XENIA CITY COUNCIL
MEETING AGENDA
FEBRUARY 26, 2026

LOCATION:
City Administration Building
City Council Chambers
107 E. Main Street
Xenia, OH 45385

NOTE: Regular and Special Meetings are open to the public. Executive Sessions are closed to the public. Only Regular Sessions are live streamed on the City's YouTube channel (eXplore Xenia). There is an opportunity for Audience Comments during Regular Sessions only and during Public Hearings. Please see the note under Audience Comments below.

REGULAR MEETING

- **INVOCATION** — Pastor Albert Reffitt, Victory Life Christan Center

(1) PLEDGE OF ALLEGIANCE — Councilwoman Rachel Huffman

(2) CALL TO ORDER — 6:00 p.m.

(3) ROLL CALL AND EXCUSAL OF ABSENCES — Vice President James Crawford, Councilwoman Faith Sorice, Councilwoman Rachel Huffman, Councilman Jesse Rubio, Mayor Ethan Reynolds, and President Wesley Smith

(4) APPROVAL OF MINUTES — February 12, 2026 Special Meeting
February 12, 2026 Regular Meeting

(5) SPECIAL PRESENTATION(S) — Gina McFarlane-El, Five Rivers Health Centers

(6) AUDIENCE COMMENTS — The public may also submit comments and/or questions for Council consideration by emailing the City Clerk's Office at xeniacityclerk@cityofxenia.org by 3 p.m. on 02/26/2026.

(7) OLD BUSINESS

A. ORDINANCE 2025-39
(Tabled on 12/22/2025)
(To Remain Tabled)

AMENDING SECTIONS 881.01, 881.03(a), 881.04(a)(1), 881.06(a)(3), AND 881.26(b)(2) OF THE CITY'S INCOME TAX CODE TO PROVIDE FOR THE INCREASE OF THE CITY'S MUNICIPAL INCOME TAX RATE BY TWENTY-FOUR HUNDREDTHS OF ONE PERCENT (0.24%) FOR A PERIOD OF TEN (10) YEARS, COMMENCING JANUARY 1, 2027, FOR THE PURPOSE OF PROVIDING FUNDS FOR STREET REPAIRS AND MAINTENANCE, *introduced by (former) Mayor Urschel on 12/22/2025*

B. ORDINANCE 2026-05
(Public Hearing)

ENACTING SECTION 810.07, TITLED "CITY-SPONSORED COMMUNITY EVENTS," OF THE CITY'S BUSINESS REGULATION AND TAXATION CODE AND AMENDING TABLE P8.2. OF THE CITY'S FEE SCHEDULE, *introduced by Councilman Rubio on 02/12/2026*

(8) NEW BUSINESS

A. ORDINANCE 2026-06
(Emergency)

PROVIDING APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF XENIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY (2026 ANNUAL APPROPRIATION ORDINANCE)
(City Manager)

B.	ORDINANCE 2026-07 (Introduction)	APPROVING THE SALE OF THE CITY-OWNED PROPERTY AT 714 E. MARKET STREET TO RIMO CONSTRUCTION, LLC *(City Manager)*
C.	ORDINANCE 2026-08 (Introduction)	VACATING THE ALLEY BETWEEN 968, 976, 986, 998, 1006, 1016, AND 1030 N. DETROIT STREET ON THE EAST SIDE, AND 920 N. DETROIT STREET, PARCEL M40000100040005400, PARCEL M40000100040015200, PARCEL M40000100040004600, AND 1052 N. DETROIT STREET ON THE WEST SIDE *(City Manager)*
D.	ORDINANCE 2026-09 (Introduction)	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE APPROXIMATELY 31.21 ACRES OF THE PROPERTY AT 817 UPPER BELLBROOK ROAD FROM A-1 AGRICULTURAL DISTRICT TO PUD PLANNED UNIT DEVELOPMENT, AND APPROVING A PUD CONCEPT PLAN FOR A PROPOSED 160-UNIT TOWNHOME COMMUNITY AT SAID PROPERTY *(City Manager)*
E.	ORDINANCE 2026-10 (Introduction)	CHANGING THE NAME OF THE SOUTHEAST BROOKE LANE TO CONNOR DRIVE IN THE SUMMER BROOKE SUBDIVISION, SECTION 3B, IN THE CITY OF XENIA, OHIO *(City Manager)*
F.	ORDINANCE 2026-11 (Introduction)	AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE THE PROPERTY AT 39 WEAVER STREET FROM P-1 PUBLIC AND INSTITUTIONAL DISTRICT TO B-1 CONVENIENCE BUSINESS DISTRICT *(City Manager)*
G.	RESOLUTION 2026-012	DECLARING THE NECESSITY OF IMPROVING CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2026 *(City Manager)*
H.	RESOLUTION 2026-013	ADOPTING THE 2025 GREENE COUNTY NATURAL HAZARD MITIGATION PLAN *(City Manager)*

(9) APPOINTED OFFICIALS' REPORTS

(10) COUNCIL VACANCY APPOINTMENT

(11) COUNCIL COMMENTS & REPORTS

(12) EXECUTIVE SESSION

(13) ADJOURNMENT

Published upon approval of the Council President by: Amy E. Brown, City Clerk

XENIA CITY COUNCIL
SPECIAL MEETING
FEBRUARY 12, 2026

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(1) CALL TO ORDER: President Smith called the Special Meeting to order at 5:00 p.m. in the City Administration Building, Conference and Training Room, 107 E. Main Street, Xenia.

(2) ROLL CALL: Vice President James Crawford, Councilwoman Faith Sorice, Councilwoman Rachel Huffman, Councilman Jesse Rubio, Mayor Ethan Reynolds, and President Wesley Smith.

Staff Present: City Manager Brent Merriman, Assistant City Manager Eric Henry, Finance Director Ryan Duke, Public Service Director Chris Berger, Economic Development Coordinator Steve Brodsky, and City Clerk Amy Brown.

(3) DISCUSSION: 2026 Street Program Update and Other Updates on Current Projects and Programs: Mr. Merriman stated staff was prepared to move forward with a 2026 street plan, and they had been working to incorporate all the streets that had been previously discussed with Council at the end of last year. Tonight, staff had a preliminary estimate that was in the budget as well as an engineer's estimate. One consideration that had been a sensitive issue with Council in the past was the use of dollars for concrete related work, including drive aprons, sidewalks, and ADA ramps. In order to be eligible for state and federal funds for transportation, the City had to commit to be ADA compliant which meant anytime a roadway was done anywhere in the City that required an ADA ramp, those had to be replaced. The City's policy had also been to try and maintain the integrity of sidewalks so they were consistent with the grade of the ADA ramp. The goal was not to make something accessible with ADA ramps only to have the sidewalk inaccessible because it defeated the purpose, but concrete was also very costly. One concern Council had in the past was trying to put as much money toward asphalt as possible, and trying to minimize the concrete where possible. With this year, staff was trying to divert as much as they could in the way of concrete work like driveway aprons and obviously curbs. With the curb and gutter money fee that had been implemented, quite a bit of what was in the budget this year was covered under that line item. There was a portion in the budget for this program that would need to be covered under the general capital fund to go towards some of that concrete work associated with sidewalks, either to have the ADA ramps and sidewalks meet or where there were clear tripping hazards with significant deviations in elevation. He asked Mr. Berger to attend this meeting to make sure Council was good with this before staff moved forward and to remind Council of the streets that were in the queue.

Mr. Berger clarified that King Street would not be done as part of the 2026 street program. King Street would be a part of 2027 because of the additional water main and associated work that would be done later this year, so that was being prepared as a separate bid package. There had been several discussions with Council and previous Councils about putting as much money as they could into asphalt. He reiterated the City had to do ADA ramps as part of the annual street program or any other grant funded street project. The ADA ramps had to meet federal guidelines, including a certain degree of slope. As those ramps were introduced, the sidewalk could not always be tied in to meet that slope. The concrete work affiliated with the sidewalk was predominately ADA ramps and then matching the slope with the sidewalk to meet back up with the ramps. For the 2026

street program, the budget was spread among multiple funds. Fund 221 was the municipal license fee from license tag renewals, and $425,000 was in that line item. Fund 228 was the county auto tax, which was $195,000, and those dollars could only be used for street work. Fund 361 was the general capital, which was $1,220,000. Those three combined funds totaled $1,840,000. The curb and gutter fee, which was $5.00 per month, was used predominately for the driveway aprons where those aprons met the asphalt, and $600,000 was in that fund. There were 667 dollars, which was the stormwater fund, and it totaled $125,000. That fund was used for mainly catch basin replacement, but some of those funds could be used for minor curb work. Lastly, there was another 361 fund with $90,000 for ADA ramps. The total for all the funds just mentioned in the 2026 budget was $2,655,000, and the engineer's estimate was $2,143,819. There should always be some extra dollars there for unexpected expenses such as unanticipated base repair, and that additional money meant staff would not have to come back to Council for a change order. The estimate of $2,143,819 was based upon the prices received in 2025. He announced the streets planned for the 2026 street program as follows:

- Commonwealth Drive, from Nebraska Drive to the cul-de-sac
- Jenny Marie Drive, from Sterling Green Commons Boulevard to Arkansas Drive
- Berkshire Drive, from Jenny Marie Drive to Bellbrook Avenue
- Sterling Green Commons Boulevard, from Jenny Marie Drive to Lower Bellbrook Road
- Glen Kegley Drive, from Tennessee Drive to Jenny Marie Drive
- Shannon Lane, from Greystoke Drive to the subdivision line
- Greystoke Drive, from the subdivision line at Edenbridge to the cul-de-sac
- Dundee Drive, from New Mexico Drive to Commonwealth Drive
- Arkansas Drive, from Dundee Drive to Tennessee Drive

Commonwealth Drive would be a three-inch mill and fill, and the remaining streets would be a two-inch mill and fill. He had several discussions with Mr. Merriman and Mr. Duke and understood there had been some discussions about doing assessments, etc., but they were getting to a point where the bid had to go out for this year. If the bid went out late, they would be lucky to get a bid, and if they did, the amount would be higher. It was his recommendation to Mr. Merriman and Mr. Duke to get this process started. Vice President Crawford asked how much they would be spending on those four streets. Mr. Berger noted it was more than four streets; the engineer's estimate was $2,143,819 for seven or eight streets. Vice President Crawford asked if Columbus Street was a part of that. Mr. Berger said, no. Mr. Merriman stated Columbus Street would have a big price tag because of its width and condition, and it would probably be a more comprehensive restoration. He reminded the returning Councilmembers that with the election cycle last fall, there was a plan for the streets for this year, and this was consistent with what they had discussed at that time. Mayor Reynolds asked Mr. Berger if he could email Councilmembers the list of streets. Mr. Berger said he would. President Smith said if the bid came in lower than what was budgeted, he asked if there would be time to do a couple more streets. Mr. Berger said they could. President Smith confirmed it would just be mill and fills. Mr. Berger concurred, and said there was a pattern here. All of the streets were in the Sterling Green area, because they could knock out more streets, and more streets could certainly be added. Once again, because that subdivision was newer, those streets did not need the major repairs as they would in Laynewood, for instance. There would be some streets in the Sterling Green area to add on to, and staff fully intended to do that if the money was there. Mr. Merriman said the sooner the bid was put out, the more responses they would

receive. Part of the urgency was to try and get the bid out in order to get the best bids they could early in the process. Mr. Berger said technically they were already two or three weeks behind what they normally did, but it would be bid in February with a March 4th bid opening date. Mr. Merriman confirmed the bid award would be on the agenda on the second meeting in March. Mr. Berger concurred. Mr. Merriman noted in terms of lane miles, it should be a good year because it was rather simple work, and they would see a lot of streets done. Mr. Berger confirmed he would send out a listing of the streets in an email to Councilmembers. Mr. Merriman added there would be a landing page on the website with a listing of the streets. President Smith asked if the bid package needed to go out sooner. Mr. Berger said, no. If they opened the bids on March 4th, it would work.

(4) EXECUTIVE SESSION: President Smith stated that Council needed to go into Executive Session regarding confidential business information related to requests for Economic Development Assistance per ORC §121.22(G) and Charter §13.03C.(2).

Motion by Mayor Reynolds, seconded by Councilwoman Sorice, to go into Executive Session at 5:18 p.m. to discuss confidential business information related to requests for Economic Development Assistance per ORC §121.22(G) and Charter §13.03C.(2). No discussion followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

The Council convened in Executive Session with the same members present.

(5) RECONVENE: At 6:00 p.m., President Smith reconvened the Special Meeting.

(6) ADJOURN: Motion by President Smith, seconded by Vice President Crawford, to adjourn the Special Meeting at 6:00 p.m. No discussion followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

Amy E. Brown
City Clerk

President Wesley Smith
Xenia City Council

XENIA CITY COUNCIL
REGULAR MEETING
FEBRUARY 12, 2026

REGULAR SESSION

President Smith asked everyone to stand; Vice President Crawford provided the Invocation.

(1) PLEDGE OF ALLEGIANCE: All present remained standing and recited the Pledge of Allegiance led by President Wesley Smith.

(2) CALL TO ORDER: President Smith called the Regular Session to order at 6:07 p.m. in the City Administration Building, City Council Chambers, 107 E. Main Street, Xenia.

(3) ROLL CALL: Vice President James Crawford, Councilwoman Faith Sorice, Councilwoman Rachel Huffman, Councilman Jesse Rubio, Mayor Ethan Reynolds, and President Wesley Smith.

Staff Present: City Manager Brent Merriman, Assistant City Manager Eric Henry, Finance Director Ryan Duke, Law Director Donnette Fisher, Economic Development Coordinator Steve Brodsky, Public Service Director Chris Berger, Community Development Coordinator Ryan Baker, City Clerk Amy Brown, Deputy City Clerk Michelle Johnson, Police Major Matt Miller, Fire and EMS Chief Mike Bogan, and Police Chief Chris Stutes.

(4) APPROVAL OF MINUTES: President Smith called for a motion on the minutes of the January 22, 2026, Regular Meeting.

Motion by Mayor Reynolds, seconded by Vice President Crawford, to approve the January 22, 2026, minutes of the Regular Meeting as written. President Smith entertained comments or questions. None were presented. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds
Abstain: Smith
Nays: None motion carried.

(5) SPECIAL PRESENTATION(S): Honoring Past Mayors (Mayor Ethan Reynolds)

Mayor Reynolds thanked everyone for coming tonight, and he thought it would be great to start a new tradition for all former Xenia Mayors. After discussion with President Smith and some of the Councilmembers, they decided to give Keys to the City to the former Mayors who had served the City well. The first one was former Mayor Marsha Bayless. President Smith stated he had the honor for eight years to serve with Ms. Bayless as the Mayor. She passionately served Xenia, and he did not know how she found the time to do all she did. Right now, she was helping with the schools, and she was a blessing to the community. He thanked her for her service on behalf of the City of Xenia, and he presented her with the Key to the City. Mayor Reynolds added he did not get to serve with Mayor Bayless; however, he had been a part of the community choir with her for the last three years. The best thing about her was not only did she love the town, but she loved the people. He could not think of a better person to give the Key to the City to.

Mayor Bayless thanked everyone, and she was surprised every time she saw the number of people in the audience. Her church family and friends were represented, along with her school friends as well as her family. Most of all, she always thanked God for how He used her, and she asked that He continue to use her in any way He saw fit. Her pastor was present this evening, who lived in Columbus and stayed here for this occasion, which she appreciated. Her retired school friends were also present, and she was grateful and thankful; she was enjoying her second life as a substitute principal. She thanked everyone who came out this evening—it meant the world to her. This was in memory of her mother and sister, the two most special people in the world, and she knew they were smiling down.

Mayor Reynolds asked former Mayor Sarah Mays, now a Greene County Commissioner, to come to the front. He had the privilege to serve with Mayor Mays, although for just a year. When he first moved to town, he had coffee with her because he wanted to get involved. She had been dear to him as a friend, and she was someone he could count on for advice. She had been a wonderful Mayor and a wonderful friend, and he presented her with a Key to the City. President Smith said he had the privilege of serving nine years with Mayor Mays. He met her before she was even on Council when she approached him about serving the City, and she volunteered and served on the Traffic Commission. She served there, and after a couple of years, she asked him if she was ready to make an effort to serve on Council, and he told her that she was born ready. He thanked her for all she did, not just for Xenia, but for Greene County as well. He could not thank her enough for the level of professionalism and faith that she exemplified.

Mayor Mays said she loved serving on Council as a Councilmember and then Mayor. Walking in the door tonight felt like family because it was comfortable and familiar. She loved being in Xenia, and she ran for Mayor because she was so inspired by Ms. Bayless, who she admired and respected. It was such a great opportunity to serve and she loved being a part of the Xenia community. This City was with her through some of the hardest times in her life, and not only was it a chance for her to serve the community she loved and was raising her family in, but it was a chance to be cared for by the community, which she deeply appreciated. She loved having the opportunity, just like Mayor Urschel, to pray for people. Being Mayor, people came up to talk to them, and there were many times that it gave her a chance to pray with someone and encourage them. She thanked everyone and said she was very honored; it was a pleasure to attend tonight.

Mayor Reynolds noted a Key to the City was presented to former Mayor John Saraga, as he could not be present this evening.

Mayor Reynolds then asked former Mayor Will Urschel to come forward. He served with Mayor Urschel and he ran against him and beat him by 128 votes. Later, after the election, Mayor Urschel reached out and invited him to a campout for a Bridges of Hope fundraiser. Mayor Urschel said they went to an abandoned homeless camp and spent the night to get a feeling for what it was like to not have a place to stay. Mayor Reynolds said he served with Mayor Urschel for two years, and it was a pleasure the whole time. He presented him with a Key to the City and thanked him for his service to Xenia. President Smith said he had the pleasure of serving with him for at least five or six years. He appreciated everything he had done, and there was no one more passionate for the community than Mayor Urschel. Everyone present tonight were good friends to the City of Xenia, and he could not thank everyone enough for their prayers and support because sometimes it was

not easy to make decisions, but it was for the good of the community. He thanked everyone for being there tonight, and it lifted everyone up.

Mayor Urschel thanked his fellow pastors, noting he had no plans to be a Councilmember or Mayor. He attended City Council meetings to pray before the Council meetings, and he began to stick around for the meetings. President Smith and Mayor Mays approached him about serving on Council, so he did it, and it had been a lot of fun. He had never planned to be a Mayor until Mayor Mays won her election to become a Commissioner, and someone on Council had to finish her final year. Unless someone had served as Mayor, they did not really have an appreciation for it. The Mayor was really the face of the City, and he thanked everyone. He was excited for the City, and it was a great opportunity to serve.

Applause and pictures followed.

President Smith stated there would be a short recess at 6:23 p.m., and they would start the meeting back at 6:30 p.m. Everyone was welcome to stay for the remainder of the meeting, and he apologized for starting the meeting a few minutes late today.

(6) AUDIENCE COMMENTS: President Smith explained the procedures for Audience Comments and invited those who wished to speak to come forward. Nobody came forward.

(7) OLD BUSINESS:

A. ORDINANCE 2025-39 AMENDING SECTIONS 881.01, 881.03(a), 881.04(a)(1), 881.06(a)(3), AND 881.26(b)(2) OF THE CITY'S INCOME TAX CODE TO PROVIDE FOR THE INCREASE OF THE CITY'S MUNICIPAL INCOME TAX RATE BY TWENTY-FOUR HUNDREDTHS OF ONE PERCENT (0.24%) FOR A PERIOD OF TEN (10) YEARS, COMMENCING JANUARY 1, 2027, FOR THE PURPOSE OF PROVIDING FUNDS FOR STREET REPAIRS AND MAINTENANCE, introduced by previous Mayor Will Urschel on December 22, 2025, and tabled on December 22, 2025. President Smith said this item would remain tabled. Ms. Fisher said this item was the income tax ordinance, and it would remain tabled until after the primary election in May.

B. ORDINANCE 2026-03 AMENDING SECTION 1002.07(b)(3) OF THE XENIA CITY CODE REGARDING PROVIDER MAPPING DATA, introduced by Mayor Reynolds on January 22, 2026. President Smith asked Ms. Fisher for a brief summary of this item. Ms. Fisher said in 2022, Council enacted right-of-way administration legislation. That legislation allowed the City to administer the placement and reconstruction of public utilities in the City's right-of-ways as a way to manage and know what was in a particular right-of-way within the City. One of the requirements of that program was that all public and private utilities had to register with the City, and they were required to provide mapping data. It did not have to be perfect mapping data, but the City wanted to know if pipes were on the left or the right side of the street, for example. That helped staff and other entities when construction projects were being done in the City, and it was a way to manage those right-of-ways. Since that legislation was enacted, state law had changed regarding mapping data and the security of that information. A lot of the utilities that were required to register with the City had concerns about their mapping data being made public under Ohio's public records law. There had been a change to that law and it specifically stated that private utility

mapping information submitted to the City as part of a requirement was not a public record and did not have to be released for twenty years. This change would reflect that new restriction in state law, and it gave the utilities that had to register with the City an extra layer of comfort to know the City would be following that section of state law.

President Smith opened the public hearing at 6:34 p.m. and invited those wished to speak for or against the City Code amendment for Section 1002.07(b)(3) concerning provider mapping data.

Thomas Scrivens, 725 Lexington Avenue, asked about how this would affect Call Before You Dig, or OUPS, and how it would work with regard to this new legislation. Mr. Merriman said this would assist City staff with the OUPS process, so it would help staff understand where all the utilities within the right-of-way were located. The City would be one of the entities that would provide the markings as part of the OUPS process, and it would actually enhance the ability to make ensure that if any work was being done by any other public or private provider, they would know where all the utilities were located in the right-of-way. Ms. Fisher said residents would still need to call OUPS to mark specific locations before digging.

Hearing nothing further, President Smith closed the public hearing at 6:36 p.m. and entertained a motion on Ordinance 2026-03.

Motion by Mayor Reynolds, seconded by Councilman Rubio, to adopt Ordinance 2026-03 as presented. President Smith entertained further comments or questions. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

C. ORDINANCE 2026-04 AMENDING SECTION 422.12 OF THE CITY OF XENIA'S TRAFFIC CODE REGARDING THE USE OF ELECTRIC BICYCLES ON SIDEWALKS, introduced by Councilwoman Sorice on January 22, 2026. President Smith asked Ms. Fisher for a brief summary of this item. Ms. Fisher said, as discussed at the last meeting, the state traffic code was considered a general law of the state, and the City had to follow what was in the state law, unless it was an area that the state code did not regulate or an area where the state law specifically gave the City the right to enact its own legislation. There was currently in state law a prohibition against riding electric bicycles with the motor engaged on sidewalks. The problem had been in enforcement on this and the public's understanding of the law. The way the state law was worded, most of the state traffic code were very direct prohibitions, but the way the state wrote this particular section, it said bicycles may be ridden on the sidewalk if the motor was not engaged. It was not a clear prohibition that was seen in a lot of the rest of the traffic code, and this amendment would just add that; it did not change the law, but it made the law more clear. Bicycles and electric bicycles, with the motor engaged, may not be driven upon a sidewalk. If someone wanted to drive with the motor engaged, they were welcome to do that upon the street because that was legal under the state traffic code and the City's traffic code. People may not ride on the sidewalk unless they were pedaling, and the goal was to try and clarify that. With this change, it made it easier for the officers to write tickets if they see someone do that, and it made it easier for the public to understand what they could and could not do.

Councilman Rubio said with regard to enforcing this, he asked if there would be signs and how would the public be notified. Ms. Fisher said staff talked about issuing a press release and posting on social media. Mr. Merriman concurred, and said it was the intent to post the information on the website, but they could also have discussion about posting information perhaps near the bike trails or certain high volume locations. Part of the problem might be how that would be put into a legible narrative that would catch people's attention. Councilman Rubio said he was looking ahead to the Market District. Mr. Merriman concurred, and noted they did not want people going through there, but that would be a great location to display signs. That was something they could discuss.

President Smith opened the public hearing at 6:40 p.m. and invited those wishing to speak for or against the amendment to the Traffic Code Section 422.12 concerning electric bicycles on sidewalks to come forward. No one came forward to speak. He closed the public hearing at 6:40 p.m. and entertained a motion on Ordinance 2026-04.

Motion by Councilwoman Sorice, seconded by Councilwoman Huffman, to adopt Ordinance 2026-04 as presented. President Smith entertained further comments or questions. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

(8) NEW BUSINESS:

A. Introduction of ORDINANCE 2026-05 ENACTING SECTION 810.07, TITLED "CITY-SPONSORED COMMUNITY EVENTS," OF THE CITY'S BUSINESS REGULATION AND TAXATION CODE AND AMENDING TABLE P8.2. OF THE CITY'S FEE SCHEDULE. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said the purpose of this proposed code change was to establish standards and authorities for the City to be able to manage vendors functions associated with City-sponsored special events. Previously, the City contracted with a full-profit entity to oversee these functions on the City's behalf. However, after discussion with City Council about the future of the City-sponsored special events programming, and after some staff review, staff determined that the approach to these functions should be amended. A change was necessary at this time, and this proposed new code section would provide a mechanism to offset City costs associated with the review approval and management of these community event vendor permits. The ordinance also proposed an amendment to the City's fee schedule to add a vendor fee for participation in these City-sponsored community events. Collectively, these updates would establish a vendor permit process for both food and drinks, as well as art, craft, and retail vendors that would be authorized to participate in these City-sponsored events. It would also authorize the City Manager to issue these permits, and then establish a fee schedule for the two types of permits. Staff researched the going rate for these types of permits in the region for such events. He requested the introduction of this legislation for full consideration, so it could be incorporated into the July event, which was already being planned for this year.

President Smith entertained comments or questions.

Mayor Reynolds asked if a fee was required for past events. Mr. Merriman said the way it worked before, the event coordinator was not paid, but as part of the contract, they were able to establish fees and they levied the fees. They took on the management and the administration of all those vendors, and the City was absolved of that responsibility, but there was a little less control with it. The fees that staff looked at were consistent with what the vendors were paying with the private coordinator. Mayor Reynolds confirmed it was the same price. Mr. Merriman concurred. Vice President Crawford asked about the permitting process for the current vendors. Mr. Merriman replied for the events, there was a mixture of activities in many cases, and the YMCA, AIA, or churches would not pay anything. The permit and fee structure would essentially be for any of the for-profit types, such as food or beverage trailers or some type of retail or craft. Those elements would have a fee to help offset the costs. This was a standard function that the vendors came to expect for these types of events. Mayor Reynolds asked if the vendors for food truck Friday ever had to pay a fee before. Mr. Merriman said the entity that coordinated that event was the entity that staff had signed on with previously. Again, those food trucks were paying a fee to the coordinator who was administering it. That would continue to be allowed this year under that private coordinator because staff did not want to disrupt that since it was not really an event the City wanted to take on, but it did bring value to the City. Vice President Crawford asked if this would include vendor opportunities at the Xenia Station where the bike path was located. Mr. Merriman said it could, theoretically, if the City hosted an event there. This would give his office the latitude to go through the same types of procedures. Principally, this would be used for the Red, White, and Blue Block Party and the Fireworks Festival this year, which was the only event this year, after discussion with Council last year. Since this was being memorialized in code, as special one-off or recurring events in the future, this would give staff the ability to help coordinate those functions in the same manner.

Hearing nothing further, President Smith called for the introduction of Ordinance 2026-05.

