CITY OF HUBER HEIGHTS
STATE OF OHIO

ORDINANCE NO. 2025-O-2733

INCREASING THE WATER AND SANITARY SEWER RATES IN CHAPTER 934 OF THE CODIFIED ORDINANCES OF HUBER HEIGHTS, OHIO FOR CALENDAR YEARS 2026, 2027, 2028, AND 2029 AND PROVIDING FOR AN ANNUAL ADJUSTMENT TO THE RATES THEREAFTER.

WHEREAS, Chapter 934 of the Codified Ordinances of the City of Huber Heights sets forth the water distribution and sanitary sewer rates for all municipal customers; and

WHEREAS, based on the 2025 annual water and sewer rate survey of communities within the region, the City has the fourth lowest combined water and sewer costs out of the 70 communities surveyed; and

WHEREAS, the City has undertaken a water and sewer rate study and forecasted the necessary rate structure to maintain a safe and efficient municipal water and sewer system; and

WHEREAS, the City Council has determined it is necessary to increase the water and sewer rates in 2026, 2027, 2028, and 2029; and

WHEREAS, the City Council desires that beginning in 2030, any sanitary rate increase authorized by the Tri-Cities North Regional Wastewater Authority Board Of Directors shall be automatically passed through to City customers at the same percentage increase, without further action of Council, unless otherwise modified by separate ordinance.

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

Section 1. Chapter 934 of the Codified Ordinances of the City of Huber Heights is amended as reflected in Exhibit A of this Ordinance.

Section 2. Beginning in Calendar Year 2030, the City Manager is authorized to increase the Tri-Cities North Regional Wastewater Authority component of the sanitary sewer rate at the same rate as the Tri-Cities North Regional Wastewater Authority increases its charge to the City.

Section 3. 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 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 24th day of November, 2025;
__8__ Yeas; __0__ Nays.

Effective Date: December 25, 2025

AUTHENTICATION:

_____	_____
Deputy Clerk of Council	Mayor
_____	_____
Date	Date

CHAPTER 934 - RATES AND FEES FOR WATER DISTRIBUTION AND SANITARY SEWER SERVICES[1]

[1]Cross reference(s)—Water and sewer rate change procedure—See § 921.01; Sanitary sewer regulations—See Ch. 923; Water distribution regulations—See Ch. 929.

State law reference(s)—Sewerage rates—See ORC 729.49.

934.01 Definitions.

As used in this chapter, certain terms are defined as follows:

Debt service charge means the funds used for the retirement of and interest on, bonds and/or notes authorized and issued by the City to construct sewage system facilities and purchase the sewer system from Ohio Suburban Water.

Normal domestic sewage means wastewater collected from dwelling units, commercial and institutional buildings. It consists primarily of spent water from building water supply to which have been added waste materials from bathroom, kitchen, and laundry.

Operation and maintenance costs means the costs incurred in the act of keeping all facilities for collecting, pumping, treating, and disposing of sewage in the good state of repair and functioning properly including the replacement of said facilities when necessary.

Replacement means expenditures for obtaining and installing equipment, accessories, and appurtenances which are necessary during the useful life of the treatment works to maintain the capability and performance for which such works were designed and constructed.

Sewer service charges means the total charge levied against the users of the sewage system for sewer services. This charge includes user charges plus the cost of debt services.

User charges means the charge assessed users of the sewage system to recover the cost of operation maintenance and repair (OM&R) of the sewage collection and sewage treatment system, and the cost of rendering bills and collecting sewer service charges.

Residential user means a principal family residence or habitation classified as a single family, individually metered multi-family, or individually metered dwelling that discharges domestic sanitary wastewater, having characteristics of 250 milligrams per liter (mg/l) biochemical oxygen demand (BOD) and 200 milligrams per liter (mg/l) suspended solids (SS) into the public wastewater treatment system, works, and facility.

