

# Notice of Meeting

# CITY COUNCIL WORK SESSION

Tuesday, March 3, 2026

*at or about 6:00 p.m. at City Governance Center – Council Chambers – 6151 Brandt Pike*

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

- City Manager Report
- Parks And Recreation Board Update Presentation
- Parks And Recreation Grant Applications
- DOJ Bulletproof Vest Grant Application – Police Division
- Republic Services – Trash Agreement Extension
- Case TA 26-06 – City Of Huber Heights – Text Amendment – Section 1152 – Personal Service Establishments
- Huber Heights City Seal
- Executive Session – Confidential Business Information Of An Applicant For Economic Development Assistance

**Please Note:**

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



**HUBER  
HEIGHTS**



Distributed – February 26, 2026

For more information, visit [www.hhoh.org](http://www.hhoh.org)



**CITY OF HUBER HEIGHTS  
STATE OF OHIO**

**City Council Work Session**

**March 3, 2026**

**6:00 P.M.**

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

1. **Call Meeting To Order/Roll Call**
2. **Approval Of Minutes**
  - A. February 17, 2026
3. **Work Session Topics Of Discussion**
  - A. City Manager Report
  - B. Parks And Recreation Board Update
  - C. Parks And Recreation Grant Applications
    - \* Clean Ohio Trails Fund
    - \* Recreational Trails Program
  - D. DOJ Bulletproof Vest Grant Application - Police Division
  - E. Republic Services - Trash Agreement Extension

- F. Case TA 26-06 - City Of Huber Heights - Text Amendment - Section 1152 - Personal Service Establishments
- G. Huber Heights City Seal
- H. Executive Session - Confidential Business Information Of An Applicant For Economic Development Assistance

4. **Adjournment**

**CITY OF HUBER HEIGHTS  
STATE OF OHIO**

**Council Work Session Meeting Minutes**

**Name of Body:** Council Work Session

**Date:** March 3, 2026

**Time:** 6:00 P.M.

**Place:** City Governance Center – 6151 Brandt Pike –  
Council Chambers

**Members Present:**

Fred Aikens, Councilmember  
Kate Baker, Councilmember  
Nancy Byrge, Councilmember  
Mark Campbell, Councilmember  
Scott Davidson, Councilmember  
Anita Kitchen, Councilmember  
Brian Looney, Councilmember  
Don Webb, Councilmember  
Jeff Gore, Mayor

**Others Present:**

City Staff Present: Aaron Sorrell, Alex Zaharieff, Jeffrey Adams, Jason Antonick, Anthony Ashley, Christopher Conard, and Anthony Rodgers.

**Topics Of Discussion:**

- City Manager Report
- Parks And Recreation Board Update Presentation
- Parks And Recreation Grant Applications
- DOJ Bulletproof Vest Grant Application – Police Division

- Republic Services – Trash Agreement Extension
- Case TA 26-06 – City Of Huber Heights – Text Amendment – Section 1152 – Personal Service Establishments
- Huber Heights City Seal
- Executive Session – Confidential Business Information Of An Applicant For Economic Development Assistance

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

Mayor Jeff Gore convened the Council Work Session at 6:04 P.M.

Anthony Rodgers took Roll Call.

2. **Approval Of Minutes**

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

- February 17, 2026

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

John Russell provided a PowerPoint presentation regarding the City Manager Report (see attached). He said the City would be hosting a Citizens Police Academy from April 9, 2026 through May 14, 2026. He said the Citizens Police Academy will meet once a week. He instructed City residents who are interested in the Citizens Police Academy to contact Lieutenant Brad Reaman of the Huber Heights Police Division by

phone or e-mail to get more information and to register for the program. He said the Parks and Recreation Department is hosting a senior citizens prom at the Huber Heights Senior Center on March 6, 2026 from 6:00 P.M. to 9:00 P.M. He said the senior citizens prom event is open to any participant over fifty years of age. He said admission to the senior citizen prom is free; but registration prior to the event, either online, by phone, or in-person is required. He said the Huber Heights Senior Center will also be hosting a free Small Business Saturday Pop Up Shop, featuring local food and service vendors, on March 7, 2026 from 10:00 A.M. to 12:00 P.M. He said invasive Bradford Pear trees, which are structurally weak and create safety hazards near roadways, are currently being removed along Old Troy Pike and would be replaced with safer native trees. He said the Fire Division will be conducting a blood drive on March 11, 2026 from 3:00 P.M. to 7:00 P.M. at Fire Station 22. He said Powell Road will be closed west of Old Troy Pike beginning March 16, 2026 for approximately eleven weeks to realign the roadway. He said homeowners who reside in the closed section of Powell Road will still have driveway access. He encouraged residents to use Fishburg Road as an alternate route. He said the City's Tax Office is able to assist citizens, free of charge, with the filing of income taxes Monday through Friday from 8:30 A.M. to 4:30 P.M. He directed anyone interested to make an appointment either by going to the City's website or by calling the Tax Office directly. He encouraged Huber Heights residents to use the e-file option located on the City's website.

John Russell answered questions from the City Council regarding items in the City Manager Report.

Fred Aikens asked how many Bradford Pear trees were being removed.

John Russell said he was not sure of the exact number of Bradford Pear trees that are being removed, but that it is a significant amount.

Aaron Sorrell said the number Bradford Pear trees to be removed was inventoried, and he would inform Council of the number of trees removed as soon as possible.

Parks And Recreation Board Update Presentation

Casey Taylor, Chair of the Parks and Recreation Board distributed information regarding an update on Parks and Recreation Board (see attached). She gave a PowerPoint presentation on the Parks and Recreation Board's activities (see attached). She said the YMCA youth programming including basketball, volleyball, fencing, and swimming has been well attended. She said the YMCA has offered many active adult programs this year, including a pickleball tournament, a volleyball tournament, a dance, and trivia contests. She said the YMCA has added a pickleball league, Rock Steady Boxing, and a Move To Lose fitness program. She said the Parks and Recreation Board has a full membership adding a new member in December, 2025. She said Parks and Recreation Board member Andy Hill will attend the March 23, 2026 City Council Meeting to discuss a seed collection program and the pollinator area at Thomas Cloud Park. She said the City of Huber Heights has obtained a Tree City USA designation from the Ohio Department Of Natural Resources. She said the Parks and Recreation Board is choosing new trees to replace the Bradford Pear trees which are being removed. She said the Parks and Recreation Board is prioritizing the selection of native trees which will work in harmony with the existing landscapes. She said the Arbor Day Tree and Plant Giveaway will occur on April 25, 2026. She said sign-ups for the Arbor Day Tree and Plant Giveaway will begin mid-March, 2026 on the City's website. She said the Parks and Recreation Board received a grant from the National Wildlife Federation which will help offset the costs of the Arbor Day Tree and Plant Giveaway. She said the holiday tree lighting event, which featured a parade, vendors, carousel rides, and a drone show attracted 4,500 attendees. She said the weekly Small Business Pop-up events at the senior center feature eight to ten vendors and attract an average of 100 shoppers. She said the February 23, 2026 Galentine's Day event, which featured dinner, crafts, and games, received positive feedback, and more attendees are expected at future events. She highlighted upcoming events including a senior prom on March 6, 2026, the Small Space Gardening program from April 14, 2026 to June 16, 2026, and food truck rallies from May 12, 2026 to September 8, 2026. She said the Summer Music Series will return in the summer of 2026.

The City Council posed questions and comments to Casey Taylor about the Parks and Recreation Board and expressed appreciation for the work of the Parks and Recreation Board.

Mayor Jeff Gore said it was wonderful to have such a wide variety of exciting events and activities available for Huber Heights residents to enjoy. He thanked the members of the Parks and Recreation Board as well as the Parks and Recreation Department Staff for all the hard work that goes into creating recreational programming for the City.

Nancy Byrge said the City's partnership with the YMCA, especially as it pertains to the Huber Heights Senior Center, is greatly enhancing the quality and the amount of recreational programming the City can provide. She asked how many attendees the food truck rallies have attracted.

Casey Taylor said the food truck rallies have not started for 2026, but she said she will give Council the 2025 attendance records as soon as possible.

Don Webb said the Small Space Gardening program sounded interesting. He asked for more information about the program.

Casey Taylor said the Small Space Gardening program will focus on container gardening, window beds, and using any small space which might be available to participants. She said registration for the Small Space Gardening program is available on the City's website.

Don Webb said the Parks and Recreation team is doing an amazing job of offering and delivering quality programming.

Scott Davidson asked where the Small Space Gardening program will take place.

Casey Taylor said the Small Space Gardening program will be held at the Huber Heights Senior Center.