Councilman Rubio introduced ORDINANCE 2026-05 ENACTING SECTION 810.07, TITLED "CITY-SPONSORED COMMUNITY EVENTS," OF THE CITY'S BUSINESS REGULATION AND TAXATION CODE AND AMENDING TABLE P8.2. OF THE CITY'S FEE SCHEDULE.

B. RESOLUTION 2026-006 AUTHORIZING THE EXECUTION OF THE INTERGOVERNMENTAL AGREEMENT FOR THE BUSINESSFIRST! PROGRAM FOR A FIVE-YEAR TERM. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said since 2007, the City of Xenia had participated in the BusinessFirst! Greater Dayton Region Business Retention Program. The Program was designed to assist participating jurisdictions in working collaboratively to connect with the wealth-generating companies that were already present in participating communities and determine needs to support the success and growth of those businesses. This nationally-recognized Program provided the City with access to more than one hundred resource and service partners who could provide a range of timely responses and services to businesses when they had needs that might be customized for particular types of growth ventures, everything from database services to workforce training functions. The Program also established clear protocols for participating jurisdictions to follow when dealing with the expansion or relocation of a business from one community to another. Essentially what must happen for participating communities so businesses were not poached from each other, there was a process of notification and coordination to try to accommodate businesses

where they were before there was an endorsement to relocate. This was a program that had benefited the City in that respect in the past. The cost for participating in the Program was $1,500 per year, which was a minor cost given the range of assistive services that were provided for the business community. A lot of those services were detailed in Council's agenda report. He respectfully recommended this evening approval of Resolution 2026-006 to authorize an agreement for a five-year period to continue to participate in this program.

President Smith entertained comments or questions. Hearing none, he called for a motion to pass Resolution 2026-006.

Motion by Councilwoman Sorice, seconded by Councilman Crawford, to pass Resolution 2026-006 as presented. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

C. RESOLUTION 2026-007 AUTHORIZING THE EXECUTION OF AN LPA AGREEMENT WITH ODOT FOR THE S. PATTON STREET BRIDGE REPLACEMENT PROJECT. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said annually, the City facilitated a bridge inspection program for all City bridges through an effort provided by the Ohio Department of Transportation (ODOT). In 2024, ODOT notified staff that the S. Patton Street Bridge, which served as the main access point to the Xenia Industrial Park, should be considered for replacement within a five-year period due to evidence of deteriorating concrete on both the abutments and beams on the structural portions of that bridge. In response to this, staff commissioned a structural assessment from a local engineer, resulting in a report that estimated the cost for a necessary bridge restoration project to range from $2.5 and $3.0 million. This past summer, the Engineering Division successfully submitted a grant application to ODOT for the S. Patton Street Bridge Replacement Project under ODOT's Municipal Bridge Replacement Program, and this revised estimate for construction was $2,622,797.90. While ODOT's Municipal Bridge Replacement Program typically covered 80% with a 20% local match, ODOT had additionally allocated toll revenue credit funds to cover an extra 15% of total construction cost. As a result, the bridge construction costs would be split 95% covered by ODOT, 5% by local share. This corresponded to $2,491,658 covered by the state, andthe local share would be $131,139.90. The City would also be responsible for engineering design, right-of-way acquisition, and inspection services at its own expense. The City's anticipated total contribution was $784,735.90, with $470,000 allocated in 2026 for engineering design and right-of-way acquisition, and $314,735.90 reserved for construction and inspection services in 2029. As part of any ODOT funded project, execution of the local project agency or LPA agreement was a standard requirement. He presented Resolution 2026-007 seeking Council's authorization to execute this agreement and initiating staff to start on the project of getting this bridge restoration completed.

President Smith asked if there was a fallback provision if this came in over budget. Mr. Merriman thought the City would be responsible for the local amount if the bid came back higher than estimated. Ms. Fisher noted ODOT tended to estimate their bids higher. Mayor Reynolds thought that Xenia being moved to the new ODOT district would be helpful. Mr. Merriman concurred. He explained Greene County was in ODOT District 8, which was generally the Cincinnati area up to Greene County. The problem was Xenia was not really a part of the Cincinnati region; it was part

of the Dayton region. The major highways that ran through Greene County connected more systematically to Montgomery County and areas west of Xenia, which were actually in ODOT District 7. For the last few years, there had been some lobbying efforts by many local communities and local county engineers, and ODOT had looked at this. ODOT announced recently that they intended to move forward with changes to several of the districts, including moving Greene County from District 8 to District 7. Staff felt that was really good news, since they had closer relationships with the representatives at District 7. It paired better because so many of the local systems connected to Montgomery County and those communities. Mr. Berger noted when staff did the grant application, they automatically put an escalator in there because of the anticipated prices since the construction would not be until 2029. He added being in District 7 would definitely help, and it only made sense that Greene County should be in District 7. Vice President Crawford asked what the difference was between District 7 and District 8. Mr. Merriman said from a funding standpoint, all of the same programs that staff would apply to today were still available and as those applications for projects would be made, the representatives they would coordinate with for regional projects would be a different set of individuals. It made sense because I-70 ran through northern Greene County, but the balance of I-70 from Greene County to the state line was all in District 7, with one portion in District 8. For I-675, a portion in Greene County and the balance was in Montgomery County, but there were two different districts for those major roadways. The change made sense logistically, practically, and systematically for a lot of these roadways from the City of Xenia's perspective and probably most Greene County jurisdictions. For example, the City operated with most things out of the Dayton region and did not usually operate with such functions in the Cincinnati metro area.

Hearing nothing further, President Smith called for a motion to pass Resolution 2026-007.

Motion by Mayor Reynolds, seconded by Vice President Crawford, to pass Resolution 2026-007 as presented. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

D. RESOLUTION 2026-008 AUTHORIZING THE EXECUTION OF AN INCOME TAX REBATE AGREEMENT WITH AEROVIRONMENT, INC. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said there had been some previous discussion on this item and the next agenda item. As an enticement to locate in Xenia, the City maintained an income tax rebate incentive program. If authorized by the City, it allowed an eligible company a rebate of 1% of their payroll tax for up to a five-year term, and the final amount of any approved individual rebate would depend on the actual amount of City withholding. As previously discussed, staff recommended Council take action through a resolution this evening to offer such an incentive opportunity to AeroVironment, Inc., an aerospace research, development, and manufacturing company. They were considering leasing space at 1003 Bellbrook Avenue for bio-manufacturing and advanced light manufacturing operations. The company would create 200 new jobs with an annual payroll exceeding $19 million. Total investment in the project would exceed $14 million. If approved and the project moved forward, the City would still receive the balance of the income tax credit over this term, which was the remaining 1.25% of the withholding tax. As part of the agreement, the company was required to maintain employment in the City for at least ten years, with claw back provisions in the agreement that if the business fails, the City could claw

back that rebate, so the City's investment was protected. Staff believed the proposed agreement would help provide the company with funds for necessary talent attraction and allow it to expand, while continuing to grow the employment and income tax base in the City. Staff had requested some further financial details on the company's five-year payroll projections to complete the company's application for the rebate. Staff was requesting authorization to execute the agreement conditioned upon receipt of the requested payroll data. This was a really good business for the community, and he was excited to see Xenia as a finalist for this project.

President Smith entertained comments or questions.

Mayor Reynolds asked if the summary should say, "Ohio Department of Development", not "Development Services Department." Ms. Fisher said that referred to the City's department. Councilman Rubio asked if Mr. Merriman was sure the City would be a finalist. Mr. Merriman said never say never, but he felt quite confident about this one. This legislation was one of those pieces that would help put it over the top. President Smith said this was an excellent tool as an incentive. They were seeing exponential growth in the City, and these people would not only work here, but they would live here. Mr. Merriman said these jobs were high-paying and highly-skilled jobs.

Hearing nothing further, President Smith called for a motion to pass Resolution 2026-008.

Motion by Mayor Reynolds, seconded by Councilwoman Sorice, to pass Resolution 2026-008 as presented. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

E. RESOLUTION 2026-009 AUTHORIZING THE EXECUTION OF AN INCOME TAX REBATE AGREEMENT WITH AMCON DISTRIBUTING COMPANY. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said similar to the last agenda item, which had also been discussed with Council, staff recommended consideration of a resolution to offer an income tax rebate incentive for AMCON Distributing Company. AMCON was the nation's third largest convenience store distributor, by geography, and the sixth largest by annual sales in the United States. The company was considering the purchase of 635 Bellbrook Avenue for their next location to service various convenience stores within the region. The company would create seventeen new jobs with an annual payroll exceeding $750,000, and would bring stability to a building along one of the industrial corridors that had a long history of turnover. Total investment in the project would exceed $39 million. The actual amount of the rebate would depend on the final amount of City income tax withholding. The company estimated their total payroll tax would be approximately $751,320. He recommended consideration of Resolution 2026-009 to authorize this incentive. This was obviously a very different type of business, and also a very different type of job. As had been discussed with Council, these two incentive opportunities offered unique juxtaposition. The previous item had very high level, high-paying, high-skilled defense-related jobs, and these jobs were more entry level. The desire was to appeal to the whole gamut of citizens in the community from people just entering the workforce as well as inviting people to the community that had a high skill set. There should be some equal opportunity for both ends of that spectrum. There had been some good discussion with Council about the future of the income tax rebate program, and they would be spending some time later this year looking

comprehensively at all the City's incentive programs, and a broader economic development approach. They would be talking about how to perhaps make some modifications to how they approached incentives and what was necessary. Xenia was changing and growing, and a lot was happening. In some cases, they had an opportunity to be a little bit more judicious, and in other cases, they wanted to incentivize some of the local industries that continued to lag behind. He thought there was an opportunity to support this business as they would look to locate to Xenia with some entry level jobs.

President Smith entertained comments or questions.

Councilwoman Sorice said this was great. She just had breakfast Saturday with an owner of a business in town, and they were talking about how there were some great new graduates from the schools in this area. Even at the Career Center, students went to school in the morning for academics, and then they left to be trained in these entry level jobs.

Vice President Crawford noted this would also keep young people in the community, rather than them trying to find a way to get out of Xenia.

Hearing nothing further, President Smith called for a motion to pass Resolution 2026-009.

Motion by Councilwoman Huffman, seconded by Mayor Reynolds, to pass Resolution 2026-009 as presented. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

F. RESOLUTION 2026-010 AUTHORIZING THE PURCHASE OF THREE MARKED SUVS FROM KEY CHRYSLER JEEP DODGE RAM, INC., FOR THE XENIA POLICE DIVISION'S ANNUAL POLICE VEHICLE REPLACEMENT PROGRAM. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said in the capital portion of the 2026 budget, funds were dedicated for continuation of the Xenia Police Division's annual vehicle replacement program. For 2026, the Division was planning to replace three cruisers. The Police Division evaluated the purchase options for three Dodge Durango Pursuit vehicles from three sources: the Ohio Department of Administrative Services Cooperative Purchasing Program, which was $47,790 per vehicle; the Sourcewell Service Cooperative, which cost $49,264.88 per vehicle; and Key Chrysler, the local Chrysler Dodge dealership, which was $44,900 per vehicle. Given the lower pricing from the local dealer, the City could purchase the cruisers from this local business under Ohio Revised Code § 9.48(D) and § 125.04(C), which allowed the City to make a purchase from a third party instead of through a government cooperative purchasing program when that purchase could be made upon equivalent terms, conditions, and specifications but at a lower price than the cooperative purchasing programs. Purchases made under these ORC sections were also exempt from competitive bidding. Because of the cooperative purchasing nature, they wanted to keep as much business available to the local dealership as possible. He respectfully requested that Council approve Resolution 2026-010 to allow the Police Division to move forward with the cruiser replacement purchase from this local retail partner.

President Smith entertained comments or questions.

Mayor Reynolds said he was excited to see the new Dodge Durangos. President Smith noted this was a purchase, and they had leased vehicles in the past. Mr. Merriman said staff continued to look very closely for different types of vehicles, including public safety vehicles where appropriate, with regard to purchase versus lease options. There were a number of lease arrangements that were financially valuable to the City over probably a ten-year period, but the viability of those lease programs was diminishing, just because of the cost of vehicles and the lack of inventory. Staff would still pursue, where it made sense financially, but in some of these categories when they went over numbers with Finance staff, it made more sense to look at a purchase. President Smith thanked Chief Stutes for working on this. Vice President Crawford asked if these purchases included a service warranty. Mr. Merriman concurred; all the standard drive train warranties applied. He noted there would still need to be additional items fitted on the vehicles, such as decals, lighting, and radios. Staff would try to keep most of that business local as well, and the ability to not only get the vehicles at a lower price, but keeping that business locally was valuable.

Hearing nothing further, President Smith called for a motion to pass Resolution 2026-010.

Motion by Vice President Crawford, seconded by Mayor Reynolds, to pass Resolution 2026-010 as presented. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

G. RESOLUTION 2026-011 DETERMINING THE CITY OWNED PROPERTY AT 714 E. MARKET STREET IS NOT NEEDED FOR ANY MUNICIPAL PURPOSE AND AUTHORIZING THE CITY MANAGER TO USE NEGOTIATIONS OR INFORMAL COMPETITION FOR THE SALE OF SAID PROPERTY. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said staff recommended approval of this resolution to declare the City owned property at 714 E. Market Street as not needed for any municipal use and to authorize negotiations or informal competition for the potential sale of this property. This was in accordance with City Charter Section 4.01 G., so the property could be returned to private, productive use, and it would also reduce the City's overhead for any maintenance on the site. If staff was able to negotiate the sale of this property, as required by City Charter, that recommendation for the sale would return to Council for approval. He hoped to come back in the near future to recommend a sale, but this was the first step in that process.

President Smith entertained comments or questions. Hearing none, he called for a motion to pass Resolution 2026-011.

Motion by Mayor Reynolds, seconded by Councilman Rubio, to pass Resolution 2026-011 as presented. No comments followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

H. Procedural Motion to Make Council Standing Committee Assignments and Board and Commission Appointments for 2026. President Smith noted the upcoming Council

appointee had been assigned to various Committees. He tried to honor everyone's requests for their preferences, but there were so many Standing Committees and Councilmembers could only serve on three. It was hard to get everyone on the right amount of Committees without overburdening someone on too many or even not having them on enough. He asked Ms. Fisher if there were any changes that needed to be made if they could make those changes throughout the year. Ms. Fisher concurred. He noted the Standing Committees were established a few years ago to allow a subset of Councilmembers to work with staff in more detail on specific projects, policies, proposals, and initiatives prior to presentation to the entire Council. The Standing Committee meetings were scheduled as needed, and he announced the appointments as follows:

- **Economic Development Advisory Committee:** President Wes Smith, Chair; Councilman Jesse Rubio, Mayor Ethan Reynolds (Alternate: Vice President James Crawford).
- **Finance & Budget Committee:** Mayor Ethan Reynolds, Chair; Councilwoman Rachel Huffman, Vice President James Crawford (Alternate: President Wes Smith).
- **Legislative Review & Government Affairs Committee:** Councilwoman Rachel Huffman, Chair; President Wes Smith, Councilwoman Faith Sorice (Alternate: Council Appointee TBD)
- **Property Management Committee:** Vice President James Crawford, Chair; Council Appointee TBD, Councilman Jesse Rubio (Alternate: Councilwoman Rachel Huffman)
- **Public Safety Committee:** Councilman Jesse Rubio, Chair; Vice President James Crawford, Council Appointee TBD (Alternate: Councilwoman Faith Sorice)
- **Public Service & Utilities Committee:** Councilwoman Faith Sorice, Chair; Mayor Ethan Reynolds, Councilwoman Rachel Huffman (Alternate: Council Appointee TBD)

President Smith noted an alternate needed to be determined for the Miami Valley Regional Planning Commission (MVRPC), and he was told the City Manager could serve as that alternate, so he would like to appoint the City Manager as the alternate on the MVRPC. President Smith respectfully also requested the following appointments:

- **Board of Zoning Appeals Chair:** Vice President James Crawford
- **Planning & Zoning Commission Chair:** President Wes Smith
- **Xenia Public Art Commission Chair:** Councilwoman Faith Sorice
- **Recreation and Events Commission Chair:** Mayor Ethan Reynolds
- **Miami Valley Regional Planning Commission:** President Wes Smith (Alternate: City Manager Brent Merriman)
- **Greene County Regional Planning & Coordinating Commission:** Mayor Ethan Reynolds (Alternate: Councilwoman Faith Sorice)

Motion by Mayor Reynolds, seconded by Councilwoman Sorice, to approve the Chair and representative assignments noted above, as recommended by President Smith. No discussion followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

President Smith asked if anything could be done to improve the sound in the room. Mr. Merriman said they could look at that. Part of the problem was finding a way to improve sound delivery in the room without affecting the microphones for the broadcast. He would look at what options might be available, and he would come back with some recommendations. Ms. Fisher said as lip

reader herself, it would be very helpful if there was some type of closed captioning available that the audience could see on the screen. Mr. Merriman said he would speak with the IT Division to see what could be done.

(9) APPOINTED OFFICIALS' REPORTS

President Smith asked the Finance Director for his comments. Mr. Duke said he had nothing this evening, but he would be happy to answer any questions from Council. None were presented.

President Smith asked the Law Director for her comments. Ms. Fisher said she had no items this evening, and she wished everyone a Happy Valentine's Day.

President Smith asked the City Manager for his comments. Mr. Merriman reminded Council that they were still planning on March 7th for the Council Retreat. He would be working with the Council President to finalize an agenda in the next week or so. The retreat would start at approximately 8:00 or 8:30 in the morning, and it would run until about 3:00 in the afternoon. He noted that people may notice some work being done in the right-of-way on W. Main Street, and that was work being done by CenterPoint Energy. Every year, throughout their region, they did localized line restoration replacement projects. A lot of the pipeline in the system was pretty old, so this was to the City's benefit as a community since CenterPoint was upgrading their infrastructure. The downside of this meant there would be some maintenance and traffic issues as they continued that installation downtown along Main Street all the way to Detroit Street. CenterPoint was usually a good utility to work with, and in talking with them, staff was concerned that work might overlap with the July downtown event, so they had committed they would have the project done by that time, so that was why they had already begun this work. This was not the City's project, and CenterPoint had the right as well as a legal duty to make sure their infrastructure was maintained. Vice President Crawford asked if this would impact the Xenia Market District development. Mr. Merriman said he did not know for certain, but there was potential for that. CenterPoint would be responsible for any restoration of any concrete, curb, or sidewalk that they tore up. Hopefully any work the City had done in the recent past would not be torn up, but to the extent that any of the curbing that had been replaced was removed, CenterPoint would be responsible for restoring that. He reminded the public that City offices would be closed on Monday, February 16th, to public business because of President's Day. He requested an Executive Session at the end of the meeting, with no business to follow.

(10) COUNCIL COMMENTS & REPORTS:

Councilwoman Sorice said, along with Mayor Reynolds and Councilman Rubio, she attended the Team Tressel Fitness Challenge event with Lieutenant Governor, Jim Tressel. Over 1,300 schools had already signed up for this challenge, with goals for young students in schools that had to do with fitness, nutrition, and sleep. Lt. Gov. Tressel was amazing and very fit for being in his 70s, and it was a great program. This past Tuesday, she attended the Xenia Republican Women's Club meeting, and she saw Mayor Reynolds and President Smith there. It was their annual membership and tea, and it was a good presentation. Former Mayor and current Greene County Commissioner Sarah Mays was there, and she sang. It was a very nice experience that she was glad to attend.

Councilwoman Huffman had no items this evening.

Councilman Rubio stated he and Mayor Reynolds had the honor to ride with the City crews during the snow event. The crews were awesome, and he did not know exactly what it took to operate those vehicles in those conditions until now. He was impressed and proud of them, and it was a great experience.

Vice President Crawford said there was one agenda item at the Board of Zoning Appeals meeting this past Monday. The requested item was for a 7 x 12 foot expansion to an existing attachment to a garage. Based on the City Planner's evaluation and analysis, he recommended approval of the variance, and the Board approved it. He encouraged anyone who wanted to add anything to an existing building, garage, or carport to run it past the Planning and Zoning Division.

President Smith thanked Vice President Crawford for stepping in and running last month's meeting in his absence. He was almost stuck in Las Vegas while attending a conference, but because he heard about the snow storm, he changed his flight and came back a day early to get home before the snow. He thanked City staff, and he knew it was an expensive weekend. He did not think he had ever seen that much snow, and it was difficult when there was nowhere to put it. Mr. Merriman concurred, and said he knew people were frustrated when snow was pushed from the road near mailboxes and driveways, but the priority had to be getting the roadways themselves open. It was an inconvenience that everyone suffered, and he appreciated everyone's patience. He would pass along the kudos to the gentlemen who really did a great job, and they ran trucks nonstop for two and a half straight days, about 60-70 hours. Vice President Crawford saw the budgeted item, and he confirmed the estimated costs were $100,000 for that event. Mr. Merriman concurred, and noted when salt, fuel, and overtime was factored in, there were a lot of additional costs, but there was a little bit more of a margin in the budget to do a better job of getting the prep work done than what was done in prior years. They wanted to get the neighborhoods open and the main roadways cleared and safe as quickly as possible.

President Smith asked about the status of the City's salt supply. Mr. Merriman stated they had used a lot in the last event. There was not enough storage space for all of the salt that was ordered every year, so incremental orders had to be made. They did make another order, and he did not remember the amount, but they would make sure the barn was full at the end of the season so if there was additional snowfall in November or December, there would still be a sufficient amount of salt for this year. The immediate forecast looked to be a lot warmer for the next two weeks, and once they got to March, they would hopefully avoid the snow. He was a little concerned this might be a worse severe weather season because a lot of the storm tracks they had seen through the winter appeared likely to continue into the spring. They would be prepared, whatever the event might be.

Mayor Reynolds stated he also did the ride along for the snow event, and the guys were fantastic. He thanked them and said they were unsung heroes. He attended the Greene County Regional Planning and Coordinating Commission meeting. Along with Councilwoman Huffman, Councilman Rubio, and President Smith, he attended the WorkOhio launch with Lieutenant Governor Jim Tressel at Emerge Recovery Trade Initiative. He met with representatives from Kettering Health; great news was coming for Xenia, so he was excited for when they made that announcement. He met with David Cordonnier with the Dayton Development Coalition, in regard to the Priority Development and Advocacy Committee (PDAC) project request. Lieutenant Governor Tressel went to Warner Middle School, and it was an awesome event. Last night, he

attended the area Mayors and Managers meeting with President Smith and Mr. Merriman, and Secretary of State Frank LaRose presented information about what was going on at the state level. This past Saturday, he hosted a coffee and conversation with people in Xenia, and he planned to do another one with business owners next month.

Mr. Merriman noted that Nick's Restaurant hosted the Mayors and Managers event last night, and they did a fantastic job. There were so many compliments from Mayors, Managers, and others throughout the Miami Valley region. Xenia always drew a big crowd because of the good food at Nick's, and the Mayors also helped to get good speakers. He gave a shout out to Nick's for doing a great job of hosting the event, and they represented Xenia well.

(11) EXECUTIVE SESSION: President Smith said an Executive Session was needed this evening to discuss general legal advice per Charter §13.03C.(1), and asked for a motion.

Motion by Mayor Reynolds, seconded by Vice President Crawford, to go into Executive Session to discuss general legal advice per Charter §13.03C.(1), at 7:27 p.m., with no business to follow.

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

(12) ADJOURNMENT: Motion by Councilwoman Huffman, seconded by Mayor Reynolds, to adjourn the Regular Meeting at 9:03 p.m. No discussion followed. The Roll on this was the following:

Ayes: Crawford, Sorice, Huffman, Rubio, Reynolds, Smith
Nays: None motion carried.

Amy E. Brown
City Clerk

Wesley E. Smith
President, Xenia City Council

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Introduced:	February 12, 2026, by Councilman Jesse Rubio
Public Hearing & Vote:	February 26, 2026
Effective Date:	March 28, 2026

Agenda Item: **ORDINANCE 2026 – 05**
ENACTING SECTION 810.07, TITLED "CITY-SPONSORED COMMUNITY EVENTS," OF THE CITY'S BUSINESS REGULATION AND TAXATION CODE AND AMENDING TABLE P8.2. OF THE CITY'S FEE SCHEDULE

Submitted by: Karly French, Executive Assistant to the City Manager
Presented by: Brent Merriman, City Manager

Summary: This ordinance enacts Section 810.07, as a part of Part Eight – Business Regulation and Taxation Code of the Xenia City Code, to authorize the City Manager to approve City-sponsored community events and to establish associated fees to offset associated administrative and operational costs. This proposed new XCC Section will provide a mechanism to offset City costs associated with the review, approval, and management of community event vendor permits and City-provided services (e.g., fire, police, sanitation) at those events. This ordinance also proposes an amendment to the City's Fee Schedule to add vendor fees for participating in City-sponsored community events. Collectively, these updates establish a vendor permit process for both food/drink vendors and art & craft/retail vendors setting up at City-sponsored events; authorize the City Manager to issue said permits; and establish a fee schedule for the two types of permits. Overall, these changes will help the City respond more effectively to community needs while preserving transparency and fiscal responsibility.

Cover Memo Attachments: None

Budgetary Impact: The implementation of these fees is anticipated to generate revenue to offset administrative and operational costs associated with City-sponsored community events.

Vote Required for Adoption: The affirmative vote of a majority of the members of Council present at the meeting (Charter § 5.02 E.).

Recommendation: Adopt Ordinance 2026-05 to enact Section 810.07 and to amend the City's Fee Schedule to establish vendor permit fees to offset costs to the City as City-sponsored community events.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 05

ENACTING SECTION 810.07, TITLED "CITY-SPONSORED COMMUNITY EVENTS," OF THE CITY'S BUSINESS REGULATION AND TAXATION CODE AND AMENDING TABLE P8.2. OF THE CITY'S FEE SCHEDULE

WHEREAS, Chapter 810 of the City's Business Regulation and Taxation Code establishes regulations regarding carnivals, circuses, and other exhibitions for which the public must pay an admission fee;

WHEREAS, the City Manager's Office has recommended the enactment of Section 810.07 to address City-sponsored events and exhibition for which there is no admission fee to add vendor permit fees;

WHEREAS, the implementation of vendor permit fees will offset costs incurred by the City including, but not limited to, staff time, processing, inspections and compliance activities related to City-sponsored community events; and

WHEREAS, City Council finds it reasonable and necessary to establish fees to recover such administrative and operational costs,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, a majority of the members of City Council present concurring, that:

Section 1. Section 810.07, to be titled "City-Sponsored Community Events," to be added to Chapter 810, "Carnivals, Circuses and Other Exhibitions," as contained in Title Two: Business Regulation of Part Eight – Business Regulation and Taxation Code, is hereby enacted, as shown in the attached Exhibit A.

Section 2. Table P8.2 of the City's Fee Schedule, as contained in Appendix A to the City's Administrative Code, is hereby amended, as shown in the attached Exhibit B.

Section 3. Existing Table P8.2 of the City's Fee Schedule is hereby repealed.

Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 5. This Ordinance shall take effect March 28, 2026.

Introduced: February 12, 2026
Adopted: February 26, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

810.07 CITY-SPONSORED COMMUNITY EVENTS.

(a) Permit Required. No person shall participate, set up, or otherwise engage in any business activity at any City-sponsored community event without having first obtained a vendor's permit from the City Manager.

