2
Police Division (PT&H)	2	Department of Public Safety (PT)	1	Department of Parks & Recreation Facilities (PT)	1



**AI-9522**

**Topics of Discussion**

**Council Work Session**

**Meeting Date:** 09/25/2023

Police Division Discussion - Supplemental Appropriations

**Submitted By:** Jim Bell

**Department:** Finance **Division:** Accounting

**Council Committee Review?:** Council Work Session

**Date(s) of Committee Review:** 09/25/2023

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

**Motion/Ordinance/**

**Resolution No.:**

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**Agenda Item Description or Legislation Title**

\* Supplemental Appropriations

**Purpose and Background**

This agenda item was also for the discussion of the supplemental appropriations in this ordinance are for the following purposes:

- \$86,300 for 4 additional patrol officers for the Police Department for traffic control.

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**Fiscal Impact**

**Source of Funds:** Police Fund

**Cost:** \$86,300

**Recurring Cost? (Yes/No):** Yes

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

**Financial Implications:**

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**Attachments**

Ordinance

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2023-O-

AMENDING ORDINANCE NO. 2022-O-2562 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023.

WHEREAS, supplemental appropriations for expenses of the City of Huber Heights must be made for appropriations of funds for various 2023 operating and project funding.

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

Section 1. Ordinance No. 2022-O-2562 is hereby amended as shown in Exhibit A of this Ordinance.

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

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

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

Effective Date:

AUTHENTICATION:

\_\_\_\_\_  
Clerk of Council

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



## EXHIBIT A

AMENDING ORDINANCE NO. 2022-O-2562 BY MAKING SUPPLEMENTAL APPROPRIATIONS FOR EXPENSES OF THE CITY OF HUBER HEIGHTS, OHIO FOR THE PERIOD BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023.

- 1) Section 5 of Ordinance No. 2022-O-2562 is hereby amended to reflect an increase in the appropriations of the 209 Police Fund, as follows:
  - a. Subsection a) Police, Operations and Capital of \$86,300.00

Police Fund	\$86,300.00
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# Huber Heights Police Division Staffing Update

September 25, 2023





# Issues Raised by FOP OLC Lodge 161

- 2002 IACP study recommends a HHCP staffing level of 63 (55 currently).
- Staffing for the Rose Music Center, and other special details, creates an additional workload burden.
- There is too much overtime and special duty work for the staff.
- The increase in mental health incidents creates a new workload burden for officers along with a training gap.
- The Computer-Aided Dispatch (CAD) and Records Management System (RMS) is making it more difficult for officers to complete their work in a timely manner.

# Rose Music Center

- Administration is currently investigating a reduction in special duty assignments at the Rose Music Center by utilizing private security.
- This will alleviate a burden on staff by reducing the amount of extra work.
- Private security can be secured at a lower cost than through utilization of our HHPD staff.
- Since MEMI passes the cost of security back to the City though the contract, this will also result in a cost savings to the City.
- This cost savings can be used to fund additional officer positions.
- Administration is also investigating whether other special duty obligations can be reduced to relive workload.

# Mental Health Response

- The Assistant to the City Manager has been tasked with researching the feasibility of instituting a mental health crisis response unit for HHPD.
- This will allow personnel with the appropriate background and degree to support our sworn officers on these types of calls.
- Other cities across the State have instituted these types of crisis response units including Kettering, Dayton, Columbus.
- Research will include the appropriate composition for a crisis response unit, time savings on calls for officers, success rates for reduced recidivism, and policies and procedures to guide a crisis response program.



# CAD/RMS Technical Issues

- Monday 9/11/2023 City Manager met with Chief Lightner and his leadership staff to identify the issues with the CAD/RMS system.
- On Wednesday 9/13/2023 City Manager joined weekly call to inform vendor that the issues that have persisted for over nine (9) months had reached a critical level and it was expected that they would be resolved immediately.
- City Manager also notified vendor that the vendor contract had been referred to Law Director to determine if a breach of contract has occurred and whether any financial penalties should be assessed.

# IACP Report and Overtime

- Assistant City Manager engaged with Local Government Consultants, LLC to develop a contract for the review of police data to determine if there are issues surrounding staffing and overtime.
- Contract was executed by City Manager on 9/11/2023.
- Consultants will review police data to determine calls for service, shift workload, overtime, impact of mental health calls, and other information that the consultant deems relevant.
- Expected turnaround is eleven (11) weeks.
- Administration will proceed with an organizational assessment, if necessary, through the IACP or another organization.
- Full organizational, or staffing, assessments can take between 6 – 12 months to complete.
- The results of the Local Government Consultants data analysis can be used to support that report.

# Traffic Safety

- On 9/11/2023 Council requested legislation to add four (4) additional officers to HHPD and form a traffic safety unit.
- On 9/13/2023 Chief Lightner, understanding Council's concerns about traffic enforcement, issued a directive that officers must perform traffic contacts (safety notification, warnings, or citations) during their shift.
- The Chief and Administration appreciate Council's willingness to add additional staff. However, a dedicated traffic unit would limit the City's ability to address any overtime or specific detail issues which might be identified by third-party reviews.
- Research into the best way to expand HHPD and support our police staff is ongoing.
- Therefore, the Chief and I ask that Council table this legislation until we can determine the best way to assign and utilize additional personnel.



# Labor Management Communications

- The union has initiated labor management proceedings with City Administration.
- The topics for labor management consideration are overtime, staffing levels, operational division, and hiring.
- Per article 8.1 of the bargaining agreement, the topics mentioned above cannot be discussed publicly or outside of the labor management process.
- Union personnel should not reach out to Council members individually, or as a group, about these topics. This would represent an unfair labor practice on the part of the Union.
- Council members should not reach out to Union personnel individually, or as a group, about these topics. This would represent an unfair labor practice on the part of the City.
- As the management representative for the City, I will adequately convey any questions or concerns to the FOP through the labor management process and report back on the results of that meeting to Council in executive session.
- The first labor management meeting will be this week.

CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2023-R-

AUTHORIZING A SETTLEMENT IN THE EMINENT DOMAIN CASE REGARDING  
WELLFIELD PROPERTY.

WHEREAS, the City needs property to expand its wellfield and after negotiations to obtain the needed property failed, the City filed a Petition for Appropriation in Montgomery County Common Pleas Court pursuant to Huber Heights Ordinance No 2022-O-2554; and

WHEREAS, after mediation, the parties reached a settlement.

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

Section 1. City Council hereby authorizes City Manager Richard Dzik or Assistant City Manager Bryan Chodkowski to execute the Settlement Agreement and Releases in the case captioned City of Huber Heights, Ohio v. Carson Schwab et al. Case No 2022 CV 05051.

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