#### Parks And Recreation Grant Applications

Jeffrey Adams distributed information and proposed legislation to authorize an application for grant funding through the Clean Ohio Trails Fund (see attached). He said this legislation is required to pursue grant funding from the Ohio Department Of Natural Resources through the Clean Ohio Trails Fund. He said the funds from this grant will be used to

build recreational trails at Community Park and within and around the proposed Canal Heights development.

After discussion, the City Council agreed to recommend that proposed legislation to authorize an application for grant funding through the Clean Ohio Trails Fund be placed on the agenda at the March 9, 2026 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the March 9, 2026 City Council Meeting.

Jeffrey Adams distributed information and proposed legislation to authorize an application for grant funding through the Recreational Trails Program (see attached). He said this legislation is required to pursue grant funding from the Ohio Department Of Natural Resources through the Recreational Trails Program. He said the funds from this grant will be used to build recreational trails at Community Park and within and around the proposed Canal Heights development.

After discussion, the City Council agreed to recommend that proposed legislation to authorize an application for grant funding through the Recreational Trails Program be placed on the agenda at the March 9, 2026 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the March 9, 2026 City Council Meeting.

#### DOJ Bulletproof Vest Grant Application – Police Division

Deputy Police Chief Anthony Ashley distributed information and proposed legislation to authorize an application for and to accept grant funds from the Bureau Of Justice Assistance Bulletproof Vest Partnership for the purpose of purchasing replacement protective body armor for the Police Division (see attached). He said this legislation authorizes a grant application for the Department Of Justice Bulletproof Vest Grant Program for the Police Division. He said bulletproof vests have an efficiency life span of five (5) years. He said the Police Division uses this as a guideline for the replacement rotation schedule. He said this grant allows for 50% reimbursement on the replacement of outdated bulletproof vests reducing the overall cost.

After discussion, the City Council agreed to recommend that proposed legislation to authorize an application for and to accept grant funds from the Bureau Of Justice Assistance Bulletproof Vest Partnership for the purpose of purchasing replacement protective body armor for the Police Division be placed on the agenda at the March 9, 2026 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the March 9, 2026 City Council Meeting.

### Republic Services – Trash Agreement Extension

Aaron Sorrell distributed information and proposed legislation to authorize an amendment to the City's agreement with Dempsey Waste Systems, II, Inc. DBA Republic Services of Dayton for solid waste collection and disposal, including services for trash, recycling, and yard waste (see attached). He said the City's current contract with Republic Services ends on June 30, 2026. He said Republic Services submitted a new three-year contract extension to City Staff for consideration. He said the new contract would move recycling collection to a weekly pick up instead of bi-weekly, as it is under the current contract. He said nearly eighty-six percent of the Huber Heights residents currently participate in recycling with Republic Services. He said Republic Services proposed weekly rate would be \$19.00 per month and would include one free trash cart. He said a second trash cart would cost an additional \$3.00 per month. He said the fees proposed by Republic Services are comparable to the trash service contracts of neighboring communities. He said City Staff recommend the City Council's approval of the proposed Republic Services contract extension.

Kate Baker asked if it would be possible to update the City's app to include a means to report a trash concern regarding Republic Services.

Aaron Sorrell said there is already a link to report issues with trash collection to Republic Services on the City's website, but adding a way to do that on the City's app was a good idea. He said Republic Services has greatly improved its customer service in the past year.

John Russell said Annie Swift is the new Account Manager for the City with Republic Services. He said she is very responsive to community concerns and is efficient and expedient in correcting issues. He said she

added an additional garbage truck to the Monday trash routes, which were problematic due to the size of the pickup area.

Kate Baker asked if bulk pickups could be scheduled through the City's app or on the City's website.

John Russell said bulk pickups would need to be scheduled by contacting Republic Services directly.

Mayor Jeff Gore said the Monday trash pickup is a big day and it is going to get even bigger with the City's development north of Executive Boulevard.

John Russell said Republic Services is aware of the City's growth and is open to changing the days of trash collection if necessary.

Nancy Byrge asked when the proposed contract with Republic Services would go into effect.

Aaron Sorrell said the new contract would be effective on July 1, 2026.

Nancy Byrge asked if Republic Services would be responsible for notifying Huber Heights residents of any service changes, such as new rates or trash pickup dates.

Aaron Sorrell answered affirmatively. He said the City would also announce Republic Service changes on the City's website and in the quarterly City newsletter.

Don Webb thanked City Staff for obtaining a contract that included weekly instead of bi-weekly recycling. He said weekly recycling collection is much more convenient and beneficial to the community.

Anita Kitchen asked City Staff to discuss the senior rate for Republic Services.

Aaron Sorrell said Republic Services offers a ten percent discount on trash collection services for senior citizens. He said the senior citizen rate would be \$17.10 under the new Republic Services contract beginning July 1, 2026

Anita Kitchen asked what age Republic Services uses to determine a senior rate.

Aaron Sorrell said he believed fifty-five years of age qualified individuals for a senior rate with Republic Services, but he would verify that information as soon as possible.

After discussion, the City Council agreed to recommend that proposed legislation to authorize an amendment to the City's agreement with Dempsey Waste Systems, II, Inc. DBA Republic Services of Dayton for solid waste collection and disposal, including services for trash, recycling, and yard waste be placed on the agenda at the March 9, 2026 City Council Meeting for a first reading as non-emergency legislation with adoption of the proposed legislation at the March 9, 2026 City Council Meeting.

Case TA 26-06 – City Of Huber Heights – Text Amendment – Section 1152 – Personal Service Establishments

Aaron Sorell distributed information and proposed legislation regarding Case TA 26-06 to approve a text amendment to Section 1152 of the Huber Heights Zoning Code regarding the O-1 General Office District (see attached). He said City Staff are recommending adding personal service establishments, such as barber shops and nail salons, to the O-1 General Office District. He said allowing personal care establishments to the O-1 General Office District would broaden the uses permitted in the area and provide better options and marketability to existing structures. He said structures which would be affected by the proposed O-1 General Office District changes are largely located on Brandt Pike and Old Troy Pike.

Nancy Byrge asked where the O-1 General Office Districts were located.

Aaron Sorrell said that the O-1 General Office District is spread throughout the City, but it is mainly concentrated on Brandt Pike and Old Troy Pike.

Anthony Rodgers said there will be a public hearing regarding Case Ta 26-06 and this text amendment at the March 9, 2026 City Council

Meeting. He asked Aaron Sorrell if this item can go to two readings of the legislation.

Aaron Sorrell answered affirmatively.

After discussion, the City Council agreed to recommend that proposed legislation regarding Case TA 26-06 to approve a text amendment to Section 1152 of the Huber Heights Zoning Code regarding the O-1 General Office District be placed on the agenda at the March 9, 2026 City Council Meeting for a public hearing and a first reading as non-emergency legislation with the second reading and adoption of the proposed legislation at the March 23, 2026 City Council Meeting.

### Huber Heights City Seal

Anthony Rodgers distributed information and proposed legislation to amend Section 103.01 of the Codified Ordinances of the City of Huber Heights to adopt a revised official City Seal (see attached). He distributed images of the current City Seal and the proposed revised City Seal (see attached). He said this legislation officially adopts an updated City Seal. He said the refreshed and revised appearance of the City Seal was proposed to have a clearer image of the City Seal for use of the City Seal image on clothing, signage, and other items. He said the revised City Seal largely reflects all of the elements of the current City Seal. He recommended that “January” be spelled out on the revised City Seal.

Mayor Jeff Gore asked that the City Council get to see both options of the revised City Seal showing “January” spelled out and abbreviated.

Fred Aikens inquired about the color version of the revised City Seal.

Anthony Rodgers said the revised City Seal would be colorized in the same manner as the current City Seal.

Fred Aikens requested that the color image of the revised City Seal be shared with Council.

After discussion, the City Council agreed to recommend that proposed legislation to amend Section 103.01 of the Codified Ordinances of the City of Huber Heights to adopt a revised official City Seal be placed on

the agenda at the March 9, 2026 City Council Meeting for a first reading as non-emergency legislation with the waiving of the second reading and adoption of the proposed legislation at the March 9, 2026 City Council Meeting.