(b) Permit Application. The City Manager's Office shall prepare and maintain a vendor's permit application for all City-sponsored community events at which food or retail vendors are participating. The application shall contain, at minimum, the following:

(1) The name of the vendor;
(2) The entity number assigned to the vendor's business by the Ohio Secretary of State;
(3) The address and phone number of the vendor;
(4) A copy of the vendor's insurance, with the City named as an additional insured, in the amounts set forth by the City Manager by administrative directive.
(4) If the vendor is a Food or Drink Vendor, a copy of the vendor's food license issued by the County in which the vendor resides.

(c) Permit Fee. No permit application shall be considered unless the vendor also submits with the vendor's application the applicable permit fee, as set forth in Table P8.2 of the City's Fee Schedule, as contained in Appendix A to the City's Administrative Code. Permit fees shall be nonrefundable.

(d) Rules and Regulations. The City Manager is hereby authorized to establish, by administrative directive, any rules and regulations necessary to administer and enforce the provisions of this section or to provide for the orderly vendor permitting process for all City-sponsored community events at which vendors are participating.

(e) Permit Issuance; Revocation. A permit issued pursuant to this section shall be valid only for the City-sponsored community event for which it was issued and shall not carry over to any other event. The City Manager may, after the issuance of a permit, revoke the same if he or she finds the vendor misrepresented any material fact to secure the issuance of such permit.

(f) Definitions. For the purposes of this section, the following definitions shall apply:

(1) "Food or Drink Vendors" shall mean vendors who are selling food or drink for immediate consumption on or off the premises that does not qualify as cottage food, as the same is defined by the Ohio Revised Code.
(2) "Art & Craft or other Retail Vendors" shall mean vendors who are selling homemade goods and shall include products defined as cottage food by the Ohio Revised Code.

Table P8.2

Xenia Code Section	Chapter 810: Carnivals, Circuses & Other Exhibitions	Fee
810.03(b)	Cash bond	$1,545
810.03(c)	Carnivals, circuses and other exhibitions	$321 per day
<u>810.07(c)</u>	**<u>City-Sponsored Community Events</u>**	
	<u>Food or Drink Vendors</u>	**<u>$200</u>**
	<u>Art & Craft or Other Retail Vendors</u>	**<u>$100</u>**

(Ord. 97-08. Adopted 02/27/97; Ord. 06-62. Adopted 09/28/06; Ord. 08-32. Adopted 05/22/08; Ord. 12-09. Adopted 03/22/12; Ord. 2021-04. Adopted 02/11/21; Ord. 2023-38. Adopted 12/28/23; Em. Ord. 2024-01. Adopted 02/08/24; Ord. 2024-02. Adopted 02/22/24; Ord. 2026-05. Adopted **/**/26)

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:
Presentation & Vote: February 26, 2026, as an emergency (City Charter § 5.04)
Effective Date: February 26, 2026

Agenda Item: **ORDINANCE 2026 – 06**
PROVIDING APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF XENIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY
(2026 ANNUAL APPROPRIATION ORDINANCE)

Prepared By: Ryan Duke, Finance Director
Presented By: Brent Merriman, City Manager

Summary: According to the Ohio Uniform Tax Levy Law (ORC § 5705.38) and City Charter § 9.05A., City Council is required to adopt an Annual Appropriation Ordinance by April 1st each year if a temporary appropriation measure was adopted for the first quarter (as was done in December by Ordinance 2025-38). The purpose of the Annual Appropriation Ordinance is to set forth funding resources and necessary appropriations to ensure all core services are provided for the City's 2026 fiscal year. This action concludes a series of financial planning efforts dating back to early 2025, when discussions began with Council's Finance & Budget Committee about projects, initiatives, and programs for 2026.

In October 2025, the proposed 2026 Operating Budget and Capital Improvement Plan (CIP) were presented to Council, followed by a mandatory public comment session on November 13, 2025. As Council knows, the approved Operating Budget and CIP are used as foundations to prepare the Annual Appropriation Ordinance for the ensuing fiscal year (City Charter § 9.04D.), and do not set the actual appropriations for 2026. Therefore, the appropriations in the Annual Appropriation Ordinance differ slightly from those in the Operating Budget. Major projects and overall budget details were discussed with Council last November, with adjustments made at Council's request.

Although comprehensive, the Annual Appropriation Ordinance's funding plan and appropriations remain conservative, allowing for possible amendments if operational needs arise or change during the fiscal year. It is important to note that transfers and loans between funds can significantly inflate budget numbers beyond expected expenditures; the 2026 Annual Appropriation Ordinance currently includes over $16.9 million in fund transfers and approximately $400,000 in interfund loans.

Cover Memo Attachments: Budget Summary Sheet
(Budget Worksheets can be provided upon request)

Budgetary Impact: The appropriations as presented for all funds total $91,276,210.80. This includes positive-ending fund balances for all funds. Staff projects a key operating fund ending balance of approximately $6.5 million. This will meet the reserve requirement established in the City's Financial Management Policies and Goals.

Vote Required For Adoption: The affirmative vote of at least four (4) members of Council (Charter §5.04).

Recommendation: Adopt Ordinance 2026-06, the City's 2026 Annual Appropriation Ordinance, be adopted as an emergency, as required by City Charter and the Ohio Uniform Tax Levy Law. Per § 9.05F. and § 5.04 of the Charter, ordinances for the appropriation of money are to be done as emergencies to ensure necessary daily operations of the City's Departments and Divisions.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 06

PROVIDING APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF XENIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY (2026 ANNUAL APPROPRIATION ORDINANCE)

WHEREAS, this Council, by Ordinance 2025-38, passed on December 22, 2025, adopted a temporary appropriation ordinance for the first quarter of the 2026 fiscal year, in accordance with City Charter § 9.05A. and ORC § 5705.38, while awaiting the receipt of the Amended Official Certificate of Estimated Resources from Greene County;

WHEREAS, having received the Amended Official Certificate of Estimated Resources from Greene County, this Council must, on or before April 1st, adopt an Annual Appropriation Ordinance to make appropriations to meet current expenses and to authorize certain other expenditures for the fiscal year ending December 31, 2026, as required by City Charter § 9.05A. and ORC § 5705.38; and

WHEREAS, City Charter § 9.05F. provides that the Annual Appropriation Ordinance shall be adopted as an emergency ordinance, in accordance with § 5.04 of the City Charter,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, at least four (4) members of the City Council concurring, that:

Section 1. This Ordinance is an emergency measure necessary for the immediate preservation of the public health, safety, and welfare of the City of Xenia, Ohio. The reason for such necessity arises from the need to provide appropriations for current expenses and other expenditures, for the fiscal year ending December 31, 2026, to ensure the continued, usual, daily operation of the City government.

Section 2. To provide for current expenses and other expenditures of the City of Xenia, Ohio, for the fiscal year ending December 31, 2026, the sums and amounts contained in Exhibit A are hereby appropriated.

Section 3. The Finance Director is hereby authorized to make payments from any of the appropriations herein made, upon receiving proper claims, certificates and/or vouchers approved by the appropriate official or department head, or their respective designees, authorized by law, City Charter or this Ordinance to approve the same, or upon an ordinance or resolution of Council approving specific expenditures; provided, however, that no payments for salaries or wages shall be made except to persons employed in accordance with the ordinances of the City of Xenia and/or laws of the State of Ohio.

Section 4. In accordance with § 9.07 of the City Charter, no warrant for payment of any claim shall be issued by the Finance Director unless there is an available appropriation sufficient to cover the payment and the Finance Director is satisfied that the same is in proper form, correctly computed, and that the claim is legally due and payable. No warrant for payment of any contract for goods or services shall be issued by the Finance Director unless the contract has been executed by the City Manager and endorsed by the Law Director; provided, however that contracts for the employment of special counsel shall be executed by the Law Director. No warrant for payment of legal services of special counsel shall be issued by the Finance Director unless such special counsel has been employed by the Law Director, who is hereby authorized to employ special counsel to

handle particular legal matters for the City within the limits of the appropriation for such services made by this Council.

Section 5. The Finance Director is hereby authorized, in accordance with § 9.05G. of the City Charter, to adjust appropriations within any fund or department, so long as the adjustments made do not exceed the total appropriations authorized within any fund or department and such adjustment is not in violation of City Charter, City ordinance or state law. In addition, the Finance Director is hereby authorized to establish additional cost centers within any Fund as may from time to time be required to ensure proper accounting or by the State of Ohio.

Section 6. The Finance Director shall maintain an updated Annual Appropriation Ordinance, showing any and all supplements and amendments thereto made by Council in one document, which shall be available to the public upon request.

Section 7. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 8. Ordinance 2025-38 is hereby repealed in its entirety.

Section 9. This Ordinance shall become effective immediately and shall not stand automatically be repealed as of the sixty-first (61st) day following the date of adoption, in accordance with § 5.04 of the City Charter.

Adopted: February 26, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
GENERAL FUND (101, 198, 199, 203)			
COST CENTER 101			
1001 - GEN GOVT/LEG AFF			
PERSONNEL	$42,111.57		
OPERATING	$184,540.63	$226,652.20	
1002 - MUNICIPAL COURT			
PERSONNEL	$1,591,112.44		
OPERATING	$555,309.99	$2,146,422.43	
1003 - LAW DIRECTOR			
PERSONNEL	$186,852.67		
OPERATING	$314,183.70	$501,036.37	
1004 - CITY MANAGER			
PERSONNEL	$183,943.66		
OPERATING	$79,776.79	$263,720.45	
1005 - HUMAN RESOURCES			
PERSONNEL	$31,520.21		
OPERATING	$35,401.74	$66,921.95	
1006 - FINANCE OFFICE			
PERSONNEL	$116,412.07		
OPERATING	$166,736.49	$283,148.56	
1007 - INCOME TAX			
PERSONNEL	$7,735.74		
OPERATING	$292,379.44	$300,115.18	
1009 - MUNICIPAL BLDG & GENERAL SERVICES			
OPERATING	$239,862.24	$239,862.24	
1010 - MANAGEMENT INFORMATION SERVICES			
PERSONNEL SERVICES	$193,988.45		
OPERATING	$192.87	$194,181.32	
1011 - CITY CLERK			
PERSONNEL	$68,809.97		
OPERATING	$49,831.89	$118,641.86	
1013 - PUBLIC AFFAIRS AND CATV ADMIN			
PERSONNEL	$0.00		
OPERATING	$61,882.90	$61,882.90	

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
1017 - SUPPORT SERVICES DIVISION			
PERSONNEL	$0.00		
OPERATING	$0.00	$0.00	
1018 - MUNICIPAL ADMINISTRATIVE BUILDING			
PERSONNEL	$27,330.51		
OPERATING	$116,566.10	$143,896.61	
1020 - OTHER FACILITIES/PROPERTIES			
OPERATING	$124,335.84	$124,335.84	
1050 - CEMETERY			
OPERATING	$31,500.00	$31,500.00	
1228 - STREET LTS			
OPERATING	$325,885.95	$325,885.95	
1229 - HOMELAND SECURITY/RISK MGT.			
OPERATING	$62,257.88	$62,257.88	
1442 - GEN PARK MAINT			
PERSONNEL	$197,811.24		
OPERATING	$203,600.62	$401,411.86	
1550 - ECONOMIC DEVELOPMENT			
PERSONNEL	$120,872.86		
OPERATING	$60,264.95	$181,137.81	
1551 - NEIGHBORHOOD SERVICES			
PERSONNEL	$91,371.93		
OPERATING	$226,503.15	$317,875.08	
1552 - PLANNING			
PERSONNEL	$142,399.33		
OPERATING	$116,785.31	$259,184.64	
1553 - PROPERTY MAINT.			
PERSONNEL	$61,813.09		
OPERATING	$200,585.79	$262,398.88	
1555 - ENGINEERING			
PERSONNEL	$80,631.37		
OPERATING	$90,614.74	$171,246.11	
1556 - CONSTRUCTION INSPECTION			
PERSONNEL	$41,753.40		
OPERATING	$12,715.71	$54,469.11	
1557 - XENIA STATION			
OPERATING	$49,324.08	$49,324.08	
7001 - INTERFUND LOANS			
INTERFUND LOANS	$400,000.00	$400,000.00	
9001 - TRANSFERS	$10,855,000.00	$10,855,000.00	

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
COST CENTER 198			
1227 - BUILDING INSPECTION			
PERSONNEL	$142,453.77		
OPERATING	$545,795.85	$688,249.62	
COST CENTER 199			
1224 - DARE			
OPERATING	$6,577.10	$6,577.10	
COST CENTER 203			
1661 - RECREATION PROGRAMMING			
OPERATING	$22,052.42	$22,052.42	
1671 - SHAWNEE EVENTS			
OPERATING	$9,062.66	$9,062.66	
1673 - DOWNTOWN EVENTS			
OPERATING	$84,399.00	$84,399.00	
1674 - HOMETOWN CHRISTMAS			
OPERATING	$9,525.31	$9,525.31	
COST CENTER 999			
0000 - IMPREST CASH			
OPERATING	$0.00	$0.00	
TOTAL GENERAL FUND			$18,862,375.42
Less Encumbrances - 12/31/2025			($614,903.64)
2026 APPROPRIATION			$18,247,471.78

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
II. SPECIAL REVENUE FUNDS			
INDIGENT DRIVERS INTERLOCK & ALCOHOL MONITORING FUND (211)			
OPERATING	$14,844.50		
TOTAL INDIGENT DRIVERS INTERLOCK & ALCOHOL MONITORING FUND			$14,844.50
Less Encumbrances - 12/31/2025			($4,844.50)
2026 APPROPRIATION			$10,000.00
INDIGENT DRIVERS ALCOHOL TREATMENT FUND (212)			
OPERATING	$39,584.90		
TOTAL INDIGENT DRIVERS ALCOHOL TREATMENT FUND			$39,584.90
Less Encumbrances - 12/31/2025			($25,084.90)
2026 APPROPRIATION			$14,500.00
ALCOHOL ENFORCEMENT & EDUCATION FUND (213)			
OPERATING	$3,000.00		
TOTAL ALCOHOL ENFORCEMENT & EDUCATION FUND			$3,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$3,000.00
MUNICIPAL COURT PROBATION SERVICES FUND (214)			
PERSONNEL	$478,623.03		
OPERATING	$117,567.90		
CAPITAL	$0.00		
TOTAL MUNICIPAL COURT PROBATION SERVICES FUND			$596,190.93
Less Encumbrances - 12/31/2025			($34,466.90)
2026 APPROPRIATION			$561,724.03
STREET FUND (221,228,229)			
PERSONNEL	$1,140,570.56		
OPERATING	$779,843.25		
CAPITAL	$669,779.11		
INTERFUND LOAN	$0.00		
REFUND	$0.00		
TOTAL STREET FUND			$2,590,192.92
Less Encumbrances - 12/31/2025			($194,594.59)
2026 APPROPRIATION			$2,395,598.33
STATE ROUTE REPAIR FUND (222)			
PERSONNEL	$90,740.12		
OPERATING	$91,765.45		
TOTAL STATE ROUTE REPAIR FUND			$182,505.57
Less Encumbrances - 12/31/2025			($16,729.45)
2026 APPROPRIATION			$165,776.12

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
PROPERTY IMPROVEMENTS FUND (233, 236)			
PERSONNEL	$23,340.00		
OPERATING	$307,181.63		
CAPITAL	$0.00		
TRANSFERS	$0.00		
TOTAL PROPERTY IMPROVEMENTS FUND			$330,521.63
Less Encumbrances - 12/31/2025			($101,250.63)
2026 APPROPRIATION			$229,271.00
911 FUND (250)			
PERSONNEL	$51,427.73		
OPERATING	$85,421.75		
CAPITAL	$500,000.00		
DEBT SERVICE	$0.00		
TOTAL 911 FUND			$636,849.48
Less Encumbrances - 12/31/2025	$0.00		($13,266.75)
2026 APPROPRIATION	$0.00		$623,582.73
LAW ENFORCEMENT TRUST FUND (251)			
OPERATING	$92,663.63		
CAPITAL	$0.00		
TOTAL LAW ENFORCEMENT TRUST FUND			$92,663.63
Less Encumbrances - 12/31/2025			($1,764.48)
2026 APPROPRIATION			$90,899.15
DRUG LAW ENFORCEMENT FUND (252)			
OPERATING	$4,500.00		
TOTAL DRUG LAW ENFORCEMENT FUND			$4,500.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$4,500.00
MUNICIPAL COURT VICTIM ADVOCATE FUND (253)			
PERSONNEL	$302,039.09		
OPERATING	$39,341.10		
TOTAL MUNICIPAL COURT VICTIM ADVOCATE FUND			$341,380.19
Less Encumbrances - 12/31/2025			($6,872.57)
2026 APPROPRIATION			$334,507.62
ONE OHIO FUND (254)			
PERSONNEL	$8,785.61		
OPERATING	$36,689.54		
CAPITAL	$10,000.00		
TOTAL ONE OHIO FUND			$55,475.15
Less Encumbrances - 12/31/2025			($11,189.54)
2026 APPROPRIATION			$44,285.61

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
PUBLIC SAFETY FUND (270)			
PERSONNEL	$17,814,300.29		
OPERATING	$4,042,766.25		
CAPITAL	$44,860.00		
TOTAL PUBLIC SAFETY FUND			$21,901,926.54
Less Encumbrances - 12/31/2025			($461,608.14)
2026 APPROPRIATION			$21,440,318.40
COURT SPECIAL PROJECTS FUND (363)			
PERSONNEL	$62,027.45		
OPERATING	$743,538.09		
CAPITAL	$0.00		
TOTAL COURT SPECIAL PROJECTS FUND			$805,565.54
Less Encumbrances - 12/31/2025			($2.15)
2026 APPROPRIATION			$805,563.39
PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND (500, 501, 502, 503)			
OPERATING	$0.00		
CAPITAL	$0.00		
TOTAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND			$0.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$0.00
COMMUNITY DEVELOPMENT GRANTS FUND (601, 603)			
PERSONNEL	$0.00		
OPERATING	$31,630.67		
CAPITAL	$170,000.00		
INTERFUND LOAN	$1,700.00		
TOTAL COMMUNITY DEVELOPMENT GRANTS FUND			$203,330.67
Less Encumbrances - 12/31/2025			($28,933.67)
2026 APPROPRIATION			$174,397.00
ECONOMIC DEVELOPMENT LOAN PROGRAMS FUND (602)			
OPERATING	$200,000.00		
TOTAL ECONOMIC DEVELOPMENT LOAN PROGRAMS FUND			$200,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$200,000.00
GRAND TOTAL SPECIAL REVENUE FUNDS			$27,097,923.38

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
III. CAPITAL PROJECTS FUNDS			
CAPITAL PERMANENT IMPROVEMENTS FUND (361, 362, 364)			
OPERATING	$1,784,801.49		
CAPITAL	$11,643,701.70		
DEBT SERVICE	$812,530.67		
INTERFUND LOAN	$0.00		
TRANSFERS	$531,922.00		
TOTAL CAPITAL PERMANENT IMPROVEMENTS FUND			$14,772,955.86
Less Encumbrances - 12/31/2025			($5,465,039.85)
2026 APPROPRIATION			$9,307,916.01
GRAND TOTAL CAPITAL PROJECTS FUNDS			$9,307,916.01
IV. DEBT SERVICE FUNDS			
BOND RETIREMENT FUND (472, 473, 474)			
OPERATING	$0.00		
DEBT SERVICE	$1,211,155.00		
BOND RETIREMENT FUND			$1,211,155.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$1,211,155.00
GRAND TOTAL DEBT SERVICE FUNDS			$1,211,155.00

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
V. ENTERPRISE FUNDS			
WATER FUND (611, 664)			
PERSONNEL	$2,686,585.45		
OPERATING	$2,476,703.58		
DEBT SERVICE	$466,646.00		
CAPITAL	$3,018,098.89		
TRANSFERS	$3,310,283.00		
TOTAL WATER FUND			$11,958,316.92
Less Encumbrances - 12/31/2025			($710,689.60)
2026 APPROPRIATION			$11,247,627.32
SEWER FUND (612, 665)			
PERSONNEL	$2,907,152.72		
OPERATING	$3,224,407.44		
DEBT SERVICE	$449,958.00		
CAPITAL	$2,257,384.59		
TRANSFERS	$1,067,088.00		
TOTAL SEWER FUND			$9,905,990.75
Less Encumbrances - 12/31/2025			($811,484.30)
2026 APPROPRIATION			$9,094,506.45
SANITATION SERVICES FUND (613, 666)			
PERSONNEL	$766,074.68		
OPERATING	$3,201,296.46		
DEBT SERVICE	$0.00		
CAPITAL	$430,695.98		
TRANSFERS	$472,363.00		
TOTAL SANITATION SERVICES FUND			$4,870,430.12
Less Encumbrances - 12/31/2025			($391,686.25)
2026 APPROPRIATION			$4,478,743.87
STORMWATER FUND (614, 667, 668)			
PERSONNEL	$654,913.62		
OPERATING	$418,902.72		
DEBT SERVICE	$141,459.81		
CAPITAL	$1,833,675.34		
TRANSFERS	$600,000.00		
TOTAL STORMWATER FUND			$3,648,951.49
Less Encumbrances - 12/31/2025			($421,472.16)
2026 APPROPRIATION			$3,227,479.33
PARKING REVENUE FUND (615)			
PERSONNEL	$52,688.54		
OPERATING	$31,191.62		
INTERFUND LOAN	$0.00		
TOTAL PARKING REVENUE FUND			$83,880.16
Less Encumbrances - 12/31/2025			($2,430.16)
2026 APPROPRIATION			$81,450.00
GRAND TOTAL ENTERPRISE FUNDS			$28,129,806.97

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
VI. INTERNAL SERVICE FUNDS			
UTILITY BILLING INTERNAL SERVICE FUND (708)			
OPERATING	$421,599.80		
TOTAL UTILITY BILLING INTERNAL SERVICE FUND			$421,599.80
Less Encumbrances - 12/31/2025			($34,686.75)
2026 APPROPRIATION			$386,913.05
CITY GARAGE REVENUE FUND (709)			
PERSONNEL	$238,329.07		
OPERATING	$1,059,900.37		
CAPITAL	$0.00		
TOTAL CITY GARAGE REVENUE FUND			$1,298,229.44
Less Encumbrances - 12/31/2025			($150,293.90)
2026 APPROPRIATION			$1,147,935.54
INFORMATION TECHNOLOGY FUND (710)			
OPERATING	$2,241,514.52		
CAPITAL	$955,486.62		
DEBT SERVICE	$0.00		
TOTAL INFORMATION TECHNOLOGY FUND			$3,197,001.14
Less Encumbrances - 12/31/2025			($603,912.07)
2026 APPROPRIATION			$2,593,089.07
INSURANCE FUND (711)			
OPERATING	$3,050,558.00		
INTERFUND LOAN	$0.00		
TOTAL INSURANCE FUND			$3,050,558.00
Less Encumbrances - 12/31/2025			($16,558.00)
2026 APPROPRIATION			$3,034,000.00
GRAND TOTAL INTERNAL SERVICE FUNDS			$7,161,937.66
VII. TRUST FUNDS			
INSURANCE RESERVE FUND (901)			
OPERATING	$40,000.00		
REFUNDS	$40,000.00		
TOTAL INSURANCE RESERVE FUND			$80,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$80,000.00
UNCLAIMED FUNDS (902)			
OPERATING	$0.00		
REFUNDS	$40,000.00		
TOTAL UNCLAIMED FUNDS			$40,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$40,000.00
GRAND TOTAL TRUST FUNDS			$120,000.00

BUDGET REPORT FOR CITY OF XENIA

Calculations As Of 12/31/2026

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
101 GENERAL FUND - GENERAL								
101	GENERAL FUND - GENERAL	(1,246,652.58)	193,930.68	(467,366.73)	4,830,247.14	4,663,920.05	3,987,770.22	4,121,715.01
Fund 101 - GENERAL FUND - GENERAL:								
TOTAL ESTIMATED REVENUES		12,329,602.37	12,455,075.13	13,535,567.33	13,608,912.00	13,334,250.00	13,334,250.00	13,375,848.00
TOTAL APPROPRIATIONS		11,082,949.79	12,649,005.81	13,068,200.60	18,439,159.14	17,998,170.05	17,322,020.22	17,497,563.01
NET OF REVENUES & APPROPRIATIONS:		1,246,652.58	(193,930.68)	467,366.73	(4,830,247.14)	(4,663,920.05)	(3,987,770.22)	(4,121,715.01)
BEG. FUND BALANCE		3,824,230.51	5,070,883.09	4,876,952.41	5,070,883.09	4,876,952.41	4,876,952.41	5,344,319.14
END FUND BALANCE		5,070,883.09	4,876,952.41	5,344,319.14	240,635.95	213,032.36	889,182.19	1,222,604.13
198 GENERAL FUND - BUILDING INSPECTION								
198	GENERAL FUND - BUILDING INSPECTI	(23,669.82)	(165,903.46)	(110,421.83)	(16,598.88)	15,217.46	(77,237.75)	(23,991.23)
Fund 198 - GENERAL FUND - BUILDING INSPECTION:								
TOTAL ESTIMATED REVENUES		382,668.70	549,449.37	599,967.02	592,500.00	592,000.00	592,000.00	700,500.00
TOTAL APPROPRIATIONS		358,998.88	383,545.91	489,545.19	575,901.12	607,217.46	514,762.25	676,508.77
NET OF REVENUES & APPROPRIATIONS:		23,669.82	165,903.46	110,421.83	16,598.88	(15,217.46)	77,237.75	23,991.23
BEG. FUND BALANCE		0.00	23,669.82	189,573.28	23,669.82	189,573.28	189,573.28	299,995.11
END FUND BALANCE		23,669.82	189,573.28	299,995.11	40,268.70	174,355.82	266,811.03	323,986.34
199 GENERAL FUND - DARE								
199	GENERAL FUND - DARE	0.00	2,354.39	1,422.90	3,000.00	3,645.61	3,000.00	5,000.00
Fund 199 - GENERAL FUND - DARE:								
TOTAL ESTIMATED REVENUES		0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL APPROPRIATIONS		0.00	2,354.39	1,422.90	3,000.00	3,645.61	3,000.00	5,000.00
NET OF REVENUES & APPROPRIATIONS:		0.00	(2,354.39)	(1,422.90)	(3,000.00)	(3,645.61)	(3,000.00)	(5,000.00)
BEG. FUND BALANCE		11,742.18	11,742.18	9,387.79	11,742.18	9,387.79	9,387.79	7,964.89
END FUND BALANCE		11,742.18	9,387.79	7,964.89	8,742.18	5,742.18	6,387.79	2,964.89
203 GENERAL FUND - RECREATION								
203	GENERAL FUND - RECREATION	9,038.14	284.31	2,334.76	2,872.43	52,243.38	(30,900.00)	(56,600.00)
Fund 203 - GENERAL FUND - RECREATION:								
TOTAL ESTIMATED REVENUES		19,542.75	54,314.31	101,387.41	210,000.00	190,000.00	190,000.00	125,000.00
TOTAL APPROPRIATIONS		28,580.89	54,598.62	103,722.17	212,872.43	242,243.38	159,100.00	68,400.00
NET OF REVENUES & APPROPRIATIONS:		(9,038.14)	(284.31)	(2,334.76)	(2,872.43)	(52,243.38)	30,900.00	56,600.00
BEG. FUND BALANCE		13,079.88	4,041.74	3,757.43	4,041.74	3,757.43	3,757.43	1,422.67
END FUND BALANCE		4,041.74	3,757.43	1,422.67	1,169.31	(48,485.95)	34,657.43	58,022.67
211 INDIGENT DRIVERS INTERLOCK & ALCOHOL MON								
211	INDIGENT DRIVERS INTERLOCK & ALC	(38,613.70)	(4,609.65)	(3,127.90)	18,000.00	9,111.50	2,000.00	(1,000.00)
Fund 211 - INDIGENT DRIVERS INTERLOCK & ALCOHOL MON:								
TOTAL ESTIMATED REVENUES		47,669.20	10,498.15	10,523.90	17,000.00	8,000.00	8,000.00	11,000.00
TOTAL APPROPRIATIONS		9,055.50	5,888.50	7,396.00	35,000.00	17,111.50	10,000.00	10,000.00
NET OF REVENUES & APPROPRIATIONS:		38,613.70	4,609.65	3,127.90	(18,000.00)	(9,111.50)	(2,000.00)	1,000.00
BEG. FUND BALANCE		0.00	38,613.70	43,223.35	38,613.70	43,223.35	43,223.35	46,351.25
END FUND BALANCE		38,613.70	43,223.35	46,351.25	20,613.70	34,111.85	41,223.35	47,351.25