Commercial user means any single metered multi-family residential building, retail business, or wholesale business that discharges primarily normal strength wastewater into the public wastewater treatment system, works or facility. For purposes of water and sewer rates, a commercial user shall also include institutional/governmental users.

Institutional/governmental user means hospitals, nursing homes, schools, City, County, State, or Federal buildings or facilities that discharge wastewater into the public wastewater treatment system, works and facility.

(Ord. 95-O-825, Passed 9-11-95; Ord. 2002-O-1358, Passed 8-12-02)

934.02 Water distribution rates.

(a) Except as provided elsewhere in this section, water rates for all customers, including customers that reside within the City limits that are in the Huber East Water District System shall be as follows.

(1) The billing period shall be monthly and include estimated or actual readings.

(2) The water rates to be charged shall be based on the volume of water consumption and the size of the water meter(s) servicing a property as follows:

Consumption Volume	Effective with the first billing in January of the following years: (Rate Per 100 Cubic Feet)			
	2026	2027	2028	2029
0 to 1500 cubic feet	$3.69	$3.95	$4.23	$4.52

Over 1500 cubic feet	$3.13	$3.35	$3.58	$3.83

(3) Monthly service charges for water distribution services shall be based on the size of the largest meter servicing a property as follows:

Meter Size	Effective with the first billing in January of the following years: Residential Use Service Charge			
	2026	2027	2028	2029
5/8"	$27.08	$28.98	$31.01	$33.18
1"	$52.74	$56.43	$60.38	$64.61
1 1/2"	$105.13	$112.48	$120.36	$128.78
2"	$167.90	$179.66	$192.23	$205.69
3"	$314.46	$336.47	$360.03	$385.23
4"	$531.18	$568.36	$608.15	$650.72

Meter Size	Effective with the first billing in January of the following years: Commercial Use Service Charge			
	2026	2027	2028	2029
5/8"	$27.08	$28.98	$31.01	$33.18
1"	$52.74	$56.43	$60.38	$64.61
1 1/2"	$112.18	$120.03	$128.43	$137.42
2"	$179.12	$191.66	$205.08	$219.44
3"	$335.47	$358.95	$384.07	$410.96
4"	$566.76	$606.43	$648.88	$694.30

Monthly service charges for water distribution for meter sizes not enumerated above shall be determined by the City Engineer in proportion to the rates for meter sizes listed above. The Citizens Water and Sewer Advisory Board shall hear appeals concerning service charge determinations by the City Engineer and provide a recommendation of final action to the City Council. The City Council shall make the final decision regarding any appeal concerning service charge determinations by the City Engineer.

(b) Except as otherwise provided in this section, Huber East Water District customers located outside of the City limits shall pay rates according to the following schedule:

(1) Monthly service charge based on meter size.

Meter Size	Effective with the first billing in January of the following years: Service Charge			
	2026	2027	2028	2029
⅝"	$31.58	$33.79	$36.15	$38.69
1"	$75.87	$81.18	$86.87	$92.95
1 ½"	$149.66	$160.13	$171.34	$183.34
2"	$248.55	$265.95	$284.57	$304.49
3"	$444.83	$475.96	$509.28	$544.93

(2) Volume charge based on the volume of consumption per cubic feet.

Consumption Volume	Effective with the first billing in January of the following years: (Rate Per 100 Cubic Feet)			
	2026	2027	2028	2029
0 to 1500 cubic feet	$8.57	$9.17	$9.81	$10.50
Over 1500 cubic feet	$7.39	$7.91	$8.47	$9.06

(c) Water Rates for Commercial/Industrial Customers not Within the City Limits.