Executive Session – To Consider The Purchase Of Property For Public Purposes/To Consider Confidential Information Related To The Marketing Plans And/Or Specific Business Strategy Of An Applicant For Economic Development Assistance And The Executive Session Is Necessary To Protect The Interests Of The Applicant Or The Possible Investment Or Expenditure Of Public Funds To Be Made In Connection With The Economic Development Project

Jeff Gore made a motion to go into Executive Session to consider the purchase of property for public purposes and to consider confidential information related to the marketing plans and/or specific business strategy of an applicant for economic development assistance and the Executive Session is necessary to protect the interests of the applicant or the possible investment or expenditure of public funds to be made in connection with the economic development project at 6:47 P.M. Don Webb seconded the motion. On a call of the vote, Ms. Baker, Mr. Campbell, Mrs. Byrge, Mayor Gore, Mr. Aikens, Mr. Looney, Mrs. Kitchen, Mr. Webb, and Mr. Davidson voted yea; none voted nay. The motion passed 9-0. The City Council went into Executive Session at 6:47 P.M.

Anita Kitchen recused himself from the discussion on the Executive Session item to consider the purchase of property for public purposes as a conflict of interest and left the Executive Session and the room at 6:47 P.M.

Anita Kitchen returned to the Executive Session and the room at 7:15 P.M.

Mayor Jeff Gore left the Executive Session and the room at 8:55 P.M. and did not return to the Executive Session or the Council Work Session.

The City Council adjourned from Executive Session at 9:15 P.M.

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

Other Business

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

4. **Adjournment**

Vice Mayor Fred Aikens adjourned the Council Work Session at 9:15 P.M.

AI-11384

Topics Of Discussion A.

**Council Work Session**

**Meeting Date:** 03/03/2026

City Manager Report

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 03/03/2026

**Audio-Visual Needs:** SmartBoard **Legal Review:** Not Needed

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

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**Agenda Item Description or Legislation Title**

City Manager Report

**Purpose and Background**

A copy of the presentation given with the City Manager Report has been attached (see attached).

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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

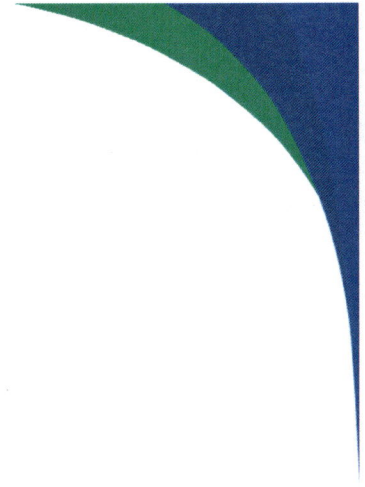
**Financial Implications:**

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**Attachments**

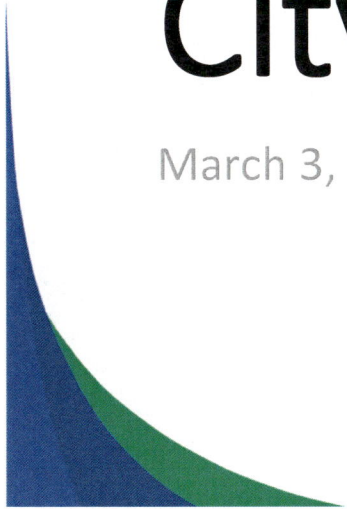
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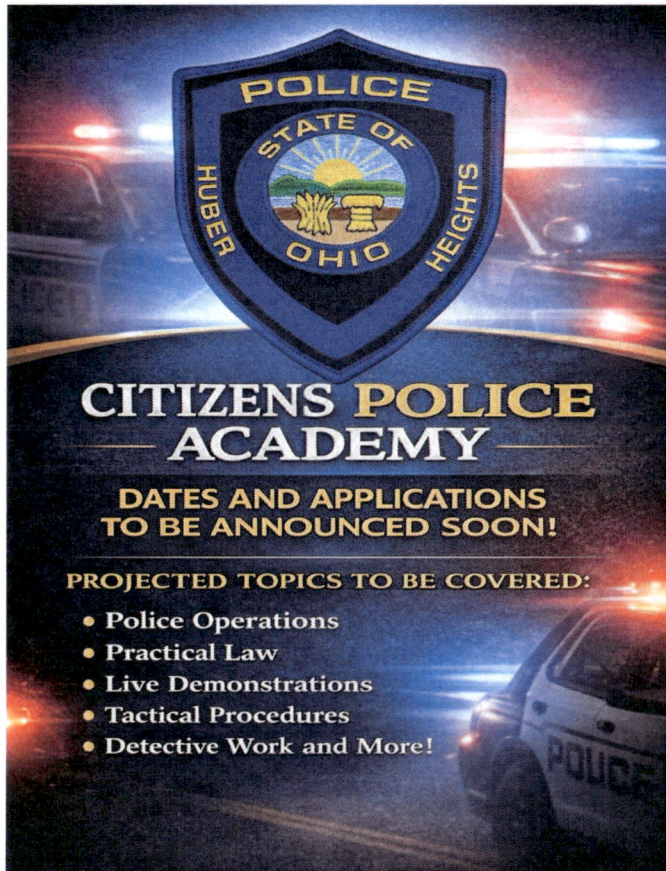


# Huber Heights City Council Meeting

March 3, 2026




# Huber Heights Police Division Update



- April 9, 2026 – May 14, 2026
- One evening per week
- Contact Lt Brad Reaman
  - (937) 237-3549
  - [breaman@hhoh.org](mailto:breaman@hhoh.org)

# Huber Heights Parks & Recreation




★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

## 2026 SENIOR CITIZENS PROM

FRIDAY, MARCH 6<sup>TH</sup> FROM 6-9PM

### FAQ's About the Senior Citizens Prom

- 1) Do I need to register? **Yes.** Registration can be done online, in-person, or by phone.
- 2) Do I need to dress in formal attire? **No.** Wearing red, white, and blue is encouraged.
- 3) Do I need to have a date? **No.** You do not need a date.
- 4) Is it free? **Yes!** You only need to pay for soda (cash only).



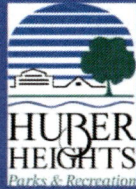
★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

- Open to anyone aged 50+
- No need to be a member of the Senior Center
- USO Theme in honor of Americas 250th
- Register in **ADVANCE!!**

# Huber Heights Parks & Recreation

HUBER HEIGHTS PARKS & RECREATION'S  
SMALL BUSINESS SATURDAYS

**POP-UP**  
*Shop*



**FREE ADMISSION**  
**SATURDAYS 10AM-12PM**

HUBER HEIGHTS  
SENIOR CENTER  
7301 SHULL RD

March 7th Pop-up Vendors:

- Endless Comfy Bakery (Cookies)
- Crafts of Love (Crocheted items)
- CapitalXPress (Retail items)
- Fox's Flour & Baked Goods (Breads)
- PrettyPenz (Decorated Pens)
- Rose City Scents (Candles & Wax Melts)
- Doodle's Charm Bar (Make Your Own Bracelet)
- Anne Renee Designs (Handmade sewn items, ex. pouches)

DEC. 6 ● JAN. 10 ● FEB. 7 ● MAR. 7 ● APR. 4

- Free Admission!!
- Huber Heights Senior Center
- 10am-12pm
- See our social media accounts

# Huber Heights Parks & Recreation

**Bradford Pear Trees**  
Problematic Trees That Huber Heights Won't Ignore

**2026 Initiatives**

The Huber Heights Arts and Beautification Commission and Parks and Recreation Board are prioritizing Bradford pear removal and replacement in their city initiatives.

**REMOVAL & REPLACEMENT PROCESS**

Bradford pears are most effectively removed through a two-step process:

1. Tree Cut Down
2. Stump Grinding

Removal by fire is NOT advised.  
Fire is known to aid resprouting.