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
212 INDIGENT DRIVERS ALCOHOL TREATMENT FUND								
212	INDIGENT DRIVERS ALCOHOL TREATME	19,944.56	(7,794.07)	(16,233.93)	67,601.50	23,267.26	5,427.00	(7,000.00)
Fund 212 - INDIGENT DRIVERS ALCOHOL TREATMENT FUND:								
TOTAL ESTIMATED REVENUES		17,695.48	21,667.81	17,308.72	22,000.00	21,300.00	21,300.00	21,500.00
TOTAL APPROPRIATIONS		37,640.04	13,873.74	1,074.79	89,601.50	44,567.26	26,727.00	14,500.00
NET OF REVENUES & APPROPRIATIONS:		(19,944.56)	7,794.07	16,233.93	(67,601.50)	(23,267.26)	(5,427.00)	7,000.00
BEG. FUND BALANCE		137,216.21	117,271.65	125,065.72	117,271.65	125,065.72	125,065.72	141,299.65
END FUND BALANCE		117,271.65	125,065.72	141,299.65	49,670.15	101,798.46	119,638.72	148,299.65
213 ALCOHOL ENFORCEMENT AND EDUCATION FUND								
213	ALCOHOL ENFORCEMENT AND EDUCATIO	(1,413.84)	(1,325.67)	(1,360.83)	2,700.00	1,550.00	1,550.00	550.00
Fund 213 - ALCOHOL ENFORCEMENT AND EDUCATION FUND:								
TOTAL ESTIMATED REVENUES		1,413.84	1,325.67	1,360.83	300.00	1,450.00	1,450.00	2,450.00
TOTAL APPROPRIATIONS		0.00	0.00	0.00	3,000.00	3,000.00	3,000.00	3,000.00
NET OF REVENUES & APPROPRIATIONS:		1,413.84	1,325.67	1,360.83	(2,700.00)	(1,550.00)	(1,550.00)	(550.00)
BEG. FUND BALANCE		15,478.10	16,891.94	18,217.61	16,891.94	18,217.61	18,217.61	19,578.44
END FUND BALANCE		16,891.94	18,217.61	19,578.44	14,191.94	16,667.61	16,667.61	19,028.44
214 MUNICIPAL COURT PROBATION SERVICES FUND								
214	MUNICIPAL COURT PROBATION SERVIC	(14,316.23)	(7,936.95)	18,567.53	35,369.65	39,489.43	(34,401.27)	(95,475.97)
Fund 214 - MUNICIPAL COURT PROBATION SERVICES FUND:								
TOTAL ESTIMATED REVENUES		480,853.66	550,796.94	507,232.41	625,450.00	652,200.00	652,200.00	657,200.00
TOTAL APPROPRIATIONS		466,537.43	542,859.99	525,799.94	660,819.65	691,689.43	617,798.73	561,724.03
NET OF REVENUES & APPROPRIATIONS:		14,316.23	7,936.95	(18,567.53)	(35,369.65)	(39,489.43)	34,401.27	95,475.97
BEG. FUND BALANCE		21,069.80	35,386.03	43,322.98	35,386.03	43,322.98	43,322.98	24,755.45
END FUND BALANCE		35,386.03	43,322.98	24,755.45	16.38	3,833.55	77,724.25	120,231.42
215 COURT COMPUTERIZATION FUND								
215	COURT COMPUTERIZATION FUND	0.00	0.00	12,605.60	0.00	0.00	0.00	8,100.00
Fund 215 - COURT COMPUTERIZATION FUND:								
TOTAL ESTIMATED REVENUES		0.00	0.00	12,605.60	0.00	0.00	0.00	8,100.00
TOTAL APPROPRIATIONS								
NET OF REVENUES & APPROPRIATIONS:		0.00	0.00	12,605.60	0.00	0.00	0.00	8,100.00
BEG. FUND BALANCE		0.00	0.00	0.00	0.00	0.00	0.00	12,605.60
END FUND BALANCE		0.00	0.00	12,605.60	0.00	0.00	0.00	20,705.60
216 CLERK COMPUTERIZATION FUND								
216	CLERK COMPUTERIZATION FUND	0.00	0.00	42,570.62	0.00	0.00	0.00	30,000.00
Fund 216 - CLERK COMPUTERIZATION FUND:								
TOTAL ESTIMATED REVENUES		0.00	0.00	42,570.62	0.00	0.00	0.00	30,000.00
TOTAL APPROPRIATIONS								
NET OF REVENUES & APPROPRIATIONS:		0.00	0.00	42,570.62	0.00	0.00	0.00	30,000.00
BEG. FUND BALANCE		0.00	0.00	0.00	0.00	0.00	0.00	42,570.62
END FUND BALANCE		0.00	0.00	42,570.62	0.00	0.00	0.00	72,570.62

BUDGET REPORT FOR CITY OF XENIA

Calculations As Of 12/31/2026

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
221 STREET FUND - STATE GAS TAX								
221	STREET FUND - STATE GAS TAX	71,918.68	114,661.21	(118,173.59)	276,867.95	161,537.63	(12,222.20)	120,598.33
Fund 221 - STREET FUND - STATE GAS TAX:								
TOTAL ESTIMATED REVENUES		1,481,509.12	1,483,446.80	1,715,626.78	1,851,000.00	1,869,000.00	1,869,000.00	2,080,000.00
TOTAL APPROPRIATIONS		1,553,427.80	1,598,108.01	1,597,453.19	2,127,867.95	2,030,537.63	1,856,777.80	2,200,598.33
NET OF REVENUES & APPROPRIATIONS:		(71,918.68)	(114,661.21)	118,173.59	(276,867.95)	(161,537.63)	12,222.20	(120,598.33)
BEG. FUND BALANCE		355,772.87	283,854.19	169,192.98	283,854.19	169,192.98	169,192.98	287,366.57
END FUND BALANCE		283,854.19	169,192.98	287,366.57	6,986.24	7,655.35	181,415.18	166,768.24
222 STATE ROUTE REPAIR FUND								
222	STATE ROUTE REPAIR FUND	(61,006.28)	(63,585.71)	(37,544.28)	71,568.71	43,881.56	(16,813.72)	30,776.12
Fund 222 - STATE ROUTE REPAIR FUND:								
TOTAL ESTIMATED REVENUES		128,691.65	142,512.69	134,017.85	111,000.00	139,000.00	139,000.00	135,000.00
TOTAL APPROPRIATIONS		67,685.37	78,926.98	96,473.57	182,568.71	182,881.56	122,186.28	165,776.12
NET OF REVENUES & APPROPRIATIONS:		61,006.28	63,585.71	37,544.28	(71,568.71)	(43,881.56)	16,813.72	(30,776.12)
BEG. FUND BALANCE		433,132.98	494,139.26	557,724.97	494,139.26	557,724.97	557,724.97	595,269.25
END FUND BALANCE		494,139.26	557,724.97	595,269.25	422,570.55	513,843.41	574,538.69	564,493.13
228 STREET FUND - MUN VEHICLE LICENSE TAX								
228	STREET FUND - MUN VEHICLE LICENS	(63,865.67)	(188,307.41)	850.03	(187,389.73)	43,500.00	43,500.00	14,000.00
Fund 228 - STREET FUND - MUN VEHICLE LICENSE TAX:								
TOTAL ESTIMATED REVENUES		184,133.28	188,307.41	191,864.51	196,800.00	185,500.00	185,500.00	181,000.00
TOTAL APPROPRIATIONS		120,267.61	0.00	192,714.54	9,410.27	229,000.00	229,000.00	195,000.00
NET OF REVENUES & APPROPRIATIONS:		63,865.67	188,307.41	(850.03)	187,389.73	(43,500.00)	(43,500.00)	(14,000.00)
BEG. FUND BALANCE		66,937.01	130,802.68	319,110.09	130,802.68	319,110.09	319,110.09	318,260.06
END FUND BALANCE		130,802.68	319,110.09	318,260.06	318,192.41	275,610.09	275,610.09	304,260.06
229 STREET FUND - COUNTY VEHICLE LICENSE TAX								
229	STREET FUND - COUNTY VEHICLE LIC	(178.56)	29,342.05	(31,353.79)	(600.00)	72,908.40	(20,600.00)	(500.00)
Fund 229 - STREET FUND - COUNTY VEHICLE LICENSE TAX:								
TOTAL ESTIMATED REVENUES		620,178.56	73,849.64	104,553.79	658,600.00	20,600.00	20,600.00	500.00
TOTAL APPROPRIATIONS		620,000.00	103,191.69	73,200.00	658,000.00	93,508.40	0.00	0.00
NET OF REVENUES & APPROPRIATIONS:		178.56	(29,342.05)	31,353.79	600.00	(72,908.40)	20,600.00	500.00
BEG. FUND BALANCE		29,179.48	29,358.04	15.99	29,358.04	15.99	15.99	31,369.78
END FUND BALANCE		29,358.04	15.99	31,369.78	29,958.04	(72,892.41)	20,615.99	31,869.78
233 PROPERTY IMPROVEMENTS FUND - XTS LEASE								
233	PROPERTY IMPROVEMENTS FUND - XTS	64,770.53	17,152.01	(16,373.80)	77,618.85	2,190.83	(2,164.00)	(2,134.00)
Fund 233 - PROPERTY IMPROVEMENTS FUND - XTS LEASE:								
TOTAL ESTIMATED REVENUES		35,162.50	32,965.00	32,965.00	31,150.00	31,150.00	31,150.00	31,150.00
TOTAL APPROPRIATIONS		99,933.03	50,117.01	16,591.20	108,768.85	33,340.83	28,986.00	29,016.00
NET OF REVENUES & APPROPRIATIONS:		(64,770.53)	(17,152.01)	16,373.80	(77,618.85)	(2,190.83)	2,164.00	2,134.00
BEG. FUND BALANCE		203,712.25	138,941.72	121,789.71	138,941.72	121,789.71	121,789.71	138,163.51
END FUND BALANCE		138,941.72	121,789.71	138,163.51	61,322.87	119,598.88	123,953.71	140,297.51

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
236 PROPERTY IMPROVEMENTS FUND - XTS DEVELOP								
236	PROPERTY IMPROVEMENTS FUND - XTS	17,571.22	269,450.99	(3,665.22)	192,254.77	(39,487.12)	(245,500.00)	(236,545.00)
Fund 236 - PROPERTY IMPROVEMENTS FUND - XTS DEVELOP:								
TOTAL ESTIMATED REVENUES		489,600.11	308,686.73	347,160.31	1,170,800.00	636,800.00	636,800.00	436,800.00
TOTAL APPROPRIATIONS		507,171.33	578,137.72	343,495.09	1,363,054.77	597,312.88	391,300.00	200,255.00
NET OF REVENUES & APPROPRIATIONS:		(17,571.22)	(269,450.99)	3,665.22	(192,254.77)	39,487.12	245,500.00	236,545.00
BEG. FUND BALANCE		288,792.12	271,220.90	1,769.91	271,220.90	1,769.91	1,769.91	5,435.13
END FUND BALANCE		271,220.90	1,769.91	5,435.13	78,966.13	41,257.03	247,269.91	241,980.13
250 911 FUND								
250	911 FUND	(129,198.85)	(120,085.26)	(104,034.62)	10,897.65	(86,430.21)	(101,411.16)	428,582.73
Fund 250 - 911 FUND:								
TOTAL ESTIMATED REVENUES		212,135.85	216,924.36	189,370.77	204,000.00	231,000.00	231,000.00	195,000.00
TOTAL APPROPRIATIONS		82,937.00	96,839.10	85,336.15	214,897.65	144,569.79	129,588.84	623,582.73
NET OF REVENUES & APPROPRIATIONS:		129,198.85	120,085.26	104,034.62	(10,897.65)	86,430.21	101,411.16	(428,582.73)
BEG. FUND BALANCE		544,998.49	674,197.34	794,282.60	674,197.34	794,282.60	794,282.60	898,317.22
END FUND BALANCE		674,197.34	794,282.60	898,317.22	663,299.69	880,712.81	895,693.76	469,734.49
251 LAW ENFORCEMENT TRUST FUND								
251	LAW ENFORCEMENT TRUST FUND	(78,853.58)	95,051.09	(7,696.93)	106,046.30	(5,755.00)	(5,755.00)	59,899.15
Fund 251 - LAW ENFORCEMENT TRUST FUND:								
TOTAL ESTIMATED REVENUES		115,052.10	29,183.82	36,085.29	36,500.00	44,800.00	44,800.00	31,000.00
TOTAL APPROPRIATIONS		36,198.52	124,234.91	28,388.36	142,546.30	39,045.00	39,045.00	90,899.15
NET OF REVENUES & APPROPRIATIONS:		78,853.58	(95,051.09)	7,696.93	(106,046.30)	5,755.00	5,755.00	(59,899.15)
BEG. FUND BALANCE		215,454.99	294,308.57	199,257.48	294,308.57	199,257.48	199,257.48	206,954.41
END FUND BALANCE		294,308.57	199,257.48	206,954.41	188,262.27	205,012.48	205,012.48	147,055.26
252 DRUG LAW ENFORCEMENT FUND								
252	DRUG LAW ENFORCEMENT FUND	(1,793.76)	(11,281.60)	(1,756.51)	550.00	2,400.00	2,400.00	(1,700.00)
Fund 252 - DRUG LAW ENFORCEMENT FUND:								
TOTAL ESTIMATED REVENUES		2,388.76	11,281.60	1,756.51	2,450.00	2,100.00	2,100.00	6,200.00
TOTAL APPROPRIATIONS		595.00	0.00	0.00	3,000.00	4,500.00	4,500.00	4,500.00
NET OF REVENUES & APPROPRIATIONS:		1,793.76	11,281.60	1,756.51	(550.00)	(2,400.00)	(2,400.00)	1,700.00
BEG. FUND BALANCE		36,859.72	38,653.48	49,935.08	38,653.48	49,935.08	49,935.08	51,691.59
END FUND BALANCE		38,653.48	49,935.08	51,691.59	38,103.48	47,535.08	47,535.08	53,391.59
253 MUNICIPAL COURT VICTIM ADVOCATE FUND								
253	MUNICIPAL COURT VICTIM ADVOCATE	(23,268.01)	24,729.66	(5,489.87)	12,381.13	3,650.04	(1,870.71)	(685.38)
Fund 253 - MUNICIPAL COURT VICTIM ADVOCATE FUND:								
TOTAL ESTIMATED REVENUES		304,289.83	268,852.93	310,521.96	305,593.00	320,193.00	320,193.00	335,193.00
TOTAL APPROPRIATIONS		281,021.82	293,582.59	305,032.09	317,974.13	323,843.04	318,322.29	334,507.62
NET OF REVENUES & APPROPRIATIONS:		23,268.01	(24,729.66)	5,489.87	(12,381.13)	(3,650.04)	1,870.71	685.38
BEG. FUND BALANCE		7,932.47	31,200.48	6,470.82	31,200.48	6,470.82	6,470.82	11,960.69
END FUND BALANCE		31,200.48	6,470.82	11,960.69	18,819.35	2,820.78	8,341.53	12,646.07

BUDGET REPORT FOR CITY OF XENIA

Calculations As Of 12/31/2026

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
254 ONE OHIO FUND								
254	ONE OHIO FUND	(30,270.36)	(82,410.31)	(52,771.94)	3,714.51	(2,073.52)	(6,500.00)	(15,714.39)
Fund 254 - ONE OHIO FUND:								
TOTAL ESTIMATED REVENUES		49,172.80	101,599.83	60,159.54	30,000.00	30,000.00	30,000.00	60,000.00
TOTAL APPROPRIATIONS		18,902.44	19,189.52	7,387.60	33,714.51	27,926.48	23,500.00	44,285.61
NET OF REVENUES & APPROPRIATIONS:		30,270.36	82,410.31	52,771.94	(3,714.51)	2,073.52	6,500.00	15,714.39
BEG. FUND BALANCE		10,961.88	41,232.24	123,642.55	41,232.24	123,642.55	123,642.55	176,414.49
END FUND BALANCE		41,232.24	123,642.55	176,414.49	37,517.73	125,716.07	130,142.55	192,128.88
270 PUBLIC SAFETY FUND								
270	PUBLIC SAFETY FUND	567,930.88	45,301.75	60,015.52	291,823.37	407,388.42	(355,800.03)	(164,371.60)
Fund 270 - PUBLIC SAFETY FUND:								
TOTAL ESTIMATED REVENUES		16,502,872.47	17,852,046.91	19,020,678.41	20,042,797.65	20,538,490.40	20,538,490.40	21,604,690.00
TOTAL APPROPRIATIONS		17,070,803.35	17,897,348.66	19,080,693.93	20,334,621.02	20,945,878.82	20,182,690.37	21,440,318.40
NET OF REVENUES & APPROPRIATIONS:		(567,930.88)	(45,301.75)	(60,015.52)	(291,823.37)	(407,388.42)	355,800.03	164,371.60
BEG. FUND BALANCE		1,046,307.93	478,377.05	433,075.30	478,377.05	433,075.30	433,075.30	373,059.78
END FUND BALANCE		478,377.05	433,075.30	373,059.78	186,553.68	25,686.88	788,875.33	537,431.38
361 CAPITAL PERMANENT IMPROVEMENTS FUND								
361	CAPITAL PERMANENT IMPROVEMENTS F	859,803.94	(8,717,043.34)	4,724,547.59	3,139,200.32	12,214,555.87	558,873.71	738,777.07
Fund 361 - CAPITAL PERMANENT IMPROVEMENTS FUND:								
TOTAL ESTIMATED REVENUES		2,737,483.59	13,637,918.67	3,817,983.02	15,401,738.48	3,512,156.70	3,512,156.70	3,933,616.00
TOTAL APPROPRIATIONS		3,597,287.53	4,920,875.33	8,542,530.61	18,540,938.80	15,726,712.57	4,071,030.41	4,672,393.07
NET OF REVENUES & APPROPRIATIONS:		(859,803.94)	8,717,043.34	(4,724,547.59)	(3,139,200.32)	(12,214,555.87)	(558,873.71)	(738,777.07)
BEG. FUND BALANCE		4,043,360.97	3,183,557.03	11,900,600.37	3,183,557.03	11,900,600.37	11,900,600.37	7,176,052.78
END FUND BALANCE		3,183,557.03	11,900,600.37	7,176,052.78	44,356.71	(313,955.50)	11,341,726.66	6,437,275.71
362 ISSUE II IMPROVEMENTS FUND								
362	ISSUE II IMPROVEMENTS FUND	0.00	(389.82)	(1,975.78)	0.00	1,306.82	(72,227.00)	(44,564.47)
Fund 362 - ISSUE II IMPROVEMENTS FUND:								
TOTAL ESTIMATED REVENUES		0.00	300,000.00	1,071,978.46	1,255,051.00	1,487,861.00	1,487,861.00	44,564.47
TOTAL APPROPRIATIONS		0.00	299,610.18	1,070,002.68	1,255,051.00	1,489,167.82	1,415,634.00	0.00
NET OF REVENUES & APPROPRIATIONS:		0.00	389.82	1,975.78	0.00	(1,306.82)	72,227.00	44,564.47
BEG. FUND BALANCE		917.89	917.89	1,307.71	917.89	1,307.71	1,307.71	3,283.49
END FUND BALANCE		917.89	1,307.71	3,283.49	917.89	0.89	73,534.71	47,847.96
363 COURT SPECIAL PROJECTS FUND								
363	COURT SPECIAL PROJECTS FUND	(38,975.32)	202,627.43	(233,117.89)	295,367.66	116,821.17	104,709.13	320,563.39
Fund 363 - COURT SPECIAL PROJECTS FUND:								
TOTAL ESTIMATED REVENUES		88,603.24	105,248.03	298,431.84	79,600.00	486,500.00	486,500.00	485,000.00
TOTAL APPROPRIATIONS		49,627.92	307,875.46	65,313.95	374,967.66	603,321.17	591,209.13	805,563.39
NET OF REVENUES & APPROPRIATIONS:		38,975.32	(202,627.43)	233,117.89	(295,367.66)	(116,821.17)	(104,709.13)	(320,563.39)
BEG. FUND BALANCE		452,560.88	491,536.20	288,908.77	491,536.20	288,908.77	288,908.77	522,026.66
END FUND BALANCE		491,536.20	288,908.77	522,026.66	196,168.54	172,087.60	184,199.64	201,463.27

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
364 PUBLIC SAFETY PERMANENT IMPROVEMENT FUND								
364	PUBLIC SAFETY PERMANENT IMPROVEM	399,981.26	(900,166.15)	674,211.66	582,503.97	1,643,798.92	215,384.92	311,823.79
Fund 364 - PUBLIC SAFETY PERMANENT IMPROVEMENT FUND:								
TOTAL ESTIMATED REVENUES		1,354,933.33	1,886,879.97	889,952.00	3,309,446.00	2,328,000.00	2,328,000.00	4,323,699.15
TOTAL APPROPRIATIONS		1,754,914.59	986,713.82	1,564,163.66	3,891,949.97	3,971,798.92	2,543,384.92	4,635,522.94
NET OF REVENUES & APPROPRIATIONS:		(399,981.26)	900,166.15	(674,211.66)	(582,503.97)	(1,643,798.92)	(215,384.92)	(311,823.79)
BEG. FUND BALANCE		1,151,514.04	751,532.78	1,651,698.93	751,532.78	1,651,698.93	1,651,698.93	977,487.27
END FUND BALANCE		751,532.78	1,651,698.93	977,487.27	169,028.81	7,900.01	1,436,314.01	665,663.48
472 BOND RETIREMENT FUND - ADMIN BLDG 2015								
472	BOND RETIREMENT FUND - ADMIN BLD	(4,425.38)	(5,791.11)	(5,265.40)	(295.00)	(5,501.00)	(5,501.00)	(6,001.00)
Fund 472 - BOND RETIREMENT FUND - ADMIN BLDG 2015:								
TOTAL ESTIMATED REVENUES		520,775.38	522,991.11	458,015.40	517,501.00	458,252.00	458,252.00	455,952.00
TOTAL APPROPRIATIONS		516,350.00	517,200.00	452,750.00	517,206.00	452,751.00	452,751.00	449,951.00
NET OF REVENUES & APPROPRIATIONS:		4,425.38	5,791.11	5,265.40	295.00	5,501.00	5,501.00	6,001.00
BEG. FUND BALANCE		16,036.62	20,462.00	26,253.11	20,462.00	26,253.11	26,253.11	31,518.51
END FUND BALANCE		20,462.00	26,253.11	31,518.51	20,757.00	31,754.11	31,754.11	37,519.51
473 BOND RETIREMENT FUND - XTS 2021								
473	BOND RETIREMENT FUND - XTS 2021	(4,179.45)	(1,544.48)	(220.71)	13,431.00	50,000.00	0.00	0.00
Fund 473 - BOND RETIREMENT FUND - XTS 2021:								
TOTAL ESTIMATED REVENUES		173,489.00	2,992,975.04	2,953,792.93	2,978,000.00	2,980,000.00	2,980,000.00	241,704.00
TOTAL APPROPRIATIONS		169,309.55	2,991,430.56	2,953,572.22	2,991,431.00	3,030,000.00	2,980,000.00	241,704.00
NET OF REVENUES & APPROPRIATIONS:		4,179.45	1,544.48	220.71	(13,431.00)	(50,000.00)	0.00	0.00
BEG. FUND BALANCE		5,309.00	9,488.45	11,032.93	9,488.45	11,032.93	11,032.93	11,253.64
END FUND BALANCE		9,488.45	11,032.93	11,253.64	(3,942.55)	(38,967.07)	11,032.93	11,253.64
474 URBAN RENEWAL DEBT RETIREMENT FUND								
474	URBAN RENEWAL DEBT RETIREMENT FU	0.00	(1,295,863.89)	516,613.88	0.00	516,614.00	516,614.00	519,500.00
Fund 474 - URBAN RENEWAL DEBT RETIREMENT FUND:								
TOTAL ESTIMATED REVENUES		0.00	1,295,863.89	0.00	0.00	0.00	0.00	0.00
TOTAL APPROPRIATIONS		0.00	0.00	516,613.88	0.00	516,614.00	516,614.00	519,500.00
NET OF REVENUES & APPROPRIATIONS:		0.00	1,295,863.89	(516,613.88)	0.00	(516,614.00)	(516,614.00)	(519,500.00)
BEG. FUND BALANCE		0.00	0.00	1,295,863.89	0.00	1,295,863.89	1,295,863.89	779,250.01
END FUND BALANCE		0.00	1,295,863.89	779,250.01	0.00	779,249.89	779,249.89	259,750.01
601 COMMUNITY DEVELOPMENT GRANTS - REVOLVING								
601	COMMUNITY DEVELOPMENT GRANTS - R	(257.93)	10,449.25	607.29	9,825.00	15.00	0.00	(603.00)
Fund 601 - COMMUNITY DEVELOPMENT GRANTS - REVOLVING:								
TOTAL ESTIMATED REVENUES		257.93	149,535.75	1,696.42	150,175.00	150,000.00	150,000.00	150,000.00
TOTAL APPROPRIATIONS		0.00	159,985.00	2,303.71	160,000.00	150,015.00	150,000.00	149,397.00
NET OF REVENUES & APPROPRIATIONS:		257.93	(10,449.25)	(607.29)	(9,825.00)	(15.00)	0.00	603.00
BEG. FUND BALANCE		10,895.66	11,153.59	704.34	11,153.59	704.34	704.34	97.05
END FUND BALANCE		11,153.59	704.34	97.05	1,328.59	689.34	704.34	700.05