(1) Commercial/Industrial Water District customers located outside of the City limits shall pay rates according to the following schedule:

A. Monthly service charge based on meter size.

Meter Size	Effective with the first billing in January of the following years: Service Charge			
	2026	2027	2028	2029
⅝"	$37.92	$40.57	$43.41	$46.45
1"	$91.04	$97.42	$104.24	$111.53
1 ½"	$191.64	$205.05	$219.41	$234.77
2"	$304.93	$326.28	$349.12	$373.56
3"	$552.88	$608.51	$651.14	$696.72

B. Volume charge based on the volume of consumption per cubic feet.

Consumption Volume	Effective with the first billing in January of the following years: (Rate Per 100 Cubic Feet)			
	2026	2027	2028	2029
0 to 1500 cubic feet	$10.28	$11.00	$11.77	$12.59
Over 1500 cubic feet	$8.90	$9.52	$10.19	$10.90

(d) *Customer Equivalents.* When the City agrees to provide service to apartment buildings, condominiums, townhouses, mobile home parks and office buildings to which water is furnished through a single meter, for the purpose of distribution to several customers, such billings shall be determined on the following bases:

(1) The amounts of each such billing shall be determined on the basis of the "customer equivalents" provided by the meter employed. Such customer equivalents shall be determined by comparing the size of the meter in cross section area with the cross-section area of the five-eighths inches meter, which is the size of meter most typically installed on a service line which serves a single-family dwelling or single professional or business office. Such relationship is as follows:

Meter Size	Customer Equivalent
⅝"	1 Customer Equivalent
1"	2.5 Customer Equivalent
1 ½"	5 Customer Equivalent
2"	8 Customer Equivalent
3"	15 Customer Equivalent
4"	40 Customer Equivalent

(2) To determine the amount of any billing for water service pursuant to such special arrangement:

A. The total consumption through the meter during the billing period will be divided by the customer equivalent for the meter included:

B. The applicable usage rates contained in this chapter will then be applied to the quotient to determine the charge per customer equivalent; and

C. Such charge per equivalent will then be multiplied by the customer equivalent for that meter, the product of such multiplication plus the customer charge producing the total bill as to that meter for that billing period.

(e) Annual *CPI Adjustment*. Effective with the January, 2030 billing, all of the water rates then in effect shall be subject to an annual cost of living increase based on Consumer Price Index, Series ID # CUURD200SA0, as published by the U.S. Department of Labor, Bureau of Labor Statistics, using the 12-month percentage change of December to December."

934.03 Sanitary sewer rates.

(a) Except as provided elsewhere in this section, sanitary sewer rates for all customers shall be as provided below.

(1) The billing period for sanitary sewer rates shall be monthly.

(2) The sanitary sewer rates to be charged shall be based on the volume of water consumption measured by meters servicing customers of the system, and the size of the water meter(s) servicing a property as follows:

Consumption Volume	Effective with the first billing in January of the following years: (Rate Per 100 Cubic Feet)			
	2026	2027	2028	2029
Per Cubic Foot	$2.21	$2.65	$3.18	$3.82

(3) Consumption charges shall be used to pay for wastewater treatment service charges billed to the City. The City Manager is authorized to increase the Tri-Cities component of the sanitary sewer rate at the same rate as the Tri-Cities North Regional Wastewater Authority increases its charge to the City.

(4) Residential customers with sanitary sewer service and no water service, and therefore no water meter shall be billed at a rate of $18.80 per month plus the monthly service charge which, for these customers, shall be at the rate of the five-eighths inches meter.

(5) Monthly service charges for sanitary sewer services shall be based on the size of the largest meter servicing a property as follows:

Meter Size	Effective with the first billing in January of the following years: Residential User Service Charge			
	2026	2027	2028	2029
5/8"	$14.10	$16.92	$20.30	$24.36
1"	$35.25	$42.30	$50.76	$60.91
1 1/2"	$70.50	$84.60	$101.52	$121.82
2"	$112.80	$135.36	$162.43	$194.92
3"	$211.50	$253.80	$304.56	$365.47
4"	$275.80	$330.96	$397.15	$476.58