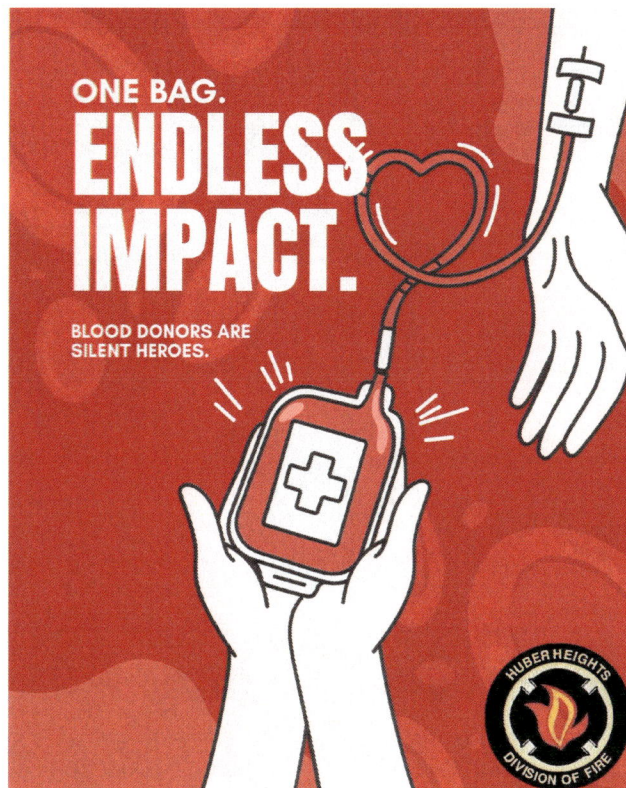
**NATIVE, STRONG & WILDLIFE FRIENDLY**

**Replacement Trees**

[www.hhuber.org](http://www.hhuber.org)

- Work Along Old Troy Pike
- Bradford Pears considered an invasive tree
- Known to be structurally weak and create safety hazards near roadways
- Proactive grant supported project to improve and strengthen our urban forest

# Huber Heights Fire Division Update



- Be a Hero!! Donate Blood
- March 11th
- 3pm-7pm
- Fire Station 22
  - 7008 Brandt Pike

# Huber Heights Engineering Update



- Powell Rd
- 0.5 miles west of Old Troy Pike
- Starting March 16<sup>th</sup> for approximately 11 wks
- Realign Roadway

# Huber Heights Tax Division

Form **1040** Department of the Treasury—Internal Revenue Service  
**U.S. Individual Income Tax Return** (99) **2013** OMB No. 1545-0047  
For the year Jan. 1–Dec. 31, 2013, or other tax year beginning \_\_\_\_\_, 2013, ending \_\_\_\_\_  
Your first name and initial \_\_\_\_\_  
if a joint return, spouse's first name \_\_\_\_\_  
Home address (number and street name) \_\_\_\_\_  
City, town or post office, state, and ZIP+4® \_\_\_\_\_  
Foreign country name \_\_\_\_\_  
Filing Status \_\_\_\_\_  
Check only one box.  
Exemptions \_\_\_\_\_  
do not check box 5 if you are claiming the earned income credit.  
(1) First name \_\_\_\_\_ Last name \_\_\_\_\_ (4)  Qualifying child's name (or names) of dependent(s) \_\_\_\_\_  
Total number of exemptions claimed \_\_\_\_\_  
7 Wages, salaries, tips, etc. Attach Form(s) W-2 \_\_\_\_\_  
8a Taxable interest \_\_\_\_\_

- Now taking appointments for 2025 tax returns
- Monday – Friday
- 0830AM – 430PM
- Call (937) 237-2976
- For faster service please consider filing online with Tax Connect
- QR code coming in the mail

# Questions??



AI-11385

Topics Of Discussion B.

**Council Work Session**

**Meeting Date:** 03/03/2026

Parks And Recreation Board Update

**Submitted By:** Anthony Rodgers

**Department:** City Council

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 03/03/2026

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

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

**Agenda Item Description or Legislation Title**

Parks And Recreation Board Update

**Purpose and Background**

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

**Fiscal Impact**

**Source of Funds:** N/A

**Cost:** N/A

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

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

**Financial Implications:**

**Attachments**

*No file(s) attached.*

The background features abstract blue geometric shapes. On the left, a solid blue trapezoidal shape tapers towards the bottom. On the right, a complex arrangement of overlapping, semi-transparent blue polygons in various shades of blue and light blue creates a layered, architectural effect.

# Parks and Recreation Board Updates

March 2025

# YMCA Update

## Winter Youth Sports:

- Basketball: 349
- Volleyball: 182
- Fencing: 49

## Swim Lessons:

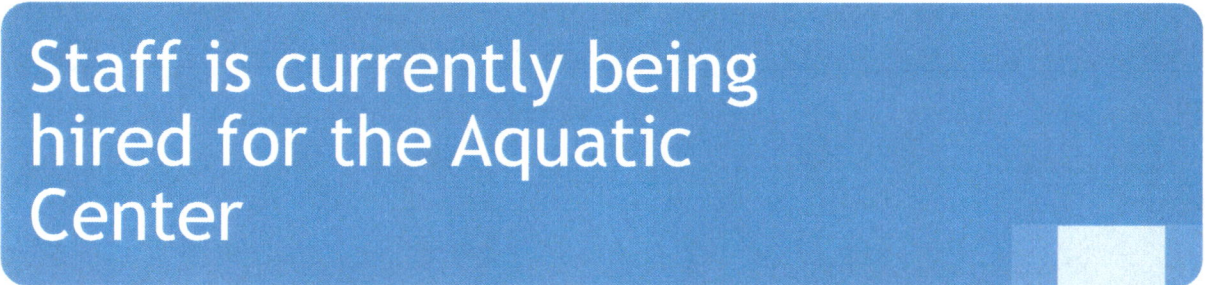
- January: 87
- February: 110

## AOA Events:

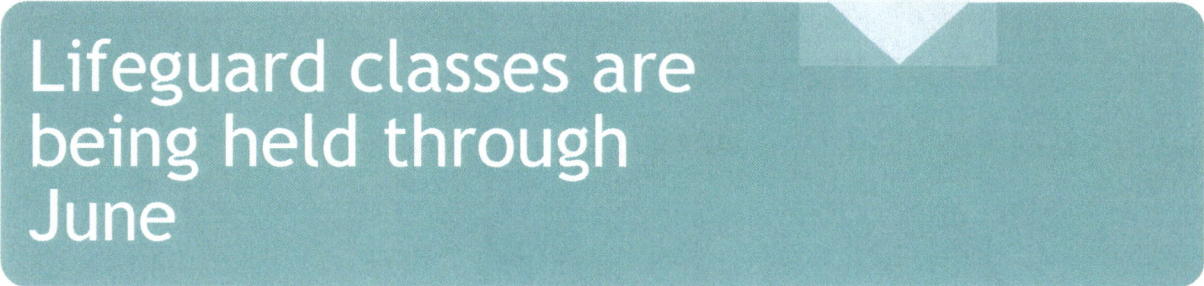
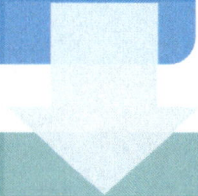
- Volleyball Tournament, Pickleball Tournament, Valentine's Dance, Trivia
- (in conjunction with Senior Center)

## Wellness:

- 18 Weekly participants in Rock Steady Boxing
- 60 Participants in Move 2 Lose Program



Staff is currently being  
hired for the Aquatic  
Center



Lifeguard classes are  
being held through  
June

# Parks and Recreation Board

- ▶ Full Board as of December
- ▶ Monarch Pledge - 3/23
- ▶ Obtained Tree City USA designation
- ▶ Invasive Bradford Pear Trees are currently being removed, will be replaced with native species of trees
- ▶ Heritage Tree Award, Arbor Day Proclamation - 4/13
- ▶ Arbor Day Tree and Plant Giveaway - 4/25

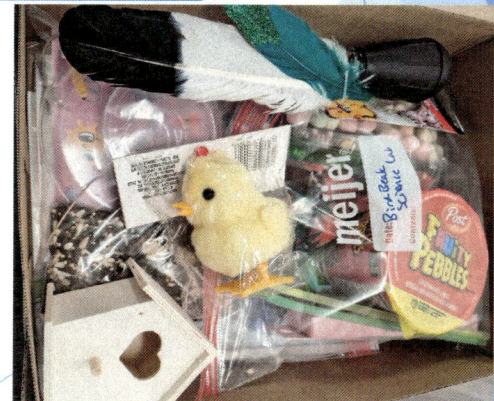
# Event Highlights

Holiday Tree Lighting - 3000 spectators for parade, 1500 event attendees

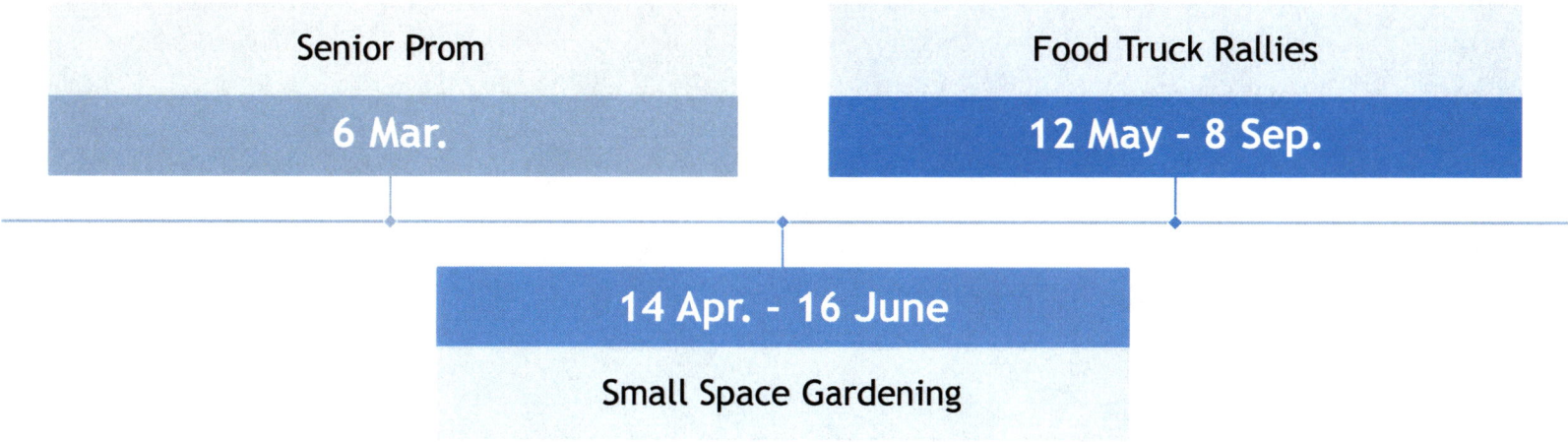
Small Business Pop-up Shops - 25 vendors, averaging 8-10 vendors each month (December - February)