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
602 ECONOMIC DEVELOPMENT LOAN PROGRAMS FUND								
602	ECONOMIC DEVELOPMENT LOAN PROGRA	(39,787.10)	69,793.62	(32,489.51)	328,500.00	69,500.00	69,500.00	172,000.00
Fund 602 - ECONOMIC DEVELOPMENT LOAN PROGRAMS FUND:								
TOTAL ESTIMATED REVENUES		79,787.10	130,206.38	32,489.51	71,500.00	80,500.00	80,500.00	28,000.00
TOTAL APPROPRIATIONS		40,000.00	200,000.00	0.00	400,000.00	150,000.00	150,000.00	200,000.00
NET OF REVENUES & APPROPRIATIONS:		39,787.10	(69,793.62)	32,489.51	(328,500.00)	(69,500.00)	(69,500.00)	(172,000.00)
BEG. FUND BALANCE		378,354.60	418,141.70	348,348.08	418,141.70	348,348.08	348,348.08	380,837.59
END FUND BALANCE		418,141.70	348,348.08	380,837.59	89,641.70	278,848.08	278,848.08	208,837.59
603 COMMUNITY DEVELOPMENT GRANTS - HOUSING								
603	COMMUNITY DEVELOPMENT GRANTS - H	(6,862.09)	60,045.28	(26,751.26)	66,829.00	(11,500.00)	(11,500.00)	24,200.00
Fund 603 - COMMUNITY DEVELOPMENT GRANTS - HOUSING:								
TOTAL ESTIMATED REVENUES		401,039.16	12,242.14	43,551.26	11,700.00	54,537.38	11,500.00	800.00
TOTAL APPROPRIATIONS		394,177.07	72,287.42	16,800.00	78,529.00	43,037.38	0.00	25,000.00
NET OF REVENUES & APPROPRIATIONS:		6,862.09	(60,045.28)	26,751.26	(66,829.00)	11,500.00	11,500.00	(24,200.00)
BEG. FUND BALANCE		80,380.09	87,242.18	27,196.90	87,242.18	27,196.90	27,196.90	53,948.16
END FUND BALANCE		87,242.18	27,196.90	53,948.16	20,413.18	38,696.90	38,696.90	29,748.16
611 WATER FUND - OPERATIONS								
611	WATER FUND - OPERATIONS	280,146.95	(419,459.82)	2,562,410.12	2,356,183.67	3,143,708.61	2,951,568.69	1,004,784.61
Fund 611 - WATER FUND - OPERATIONS:								
TOTAL ESTIMATED REVENUES		3,638,186.84	4,556,360.52	4,478,220.21	5,529,700.00	5,075,907.00	4,916,700.00	6,865,000.00
TOTAL APPROPRIATIONS		3,918,333.79	4,136,900.70	7,040,630.33	7,885,883.67	8,219,615.61	7,868,268.69	7,869,784.61
NET OF REVENUES & APPROPRIATIONS:		(280,146.95)	419,459.82	(2,562,410.12)	(2,356,183.67)	(3,143,708.61)	(2,951,568.69)	(1,004,784.61)
BEG. FUND BALANCE		3,085,405.36	2,805,258.41	3,224,718.23	2,805,258.41	3,224,718.23	3,224,718.23	662,308.11
END FUND BALANCE		2,805,258.41	3,224,718.23	662,308.11	449,074.74	81,009.62	273,149.54	(342,476.50)
612 SEWER FUND - OPERATIONS								
612	SEWER FUND - OPERATIONS	(603,020.94)	(661,516.94)	(419,552.64)	3,461,346.10	3,305,924.51	2,861,861.58	(227,569.27)
Fund 612 - SEWER FUND - OPERATIONS:								
TOTAL ESTIMATED REVENUES		4,597,334.61	5,000,945.81	5,411,130.54	4,815,000.00	5,023,000.00	5,023,000.00	6,159,000.00
TOTAL APPROPRIATIONS		3,994,313.67	4,339,428.87	4,991,577.90	8,276,346.10	8,328,924.51	7,884,861.58	5,931,430.73
NET OF REVENUES & APPROPRIATIONS:		603,020.94	661,516.94	419,552.64	(3,461,346.10)	(3,305,924.51)	(2,861,861.58)	227,569.27
BEG. FUND BALANCE		4,686,405.16	5,289,426.10	5,950,943.04	5,289,426.10	5,950,943.04	5,950,943.04	6,370,495.68
END FUND BALANCE		5,289,426.10	5,950,943.04	6,370,495.68	1,828,080.00	2,645,018.53	3,089,081.46	6,598,064.95
613 SANITATION SERVICES FUND - OPERATIONS								
613	SANITATION SERVICES FUND - OPERA	60,680.82	(49,255.71)	(209,919.64)	736,281.20	548,912.64	175,138.31	682,355.14
Fund 613 - SANITATION SERVICES FUND - OPERATIONS:								
TOTAL ESTIMATED REVENUES		2,563,171.70	2,944,063.99	3,399,050.78	2,921,500.00	3,215,500.00	3,215,500.00	3,271,600.00
TOTAL APPROPRIATIONS		2,623,852.52	2,894,808.28	3,189,131.14	3,657,781.20	3,764,412.64	3,390,638.31	3,953,955.14
NET OF REVENUES & APPROPRIATIONS:		(60,680.82)	49,255.71	209,919.64	(736,281.20)	(548,912.64)	(175,138.31)	(682,355.14)
BEG. FUND BALANCE		1,183,450.10	1,122,769.28	1,172,024.99	1,122,769.28	1,172,024.99	1,172,024.99	1,381,944.63
END FUND BALANCE		1,122,769.28	1,172,024.99	1,381,944.63	386,488.08	623,112.35	996,886.68	699,589.49

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
614 STORMWATER FUND - OPERATIONS								
614	STORMWATER FUND - OPERATIONS	(1,119.89)	(140,617.42)	(369,835.74)	299,014.42	682,688.52	295,140.41	496,843.43
Fund 614 - STORMWATER FUND - OPERATIONS:								
TOTAL ESTIMATED REVENUES		345,305.42	1,919,898.80	1,131,283.29	2,112,500.00	1,091,000.00	1,091,000.00	1,102,000.00
TOTAL APPROPRIATIONS		344,185.53	1,779,281.38	761,447.55	2,411,514.42	1,773,688.52	1,386,140.41	1,598,843.43
NET OF REVENUES & APPROPRIATIONS:		1,119.89	140,617.42	369,835.74	(299,014.42)	(682,688.52)	(295,140.41)	(496,843.43)
BEG. FUND BALANCE		315,190.41	316,310.30	456,927.72	316,310.30	456,927.72	456,927.72	826,763.46
END FUND BALANCE		316,310.30	456,927.72	826,763.46	17,295.88	(225,760.80)	161,787.31	329,920.03
615 PARKING REVENUE FUND								
615	PARKING REVENUE FUND	8,868.01	12,443.74	7,823.88	10,519.14	42,003.68	5,759.36	(650.00)
Fund 615 - PARKING REVENUE FUND:								
TOTAL ESTIMATED REVENUES		52,935.21	54,577.15	97,793.79	71,600.00	72,250.00	72,250.00	82,100.00
TOTAL APPROPRIATIONS		61,803.22	67,020.89	105,617.67	82,119.14	114,253.68	78,009.36	81,450.00
NET OF REVENUES & APPROPRIATIONS:		(8,868.01)	(12,443.74)	(7,823.88)	(10,519.14)	(42,003.68)	(5,759.36)	650.00
BEG. FUND BALANCE		31,135.36	22,267.35	9,823.61	22,267.35	9,823.61	9,823.61	1,999.73
END FUND BALANCE		22,267.35	9,823.61	1,999.73	11,748.21	(32,180.07)	4,064.25	2,649.73
664 WATER FUND - CAPITAL								
664	WATER FUND - CAPITAL	1,011,376.42	1,040,504.96	63,878.79	2,116,005.84	1,165,731.28	(610,333.41)	(92,157.29)
Fund 664 - WATER FUND - CAPITAL:								
TOTAL ESTIMATED REVENUES		292,017.44	375,922.81	2,884,680.99	3,783,097.00	3,672,455.67	3,575,000.00	3,470,000.00
TOTAL APPROPRIATIONS		1,303,393.86	1,416,427.77	2,948,559.78	5,899,102.84	4,838,186.95	2,964,666.59	3,377,842.71
NET OF REVENUES & APPROPRIATIONS:		(1,011,376.42)	(1,040,504.96)	(63,878.79)	(2,116,005.84)	(1,165,731.28)	610,333.41	92,157.29
BEG. FUND BALANCE		3,183,045.34	2,171,668.92	1,131,163.96	2,171,668.92	1,131,163.96	1,131,163.96	1,067,285.17
END FUND BALANCE		2,171,668.92	1,131,163.96	1,067,285.17	55,663.08	(34,567.32)	1,741,497.37	1,159,442.46
665 SEWER FUND - CAPITAL								
665	SEWER FUND - CAPITAL	1,491,085.37	129,163.11	495,318.86	895,161.08	(537,461.58)	(1,573,043.95)	1,793,075.72
Fund 665 - SEWER FUND - CAPITAL:								
TOTAL ESTIMATED REVENUES		455,926.02	929,374.60	826,135.00	3,285,000.00	3,550,000.00	3,550,000.00	1,370,000.00
TOTAL APPROPRIATIONS		1,947,011.39	1,058,537.71	1,321,453.86	4,180,161.08	3,012,538.42	1,976,956.05	3,163,075.72
NET OF REVENUES & APPROPRIATIONS:		(1,491,085.37)	(129,163.11)	(495,318.86)	(895,161.08)	537,461.58	1,573,043.95	(1,793,075.72)
BEG. FUND BALANCE		3,180,284.23	1,689,198.86	1,560,035.75	1,689,198.86	1,560,035.75	1,560,035.75	1,064,716.89
END FUND BALANCE		1,689,198.86	1,560,035.75	1,064,716.89	794,037.78	2,097,497.33	3,133,079.70	(728,358.83)
666 SANITATION SERVICES FUND - CAPITAL								
666	SANITATION SERVICES FUND - CAPIT	246,881.66	81,988.32	(182,295.86)	253,938.16	248,317.73	228,581.73	3,088.73
Fund 666 - SANITATION SERVICES FUND - CAPITAL:								
TOTAL ESTIMATED REVENUES		67,462.83	76,323.24	332,990.67	186,000.00	316,000.00	316,000.00	521,700.00
TOTAL APPROPRIATIONS		314,344.49	158,311.56	150,694.81	439,938.16	564,317.73	544,581.73	524,788.73
NET OF REVENUES & APPROPRIATIONS:		(246,881.66)	(81,988.32)	182,295.86	(253,938.16)	(248,317.73)	(228,581.73)	(3,088.73)
BEG. FUND BALANCE		585,700.62	338,818.96	256,830.64	338,818.96	256,830.64	256,830.64	439,126.50
END FUND BALANCE		338,818.96	256,830.64	439,126.50	84,880.80	8,512.91	28,248.91	436,037.77

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
667 STORMWATER FUND - CAPITAL								
667	STORMWATER FUND - CAPITAL	293,249.15	(1,561,303.80)	1,440,652.37	(87,325.00)	1,322,357.00	(260,495.49)	162,635.90
Fund 667 - STORMWATER FUND - CAPITAL:								
TOTAL ESTIMATED REVENUES		14,909.31	1,967,248.11	50,784.49	2,504,420.00	812,000.00	812,000.00	628,000.00
TOTAL APPROPRIATIONS		308,158.46	405,944.31	1,491,436.86	2,417,095.00	2,134,357.00	551,504.51	790,635.90
NET OF REVENUES & APPROPRIATIONS:		(293,249.15)	1,561,303.80	(1,440,652.37)	87,325.00	(1,322,357.00)	260,495.49	(162,635.90)
BEG. FUND BALANCE		333,087.14	39,837.99	1,601,141.79	39,837.99	1,601,141.79	1,601,141.79	160,489.42
END FUND BALANCE		39,837.99	1,601,141.79	160,489.42	127,162.99	278,784.79	1,861,637.28	(2,146.48)
668 STORMWATER FUND - CURB AND GUTTER CAP								
668	STORMWATER FUND - CURB AND GUTTE	0.00	(342,388.89)	(225,627.86)	(300,000.00)	(101,800.00)	(101,800.00)	180,000.00
Fund 668 - STORMWATER FUND - CURB AND GUTTER CAP:								
TOTAL ESTIMATED REVENUES		0.00	342,388.89	660,670.08	300,000.00	601,800.00	601,800.00	658,000.00
TOTAL APPROPRIATIONS		0.00	0.00	435,042.22	0.00	500,000.00	500,000.00	838,000.00
NET OF REVENUES & APPROPRIATIONS:		0.00	342,388.89	225,627.86	300,000.00	101,800.00	101,800.00	(180,000.00)
BEG. FUND BALANCE		0.00	0.00	342,388.89	0.00	342,388.89	342,388.89	568,016.75
END FUND BALANCE		0.00	342,388.89	568,016.75	300,000.00	444,188.89	444,188.89	388,016.75
708 UTILITY BILLING INTERNAL SERVICE FUND								
708	UTILITY BILLING INTERNAL SERVICE	31,169.46	(64,753.53)	(13,620.02)	17,037.60	32,942.76	(51,695.58)	36,913.05
Fund 708 - UTILITY BILLING INTERNAL SERVICE FUND:								
TOTAL ESTIMATED REVENUES		198,848.15	367,861.36	350,000.00	400,000.00	400,000.00	400,000.00	350,000.00
TOTAL APPROPRIATIONS		230,017.61	303,107.83	336,379.98	417,037.60	432,942.76	348,304.42	386,913.05
NET OF REVENUES & APPROPRIATIONS:		(31,169.46)	64,753.53	13,620.02	(17,037.60)	(32,942.76)	51,695.58	(36,913.05)
BEG. FUND BALANCE		53,088.85	21,919.39	86,672.92	21,919.39	86,672.92	86,672.92	100,292.94
END FUND BALANCE		21,919.39	86,672.92	100,292.94	4,881.79	53,730.16	138,368.50	63,379.89
709 CITY GARAGE REVENUE FUND								
709	CITY GARAGE REVENUE FUND	1,606.03	(38,138.05)	70,641.74	203,687.60	220,101.29	(101,558.16)	46,952.54
Fund 709 - CITY GARAGE REVENUE FUND:								
TOTAL ESTIMATED REVENUES		884,831.90	947,217.22	904,887.78	1,283,407.00	1,208,408.00	1,208,408.00	1,100,983.00
TOTAL APPROPRIATIONS		886,437.93	909,079.17	975,529.52	1,487,094.60	1,428,509.29	1,106,849.84	1,147,935.54
NET OF REVENUES & APPROPRIATIONS:		(1,606.03)	38,138.05	(70,641.74)	(203,687.60)	(220,101.29)	101,558.16	(46,952.54)
BEG. FUND BALANCE		236,791.80	235,185.77	273,323.82	235,185.77	273,323.82	273,323.82	202,682.08
END FUND BALANCE		235,185.77	273,323.82	202,682.08	31,498.17	53,222.53	374,881.98	155,729.54
710 INFORMATION TECHNOLOGY FUND								
710	INFORMATION TECHNOLOGY FUND	(1,450.00)	(4,028.00)	4,315.00	(5,379.00)	(64,557.97)	(758,480.83)	(607,014.89)
Fund 710 - INFORMATION TECHNOLOGY FUND:								
TOTAL ESTIMATED REVENUES		724,799.50	1,457,916.71	1,030,570.09	3,651,429.00	2,506,000.00	2,506,000.00	3,200,103.96
TOTAL APPROPRIATIONS		723,349.50	1,453,888.71	1,034,885.09	3,646,050.00	2,441,442.03	1,747,519.17	2,593,089.07
NET OF REVENUES & APPROPRIATIONS:		1,450.00	4,028.00	(4,315.00)	5,379.00	64,557.97	758,480.83	607,014.89
BEG. FUND BALANCE		0.00	1,450.00	5,478.00	1,450.00	5,478.00	5,478.00	1,163.00
END FUND BALANCE		1,450.00	5,478.00	1,163.00	6,829.00	70,035.97	763,958.83	608,177.89

BUDGET REPORT FOR CITY OF XENIA

Calculations As Of 12/31/2026

GL Number	Description	2023 Activity	2024 Activity	2025 Activity	2024 Amended Budget	2025 Amended Budget	2025 Requested Final	2026 Requested Final
711 INSURANCE FUND								
711	INSURANCE FUND	(21,067.08)	(36,403.10)	(49,955.52)	(3,483.08)	8,463.64	(9,000.00)	42,267.00
Fund 711 - INSURANCE FUND:								
TOTAL ESTIMATED REVENUES		2,687,817.45	2,650,698.87	2,845,777.25	3,201,500.00	2,945,000.00	2,945,000.00	2,991,733.00
TOTAL APPROPRIATIONS		2,666,750.37	2,614,295.77	2,795,821.73	3,198,016.92	2,953,463.64	2,936,000.00	3,034,000.00
NET OF REVENUES & APPROPRIATIONS:		21,067.08	36,403.10	49,955.52	3,483.08	(8,463.64)	9,000.00	(42,267.00)
BEG. FUND BALANCE		82,198.92	103,266.00	139,669.10	103,266.00	139,669.10	139,669.10	189,624.62
END FUND BALANCE		103,266.00	139,669.10	189,624.62	106,749.08	131,205.46	148,669.10	147,357.62
901 INSURANCE RESERVE FUND								
901	INSURANCE RESERVE FUND	(36,565.86)	36,565.86	(50,395.75)	0.00	11,000.00	0.00	0.00
Fund 901 - INSURANCE RESERVE FUND:								
TOTAL ESTIMATED REVENUES		60,599.91	91.24	100,929.70	80,000.00	80,000.00	80,000.00	80,000.00
TOTAL APPROPRIATIONS		24,034.05	36,657.10	50,533.95	80,000.00	91,000.00	80,000.00	80,000.00
NET OF REVENUES & APPROPRIATIONS:		36,565.86	(36,565.86)	50,395.75	0.00	(11,000.00)	0.00	0.00
BEG. FUND BALANCE		32,000.00	68,565.86	32,000.00	68,565.86	32,000.00	32,000.00	82,395.75
END FUND BALANCE		68,565.86	32,000.00	82,395.75	68,565.86	21,000.00	32,000.00	82,395.75
902 UNCLAIMED MONEY FUND								
902	UNCLAIMED MONEY FUND	(9,624.44)	(5,305.80)	(2,631.56)	0.00	0.00	0.00	0.00
Fund 902 - UNCLAIMED MONEY FUND:								
TOTAL ESTIMATED REVENUES		10,324.44	5,285.72	2,946.56	40,000.00	40,000.00	40,000.00	40,000.00
TOTAL APPROPRIATIONS		700.00	(20.08)	315.00	40,000.00	40,000.00	40,000.00	40,000.00
NET OF REVENUES & APPROPRIATIONS:		9,624.44	5,305.80	2,631.56	0.00	0.00	0.00	0.00
BEG. FUND BALANCE		45,369.25	54,993.69	60,299.49	54,993.69	60,299.49	60,299.49	62,931.05
END FUND BALANCE		54,993.69	60,299.49	62,931.05	54,993.69	60,299.49	60,299.49	62,931.05
Report Totals:								
TOTAL ESTIMATED REVENUES - ALL FUNDS		55,355,472.49	78,982,821.12	71,049,026.62	97,656,717.13	80,994,961.15	80,695,261.10	81,581,686.58
TOTAL APPROPRIATIONS - ALL FUNDS		58,311,058.85	66,521,450.89	78,837,035.41	117,843,992.16	111,031,059.76	88,257,228.90	91,276,210.80
NET OF REVENUES & APPROPRIATIONS:		(2,955,586.36)	12,461,370.23	(7,788,008.79)	(20,187,275.03)	(30,036,098.61)	(7,561,967.80)	(9,694,524.22)
BEG. FUND BALANCE - ALL FUNDS		30,437,431.16	27,481,844.80	39,943,215.03	27,481,844.80	39,943,215.03	41,365,592.36	33,577,583.57
END FUND BALANCE - ALL FUNDS		27,481,844.80	39,943,215.03	32,155,206.24	7,294,569.77	9,907,116.42	33,803,624.56	23,883,059.35

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Introduction:	February 26, 2026
Public Hearing & Vote:	March 12, 2026
Effective Date:	April 11, 2026

Agenda Item: **ORDINANCE 2026 – 07**
APPROVING THE SALE OF THE CITY-OWNED PROPERTY AT 714 E. MARKET STREET TO RIMO CONSTRUCTION, LLC

Submitted by: Ryan Baker, Community Development Coordinator
Presented by: Brent Merriman, City Manager

Summary: The City acquired 714 E. Market Street (Parcel ID M40000200080026600) in 2015 by forfeiture. On February 12, 2026, Council, by Resolution 2026-011, declared the property unnecessary for municipal use and authorized its sale through negotiations or informal competition. The lot at 714 E. Market is only 35.5' wide, which is too narrow for home construction. The proposed buyer for 714 E. Market Street, RIMO Construction, LLC, owns the neighboring lot at 728 E. Market Street, which is 71' wide. It is RIMO's intent in purchasing 714 E. Market Street to resurvey both parcels, thereby widening 714 E. Market, and creating space for a single-family home on each lot. The sale of 714 E. Market for this purpose will not go through the Home Preservation Program.

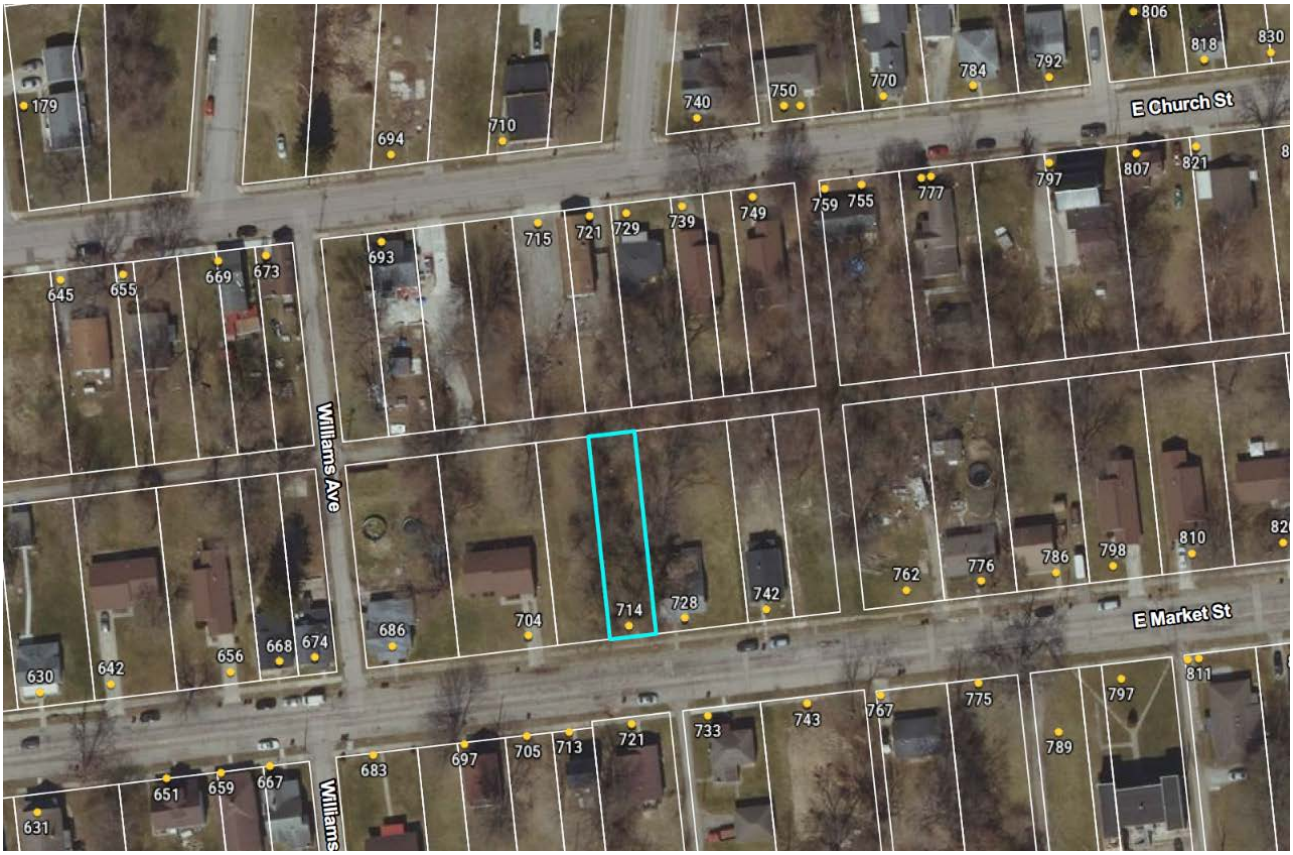
Cover Memo Attachments: Property Map

Budgetary Impact: $1,000 into Fund 361

Vote Required for Adoption: The affirmative vote of at least four (4) members of Council (Charter § 4.01 G.).

Recommendation: Adopt Ordinance 2026 - 07 to approve the sale of the City-owned property at 714 E. Market Street to RIMO Construction, LLC, in the amount of One Thousand Dollars ($1000).

714 East Market Street



CITY OF XENIA, OHIO
ORDINANCE 2026 – 07

APPROVING THE SALE OF THE CITY-OWNED PROPERTY AT 714 E. MARKET STREET TO RIMO CONSTRUCTION, LLC

WHEREAS, City Charter § 4.01 G.(2) grants this Council the power to convey real property owned by the City upon the adoption of an ordinance approving such conveyance;

WHEREAS, the City acquired 714 E. Market Street ("the Property") by forfeiture and this Council, by Resolution 2026-011, passed on February 12, 2026, determined that the Property was not needed for any municipal purpose and authorized its sale by negotiations or informal bidding;

WHEREAS, RIMO Construction, who owns a neighboring property at 728 E. Market Street, has offered to purchase the Property, which will relieve the City of the ongoing maintenance for the Property; and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City to authorize the sale and conveyance of the Property to RIMO Construction, LLC,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, at least four (4) members of the City Council concurring, that:

Section 1. The sale of the City-owned property at 714 E. Market Street, Xenia, Ohio (Greene County Parcel ID M40000200080026600) to RIMO Construction LLC, 3695 Orchard Grove Road, Sabina, Ohio, in the amount of One Thousand Dollars ($1,000), is hereby approved.

Section 2. The City Manager is authorized to execute the deed for the approved conveyance and any other documents necessary for the sale and transfer of the above-listed property.

Section 3. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 4. This Ordinance shall take effect April 11, 2026.

Introduced: February 26, 2026
Adopted:

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Introduction:	February 26, 2026
Public Hearing & Vote:	March 12, 2026
Effective Date:	April 11, 2026

Agenda Item: **ORDINANCE 2026 – 08**
VACATING THE ALLEY BETWEEN 968, 976, 986, 998, 1006, 1016, AND 1030 N. DETROIT STREET ON THE EAST SIDE, AND 920 N. DETROIT STREET, PARCEL M40000100040005400, PARCEL M40000100040015200, PARCEL M40000100040004600, AND 1052 N. DETROIT STREET ON THE WEST SIDE

Submitted by: Brian Forschner, City Planner
Presented by: Brent Merriman, City Manager

Summary: The petitioner is the owner of the property at1016 N. Detroit Street and a vacant lot to the rear of that property (parcel M40000100040015200). The two lots are separated by a 12' wide public alley right-of-way, which extends from 968 N. Detroit Street to 1030 N. Detroit Street. The petitioner seeks to vacate the alley in order to consolidate 1016 N. Detroit Street's lot with the vacant lot behind it and have the ability to develop it. The alley also touches 968, 976, 986, 998, 1006 and 1030 N. Detroit Street on its east side, and 920 N. Detroit Street, land owned by the Greene County Agricultural Society (Parcel M4000010004005400), a lot owned by the property owner at 1030 N. Detroit Street (Parcel M40000100040004600), and 1052 N. Detroit Street on its west side. Upon vacation, half of the alley's width would be deeded to each abutting property owner on both the east side and west side of the alley.