Meter Size	Effective with the first billing in January of the following years: Commercial User Service Charge			
	2026	2027	2028	2029
5/8"	$14.10	$16.92	$20.30	$24.36
1"	$35.25	$42.30	$50.76	$60.91
1 1/2"	$73.46	$88.15	$105.78	$126.94
2"	$117.59	$141.11	$169.34	$203.20
3"	$220.52	$264.63	$317.55	$381.07
4"	$284.96	$341.95	$410.34	$492.41

Monthly service charges for water distribution for meter sizes not enumerated above shall be determined by the City Engineer in proportion to the rates for meter sizes listed above. The Citizens Water and Sewer Advisory Board shall hear appeals concerning service charge determinations by the City Engineer and provide a recommendation of final action to the City Council. The City Council shall make the final decision regarding any appeal concerning service charge determinations by the City Engineer.

(b) Rates for the Miami Villa Sewerage District. For any lot, parcel of land, building or premises situated within the Miami Villa plat limits of the City, having any connection with the City sanitary sewer system or otherwise discharging wastewater, either directly or indirectly, into the City sanitary sewer system, a monthly charge or rental shall be based upon the number of bedrooms or occupants of the facility, or by other means acceptable to the City Manager.

(1) The rates for residential users shall be as follows:

Number of Bedrooms	Number of Residents	Monthly Billing
1-3	1-3	$20.00
4	4	$25.00
5+	5+	$35.00

(2) The rates for commercial users shall be as follows:

A. Restaurants, bars, etc. $1.88 per seat

B. Churches and public assembly halls $0.10 per seat

C. Manufacturing plant $1.88 per employee

(3) Vacant property in the Miami Villa Sewerage District shall be billed at one-half the rate stated above for occupied property, provided notification of the vacancy is given to the City.

(c) Consistent with the provisions of Ohio R.C. 729.49, charges as established under this section shall constitute a lien upon the property served by such connection and if not paid when due shall be collected in the same manner as other municipal corporation taxes. The Clerk of Council is hereby authorized to take such actions necessary to assure that charges which are delinquent in excess of 60 days shall be placed as a lien upon the property and shall be collected in the same manner as other municipal corporation taxes, through property tax assessment.

(d) Annual *CPI Adjustment*. Effective with the January, 2030 billing, all of the sewer rates then in effect shall be subject to an annual cost of living increase based on Consumer Price Index, Series ID # CUURD200SA0, as published by the U.S. Department of Labor, Bureau of Labor Statistics, using the 12-month percentage change of December to December."

(Ord. 2011-O-1895, Passed 6-27-11; Ord. No. 2022-O-2521, § 2, 3-14-22; Ord. No. 2024-O-2626, § 1, passed 1-22-24; Ord. No. 2024-O-2638, § 3, 6-12-24)

934.04 Sewer service charges annual audit.

The sewer service charge and user rates shall be reviewed annually by the City in order to determine whether or not they are sufficient to defray the fixed charges, amortization costs, and annual cost of operation maintenance and repair (OM&R) of the sewage system. If the difference between the total annual revenue derived and the total annual cost is sufficient to justify an increase or decrease in the sewer service charge or user charges, the City will adjust the rates as required. The purpose of the annual review is also to maintain a proportional user charge.

(Ord. 2002-O-1385, Passed 8-12-02)

934.05 Sewer service charge notification.

Each user is to be notified at least annually in conjunction with a regular bill or other notice to each account, of the rate and that portion of the sewer service charge which is attributable to operation maintenance and repair (OM&R) costs of wastewater treatment services.

(Ord. 95-O-825, Passed 9-11-95)

934.06 Sewage or industrial waste surcharges.

(a) Sewage or industrial wastes above normal sewage strength, but acceptable for discharge into the sanitary sewage system shall be subject to a surcharge. The surcharge shall be determined on the basis of either or both of two constituents of water or wastes:

(1) Total suspended solids; and/or

(2) Five day biochemical oxygen demand (BOD) at 20 degrees Centigrade and as herein provided.

(b) When either or both of the total suspended solids and the biochemical oxygen demand of a water or waste accepted for admission to the system exceed the values of their constituents for normal sewage, the excess concentration in either or both, as the case may be, shall be subject to a surcharge as follows:

(1) Pounds of excess suspended solids per day multiplied by $0.0132 dollars per pound equals the suspended solids surcharge.

(2) Pounds of excess BOD per day multiplied by $0.0178 dollars per pound equals the biochemical oxygen demand surcharge.

(c) In addition to the surcharge, the user will pay the use charges as defined.

(d) The pounds of BOD per day and/or SS per day, above the concentrations previously described for normal strength sewage that are discharged to the sewerage system, shall be determined by the City or their authorized representative.

(e) In addition to a surcharge on BOD and SS, the City shall have the right to surcharge the user for the discharge of any other pollutant into the sewage system.

(Ord. 95-O-825, Passed 9-11-95)

934.07 Fees generally.

The fees established in this chapter shall be in addition to and separate from the rates established by Council for water and sanitary sewer services provided by the City.

(Ord. 95-O-812, Passed 7-10-95)

934.08 Fees applicable to water and sewer accounts.

(a)	Antenna replacement fee:	$20.00
(b)	Account activation charge:	$20.00
(c)	Construction water: (flat rate per month)	$20.00 per unit
(d)	Meter reconnection fee:	$25.00
	The reconnection fee for delinquent accounts shall be $25.00 for those customers who have not exceeded two service termination(s) over the prior 24 months else the reconnection fee shall be equal to $50.00.	
(e)	Requested meter testing:	$45.00
(f)	Anytime service is requested between a customer to the water and sanitary sewer system and the City, the customer shall be present at the agreed-upon time and meeting location no later than 20 minutes after the scheduled time without being subject to remitting the City for the personnel time that was expended, which includes the sum of the hourly wage, benefits and administrative costs. If the City is not present at the agreed-upon time and meeting location within 20 minutes of the scheduled time, the requested service shall be rendered at no cost to the customer.	

(Ord. 2011-O-1895, Passed 6-27-11)

934.09 Fees for facilities.

(a) *Water Tap-In Permit Fees.* Tap-in permit fees for water shall be determined according to the following schedule:

Tap/Meter Size	Tap-In Fee
5/8 x 3/4	$ 1,500.00
1	$2,800.00
1 ½	$4,200.00
2	$6,300.00
3	$12,500.00
4	$20,000.00
6	$40,000.00
8	$62,000.00

Tap-in fees for meter sizes not enumerated above shall be determined by the City Engineer based upon accepted engineering standards for water use, and in proportion to fees for given meter sizes. The City Manager shall hear and decide appeals concerning fee determinations by the City Engineer.

(b) *Inspection Fee.* The inspection fee for water and/or sanitary sewer shall be: Water and/or Sanitary Sewer per lineal foot: $5.00.

(c) *Connection Charges.* Concurrent with the payment of a tap-in fee to the City by an owner or consumer who hereafter taps into the water system, there shall be paid a connection charge in accordance with the provisions of this section, in addition to the required tap-in fee, if Council has designated the property as part of a district subject to a connection charge.

(1) Council may, from time to time, find and declare that the cost of the connection to any water line in designated districts of the City may also include a connection charge. The amount of such connection charge shall be established by Council for each designated district. Such connection charge shall apportion the actual cost of the installation of such water line, including labor, equipment and materials, among the several owners or consumers who may be benefited thereby.

(2) An owner or consumer who taps into the water system and is charged a connection charge, may pay the connection charge in full at the time of the tap-in or may select to pay monthly installments as part of a payment plan ("payment plan"). The City must approve all payments plans and may require the consumer to execute and deliver to the City a promissory note in the amount owed for the connection charge. In no case shall the City approve a payment plan providing for more than 120 monthly installments. The number of installments shall be selected by the consumer initially and may not be changed once approved by the City. If a payment plan is selected and approved by the City, the first installment shall be due when the tap-in permit is issued. Subsequent installments shall be due with the payment of the monthly water bill. Installments shall include:

A. Equal payments of the principal amount of the connection charge, plus interest accrued thereon at a rate determined by the City at the time of application for a tap-in permit as the City's then estimated interest rate payable by the City for the construction and operation of water mains, amortized over the number of months of installments chosen by the consumer; and

B. An administrative fee equal to five percent of the installment.

(3) A map of the City and environs shall be established and the same shall be posted in Municipal Building giving notice to all persons who may be interested in those areas and tracts of land in the City and environs which are subject to a water line connection charge.

(d) *Sanitary Sewer Lateral Permit Fee.* Sanitary sewer lateral permit fees shall be determined according to the following schedule based on the size of the water meter:

Water Meter Size	Permit Fee
5/8 x 3/4	$ 900.00
1	$1,800.00
1 1/2	$3,400.00
2	$5,500.00
3	$11,000.00
4	$17,000.00
6	$33,000.00
8	$51,000.00

Permit fees for meter sizes not enumerated above shall be determined by the City Engineer based upon accepted engineering standards for water use, and in proportion to fees for given meter sizes. The City Manager shall hear and decide appeals concerning fee determinations by the City Engineer.

(e) *TCA Capacity Fee*. A pass-through wastewater treatment capacity fee to be collected for all new development which will be remitted to the Tri-Cities North Regional Wastewater Authority (TCA) on an annual basis for all future residential, commercial, and industrial development. This additional capacity fee will be used by TCA for the payment of debt service related to the 2025-2029 plant improvement projects. The capacity fee for wastewater treatment services as outlined herein may be subject to change by the Tri Cities North Regional Wastewater Authority. In the event of said change, either in the form of increased or decreased capacity charges,

the City Manager is hereby authorized to incorporate those changes into the municipal sewage billing structure to reflect the increase or decrease in charges. This shall not be construed to grant the City Manager the authority to alter in any way the city base sewer service charge above without the formal approval of Council.

Water Meter Size	TCA Capacity Fee
5/8”	$ 2,500.00
3/4"	$ 3,750.00
1"	$ 6,250.00
1.5"	$ 12,500.00
2"	$ 20,000.00
3"	$ 60,000.00
4"	$ 105,000.00
6"	$ 227,500.00
8"	$ 400,000.00
10” or larger	$ 625,000.00

934.10 Reserved.

Editor's note(s)—Former Section 934.10, which pertained to sanitary lateral permit fee, was repealed by Ordinance 97-O-983, passed August 25, 1997.

934.11 Miscellaneous fees.

(a)	Bad check charge	$35.00
(b)	Regulations and Specifications	$25.00
(c)	Significant industrial user annual fee	$100.00
(d)	Duplicate Disconnect Notice fee	current postal rates

(Ord. 2011-O-1895, Passed 6-27-11)

934.12 Protection from bearing entire construction cost.

An individual or firm that must provide water and/or sanitary sewer improvements to properties other than those owned by the individual or firm, is eligible for protection from bearing the entire cost of construction by fees collected by the City pursuant to this section from other owners whose properties are served by the water and/or sanitary sewer improvements and seek to tap- in to such lines during the term of protection. Protection shall apply to any property which directly benefits by the installation of a sewer and/or water main and does not participate in the cost of the improvement.

To qualify, the individual or firm installing the improvement must submit a written request, along with the estimated construction costs in a form acceptable to the City prior to construction. Once construction is completed, final construction costs must be submitted to the City. The City and the individual or firm will enter into an agreement on terms and conditions acceptable to the City for a period of time not to exceed ten years. During that time, the City will collect a charge from owners of properties benefitted by such sewer and/or water main who request a tap-in permit. The total maximum protection to the original installation shall equal one-half of the actual cost of construction of the main. The amount collected shall be refunded annually, to the individual or firm bearing the expense of the installation of such main.

(Ord. 95-O-812, Passed 7-10-95)