Galentine's Day Event - 18 ladies attended

Love Birds Box Kit - 5 kits



# Upcoming Programs



AI-11396

Topics Of Discussion C.

**Council Work Session**

**Meeting Date:** 03/03/2026

Parks And Recreation Grant Application - Clean Ohio Trails Fund

**Submitted By:** Jeffrey Adams

**Department:** City Manager

**Division:** City Manager

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

**Date(s) of Committee Review:** 03/03/2026

**Audio-Visual Needs:** None

**Legal Review:** Not Needed

**Emergency Legislation?:** No

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

**Agenda Item Description or Legislation Title**

Parks And Recreation Grant Applications

\* Clean Ohio Trails Fund

**Purpose and Background**

This legislation is required to pursue grant funding from the Ohio Department Of Natural Resources through the Clean Ohio Trails Fund. Funds from this grant will be used to build recreational trails at Community Park and within and around the proposed Canal Heights development.

**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:**

The Clean Ohio Trails Grant awards up to \$500,000 and requires a 25% match of \$125,000 if awarded the full amount. Award notice is anticipated by November, 2026. The grant utilizes a reimbursement process.

**Attachments**

Resolution

CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO APPLY FOR GRANT FUNDING THROUGH THE CLEAN OHIO TRAILS FUND.

WHEREAS, the State of Ohio, through the Ohio Department Of Natural Resources, administers financial assistance for public recreation purposes, through the Clean Ohio Trails Fund (COTF); and

WHEREAS, the City of Huber Heights desires financial assistance under the Clean Ohio Trails Fund.

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

Section 1. The City of Huber Heights approves filing an application for the Clean Ohio Trails Fund financial assistance.

Section 2. That the City Manager, or his designee, is hereby authorized and directed to execute and file an application with the Ohio Department Of Natural Resources through the Clean Ohio Trails Fund (COTF), and to provide all information and documentation required to become eligible for possible funding assistance.

Section 3. That the City of Huber Heights does agree to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the Clean Ohio Trails Fund.

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

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

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

Effective Date:

AUTHENTICATION:

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

AI-11397

**Topics Of Discussion**

**Council Work Session**

**Meeting Date:** 03/03/2026

Parks And Recreation Grant Application - Recreational Trails Program

**Submitted By:** Jeffrey Adams

**Department:** City Manager

**Division:** City Manager

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

**Date(s) of Committee Review:** 03/03/2026

**Audio-Visual Needs:** None

**Legal Review:** Not Needed

**Emergency Legislation?:** No

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

---

**Agenda Item Description or Legislation Title**

\* Recreational Trails Program

**Purpose and Background**

This legislation is required to pursue grant funding from the Ohio Department Of Natural Resources through the Recreational Trails Program. Funds from this grant will be used to build recreational trails at Community Park and within and around the proposed Canal Heights development.

---

**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:**

The Recreational Trails Grant awards up to \$150,000 and requires a 20% match of \$30,000 if awarded the full amount. Award notice is anticipated by November, 2026.

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**Attachments**

Resolution

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO SEEK GRANT FUNDING THROUGH THE RECREATIONAL TRAILS PROGRAM.

WHEREAS, the State of Ohio, through the Ohio Department Of Natural Resources, administers financial assistance for public recreation purposes, through the Recreational Trails Program; and

WHEREAS, The City of Huber Heights desires financial assistance from the Recreational Trails Program.

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

Section 1. The City of Huber Heights approves filing an application for the Recreational Trails Program financial assistance.

Section 2. That the City Manager, or his designee, is hereby authorized and directed to execute and file an application with the Ohio Department Of Natural Resources through the Recreational Trails Program, and to provide all information and documentation required to become eligible for possible funding assistance.

Section 3. That the City of Huber Heights does agree to obligate the funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the Recreational Trails Program.

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

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

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

Effective Date:

AUTHENTICATION:

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

AI-11400

Topics Of Discussion D.

**Council Work Session**

**Meeting Date:** 03/03/2026

DOJ Bulletproof Vest Grant Application - Police Division

**Submitted By:** Anthony Ashley

**Department:** City Manager

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

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

**Division:** Police

**Date(s) of Committee Review:** 03/03/2026

**Legal Review:** Not Needed

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

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**Agenda Item Description or Legislation Title**

DOJ Bulletproof Vest Grant Application - Police Division

**Purpose and Background**

This legislation is to authorize a grant application for the Department Of Justice Bulletproof Vest Grant Program for the Police Division. Bulletproof vests have an efficiency life span of five (5) years. The Police Division uses this as a guideline for the replacement rotation schedule. This grant allows for 50% reimbursement on the replacement of outdated bulletproof vests reducing the overall cost.

---

**Fiscal Impact**

**Source of Funds:** Police Fund

**Cost:** \$25,000

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

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

**Financial Implications:**

Needed for replacement vests and new hire vests. Funds already approved in 2026 Police Division Budget.

---

**Attachments**

Resolution

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE BUREAU OF JUSTICE ASSISTANCE BULLETPROOF VEST PARTNERSHIP FOR THE PURPOSE OF PURCHASING REPLACEMENT PROTECTIVE BODY ARMOR.

WHEREAS, the City of Huber Heights supports the need for additional police related equipment, specifically bulletproof vests; and

WHEREAS, the U. S. Bureau of Justice Assistance provides the allocation of funding in the form of the Bulletproof Vest Partnership program for purchasing new or additional bulletproof vests; and

WHEREAS, the Bureau of Justice Assistance Bulletproof Vest Partnership Act of 2000 requires that funding priority be given to jurisdictions with populations under 100,000; and

WHEREAS, the Huber Heights Police Division has been a past recipient of Bulletproof Vest Partnership funds which provide for a 50% reimbursement to the City for the purchase of bulletproof vests.

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

Section 1. The City of Huber Heights hereby endorses and supports the submission of an application for the Bulletproof Vest Partnership program and authorizes the necessary actions to implement said grant, if approved by the U. S. Bureau of Justice Assistance.

Section 2. The City Manager is hereby authorized to apply for and, if awarded, enter into an agreement with the U. S. Bureau of Justice Assistance to administer the grant to implement the Bulletproof Vest Partnership program.

Section 3. Reimbursement made to the Police Division under this grant will be re-appropriated to the Police Fund.

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

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

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

Effective Date:

AUTHENTICATION:

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

AI-11399

Topics Of Discussion E.

**Council Work Session**

**Meeting Date:** 03/03/2026

Republic Services - Trash Agreement Extension

**Submitted By:** Aaron Sorrell

**Department:** Assistant City Manager - Public Services

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

**Audio-Visual Needs:** None

**Emergency Legislation?:** No

**Division:** Planning

**Date(s) of Committee Review:** 03/03/2026

**Legal Review:** Not Needed

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

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**Agenda Item Description or Legislation Title**

Republic Services - Trash Agreement Extension

**Purpose and Background**

The City's current residential trash agreement with Republic Services expires on June 30, 2026. Republic Services is proposing a three-year extension of the current agreement through June 30, 2029. The three-year amended extension agreement makes certain changes to the program including:

- Recycling moves to weekly service, from bi-weekly service. According to Republic Services, 86% of Huber Heights customers participate in the recycling program.
- The standard trash cart is now included in the base rate. Currently, 58% of residents rent a trash cart. A second trash cart is available with an additional fee.

Many other components of the program remain as-is, including the 10% senior discount.