Under ORC § 723.04, a person owning a lot in the City may petition City Council praying that an alley in the immediate vicinity of the lot be vacated. If Council determines that there is good cause for such vacation and that it will not be detrimental to the general interest, Council may declare the alley to be vacated. Upon vacation, the abutting owners on each side of the vacated alley are vested with a fee simple title to one-half of the former alley adjacent to their property. This ownership interest arises by operation of law, not by the ordinance itself. In addition, under ORC § 723.041, any public utility (including City utilities) are deemed to have a permanent easement in the vacated alley for the purposes of maintaining, operating, and reconstructing that utility.

The alley does contain a City sanitary sewer main, but it does not contain pavement and it is not connected to any other public alley or street or any public access easements. Although the City will have an easement for the sanitary sewer main, the alley right-of-way has no viable transportation purpose. Thus, City staff has no objections to the requested vacation of this alley.

Cover Memo Attachments: None.

Budgetary Impact: N/A.

Vote Required for Adoption: The affirmative vote of a majority of the members of Council present at the meeting (Charter § 5.02 E.).

Recommendation: Adopt Ordinance 2026 – 08 to vacate the 0.1073 acre, 12-foot-wide alley, as prayed for in the petition.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 08

VACATING THE ALLEY BETWEEN 968, 976, 986, 998, 1006, 1016, AND 1030 N. DETROIT STREET ON THE EAST SIDE, AND 920 N. DETROIT STREET, PARCEL M40000100040005400, PARCEL M40000100040015200, PARCEL M40000100040004600, AND 1052 N. DETROIT STREET ON THE WEST SIDE

WHEREAS, a petition to vacate the alley between 968, 976, 986, 998, 1006, 1016, and 1030 N. Detroit Street on the east side, and 920 N. Detroit Street, Parcel M40000100040005400, Parcel M40000100040015200, Parcel M40000100040004600, and 1052 N. Detroit Street on the west side has been filed, in accordance with ORC § 723.04;

WHEREAS, notice of the pendency and prayer of the vacation petition has been given as required by ORC § 723.07;

WHEREAS, a public hearing has been held on said petition, as required in ORC § 723.04; and

WHEREAS, this Council is satisfied that there is good cause for such vacation and that the vacation will not be detrimental to the general interest of the City of Xenia or its citizens,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, a majority of the members of City Council present concurring, that:

Section 1. This Council finds that the Petition for vacation, attached hereto as Exhibit A, signed by Donald W. Hickman II, owner of 1016 N. Detroit Street (Parcel M40000100040004800) and a vacant lot to the rear of 1016 N. Detroit Street (parcel M40000100040015200) has been properly presented to this Council, praying that the alley between 968, 976, 986, 998, 1006, 1016, and 1030 N. Detroit Street on the east side, and 920 N. Detroit Street, Parcel M40000100040005400, Parcel M40000100040015200, Parcel M40000100040004600, and 1052 N. Detroit Street on the west side be vacated.

Section 2. This Council further finds that there is good cause for such vacation and that such vacation will not be detrimental to the general interests of the City of Xenia or its citizens and ought to be made.

Section 3. It is hereby declared that the 12'-wide alley between 968, 976, 986, 998, 1006, 1016, and 1030 N. Detroit Street on the east side, and 920 N. Detroit Street, Parcel M40000100040005400, Parcel M40000100040015200, Parcel M40000100040004600, and 1052 N. Detroit Street on the west side, containing 0.1073 acres, more or less, as shown on the vacation plat submitted with the Petition, is vacated.

Section 4. The abutting property owners, as to that portion of the alley abutting their properties, are vested with a fee simple interest in one-half of the width of the strip of land that formerly comprised the alley, as provided by operation of law (*Taylor v. Carpenter*), subject to all existing legal easements of record.

Section 5. In accordance with ORC § 723.041, the City shall retain a permanent utility easement over the entire 12' of the vacated alley for the purposes of a sanitary sewer main. Any other public utility who holds an easement of record in said vacated alley shall be deemed to have a permanent easement in said vacated alley, as set forth in ORC § 723.041.

Section 6. The Petitioners are responsible for recording the vacation plat of said vacated alley with the Greene County Recorder and the Greene County Auditor and for any costs associated with recording the same.

Section 7. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 8. This Ordinance shall take effect April 11, 2026.

Introduced: February 26, 2026
Adopted:

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

EXHIBIT A

PETITION TO XENIA CITY COUNCIL
For Vacation of a Street or Alley
In Xenia, Ohio

The undersigned, Donald W. Hickman II , (print name)
and _____ _____, (print name),
being the owner(s) of a lot/lots within the corporation limits of the City of Xenia, located at 1016 N. Detroit ST Xenia, OH 45385 (address), known as Lot # 48 and 152
_____ (address), known as Lot #_____
hereby files this Petition praying for the vacation of the alley/right of way located:

In the easterly line of 15 feet wide alley, passing an iron pin (set) at 28.28 feet, With the westerly line of the said tract one (0.21 acre tract) and the said line of the 15 feet wide alley, North 07 degree 55' 07" west a distance of 50 feet to an iron pin set. A distance of 185.0 feet to the point of beginning passing an iron pin set at 155.78 feet

There is good cause for this Petition and the requested action will not be detrimental to the general interests of the City or its citizens for the following reasons:

The alley no longer serves a public purpose and is essentially abandoned to public use. It holds minimal public utility use. Private ownership will benefit every homeowner along its path by providing protection, property rights, and value. Dividing the 15-foot alley among each property owner can help the city by eliminating a maintenance burden on city costs.

Respectfully requested,

Property Owner(s) at: 1016 N. Detroit ST Xenia, OH 45385
(Address)

Donald W. Hickman II
_____ 10.21.2025 _____
Signature Date Signature Date

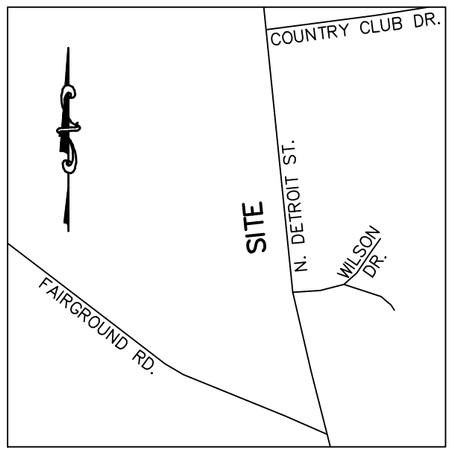
Property Owner(s) at: _____
(Address)

_____ _____
Signature Date Signature Date

GREENE COUNTY SURVEYOR'S RECORD No.____, PAGE_____

SURVEY FOR ALLEY VACATION

EXHIBIT A

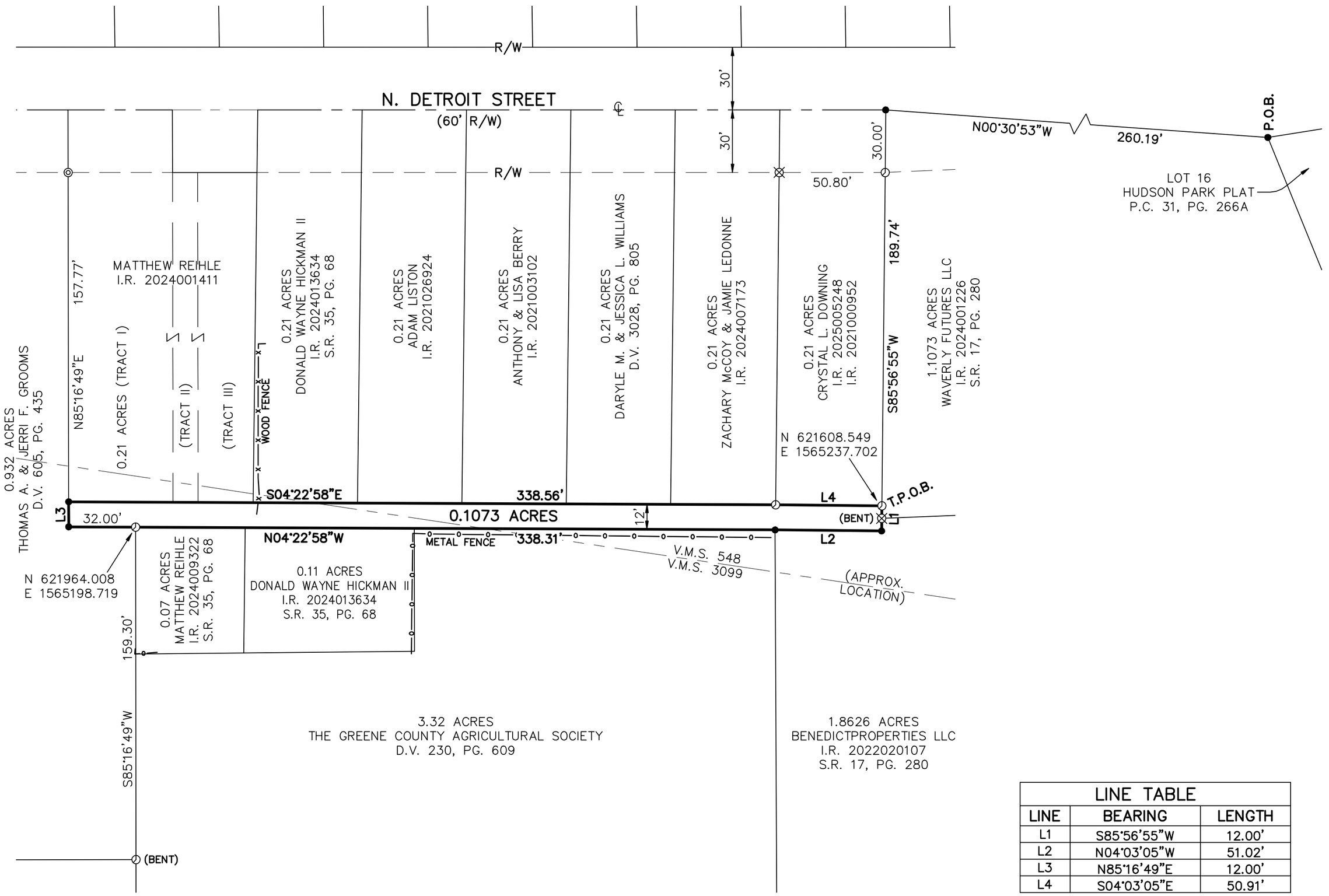


VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS:
- ALL BEARINGS ARE BASED UPON GPS OBSERVATIONS TAKEN ON DECEMBER 3, 2025, OHIO STATE PLANE COORDINATES, SOUTH ZONE. US FOOT, NAD83 WITH THE EAST LINE OF THE ALLEY BEING S04°22'58"E.

SURVEY REFERENCES:
- ALL DEEDS, PLATS AND SURVEY RECORDS SHOWN ON THE FACE OF THIS SURVEY.

GENERAL NOTES:
- OCCUPATION IS AS SHOWN ON THE SURVEY.
- ALL MONUMENTS WERE FOUND OR SET IN GOOD CONDITION.



SYMBOL LEGEND

◴	FOUND 5/8" IRON PIN
◎	FOUND 1" IRON PIPE
⊠	FOUND RAILROAD SPIKE
●	SET 5/8" IRON PIN W/"HALEY-DUSA" CAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°56'55"W	12.00'
L2	N04°03'05"W	51.02'
L3	N85°16'49"E	12.00'
L4	S04°03'05"E	50.91'

Haley-Dusa
Engineering & Surveying Group, LLC
270 Regency Ridge Drive, Suite 203
Dayton, Ohio 45459
Phone: (937) 439-4300 Fax: (937) 439-2005
Email: haleydusa@haleydusa.com
Website: www.haleydusa.com

Scale: 1"=40'	Drawn: SBM	Checked: TED
Date: 01-06-2025	Job No. S5473	

SURVEY NOTES:
- THERE IS TO BE AN EASEMENT RETAINED OVER THE ENTIRETY OF THE VACATED ALLEY FOR OPERATION, REPAIR AND MAINTENANCE OF AN EXISTING SANITARY SEWER LINE. SEE VACATION ORDINANCE FOR DETAILS.
- VACATED ALLEY IS TO BE DIVIDED AMONG ADJOINING LAND OWNERS ON THE EAST AND WEST SIDES.

APPROVED GREENE COUNTY ENGINEER

By_____ Date_____

APPROVED BY:

ZONING_____ DATE_____

RPCC, CITY OR VILLAGE DATE

CERTIFICATION:
I CERTIFY THAT THIS PLAT OF SURVEY IS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4733-37, STANDARDS FOR BOUNDARY SURVEYS AND PERFORMED UNDER MY DIRECT SUPERVISION IN APRIL OF 2023 AND THAT DIMENSIONS ARE CORRECT AND MONUMENTS HAVE BEEN FOUND OR SET AS INDICATED.

STATE OF OHIO
THOMAS E. DUSA
S-7143
REGISTERED
SURVEYOR

Thomas E. Dusa Professional Surveyor No. S-7143
Date of Survey: December 3, 2025

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

GRANTOR CITY OF XENIA

GRANTEE_____

LOCATION

Section_____, Town_____, Range_____

or Survey No. 548 & 3099

CITY XENIA

GREENE COUNTY, OHIO

DATE JANUARY 6, 2025 SCALE: 1"=40'

EXHIBIT A

DESCRIPTION OF
0.1073 ACRES
VIRGINIA MILITARY SURVEY NUMBERS 548 & 3099
CITY OF XENIA
GREENE COUNTY, OHIO

Situate in Virginia Military Survey Numbers 548 and 3099, City of Xenia, County of Greene, State of Ohio and being all of a 12 foot wide alley, more particularly described as follows: (all references to deed books, official records, microfiche numbers, instrument numbers, survey records and/or plats refer to the Greene County Recorder's Office, Greene County, Ohio)

Beginning at a 5/8" iron pin set on the west right-of-way line of North Detroit Street (60' R/W) at the northeast corner of Lot Number 16 of Hudson Park Plat, recorded in Plat Cabinet 31, Page 266A, said point also being the southeast corner of a 1.1073 acre tract conveyed to Waverly Futures LLC in I.R. 2024001226, thence along the east line of said 1.1073 acre tract, North 00°30'53" West a distance of 260.19 feet to a 5/8" iron pin set in the centerline of North Detroit Street at the northeast corner of said 1.1073 acre tract and the southeast corner of a 0.21 acre tract conveyed to Crystal L. Downing in I.R. 2025005248 and I.R. 2021000952;

Thence along the north line of said 1.1073 acre tract and the south line of said Downing tract, South 85°56'55" West, passing a 5/8" iron pin found on the west right-of-way line of North Detroit Street at 30.00 feet, a total distance of 189.74 feet to a 5/8" iron pin found at the southwest corner of said Downing tract and at the southeast corner of said alley, said point being the **TRUE PLACE OF BEGINNING**.

Thence continuing along the north line of said 1.1073 acre tract and along a 1.8626 acre tract conveyed to Benedictproperties LLC in I.R. 2022020107, **South 85°56'55" West**, passing a bent railroad spike found at the northwest corner of said 1.1073 acre tract at 5.99 feet, a total distance of **12.00** feet to a 5/8" iron pin set at the southwest corner of said alley;

Thence along the east line of said 1.8626 acre tract and the west line of said alley, **North 04°03'05" West** a distance of **51.02** feet to a 5/8" iron pin set at the northeast corner of said 1.8626 acre tract and the southeast corner of a 3.32 acre tract conveyed to The Greene County Agricultural Society in Deed Volume 230, Page 609;

Thence along the east line of said 3.32 acre tract, the east line of a 0.11 acre tract conveyed to Donald Wayne Hickman II in I.R. 2024013634, the east line of a 0.07 acre tract conveyed to Matthew Reihle in I.R. 2024009322, along a 0.932 acre tract conveyed to Thomas A. and Jerri F. Grooms in Deed Volume 605, Page 435 and along the west line of said alley, **North 04°22'58" West**, passing a 5/8" iron pin found at the northeast corner of said 0.07 acre tract at 306.31 feet, a total distance of **338.31** feet to a 5/8" iron pin set at a corner of said 0.932 acre tract and at the northwest corner of said alley;

EXHIBIT A

PAGE TWO

Thence along said 0.932 acre tract, **North 85°16'49" East** a distance of **12.00** feet to a 5/8" iron pin set at the northwest corner of a 0.21 acre tract conveyed to Matthew Reihle in I.R. 2024001411 and the northeast corner of said alley;

Thence along the east line of said Reihle tract, the east line of two other tracts conveyed to Matthew Reihle in I.R. 2024001411, the east line of five (5) 0.21 acre tracts, ownership as follows: Donald Wayne Hickman II in I.R. 2024013634, Adam Liston in I.R. 2021026924, Anthony and Lisa Berry in I.R. 2021003102, Daryle M. and Jessica L. Williams in Deed Volume 3028, Page 805 and Zachary McCoy and Jamie Ledonne in I.R. 2024007173 and along the east line of said alley, **South 04°22'58" East** a distance of **338.56** feet to a 5/8" iron pin found at the southwest corner of said McCoy/Ledonne tract and the northwest corner of said Downing tract;

Thence along the west line of said Downing tract and the east line of said alley, **South 04°03'05" East** a distance of **50.91** feet to the **TRUE PLACE OF BEGINNING**.

Containing **0.1073** acres, more or less.

Subject to all legal highways, easements, and restrictions of record.

Basis of Bearings: all bearings are based upon GPS observations taken on December 3, 2025, Ohio State Plane Coordinates, South Zone, US foot, NAD83 with the east line of the alley being South 04°22'58" East

A (5/8" iron pin set) refers to a 30" long rebar with a plastic identification cap stamped "Haley-Dusa S-7143".

This description is based upon a field survey conducted under the supervision of Thomas E. Dusa, Registered Surveyor, Ohio License Number S-7143, on December 3, 2025 as filed in Greene County Engineer's Office Record of Land Surveys, Survey Record Number_____, Page_____.

Haley-Dusa Engineering & Surveying Group, LLC

Thomas E Dusa

Thomas E. Dusa
Registered Surveyor
Ohio License Number S-7143

STATE OF OHIO
THOMAS E. DUSA S-7143
REGISTERED PROFESSIONAL SURVEYOR

January 6, 2026
Job # S5473

DESCRIPTION CHECK
Greene County Engineer's Tax Map Dept.
X Legally Sufficient As Described
____Legally Sufficient With Corrections Noted
____Legally Insufficient, New Survey Required
By: STH Date: 1.7.2026
Par ID: Dist____ BK____ PG____ PAR____

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

PZC Public Hearing:	February 11, 2026
Introduction:	February 26, 2026
Public Hearing & Vote:	March 12, 2026
Effective Date:	April 11, 2026

Agenda Item: **ORDINANCE 2026 – 09**
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE APPROXIMATELY 31.21 ACRES OF THE PROPERTY AT 817 UPPER BELLBROOK ROAD FROM A-1 AGRICULTURAL DISTRICT TO PUD PLANNED UNIT DEVELOPMENT, AND APPROVING A PUD CONCEPT PLAN FOR A PROPOSED 160-UNIT TOWNHOME COMMUNITY AT SAID PROPERTY

Submitted by: Brian Forschner, City Planner
Presented by: Brent Merriman, City Manager

Summary: Redwood USA, a national apartment community developer and property manager, intends to purchase 817 Upper Bellbrook Road, for the purpose of developing and managing 160 units of single-story attached townhomes, in groups of three to nine per building, on approximately 31 acres. The property, previously used as part of the Strausburg tree nursery, is south of the REACH Center and situated between US-35 and the Old Arrowhead neighborhood. The development would be served by a single winding public street that connects South Progress Drive to Pueblo Drive, along with a network of private streets providing access to most units. Redwood's acquisition will exclude a small portion at the northeast corner of the property, which will be east of the planned southward extension of South Progress Drive. That strip of land will be split from the subject parcel and added to the parcel to the east at 805 Upper Bellbrook Road. The development and its proposed development standards are described in greater detail in the attached Planning & Zoning Commission staff report.

Planning & Zoning Commission reviewed this proposed rezoning and PUD Concept Plan and found them to be consistent with the majority of the Land Development Code's approval criteria for PUD Concept Plans [§ 1220.04(e)(1)] and general PUD development guidelines [§ 1222.06(e)], as summarized below (see attached staff report for a detailed criteria analysis):

- Responds to evolving housing needs, despite proposing a higher proportion of residential usage of the subject property than recommended by neXtPlan's Future Land Use Plan.
- Upholds purposes of the Land Development Code by proposing an efficient development pattern with relatively high-density housing next to a commercial corridor.
- Will not negatively impact the natural environment or the character of adjacent neighborhoods.
- Will not cause an undue burden on City services.

The City will require the developer to conduct a traffic impact study and construct and/or contribute financially to any recommended improvements to existing public streets that are necessitated by the proposed community.

Cover Memo Attachments: Staff report to Planning & Zoning Commission, PUD Illustrative Concept Plan.

Budgetary Impact: FISCAL IMPACT ANALYSIS

The relatively small length of public streets proposed in the development will save the City on street maintenance costs; however, given that Redwood developments are marketed toward smaller households that can include retirees, there is a potential that some residents will not pay income tax. Based on estimated rents and property values, if all proposed households pay income tax, revenues will annually exceed costs by approximately 26%, or roughly $57,000. If 25% of the households are retired without earned income, this annual surplus will shrink to 2.5%, or roughly $5,500.

Vote Required for Adoption: The affirmative vote of a majority of the members of Council present at the meeting (Charter § 5.02 E.).

Recommendation: The Planning & Zoning Commission held the required public hearing on this application at its meeting on February 11th, and voted to recommend (5-0) that City Council adopt Ordinance 2026-09, approving a zoning map amendment to change the zoning of approximately 31.21 acres of 817 Upper Bellbrook Road from A-1 Agricultural District to PUD Planned Unit Development, and approving a PUD Concept Plan for a proposed 160-unit townhome community at that property.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 09

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE APPROXIMATELY 31.21 ACRES OF THE PROPERTY AT 817 UPPER BELLBROOK ROAD FROM A-1 AGRICULTURAL DISTRICT TO PUD PLANNED UNIT DEVELOPMENT, AND APPROVING A PUD CONCEPT PLAN FOR A PROPOSED 160-UNIT TOWNHOME COMMUNITY AT SAID PROPERTY

WHEREAS, with permission of the property owner, Redwood USA submitted an application requesting that approximately 31.21 acres of the property at 817 Upper Bellbrook Road in the City of Xenia be rezoned from A-1 Agricultural District to PUD Planned Unit Development, and seeking approval of a Planned Unit Development Concept Plan for a 160-unit residential community with attached single-story townhomes on the property, to be known as Redwood Xenia;

WHEREAS, the procedures with regard to zoning amendments to the City's Official Zoning Map, as set forth in § 1220.03 of the City's Land Development Code, have been followed;

WHEREAS, the procedures for review of a Planned Unit Development specified in § 1220.04(d) of the Land Development Code have been followed;

WHEREAS, the Xenia Planning & Zoning Commission (PZC), at its February 11, 2026, meeting, held the required public hearing and voted (5-0) to make a recommendation that this Council approve the requested rezoning and approve the submitted PUD Concept Plan in Case PZC2026-03; and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City and its inhabitants to adopt the PZC's recommendations,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, a majority of the members of City Council present concurring, that:

Section 1. The Official Zoning Map of the City of Xenia, Ohio, is hereby amended by changing the zoning district classification from A-1 Agricultural District to PUD Planned Unit Development for the approximately 31.21-acre portion of the property located at 817 Upper Bellbrook Road (Greene County Parcel ID M40000100580000600), labeled as Lot 1 on the attached Exhibit A, which shall be part of this Ordinance and shall be used as a reference for reflecting the zoning district classification change on the City of Xenia's Official Zoning Map. The City Planner is hereby directed to make the approved amendment to the City's Official Zoning Map.

Section 2. In accordance with § 1220.04 of the City's Land Development Code, and upon the recommendation of the City's Planning & Zoning Commission in Case PZC2026-03, the PUD Concept Plan and Development Standards for the PUD at 817 Upper Bellbrook Road, to be known as Redwood Xenia, attached hereto as Exhibit B, are hereby approved.

Section 3. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 5. This Ordinance shall take effect April 11, 2026.