---

**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

Attachment A

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

RESOLUTION NO. 2026-R-

AUTHORIZING THE CITY MANAGER TO AMEND AN AGREEMENT WITH DEMPSEY WASTE SYSTEMS, II, INC. DBA REPUBLIC SERVICES OF DAYTON FOR SOLID WASTE COLLECTION AND DISPOSAL, INCLUDING SERVICES FOR TRASH, RECYCLING, AND YARD WASTE.

WHEREAS, the City has entered into an Agreement with Dempsey Waste Systems, II, Inc. DBA Republic Services of Dayton (“Contractor”) for solid waste collection and disposal including services for trash, recycling, and yard waste dated July 27, 2021 (the “Agreement”); and

WHEREAS, the Agreement expires on June 30, 2026, with an option for three, one-year extensions; and

WHEREAS, the Agreement provides the opportunity for the Contractor to submit an alternative proposal for a three-year extension commencing after the expiration of the Agreement; and

WHEREAS, the Contractor has submitted an alternative three-year proposal to extend the Agreement to June 30, 2029 and to make certain changes to the Agreement; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its residents for the City to accept the alternative proposal and to enter into a three-year extension of the Agreement, with certain changes, with Dempsey Waste Systems, II, Inc. DBA Republic Services of Dayton.

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

Section 1. The City Manager is authorized to execute an Amendment of the Agreement with Dempsey Waste Systems, II, Inc. DBA Republic Services of Dayton with a term ending June 30, 2029 attached hereto as Attachment A.

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

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

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

Effective Date:

AUTHENTICATION:

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**ATTACHMENT A**

**AMENDMENT TO AGREEMENT FOR SOLID WASTE  
COLLECTION AND DISPOSAL INCLUDING SERVICES  
FOR TRASH, RECYCLING, AND YARD WASTE**

This Amendment to the Agreement for Solid Waste Collection and Disposal Including Services for Trash, Recycling, and Yard Waste (this “Amendment”) is made and entered into effective February \_\_, 2026 (the “Amendment Effective Date”) by and between Dempsey Waste Systems, II, Inc. dba Republic Services of Dayton (“Contractor”), and the City of Huber Heights, Ohio (“City”) (referred herein as a “Party”, and collectively as the “Parties”).

**RECITALS**

- A. Contractor and City entered into that certain Agreement for Solid Waste Collection and Disposal Including Services for Trash, Recycling, and Yard Waste dated July 27, 2021 “Agreement”.
- B. Pursuant to the Agreement Contractor agree to perform Solid Waste and Recycling, collection and disposal services for the City.
- C. City and Contractor now desire to extend the term and make certain changes as more fully set forth below.

**AGREEMENT**

Now therefore, for good and valuable consideration the receipt and sufficiency of which the parties acknowledge, including but not limited to the mutual and dependent promises contained herein, the parties agree as follows:

- 1. Section 2, Collection of Waste Material and Recyclables. Section 2 is hereby modified to indicate that Contractor will provide one (1) ninety-six (96) gallon waste cart to each residential unit, at no additional cost.
- 2. Section 2, Collection of Waste Material and Recyclables. The parties agree that the collection of Recyclables will be increased to at least one time per week.
- 3. Section 4, Pricing. The rates for the extended term are hereby added to the Agreement as set forth below:

**RATES:**

<b>Renewal Years</b>	<b>Standard Rate</b>	<b>Senior Rate</b>	<b>Optional 2<sup>nd</sup> Cart Rental</b>
2026 – 2027	\$19.00	\$17.10	\$3.00
2027 – 2028	\$19.95	\$17.96	\$3.15
2028 – 2029	\$20.95	\$18.85	\$3.31

4. Section 6, Term. The parties agree that the term of the Agreement is hereby extended for an additional three (3) years now terminating June 30, 2029. The remainder of the provision is to remain unchanged.

5. Capitalized Terms. The parties agree that capitalized terms not otherwise defined in this Amendment shall have the meaning set forth in the Agreement.

6. Continuing Effect. Except as specifically amended by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict in meaning between the Agreement and this Amendment, this Amendment shall prevail.

7. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original and all of which combined shall constitute one and the same instrument. Facsimile and/or electronic copies of the parties' signatures shall be valid and treated the same as original signatures.

IN WITNESS WHEREOF, the parties have entered into this Amendment to be effective as of the Amendment Effective Date.

**Dempsey Waste Systems, II, Inc.**  
**dba Republic Services of Dayton**

**City of Huber Heights, Ohio**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

AI-11394

Topics Of Discussion F.

**Council Work Session**

**Meeting Date:** 03/03/2026

Case TA 26-06 - City Of Huber Heights - Text Amendment - Section 1152 - Personal Service Establishments

**Submitted By:** Geri Hoskins

**Department:** Assistant City Manager - Public Services

**Division:** Planning

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

**Date(s) of Committee Review:** 03/03/2026

**Audio-Visual Needs:** None

**Legal Review:** Not Needed

**Emergency Legislation?:** No

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

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**Agenda Item Description or Legislation Title**

Case TA 26-06 - City Of Huber Heights - Text Amendment - Section 1152 - Personal Service Establishments

**Purpose and Background**

The applicant, the City of Huber Heights, is requesting approval of an amendment to Section 1152 of the Huber Heights Codified Ordinances for the O-1 District to permit personal service establishments.

---

**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

Staff Report

Decision Record

Minutes

Ordinance

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**APPLICANT INFORMATION**

Identify the applicant & contact person on this page. Complete the attachment to list the owner(s) & other parties involved with the application.

<u>APPLICANT</u>		<u>CONTACT PERSON</u>	
Name	<u>The City of Huber Heights</u>	Name	<u>John Russell</u>
Address	<u>6151 Brandt Pk</u>	Address	_____
	<u>Huber Heights Oh</u>		_____
Phone	<u>937 233-1423</u>	Phone	_____
Fax	_____	Fax	_____
Email	_____	Email	_____

**PROPERTY INFORMATION**

Project Name: Text Amendment

Location of property: \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel Number(s) \_\_\_\_\_

Current Zoning: 01 Proposed Zoning: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Total acres included in this application: \_\_\_\_\_

Type of Development: Residential \_\_\_ Commercial \_\_\_ Office \_\_\_ Industrial \_\_\_ Other \_\_\_

Brief description of application request:  
An amendment to change the permitted uses  
in the 01 district

Applicant's status: Owner \_\_\_ Lessee \_\_\_ Purchaser \_\_\_ Agent \_\_\_

Name of Engineer: \_\_\_\_\_ Telephone: \_\_\_\_\_

Attach additional information as required. Please refer to the applicable application submittal checklist.

**Applicant's Signature**

*[Signature]*  
Applicant's Signature:  
John Russell

Printed Name:

The owner of the property, if other than the applicant, must sign this application as evidence of concurrence with the request.

\_\_\_\_\_  
OWNER

Subscribed and sworn to before me this 20<sup>th</sup> day of January, 2026.



Rachael Dillahunt  
Notary Public, State of Ohio  
My Commission Expires:  
06/11/2030

*[Signature]* 06/11/2030  
NOTARY PUBLIC

BY THE ABOVE SIGNATURE, THE APPLICANT HEREBY ATTESTS TO THE TRUTH AND EXACTNESS OF ALL INFORMATION SUPPLIED AND SUBMITTED ON AND WITH THIS APPLICANT. BY THE ABOVE SIGNATURE, THE APPLICANT FURTHERMORE CONSENTS TO BE BOUND BY THIS APPLICATION, BY ANY AGREEMENT MADE BY THE APPLICANT OR ITS AGENT, AND BY ALL DECISIONS MADE BY THE CITY OF HUBER HEIGHTS RELATING TO AND IN CONNECTION WITH APPLICATION AND REQUESTS.

=====

Date Received \_\_\_\_\_ Fee Paid \_\_\_\_\_ Received by \_\_\_\_\_

**ADDITIONAL CONTACT INFORMATION**

<p><u>PROPERTY OWNER</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p> <p><u>ATTORNEY</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p> <p><u>LAND PLANNER</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p> <p><u>LANDSCAPE ARCHITECT</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p>	<p><u>AGENT</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p> <p><u>DEVELOPER</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p> <p><u>ENGINEER</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p> <p><u>OTHER</u></p> <p>Name _____ Address _____ _____</p> <p>Phone _____ Fax _____ Email _____</p>
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**STATEMENT OF APPLICANT OBLIGATION FOR PAYMENT  
OR CERTAIN PROFESSIONAL COSTS AND EXPENSES**

The Applicant is obligated by Ordinance 87-O-231 to pay the City of Huber Heights ("City") for all costs and expenses incurred by the City if this application or request causes the City to incur extra expenses for professional analysis or other services by persons or organizations not part of the full-time City staff.

The payment of expenses and costs referred to in this statement shall be made to the City of Huber Heights in accordance with the then current administrative policy for such payment. An application or request may require funds to be deposited in advance with the City for such costs and expenses. The payment of such costs and expenses shall be in addition to any other application fee required by the City. The person whose signature appears below as Applicant states that she/he has full and complete authority to agree to, bind and obligate the Applicant to pay the costs and expenses referred to in this statement and to fully comply with the above statement.

By the signature below, the Applicant herein states she/he has fully and completely read the above statement, understands the above statement, and agrees to fully comply with the above statement.

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

Project: \_\_\_\_\_

The undersigned, owner(s) of the certain real property described in the attached Exhibit "A" (the "Property"), do hereby appoint and expressly grant full authority to \_\_\_\_\_ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached Development Application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Huber Heights in connection with this same case, and by all decisions made by the City in connection with this same case.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Sworn to before me and subscribed in my presence by the said

\_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

# Memorandum

Staff Report for Meeting of February 10, 2026

To: Huber Heights City Planning Commission  
From: Aaron K. Sorrell, Assistant City Manager  
Date: February 4, 2026  
Subject: TA 26-06 (Proposed O-1 District Text Amendment)

Department of Planning and Zoning City of Huber Heights

**APPLICANT/OWNER:** City of Huber Heights – Applicant  
**DEVELOPMENT NAME:** N/A  
**ADDRESS/LOCATION:** N/A  
**ZONING/ACREAGE:** N/A  
**EXISTING LAND USE:** N/A  
**ZONING  
ADJACENT LAND:** N/A  
**REQUEST:** City staff are proposing a text amendment to the O-1 District to permit personal service establishments.  
**ORIGINAL APPROVAL:** N/A  
**APPLICABLE HHCC:** Chapter 1130, 1152  
**CORRESPONDENCE:** In Favor – None Received  
In Opposition – None Received

## **STAFF ANALYSIS AND RECOMMENDATION:**

### **Overview**

Planning staff would like to broaden the uses within the O-1 District by adding “personal service establishments” to the list of principally permitted uses. Personal service establishments are those that provide services to individuals, such as barber shops, hair and nail salons, etc. As demand for office space declines, expanding the potential uses within the O-1 District helps ensure the buildings remain marketable and reduces the need for zoning map amendments.

### **Applicable Zoning Regulations**

The applicable zoning regulations are Chapter 1130 – Amendments and Chapter 1152 – O-1 General Office District.

## **CHAPTER 1152 "O-1" GENERAL OFFICE DISTRICT**

1152.01 Principal permitted uses.

The following uses shall be permitted of all property located in this District:

- (a) Business offices;
- (b) Professional offices, including medical and dental clinics and offices;
- (c) Financial offices, including banks, savings and loan associations, and finance companies;
- (d) Utility company offices;
- (e) Professional and business schools;
- (f) Schools and studios for music, arts, crafts, dance and photography; and
- (g) Mortuaries and funeral parlors with living accommodations for the owner or manager.
- (h) Personal service establishments

### **Staff Analysis**

This text amendment, proposed by staff, is intended to enhance the marketability of properties within the O-1 District. Staff feels this amendment will reduce the need for zoning map amendments and have little impact on adjacent properties. All activities must occur fully within the building, as is currently required.

### **Additional Comments:**

**Fire:** N/A.

**City Engineer:** N/A

### **Recommendation**

Planning staff recommends approval of the text amendment.

**Planning Commission Action**

Planning Commission may take the following actions with a motion to:

- 1) Recommend approval of the text amendment;
- 2) Recommend denial of the text amendment; or
- 3) Table the application to gather additional information.

## Proposed O-1 Text Amendment

---

### **CHAPTER 1152 "O-1" GENERAL OFFICE DISTRICT<sup>1</sup>**

#### **1152.01 Principal permitted uses.**

The following uses shall be permitted of all property located in this District:

- (a) Business offices;
- (b) Professional offices, including medical and dental clinics and offices;
- (c) Financial offices, including banks, savings and loan associations, and finance companies;
- (d) Utility company offices;
- (e) Professional and business schools;
- (f) Schools and studios for music, arts, crafts, dance and photography; and
- (g) Mortuaries and funeral parlors with living accommodations for the owner or manager.
- (h) Personal service establishments

(Ord. 81-O-08, Passed 8-3-81)

#### **1152.02 Accessory uses.**

Only the following accessory uses shall be permitted in this District:

- (a) Uses customarily incident to all principal permitted uses; and
- (b) Pharmacies.

(Ord. 81-O-08, Passed 8-3-81)

#### **1152.03 Conditions.**

The above specified office commercial uses shall be conducted wholly within a completely enclosed building except for a drive-in bank facility and off-street parking and loading.

(Ord. 81-O-08, Passed 8-3-81)

#### **1152.04 Height standard.**

The maximum height shall be three stories, not to exceed 40 feet.

(Ord. 81-O-08, Passed 8-3-81)

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<sup>1</sup>Cross reference(s)—Planned Residential District—See Ch. 1171, 1172; Zoning general provisions—See Ch. 1181; Exceptions and modifications—See Ch. 1183; Parking and loading—See Ch. 1185; Signs—See Ch. 1189; Accessory buildings—See Ch. 1191; Trailers, trucks and recreational vehicles—See Ch. 1193.

---

**1152.05 Area standard.**

All lots shall have an area, frontage and yard requirements as follows:

Lot Area	Lot Frontage	Yard Setbacks		
		Front*	Side	Rear
20,000 square feet	100 feet	40 feet	—	10 feet
When abutting an "R" District			40 feet	

\* The front yard depth shall be measured from the legal established right-of-way lines as shown on the legal Official Thoroughfare Plan.

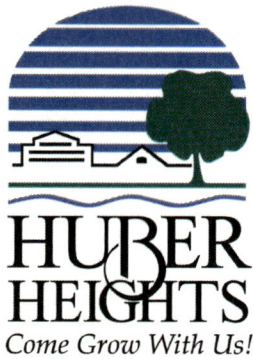
(Ord. 81-O-08, Passed 8-3-81)

**1152.06 Special uses.**

The following shall be permitted as a special use:

- (a) Places of worship.

(Case 55, 7-3-85; Ord. 85-O-175, Passed 6-3-85; Case 101, 6-29-87)



## **Planning Commission Decision Record**

WHEREAS, on January 20, 2026, the applicant, THE CITY OF HUBER HEIGHTS, requested approval of a Text Amendment to the O-1 District to permit personal service establishments (Case TA 26-06), and;

WHEREAS, on February 10, 2026, the Planning Commission did meet and fully discuss the details of the request.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommended approval of the request.

Ms. Thomas moved to approve the request by the applicant, The City of Huber Heights, for approval of a Text Amendment (Case TA 26-06), in accordance with the recommendation of Staff's Memorandum dated February 4, 2026, with the following conditions:

1. Approve as submitted with no conditions.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Mr. Shomper, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to recommend approval carried 4-0.

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Terry Walton, Chair  
Planning Commission

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Date

**Planning Commission  
February 10, 2026, Meeting  
City of Huber Heights**

- I. Chair Terry Walton called the meeting to order at approximately 6:00 p.m.
- II. Present at the meeting: Mr. Shomper, Ms. Thomas, Ms. Vargo, and Mr. Walton.  
  
Absent: Mr. Johnson, excused  
  
Staff Present: Aaron K. Sorrell, Assistant City Manager, Geri Hoskins, Planning & Zoning Administrative Assistant.
- III. **Opening Remarks by the Chairman and Commissioners**  
  
None.
- IV. **Citizens Comments**  
  
None.
- V. **Swearing of Witnesses** Mr. Walton explained the proceedings of tonight's meeting and administered the sworn oath to all persons wishing to speak or give testimony regarding items on the agenda. All persons present responded in the affirmative.
- VI. **Pending Business**  
  
None.
- VII. **New Business**
  1. **DETAILED DEVELOPMENT PLAN – The applicant, CARRIAGE TRAILS CO, LLC, is requesting approval of a Detailed Development Plan for 94 building lots and associated retention basins in Section 20, Phase 2. Property is located North of Carriage Trails Parkway (DDP 26-05).**

Mr. Sorrell stated that this is the second plat of the Carriage Trails II subdivision for the lands annexed into Huber Heights earlier this year. The basic development plan outlines the minimum lot sizes, setbacks, lot coverage and open space requirements.  
All front and rear setbacks are 25-feet, consistent with the requirements.  
The minimum lot size in this phase is 56-foot, which is greater than the 50-foot minimum requirement outlined in the Carriage Trails II development standards.

The Detailed Development Plan (preliminary plat) conforms to the Basic Development Plan regulations, except for lot numbers 2, 3, 5, 6, 8, 9, and 11. These lots abut Section 7 of Carriage Trail I and must be at least 60-feet wide. The applicant has been made aware of this issue and will adjust the lot sizes accordingly.

Lots 1 through 12 shall be at least 60 feet wide.  
Fire Hydrant spacing shall be approved by the Huber Heights Fire Department prior to Final Plat submission.

Ms. Vargo asked about the 60 ft wide lots, 1 through 12.

**Action**

Ms. Thomas moved to approve the request by the applicant, Carriage Trails CO, LLC, for a Detailed Development Plan (DDP 26-05) in accordance with the recommendation of Staff's Memorandum dated February 5, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Ms. Shomper, Ms. Thomas, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

**2. DETAILED DEVELOPMENT PLAN – The applicant, DUBLIN 7, is requesting approval of a Detailed Development Plan for construction of an Irish pub-themed restaurant. Property is located at 6900 Executive Blvd (DDP 26-07).**

Mr. Sorrell stated that the applicant seeks Detailed Development Plan approval for an approximate 9250 SF restaurant with an adjacent seasonal beer garden planned as a future expansion. The restaurant's planned capacity is approximately 195 patrons, with an additional seasonal capacity of 200. The site is a flat, vacant parcel immediately adjacent to the Rose Music Center.

The Basic Development Plan had the following condition: Landscaping and Signage shall be reviewed during the Detailed Development Plan application.

The landscaping plan generally conforms to the requirements of the zoning code. Street trees are provided along Executive Boulevard spaced 30 feet apart.

The interior parking lot landscaping generally meets code, with the vast majority of spaces within 60 feet of a shade tree.

The building is attractively landscaped with a mixture of decorative grasses and arborvitae around the patio.

Staff recommends additional planting around the transformer base.

Building signs are attractive and substantially meet the zoning requirements.

Staff recommends that the planning commission review and approve the proposed monument sign once designs are submitted.

The site plan illustrates 80 parking spaces. The code requires approximately 100 parking spaces based on one space per 2 seats and one space per 2 employees. Parking stall dimensions are 10' x 18', as required.

Planning Commission Meeting

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Staff feels that the proposed on-site parking is adequate, given the immediate proximity to the Rose Music Center parking, which is unused for most of the year. The landscaping plan illustrates a new walkway connecting the Rose parking area to the existing Executive Boulevard sidewalk.

The building elevations illustrate a significant amount of stone veneer, which is consistent with the building material requirements in the zoning code.

Staff recommends approval of the Detailed Development Plan application submitted on January 30, 2026, with the following conditions.

- 1) The parking lot lights on the south edge of the parking lot shall be shielded to reduce glare impacting the hotel guests.
- 2) The proposed transformer shall be screened with evergreen bushes or similar planting material, where practical, so as not to interfere with access to the cabinet.
- 3) The building cladding shall be substantially similar to the submitted elevations and conform to the commercial building material requirements.
- 4) The Planning Commission shall review and approve the proposed monument sign prior to the issuance of a sign permit.
- 5) The Planning Commission shall review and approve any future building expansions and/or permanent beer garden structure as a minor change, prior to the issuance of a zoning permit for the expansion.

Steve Tieber from Dublin 7 was in attendance and spoke to the parking questions.

**Action**

Mr. Shomper moved to approve the request by the applicant, Dublin 7, for approval of a Detailed Development Plan (DDP 26-07) in accordance with the recommendation of Staff's Memorandum dated, February 5, 2026, and the Planning Commission Decision Record.

Seconded by Ms. Vargo. Roll call showed: YEAS: Ms. Thomas, Mr. Vargo, Ms. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

3. **TEXT AMENDMENT – The applicant, THE CITY OF HUBER HEIGHTS, is requesting approval of a Text Amendment to the O1 District to permit personal service establishments (TA 26-06).**

Mr. Sorrell stated that the Planning staff would like to broaden the uses within the O-1 District by adding "personal service establishments" to the list of principally permitted uses. Personal service establishments are those that provide services to individuals, such as barber shops, hair and nail salons, etc. As demand for office space declines, expanding the potential uses within the O-1 District helps ensure the buildings remain marketable and reduces the need for zoning map amendments.

Planning Commission Meeting  
February 10, 2026

The following uses shall be permitted of all property located in this District:

- (a) Business offices;
- (b) Professional offices, including medical and dental clinics and offices;
- (c) Financial offices, including banks, savings and loan associations, and finance companies;
- (d) Utility company offices;
- (e) Professional and business schools;
- (f) Schools and studios for music, arts, crafts, dance and photography; and
- (g) Mortuaries and funeral parlors with living accommodations for the owner or manager.
- (h) Personal service establishments.

This text amendment, proposed by staff, is intended to enhance the marketability of properties within the O-1 District. Staff feels this amendment will reduce the need for zoning map amendments and have little impact on adjacent properties. All activities must occur fully within the building, as is currently required.

Ms. Vargo mentioned that there was an agreement in the past with the properties on Brandt from Kittridge.

**Action**

Ms. Thomas moved to approve the request by the applicant, The City of Huber Heights, for approval of a Text Amendment (TA 26-06) in accordance with the recommendation of Staff's Memorandum dated, February 4, 2026, and the Planning Commission Decision Record.

Seconded by Mr. Shomper. Roll call showed: YEAS: Ms. Vargo, Ms. Thomas, Mr. Shomper, and Mr. Walton. NAYS: None. Motion to approve carried 4-0.

**VIII. Additional Business**

None

**IX. Approval of the Minutes**

Without objection, the minutes of the January 13, 2026, Planning Commission meeting are approved.

**X. Reports and Calendar Review**

**XI. Upcoming Meetings**

March 10, 2026  
April 14, 2026

**XII. Adjournment**

Planning Commission Meeting

February 10, 2026

There being no further business to come before the Commission, the meeting was adjourned at approximately 6:43 p.m.

\_\_\_\_\_  
**Terry Walton, Chair**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Geri Hoskins, Administrative Assistant**

\_\_\_\_\_  
**Date**

CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2026-O-

TO APPROVE AN AMENDMENT TO SECTION 1152 OF THE HUBER HEIGHTS ZONING CODE REGARDING THE O-1 GENERAL OFFICE DISTRICT (CASE TA 26-06).

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

WHEREAS, the City Planning Commission has reviewed Case TA 26-06 and on February 10, 2026, recommended approval by a vote of 4-0 to the City Council of the proposed text amendment to Section 1152; and

WHEREAS, the City Council has considered the issue; and

WHEREAS, this text amendment is intended to enhance the marketability of properties within the O-1 District and is consistent with the goals and policies of the City's Comprehensive Plan.

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

Section 1. Chapter 1152 – Principal Permitted Uses of the Huber Heights Zoning Code is hereby amended to add the following permitted use within the O-1 General Office District:

(h) Personal service establishments

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

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

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

Effective Date:

AUTHENTICATION:

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

AI-11398

Topics Of Discussion G.

**Council Work Session**

**Meeting Date:** 03/03/2026

Huber Heights City Seal

**Submitted By:** Aaron Sorrell

**Department:** Assistant City Manager - Public Services

**Council Committee Review?:** Council Work Session **Date(s) of Committee Review:** 03/03/2026

**Audio-Visual Needs:** None **Legal Review:** Completed

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

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**Agenda Item Description or Legislation Title**

Huber Heights City Seal

**Purpose and Background**

This legislation officially adopts an updated City Seal.

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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**

Ordinance

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# Select

SIGNS ⊗ APPAREL ⊗ WRAPS

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CITY OF HUBER HEIGHTS  
STATE OF OHIO

ORDINANCE NO. 2026-O-

AMENDING SECTION 103.01 OF THE CODIFIED ORDINANCES OF THE CITY OF HUBER HEIGHTS TO ADOPT A REVISED OFFICIAL CITY SEAL.

WHEREAS, Section 103.01 of the Codified Ordinances of the City of Huber Heights designates the official seal of the City; and

WHEREAS, the City desires to adopt a refreshed design of the official City Seal to reflect updated artwork while maintaining the City's identity and heritage; and

WHEREAS, City Council has reviewed the proposed revised City Seal and finds it to be in the best interest of the City to amend Section 103.01 of the Codified Ordinances to adopt the revised design.

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

Section 1. Section 103.01 of the Codified Ordinances of the City of Huber Heights is hereby amended and replaced to read as follows:

The rendering, as depicted herein, shall be the official seal for the City of Huber Heights.



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

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

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

Effective Date:

AUTHENTICATION:

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

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date