Introduced: February 26, 2026
Adopted:

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk



REVISIONS	DATE	SHEET NO.	DESCRIPTION

DATE: 02/13/2026
DRAWN BY: MLYNCH
CHECKED BY: JHC
JOB NUMBER: 23253425

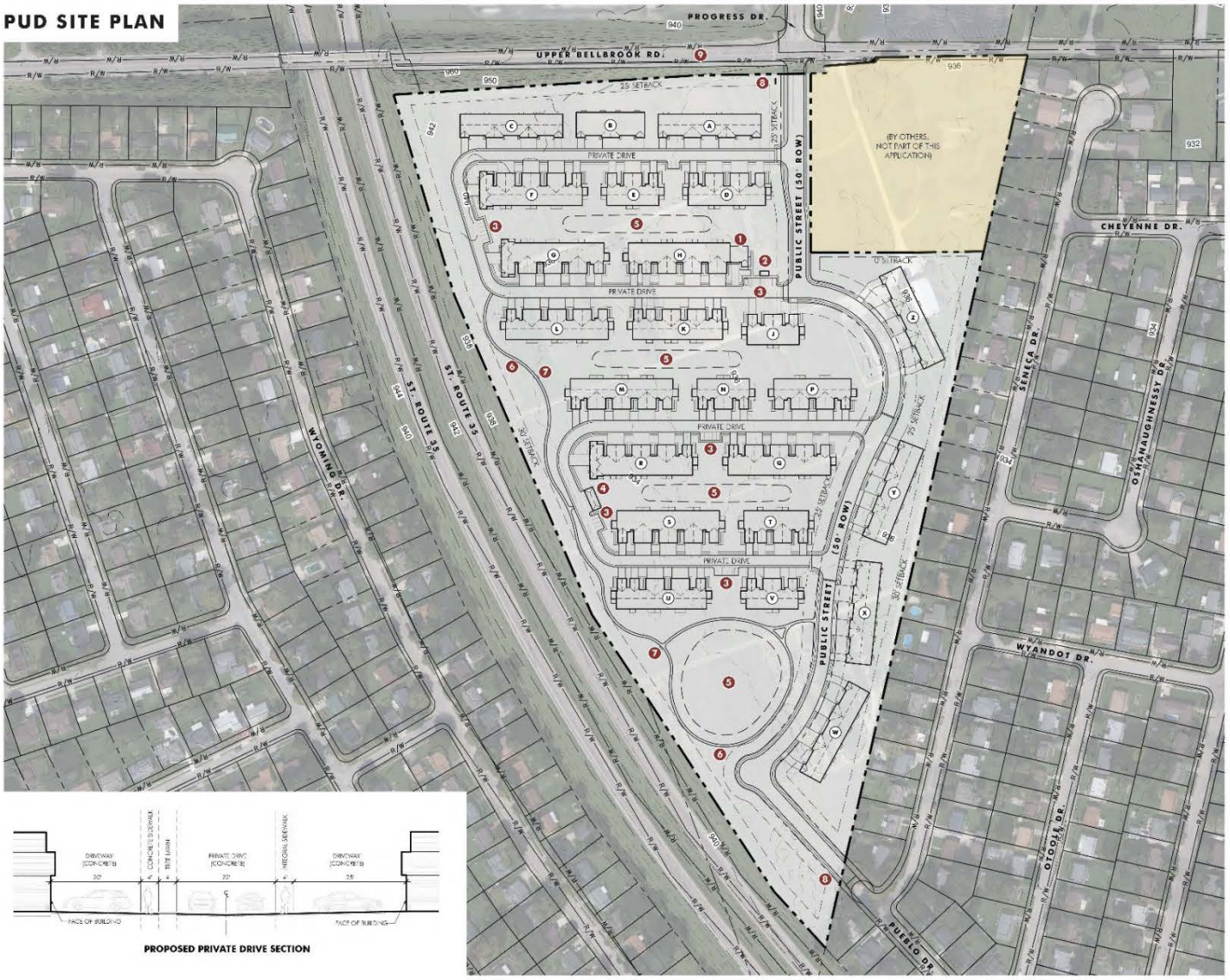
1/1

EXHIBIT
FOR
817 UPPER BELLBROOK RD
CITY OF XENIA, GREENE COUNTY, OHIO

AMERICAN STRUCTUREPOINT INC.
3550 Corporate Exchange Dr. Ste 200 | Columbus, Ohio 43231
TEL 614.461.2255 | FAX 614.461.2256
www.structurepoint.com

Ordinance 2026-09
Exhibit B

PUD SITE PLAN



PROPOSED PRIVATE DRIVE SECTION



VICINITY MAP

SITE INFORMATION

PARCEL:	M4000010058000600
TOTAL SITE AREA:	±31.24 AC
EXISTING ZONING:	A-1 AGRICULTURAL DISTRICT
PROPOSED ZONING:	PUD
TOTAL PROPOSED UNITS:	160
PROPOSED DENSITY:	±5.12 DU/AC
TOTAL PARKING:	664
UNIT DRIVEWAY:	314
UNIT GARAGE:	314
GUEST (9' X 18' SPACE)	31
FREESTANDING GARAGE	5

LEGEND

1. LEASING CENTER / MAINTENANCE GARAGE
2. MAIL GAZEBO
3. GUEST PARKING
4. FREESTANDING GARAGE BUILDING (5 SPACES)
5. STORMWATER INFILTRATION AREA (PROPOSED)
6. 5' CONCRETE PATH
7. BENCH
8. PROJECT SIGNAGE / ENTRY FEATURE
9. 10' PUBLIC TRAIL

0 50' 100' 200'
SCALE: 1" = 100' 0"

Ordinance 2026-09
Exhibit B

OPEN SPACE PLAN





VICINITY MAP

OPEN SPACE DATA

TOTAL SITE AREA:	±31.24 AC
TOTAL OPEN SPACE REQUIRED:	±3.1 AC (10%)
FORMAL OPEN SPACE REQUIRED:	±1.6 AC (5%)
OPEN SPACE PROPOSED:	±7.8 AC (25%)
FORMAL:	±2.9 AC (9%)
PASSIVE:	±4.9 AC (16%)

0 50' 100' 200'
SCALE: 1" = 100'-0"

REDWOOD XENIA UPPER BELLBROOK ROAD
PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT
DEVELOPMENT TEXT (Version 2.0)

February 4, 2026

I. Introduction:

A. Introduction: Redwood Xenia Upper Bellbrook Road neighborhood is being proposed to provide an important housing option to the City of Xenia. This neighborhood will provide for the development of attached one story apartment dwellings as provided in more detail below.

II. Site: The project site includes 31+/- acres. It will provide for the development of attached one story apartment dwellings as provided below.

A. Permitted Uses: Permitted uses shall be as follows:

1. Attached one story apartment dwellings with a mix of attached one & two car garages. Buildings may contain a combination of 3 to 9 attached dwellings and consist of a mixture of one bedroom, two bedroom and three bedroom dwellings.

2. Free standing multi-bay garage buildings

3. Publicly or privately owned parks and open spaces.

4. Model homes and sales offices, in accordance with City of Xenia Land Development Code

5. Home occupation uses in association with a permitted dwelling, in accordance with City of Xenia Land Development Code.

6. Mailbox gazebo

B. Density, Lot and Setback Commitments:

1. Number of Units: There shall be a maximum of 160 residential units in this PUD District, consisting of all attached one story apartment dwellings in building configurations ranging from 3 dwellings to a maximum of 9 dwellings per building.

2. Setbacks:

(a) Upper Bellbrook Road: There shall be a minimum pavement and building setback of 25 feet as measured from the edge of the right-of-way of Upper Bellbrook Road. Public streets, leisure paths, and sidewalks may be located within this setback.

(b) State Route 35: There shall be a minimum pavement and building setback of 30 feet as measured from the edge of the right-of-way of State Route 35. Public streets, leisure paths, and sidewalks may be located within this setback.

(c) Public Road Extension (From Upper Bellbrook Road to Pueblo Drive): There shall be a minimum pavement and building setback of 25 feet as measured from the edge of the right-of-way of Upper Bellbrook Road. Public streets, leisure paths, sidewalks and private driveways may be located within this setback.

(d) Side Yard Setback (adjacent to existing single family): There shall be a minimum pavement and building setback of 30 feet as measured from the side property line of the lot. Patios shall be permitted to encroach up to 8 feet and eaves shall be permitted to encroach up to 2 feet into the required minimum side yard setback adjacent to existing single family homes.

(e) Side Yard Setback (adjacent to parcel in Northeast portion of proposed PUD): There shall be a minimum pavement and building setback of 30 feet as measured from the side property line of the lot. Patios shall be permitted to encroach up to 8 feet and eaves shall be permitted to encroach up to 2 feet into the required minimum side yard setback.

C. Access, Parking, Pedestrian, and Traffic-Related Commitments:

1. A public street shall be provided as a part of this project that will extend existing Progress Drive at Upper Bellbrook Road (North) to Pueblo Drive (South). The public street shall have a 50' right of way and constructed to local street standards per the Xenia code. The public street shall be designed to promote slower traffic (such as curves and/or traffic calming measures).

2. All internal drives shall be private. The maintenance of private streets shall be the sole responsibility of the owner. Private drives shall be 26' in overall width, constructed of concrete with a 22' drive aisle and an integral 4' sidewalk and no curbing. The sidewalk shall utilize differentiated pavement type, striping and/or color to identify it separately from the drive aisle. Conformance with FHA/ADA requirements for accessibility shall be maintained. In addition, there shall be a 4' wide sidewalk, separated from the private drive by a minimum 4' wide treelawn on the side of each private drive that is opposite the integral sidewalk. See proposed section on the proposed PUD Site Plan.

3. Off-Street Parking: Each single-family home shall have a minimum two-car garage. An additional 2 off-street parking spaces in their driveways is also provided for each dwelling in addition to the enclosed garage spaces.

4. On-Street Parking: On-street parking is not permitted on any internal private drives

and within the proposed public street. Designated guest parking spaces are provided throughout the development as noted on the PUD Site Plan.

5. Parking Dimension: Parking spaces are to be 9' x 18' dimension.

6. Access Points: Primary vehicular access to and from this site shall be provided from Upper Bellbrook Road in the general location shown on the PUD Site Plan.

7. A formal traffic study will be coordinated with the necessary agencies to identify any recommended improvements to the proposed development and shall be provided with the Final PUD Plan.

D. Buffering, Landscaping, Open Space and Screening Commitments:

1. Landscaping: Proposed landscaping shall comply with Chapter 1232 of the City of Xenia Land Development Code

2. Storm Water Management Facilities: Storm water basins may be located within the required setbacks. It is anticipated that storm water will be managed utilizing areas of infiltration based on preliminary soil assessments in the area. If traditional storm retention basins are deemed a more suitable management decision, they shall conform to the City of Xenia requirements and contain a fountain or aeration system.

3. Open space: See Open Space Plan for open space areas provided. All open space shall be privately owned and subject to the requirements of the City of Xenia zoning code. A public 10' multi-use path shall be provided as a part of the PUD Site Plan and located along Upper Bellbrook Road across the length of the development's frontage.

E. Signage Commitments:

1. Signage within this site may be generally provided as provided below.

(a) One sign may be permitted at the entrance from Upper Bellbrook Road. The sign within the median shall be installed and maintained by the owner. Sign area shall not exceed 32 square feet and shall not exceed 6 feet in height. The sign shall meet all applicable setbacks for site distance.

2. Additional signage shall be in accordance with Chapter 1236 of the City of Xenia Land Development Code.

F. Architectural Standards: All apartment dwellings on this site shall be in conformance with Chapter 1228 of the City of Xenia Land Development Code and will be provided with the Final PUD plan.

1. Maximum building height: Dwellings may be 1 story and may have a

maximum height of 35 feet as measured in accordance with City of Xenia Zoning Code.

2. Exterior Materials: Permitted primary and secondary materials for buildings in this PUD District are as follows:

   (a) Primary Materials: Permitted Cladding Materials include brick, stone/cultured stone, and vinyl siding.

   (b) Secondary Materials: Vinyl trim, vinyl shake accent siding, prefinished aluminum gutters and downspouts, vinyl decorative louvers.

   (c) Roofing Materials: Minimum 30 year dimensional asphalt shingles

   (d) Windows and sliding patio doors: Shall be Vinyl.

3. Garages: Front-loaded and attached garages shall be permitted on each home as well as the leasing office building.

4. Lighting:

   (a) Primary lighting shall be provided with building mounted coach lights at each dwelling garage. Coach lights shall be controlled by dusk/dawn sensors.

   (b) Secondary lighting shall be provided at each dwelling private patio mounted to building

   (c) Street lighting is permitted but not required for all private drives. Specific fixture, color, locations, and spacing to be approved at time of development plan. Street light height shall not exceed 18 feet in height. Street light poles and fixtures shall be consistent in height, color, and appearance throughout the site if proposed by owner.

   (d) Lighting of entry features and any additional proposed lighting shall be provided and approved at time of the Final PUD plan. Ground mounted lighting shall be shielded and landscaped.

   (e) Fully shielded, cut-off type lighting fixtures shall be required.

G. Utilities: All new utility lines and wiring shall be placed underground. Utility easement locations and widths shall be determined in the final development plan for this PUD District.

H. Miscellaneous:

1. Refuse – Refuse for the site will be provided by an independent third party hauler. Residents shall be provided with an individual tote which will be stored within garage.

STAFF REPORT
XENIA PLANNING AND ZONING COMMISSION

ITEM:	PUD Concept Plan/Rezoning
CASE NUMBER:	PZC2026-03
REPORT DATE:	February 4, 2026
MEETING DATE:	February 11, 2026
APPLICANT NAME:	Redwood USA (Greg Thurman)
PROPERTY ADDRESS:	817 Upper Bellbrook Road
GREENE COUNTY PARCEL IDENTIFICATION NUMBER(S):	M40000100580000600
ORDINANCE SECTION(S):	1220.04
ZONING:	Existing: A-1 Agricultural Proposed: PUD Planned Unit Development

A. Action Requested

Hold public hearing and vote whether to endorse a rezoning of the above property from A-1 Agricultural to Planned Unit Development (PUD) and approve a PUD Concept Plan to support a proposed 160-unit townhome community.

B. Background

Redwood proposes a 160-unit rental townhome community on the above subject property, which is located adjacent to US-35, the Old Arrowhead neighborhood, and the REACH Center. The subject property has been used as a tree farm for Strausberg Nursery, but the owner is now prepared to sell the property to Redwood for development. The proposed development will contain a mix of private and public streets.

The applicant could have chosen to rezone the property to R-3, because the R-3 District permits townhomes. However, R-3 does not permit more than one principal building per parcel, and the code requires private streets to meet public street standards. Because the applicant is proposing multiple townhome buildings to share the same parcel and private streets that do not meet City public street standards, the applicant has requested to follow the PUD process. The PUD process is an alternative form of zoning that allows a customized set of development standards to be created for an individual property, as a result of a negotiation process between the City and developer.

The proposed PUD zoning will exclude a small portion at the northeast corner of the property, which will be east of the planned southward extension of South Progress Drive. That strip of land will be split from the subject parcel and added to the parcel to the east at 805 Upper Bellbrook Road. Below is a summary description of Redwood's proposed Concept Plan, which was amended since its submittal following staff comments:

1. Streets:
   (a) One public street, following City local street standards, connecting the South Progress Drive/Upper Bellbrook Road/West Second Street intersection to the existing stub-ended Pueblo Drive
   (b) Curvilinear alignment of public street to discourage high-speed cut-through traffic
   (c) Private streets providing access to most townhomes

(1) 26’ wide concrete with no on-street parking
(2) Maintained by Redwood
(3) Judged by Fire Inspector to meet Fire Code

2. Proposed Uses
(a) Attached single-story townhomes with attached 2-car garages, in buildings containing 3-9 units each
(b) Renter-occupied, buildings and grounds on common parcel maintained by Redwood
(c) Freestanding garage buildings for additional resident storage
(d) Model homes and sales offices
(e) Mailbox gazebo

3. Open Space (maintained/owned by Redwood)
(a) 7.8 acres (25% of site, 10% required)
(b) 2.9 acres of formal open space containing walking paths (9% of site, 5% required)
(c) Buffer from adjacent neighborhood, Upper Bellbrook Road and US-35
(d) Greenspace between townhome groups and locations for detention/retention basins

4. Pedestrian/Bike Provisions
(a) Public Street: Sidewalks per City standards
(b) Private streets:
(1) 4’ of one side of street designated as “integrated sidewalk,” using variations in color/materials instead of curbing and treelawns to delineate this space for pedestrians
(2) 4’ wide sidewalk on opposite side of each private street, separated from the private street by a 4’ wide grass strip
(c) Bike path on south side of Upper Bellbrook Road across frontage, per neXtPlan recommendations

5. Development Standards
(a) Townhome buildings and open space to share a common lot
(b) Minimum site perimeter setbacks comparable to or in excess of R-3 standards:
(1) Front (Upper Bellbrook Road and proposed public street): 25’
(2) Side (US-35): 30’
(3) Side (Old Arrowhead neighborhood): 30’
(4) Side (parcel at northeast corner of development): 30’
(5) R-3 front setbacks are 25’, and side setbacks are 6’ for 3-family dwellings and 10’ for 4+ family dwellings
(c) Minimum dwelling floor area:
(1) Not specified, although other Redwood communities in the Dayton metro area range from 1,123 sq. ft. to 1,709 sq. ft. for 2-bedroom units, which significantly exceeds minimum R-3 District standards
(d) Architectural standards
(1) Building Materials:
a. Primary: Brick, stone/cultured stone, and vinyl
b. Secondary: Vinyl trim, vinyl shake accents, aluminum gutters/downspouts, vinyl decorative louvers
c. Roofing: Minimum 30-yr dimensional shingles
d. Vinyl windows/patio doors
(2) Other architectural standards: Utilize City standards

6. Additional items to be submitted before Final PUD Plan approval:
(a) Traffic Impact Study to evaluate whether the proposed development requires improvements to existing streets, particularly West Second Street/Upper Bellbrook Road/South Progress Drive

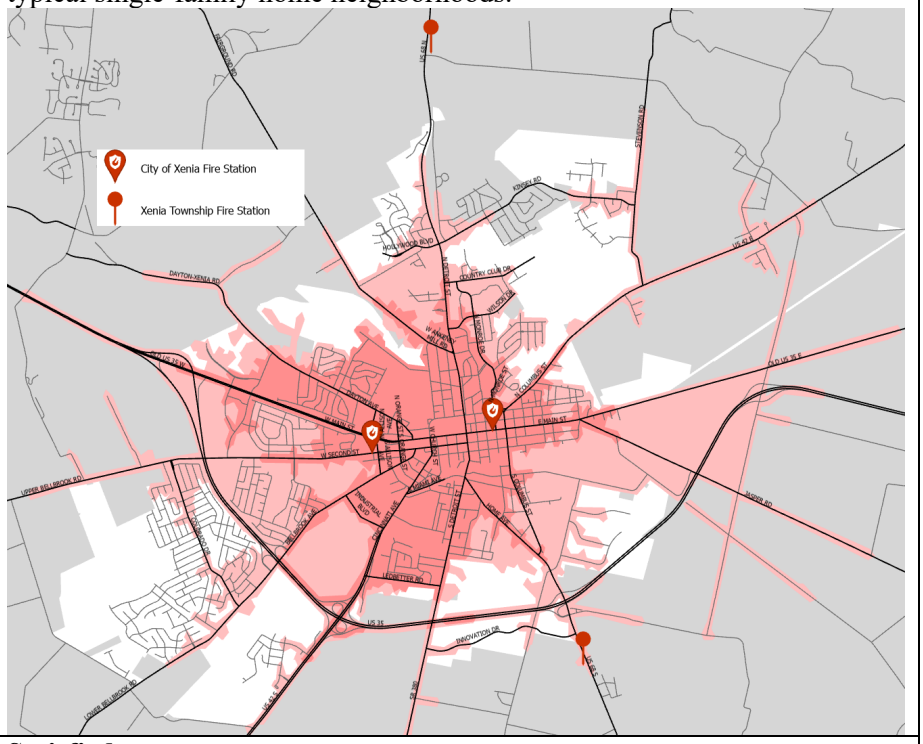
C. Staff Analysis

Staff analyzed this proposed PUD Concept Plan according to the review criteria for PUD Concept Plans and Zoning Map Amendments in Section 1220.04(e)(1) and Section 1222.06(e), as follows:

Section 1220.04(e)(1) Criteria	**Analysis**
A. The proposed development is consistent with the comprehensive plan, other adopted City plans, and the stated purposes of this code and Section 1222.06: Planned Unit Developments.	**Neutral** neXtPlan recommends Regional Business District for the subject property, which recommends primarily commercial uses, but up to 50% of the land bounded by US-35, Upper Bellbrook Road and the Old Arrowhead neighborhood can be residential. The proposed PUD will utilize 88% of this land area as residential, leaving the remaining 12% under current A-1 zoning, and available to be rezoned to a business district in the future. The proposed PUD is consistent with neXtPlan in terms of the mix of potential uses, but not in terms of the land area allocated to each use. The proposed bike path along the south side of Upper Bellbrook Road helps to implement the neXtPlan recommendation for a path that links the existing Progress Drive path to neighborhoods west of US-35.
B. The proposed development is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.	**Satisfied** Xenia housing needs are changing, but the market has not yet caught up. Housing needs and construction costs have changed considerably in recent decades: • Costs of entry-level new homes have increased by over 50% since 2020 (based on a comparison of sampled homes in Sterling Greene Crossing in 2020 to Edenbridge in 2025) • Average number of people living in a household decreased from 2.7 in 1990 to 2.3 in 2022 (smaller households need less living area) • Median age of the population increased from 35 in 2010 to 40 in 2023 (as adults age, they tend to become more interested in smaller, lower-maintenance properties) • Construction costs per foot of new street or water/sewer line have skyrocketed These trends all point toward a need for smaller and/or more affordable and lower-maintenance housing styles. Higher-density, multi-family formats such as townhomes can satisfy this need because of the relative lack of yard space to maintain and lower construction costs per square foot due to shared walls.
C. The proposed development will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved as well under other zoning districts.	**Satisfied** The proposed PUD could not be achieved under conventional zoning because it proposes multiple principal buildings on one parcel, and the proposed private streets do not meet public street standards. However, the proposed perimeter setback standards and single-story buildings are more restrictive than conventional zoning districts such as R-3, and help to protect the existing Old Arrowhead neighborhood from detrimental impacts. Additionally, the proposed private streets reduce potential impacts on City street maintenance services. Proposed unit floor area will also significantly exceed R-3 District minimums.

Section 1220.04(e)(1) Criteria	Analysis
D. The proposed development will support the purpose of this code as stated in Section 1218.01: Purpose.	**Satisfied** The proposed development will facilitate orderly, efficient and appropriate growth and foster a rational relationship between land uses by placing higher-density housing near a commercial center and community anchors such as the YMCA and Xenia Adult Recreation and Services Center (1218.01(b) and 1218.01(j)). Additionally, the proposed PUD's low building heights and perimeter setbacks will help to preserve the character and quality of adjacent neighborhoods (1218.01(c)). The proposed density, relative to most proposed residential developments in Xenia, will help secure economy in the cost of providing services (1218.01(e)).
E. The proposed development is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.	**Satisfied** The subject property is largely flat and has been used for agricultural purposes, so there is little "natural" habitat or topography to preserve. Development of townhome buildings will provide some shielding that can help to reduce US-35 noise impacts on homes in the Old Arrowhead neighborhood. Stormwater impacts must be mitigated according to City and Ohio EPA regulations.
F. The concept plan has been transmitted to all other agencies and departments charged with responsibility of review.	**Satisfied** The Engineering and Fire Divisions have reviewed the Concept Plan.

Section 1222.06(e) Criteria	Analysis
(1) The proposed PUD conforms to the comprehensive plan.	**Neutral** See analysis of 1220.04(e)(1)A.

Section 1222.06(e) Criteria	Analysis
(2) The development will not impose an undue burden on public services and facilities, such as fire and police protection.	**Satisfied** The existing neighborhood is within a 5-minute drive time from the City's West Second Street Fire station (see map below). The proposed private streets will minimize the impact on street maintenance services relative to typical single-family home neighborhoods. 
(3) The site will be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development, and the streets and driveways on the site of the proposed development will be adequate to serve the residents or occupants of the proposed development.	**Satisfied** The developer will be required to conduct a traffic impact study and construct any necessary improvements to surrounding public streets to maintain safe and efficient operation. A broader area traffic impact study, the process of being completed for the City, recommends a roundabout at the Upper Bellbrook Road/South Progress Drive/West Second Street intersection. Staff recommends that the developer's study by required to identify the extent of the developer's responsibility for sharing in the cost of this improvement and that the developer be required to dedicate the necessary right-of-way.

Section 1222.06(e) Criteria	Analysis
(4) The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses.	**Satisfied** The proposed perimeter setbacks and low building heights will maintain compatibility with the existing Old Arrowhead neighborhood. Other perimeter setbacks will help to buffer the proposed development from surrounding commercial uses and US-35. The sidewalks on the proposed public street will connect the Old Arrowhead neighborhood to the Progress/Hospitality Drive business district.
(5) Natural features such as watercourses, natural land contours, trees and rock outcrops will be preserved to the maximum extent feasible so that they can be incorporated into the layout to enhance the overall design of the PUD.	**Satisfied** As stated earlier, the subject property is currently agricultural and relatively flat with little, if any, natural features.
(6) A PUD and its permitted, accessory and conditional uses, buildings or structures shall be subject to all applicable regulations of this code, unless superseded by any special requirements, conditions, variances or other particulars imposed by the PZC during the concept preliminary application and hearing phases described in Section 1220.04: Planned Unit Developments.	**Satisfied** Other than the Land Development Code's prohibition against multiple principal buildings per parcel, and its requirements that private streets meet public street standards, this PUD's proposed Concept Plan and standards are largely in line with applicable code requirements.

D. Staff Recommendation

Based on the preceding analysis, staff recommends that the Planning and Zoning Commission recommend approval of the proposed PUD Concept Plan as submitted. The Concept Plan will be presented to City Council for an ordinance introduction on February 26, 2026, and a vote and public hearing on March 12, 2026. If approved, the revised PUD Concept Plan will go into effect January 10, 2026. Then the applicant will be required to submit the required Traffic Impact Study and a Final Plat/Final PUD Plan (for PZC approval) for each phase prior to construction.

One condition of staff's recommendation is that the developer be required to dedicate necessary right-of-way for improvements to the South Progress Drive/Upper Bellbrook Road/West Second Street intersection identified in the developer's and City's traffic impact studies, and contribute the share of construction costs proportionate to the traffic impact generated by the proposed PUD.

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Introduction:	February 26, 2026
Public Hearing & Vote:	March 12, 2026
Effective Date:	April 11, 2026

Agenda Item: **ORDINANCE 2026 – 10**
CHANGING THE NAME OF THE SOUTHEAST BROOKE LANE TO CONNOR DRIVE IN THE SUMMER BROOKE SECTION 3B SUBDIVISION, ADJACENT TO THE SUMMER BROOKE SOUTH SECTION 4 AND 6B SUBDIVISIONS, IN THE CITY OF XENIA, OHIO

Submitted by: Brian Forschner, City Planner
Presented by: Brent Merriman, City Manager

Summary: In 1997, the Summer Brooke Subdivision, Section 3B was recorded with a duplicated street name. For unknown reasons, "Brooke Lane" was used to name two disconnected streets in Section 3B; streets that remain disconnected. The recently approved Summer Brooke South Subdivision, Section 6B will link, via Connor Drive, to southeast Brooke Lane, but not the northwest Brooke Lane. No addresses currently use the southeast Brooke Lane. To resolve confusion, the Summer Brooke South Subdivision developer, at the request of the City Planner, has petitioned to rename the southeast Brooke Lane to Connor Drive.

ORC § 723.04 authorizes any person owning a lot in the City to file a petition with City Council to change the name of a street in the immediate vicinity of that lot. In this case, the Summer Brooke South Subdivision developer owns land next to the southeast Brooke Lane. Renaming the southeast Brooke Lane to Connor Drive will leave only one Brooke Lane (the current northwest Brooke Lane). Thus, staff recommends granting the petition as the requested renaming will eliminate confusion and bring the Summer Brooke Subdivision into conformity with the Land Development Code, which prohibits duplication of existing street names in new subdivisions.

Cover Memo Attachments: None.

Budgetary Impact: N/A

Vote Required for Adoption: The affirmative vote of a majority of the members of Council present at the meeting (Charter § 5.02 E.).

Recommendation: It is staff's recommendation that Council adopt Ordinance 2026-10, changing the name of the southeast "Brooke Lane" to "Connor Drive" in the Summer Brooke Subdivision, Section 3B, adjacent to the Summer Brooke South Subdivision, Section 4 and Section 6B.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 10

CHANGING THE NAME OF THE SOUTHEAST BROOKE LANE TO CONNOR DRIVE IN THE SUMMER BROOKE SUBDIVISION, SECTION 3B, IN THE CITY OF XENIA, OHIO

WHEREAS, a Petition to change the name of the southeast "Brooke Lane" in the Summer Brooke Subdivision, Section 3B to "Connor Drive" has been filed in accordance with ORC § 723.04;

WHEREAS, notice of the pendency and prayer of the street name change petition has been given as required by ORC § 723.07;

WHEREAS, a public hearing has been held on said Petition, as required by ORC 723.04; and

WHEREAS, this Council is satisfied that there is good cause for such a change and that the change will not be detrimental to the general interests of the City of Xenia or its citizens,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, a majority of the members of City Council present concurring, that:

Section 1. This Council finds that the Petition for a street name change, attached hereto as Exhibit A, signed by Tracy Burchfield on behalf of the Arnold Development Company, the owner of land in the immediate vicinity of the street whose name is petitioned for change, has been properly presented to this Council, praying that the name of the southeast "Brooke Lane" in the Summer Brooke Subdivision, Section 3B, be changed to "Connor Drive," as shown in the Petition.

Section 2. This Council further finds that there is good cause for such change of name, that it will not be detrimental to the general interest of the City of Xenia or its citizens and ought to be made.

Section 3. It is hereby declared that the southeast "Brooke Lane" in the Summer Brooke Subdivision, Section 3B, is hereby changed to "Connor Drive." The northwest "Brooke Lane" in said Subdivision shall remain unchanged.

Section 4. The City Manager is hereby directed to erect appropriate street signage upon the effective date of this Ordinance or as otherwise appropriate.

Section 5. The City Clerk is hereby directed to file a certified copy of this Ordinance with the Greene County Auditor, the Greene County Engineer, and the Greene County Recorder. Notice shall also be provided to the U.S. Postal Service, as necessary.

Section 6. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 7. This Ordinance shall take effect April 11, 2026.

Introduced: February 26, 2026
Adopted:

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

PETITION TO XENIA CITY COUNCIL

For Changing Name of City Street

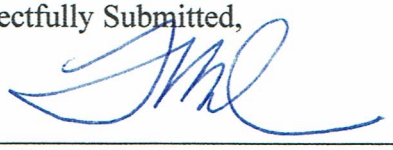
The undersigned, Tammy Burchfield of Arnold Development Company, being the owner of Greene County Parcel Identification Number M40000200280000100, comprising 14.35 acres immediately south of the Summer Brooke Section 3B subdivision and the Summer Brooke South Section 4 subdivision, which Parcel lies within the corporation limits of the City of Xenia and is in the immediate vicinity of Brooke Lane, hereby files this Petition praying that:

The name of the southeastern segment of Brooke Lane in the Summer Brooke South Section 3B subdivision be changed to Connor Drive.

There is good cause for this Petition and the requested action will not be detrimental to the general interests of the City or its citizens for the following reasons:

The southeastern segment of Brooke Lane duplicates the name of another separate existing street in the City of Xenia, in the Summer Brooke and Summer Brooke South subdivisions. Furthermore, the Summer Brooke South Section 6B subdivision, approved by City Council, contains an extension of the southeastern segment of Brooke Lane and names the street Connor Drive.

Respectfully Submitted,



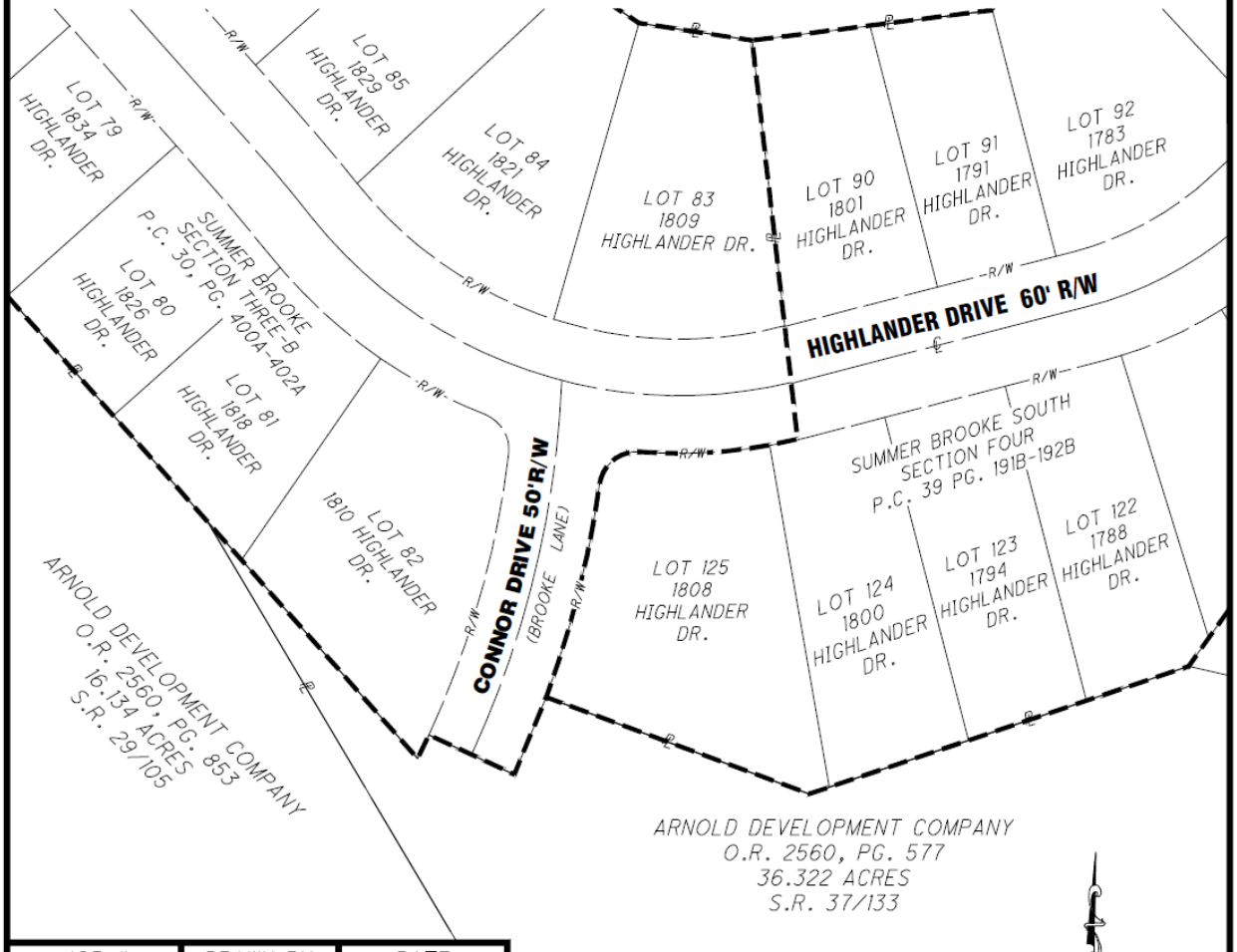
_____

[Name]

Date: 2/1/26

EXHIBIT A

BEING A PROPOSED ROAD NAME CHANGE SITUATE IN MILITARY SURVEY No. 548, CITY OF XENIA, GREENE COUNTY, OHIO



JOB #	DRAWN BY:	DATE
GRE-XEN-2509	RAP	01-28-2026

LEGEND

EX. SUBDIVISION LINE

SCALE: 1"=100'

0 50 100

NOTE:

THE PROPSED ROAD NAME CHANGE CONSISITS OF THE EXISTING BROOKE LANE FROM ITS INTERSECTION WITH HIGHLANDER DRIVE TO WHERE IT TERMINATES IN THE NORTHERLY LINE OF A TRACT CONVEYED TO ARNOLD DEVELOPMENT COMPANY IN OFFICIAL RECORD 2560, PAGE 577.

Choice One Engineering

SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554

www.CHOICEONEENGINEERING.com

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

PZC Public Hearing:	February 11, 2026
Introduction:	February 26, 2026
Public Hearing & Vote:	March 12, 2026
Effective Date:	April 11, 2026

Agenda Item: **ORDINANCE 2026 – 11**
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE THE PROPERTY AT 39 WEAVER STREET FROM P-1 PUBLIC AND INSTITUTIONAL DISTRICT TO B-1 CONVENIENCE BUSINESS DISTRICT

Submitted by: Brian Forschner, City Planner
Presented by: Brent Merriman, City Manager

Summary: The above subject property is the former Xenia Armory, a State-owned vacant property that served as a meeting, training, recruiting and event facility for the Ohio Army National Guard. The former Armory, built in the 1930s, is visible from North Detroit Street, adjacent to Shawnee Park, and is a prominent historic landmark, (although not part of the National Register of Historic Properties). The Armory property is now for sale, as it is no longer needed for National Guard or other State purposes. The site includes 12 parcels and bids are due April 2026. The property is currently zoned P-1 Public and Institutional District, which fit the former public use of the property. Now that the property is for sale, it is likely that the property will transition to private usage.

City Council initiated this rezoning application by procedural motion at its January 22, 2026, meeting. The goal of the rezoning is to broaden reuse options for the property and ensure that future usage benefits the community and is consistent with the Comprehensive Plan. The former Armory is a highly visible property and adjacent to Xenia's premier public park, so its future usage will have a significant impact on the community. The Planning & Zoning Commission reviewed the proposed rezoning and found it to be consistent with the majority of the Land Development Code's approval criteria for zoning map amendments (§ 1220.03), as summarized below (see attached staff report for a detailed criteria analysis):

- Consistent with Comprehensive Plan (neXtPlan) designation of this area as a "neighborhood business district" and specific plan recommendations to convert this building to recreational, entertainment, restaurant/brewery, or other related uses.
- Responds to imminent sale and likely transition from public to private usage.
- Better aligns with the purpose of the proposed B-1 District than that of the existing P-1 District.
- Unlikely to result in negative environmental or neighborhood impacts and will prevent potential negative impacts from some P-1 uses.

Cover Memo Attachments: Staff report to Planning & Zoning Commission.

Budgetary Impact: N/A

Vote Required for Adoption: The affirmative vote of a majority of the members of Council present at the meeting (Charter § 5.02 E.).

Recommendation: The Planning & Zoning Commission held the required public hearing on this application at its meeting on February 11th, and voted to recommend (5-0) that City Council adopt Ordinance 2026-11, approving a zoning map amendment to change the zoning of the approximately 1.3-acre property at 39 Weaver Street from P-1 Public and Institutional District to B-1 Convenience Business District.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 11

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE THE PROPERTY AT 39 WEAVER STREET FROM P-1 PUBLIC AND INSTITUTIONAL DISTRICT TO B-1 CONVENIENCE BUSINESS DISTRICT

WHEREAS, City Council initiated an application, via procedural motion at its January 22, 2026, meeting, to rezone the property at 39 Weaver Street in the City of Xenia from P-1 Public and Institutional District to B-1 Convenience Business District;

WHEREAS, the procedures with regard to zoning amendments to the City's Official Zoning Map, as set forth in § 1220.03 of the City's Land Development Code, have been followed;

WHEREAS, the Xenia Planning & Zoning Commission (PZC), at its February 11, 2026, meeting, held the required public hearing and voted (5-0) to make a recommendation that this Council approve the requested rezoning be approved, in Case PZC2026-02; and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City and its inhabitants to adopt the PZC's recommendation,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, a majority of the members of City Council present concurring, that:

Section 1. The Official Zoning Map of the City of Xenia, Ohio, is hereby amended by changing the zoning district classification from P-1 Public and Institutional District to B-1 Convenience Business District for the approximately 1.3-acre parcel located at 39 Weaver Street (Greene County Auditor Parcel ID's M40000200040012600, M40000200040012700, M40000200040012800, M40000200040012900, M40000200040013000, M40000200040013100, M40000200040013200, M40000200040013300, M40000200040013400, M40000200040013500, M40000200040013600, and M40000200040013700), as shown on the attached Exhibit A, which shall be part of this Ordinance and shall be used as a reference for reflecting the zoning district classification change on the City of Xenia's Official Zoning Map. The City Planner is hereby directed to make the approved amendments to the City's Official Zoning Map.

Section 3. All ordinances or parts of ordinances that conflict with this Ordinance are hereby repealed.

Section 4. It is found that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 5. This Ordinance shall take effect April 11, 2026.

Introduced: February 26, 2026
Adopted:

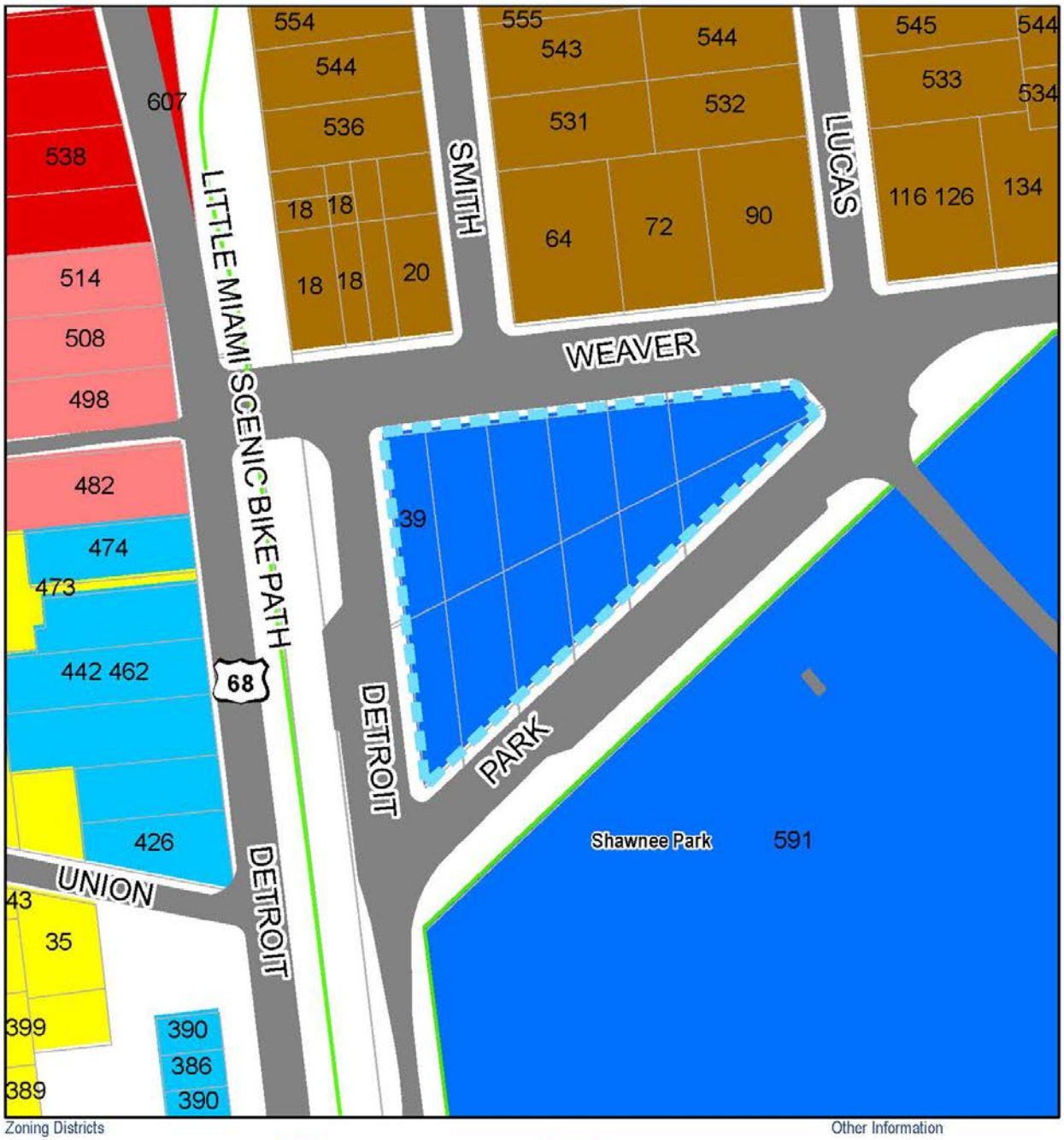
Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

Exhibit A: Area to be Rezoned

Outlined in Light Blue



Zoning Districts

- R-1A One Family Residential (12,500)
- R-1B One Family Residential (10,000)
- R-1C One Family Residential (7,500)
- R-1D One Family Residential (5,000)
- R-2 Two Family Residential
- R-3 Attached Residential
- O-1 Office
- P-1 Public and Institutional
- B-1 Convenience Business
- B-2 Downtown
- B-3 General Business
- I-1 Light Industrial
- I-2 Heavy Industrial
- A-1 Agricultural
- PUD Planned Unit Development
- Properties Outside City or Rights-of-Way

Other Information

- Bike Trails
- City Boundary
- Edge Of Pavement
- Parks
- Historic Districts/Properties

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Meeting Date: February 26, 2026
Effective Date: February 26, 2026

Agenda Item: **RESOLUTION 2026 – 012**
DECLARING THE NECESSITY OF IMPROVING CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2026

Submitted By: Chris Berger, Public Service Director
Presented By: Brent Merriman, City Manager

Summary: The City instituted a Citywide street lighting assessment for the first time in 2025 (payable in 2026). Prior to these assessments, the City was spending around $250,000 annually to provide lighting for City streets and public ways. The implementation of these annual street lighting assessments allows the City to finance street lighting through assessments, thereby freeing the General Fund for other purposes, specifically street rehabilitation.

Staff recommends that Council enact a street lighting assessment for just one (1) year (2026) instead of the maximum allowable five (5) years, due to ongoing contract negotiations with Miami Valley Lighting (MVLt). Once a new ten-year contract with MVLt has been negotiated through the Miami Valley Communications Council, staff can then recommend a five-year assessment, beginning in 2027. The assessments will be levied by a percentage of the tax value of the property and will be paid in two semi-annual installments.

To enact a Citywide street lighting assessment for 2026, the City must follow the assessment process set forth in ORC Chapter 727. The first step in the process is the passage of a Resolution of Necessity by City Council. Once the notice of the passage of the Resolution of Necessity has been published in accordance with state law, and following the resolution of objections (if any), the next step will be the Ordinance to Proceed, followed by the Assessment Ordinance. It is anticipated that the entire process will extend into August before the assessments can be certified to the County Auditor in late August or early September.

Cover Memo Attachment(s): Letter from the Finance Director.

Budgetary Impact: Under State law, the City is responsible for two percent (2%) of the anticipated costs and the cost of lighting intersections. The remaining ninety-eight percent (98%) will be paid by special assessments levied on all properties within the City, excepting federal-, state-, or City-owned properties (which are exempt by operation of law). The county-owned properties that border Greene Way Boulevard will also be exempted as the County already pays for the street lighting on that street.

Vote Required for Passage: Pursuant to ORC § 727.12, this Resolution of Necessity requires the concurrence of three-fourths of the members of City Council (vote of 6) for passage.

Recommendation: Pass Resolution 2026-012 to begin the process of enacting street lighting assessments to cover street lighting costs for 2026.

CITY OF XENIA, OHIO
RESOLUTION 2026 – 012

DECLARING THE NECESSITY OF IMPROVING CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2026

WHEREAS, ORC § 727.01 grants this Council the special power to levy and collect special assessments for the improvement of any street, alley, public road, place, boulevard, parkway, or park entrance by the lighting thereof;

WHEREAS, ORC § 727.09 states that when this Council determines that the streets or parts thereof to be improved by lighting are so situated in relation to each other that in order to complete the improvement in the most practical and economical manner, they should be improved at the same time and treated as a single improvement;

WHEREAS, ORC § 727.12 states that when it is deemed necessary by this Council to levy and collect special assessments for improvements by street lighting that plans and an estimate of the cost be prepared and filed in the office of the City Clerk;

WHEREAS, in accordance with ORC § 727.12, a street lighting plan and estimate of costs for lighting the streets and public ways within the City are on file in the office of the City Clerk; and

WHEREAS, upon being notified that street lighting plans and an estimate of cost for lighting the streets and public ways within the City have been filed with the City Clerk, this Council may now declare the necessity for such improvement by the passage of a resolution,

NOW, THEREFORE, THE CITY OF XENIA HEREBY RESOLVES, six (6) members of the City Council elected hereto concurring, that:

Section 1. It is hereby declared necessary for the preservation of the public health, safety and welfare of the City and its inhabitants to improve the streets and other public ways within the corporate limits of the City by the lighting thereof, said lighting to be provided by electric lighting, for the year 2026 ("the Improvement"). All lots and lands within the corporate limits of the City, excepting federal-, state-, and City-owned lots and lands, and excepting the lots and land along Greene Way Boulevard as that street lighting is provided by Greene County (collectively defined herein as the "Lots and Lands"), shall be specially assessed for said Improvement.

Section 2. The plans and estimate of the cost for the Improvement prepared by the City Engineer, and now on file in the office of the City Clerk, are hereby approved.

Section 3. It is hereby determined that the streets and public ways within the City that are to be improved by the lighting thereof under Section 1. are so situated in relation to each other that said streets shall be treated as a single improvement, pursuant to ORC § 727.09, to complete the Improvement in the most practical and economic manner.

Section 4. The entire cost of the Improvement, less two percent (2%) and the cost of intersections, which costs shall be borne by the City, shall be specially assessed on the Lots and Lands. Said Lots and Lands are determined to be specially benefited by the Improvement and shall be assessed ninety-eight percent (98%) of the cost of the Improvement for tax year 2026, collectible in tax year 2027. The special assessments shall be levied by percentage of the tax value of the property assessed and shall be paid, when levied, in two semi-annual installments, subject to the limitations

of ORC § 727.27; provided, however, that the owner of any property assessed may, at his or her option, pay the entire special assessment in cash within thirty (30) days after passage of the ordinance levying the special assessments. The remainder of the cost of said Improvement, if any after the application of the special assessments, shall be provided by the City from other funds available and appropriated for such purpose.

Section 5. The City does not intend to issue securities in anticipation of the levy of the special assessments, nor to issue securities in anticipation of the collection of the special assessments.

Section 6. The Finance Director is directed to prepare estimated assessments, showing the amount of the special assessment against each Lot and Land to be assessed, based on the estimate of cost filed in the office of the City Clerk. Such estimated special assessments shall be prepared in accordance with the method of assessment set forth in this Resolution. The estimated special assessments shall be filed in the office of the City Clerk and kept available for public inspection.

Section 7. In accordance with ORC § 727.14, upon the filing of the estimated special assessments, the City Clerk is directed to give notice of the passage of this Resolution, and of the filing of the estimated assessments, by publication once a week for two (2) consecutive weeks in a newspaper of general circulation within the City and by publishing such notice on the City's website. If the estimated special assessment against any property will exceed $500, the Clerk shall give notice to the owner of the property by certified mail or by personal service in accordance with ORC § 727.13.

Section 8. It is found that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 9. This Resolution shall become effective immediately upon its passage.

Passed: February 26, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

EXPLORE XENIA
CITY OF XENIA, OHIO

DEPARTMENT OF FINANCE

107 E. MAIN STREET • XENIA, OH 45385 • PHONE (937) 376-7239 • FAX (937) 347-1606

2/3/2026

Street Light Assessment Estimate

City Staff plans on presenting a Resolution concerning street lighting assessments at the City Council meeting scheduled for 2/26/2026. Per ORC 727.12 an estimate of cost must be provided and filed in the Clerk's office and available for inspection by interested parties when such assessments are pursued. The Finance office has reviewed the expenses and estimates an annual cost of $265,000 for the improvement. When setting aside 1/50 of the cost to be paid by the City a balance of costs totaling $259,700 remains for assessment. ORC 727.01 allows for three different methods of allocating those assessment costs. The City is electing to distribute costs based on a percentage of tax value of the property being assessed. In conjunction with this letter, a listing of each City parcel, each parcels assessed value, and each parcel's portion of the assessment is included for review. These values are based on the most recent County valuations available at this time. This list will also be available for public inspection. Parcels listed exceeding $500 in annual assessment will be notified of the assessment via certified mail. Any questions concerning the calculation of the assessments can be directed to the City Finance Department.

Sincerely,

Ryan Duke
City of Xenia
rdduke@cityofxenia.org
937-376-7236

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:
Presentation & Vote: February 26, 2026
Effective Date: February 26, 2026

Agenda Item: **RESOLUTION 2026 – 013**
ADOPTING THE 2025 GREENE COUNTY NATURAL HAZARD MITIGATION PLAN

Submitted & Presented by: Brent Merriman, City Manager

Summary: In 2000, the federal government enacted the *Disaster Mitigation Act* ("the Act") instituting a mandate requiring local governments have and maintain a hazard mitigation plan ("Plan") with their respective states in order to qualify for mitigation funding following declared disasters. The Act further stipulates that these Plans must be reviewed and updated every five (5) years. In 2020, the Greene County Emergency Management Agency ("EMA") coordinated the development of a consolidated, county-wide Plan, thereby streamlining efforts and efficiently fulfilling core requirements under the Act.

In accordance with the Act's five-year review provision, the Greene County EMA coordinated a comprehensive update to the County's Plan in 2025. The EMA contracted with Burton Planning Services to manage the review and update process, aiming to enhance the Plan's depth and detail. This approach ensured thorough evaluation of hazards and conditions specific to each locality, while maintaining an integrated county-level response strategy. Through this collaborative process, Greene County jurisdictions identified industry-standard hazards, profiled these risks, estimated potential losses, established mitigation objectives and actions, and developed a strategic implementation framework.

The primary goals for the Plan update include: increasing public awareness; protecting life and property; fostering and strengthening partnerships; creating a safer environment through construction or installation of natural hazard safety systems; and reducing losses resulting from the failure of high hazard potential dam failures. The final Greene County Plan is organized into six chapters:

- **Chapter 1. Introduction**: Sets forth the general purpose and goals of the Plan.
- **Chapter 2. History and Demographics**: Describes Greene County and each participating jurisdiction.
- **Chapter 3. Planning Process**: Details the approach taken to develop the Plan.
- **Chapter 4. Hazardous Identification and Risk Assessment**: Provides analysis and descriptions of potential hazards affecting Greene County.
- **Chapter 5. Hazard Mitigation Strategy and Capability Assessment**: Outlines mitigation goals, strategies, and actions for the County and individual jurisdictions.
- **Chapter 6. Schedule and Maintenance**: Summarizes the adoption, integration, and ongoing maintenance schedule for the Plan.

It is noted that the identified hazards and corresponding responses include, but are not limited to: dam/levee failure, drought and extreme heat, earthquakes, invasive species, landslides, severe summer weather, tornadoes, severe winter weather and extreme cold, and wildfires.

	With the plan update completed, the Greene County EMA requests that each partner jurisdiction's legislative body formally adopt the Greene County Hazard Mitigation Plan. City staff recommends approval of the attached Resolution to officially adopt the plan for this jurisdiction.
Cover Memo Attachments:	2025 Greene County Hazard Mitigation Plan available upon request.
Budgetary Impact:	No direct impact
Vote Required for Adoption:	The affirmative vote of a majority of the members of Council present at the meeting (Charter § 5.05 A.).
Recommendation:	Pass Resolution 2026-013 to formally adopt the 2025 Greene County Hazard Mitigation Plan as the City's official hazard mitigation plan.

CITY OF XENIA, OHIO
RESOLUTION 2026 – 013

ADOPTING THE 2025 GREENE COUNTY NATURAL HAZARD MITIGATION PLAN

WHEREAS, the City of Xenia, Greene County, Ohio is vulnerable to natural and human-made hazards which may result in loss of life and property, economic hardship, and threats to public health and safety;

WHEREAS, § 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires state and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities;

WHEREAS, the City acknowledges the requirements of § 322 of DMA 2000 to have an approved natural hazard mitigation plan as a prerequisite to receiving post-disaster hazard mitigation grant program funds;

WHEREAS, a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the 2025 Greene County Natural Hazard Mitigation Plan;

WHEREAS, the 2025 Greene County Natural Hazard Mitigation Plan recommends mitigation activities that will reduce losses to life and property affected by natural hazards that face the County and its municipal governments; and,

WHEREAS, adoption of a hazard mitigation plan and compliance with federal requirements to provide for access to assistance funding are in the best interests of the City organization and the residents of the community,

NOW, THEREFORE, THE CITY OF XENIA HEREBY RESOLVES, a majority of the members of City Council present concurring, that:

Section 1. The 2025 Greene County Natural Hazard Mitigation Plan is hereby adopted as the official Hazard Mitigation Plan of the City of Xenia, Ohio.

Section 2. The respective local officials and entities identified in the implementation strategy of the 2025 Greene County Natural Hazard Mitigation Plan are hereby directed to implement the recommended activities assigned to them.

Section 3. It is hereby found that all formal actions of this Council concerning and relating to the passage of this Resolution were conducted in an open meeting of this Council, and that all deliberations of this Council that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including ORC § 121.22.

Section 4. This Resolution shall become effective immediately upon its passage.

Passed: February 26, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk