XENIA CITY COUNCIL
MEETING AGENDA
SEPTEMBER 10, 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** (or moment of silence)

(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, Councilman JD Mackiewicz, Councilwoman Rachel Huffman, Councilman Jesse Rubio, Mayor Ethan Reynolds, and President Wesley Smith

(4) APPROVAL OF MINUTES August 27, 2026 Regular Meeting
September 1, 2026 Special Meeting

(5) SPECIAL PRESENTATION(S) None

(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 09/10/2026.

(7) OLD BUSINESS

A. ORDINANCE 2026-31 (Public Hearing) APPROVING A MAJOR CHANGE TO THE PUD CONCEPT PLAN FOR THE TIMBER RIDGE PLANNED UNIT DEVELOPMENT, WITH THE MODIFICATIONS RECOMMENDED BY THE XENIA PLANNING AND ZONING COMMISSION, *introduced by Councilwoman Faith Sorice on August 27, 2026*

B. ORDINANCE 2026-32 (Public Hearing) AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE A 121.558-ACRE PROPERTY LOCATED SOUTH OF U.S. ROUTE 42 EAST AND EAST OF 997 N. COLUMBUS STREET FROM A-1: AGRICULTURAL DISTRICT TO SN: SUBURBAN NEIGHBORHOOD DISTRICT, *introduced by Mayor Ethan Reynolds on August 27, 2026*

C. ORDINANCE 2026-33 (Emergency) AMENDING ORDINANCE 2026-20 TO CORRECT THE ANNEXATION PLAT AND LEGAL DESCRIPTION, AND DECLARING AN EMERGENCY *(City Manager)*

XENIA CITY COUNCIL
MEETING AGENDA
SEPTEMBER 10, 2026

(8) NEW BUSINESS

A. <u>ORDINANCE 2026-34</u> (Introduction)	AMENDING SECTION 241.05 OF THE CITY'S ADMINISTRATIVE CODE, REGARDING THE XENIA POLICE CADET PROGRAM *(City Manager)*
B. <u>ORDINANCE 2026-35</u> (Introduction)	AUTHORIZING THE SALE OF CITY-OWNED PROPERTIES LOCATED AT 414 E. THIRD STREET, 422 S. DETROIT STREET, 557 E. MARKET STREET, 652 E. CHURCH STREET, AND 491 & 499 E. SECOND STREET *(City Manager)*
C. <u>RESOLUTION 2026-050</u>	AMENDING RESOLUTION 2024-021, AS AMENDED BY RESOLUTION 2024-30 AND RESOLUTION 2025-006, ESTABLISHING THE 2024 – 2027 PAY PLAN FOR CITY EMPLOYEES *(City Manager)*

(9) APPOINTED OFFICIALS' REPORTS

(10) COUNCIL COMMENTS & REPORTS

(11) EXECUTIVE SESSION

(12) ADJOURNMENT

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

XENIA CITY COUNCIL
REGULAR MEETING
AUGUST 27, 2026

REGULAR SESSION

President Smith asked everyone to stand; Pastor Todd Martin, Liberty Life Church, provided the Invocation.

(1) PLEDGE OF ALLEGIANCE: All present remained standing and recited the Pledge of Allegiance led by Councilwoman Faith Sorice.

(2) CALL TO ORDER: President Smith called the Regular Session to order at 6:00 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, Councilman JD Mackiewicz, 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, Assistant Finance Director Jason Lake, Law Director Donnette Fisher, City Planner Brian Forschner, City Clerk Amy Brown, Fire Chief Mike Bogan, and Police Chief Chris Stutes.

(4) APPROVAL OF MINUTES: President Smith called for a motion on the minutes of the August 13, 2026, Regular Meeting.

Motion by Vice President Crawford, seconded by Mayor Reynolds, to approve the August 13, 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, Huffman, Rubio, Reynolds
Abstain: Sorice, Smith
Nays: None motion carried.

(5) SPECIAL PRESENTATION: None

(6) AUDIENCE COMMENTS: President Smith explained the procedures for Audience Comments and invited those who wished to speak to come forward. He asked the Law Director to make a brief statement. Ms. Fisher stated anyone was welcome to speak this evening. Regarding Timber Ridge, that was an introduction, and any comments made during audience comments could not legally be considered by Council. She asked that they come back to the next meeting and make those comments during the official public hearing.

Howard Horstman, 2428 Ridge Road, said he was there to speak on the ordinance Ms. Fisher mentioned. He understood it was an introduction and that no action would be taken on it tonight. He wanted to make sure Council was aware of some things as they evaluated the proposal. He sent out an email to Council; he hoped they either all saw it or received copies of it. This was an issue

that hit close to home for him, so he was making some noise about it tonight. He would also be back at the next meeting when this was up for action, probably with a lot of other residents of Timber Ridge. Last year, Arbor Homes proposed Ordinance 2025-33, and that generated a lot of pushback from members in the community. Ultimately, it was voted down at City Council, so Arbor Homes had come back with a new proposal, which was presented at the August 12, 2026, Planning and Zoning Commission (PZC) meeting. The new proposal took into account a lot of concerns the residents raised about last year's proposal. He thought it was a good-faith effort by Arbor Homes to take into account a lot of the residents' concerns. He wanted to commend them, and he thought it was a good proposal. It was a reasonable compromise between what Arbor Homes wanted to do and concerns residents had with the original proposal. He spoke in favor of Arbor Homes' new proposal at the August 12th PZC meeting. He was surprised when City staff recommended an alternative that basically resurrected last year's proposal. He was here, once again, to speak in opposition of the staff-recommended plan for Timber Ridge. Nobody in the neighborhood supported the City's modified proposal, just as nobody supported it last year, and he wanted to make sure that was understood. The key difference between the proposals was the status of Ridge Road. The City wanted to extend Ridge Road into the new development, which had very different design criteria from the existing neighborhood, which would change the characteristics of the existing neighborhood. He was not anti-development; he was pro smart development. He felt the existing neighborhood had a lot of value to Xenia. He appreciated the special character of the Timber Ridge neighborhood, and felt it should be preserved. He asked for City Council to find a way to evaluate the contractor's new proposal in lieu of the City's proposal.

Mark Smith, 2537 Ridge Road, said he also spoke at the August 12th PZC meeting. He was a resident of Timber Ridge, and he thought most residents of Timber Ridge shared Mr. Horstman's sentiment. Although there might be a wish list of 10-12 things residents wanted, separating the two subdivisions was the main one. He was happy to see that Arbor Homes' plan sufficed that. But, they got thrown a curveball when the staff-approved plan was moved forward. Arbor Homes was saying they did not care if Ridge Road was a cul-de-sac or a through-road. The residents were saying they 100% needed some separation between the existing neighborhood and the new development, but the City did not want to compromise, so the original plan, mostly intact, was pushed through. There were two reasons stated for why the neighborhood did not meet certain conditions. The first was a current ordinance that said any subdivision, if reasonable, needed to extend. Reasonable was not putting a high-density development up against a neighborhood that had no sidewalks, no street lights, and was highly walked. Their neighborhood was extremely dark, and it could be unsafe at times. With that said, he wondered why there was not a compromise. There were three stakeholders. The residents were willing to give in, Arbor Homes was willing to give in, but the City was not willing to give in, even though there were some reasonable solutions. The other ordinance said there needed to be two egress points if there were more than 30 homes or a street was longer than 600 feet. Timber Ridge had less than 30 homes, but one street was 900 feet. Staff even said unless there was a variance for that, it was a sticking point. He wondered if the City was really going to disappoint residents over 300 feet because there were other solutions. A bollard could be put between the two neighborhoods so EMS could have emergency options. He reiterated that there were three stakeholders, two who were willing to be flexible, while the City held tightly to some questionable standards. Plus, in talking to the City Engineer – and this was his interpretation of zoning – there had not been a professional with the proper credentials, an

engineer who had done a traffic study to determine it was safe to connect their street. To push this forward without that was not very fair to the residents.

(7) OLD BUSINESS:

A. President Smith presented **ORDINANCE 2026-30 PROVIDING FOR THE ELECTION ON AMENDMENTS TO SECTION 4.01(G)(2), SECTION 4.05(A), SECTION 5.01(B), SECTION 9.04(C)(3), ARTICLE XI, ARTICLE XII, AND SECTION 13.01 OF THE XENIA CITY CHARTER,** introduced by Mayor Reynolds on August 13, 2026. President Smith asked Ms. Fisher for a brief summary of this item. Ms. Fisher said with the adoption of Ordinance 2026-29 as an emergency, Council authorized the placement of proposed City Charter amendments on the ballot at the November 3, 2026, general election for the consideration of Xenia's electorate. To meet the deadline for submitting these Charter amendments to the Board of Elections for placement on the ballot, an emergency ordinance was necessary. However, per City Charter § 5.03, Ordinance 2026-29 would stand automatically repealed as of the 61st day following its adoption (October 13, 2026). Thus, the adoption of this Ordinance was necessary to assure that Council's authorization did not lapse between the effective date of Ordinance 2026-29 and the November 3, 2026, general election. The language of this Ordinance precisely mirrored the language of Ordinance 2026-29, with the exception that the emergency language was removed.

President Smith opened the public hearing at 6:12 p.m. and invited those wishing to speak for or against providing for the charter amendments to be placed on the ballot to come forward.

Howard Horstman, 2428 Ridge Road, said he was a member of the Charter Review Commission (CRC) that generated these items. He wanted to speak in favor of them and emphasized this was a citizen participation committee. Things were not handed down to them from on high by City Council. He wanted to make sure the public knew that and it was in the record that the CRC conscientiously looked at these issues and felt it was necessary and the right thing to do for the City at this time.

Thomas Scrivens, 725 Lexington Avenue, said he supported Ordinance 2026-30 as it appeared. He commended the Council for taking a bold step forward for posterity. He said they were not looking out for themselves in this endeavor. One part of this with the mandate was that one Councilperson would have to serve three years in order to get what the CRC had recommended. Nancy McPeak, the CRC Chair, he, and Mr. Horstman strongly recommended the City give the residents a chance to choose the rules they would like to live by. As Mr. Horstman said, it was not handed down from on high. The citizens governed themselves, and he thanked City Council for the opportunity to continue to govern themselves.

President Smith closed the public hearing at 6:15 p.m. and entertained comments or questions from Council. Hearing none, he entertained a motion on Ordinance 2026-30.

Motion by Mayor Reynolds, seconded by Vice President Crawford, to adopt Ordinance 2026-30 as presented. President Smith entertained comments or questions. None were presented. The Roll on this was the following:

Ayes: Crawford, Sorice, Mackiewicz, Huffman, Rubio, Reynolds, Smith

Nays: None motion carried.

(8) NEW BUSINESS:

A. Introduction of **ORDINANCE 2026-31 APPROVING A MAJOR CHANGE TO THE PUD CONCEPT PLAN FOR THE TIMBER RIDGE PLANNED UNIT DEVELOPMENT, WITH THE MODIFICATIONS RECOMMENDED BY THE XENIA PLANNING AND ZONING COMMISSION.** President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said in October of 2025, developer Arbor Homes submitted an application requesting a major PUD change to the Timber Ridge Planned Unit Development (PUD) subdivision located adjacent to U.S. 68 at the City's northernmost point. For historic context, the original PUD was approved in 1988 for a 63 family home site, and its first section was platted in 1989 with 24 lots along Ridge Road and Ridgewood Drive. To this point, 19 homes had been built, and the remaining 34.48 acres had remained undeveloped for the past 37 years. With the application submitted by Arbor Homes last year, the developer sought to build 88 homes on the undeveloped land, but that was denied by City Council at that time. In June, Arbor Homes submitted a new request for a Major PUD Change proposing 82 homes on the undeveloped land. This new plan included development standards – particularly architectural standards – that exceeded those required under conventional Suburban Neighborhood District zoning. Some other key changes from the 2025 plan for the undeveloped land included:

- Two entrances ingress/egress onto US-68 instead of one.
- No connection to Ridge Road; the 2025 plan extended Ridge Road into the new section.
- 82 lots instead of 88.
- Reconfigured open space with a larger buffer zone between existing and proposed homes, including a 50-foot no-clear zone that preserves a wooded area next to existing homes.
- A higher minimum home size of 1,800 sq. ft. for lots on Ridge Road.

Mr. Merriman stated, in general, staff supported the revised density, the open space layout, and the development standards; however, staff noted with the Planning and Zoning Commission (PZC) that the proposed concept plan only allowed for one entrance, and the lack of connection to Ridge Road did not conform with existing City policy in the Land Development Code. As he had communicated to a number of Councilmembers that he talked to, the modified plan as proposed was one that could be acceptable. But for staff to endorse what was submitted to PZC, it would be violating City code, which was a professional compromise that staff could not make. Both plans had been included in the agenda packet because Council could end up adopting either plan. He thought there was some discussion that could be had with all of the revisions, but it was still not quite in conformity for staff to endorse something that did not conform to today's standards and would be problematic. PZC reviewed the request and held their necessary public hearing on August 12th, and as the agenda report indicated, approved the plan as noted. The plan now came to Council for introduction this evening, and a lot of additional material had been provided to Council. He was happy to answer any questions or if Council had questions they wanted to ponder on in advance of the second reading and public hearing next time, he would be happy to address those issues.

President Smith entertained comments or questions. Mayor Reynolds stated that he obviously voted against the original concept plan, and then it came back with very little modification to it, so he would still vote no today. The developer submitted a PUD concept plan with two exits instead

of going through Ridge Road, and he would be in favor of that. He knew Mr. Merriman said it would go against the code, but Council wrote the code, so he thought they should have a discussion about repealing that so they could be within the code. Then approve a plan that the developers, Council, and the residents on Ridge Road all thought was a good compromise in his opinion.

Mr. Merriman noted it was definitely prudent from time to time to evaluate the standards, and it was important to have those standards. A standard objective policy was established so that any developer in any location had a metric to look at, and they knew what was expected in the community. It was appropriate from time to time to evaluate that. He knew the concern with the residents and the connection to Ridge Road, but the big concern with this issue was if there were no second point of ingress/egress, it was problematic from a utility, traffic, and safety standpoint. As he had indicated to a couple of Councilmembers, if Council wanted to go with the revised plan, staff could live with that and would adjust to what Council's will was. He cautioned Council to be very careful in looking at setting precedents, where they were approving something that was not in conformity with the code. The code was in conformity with things like fire code standards, and to have a development code that did not conform to Fire code standards could be problematic. Part of the concern with the connection with Ridge Road, for example, under the revised plan, there would still be utility connections that would run from one neighborhood to the other because that provided for looping of the system. Those utilities under the revised plan would fall under easements on private property. Down the road, if the water line had to be replaced, that meant digging up someone's backyard and encroaching on their private property to replace that. It could be done, and was done today, but a lot of decisions were made in the past where those things were allowed. It was not the ideal way, or the way it would be done today, and it was not in conformity with what the code said.

Vice President Crawford noted the Ridge Road residents had stated their position, and his concern was they had not treated any other developer as uniquely as they had in this particular development. He wondered what had been done in terms of putting this out for a ready, willing, and able developer and his other concern was insurance exposure for the residents at Ridge Road for not having true Fire safety emergency response. Mr. Merriman said he was not an insurance expert, but the Fire code existed based on state and national standards. Those code requirements existed based on time-honored practice and practical elements from a safety perspective. He could not say there was necessarily an insurance implication here, but if there was a fully involved structure fire, it would be very difficult to get the necessary fire apparatus into that neighborhood to fight that fire. He was not suggesting the situation was not safe today, but it was not the ideal situation that would be expected for any dead-end street. There were no means for the equipment to get that far down the street to be able to connect to the fire hydrants, and nowhere for the engine to turn around, because there was no cul-de-sac. Mayor Reynolds confirmed that Mr. Merriman was saying for the last 30 years this had been a problem. Mr. Merriman said it was a mistake that was made 30 years ago that should not have been. It was not appropriate then, it was not appropriate today, and it continued to be a problem. Mayor Reynolds stated these residents had lived there 30 years, and they knew what they had. The City had told them the issues that they might face, and they seemed to be okay with that. He thought going with the developer-submitted proposal, in his opinion, was the best. He was pro-development, and he would vote to annex any piece of township land that was available to develop, and he opposed impact fees because he was pro-development. But in this

case, he also took the concerns of the residents of Ridge Road very seriously, and nearly every family came out and told Council this was what they did not want.

Mr. Merriman acknowledged the flexibility and creativity that Arbor Homes had demonstrated, and they were very creative and generous in the concessions they had made. He knew the will of Council as a group was pro-development, and they wanted to be able to work with developers and plan compromises. He reiterated if Council elected to go with the modified plan, it was their decision, and staff would adjust to that. He cautioned they would be setting a precedent where a neighborhood was being treated differently and would not be in conformity with today's standards. There was an existing PUD today that was approved 34 years ago, and if the owner of the property wanted to come out and construct that today, they were within rights to do that. They could construct the road and 63 homes and they would be within their lawful rights. The only reason this was coming before Council was because they were looking at changing the density based on the market conditions and a host of other things. He noted that contrary to the wishes of a lot of the residents, the owner of the property, if they so wished to develop under the existing PUD, they could do that. This was one of those conditions that when someone bought a home, they should always understand what they were buying, where they were buying, and what was around them. People might have been under the understanding that the rest of the development would build out, and it did not over the decades. Then, people might assume the neighboring property was a wooded property and would perhaps stay that way without realizing there was an existing PUD on the books. There was no sunset on the City's PUDs when this was approved, so it stood in perpetuity as the approved plan. He was not looking at this as adversarial; he was not taking a position away from the residents, or taking a position for the developer. The role of staff was to inform Council of the standards that had been adopted and enacted, and this was what everyone was held accountable to. If Council wanted to make a modification to that, that was their prerogative, and staff would implement whatever their will was. Staff was there to provide the facts, alternatives, and creative thinking, and to answer questions Council had.

President Smith said back in December, this was a vote. There was a very crowded room, and it was voted down. There were three new members of Council today, and Vice President Crawford was not at that meeting. He remembered Arbor Homes questioning why it was voted down, and what they could come back with. At that time, there were only three options: to modify their plan, abandon their plan and go to another City, or they could seek legal action against the City, which they did not want to do. However, they had submitted a new plan, and he was not trying to sway anyone. He felt they were sensitive to the needs of the people in Timber Ridge, and most developers would not extend that courtesy, so he appreciated that. No one on Council was trying to punish Timber Ridge with adding additional traffic through the development; it would be for the safety for an ingress/egress entrance for first responders. However, there were two plans, and he thought that was what needed to be discussed.

Mr. Merriman said part of the reason he tried to do extra outreach to the Council on this matter was that three of the Councilmembers were not here for this decision last year. This was a consequential decision, and a lot of interested parties had spoken out. He thought Councilmembers should take the time to think about this. He, the City Planner, and the Development Director would all sit down with them to walk them through the dynamics and answer any questions they might

have. He thought they should make an informed decision because it was important they took that time to study it and understand the whole issue.

President Smith confirmed this was just an introduction for this PUD concept, but it could still be modified. Ms. Fisher concurred, and noted Council would introduce the Ordinance first, then if they wanted to amend it, they would do that after. The public hearing would need to be held first so they could get that input from both sides. Mr. Merriman noted part of the reason staff wanted to include both of these plans, contrary to what was suggested earlier, was not that staff was only giving Council one option. This was the option that was recommended to the Planning and Zoning Commission that they forwarded to Council. Staff wanted Council to be aware they could go a different route, so staff provided those materials if Council elected at their next meeting to amend that.

Councilwoman Huffman said for the plan the City was proposing, it looked like it would be under the five-minute response time for first responders. She asked if staff knew what the response time would be for the other plan. Mr. Merriman noted it would be similar, but the big issue between the two plans was the ingress/egress points along U.S. 68 and the safety concerns with that. In terms of connectivity of the roadway, he gave the example earlier of a fully involved house fire on the existing Ridge Road. Ideally, with a through street there, access would be from both directions, so more equipment could have access, and it would be slightly faster. There could be downed power lines from a storm, an accident, a downed tree, or a water main break; and if that occurred on the only point of ingress/egress, then residents would be cut off. Part of the reason for two points of ingress/egress was to allow for slow traffic, safe traffic flow, as well as adequate looping of utilities because there were utilities running underground. There would be a requirement for a water line connection there regardless of either plan, and this was to EPA standards as well. Those lines should be looped so there would not just be one point of water entering both of those neighborhoods. If water was shut off one way, it could still flow the other way. Vice President Crawford asked if there could be a creative easement just for the water line itself. Mr. Merriman said that was in the revised plan that he referenced earlier. Under that revised plan, instead of having a dedicated right-of-way which would connect with Ridge Road to the new neighborhood, there would be a utility easement over private property. There were probably four property owners through there, and it would extend from the existing terminus of the water line on Ridge Road underground, under private property, over to the new neighborhood so the flow would be maintained. The issue there was always more problematic when private property had to be dug up to make a repair rather than in the public right-of-way. Vice President Crawford questioned if the City would have to purchase a portion of the easement for Ridge Road in order to make that an easement. Mr. Merriman replied the City would not have to purchase it, but as part of the development process, the developer would have to ensure that easement.

President Smith asked what required some developments to have a pond with a fountain. Mr. Merriman did not know that it would be a requirement, but it provided aeriation, which cut down on algae growth and smells.

Hearing nothing further, President Smith called for the introduction of Ordinance 2026-31 as presented.

Councilwoman Sorice introduced ORDINANCE 2026-31 APPROVING A MAJOR CHANGE TO THE PUD CONCEPT PLAN FOR THE TIMBER RIDGE PLANNED UNIT DEVELOPMENT, WITH THE MODIFICATIONS RECOMMENDED BY THE XENIA PLANNING AND ZONING COMMISSION.

B. Introduction of **ORDINANCE 2026-32 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE A 121.558-ACRE PROPERTY LOCATED SOUTH OF U.S. ROUTE 42 EAST AND EAST OF 997 N. COLUMBUS STREET FROM A-1: AGRICULTURAL DISTRICT TO SN: SUBURBAN NEIGHBORHOOD DISTRICT.** President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said on July 9, 2026, City Council approved Resolution 2026-043, which accepted the annexation of 121.558 acres located on the south side of U.S. Route 42 East and east of 997 N. Columbus Street. The Land Development Code automatically assigned A-1: Agricultural District zoning to parcels annexed into the City. Any other designation required rezoning. The developer, Rockford Homes, Inc., had proposed rezoning the property to the SN: Suburban Neighborhood District to develop Trailside Run, a 520-home single-family subdivision. Trailside Run would also extend onto a 62.077-acre parcel at 1634 Old U.S. 35 that was already zoned SN. The SN District permitted single- and two-family residential development at up to four units per acre. Approval of the rezoning was not approval of the development itself, as the developer would have to file for subdivision approval if the rezoning was granted. At its August 12, 2026, meeting, Planning and Zoning Commission reviewed the application, held the required public hearing, and voted to recommend Council approve the rezoning.

President Smith entertained comments or questions. Hearing none, President Smith called for the introduction of Ordinance 2026-32 as presented.

Mayor Reynolds introduced ORDINANCE 2026-32 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE A 121.558-ACRE PROPERTY LOCATED SOUTH OF U.S. ROUTE 42 EAST AND EAST OF 997 N. COLUMBUS STREET FROM A-1: AGRICULTURAL DISTRICT TO SN: SUBURBAN NEIGHBORHOOD DISTRICT.

C. RESOLUTION 2026-048 ADOPTING A STATEMENT OF THE MUNICIPAL SERVICES TO BE PROVIDED TO A 55.5843+/- ACRE PARCEL SOUTH OF UPPER BELLBROOK ROAD, WHICH IS PROPOSED BY THE MANNARINO FAMILY PARTNERSHIP, LTD., FOR ANNEXATION FROM BEAVERCREEK TOWNSHIP, SPRING VALLEY TOWNSHIP, AND XENIA TOWNSHIP TO THE CITY OF XENIA, OHIO. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said on August 10, 2026, property owner Mannarino Family Partnership, Ltd. filed an Expedited Type 2 annexation petition with the Greene County Board of Commissioners to annex land into the City of Xenia. The petition sought to annex approximately 55.5843 acres on the south side of Upper Bellbrook Road, west of the Reserve of Xenia Subdivision, Section Five, for development as a residential subdivision. The property consisted of three parcels, one of which was in Spring Valley Township, one located in Beavercreek Township, and one of those parcels included a 0.03-acre portion located in Xenia Township. Under Ohio Revised Code § 709.023(C), Council must adopt a statement of services within 20 days after an annexation petition was filed with the county. The

statement must identify the services the City would provide to the territory upon annexation and the approximate date they would begin, if the county approved the annexation and Council accepted it. Adoption of this resolution did not obligate Council to accept the annexation if the Greene County Board of Commissioners approved it. City staff recommended providing the territory with the same services available to other incorporated residential areas, subject to conditions requiring the developer to fund all utility-main extensions, necessary lift stations, and other appurtenances needed to provide adequate water pressure and sanitary sewer service. Because the property across Upper Bellbrook Road would remain in Xenia Township, the territory excluded the Upper Bellbrook Road right-of-way. Staff recommended approval of the Resolution this evening, and if approved, this would establish the City's intent for services for the site.

President Smith entertained comments or questions. Hearing none, President Smith called for a motion to pass Resolution 2026-048 as presented.

Motion by Mayor Reynolds, seconded by Vice President Crawford, to pass Resolution 2026-048 as presented. No comments followed. The Roll on this was the following:

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

D. RESOLUTION 2026-049 ADOPTING A STATEMENT REGARDING ZONING BUFFERS FOR A 55.5843+/- ACRE PARCEL SOUTH OF UPPER BELLBROOK ROAD, WHICH IS PROPOSED BY THE MANNARINO FAMILY PARTNERSHIP, LTD., FOR ANNEXATION FROM BEAVERCREEK TOWNSHIP, SPRING VALLEY TOWNSHIP, AND XENIA TOWNSHIP TO THE CITY OF XENIA, OHIO. President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said this item concerned the exact same subject property the developer noted in the preceding item under consideration for annexation. As in the prior item, ORC § 709.023(C) also required that within 20 days after an annexation petition was filed with the county, an adoption of a statement addressing potentially incompatible land uses and required zoning buffers. The statement must provide that if the territory was annexed and City zoning permitted uses incompatible with those allowed by township zoning on adjacent unincorporated land, the City would require the property owner to install a buffer zone between the annexed territory and the adjacent land. Adoption of this Resolution did not obligate Council to accept the annexation, nor did it acknowledge any incompatible uses, or altered the staff's conclusion that the proposed development was likely to create a conflict. But it was necessary pursuant to ORC to adopt this statement to that effect.

President Smith entertained comments or questions. Hearing none, President Smith called for a motion to pass Resolution 2026-049 as presented.

Motion by Mayor Reynolds, seconded by Councilwoman Sorice, to pass Resolution 2026-049 as presented. No comments followed. The Roll on this was the following:

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

(9) APPOINTED OFFICIALS' REPORTS

President Smith asked the Finance Director for his comments. Mr. Duke said he had no items this evening.

President Smith asked the Law Director for her comments. Ms. Fisher said she had no items this evening, but she requested an Executive Session this evening for matters pertaining to general legal advice per Charter §13.03C.(1).

President Smith asked the City Manager for his comments. Mr. Merriman said crews successfully repaired the large water main break on Main Street last night. The crews were able to accomplish the completion of that a couple of hours sooner than they thought, and most of the businesses were not impacted by that. He thanked the crews for coming in overnight for that repair. At the Special Session with Council on September 1st, he would be talking about the capital needs and the concerns with the utilities. There would be a short video at that meeting concerning the water main break to show a real-life perspective about some of the challenges the City faced with the utilities. A Legislative Review Committee meeting would also occur that day at 3:30 p.m., with the Special Session beginning at 5:00 p.m. He apologized to Council because he knew staff asked a lot of their time, but having that meeting was very valuable and important. The direction that Council provided staff would give the input needed to finish the Capital Plan that staff would be recommending back to Council later this year.

(10) COUNCIL COMMENTS & REPORTS:

Councilman Mackiewicz attended the Greene County Regional Planning and Coordinating Commission meeting, and it was good to meet other officials around the county. They approved a zoning change for Miami Township at that meeting. He joined Mayor Reynolds for two of the movie nights, and they gave out a lot of popcorn, sno-cones, and snacks. He thanked One Bistro for providing the snacks. He also worked with Councilwoman Sorice and New Life Christian Assembly to help with their Back to School Bash. They served a lot of walking tacos, and he enjoyed the company there.

Councilwoman Sorice noted school was back in session, and it had been really busy. She encouraged everyone to think about those kids waiting for the buses, and urged them to be safe.

Councilwoman Huffman said she had nothing this evening.

Councilman Rubio said high school football was back, and Xenia had a great game away this past Friday, but Mayor Reynolds could elaborate on that. He believed Xenia was home this week, and he was excited to see neighbors and friends out at the game.

Mayor Reynolds thanked Councilman Mackiewicz for helping out for the movies in the park, and there were 98 families at the last event. There were sno-cones, popcorn, and a different snack each week from One Bistro, and it was a great time. This Saturday, Councilmembers would be serving at One Bistro from 8:00 a.m. to 11:30 a.m. for National Everybody Eats Week. He met with Wilberforce President Newkirk to discuss the upcoming Sneaker Ball Gala. He noted Xenia football had a game at home tomorrow, and unfortunately, they did lose last weekend to their rival Beavercreek. It was sad to see, but he made a bet with Beavercreek's Mayor Adams on what would happen if Beavercreek or Xenia won. Unfortunately Xenia lost, so he had to show Mayor Adams

some of the best things Xenia had to offer, and Mayor Adams would give him a Beavercreek polo to wear at the next Council meeting for the lost bet. He also reported the X-REC meeting was cancelled next month due to lack of agenda items.

Vice President Crawford reported the Board of Zoning Appeals (BZA) met on August 24th, and there were two agenda items. One was a variance request to widen a driveway to 39 feet in a front yard, which would exceed the maximum code of 30 feet. After hearing the case, the BZA went with Mr. Forschner's recommendation. He noted that Mr. Forschner did a great job on his analysis, and it made the Board's job a lot easier. The second item would allow construction of a storage building on a side yard instead of a rear yard on Main Street, which was basically against the code. This was concerning Chick-Fil-A, and that item was also approved. He congratulated everyone that was a part of that.

President Smith thanked Mr. Forschner for the job he was doing. As the Chair of the Planning and Zoning Commission (PZC) this year, he reported there was a meeting on August 12th with four items. He also noted PZC members met at 5:45 p.m. for training, and the members did not get out of there that night until after 9:30 p.m., which was probably one of the longest PZC meetings that they had. It was a good meeting with a lot of items on there, including Timber Ridge, the development near U.S. 42, and Chick-Fil-A. He thanked everyone that attended that meeting to give their input. He apologized for his absence at the last meeting due to work obligations, and he thanked Vice President Crawford and appreciated him for stepping in. He also thanked Mayor Reynolds, and noted he was extremely busy and positive on social media. He appreciated what Mayor Reynolds brought to the City, his dedication, and it was a joy to work with him. Mayor Reynolds said he loved working with the members of Council and he had called President Smith the greatest Council President in history, which he still held to that statement.

(11) EXECUTIVE SESSION: President Smith said an Executive Session was needed this evening for matters pertaining to general legal advice per Charter §13.03C.(1), confidential business information related to requests for Economic Development assistance per ORC §121.22(G) and Charter §13.03C.(2), and personnel matters per ORC §121.22(G). After the Executive Session, there would be a Work Session.

Motion by Mayor Reynolds, seconded by Vice President Crawford, to go into Executive Session for matters pertaining to general legal advice per Charter §13.03C.(1), confidential business information related to requests for Economic Development assistance per ORC §121.22(G) and Charter §13.03C.(2), and personnel matters per ORC §121.22(G) at 6:50 p.m.

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

WORK SESSION

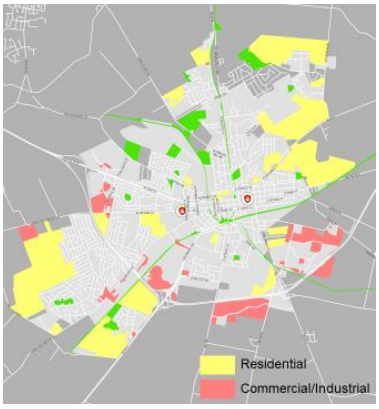
The Work Session began at 7:52 p.m. with the same Councilmembers present.

Staff Present: City Manager Brent Merriman, Assistant City Manager Eric Henry, Finance Director Ryan Duke, Assistant Finance Director Jason Lake, Law Director Donnette Fisher, and City Clerk Amy Brown.

(12) WORK SESSION: Update on Current Projects and Programs

Mr. Merriman thanked Council for the extra time this evening. He noted Mr. Forschner would be presenting two concepts this evening, and staff wanted to have some discussion with Council to get some direction on whether they would like to proceed. They would be talking primarily about impact fees with the issue of development. One of the concerns among existing residents was why they should have to pay the cost of new people moving into the community. Impact fees were designed to help provide a mechanism to offset costs of the capital infrastructure necessary to accommodate growth. They would also talk about tax increment financing (TIF), and a change pending in state legislation that would expand how TIF monies could be used. For example, for the 1,000 homes scheduled to be built between the two developments on the east side, the TIF proceeds could be valuable tools to help build fire stations or prospectively build a water tower.

Impact Fees: Mr. Forschner noted growth was good for the community, but it also brought costs. New people moved into the community and they wanted more stuff and more services than were currently offered. New tax revenue from that growth largely paid for maintenance and operations of the services that were provided, but it did not necessarily cover the cost of new capital assets that needed to be added to the community, like new buildings, new parks, new equipment, or Fire trucks. Tax revenue, income tax, and property tax did not necessarily cover those costs, and that was where impact fees came in. Instead of making existing residents pay more or go without those services, those costs would be passed onto the developer or builder. A lot of communities had those fees, and developers often then passed a small percentage of the overall cost onto the homeowner. These fees would be charged at the permit fee time, and when a builder or developer applied for a permit for a new house or a new business building, they would pay the impact fee along with the permit fees. Capital expansion costs were necessitated by growth, because new people moved in, and they needed new stuff. The impact fees paid for that stuff. This would be a one-time expenditure, which could not be used for maintenance of existing streets, hiring people, or maintenance and operation costs. It was only for new capital expenditures that were demanded by that new growth, and it avoided burdening the existing residents with those costs. Currently, the City had parks, Fire, and police services that current residents used and were paying for. The City already had a type of impact fee, which were water and sewer tap fees, which helped to fund the growth of the water and sewer systems. They already gave the highest Capital Plan priority for the streets in the capital improvement planning in the budget. Plus, new development tended to pay for improvements that were required, for example, with a traffic study. There could be a need to add a signal, widen a road, or add a turn lane, and the City was able to make the developer pay for those things. There was not anything like that for parks or public safety, which did not have much of a funding source in general. Growth was happening, and they were seeing a lot of it. On the map on the right, if all of the yellow areas built out in 20 years, there would be 15,000 additional residents in



this community, which could increase the population to 41,000. Parks would need an additional $9-11 million to keep up with that growth and keep the current level of services provided. Fire and EMS would need $8.5 million of additional capital expenditures. Staff did an initial estimate, and $2,400-$2,700 per single-family home, $2,600-$2,900 for a multi-family unit, $1.39 per square foot for retail/restaurant, $0.31 square foot for office or institutional, and $0.13 for industrial would be needed. This would be all for new buildings only, not for expansions or renovations. Staff arrived at those numbers by looking at the current level of service for Fire and EMS, which would be the number of firefighters per 1,000 residents. This was typical of a lot of communities to use this ratio; and by adding those additional residents, the firefighters, another station, Fire trucks, new gear, and equipment would be needed. These impact fees had to be placed in a special fund, and they could be used to pay for those things, or at least offset those costs. Vice President Crawford asked where those fees would be collected. Mr. Forschner said they would be charged with the permit fees. Ms. Fisher noted the developer would pay it; the homeowner would not pay it. Mr. Forschner concurred. Councilwoman Huffman confirmed this would be a one-time fee. Mr. Forschner said yes, the builder paid at the time they were applying for their permit to build a new house, etc. as part of their permit fees.

Mr. Forschner reported with parks, staff looked at what the average was for the number of acres of park land, the average amenity count, shelters, etc., for communities in the City's population range. There was a national survey done every year on the average number of amenities those communities had. Looking forward 20 years with those additional 15,000 residents, there were additional acres and equipment needed to meet the needs of that population, and looking at potential annual growth, that could bring in around $300,000 a year each for Fire and EMS and for parks. This could pay for parks, trail connections, play equipment, shelters, performing arts facilities, and vehicles and equipment, basically any new asset added to the park. With Fire and EMS, it could be used for a new station, vehicles, equipment, engines, and gear. They had already discussed the idea of adding a third Fire station. Some of the demand came from the existing population, and some of demand came from new growth. These impact fees accounted for that. There was conversation about doing that on the north end of Xenia, and a third station would be needed to support the new growth. For parks, they did not need to necessarily add a bunch of new parks to satisfy the needs of growth. Existing parks could be expanded and improved to meet the needs of future development. They talked about Lexington Park and the Trailside Run development, and the rezoning that Council introduced tonight. That developer could dedicate some additional land to add to the park, invest in some improvements, and use impact fees to do things like replace the playground, and other items to allow that existing park to meet the needs of new growth. The same thing could happen with Xenia Station and the Hub District plan. That park served the entire community, so impact fees from any new development could help fund improvements there. Sterling Green Park was another park that could not be expanded, but could be further developed and amenities added. If the south end of the Gerdes property was developed and the Edenbridge East development that was currently approved, land might be able to be dedicated for a park there, which would serve future growth in that area. Other two potential locations could serve the Highland Green areas and around Kinsey Meadows.

Vice President Crawford said obviously impact fees were carried on from the builder and the buyer would absorb that cost, and he asked if there was there a percentage. Mr. Forschner said in looking at his initial attempts at proposing some fees, any new single-family home built in the community

was going to be at least $350,000-$400,000, and the impact fee would be $2,400-$2,700, as a proposed fee. Mr. Merriman said it would be a flat fee for the single-family and multi-family, and for the other categories, it would be per square footage. Mr. Henry noted these were just ranges from the best practice research staff had done. Mr. Merriman concurred, and said they could be lower if Council wanted lower. But, based on a set of criteria, Mr. Forschner tried to calculate out what an example might be. Mr. Forschner said these fees were based on the estimated costs of future development on the park system and Fire and EMS, and then dividing it. Mr. Henry said this was driven by development. Mr. Forschner agreed, and said this was comparable to what other communities charged in impact fees. Mr. Merriman noted these could be different amounts depending on what Council's appetite for an impact fee was. Vice President Crawford stated the industrial was the lowest, and he asked if that was because that was more to incentivize industrial considerations. Mr. Forschner said the commercial, or the non-residential impact fees, were only the Fire and EMS fees. They did not charge park impact fees to non-residential uses because those did not contribute toward the demand directly, whereas residential housing did. Those Fire and EMS fees were based on actual calls for service; and for retail/restaurant uses versus industrial uses, industrial had one of the lowest percentages related to demand for response.

Councilman Rubio said they mentioned this was for new builds only and a one-time fee. He said for whoever built or set up these parks, he asked if the City was responsible to maintain them after that. Mr. Merriman said the fees were assessed as a one-time fee to offset the demand. In this case for recreation and public safety, it was built into the builder's fees and would trickle down to the homeowner. But, they were paid at the point of the permits, and those monies were collected, with the expressed intent they would be funneled toward individual investments in public safety and parks. Staff has had some discussion on the parks, for example, that the monies collected from these projects on the east side really should go to benefit recreation in that vicinity. They did not want to collect an impact fee from the neighborhoods on the east side to put new playground equipment in Spring Hill, because that was a neighborhood park. The idea of dedicating additional park land or creating new parks was theoretical, in that staff would make recommendations to Council as these areas built out. But there was nothing the developer was doing to do that, other than perhaps dedicating some of the land and locations for that purpose. Mr. Duke said they could theoretically implement the impact fee without adding any additional parks. They could just use those dollars to benefit the park servicing that neighborhood. Mr. Forschner noted they could then use that revenue to pay for improvements to parks to serve that area. Mr. Henry stated for Fire and EMS, they could probably be a little more loose with that because Fire Station apparatuses could probably serve the entirety of the City so they would not need to section it up as much as the parks. Mr. Merriman concurred, and said any one medic or Fire Engine in the City could respond to anywhere else in the City. They always wanted to have the response from the closest available station, but that really was a City-wide service, where the park system was intended to be close to someone's home with the neighborhood parks.

Councilman Rubio said this revenue would not occur right away. Mr. Merriman concurred, and said that was a great point. This would take time, and there would not be enough money right out of the gate to do a big project in a park. The ultimate performance of this was subject to the performance and pace of build out in these neighborhoods. Councilman Rubio asked if there were line items where these funds would directly go. Mr. Duke said staff would set up a cost center where dollars from that neighborhood were receipted directly into a fund that would benefit that

particular area. Mr. Merriman said, for instance, if in five years, they had enough buildout to generate a half million or $1 million, which would be enough working capital, he would expect at that point that money should be put into some target investments. For parks, it would benefit the areas from where it was coming from. On the public safety side, whatever was generated there would go into the construction and outfitting of another Fire Station, because that was the most pressing need. Councilman Rubio asked if these fees were negotiable for businesses. Mr. Merriman said as an economic development tool, if a business performed at a certain level, he thought they could write it in the code that way, whether Council wanted to waive or reduce the fees. He suggested that would be helpful for industrial because that was where they wanted to focus incentive programs. A policy could be constructed in such a way as long as they wrote it into the code. Mr. Henry said there was a precedent for that. They did it with tap fees currently, and there were guidelines with how they did that. Mr. Merriman concurred, and said they made that change a few years ago with the tap fees. Up to a certain amount, that could be provided unilaterally as an incentive, and over a certain amount it went to Council, so they had done that on a few projects.

Councilman Rubio asked how this would affect multi-family homes in the Market District. Mr. Merriman said if the policy was on the books before a project was approved, it would apply. Mr. Forschner noted it depended on how the policy was set up. Staff could take a closer look at lower or reduced fees for infill development or redevelopment. Councilman Rubio confirmed this was for strictly new builds. Mr. Merriman said renovations or additions did not apply; this was only for new construction. Mr. Henry said staff was looking for a gauge from Council. They were about to have potential development in other areas, and if Council was going to do this, now was the time if they wanted to capture all that revenue.

Tax Increment Financing (TIF): Mr. Henry noted as far as a TIF, there was no other conceivable way right now to pay for a new Fire Station, and they desperately needed one. Mr. Merriman said TIF was another one of the valuable tools at the City's disposal. TIF was tax increment financing, where a portion of the statutory economic development code allowed a local government to take the increment value of developed property. Agricultural property had a certain value today, and once that property was subdivided and houses were built, the taxable value went up because of all the improvements. TIF allowed the City to leverage the value, within certain constraints, of that increased increment tax value for certain purposes to promote that development. Under existing law, it could be used for utility infrastructure and transportation infrastructure. There was a change pending in Ohio law, and he felt pretty good that it would be approved, that would allow TIF proceeds to also go toward the construction of public safety facilities, like fire stations, police stations, and probably dispatch centers too. The Trailside Run and Highland Green developments on either side of U.S. 42 would be in the neighborhood of 1,000 homes. A water tower would be needed as well as an additional Fire Station. If those developments built out, there would be enough TIF revenue generated that could be applied for the purposes of building both a water tower and a Fire Station. As of today, the Fire Station piece was not in code, but it looked good that it would be applied yet this year. The timing of when a TIF was done was very important because it could not be too early or too late. The TIF and the impact fee items would require legislation and a vetting process. Staff needed feedback from Council on their level of interest, but that did not mean Council would be fully committed. There was some workload that would go into drafting that legislation, working through a policy, and scheduling it to come back to Council. He

thought with the impact fees, it might be a good idea to put some code language together, refine a policy, and bring it to the Legislative Review Committee. The TIF was more clear cut, and he did not see a reason why the City would not TIF those properties. The money there was available to the City, and this Council and prior Councils had been very good about not dipping into the property tax coffers, but this was an instance where they should. Vice President Crawford confirmed with the TIF model, the longer they had the asset, the more TIF money the City would get. Mr. Henry said potentially, because the more the appraised value rose, the higher the capture rate became. Vice President Crawford asked if the capture rate was based on the appraised value. Ms. Fisher said if there was a vacant parcel and it was worth $100,000, if a building was built on that parcel, and then it was worth a half million, then the difference would be between the half million and $100,000. Mr. Duke stated there were term limits to how long they could institute the TIF. Ms. Fisher added, without the school's approval. Mr. Duke said, right, without school approval. They could go 10 years at 75%, and he thought they could do non-school TIF and go out even longer without schools' approval as long as the school was being made whole. Staff would have to run the numbers so they could take advantage of county and township property taxes because the township was not detached in this scenario. Councilman Mackiewicz said if this was non-school and the City did not bring in much income tax, he asked what they were applying to the TIF to. Mr. Merriman said the county entities and the township. Ms. Fisher noted the way the TIF worked was for that change in value, the property taxes that would get paid on that came to the City instead. Councilman Mackiewicz noted the City would somewhat be taking from itself. Mr. Duke concurred, and said that the 6% the City received would be diverted to this cause rather than going into the general fund, but then they would also be getting dollars that would have otherwise been going to the county and township. They could also do it over 30 years instead of getting 75% over 10 years, but he would have to do the calculations to figure out which was most beneficial. Either way, some sort of TIF would put no additional burden on the property owner, but it would create resources for the City to do some of these other projects. Mr. Merriman noted the timing was important, but they could only TIF something within a district, and it was then built. They did not want to go too early or too late and miss out on opportunities. They would have to be sensitive to the projected timeline for buildout to capture the maximum value.

Mayor Reynolds said he was pro-TIF, but he did not think they would ever get the schools to agree to it. Mr. Merriman agreed. Councilman Mackiewicz thought the residential schools would have an argument. Mr. Merriman said he would agree, but the schools were getting the additional tax value from the property tax, plus they were getting a per-pupil amount for every kid. For all of the complaints about the added burden for the schools, that was not horrible because their enrollment had generally declined over the last decade, plus they were getting an increased value per pupil based on the last two fiscal cycles. At the state level, they were getting more money for every kid. Mayor Reynolds noted every student was worth over $11,000. Mr. Merriman stated he was tired of the school's arguments about money and complaining about property tax changes. The schools were getting millions of dollars in additional taxes that nobody voted for, and they had been getting it the last six years. There was captured value for these other taxing entities that could be leveraged, and the City had not done these things in the past. Xenia's policy in the past had been to not do much of any of these things, but these mechanisms were available. Other surrounding communities had done these things all the time. For the other jurisdictions or taxing entities that would lose as a result of this, they could not complain the City had done this all the time, because the City just had not done it.

Mr. Merriman understood why there might be some reservation on impact fees since they were a new thing, but if Council was generally okay with pursuing the concept, staff could start to draft some legislation and a proposal to come back to the Legislative Review Committee. On the TIF item, they had to be very intentional, and he was not sure they could be back before the end of the year because they had to look at the timing. Staff was in complete unanimity on the TIF, and the only thing to keep an eye on was the pending state legislation to see if the public safety provision was added. Mayor Reynolds said State Senator Timken said it would pass the house, but the question was if Governor DeWine would sign it. Mr. Henry said it seemed everyone was for the TIF, and the Councilmembers agreed. Vice President Crawford noted they just had a Finance and Budget Committee meeting, and they had to do something. Mayor Reynolds said he was pro-TIF. Mr. Henry asked the members about the impact fees. Mayor Reynolds said, no, because why would they want a hindrance for the developers; they would have to pass it on to their consumers. He guaranteed if this was discussed and on an upcoming agenda, they would hear from builders, contractors, Dayton developers, and Dayton realtors, who would all say that they opposed it. He agreed with the evidence those groups had put out in the past about impact fees in other communities. Vice President Crawford asked what if they lowered those impact fees. Councilman Rubio said if they were not directly linked to it per the residents dealing with it, he asked how did it hurt them. Mayor Reynolds thought it slowed development, and it slowed people purchasing homes. Councilwoman Huffman asked what surrounding communities did it. Mayor Reynolds said a lot. Councilwoman Huffman stated if a developer was going to choose not to work with Xenia because there would be impact fees, she asked if they would go to Beavercreek, for example. Mr. Merriman replied there was a prominent case in Ohio that said impact fees were lawful, and it came from Beavercreek. Mr. Forschner noted he had preliminary conversations with two of the builders who probably would be doing most of the development in the coming years, and they seemed open to it, because it was something they had dealt with in other communities. Mr. Merriman said before they would make a final recommendation, staff would want to have a dialogue to be transparent with the developers, and maybe get some input from them. President Smith asked if there would be time to get the impact fees done before all this development happened. Mr. Merriman said they would miss out on some between now and whenever they did something, but they could take the rest of this fall to vet the policy, have discussions, and talk to the developers. If they could have something in place before the heart of the construction season next year, they would start to capture a lot of that. If Council wanted to do this, getting this in place for next year would be a goal, since next spring, the pace would probably pick up.

President Smith said they had previously talked about connecting trails, and he asked if that was something they could lobby for help with from the county. Mr. Merriman said they had been pretty responsive as a partner in trying to make connections. Mr. Forschner noted, specifically the connection along Dayton Avenue might be a good one since they had a park there. Mr. Merriman said typically impact fees were seen in communities that were growing, and were implemented while they were growing to be able to manage that growth. He did not think it would be a bait and switch for developers because Council retained the legal right to change policies midstream and the ability to change the fee structure. Mr. Forschner said he already talked to the Trailside Run developers, so they were already aware this was being considered. Mr. Merriman noted that constituents that might not be as excited with growth, and did not want to pay more for those

services for new people, they might embrace this kind of growth management policy. Councilman Mackiewicz remarked the City would not have enough money to handle all the new service and utility needs. Mr. Forschner said these future residents were going to want these services. Mr. Merriman said there were things they did not do or did not have today in the way of services or amenities that a lot of people coming in would expect, maybe not immediately but eventually. There was no organized recreation program in the City, and there were some parks, along with some parks that were in need of substantial investment.

Councilman Rubio noted this revenue would not come immediately, and everyone agreed a Fire Station was needed; he asked what the plan was for that. Mr. Merriman said that was where the TIF would come in because it would provide more revenue sooner. Mr. Duke said they would issue bonds, and pledge that TIF revenue against the bonds. Construction of a station could be started in relatively short order, if they could get confirmation that the legislation passed made it acceptable to use the TIF for that purpose. Mr. Merriman noted if they were going to do a 20 or 30 year note on a Fire Station and have annualized payments, they needed to make that commitment soon before all that buildout happened. Vice President Crawford stated even if construction or sales slowed, which could happen, there would still be time to rebound. Mr. Merriman concurred. Vice President Crawford said he was for the TIF. He could be talked into the impact fees as long as they could control how much they were going after. He did not like the first model because he thought that was excessive. Mr. Henry said staff could come up with a range for low, medium, and high-revenue models. Mr. Merriman said this was not a step he would have recommended two or three years ago. They were just starting to see some development, but there was not enough and the market was not hot enough. He felt like the time was right because so many projects were in play, and the momentum was good. Anything could happen, but they were in a good position on a great pace. Vice President Crawford noted they had housing, opportunities, and a great cost of living, but he was not convinced there were employees that wanted to work. Mr. Merriman said that was fair, and he thought one of the reasons they missed out on projects in the past was not having a real large population with a limited labor pool. Some of the demographic numbers had historically not been good if they were trying to attract good workers. There was a brief discussion among Councilmembers and staff regarding the demographics of the empty nesters and younger families moving into the City versus the costs and affordability of the housing in the area.

November and December Holiday Meeting Dates: Mr. Merriman stated around this time of year, staff typically asked Council for preferences in terms of adjustments to the Thanksgiving week meeting and the meeting that fell close to Christmas. He would like to get those dates set so they can be published and staff could schedule their holidays around that. Typically, for the Thanksgiving week, the usually met the Tuesday before Thanksgiving and altered the time. It was up to Council, but they could schedule it for 5:00 p.m. After a brief discussion, Councilmembers were in agreement to schedule the second November meeting for Tuesday, November 24th at 5:00 p.m. Mr. Duke noted Christmas fell on a Friday, and he suggested Tuesday, December 29th as a possible meeting date. Mr. Merriman said normally, they liked to go later in the month to get more reconciliation on the budget. Mr. Duke agreed, and noted it did make it more difficult to do it earlier from a year-end closeout standpoint since there would not be any time if something happened over the last couple of weeks; but if Council wanted to get it done before, they would make it work. After a short discussion, Councilmembers were in agreement to schedule the

December meeting for Tuesday, December 22nd at 5:00 p.m. Mr. Merriman asked if a Resolution was needed to change the dates, or if a procedural motion was okay. Ms. Brown said it had previously been done as a procedural motion. Mr. Merriman asked if Councilmembers would like to make that motion now. The motion would be to reschedule the Thanksgiving week meeting to Tuesday, November 24th at 5:00 p.m., and the Christmas week meeting to Tuesday, December 22nd at 5:00 p.m.

Motion by Councilwoman Huffman, seconded by Mayor Reynolds, to reschedule the Thanksgiving week meeting to Tuesday, November 24th at 5:00 p.m., and the Christmas week meeting to Tuesday, December 22nd at 5:00 p.m.

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

Short Video Series: Mr. Merriman reported staff was putting together a video series, and he would like to launch that with a Council video. He envisioned a script that Councilmembers would read, and then they would edit it so that all members were contributing to that video. He suggested recording the members before or after an upcoming Council meeting to make it as easy as possible for members. They could try and record them in one or two Council meeting nights, and they could come in a little early, and the Councilmembers were in agreement.

Strategic Planning Retreat: Mr. Merriman said on years where there had been returning Councilmembers, staff tried to get into the habit of doing a strategic planning retreat in the fall for the ensuing years to take into consideration budget and operating priorities and the financial model for the next year. This would be one of those years, and he asked Councilmembers if they would like staff to facilitate that and if Council would find value in that. If so, he asked them if there was a Saturday as they moved into fall that they would like to do this. They would meet on a Saturday morning, have a continental breakfast, work through the morning, have a working lunch, and be done by around 2:00 p.m. Staff was willing to give up the time because it helped to get good feedback from Council on important topics, but it did take some scheduling and planning. So, if they wanted to get that done this fall, he suggested no later than early October so they could get it on the schedule as soon as possible. Councilmembers were in agreement, and after some discussion of potential dates, Mayor Reynolds suggested distributing a doodle poll to Council by email. Mr. Merriman agreed, and he would pick a couple of dates also based on staff availability, then he would follow up with Council.

(13) ADJOURNMENT: Motion by Mayor Reynolds, seconded by Councilman Mackiewicz, to adjourn the Regular Meeting at 8:45 p.m. No discussion followed. The Roll on this was the following:

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

Amy E. Brown
City Clerk

Wesley E. Smith
President, Xenia City Council

XENIA CITY COUNCIL
SPECIAL MEETING
SEPTEMBER 1, 2026

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(1) CALL TO ORDER: President Smith called the Special Meeting to order at 5:30 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, Councilman JD Mackiewicz, Councilwoman Rachel Huffman, Councilman Jesse Rubio, Mayor Ethan Reynolds, and President Wesley Smith.

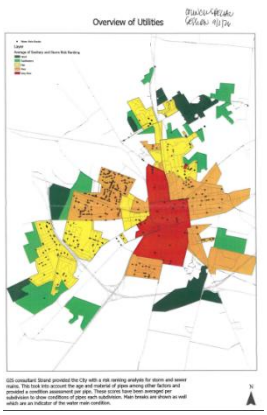
Staff Present: City Manager Brent Merriman, Assistant City Manager Eric Henry, Finance Director Ryan Duke, Assistant Finance Director Jason Lake, Public Service Director Chris Berger, and City Clerk Amy Brown.

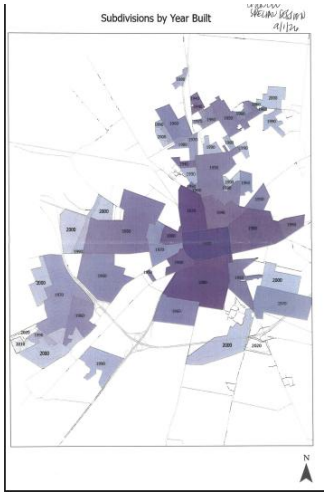
(3) DISCUSSION: CIP Priorities and Capital Funding: Mr. Merriman stated he had a few slides/graphics he wanted to share to couch the nature of the problem. This was a carry-over conversation from prior discussions. In trying to detail this problem, there was no better example than what was experienced adjacent to the City Building two weeks ago.

Tuesday, August 18, 2026 Water Main Replacement Video: *Ray Ferrell, Public Service Maintenance Supervisor, was in front of the Post Office on East Main Street, and his crew was out responding to what was originally observed to be a water line leak. They found three inch to inch-and-a-quarter lead lines coming off the main line going into one manifold, feeding the Post Office. Any time lead was found, it had to be replaced. A 12-inch main would have to be cut out, and there would be no water for probably eight hours. Mr. Merriman asked what the 12-inch main was made out of. Mr. Ferrell said cast iron, and he bet it was from the 1950s. Mr. Merriman asked him to talk about the valve situation and the problem with the current infrastructure. Mr. Ferrell said everything was from the '50s. When turning a valve that had been underground since the '50s, it would usually leak, leading to it having to be dug up and packed so it would not break. Mr. Merriman asked what the cost of a replacement valve was. Mr. Ferrell said the valves were $10,000. Mr. Merriman asked if the number of valves in that location was sufficient. Mr. Ferrell said, no, there was nothing in the area that was sufficient to shut anything down. The result was now everybody downtown was without water. If it was valved properly, only the Post Office and the Fire Station would be without water. Mr. Merriman said to fix it properly, a stop-gap would be put in place to address the immediate issue. He added that 12-inch segment of pipe would have to be replaced with modern material. He asked if it would be reasonable to assume every connection to every service line on that stretch of roadway would have the same dynamic. He said it was all a ticking time bomb. Mr. Ferrell said whenever the water was shut off and turned back on in something that old, with old lead lines, there would be a leak at the joint. Mr. Merriman stated that when there was a problem at one location due to age, the water had to be shut off to fix it. He asked what the impact from that was downstream in both directions. Mr. Ferrell said it caused a water hammer. A water hammer happened whenever there was air in a line. That air would go until it could not go any more, then come back. When it came back, that caused everything in the back of it to "pound." If it was not the main, it would be an old service line that broke. Mr. Merriman indicated old materials that were brittle could succumb to additional fissures and fractures in the system if there was a surge of pressure like that. Mr. Merriman and Mr. Ferrell walked over to the section of concrete that had been cut out to assess the water main leak and described what the crew was doing. It was an active leak. By federal law, any lead that was found had to be replaced. Mr. Ferrell said two of the three lead lines were leaking. As a temporary fix, they would clamp it shut so the water could be turned back on. There was a joint that had to be cut out, probably eight feet of pipe that had to be replaced with new pipe and a tap;*

and that would be done when his crew came back next week. A new service line also had to be run for the Post Office. Mr. Merriman said the reality was, even if the lead line connections were not an issue, the entire stretch of Main Street needed to be replaced. Mr. Ferrell said it was feeding the pressure for the whole east end. Mr. Merriman commented that layers of brick and asphalt were visible. He asked what had to be dug through to get to the line. Mr. Berger said it was more difficult to get to the main break itself, but the bigger issue was when a street needed to be paved. That had to be removed, the subgrade re-compacted, and more materials would have to be brought in because brick did not provide a solid base. Merriman said when a repair had to be backfilled with composite gravel, then there were two different materials with two different sets of physics. If resources were not limited and things were being done the "right" way, the whole water main would be opened and replaced, which would require opening up the whole roadway curb to curb, stripping it down to dirt, backfilling it with more contemporary base fill material, and resurfacing. Mr. Berger and Mr. Farrell agreed. Mr. Berger said a lot of downtown streets were where the old rail lines were, so there was a lot of brick, and it was something that had to be dealt with when doing a street repair/replacement.

After the video, Mr. Merriman asked Mr. Berger to hand out the color-coded map of water main breaks from 2017-2026. Staff needed to have a focused conversation with Council tonight. Water rates, storm sewer rates, and the street repaving strategy were all interconnected; and staff needed guidance to plan the next Capital Improvement Plan (CIP). The dynamic with the brick was unique and mostly reserved to downtown. Any areas on the map that were built out in the 1960s or earlier, there would be the same material issues. For water lines, it would be cast iron. For the sewer system, it would be vitrified clay. A lot of the storm was brick masonry. And while it was done with amazing craftsmanship, it was really dated. At the intersection of Main Street and Collier Street, about three summers ago, a storm main collapsed, and a box truck fell into a sink hole. What staff needed to drive home was Xenia had a collection of problems that were a ticking time bomb. This was a difficult decision point. Xenia had aged infrastructure that needed to be replaced, but that replacement would be very costly. Now there was added pressure because the City was growing. With that growth, investment had to be made that was commensurate with the growth curve/demand from a treatment, distribution, collection standpoint. Staff would need specific guidance on rate models and what Council wanted to do with the street strategy in order to effectively build out the five-year CIP. The concentration of issues were with infrastructure that was built in the 1960s or earlier. The sheet with the Overview of Utilities had dots that showed all of the water main breaks as of 2023. The color coding was sanitary and storm. Mr. Berger said it was based on condition. Mr. Merriman added red was super bad, orange was really bad, yellow was not good, and green was acceptable. Different neighborhoods would have varied, compounding issues from at-risk, old-aged water mains to failing storm mains. Sanitary was easier to deal with it because it could be slip lined. The road did not have to be opened up to fix that.





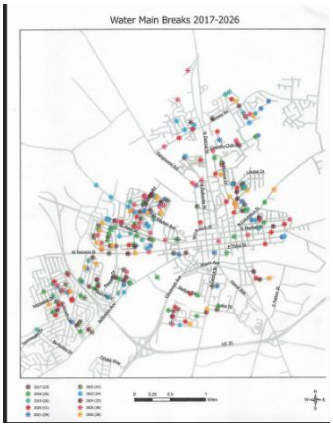
Mr. Merriman said these were not new issues, nor new conversations. He went back and looked at presentations staff had given to Council in a similar vein over the years. In 2008, it was identified that Xenia needed another water tower. In 2010, it was identified that street conditions needed to be addressed. This had been an ongoing conversation. In the past, staff had used terms like collapse and fail. That was where things were at. He did not want to use the word panic, but staff was genuinely concerned. There were two pretty good-sized issues currently on Main Street. It was entirely likely crews would be chasing that problem all the way to the east end. There was no plan to repave that road. That pavement was supposed to last at least another 10 years. When looking at older, neighboring subdivisions like King Street, those were indicative of the same kinds of problems. Things were only getting worse. Back in the spring, Council had their retreat, and there was a lot of discussion about how to afford the aged infrastructure as well as making targeted investments to deal with the capacity issues. There was also a second set of pressures for limited resources. The slide to the left showed a break at Colorado Drive at Commonwealth Drive today. Colorado Drive was resurfaced about five years ago, but the water line was not replaced. A couple months after repaving that road, an intersection had to be dug up because there was a main break. There was some suggestive data that the frequency of the breaks was starting to increase. There had been quite a few problems downtown. Those breaks interrupted commerce and institutions.





Mr. Merriman was worried about the situation because there was no money to replace the line. Crews could be chasing that problem in either direction for the rest of this year. Vice President Crawford asked the cost of the patchwork that was done this week. Mr. Merriman said it was hard to estimate because there was overtime, the cost of pipe segment, the flowable fill that had to be put back in, and the asphalt. The crew got it done in eight hours. Mr. Berger said the cost would be roughly $7,000 to $8,000 with Xenia's crews doing the work. To replace form Detroit Street to Columbus Street, Mr. Berger guessed it could be $300,000. Councilwoman Huffman asked if that was just for the line. Mr. Merriman said, yes, just the line; that would not be the cost to repave. Mr. Duke guessed it would cost well over a million. He directed them to King Street where just the water and storm cost over $2 million. It did not make sense to dig up the water line and not replace the storm at the same time. That $300,000 was just for the water. Including storm and the streets, that total would be well over $1 million. Vice President Crawford remarked that stretch was just a quarter of a mile. Mr. Merriman said all the lead lines/connections had to be replaced in the next eight to nine years. Councilwoman Huffman asked if any of that was in the current CIP. Mr. Merriman said there were considerations when it was discovered. But at some point, the City would have to be proactive and replace them. The whole line needed to be replaced, not just individual services. Mr. Berger said the reason staff had been holding back was because there was concern around the possibility of unfunded mandates from the federal government and the Ohio EPA. Mr. Berger said if a lead line had to be replaced all the way up to someone's home – Mr. Merriman finished that would cost in the 10s of millions.

Councilwoman Huffman asked if there was a difference in the lines. She wondered where there were more breaks. Mr. Berger said that was Laynewood over by the Service Center. Councilwoman Huffman asked if that was also cast iron. Mr. Berger said, yes. Councilwoman Huffman expounded that it looked like the infrastructure from the 1950s and 1960s was worse than the infrastructure from the 1800s. Mr. Merriman agreed. The image on the right was the most recent water main break map. The map probably did not show the newest breaks on Main Street. The colors indicated the year. Laynewood was a mess. Sheelin, for example, needed to have the water and storm done on every side street in that neighborhood, which would mean digging up the whole road. To replace water main or storm sewer main, the road had to be cut open, dug up, trenched, the whole stick replaced, service lines reconnected, backfilled, and resurfaced. At that point, it would make more sense to open up and resurface the whole road. Even if Council said "We cannot dodge this anymore, the time has come to look at raising rates to attack this, and staff can have $3 million a year to start to tackle this problem," there would not be enough street money to pave the roads that would be dug up to replace the water main. Mayor Reynolds asked if the water fund money could be used to fix the water issue. Mr. Duke said not necessarily. Staff tried to thread that needle on Sheelin by saying the road was not at the end of its useful life, even though it probably was. The Auditor of State said the City could not do that. If the road was at the end of its useful life, water funds could not be used to pay for it. If it was a brand-new road that otherwise did not need paved, that argument could potentially be made. Part of the problem was the City did not have the funds in the water fund to pay for that either. Even if Council said they wanted to address this buried infrastructure problem and approved raising rates, there were no dollars to fix the street on the backside of that. Both were needed to comprehensively address the issue.



Mr. Merriman said the approach a prior Council adopted that staff had continued to implement from a capital planning standpoint regarding streets was the five-year plan. Crews were focused on getting into some of the arterial streets, the connectors in the neighborhoods where it would not be as intensive of an asphalt repair. It would be more affordable to try to get more lane miles done and get into the neighborhoods where folks could see the value. Mayor Reynolds said to get down to brass tacks, he wanted to know what staff was asking Council for. Additionally, he wanted to know the real numbers because he went back to the November meeting in 2025 when Council voted on the last increase, and an individual said that would take care of Xenia for five years. There was no pushback from staff to what that individual said. Mr. Merriman said that was correct, for five years. That funded that five-year CIP. Mayor Reynolds said now the five-year CIP was changing. Mr. Merriman said that was for two reasons. There were indications in the system that things were way more volatile than previously thought. Mayor Reynolds agreed, but he said he just wanted to know the real rate this time. Mr. Merriman said there was another competing factor. There were several hundred additional acres the Council had committed to annexation, and about 1,000 additional homes that would come with those projects. Before those projects, there was more time before some of the water production and distribution and sewer collection and treatment issues needed to be addressed. Now that was more urgent. For the 1,000 homes between two neighborhoods on the east end, most of that conversation did not occur when this discussion occurred last year.

Mr. Merriman reported there was a pressing issue from a treatment and distribution standpoint the City was not aware of then. Mayor Reynolds asked if the new increase staff was about to ask Council for included room for more expanded development. He wondered if staff would be coming back to them in a year asking for more money. Mr. Merriman said that was part of the question, part of the policy Council needed to determine. Vice President Crawford asked if the water pressure could be lowered to buy some time. Mr. Merriman said there were minimum pressures that needed to be maintained under EPA standards. Some locations in the City were already at the minimum. That was a great segue. There had been conversation about the need for a tower on the east side. By staff's best estimates, the City could meet EPA standards with the neighborhoods that would built out over there. There was very little margin between what staff estimated the pressure would be and the minimum threshold. That was not a place to stay for very long. The pressure would have to be increased. Mr. Berger added that if one small fire happened in that neighborhood, a two-hour fire to Home X, if there was low pressure to begin with plus a fire, then the Fire Department started sucking out of the hydrants, that pressure would get lower and lower, and there would basically be a trickle coming out of the faucet. Mr. Duke added there would also be a boil order. Vice President Crawford said they would have to go to the public and convince them this was best for the City. And he believed leveraging in lowering the water pressure as a concession could be a valid point to convince people. That might get people's attention for how important the need is. He did not think anyone in the room could persuade the entire community to go along with this. Mr. Merriman said Council had an easy choice. They did not have to increase rates any more than what was already scheduled. What staff was telling Council, as subject matter experts, was that someone was going to pay a price for that. The price could be lost commerce, boil orders, etc. Boil orders in quantity would result in mandates from the EPA to have to invest under orders to replace things. He had been with the City of Xenia for 20 years. Staff had been saying the same thing for 20 years. Councils had constantly pushed back because no one wanted to be responsible for increased rates. For the 20 years he had been here, Xenia had been in the lower third of rates in the region. It was Council's political decision, but it was staff's obligation to tell them when there was an issue. He did not want to be accused that no one was informed on these issues.

Mr. Merriman noted there had been an extended conversation at the retreat in March. It was all laid out in fairly painful detail. Since that time, there had been additional annexations and additional pressure. There was a lot of interest in the community, and staff was seeing more problems in the system in terms of reliability. No one had replaced these things in 70-80 years. They were not designed to last that long. He was not ignorant to the pressure Council would feel. He just wanted them understand staff could not put a CIP together they believed addressed the core concerns because there was no cash flow to do it. Councilwoman Huffman asked if Mr. Merriman had a specific recommendation on the rates. Mr. Duke said they could leave the rates where they were at right now, which was not necessarily static, but there was a COLA built into the code. There would be automatic increases based on the Consumer Price Index (CPI), which right now would be in the neighborhood of 4% for water and sewer. If that was done, not only would the City be stuck with what was in the last year's CIP, some of that would have to be taken out because expenses for this year's projects would exceed what was budgeted. For example, King Street came in way over bid from where it was in the CIP. Some of the conversation came down to would Council want to fund a long-term solution to fix these issues with a program that replaced two or three miles of water and storm sewer every year, which was what it would take. When

looking at the total mileage of storm sewer and water lines in the community, and given a 60-year life, three miles of water and storm needed to be replaced every year. Xenia had not been even close to doing that in the past. In the last few years, Council had made a huge investment in infrastructure. But it was not making enough progress to where at some point there would not be a significant problem in the system. If Council wanted to address the need holistically and long-term, the increase needed to be in the neighborhood of $5 per month for residents in each of the next several years. Vice President James Crawford asked what the average bill in Xenia was. Mr. Duke said right now, the average bill, which included water, sewer, trash, and storm, was $83 per month. The average cell phone bill in Xenia was $170, and the average utility bill was $230. The five-dollar increase would be for Rumpke, water, sewer, storm, all the different components. Water might increase next year by $2. The Rumpke contract got more expensive every year. Comparatively to other communities, Xenia's rates would start to climb, and eventually be higher than some others around us. But it would give the City the tools to fix this issue long term. Councilwoman Huffman said if that rate was raised plus the COLA every year, she asked where that would get the City in the next five years. Mr. Duke said it would not get Xenia very far in five years. In looking at the street program as it was currently constructed, the idea when that program was put in place was to get as many miles as possible. King was the only one that needed water, storm, and sewer work; and that was ready to go. 2030 was the first year where streets would need water and storm replaced before paving. Dominic Miller, City Engineer, put together an estimate in the neighborhood of $3.3 million for all three of streets for water. That was just water. The total was a little over $5 million for water and storm combined.

Mr. Duke said in the plan, over the next several years, there would not be a lot of water storm repair. There was an improvement planned in the CIP for Home Avenue and the Fairgrounds Road extension. Everything on Home Avenue would be replaced. The only other roads where there would be real, meaningful utility work would be some of those over in Laynewood. That would happen in 2029 before it was paved in 2030. That was in the plan today. Over that time, it would start to get rates to a place where the City could bank some money, and there would be a margin from a capital standpoint to start replacing a certain number of miles every year. Mayor Reynolds asked if that accounted for growth. Mr. Duke said it accounted for a water tower on the east end, and it did not necessarily assume a TIF was being used to pay for any of that. If successful in implementing a TIF and the buildout happened, dollars could be shifted. Staff was a little uncomfortable saying the TIF would pay for the water tower. A developer could come in, best of intentions, and only build out 20% of the proposed development in the next three years. In that scenario, the TIF Revenue model would blow up. A lot of growth was included in this. He could not say it was comprehensive. There were wellfields that needed to be replaced. Mr. Merriman stressed that nothing had been invested in. It was not this Council's fault that they were left holding the ticket, but the reality was to increase capacity from a treatment standpoint as the demand curve would require, there were investments that had not been made. In regards to the distribution system and the tower, staff thought a tower on the east end would get more mileage, while also having an effect on the south side. Vice President Crawford thought the new tower was in the budget; he asked if it was. Mr. Merriman said it was, and it would actually be on the east side rather than the south side. Mr. Berger said Vice President Crawford was right; it was always in there for the Greene Regional Business Park. Based on how the City was viewing industrial development versus all the commitments staff and Council had made for the residential development, the more pressing need was to get it to Lexington Park. Mr. Merriman said things were as known as they could be.

Council approved the zoning. The need on the south side was more speculative and tied to industrial. Staff was not at liberty to say in a public meeting, but there were some projects that Xenia was well positioned for. Mayor Reynolds asked what the percent of the rate increase was. Mr. Duke said the $5 he was talking about was 15% in 2027, 2028, 2029, and 2030 – each year. Councilman Mackiewicz said this did not seem like a big deal for water. Compared to having water available, it seemed like he could take that $5 hit. Mr. Duke said there was so much need that Council was, politically, not going to raise rates to the extent that the City could not spend the dollars in a really effective, important way on things that were actually needed. Ultimately, Council set the rate. He said as far as Mayor Reynolds' question on if that would be enough, it would have to be. Staff and Council had to figure out where to direct resources, what was the priority, and what was not the priority. This was probably a 30-year fix. Mr. Merriman said the City of Xenia had not meaningfully replaced any of the lines in 30-40 years. They were original lines to those neighborhoods.

Mr. Merriman said it was frustrating for staff because the public wanted to know why they had to pay for that. Because somebody paid to put it in 80 years ago, and it was not designed to last more than 60. Mayor Reynolds asked if the 15% also built in the 3% COLA. Mr. Duke said that was in lieu of. It was not 18%; it was 15%. Mayor Reynolds asked where that would put Xenia on the rate increase chart. Mr. Duke said it would put Xenia crazy-high on the list; probably 75% of rates would be less than Xenia's. Vice President Crawford confirmed Xenia would then be in the upper 25% as far as rates. Mr. Duke confirmed, given these assumptions. That was on water. That would have to be combined with sewer. Sewer rate models were in the 4-5% range; it was really the COLA. Mr. Henry said the assumption was every other community would keep their rates static. Surrounding communities could increase their rates. Mr. Duke said rates last year were up 5.47% across all the entities in Greene and Montgomery county that were surveyed. 5.5% was the average for water rate increases. If Xenia increased rates 15% every year, the City would quickly blow past many others. Mr. Henry added that Xenia was also the eighth fastest growing city in the entire state. President Smith said this was not an isolated problem to Xenia. He wondered if all municipalities were facing this problem. Mr. Merriman said, of the same age, yes. President Smith asked if the core reason for the failure with the water breaks was because of street integrity. Mr. Merriman said it was really just the age of the materials. There had been more dramatic freeze-thaw cycles in the recent decades, which probably did not help. President Crawford said looking at the map, it looked like Laynewood was responsible for 60% of the breaks in that area. And that was where streets were the worst. Mr. Merriman said it was probably not causal but more corollary. The street conditions were not causing the water main issue, but they were both because of age because it was all original infrastructure. There was a brief discussion on how water pressure was generated. Mr. Duke said at the $5 per month increase over several years, he thought that would make a meaningful difference in the rates, and there would be resources to address some of these longstanding issues. He did not know how politically viable that was. When looking at the rates, Xenia was not going to be anywhere close to where it had been historically, as far as competitiveness. Mayor Reynolds said Xenia would be the most expensive in Greene County outside of Yellow Springs. Xenia would be number two. Mr. Merriman said the bottom line was this was more work for staff to have to do more projects. What he was trying to convey was they did not know where to go from here in terms of capital planning because half a million dollars for water main replacements was not enough. The City was losing ground in that fight against age

every year. It was so cost inefficient to go out and fix little segments knowing the whole line needed to be fixed.

Mr. Merriman said staff did not know what the requirement would be on the lead, but it would have to be removed. That was why the street conversation was tied into this in the strategy for streets because the last thing anyone wanted was to pave a road and not replace the water main and have to punch holes incrementally when the City could barely afford to put the asphalt down, much less to rip it back up. The City was reaching the end of the street plan Council identified – two years in with three more years to go. The fifth year of that five-year plan was where those costs would be encumbered because it was now reaching the point that anywhere south of Hollywood and Kinsey where lines needed to be replaced when doing the asphalt. Kinsey Meadows and the area off Hollywood was newer infrastructure, and those roads could probably just be repaved. But repaving any roads in Arrowhead, Laynewood, any of those sections was a fool's errand. Mayor Reynolds asked how much it would cost just to fix the water mains in the massive area where most of the line breaks were happening. Mr. Merriman said some assumptions could be drawn about Sheelin. Mr. Duke said Mr. Miller, in the version of the roadway levy he did that would pass, identified several more streets in that Laynewood area, and it was in the neighborhood of $15 million between water and storm to replace a lot of that infrastructure. But he thought that was only the section by June Drive. It did not include anything off Sheelin. Mr. Berger said that sounded low. Sheelin was less than a quarter mile, but the City did it. Mr. Duke said that was another thing staff was exploring. Would it make sense to hire a crew that was specifically designated to replace this stuff, and would that be more cost effective. It would just be a question of finding the right people. Mr. Merriman said the CIP was due to Council by November 1, 2026. Staff was substantially behind this year because they had been waiting to have this discussion with Council.

Mr. Merriman said the focus had been on the water side. There was a recognition that increases were just implemented with a new methodology on storm water. That was a substantial investment, and it had gotten the City a lot of mileage. There would probably need to be some increases there to run commensurate with the water line. That was an add-on conversation. Building out those two components of the plan and thinking about what the backend of the CIP looked like from a road perspective, staff needed that input. Because right now, the option was to lowball and assume almost no projects. That would not be doing justice to the Capital Plan. Vice President Crawford stated there was still no plan for the roads. Mr. Duke said there was the plan to pave what was provided to the public, which was a minimal number of streets, but that was not a comprehensive plan to actually address a lot of the worst roads in the City any time soon. Mr. Merriman said this applied to streets and water and storm projects. Part of the reason staff was emphasizing this now was the difference in the cost for Sheelin versus the cost for Second Street versus King Street. It was so much more. Oil costs were driving up asphalt costs, and a labor shortage has increased labor expenses in an effort to hire qualified people. When comparing the projects, the more recent bids were substantially higher. The fear was the City would continue to price ourselves out of any ability to do any work every year any type of real action was delayed. Mayor Reynolds said if Council decided to go this way, he wondered if staff was okay not asking for a levy for the next four to five years. He did not feel a levy would pass in addition to the rate increase because they would not pass with these rate increases. He felt there was no way voters were going to give the City money for new roads or cops when their rates went up 45%. He said at the end of the day if

Council agreed to the rate increases and staff came with a levy down the road and Council said no, staff would be mad at them. He wanted staff to understand the reality for Council, politically. Staff needed to be willing to negotiate on that. And if rate increases were implemented and citizens got upset, it might not just be Councilmembers without a job. The people could say Council had been led by the nose by this administration, so let us get rid of City administration. Mr. Merriman said his response would be to do what he professionally and morally thought was right in terms of providing Council guidance; he would sacrifice his job for that. What he would not do was pretend like there was no problem. And in three years when the EPA was knocking at the door asking the City Manager why this had been ignored for so long, he would say staff had been saying the same thing for 20 years, but nobody wanted to push the envelope. He had the receipts that showed where staff had said this year after year. He got the politics and the implications for Council's jobs. He could not sit in good conscience and say everything would be okay. That had been said for the 20 years he had been with the City of Xenia.

Mr. Henry wondered if it was feasible to do another levy in lieu of some of these rates that included some of the rates in addition to the streets. Mayor Reynolds said that passing would be slim to none. He asked if there was another rate that could be dropped as an offset – instead of 15% every year, make it 10%. Mr. Merriman said then the sanitary system would be underfunded. He asked Council to remember the conversation back in March. There was 20-25% margin for additional treatment capacity at the plants. There had been items in the CIP that had been delayed out of fear of spending that money and driving up the increases. Those plants were decades old. There was more drain/pressure on the system than there had ever been, and it was increasing. That was nobody's fault, but to lower the sanitary rate would mean imperiling that system in the future. And that system was fairly healthy from a cash flow standpoint, but investments still had to continue in the plants. Mr. Berger said most of the new developments that had been approved were all north, which went to the Ford Road Plant. The rule of thumb was when at 75% of an average day capacity, that was when conversations started about expanding the plant. Projects at the plants were typically very expensive. Mayor Reynolds asked what other rates staff would be asking Council to increase in the next three years. Mr. Berger said he did not know. Mr. Henry said the impact fee conversation was on the horizon. Public Safety was another component that needed to be funded in some way, whether through TIFs or impacts. Vice President Crawford asked if there was anybody at the state representing Xenia as a community. Mr. Merriman said, no. Mr. Duke joked, Ethan. Mr. Lake noted electric rates went up $100, and they were worried about a $5 increase for water. Mayor Reynolds said according to the Department of Commerce, 83% of Ohioans lived paycheck to paycheck. President Smith asked if some of that increase could be steered to the commercial or industrial side to take pressure off the residential side. Mr. Duke said, on the storm side, yes. That was what happened when the Equivalent Residential Unit (ERU) Model was adjusted. Commercial and industrial were already eating a larger portion of that. It was fairly difficult to do that on the water sewer side. He did not know a way to structure taxes. Mr. Merriman said he thought he meant the water rate. Mr. Berger suggested a surcharge, like for the township. In that case, someone would say Xenia was anti-business. President Smith said he was not trying to squeeze small business or commercial entities, but there were more cost factors built in for them to absorb that than the average citizen. Mr. Duke said minimum bills could be increased for certain business types that were not residential. There were also minimums based on meter size, which would not really make a difference. Staff could brainstorm on how to do that. He did not know if it would make a huge difference because some of the bigger users were already paying a huge

portion of the fees. Cambridge Isotope Laboratories (CIL) was a great local business, great income tax base, great employer. They used a ton of water. The City could raise the fee, and it would have a proportionately higher impact on them. He did not know if that was a good decision. Some of those businesses were really important to Xenia.

Mr. Merriman said that was a policy decision Council needed to make in terms of what they were prioritizing. He wanted to go back because he did not think the question Mayor Reynolds' asked was adequately addressed. Council was the elected body that established policy. Council was establishing the expectations not just for water and sewer rates, but the level of security for the City, the tolerance for crime rates, the response times for an EMS visit, and the level of services in terms of parks and amenities. Council established that in general terms, and staff's job was to translate that into financial terms from a budget standpoint and an operational plan in terms of the number of staff and the equipment needed. It was not what staff wanted; it was what was required to maintain expectations in terms of the quality of life in the community. If Council wanted to maintain a four-minute-or-less response time for EMS with the community growing in the way it was, that could not be guaranteed from stations and 12 people working an average shift. So staff could say they would never come back to Council and ask for more money, but that did not mean the service would be maintained. It was a function of the growth reality, in the call volume, and in the community. The City wanted to see the tax base continue to grow in such a way that was creating additional resources so the tax rate could stay very low. But he could not make that guarantee. He felt like the Council had made great policy decisions, and the community was growing across the board. Cash flow had been good. Solid performance had allowed the City to do more in terms of streets and have margin for services. But there was a breaking point where additional expenditures would have to be added to keep up with the service demand. And there was no guarantee that there would not an economic downturn in a year to five years that could result in some reduction in collection of income taxes. Those were all things beyond staff's control. Their role was not to say "Give us this much money." It was "This was how much it would cost to deliver the services anticipated in this particular area."

Mr. Duke said as it related to streets, a lot of the time when staff was saying it would require a levy to do X, Y, Z on streets, a lot of that was because Council had really pushed that staff find a solution for streets. He did not know that staff would say the street problem had to be fixed. Council, politically, had been bearing the brunt of that, so the Council came to staff asking them to find solutions. The reality was most of the solutions would need a levy or assessments because there had to be revenue coming from somewhere else. With the growth, maybe the demographic would change more drastically than what was projected and a lot of people move into the community that were making $300,000 a year, and tax revenues increased in a way that was well beyond what was projected. That was a possibility, but he did not want to bank on that. He did not think Council would hear from staff that there needed to be a street levy; but if the direction to staff was find a way to pave these streets, there was not a realistic way to do that without additional revenue coming from somewhere. Mr. Merriman said, likewise, if Council was okay with an increased risk threshold on these utilities, they did not have to approve the increases. They could pass for now. Incremental projects would be recommended in the Capital Plan. The Engineer, the Service Director, the Finance Director, and the City Manager were telling Council they were living on borrowed time. This was not about playground equipment; this was about water – the lifeblood of the community. Councilman Mackiewicz said if the rate was increased $5 a month for five

years, he asked if there would be enough street money to pave the streets. Mr. Duke said, in the five-year program, yes. Based on what was recommended. Beyond that, the thought that there would be enough money to start investing more in water and storm replacement, that answer was no. There would not be sufficient dollars to pave the streets on the backside of that. Mr. Merriman said the mindset probably needed to shift from trying to get more lane miles paved to focusing on a project.

Mr. Merriman said King Street was a prime example. There would be sufficient street dollars to repave King Street after water and sewer. That would probably be the methodology to focus on from a street perspective moving forward. That could be combined with continuing to emphasize maintenance on thoroughfares because there was grant money to do that. Staff had been debating this for weeks now. If there were rates commensurate with a $5 million a year water program, that amount of roadway could not be paved. Mr. Duke said five years would buy some more time. Maybe the tax revenue looked different enough if growth occurred in the community that it would get the City closer than today, and one area of funding issues would be resolved. Part of the problem was there were funding challenges on three different fronts. If a couple of them could be solved, Xenia would be further ahead than today. Mr. Merriman added they did not need a definitive decision tonight. Staff needed general direction because they were under a hard deadline to publish the CIP. Staff was struggling this year more than ever. Councilwoman Huffman said long term, speaking for herself – and she understood it was a political issue – she would be supportive of the increase. Vice President Crawford said they could use him as a scapegoat. He was willing to go down for the right reasons. Mr. Duke said there had to be at least four votes. Mayor Reynolds said it sounded like staff had three. President Smith said he did not think Vice President Crawford needed to go down for the group because Mr. Merriman was right, this discussion had been had many times. Nobody wanted to stick it to the residents. People had screamed over 2-3% rate increases. There had always been the defense that Xenia was lower than many other communities. He still felt Xenia would come in as a fairly affordable community, even if water and sewage were raised. It was a safe community. There was pushback no matter what Council did, so why not do what was right, and give people safe tap water. Councilman Mackiewicz said to Vice President Crawford's point, this was not a football game where you could run out the clock. The City would continue for the next 100-200 years. Decisions made now affected all those people too. It was water. He never worried about water coming out of his tap. He never worried about the sewer system when he used the restroom. Those were high-value things. Mr. Duke said the $5 was on average. With a minimum bill, it would be more like a $3 increase monthly. He did not know that there would be a ton of pushback with bills going from $83 to $88.

Mr. Duke said if Council committed to this plan, it could be scheduled in the out-years so Council did not have to come back year after year to approve increases. It would be one time, this was where the rates were going to go, and it could be done on a dollar basis. It could be scheduled in advance so it was a one-time hit. Mayor Reynolds said his point was, last year this was sold to Council exactly the same way staff was selling it to them now. He could pull up the minutes to prove that was what was said to them. He did not want to come back next year or the year after with another 15% increase when it was raised 15% the previous year. He hoped staff saw where he was coming from. He voted for it last year, begrudgingly, because he knew it was the right thing to do. He was not a fan of this because Councilmembers were told there would not be another

increase like this for a while, which Councilmembers then told the public. That was his rub – he felt like they were told one thing, something else happened, and here staff was asking for the exact same thing again. Mr. Merriman said it was a different set of factors. He asked Mayor Reynolds what Council wanted staff to do. Mayor Reynolds said there were literally quotes from Council in the Xenia Gazette saying residents would not see massive increases again. He wanted staff to tell him what they needed so it could be passed once, and the issue did not have to be revisited again. Mr. Merriman said if the timeline to fix these issues was 15 years, the amount probably needed to be doubled. Even if Council had the willingness to do that, there was not the reciprocal amount of money in the storm system and for streets to do that. He wanted this on the record that staff was not telling Council this fixed it. This was a movement in a direction to begin fixing the problem. But there was not an increase that politically could be passed because there was no money to pave the streets as well. Staff was not trying to mislead or lowball. They were trying to be responsive to the conditions as they were presented. There were two sets of factors that had changed from last year. There was an increase in problems in the system. Staff did not know where there would be a break or a collection of breaks that demonstrated the line would need to be fixed now. And there had been unprecedented growth, even beyond what was expected last year just so far this year. Those things could not be anticipated to the degree the City had seen in the last year.

Due to a previous obligation, Vice President Crawford left the meeting at 6:39 p.m.

President Smith said to put it on the agenda. Mr. Merriman wanted to stress one more time Council did not have to take anything staff was saying to the bank. Council could say now was not the time. But staff's role was to tell them these were deep concerns, they were getting worse, and there were insufficient resources to effectively address the failure curve. Staff wanted to be on the record that they advised Council this was a very serious problem. Councilman Rubio said Mr. Merriman had worked for the City of Xenia for 20 years. He did not think it was a problem to go ask for money and raise rates. He did not want to discuss things over and over. He had his own company; they went and did. The problem was Council talked and talked, but nothing got done. It was September and there were no boots on the ground for their roads. Nothing was getting done. Nothing was moving on the streets. People were tired of it. He said it stood to reason if the City gave citizens something good to talk about – roads were being paved, something was being built, a little treat – then there could be the ask for more money because the community would trust that things were getting done. Something needed to get done. Five bucks was a lot to a mother struggling on food stamps. The City needed to do, not talk. He had faith in everyone sitting around the table. Council agreed they would write the narrative, but they had written nothing and shown nothing. He said the video shown to them on the water main break was great, but that needed to get to the people so they could see the problem. He felt strongly that if people could see the extent of the damage and there was a new video on it every time it happened, eventually citizens would get tired, say here is the money, go fix it. He grew up in Xenia. He had no aspirations to go to the state or federal level. He was here with them all. They were in this together. They could solve this together, but they had to change citizens' minds to get in their pocketbooks to fix what needed fixed. His clients trusted him. If the City moved, won people's trust, and got in their pocketbooks, citizens would say yes. If not, he would not run anymore. Mayor Reynolds said he wanted to make a clarification. He said 84% of Ohioans were living paycheck to paycheck. He meant 48%. Councilman Mackiewicz said if Council approved the 5%, he asked how soon they could see a street dug up. Mr. Duke said what was in the program right now was really just Home Avenue as

a replacement. In 2029, Laynewood. If rates were increased, the tough part was if Council wanted it done in that window in 2027, 2028, and 2029 and it was not in the street program, staff would have to figure out how the paving was being funded on the backside. Mayor Reynolds said he wanted to find a way to tackle Laynewood, which was 60% of the breaks. Mr. Berger said no one was disputing that. He thought the reason why that had not been tackled was really because of the condition of the street. Those were so bad; they would have to be completely rebuilt. Mayor Reynolds said he used to live back there. Those roads were very bad. If those roads were torn up and new water mains put in and the street was just patchworked, no one would know the difference. He would be okay if rates were raised to fix the most important area or the most breaks, which was Laynewood. Mr. Berger said that was a plan of attack. Mr. Duke added only if Council was comfortable not replacing the street behind it. Councilwoman Huffman asked how much money that would save. Mayor Reynolds said probably millions. Councilwoman Huffman said that was crappy: Things were already in bad shape, so just do the bare minimum. Councilwoman Sorice said she felt like she needed to know more information. There were bigger problems. Central State University (CSU) was on the back burner. What would that look like when it was finally finished. To shift public perception on what the City was dealing with, the Council had said things needed to be transparent. Citizens needed to see what Council and staff were doing – trying to manage new and old and bringing the two together. She wondered what everything would look like when it all came together. That might give direction on going Route A versus B versus C. Could CSU be factored in before it comes on board. Would the City be shelling out more initially before ultimately helping the City. Mr. Duke said CSU would improve Xenia's tax base. It would not add to liability from a water sewer standpoint because CSU was still responsible for all the infrastructure on their campus. He did not know if CSU would impact the utility discussion. It would impact tax revenues. Councilwoman Sorice wondered as a result how that would help Xenia's citizens. Would that lighten their expenses anywhere else, a tradeoff. Mr. Henry said if in looking at the tradeoff, it was building the quality of life – bringing new restaurants, new jobs, etc. There were a lot of things staff could not go on record about. There was big stuff that, looking at everything that had been discussed tonight, if the basic requirements were not there, there would be no investment in the community.

Mr. Merriman said some of the big initiatives like CSU and the dispatch model change had been extraordinarily time consuming. Those were strategies based on Council's directive a couple years ago to find solutions to these unfunded service issues. It was the courts, CSU, and dispatch. They were almost across the finish line on two of those. The net result was some degree of increase in overall revenue, particularly in a tax base. Both dispatch and CSU increased Xenia's cash flow. By increasing the cash flow like CSU with the new income tax, there was to some degree additional dollars for streets, for Police and Fire, and for the General Fund. That helped balance the budget over the five-year projection window the City maintained, and prevented staff from having to go back and ask for any new operating dollars. The last tax increase the City of Xenia had was 16 years ago. The City had paved more streets and maintained all of the services. Citizens were not paying any more to the City of Xenia from a tax base standpoint. They were feeling more pain because of the property tax, but the City did not get that. That was mostly going to the schools. There was no relief, other than avoiding additional asks. It just gave some margin to maintain some margin on the operation side. Part of that was designed to expand Public Safety staff to meet the growth and the call demand. Some of that had gone to streets because it went into the General Capital Fund. There were not that many other fee sources that Xenia imposed on people to find

some relief. Utility fees and taxes were almost all of the City's revenue. Almost all the other financial touchpoints were incidental – building inspection fees and fire inspection fees. Those were minimal. There were not many other places to see relief because the City could not afford to lower the tax rate. Councilwoman Sorice asked if it could be slow pitched to buy some time with the new growth. She wondered if that was too big of a risk. Mr. Merriman said the growth helped to grow tax base. Based on the expanding tax base, there would be additional resources to put to things like streets. But he wanted them to recognize they could not grow their way out of a 30 or 40-year-old problem.

Mr. Merriman said on the utility side, there was only so much margin in the well fields, the treatment capacity, and the distribution. With growth, the margin declined, so investments had to be made to increase that margin. Added consumption helped cash flow on water, but there was an inordinate need to fix what had not been addressed for 30-40 years and to expand the plants and build water towers. In 2010 when staff first started talking about a water tower, it was $2 million. It was four times that now. In 2010, the street number then was $30 million. It was double that now as a result of inflation and declining conditions. In the space of 15 years, the problem had doubled because there was no meaningful solution. Mayor Reynolds said, to save time, he thought staff had the four votes for the increase. President Smith asked if it was too late to get the state to put a water tower at CSU. Mr. Merriman said there was already a water tower there. The problem was there were no connections to the tower. Staff had even talked about the idea of having another tower within a stone's throw, but the capacity of the existing tower was not very large, and it was not connected to the City's system. Mr. Berger said that could not be done; it was part of a closed system to the CSU campus. Mr. Merriman said this was a ticking time bomb. Council did not have to address it now, and it would not be fixed in the next three years. But it was a growing problem, and things were getting exponentially more expensive. What was a million a year ago was now $1.3 million.

Mr. Merriman said there had been some media inquiries about what the City was doing to recognize the 25th anniversary of 9/11. The City had never done anything, so staff was looking at putting together an impromptu morning event starting at 9:00 a.m., probably not more than 30 minutes. The Township offered up a piece of the towers that they had. The plan was to do a backdrop with a flag, a couple of local clergy would say a prayer, there would be a moment of silence, and Mayor Reynolds had agreed to give some remarks. Just a brief celebration to coincide with when the events started around 9:00 a.m. He wanted to make Council aware because it was coming up quickly, next Friday. There was a brief discussion about whether the moment of silence should be before or after the clergy remarks.

Ms. Fisher said Mayor Reynolds caught something Friday in the charter amendments. Under 11.02(B) S*ignatures,* there was a typo/error. State law said on the nominating petition that a person may print their name and their address. In Xenia's Exhibit A, it was the person shall print their name. That made sense when it was presented for Council to do their own nominating petitions. When Council made the decision not to use their own nominating petitions and to go with the state forms, the City could not dictate to the state that they add a block for printing. The *shall* should have been changed to *may* to match state law, so that correction was made. She just wanted to notify them. It was not the ordinance itself; it was the exhibit that would be posted at the polling place.

(4) ADJOURN: Motion by Mayor Reynolds, seconded by Councilman Rubio, to adjourn the Special Meeting at 7:05 p.m. No discussion followed. The Roll on this was the following:

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

Nichole Haulman
Deputy City Clerk

President Wesley Smith
Xenia City Council

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Planning and Zoning Commission:	August 12, 2026
Introduction:	August 27, 2026, by Councilmember Faith Sorice
Public Hearing & Vote:	September 10, 2026
Effective Date:	October 10, 2026

Agenda Item: **ORDINANCE 2026 – 31**
APPROVING A MAJOR CHANGE TO THE PUD CONCEPT PLAN FOR THE TIMBER RIDGE PLANNED UNIT DEVELOPMENT, WITH THE MODIFICATIONS RECOMMENDED BY THE XENIA PLANNING AND ZONING COMMISSION

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

Summary: Timber Ridge is a Planned Unit Development at the City's north end. Approved in 1988 for 63 single-family homes (1.2 units per acre), its first section was platted in 1989 with 24 lots along Ridge Road and Ridgewood Drive; 19 homes were built. The remaining 34.48 acres have remained undeveloped for the past 37 years. In October 2025, developer Arbor Homes submitted an application requesting a Major PUD Change to build 88 homes on the undeveloped land, but City Council denied the request (Ordinance 2025-33).

In June, Arbor Homes submitted a new request for a Major PUD Change proposing 82 homes on the undeveloped land. This new plan includes development standards – particularly architectural standards – that exceed those required under conventional SN District zoning. Key changes from the 2025 plan for the undeveloped land include:

- Two entrances onto US-68 instead of one.
- No connection to Ridge Road; the 2025 plan extended Ridge Road into the new section.
- 82 lots instead of 88.
- Reconfigured open space with a larger buffer between existing and proposed homes, including a 50-foot no-clear zone that preserves a heavily wooded area next to existing homes.
- A higher minimum home size of 1,800 sq. ft. for lots on Ridge Road.

Planning & Zoning Division staff supports the revised density, open space layout, and development standards. However, staff recommended to Planning & Zoning Commission (PZC) that the proposed Concept Plan be modified to allow only one new entrance onto US-68 rather than two, along with a connection to Ridge Road (shown on Exhibit A to this Ordinance). Staff's reasons for these recommendations to PZC were:

- **Consistency with the approved plan:** The original 1988 PUD Concept Plan required Ridge Road to continue through the development and connect to one additional US-68 entrance.
- **Compliance with the Land Development Code and Fire Code:** The Land Development Code requires stub-ended streets to continue into new sections and limits dead-end streets to 600 feet; Ridge Road already exceeds that limit. The

Fire Code also requires subdivisions with more than 30 homes to have more than one access point, which may include a connection to an existing subdivision.

- **Safety:** Although the developer's traffic analysis found that two additional access points would meet acceptable safety standards, staff concluded that one new access point plus a Ridge Road connection would present less risk.
- **Avoiding public expense:** Disconnected subdivision streets create isolated neighborhoods, lengthen Fire/EMS response times, and direct all traffic onto thoroughfares, potentially increasing taxpayer costs for road widening and additional emergency-service facilities.
- **Minimal impact on the existing neighborhood:** Connecting Ridge Road to the new section would have little effect on existing Timber Ridge streets because the proposed entrance would be closer to more new lots than the existing Ridgewood Drive entrance. During the weekday PM peak hour, the estimated increase on the existing sections of Ridge Road and Ridgeview Drive is:
  - Developer's plan: 4 additional vehicle trips
  - Staff-recommended plan: 5–7 additional vehicle trips

The attached staff report to PZC provides additional details and compares each plan to the Code's approval criteria.

PZC reviewed the request and held the required public hearing at its August 12, 2026, meeting. PZC voted to recommend City Council approve the PUD Major Change, with a modification that the developer be required to follow a Modified PUD Concept Plan (rather than the Developer submitted plan), allowing only one entrance onto U.S. 68 and requiring a connection to Ridge Road.

Cover Memo Attachments: Staff report to PZC; Developer Submitted PUD Concept Plan

Budgetary Impact: Estimated annual revenues will exceed service costs by approximately 15% upon full buildout.

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

Recommendation: It is the recommendation of the PZC that City Council approve the requested Major PUD Change for the Timber Ridge Planned Unit Development, with the modification that the developer be required to follow the PZC-Approved Modified PUD Concept Plan, allowing only one entrance onto U.S. 68 and requiring a connection to Ridge Road.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 31

APPROVING A MAJOR CHANGE TO THE PUD CONCEPT PLAN FOR THE TIMBER RIDGE PLANNED UNIT DEVELOPMENT, WITH THE MODIFICATIONS RECOMMENDED BY THE XENIA PLANNING AND ZONING COMMISSION

WHEREAS, with permission from the property owner, Clayton Properties Group, Inc., d/b/a Arbor Homes, submitted an application for a major change to the Timber Ridge PUD Concept Plan for approximately 34.48 acres of undeveloped land within the Timber Ridge Planned Unit Development, as well as Greene County Parcel ID M40000100530000300 (the "PUD"), Case PZC2026-10;

WHEREAS, the application for the PUD Concept Plan change proposes 82 single-family home lots and 8.5 acres of private open space;

WHEREAS, the procedures for reviewing a major change to the Timber Ridge PUD Concept Plan, as specified in § 1220.04(h) of the Land Development Code, have been followed;

WHEREAS, the Xenia Planning and Zoning Commission (PZC), at its August 12, 2026, meeting, held the required public hearing and voted to recommend this Council approve the requested major change to the Timber Ridge PUD Concept Plan, with modifications allowing only one entrance onto U.S. 68 and requiring a connection to Ridge Road; 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 approve the major change to the Timber Ridge PUD Concept Plan, with the modifications recommended by the Planning and Zoning Commission,

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

Section 1. In accordance with the process outlined in § 1220.04(h) of the City's Land Development Code, the modified Timber Ridge PUD Concept Plan, as approved by the Xenia Planning and Zoning Commission, and the developer-submitted development standards for the Timber Ridge PUD, are hereby approved, as further documented and illustrated in Exhibit A, attached to this Ordinance and hereby made a part of as if fully written herein.

Section 2. 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 3. This Ordinance shall become effective on October 10, 2026.

Introduced: August 27, 2026
Adopted: September 10, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

PRELIMINARY PLAT FOR

TIMBER RIDGE

CITY OF XENIA, OHIO
GREENE COUNTY, OHIO

OWNER
JDF XENIA PROPERTIES, LLC
180 CANAL VIEW BLVD, SUITE 600
ROCHESTER, NY 14623

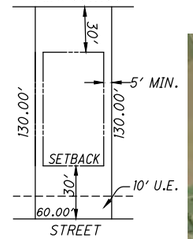
APPLICANT
CLAYTON PROPERTIES GROUP INC.
DBA ARBOR HOMES
9050 CENTRE POINTE DR., SUITE 210
WEST CHESTER, OH 45069
513-667-1182

ENGINEER
CHOICE ONE ENGINEERING
440 E. HOEWISHER RD.
SIDNEY, OHIO 45365
937-497-0200

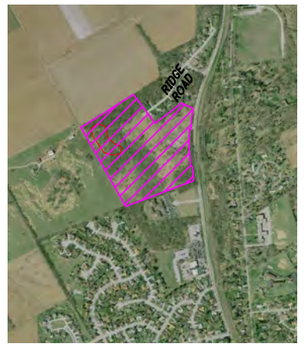
PZC-APPROVED MODIFIED PUD CONCEPT PLAN



LOTS 1-8, 10-51, 53-70, 72-92
(88 UNITS)



TYPICAL LOT
7,800 SF



VICINITY MAP, XENIA, OHIO

PROPOSED STREET RIGHTS OF WAY TO BE 50' IN WIDTH. INTERNAL STREETS TO BE 30' BACK TO BACK CURB WITH 6' CURB LAWN AND 4' SIDEWALKS.

PARKING LIMITED TO ONE SIDE OF STREET. CLUSTER MAILBOX LOCATIONS TO BE COORDINATED WITH POST OFFICE.

PRIVATE OPEN SPACE TO BE PROTECTED BY CONSERVATION EASEMENT AT FINAL PLAT.

SUBDIVISION TO BE BUILT IN TWO PHASES.

SITE DATA
PARCEL ID: M40000100530000300

ADDRESS: NORTH DETROIT STREET

SITE: 34.48 Ac. TOTAL

ZONING PUD - 34.48 Ac.
MIN. 7,800 SF
MIN. WIDTH 60'
MIN. FRONT SETBACK = 25'
MIN. REAR SETBACK= 30'
MIN. SIDE SETBACK= 5'
MIN. DWELLING SIZE =
1,200 SF ON 15% OF LOTS (ONLY ALLOWED IN 1400 SF SECTION)
1800 SF FOR LOTS 1-4
1400 SF MIN OTHERWISE
NUMBER OF DWELLING UNITS: 82
MAX BUILDING HEIGHT: 2 STORIES

DENSITY: 2.44 UNITS/ACRE

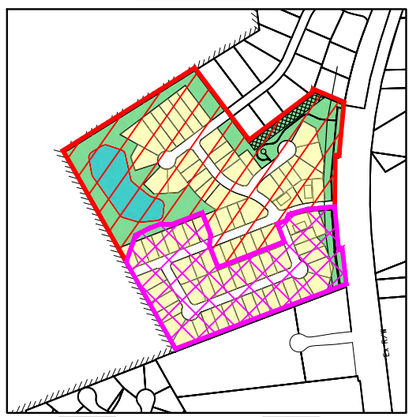
OPEN SPACE: 10.67 Ac. (30.94%)

NO CLEAR ZONE

OPEN SPACE

1. TRAFFIC IMPACT STUDY AND SPEED STUDY FOR US-68 AND PROPOSED INTERSECTION WITH TIMBER RIDGE ROAD WILL BE PERFORMED AND SATISFIED AT FINAL PLAT STAGE.
2. FEASIBILITY STUDY FOR PEDESTRIAN/BIKE CROSSING OF US-68 WILL BE COMPLETED AND SATISFIED AT FINAL PLAT STAGE.
3. THE WIDTH OF THE PATH FROM TIMBER RIDGE ROAD TO THE SOUTH PROPERTY WILL BE DETERMINED DURING THE FEASIBILITY STUDY.
4. 2000 SF OR LARGER HOMES SHALL COMPLY WITH ALL APPLICABLE ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY HOMES IN THE LAND DEVELOPMENT CODE AND PROVIDE AT LEAST TWO SIDING MATERIALS ON THE FRONT FACADE.
5. HOMES SMALLER THAN 2000 SF SHALL COMPLY WITH THE SAME STANDARDS AS THE 2000+ SF HOMES, PLUS PROVIDE AT LEAST TWO OF THE FOLLOWING:
   - MORE THAN 1 FRONT-FACING GABLE
   - COVERED PORCH THAT IS AT LEAST 5'x5' (CAN DOUBLE-COUNT AS COVERED PORCH PROVIDED PURSUANT TO LAND DEVELOPMENT CODE)
   - ONE OR MORE AWNINGS ABOVE WINDOWS OR DOORS OTHER THAN THE PRIMARY FRONT PEDESTRIAN DOOR

PHASING PLAN



PHASE 1
45 LOTS

PHASE 2
43 LOTS

***PHASING SUBJECT TO CHANGE BASED ON LOT DEMAND**

SCALE IN FEET
0 50 100 200

Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

TIMBER RIDGE
CITY OF XENIA
PRELIMINARY PLAT - OVERALL VIEW

REVISIONS:

FILE NAME	OVERALL VIEW - B
DRAWN BY	KMM
CHECKED BY	KMM
PROJECT No.	GREXEN2510
DATE	06-12-2026
SHEET NUMBER	1 OF 3

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STAFF REPORT
XENIA PLANNING AND ZONING COMMISSION

ITEM:	PUD Major Change
CASE NUMBER:	PZC2026-10
REPORT DATE:	August 5, 2026
MEETING DATE:	August 12, 2026
APPLICANT NAME:	Clayton Properties Group Inc. dba Arbor Homes
PROPERTY ADDRESS:	North Detroit Street
GREENE COUNTY PARCEL IDENTIFICATION NUMBER(S):	M40000100530000300
ORDINANCE SECTION(S):	1220.04(h)(4)A.
ZONING:	PUD Planned Unit Development

A. Action Requested

Hold a public hearing and vote whether to endorse a Major Change to the Timber Ridge PUD that would increase residential density and modify the layout relative to the approved PUD Concept Plan, allowing 82 proposed single-family homes and preservation of 8.5 acres of private open space.

B. Background

The Timber Ridge PUD is located at the City's northernmost point, near the intersection of US-68 and Old Springfield Pike. The original PUD Concept Plan was approved in 1988 and proposed 63 single-family home lots on 52.364 acres (1.2 units/acre), with no preserved open space, two entrances from US-68, and internal streets that connected the two entrances via Ridge Road. Section 1 was platted in 1989, consisting of 24 lots on 18.156 acres (1.3 units/acre), the northern entrance (Ridgeview Drive), and Ridge Road stub-ended on its south end, with intent to extend it to subsequent sections. All lots were sold but only 19 homes were built. The five remaining lots and the remaining 34.48-acre tract remained undeveloped for 36 years.

The City received multiple proposals to develop the remaining acreage since 1989. One proposal to increase the total lots from 63 to 85 was withdrawn in 1993. Two proposals to build an assisted living facility on the property were denied. A 2025 application by Arbor Homes for 88 proposed lots (2.55 units/acre) on the 34.48-acre tract was endorsed by the Planning and Zoning Commission but denied by City Council.

Arbor Homes has now submitted a second application in an attempt to gain approval to develop the 34.48-acre tract. The present application differs from the 2025 application in that it contains slightly fewer single-family homes lots (82, or 2.38 units/acre), a revised open space layout, a third entrance from US-68, and a severed connection between the new section and existing section.

Below is a summary description of Arbor Homes' present PUD Concept Plan application:

1. Proposed Land Uses/Intensity:
   (a) 82 single-family home lots (increasing the PUD's total approved lots from 63 to 106)
   (b) 2.38 units/acre (increasing the PUD's total approved density from 1.2 units/acre to 2.02 units/acre)
   (c) 8.5 acres of preserved private open space (24.6% of site)

2. Streets:
   (a) Two new entrances from US-68 (Oak Court and Timber Ridge Circle)
   (b) Conversion of Ridge Road to a permanent dead-end street with a cul-de-sac and four proposed lots
   (c) No connection between Ridge Road and Hackberry Way, which will also end in a cul-de-sac.

3. Open Space (to be maintained/owned by HOA)
   (a) Provides a buffer with a 50’ wide no-clear zone between five existing Timber Ridge lots and the proposed section
   (b) Provides location for detention basin at northwest corner of site
   (c) Provides a buffer between proposed lots and US-68
   (d) Includes a proposed gazebo on Oak Court

4. Pedestrian/Bike Provisions
   (a) Sidewalks on all proposed internal streets
   (b) Proposed path on west side of US-68 across frontage of proposed development, plus a connection from this path to the proposed Ridge Road cul-de-sac

5. Development Standards
   (a) Minimum 60’ width and 7,800 sq. ft.(larger than the SN District standards)
   (b) Minimum setbacks: 25’ front, 30’ rear, 5’ side (comparable to SN District)
   (c) Minimum dwelling floor area:
      (1) 1,800 sq. ft. on Ridge Road lots
      (2) 1,400 sq. ft. on remainder of development, with provision that up to 15% of lots can be reduced to 1,200 sq. ft. (SN District requires 1,400 sq. ft.)
   (d) Maximum 2-story building height
   (e) Architectural standards
      (1) New homes 2,000 sq. ft. or larger must follow Land Development Code architectural standards, AND use at least two siding materials on the front façade
      (2) New Homes less than 2,000 sq. ft. must follow the same standards as 2000+ sq. ft. homes AND provide at least two of the following:
         a. More than 1 front-facing gable
         b. Covered porch that is at least 5'x5' (slightly larger than Land Development Code requirement)
         c. One or more awnings above windows or doors other than the primary front pedestrian door

6. Phasing:
   (a) Two phases, starting from the north

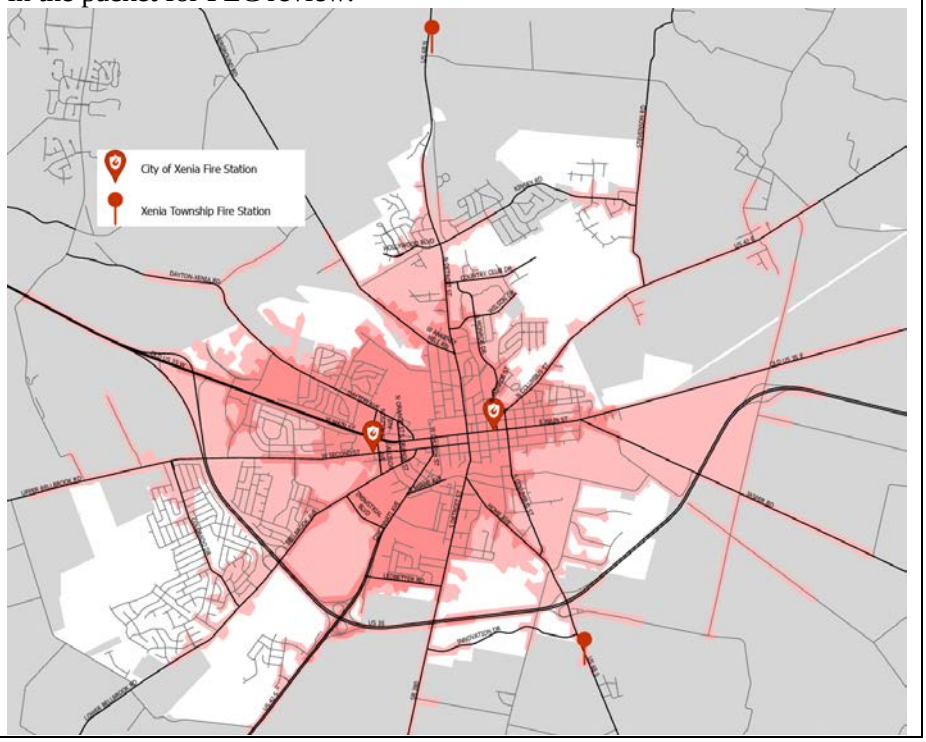
7. Additional items to be submitted before Final Plat approval:
   (a) Traffic Impact Study to evaluate whether improvements such as turn lanes are needed on US-68
   (b) Speed study to evaluate whether the speed limit on US-68, which is currently 50 mph, can be reduced
   (c) Feasibility study for pedestrian/bike crossing of US-68 to connect Timber Ridge neighborhood to Little Miami Scenic Trail (will likely require speed limit reduction), and construction of crossing if feasible

C. Staff Analysis

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.	**Satisfied** neXtPlan recommends development of the remainder of Timber Ridge as single-family homes at 2-4 units per acre and 1-2 story building heights. The proposed Arbor Homes development will be 2.4 units per acre with 1-2 story homes. neXtPlan also recommends a pedestrian and bicycle crossing of US-68 north of Kinsey Road, connecting neighborhoods west of US-68 with the Little Miami Scenic Trail. The applicant has agreed to study the feasibility of this crossing and construct if feasible.
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 and construction costs have changed considerably since the 1988 establishment of this PUD: • 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, and City maintenance costs, per foot of new street or water/sewer line have skyrocketed These trends all point toward a need for smaller home and lot sizes. The feasibility of developing 100’ wide lots with utilities, as built in the existing section of Timber Ridge, has declined. No major subdivision with minimum lot widths greater than 65 feet have been built in Xenia since before the Global Financial Crisis and Great Recession of 2007-2009. In response to these factors, the City amended the residential requirements in its Land Development Code to allow smaller lots (as little as 40’ wide and 5,000 sq. ft.) and a greater range of housing types. The proposed 60’ lot width and 7,800 sq. ft. lot area minimums are in line with what is feasible to build in today’s housing market, and both exceed the minimum required in the City’s lowest-density residential district.

Section 1220.04(e)(1) Criteria	Analysis
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 PUD process allows for more flexibility when reviewing an application. The applicant is requesting a significant increase in density. In return, staff requested that the applicant incorporate enhanced architectural standards, variable home square footage minimums and preservation of trees and open space to protect the existing neighborhood. These measures will help the proposed development complement its surroundings while still being economically feasible for the developer.
D. The proposed development will support the purpose of this code as stated in Section 1218.01: Purpose.	**Satisfied** The proposed development will increase the approved density, reduce the approved lot size, and protect nearly a quarter of the site as open space. This results in a more efficient development pattern that will secure economy in the cost of providing services (1218.01(b) and (e)). The use of buffers, enhanced architectural standards and variable home square footage minimums will ease the transition between the existing and new neighborhood, protecting the existing neighborhood's character and values (1218.01(c) and (d)). The potential connection to the Little Miami Scenic Trail will help provide access to and from the neighborhood by varied modes of transportation (1218.01(f)).
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 development will require substantial clearing and regrading of a relatively rugged, forested property. However, the applicant will preserve nearly a quarter of the site as open space, and will guarantee a minimum 50' wide no-clear zone adjacent to existing home lots. This is an improvement relative to the original 1988 PUD Concept Plan, which provided no protected open space. Although the proposed stormwater detention area will require clearing and regrading, it will generally follow the natural drainage patterns of the site.
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.	**Satisfied** 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 with Conditions** The existing neighborhood is currently beyond the 5-minute drive time from current Fire stations, like other subdivisions on the City's periphery (see map below). The proposed layout's new entrance will be reachable within 5 minutes. However, Fire Division, Engineering and Planning staff prefer that the proposed streets connect to and continue the existing Ridge Road rather than terminate it in a cul-de-sac. This will ease movement of emergency vehicles through the development and reduce response times in this outlying area. Staff has included an alternative, "Staff-Recommended" Concept Plan in the packet for PZC review. 

Section 1222.06(e) Criteria	Analysis
(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 with Conditions** The developer will be required to conduct a traffic impact study and construct any necessary improvements to US-68 to maintain safe and efficient operation. The Fire Code requires that a neighborhood containing more than 30 homes shall have at least two entrances, ensuring adequate emergency vehicle access and maneuverability. In the 1988 PUD Concept Plan and the 2025 application, the Timber Ridge plan met this requirement by providing two entrances from US-68 and a street connection between the two entrances via Ridge Road. The present application includes two proposed entrances from US-68, and no connection to Ridge Road. The developer has conducted a preliminary engineering analysis that demonstrates the feasibility and safety of these two entrances, acknowledging their proximity to Ridgeview Drive and Paceline Court, and the presence of a blind curve on US-68 to the north (see traffic memo included in the packet materials). Although staff accepts this preliminary analysis, staff still prefers a safer approach. Staff recommends that only one new entrance be built, and that Fire Code requirements be met by connecting the proposed section to Ridge Road, consistent with the original 1988 PUD Concept Plan. A revised, "Staff-Recommended" Concept Plan has been included in the packet to illustrate this approach. Timber Ridge residents expressed opposition to the Ridge Road connection when it was proposed in the 2025 PUD Concept Plan application, due to concerns about increased traffic in the existing neighborhood. Staff is able to allay these concerns based on additional traffic analysis, conducted as a supplement to the applicant's analysis (see attached supplement). The traffic impact on the existing Timber Ridge streets from the staff-recommended plan is minimal and similar to the applicant's submitted plan: • Applicant Concept Plan submittal: 3-4 additional trips during peak hour • Staff-Recommended Concept Plan: 5-7 additional trips during peak hour Staff's attached supplement explains the methodology for these estimates. The traffic impact on the existing neighborhood is minimal in both the applicant's Concept Plan and staff's recommended plan for the following reasons: • Applicant's plan proposes 4 additional lots on Ridge Road, all of which will exclusively use existing Timber Ridge streets for access, because Ridge Road will not be connected to the remainder of the new section. • With Staff's recommended Concept Plan, most of the traffic generated by the proposed lots will use the proposed (south) entrance, because it will provide the shortest route to the lots. Only 14 of the 82 lots may use the north entrance, and this is only for traffic accessing the neighborhood from the north on US 68. This amounts to a very small percentage of overall traffic generated.

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 front setback requirements fit within the range of those permitted in the existing subdivision. The new homes will be buffered from the existing homes by an open space area with a no-clear zone to protect a heavily wooded area. The developer will be required to build sidewalks throughout the proposed section and on the west side of US-68, and will provide a pedestrian crossing across US-68 if deemed to be safe.
(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** Much of the property is relatively rugged and will require substantial regrading, although significant regrading would be required for the 1988 PUD Concept Plan as well. Furthermore, the 1988 PUD Concept Plan would likely need to be modified to meet current stormwater management standards. The present proposal, and the staff-recommended plan, create more opportunities to preserve natural features than the 1988 plan. The 1988 plan contained no guarantees to preserve open space or protect existing wooded areas from clearing. Despite an increased housing density, the present plan preserves nearly a quarter of the site as open space and provides 50-foot-wide no-clear zone south of existing Timber Ridge lots, preserving a heavily wooded buffer area. This wooded area will be incorporated into a proposed private open space area that contains a trail and gazebo.

Section 1222.06(e) Criteria	Analysis
(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 with Conditions** The submitted PUD Concept Plan fails to comply with the Land Development Code requirements to connect to existing stub-ended streets and contain stub-ended streets that connect to surrounding undeveloped property, and to avoid dead-end streets that exceed 600 feet in length: • Section 1238.06(a): (5) Where practical, the arrangement of streets in new subdivisions shall make provision for the continuation of existing streets in adjoining areas. (6) Where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projection of streets. • Section 1238.06(f)(2): B. Permanent dead-end streets shall not exceed 600 feet in length as measured from the centerline of the intersecting street to the center of the turn-around. Permanent dead-end streets may be longer where unique topographic or other physical conditions exist making a through street impractical. The intent of these code requirements is to prevent a development pattern in which neighborhoods are isolated from one another, emergency vehicle response times are excessive, and all traffic is funneled onto arterial streets. Such a development pattern leads to increased taxpayer expense in building additional Fire/EMS stations and widening roadways. The staff-recommended version of the plan does comply with these standards, because it includes a street connection to the existing stub-ended Ridge Road and contains a stub-ended Timber Ridge Road that allows connection to an undeveloped property to the west.

D. Staff Recommendation

Based on the preceding analysis, staff recommends that Planning and Zoning Commission approve the proposed PUD Concept Plan with the following modifications:

- Utilize the attached "Staff-Recommended" PUD Concept Plan, which utilizes only one proposed entrance from US-68 and includes a street connection to the existing Ridge Road, and requires a minimum of 1,800 square feet for new homes on Lots 1-4.
- Include all other conditions and standards in the applicant's PUD Concept Plan submittal.

To summarize, the reasons for staff's recommendation for the Ridge Road connection and a singular proposed access point from US-68 are as follows:

- Consistency with the original 1988 PUD Concept Plan
- Meeting Land Development Code requirements for street continuation and maximum permanent dead-end street length

- Avoid creating a precedent that leads to future code violations and isolation of neighborhoods, which will increase Fire/EMS response times and traffic on thoroughfares, and resulting taxpayer expenses for additional Fire/EMS facilities and road widening

PZC's action will be a recommendation to City Council, which is scheduled to introduce an ordinance for this PUD Change at their August 27 meeting, and hold a public hearing and vote on the ordinance at their September 10 meeting. If approved, the ordinance will go into effect October 10.

PRELIMINARY PLAT FOR

TIMBER RIDGE

CITY OF XENIA, OHIO
GREENE COUNTY, OHIO

OWNER
JDF XENIA PROPERTIES, LLC
180 CANAL VIEW BLVD, SUITE 600
ROCHESTER, NY 14623

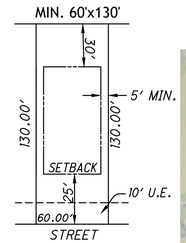
APPLICANT
CLAYTON PROPERTIES GROUP INC.
DBA ARBOR HOMES
9050 CENTRE POINTE DR., SUITE 210
WEST CHESTER, OH 45069
513-667-1182

ENGINEER
CHOICE ONE ENGINEERING
2633 CAMPBELL ROAD
SIDNEY, OHIO 45365
937-497-0200

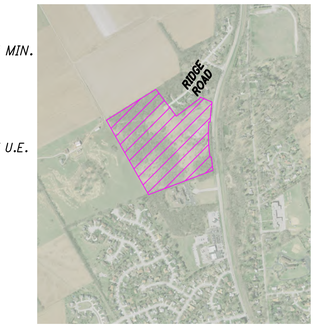
DEVELOPER-SUBMITTED PUD CONCEPT PLAN



LOTS 1-82
(82 UNITS)
MIN. 60'x130'



TYPICAL LOT
7,800 SF



VICINITY MAP, XENIA, OHIO

PROPOSED STREET RIGHTS OF WAY TO BE 50' IN WIDTH. INTERNAL STREETS TO BE 30' BACK TO BACK CURB WITH 6' CURB LAWN AND 4' SIDEWALKS.

PARKING LIMITED TO ONE SIDE OF STREET. CLUSTER MAILBOX LOCATIONS TO BE COORDINATED WITH POST OFFICE.

PRIVATE OPEN SPACE TO BE PROTECTED BY CONSERVATION EASEMENT AT FINAL PLAT.

SUBDIVISION TO BE BUILT IN TWO PHASES.

NOTE: MAILBOXES WILL BE PROVIDED AT EACH DRIVEWAY FOR LOTS 70-73.

SITE DATA
PARCEL ID: M40000100530000300

ADDRESS: NORTH DETROIT STREET

SITE: 34.48 Ac. TOTAL

ZONING PUD - 34.48 Ac.
MIN. 7,800 SF
MIN. WIDTH 60'
MIN. FRONT SETBACK = 25'
MIN. SIDE SETBACK= 5'
MIN. DWELLING SIZE =
1,200 SF ON 15% OF LOTS (ONLY ALLOWED IN 1400 SF SECTION)
1800 SF FOR LOTS 70-73
1400 SF MIN OTHERWISE
NUMBER OF DWELLING UNITS: 82
MAX BUILDING HEIGHT: 2 STORIES

TOTAL LENGTH OF STREET: 3,925'

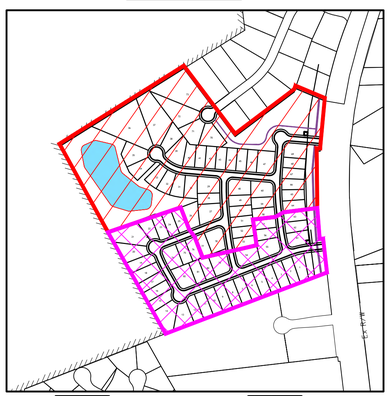
DENSITY: 2.38 UNITS/ACRE

OPEN SPACE: 8.471 Ac. (24.57%)

OPEN SPACE

1. TRAFFIC IMPACT STUDY AND SPEED STUDY FOR US-68 AND PROPOSED INTERSECTION WITH TIMBER RIDGE ROAD WILL BE PERFORMED AND SATISFIED AT FINAL PLAT STAGE.
2. FEASIBILITY STUDY FOR PEDESTRIAN/BIKE CROSSING OF US-68 WILL BE COMPLETED AND SATISFIED AT FINAL PLAT STAGE.
3. THE WIDTH OF THE PATH FROM TIMBER RIDGE ROAD TO THE SOUTH PROPERTY WILL BE DETERMINED DURING THE FEASIBILITY STUDY.
4. 2000 SF OR LARGER HOMES SHALL COMPLY WITH ALL APPLICABLE ARCHITECTURAL STANDARDS FOR SINGLE-FAMILY HOMES IN THE LAND DEVELOPMENT CODE AND PROVIDE AT LEAST TWO SIDING MATERIALS ON THE FRONT FACADE.
5. HOMES SMALLER THAN 2000 SF SHALL COMPLY WITH THE SAME STANDARDS AS THE 2000+ SF HOMES, PLUS PROVIDE AT LEAST TWO OF THE FOLLOWING:
   - MORE THAN 1 FRONT-FACING GABLE
   - COVERED PORCH THAT IS AT LEAST 5'x5' (CAN DOUBLE-COUNT AS COVERED PORCH PROVIDED PURSUANT TO LAND DEVELOPMENT CODE)
   - ONE OR MORE AWNINGS ABOVE WINDOWS OR DOORS OTHER THAN THE PRIMARY FRONT PEDESTRIAN DOOR

PHASING PLAN



PHASE 1
43 LOTS

PHASE 2
39 LOTS

*PHASING SUBJECT TO CHANGE BASED ON LOT DEMAND

SCALE IN FEET
0 50 100 200

ChoiceOne Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

TIMBER RIDGE
CITY OF XENIA
PRELIMINARY PLAT - OVERALL VIEW

REVISIONS:

FILE NAME
OVERALL VIEW

DRAWN BY
KMM

CHECKED BY
KMM

PROJECT No.
GREXEN2510

DATE
06-12-2026

SHEET NUMBER
1 OF 3

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XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Planning and Zoning Commission:	August 12, 2026
Introduction:	August 27, 2026 by Mayor Ethan Reynolds
Public Hearing & Vote:	September 10, 2026
Effective Date:	October 10, 2026

Agenda Item: **ORDINANCE 2026 – 32**
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE A 121.558-ACRE PROPERTY LOCATED SOUTH OF U.S. ROUTE 42 EAST AND EAST OF 997 NORTH COLUMBUS STREET FROM A-1: AGRICULTURAL DISTRICT TO SN: SUBURBAN NEIGHBORHOOD DISTRICT

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

Summary: On July 9, 2026, City Council approved Resolution 2026-043, accepting annexation of 121.558 acres that is located on the south side of US Route 42 East and east of 997 N. Columbus Street. The parcel lies on the City's eastern edge, adjacent to the east side of Lexington Park. The Land Development Code automatically assigns A-1: Agricultural District zoning to parcels annexed into the City. Any other designation requires rezoning.

The developer, Rockford Homes, Inc., has proposed rezoning the property to the SN: Suburban Neighborhood District to develop Trailside Run, a 520-home single-family subdivision. Trailside Run will also extend onto a 62.077-acre parcel at 1634 Old US 35 East that is already zoned SN. The SN District permits single- and two-family residential development at up to four units per acre. Approval of the rezoning is not approval of the development itself, as the developer will have to file for subdivision approval if the rezoning is granted.

At its August 12, 2026, meeting, PZC reviewed the application, held the required public hearing, and voted to recommend Council approve the rezoning. The attached staff report to the Planning & Zoning Commission (PZC) provides additional detail on the rezoning and its consistency with the Code's approval criteria.

Cover Memo Attachments: Staff Report to PZC

Budgetary Impact: N/A

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

Recommendation: It is the recommendation of PZC that City Council adopt Ordinance 2026-32 to amend the Official Zoning Map of the City of Xenia, Ohio, to rezone the recently annexed 121.558-acre property located on the south side of U.S. Route 42 East and east of 997 N. Columbus Street from A-1: Agricultural District to SN: Suburban Neighborhood District.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 32

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE A 121.558-ACRE PROPERTY LOCATED SOUTH OF U.S. ROUTE 42 EAST AND EAST OF 997 N. COLUMBUS STREET FROM A-1: AGRICULTURAL DISTRICT TO SN: SUBURBAN NEIGHBORHOOD DISTRICT

WHEREAS, Rockford Homes, Inc., with authorization from the current property owner, has filed an application to rezone the recently annexed 121.558-acre property located south of U.S. Route 42 East and east of 997 N. Columbus Street from A-1: Agricultural District to SN: Suburban Neighborhood District (Case PZC2026-11);

WHEREAS, the Xenia Planning and Zoning Commission, at its August 12, 2026, meeting, held the required public hearing and voted to recommend to this Council that the requested rezoning be approved;

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; 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 Planning and Zoning Commission's recommendation and make certain amendments to the City's Official Zoning Map,

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 SN: Suburban Neighborhood District for the 121.558-acre property located south of U.S. Route 42 East and east of 997 North Columbus Street (Greene County Parcel ID M55-0001-0001-0-0003-00), 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 2. All ordinances or parts of ordinances that conflict with this ordinance are hereby repealed.

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 become effective on October 10, 2026.

Introduced: August 27, 2026
Adopted: September 10, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Presentation & Vote:	September 10, 2026
Public Hearing:	No public hearing is required per City Charter § 5.03.
Effective Date:	September 10, 2026

Agenda Item: **ORDINANCE 2026 – 33**
AMENDING ORDINANCE 2026-20 TO CORRECT THE ANNEXATION PLAT AND LEGAL DESCRIPTION, AND DECLARING AN EMERGENCY

Submitted by: Donnette Fisher, Law Director
Presented by: Brent Merriman, City Manager

Summary: On June 11, 2026, Council adopted Ordinance 2026-20, authorizing the annexation of Central State University, in accordance with the Preannexation Agreement between the City and CSU. Attached to that Ordinance, as Exhibit A, was an annexation plat and legal description of the territory to be annexed that were provided by CSU. When the plat and legal description were presented to the County for initial review, however, a number of errors were found. CSU has had its surveyor correct those errors, and the City obtained a final, Greene County Tax Map approved plat and legal description on Wednesday, September 2, 2026. As the approved plat and legal description that will be filed with the annexation petition do not match the plat and legal description that Council approved as Exhibit A to Ordinance 2026-20, this ordinance is necessary to amend Ordinance 2026-20 to replace the incorrect plat and legal description with the corrects ones. This ordinance is being presented as an emergency to allow both parties to meet their contractual obligations under the Preannexation Agreement within the timeframes set forth in the Agreement.

Cover Memo Attachments: None.

Budgetary Impact: None.

Vote Required for Adoption: The affirmative vote of at least five (5) members of Council (Charter § 5.03 B.).

Recommendation: Adopt Ordinance 2026 - 33, as an emergency, to replace the incorrect plat and legal description attached to Ordinance 2026-20 as Exhibit A with the corrected and approved plat and legal description.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 33

AMENDING ORDINANCE 2026-20 TO CORRECT THE ANNEXATION PLAT AND LEGAL DESCRIPTION, AND DECLARING AN EMERGENCY

WHEREAS, this Council, by Resolution 2026-033, passed on May 14, 2026, approved a Preannexation Agreement with Central State University (CSU), whereby both parties undertook certain commitments in order to annex the CSU campus and facilities to the City of Xenia;

WHEREAS, in accordance with its obligations under the Preannexation Agreement, this Council adopted Ordinance 2026-20, on June 11, 2026, directing the filing of the necessary annexation petition, in accordance with Ohio Revised Code Sections 709.13 – 709.16;

WHEREAS, attached to Ordinance 2026-20 was Exhibit A, the annexation plat and legal description provided by CSU, which has since been corrected and amended; and

WHEREAS, this Council finds it to be in the best interests of the health, safety and welfare of the City of Xenia, Ohio, and its residents to correct Exhibit A of Ordinance 2026-20 in order to proceed with the annexation,

NOW, THEREFORE, THE CITY OF XENIA HEREBY ORDAINS, at least five (5) members of 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 City's need to meet its contractual obligations under the Preannexation Agreement with CSU within the timeframes set forth in the Agreement.

Section 2. Ordinance 2026-20 is hereby amended by striking Exhibit A and replacing it with the attached Exhibit A. Upon the adoption of this Ordinance, the Law Director shall continue with the annexation proceedings, as directed in Ordinance 2026-20.

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 become effective immediately; however, in accordance with § 5.03 of the City's Charter, this Ordinance shall automatically be repealed as of the sixty-first (61st) day following the date of adoption.

Adopted: September 10, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 South Miami St.
West Milton, Ohio 45383
937-698-3000

July 18, 2026

Description for Central State University
Annexation of a 327.016 Acres

Situate in the State of Ohio, County of Greene, Township of Xenia, and being part of V.M.S. 929 and part of V.M.S. 2265, and being more specifically described as follows:

Commencing at a railroad spike at the intersection of Wilberforce-Switch Road (30' right of way) and Nash Road (40' right of way).

Thence along the centerline of said Wilberforce-Switch Road N 77°29'54" W a distance of 2515.33 feet to an iron pin found at the southeast corner of a 4.03 acre tract as described to State Of Ohio/Central State College in Deed Book 144, page 538 (all references to Deed Books, Official Records, Document Numbers and Recorded Plats refer to Greene County Recorder's Office, Greene County, Ohio) and being at the intersection of the northwesterly corner of a 41.121 acre tract of land conveyed to the city of Xenia in Official Record 874, page 337 and also being the southwesterly corner of a 13.972 acre tract of land conveyed to the Greene County Park District in Official Record 874, page 337 and on the existing corporation line of the City of Xenia, said point marking the **TRUE POINT OF BEGINNING** for this description;

Thence with the existing corporation line of the City of Xenia, the south line of said 4.03 acre tract and continuing onto the south line of a 6 acre tract as described to State of Ohio/Central State College in Deed Book 144, page 538, also being the north line of a 4.516 acre tract as described to State Of Ohio/ Central State College in Deed Book 144, page 538 N 77°34'15" W a distance of 1215.38 feet to an iron pin set (All iron pins set are 5/8" x 30" rebar with a yellow plastic cap stamped "BRUMBAUGH E & S") on the east line of a Remaining 112.20 acre tract as described to State of Ohio/Central State College in Deed Book 130, page 289;

Thence continuing along the existing corporation line of the City of Xenia and west line of said 4.516 acre tract and the east line of said Remaining 112.20 acre tract S 11°46'46" W a distance of 317.45 feet to a point on the north right of way line of said Wilberforce-Switch Road;

Thence along the north right of way line of said Wilberforce-Switch Road N 83°19'31" W a distance of 1890.27 feet to a point at an intersection of the north right of way line of said Wilberforce-Switch Road and a boundary line of said Remaining 112.20 acre tract;

Thence along the west line of said Remaining 112.20 acre tract and then continuing through U.S. Route 42 (aka Columbus Pike) (60' right of way) and into a Remaining 131.27 acre tract as described to Central State College in Deed Book 85, page 216, N 06°58'56" W a distance of 1481.40 feet to a point on the north right of way line of said U.S. Route 42 and within said Remaining 131.27 acre tract;

Thence through said Remaining 131.27 acre tract and along the north right of way line of said U.S. Route 42 for the next 5 calls,

1. S 57°50'40" W a distance of 14.15 feet to a point;
2. S 57°38'36" W a distance of 529.81 feet to a point;
3. S 57°32'53" W a distance of 621.58 feet to an iron pin set at the northeast corner of a 0.0069 acre tract of Perpetual Easement For Highway Purposes as described to the State of Ohio in I.R. 2018017950;
4. Thence with said 0.0069 acre tract N 59°49'03" W a distance of 29.50 feet to an iron pin set at the northwest corner of said 0.0069 acre tract;

STH
9.2.2026

5. Thence with said 0.0069 acre tract S 43°32'32" W a distance of 8.00 feet to an iron pin set on the north right of way line of Brush Row Road (40' right of way);

Thence along the north right of way line of said Brush Row Road and through said Remaining 131.27 acre tract and continuing through a 87.37 acre tract as described to Central State University in Official Record 3653, page 768, N 46°22'45" W a distance of 2107.14 feet to a point on the north right of way line of said Brush Row Road;

Thence along the north right of way line of said Brush Row Road and through said 87.37 acre tract for the next two calls:

1. N 46°54'20" W a distance of 232.14 feet to a point;
2. N 70°49'18" W a distance of 51.69 feet to a point;

Thence along the north right of way line of said Brush Row Road and continuing onto the north line of a 0.220 acre tract as described to Ohio Historical Society for National Afro American Museum in Official Record 318, page 549 and continuing onto the north line of a 0.26 acre tract as described to Wilberforce University (no deed reference) N 47°58'08" W a distance of 303.03 feet to a mag nail set on the centerline of Wilberforce-Clifton Road (right of way undetermined);

Thence crossing said Wilberforce-Clifton Road and continuing along the north line of a 1.242 acre tract as described to Jared Richard Barnes in I.R. 2022012884 and continuing onto the north line of a 1.25 acre tract as described to Tiffany Freeman and Christopher Sineno in I.R. 2023006439, N 48°28'48" W a distance of 418.49 feet to a capped iron pin found ("Kline") on the corner of said 87.37 acre tract and a corner of a 2.677 acre tract as described to Frances L. Coates in I.R. 2020026867;

Thence along the east line of said 2.677 acre tract N 28°17'24" E a distance of 259.01 feet to a capped iron pin found ("Kline") at an angle in the east line of said 2.677 acre tract;

Thence continuing along the east line of said 2.677 acre tract and continuing along the east line of a 5.733 acre tract as described to The Bishop Rverdy C. and Emma S. Ransom Foundation, Inc., in I.R. 2022014030, N 19°37'00" E a distance of 327.64 feet to a capped iron pin found ("Kline") at the northeast corner of said 5.733 acre tract and a southeast corner of a 15.466 acre tract as described to Caitlin E. Thompson, Trustee in I.R. 2025003440;

Thence continuing along the western line of said 87.37 acre tract and along the eastern lines of said 15.466 acre tract for the next 4 calls:

1. N 29°23'54" E a distance of 79.20 feet to a capped iron pin found ("Kline");
2. Crossing said Wilberforce-Clifton Road N 79°08'50" E a distance of 396.96 feet to a capped iron pin found ("Kline");
3. N 25°14'00" E a distance of 338.71 feet to a capped iron pin found ("Kline");
4. N 21°16'33" W a distance of 342.98 feet to a capped iron pin found ("Kline") at the southeast corner of a 52.969 acre tract as described to Sharon S. Wylie in I.R. 2020002586;

Thence continuing along the western line of said 87.37 acre tract and along the east line of said 52.969 acre tract N 32°31'59" E a distance of 103.26 feet to a point in Massies Creek at the northeast corner of said 52.969 acre tract and an angle point in the south line of a 36.4629 acre tract as described to Edward L. Wingard in Official Record 800, page 840;

Thence continuing along the boundary of said 87.37 acre tract and along the south line of said 36.4629 acre tract and crossing said Wilberforce-Clifton Road and continuing along a south line of a 10.00 acre tract as described to Yakov Bart, Trustee and Su Lo-Robg Chiang, Trustee in I.R. 202025013071, S 70°36'22" E a distance of 600.93 feet to an iron pin set;

Thence continuing along a western line of said 87.37 acre tract and along the eastern lines of said 10.00 acre tract for the next 3 calls:

1. N 25°45'59" E a distance of 354.75 feet to a point in Massies Creek;
2. N 01°29'01" W a distance of 295.84 feet to an iron pin set;
3. N 10°00'04" E a distance of 319.25 feet to an iron pin found on the southeast corner of a 7.612 acre tract as described to Howard L. Morris, Jr. and Jill N. Morris in I.R. 2020022475;

STH
9.2.2022

Thence along the east line of said 7.612 acre tract N 25°39'14" E a distance of 132.52 feet to a point in Massies Creek on the east line of said 7.612 acre tract and at the southwest corner of a 85.4122 acre tract as described to said Howard L. Morris, Jr. and Jill N. Morris in I.R. 2020022475, said point also being generally with Massie Creek;

Thence generally with the meanders of Massies Creek and along the southern lines of said 85.4122 acre tract for the next 11 calls:

1. S 79°30'51" E a distance of 166.02 feet to a point;
2. S 48°10'16" E a distance of 205.97 feet to a point;
3. S 22°01'52" E a distance of 328.39 feet to a point;
4. S 74°43'03" E a distance of 197.66 feet to a point;
5. N 58°38'02" E a distance of 142.00 feet to a point;
6. N 65°30'03" E a distance of 248.12 feet to a point;
7. S 76°19'00" E a distance of 128.95 feet to a point;
8. S 13°24'54" W a distance of 166.78 feet to a point;
9. S 50°11'21" E a distance of 131.24 feet to a point;
10. N 74°44'24" E a distance of 192.54 feet to a point;
11. N 51°37'29" E a distance of 24.59 feet to a point on the southern line of said 85.4122 acre tract and the southwest corner of a 68.262 acre tract as described to Sandra O. Taylor in I.R. 2021005848, said point also being on the eastern line of V.M.S. 929 and the northwest corner of a 1.00 acre tract as described to Central State College in Deed Book 360, page 497;

Thence along the south line of said 68.262 acre tract and north line of said 1.00 acre tract S 78°48'48" E passing an iron pin set at 120.00 feet for a total distance of 380.00 feet to an iron pin set at the northeast corner of said 1.00 acre tract;

Thence along the east line of said 1.00 acre tract S 10°54'52" W a distance of 114.63 feet to an iron pin set at the southeast corner of said 1.00 acre tract;

Thence along the south line of said 1.00 acre tract N 78°49'05" W a distance of 380.00 feet to an iron pin set at the southwest corner of said 1.00 acre tract said point also being on the eastern line of V.M.S. 929;

Thence along the eastern line of V.M.S. 929 and east line of said 87.37 acre tract and continuing along the east line of said Remaining 131.27 acre tract S 10°54'53" W a distance of 1345.22 feet to an iron pin set at a corner of said Remaining 131.27 acre tract;

Thence along a northern line of said Remaining 131.27 acre tract and also along a south line of a Remaining 24.000 acre tract as described to Shirley I. McGee in I.R. 2022017220 and continuing on the south line of a 8.00 acre tract as described to Ronald Cox and Linda M. Cox in Official Record 2026, page 835, S 78°45'10" E a distance of 1428.14 feet to an iron pin found at a corner of said Remaining 131.27 acre tract and also being at the southeast corner of said 8.00 acre tract;

Thence along the east line of said Remaining 131.27 acre tract S 11°09'00" W a distance of 239.81 feet to an iron pin found at the southwest corner of a 3.168 acre tract as described to OH Real Solutions, LLC in Official Record 3724, page 606;

Thence along the east line of said Remaining 131.27 acre tract S 11°13'11" W a distance of 483.60 feet to an iron pipe found at the southwest corner of Lot 1 of Central Estates as recorded in Plat Cabinet 33, page 63A-63B;

Thence along the south line of said Lot 1 and continuing along the south lines of Lot 2 and Lot 3 of said Central Estates N 88°47'12" E a distance of 536.02 feet to a point on the south right of way line of Hickman Road per said Central Estates and being on the south line of the Hickman Road street dedication Plat Cabinet 33, page 113A;

Thence along the south right of way line of said Hickman Road and continuing across said U.S. Route 42 S 49°04'27" E a distance of 99.92 feet to a point on the south right of way line of said U.S. Route 42 and being within said Remaining 112.20 acre tract;

STH
9.2.2026

Thence along the south right of way line of said U.S. Route 42 and through said Remaining 112.20 acre tract, N 57°51'12" E a distance of 1059.60 feet to a capped iron pin found ("COEC") on the south right of way line of said U.S. Route 42 and a west line of a 36.317 acre tract as described to John L. Hoke and Virginia L. Hoke in I.R. 2022020611;

Thence along the west line of said 36.317 acre tract and continuing along a west line of a 40.215 acre tract as described to John L. Hoke and Virginia L. Hoke in I.R. 2022020609, S 11°02'54" W a distance of 1294.49 feet to a capped iron pin found ("COEC") at a corner of said 40.215 acre tract;

Thence along a line of said 40.215 acre tract S 82°58'26" E a distance of 518.89 feet to an angle iron found at a corner of said 40.215 acre tract;

Thence along a west line of said 40.215 acre tract S 11°44'28" W a distance of 1024.59 feet to an angle iron found at the southwest corner of said 40.215 acre tract;

Thence along the south line of said 40.215 acre tract and the north line of said 6 acre tract S 77°58'39" E a distance of 838.13 feet to a capped iron pin found ("Sutton") at the southeast corner of said 40.215 acre tract and southwest corner of a 36.10 acre tract as described to Ankeney Ranch 2, LLC in Official Record 3687, page 230;

Thence along the south line of said 36.10 acre tract S 80°34'45" E a distance of 704.86 feet to an iron pin set on the south line of said 36.10 acre tract and a north right of way line of said 13.972 acre Park District tract;

Thence along the boundary of said 4.03 acre tract and along the northern lines of said 13.972 acre Park District tract for the next 3 calls:

1. S 56°31'22" W a distance of 2.00 feet to a capped iron pin found ("COEC");
2. S 33°35'29" E a distance of 15.15 feet to a capped iron pin found ("COEC");
3. S 56°13'31" W a distance of 480.44 feet to the **TRUE POINT OF BEGINNING,** containing a total of 327.016 acres more or less and being subject to all restrictions, easements, conditions and covenants and legal highways of record.

The basis of bearing of the above description is the Ohio State Plane Coordinate System, Ohio South Zone, NAD83, the centerline of said U.S. Route 42 being N 57°51'12" E.

The foregoing description prepared according to survey drawing by Bernard D. Kienow, Jr., filed in Survey Record Book _____ Page_____ of Greene County Engineer's Record of Land Surveys.

Bernard D. Kienow, Jr.
Ohio Reg. #7456

All of State of Ohio, 4.03 acres, DB 144 Pg 538 (M36-2-39-33)
All of State of Ohio, 6.00 acres, DB 144 Pg 538 (M36-2-39-32)
1.959 acres out of State of Ohio, remaining 112.20 acres, DB 130 Pg 289 (M36-2-39A-34)
All of Central State College, remaining 131.27 acres DB 83 PG 218 (M36-2-27-41)
1.887 acres out of Central State University, 87.37 acres, ORV 3653 Pg 768 (M36-2-27-38)
All of Central State College, 1.00 acres, DB 350 PG 497 (M36-2-39-49)

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: 9.2.2026
Par ID: Dist____ BK_____ PG____ PAR_____

STATE OF OHIO
BERNARD D. KIENOW JR. S-7456
REGISTERED PROFESSIONAL SURVEYOR

ANNEXATION
TO THE CITY OF XENIA, OHIO

327.016 ACRES

LOCATED IN

PART OF MILITARY SURVEY 929 AND 2265

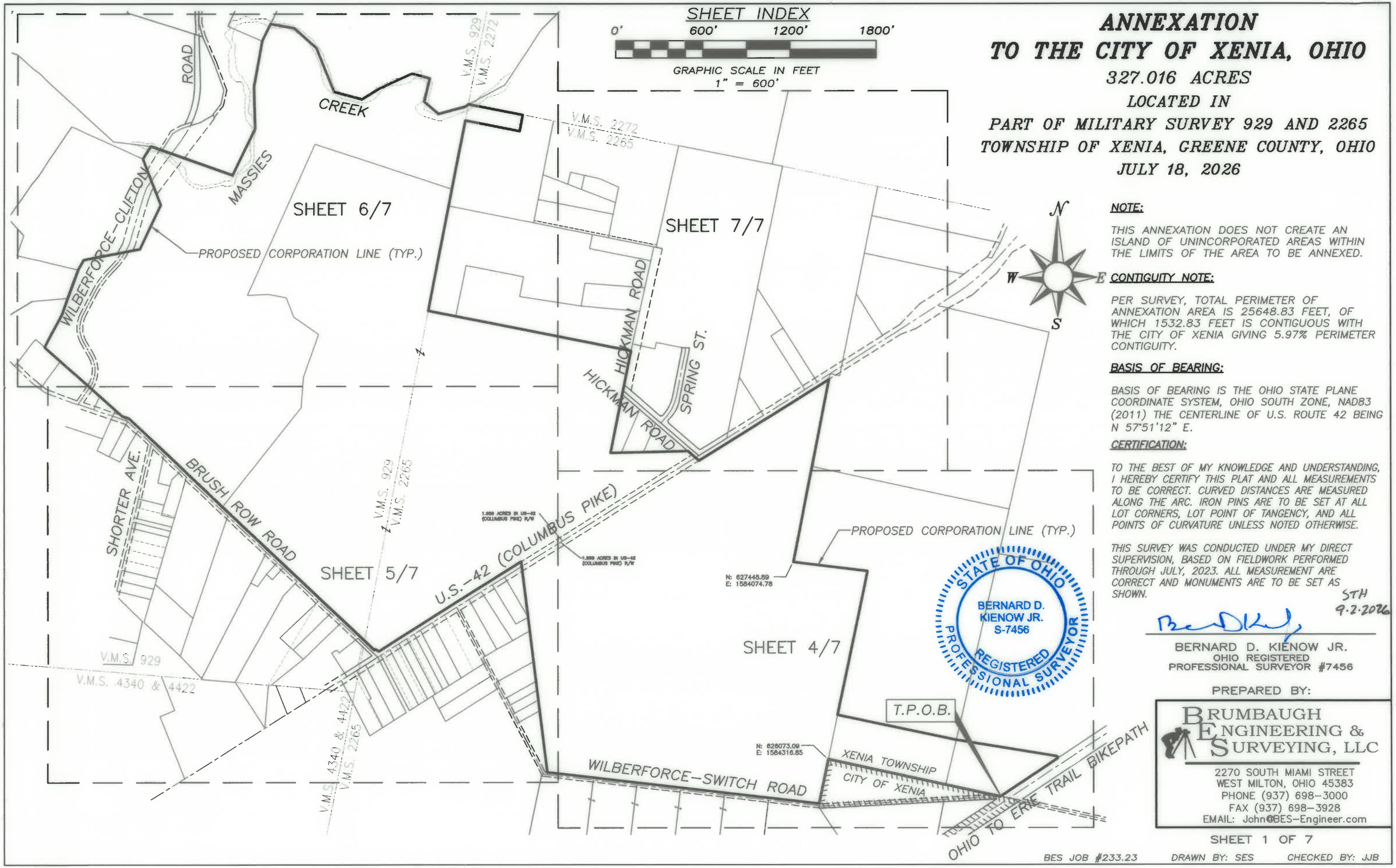
TOWNSHIP OF XENIA, GREENE COUNTY, OHIO

JULY 18, 2026

SHEET INDEX

0' 600' 1200' 1800'

GRAPHIC SCALE IN FEET
1" = 600'



N

W E

S

NOTE:

THIS ANNEXATION DOES NOT CREATE AN ISLAND OF UNINCORPORATED AREAS WITHIN THE LIMITS OF THE AREA TO BE ANNEXED.

CONTIGUITY NOTE:

PER SURVEY, TOTAL PERIMETER OF ANNEXATION AREA IS 25648.83 FEET, OF WHICH 1532.83 FEET IS CONTIGUOUS WITH THE CITY OF XENIA GIVING 5.97% PERIMETER CONTIGUITY.

BASIS OF BEARING:

BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (2011) THE CENTERLINE OF U.S. ROUTE 42 BEING N 57°51'12" E.

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING, I HEREBY CERTIFY THIS PLAT AND ALL MEASUREMENTS TO BE CORRECT. CURVED DISTANCES ARE MEASURED ALONG THE ARC. IRON PINS ARE TO BE SET AT ALL LOT CORNERS, LOT POINT OF TANGENCY, AND ALL POINTS OF CURVATURE UNLESS NOTED OTHERWISE.

THIS SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK PERFORMED THROUGH JULY, 2023. ALL MEASUREMENT ARE CORRECT AND MONUMENTS ARE TO BE SET AS SHOWN.

STATE OF OHIO
BERNARD D. KIENOW JR. S-7456
REGISTERED PROFESSIONAL SURVEYOR

STH
9.2.2026

BERNARD D. KIENOW JR.
OHIO REGISTERED
PROFESSIONAL SURVEYOR #7456

PREPARED BY:

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

SHEET 1 OF 7

BES JOB #233.23 DRAWN BY: SES CHECKED BY: JJB

PROPERTY OWNER DATA:

(1)

M36-0002-0039-0-0049-00
CENTRAL STATE COLLEGE
DB 360 PG 497
1.00 ACRES

(2)

M36-0002-0027-0-0038-00
CENTRAL STATE UNIVERSITY
OR 3653 PG 768
87.37 ACRES
SURV VOL 18 PG 248

(3)

M36-0002-0027-0-0041-00
CENTRAL STATE COLLEGE
DB 85 PG 216
REM 131.27 ACRES
SURV VOL 7 PG 514

(4)

M36-0002-0039-1-0034-00
STATE OF OHIO/ CENTRAL STATE COLLEGE
DB 130 PG 289
REM 112.20 ACRES

(5)

M36-0002-0039-0-0032-00
STATE OF OHIO/ CENTRAL STATE COLLEGE
DB 144 PG 538
6 ACRES

(6)

M36-0002-0039-0-0033-00
STATE OF OHIO/ CENTRAL STATE COLLEGE
DB 144 PG 538
4.03 ACRES

[7]

M36-0002-0039-1-0014-00
CENTRAL STATE UNIVERSITY
OR 3572 PG 732
1 ACRES
SURV VOL 8 PG 412

[8]

M36-0002-0039-1-0029-00
CENTRAL STATE UNIVERSITY
IR 2020005324
0.73 ACRES
SURV VOL 39 PG 30

[9]

M36-0002-0027-0-0121-00
CENTRAL STATE UNIVERSITY
OR 3617 PG 109
1.018 ACRES
PT. LOTS 5 & 6
LAUMAN AND RUST ADDITION
PCV 31 PG 17B
SURV VOL 44 PG 44

[10]

M36-0002-0027-0-0119-00
CENTRAL STATE UNIVERSITY
IR 2019005791
4.3826 ACRES
PT. LOT 4
LAUMAN AND RUST ADDITION
PCV 31 PG 17B
SURV VOL 26 PG 349

[11]

M36-0002-0027-0-0118-00
CENTRAL STATE UNIVERSITY
IR 2019006802
0.138 ACRES
PT. LOT 4
LAUMAN AND RUST ADDITION
PCV 31 PG 17B

[12]

M36-0002-0027-0-0117-00
STATE OF OHIO/ CENTRAL STATE UNIVERSITY
DB 400 PG 261
0.370 ACRES
PT. LOT 4
LAUMAN AND RUST ADDITION
PCV 31 PG 17B

[13]

M36-0002-0027-0-0116-00
STATE OF OHIO
DB 146 PG 528
6.6 ACRES
LOT 3
LAUMAN AND RUST ADDITION
PCV 31 PG 17B

[14]

M36-0002-0027-0-0114-00
STATE OF OHIO
DB 232 PG 593
6 ACRES
PT. LOT 2
LAUMAN AND RUST ADDITION
PCV 31 PG 17B

15, 16, 17 NOT USED

[18]

M36-0002-0027-0-0103-00
CENTRAL STATE UNIVERSITY
IR 2022005668
1.766 ACRES
SURV VOL 48 PG 139

[19]

M36-0002-0039-1-0015-00
CENTRAL STATE UNIVERSITY FOUNDATION
OR 2771 PG 340
1.984 ACRES
SURV VOL 32 PG 84

[20]

M36-0002-0039-1-0008-00
CENTRAL STATE UNIVERSITY FOUNDATION
OR 3072 PG 234
0.75 ACRES

[21]

M36-0002-0039-0-0046-00
CENTRAL STATE UNIVERSITY FOUNDATION
DB 433 PG 518
REM 33.465 ACRES

[22]

M36-0002-0027-0-0169-00
TAWAWA COMMUNITY DEVELOPMENT CORPORATION
OR 2967 PG 94
0.714 ACRES
LOT 6A
LAUMAN AND RUST ADDITION REPLAT
PCV 36 PG 313B-314A

[23]

M55-0001-0001-0-0002-00
STATE OF OHIO/ CENTRAL STATE COLLEGE
P.O. BOX 1004
WILBERFORCE, OH 45384-1004
DB 144 PG 538
4.516 ACRES

[24]

M36-0002-0039-1-0006-00
GWENDOLYN M. MEANS
AND EVELYN M MOBLEY
OR 1452 PG 137
1 ACRE
SURV VOL 8 PG 412

[25]

M36-0002-0039-1-0010-00
GWENDOLYN M. MEANS
AND EVELYN M MOBLEY
OR 1452 PG 137
0.625 ACRES

[101]

M36-0002-0039-0-0034-00
JOHN L. HOKE AND VIRGINIA L. HOKE
2314 JASPER RD
XENIA OH 45385
IR 2022020609
40.215 ACRES
SURV VOL 36 PG 217

[102]

M36-0002-0039-0-0035-00
JOHN L. HOKE AND VIRGINIA L. HOKE
2314 JASPER RD
XENIA OH 45385
IR 2022020611
36.317 ACRES
SURV VOL 36 PG 251

[103]

M36-0002-0039-0-0042-00
ISAIAH T. CAMPBELL
2981 SR 72 N
CEDARVILLE OH 45314
OR 2424 PG 141
1.082 ACRES
SURV VOL 36 PG 284

[104]

M36-0002-0039-0-0043-00
MARK W. BASSETT
1700 US 42 E
XENIA OH 45385-7361
OR 2306 PG 404
4.408 ACRES
SURV VOL 36 PG 79

[105]

M36-0002-0039-0-0045-00
NICHOLAS S. KOVACH
AND ALISON L. KOVACH
4205 STONE BRIDGE DR
SPRINGFIELD OH 45504
OR 3368 PG 446
18.486 ACRES
SURV VOL 37 PG 159

[106]

M36-0002-0040-0-0007-00
GREGORY F. JOHNSON
1840 US ROUTE 42 E
XENIA OH 45385
OR 2354 PG 836
50.305 ACRES
SURV VOL 24 PG 172

[107]

M36-0002-0040-0-0003-00
SANDRA O. TAYLOR
1620 CHARLETON MILL RD
XENIA OH 45385
IR 2021005848
68.262 ACRES
SURV VOL 47 PG 123

[108]

M36-0002-0039-0-0048-00
JOSETTA JACKSON ROLAND
6120 DAYTON LIBERTY RD
DAYTON OH 45417
OR 3660 PG 811
REM 24.00 ACRES

[109]

M36-0002-0039-0-0071-00 (1.000 ACRES)
M36-0002-0039-0-0051-00 (REM 24.00 ACRES)
SHIRLEY I. MCGEE
1457 HICKMAN RD
XENIA OH 45385
IR 2022017220

[110]

M36-0002-0039-0-0086-00
DAVID A. PADILLA
1409 HICKMAN RD
XENIA OH 45385
IR 2020001685
1.556 ACRES
SURV VOL 14 PG 493

[111]

M36-0002-0039-0-0104-00
RONALD COX AND LINDA M. COX
1405 HICKMAN RD
XENIA OH 45385
OR 2026 PG 835
8.00 ACRES
SURV VOL 20 PG 93

[112]

M36-0002-0039-0-0050-00
BRENNAN P. & JESSICA GROSS
1863 MOHAWK CT.
XENIA, OH 45385
IR 2026005557
9.036 ACRES

[113]

M36-0002-0027-1-0017-00
(85.4122 ACRES)
M36-0002-0027-1-0034-00
(7.612 ACRES)
HOWARD L. MORRIS, JR.
AND JILL N. MORRIS
1700 WILBERFORCE CLIFTON RD
P O BOX 63
WILBERFORCE OH 45384
IR 2020022475
SURV VOL 40 PG 178 (85.4122 ACRES)
SURV VOL 18 PG 103 (7.612 ACRES)

[114]

M36-0002-0027-1-0025-00
YAKOV BART, TTEE &
SU LO-RONG CHIANG, TTEE
950 MASSACHUSETTS AVE APT. 501
CAMBRIDGE MA 02139
IR 2025013071
14.186 ACRES

[115]

M36-0002-0027-1-0024-00
EDWARD L. WINGARD
1579 WILBERFORCE CLIFTON RD
XENIA OH 45385
OR 800 PG 840
36.4629 ACRES

[116]

M36-0002-0027-0-0021-00
SHARON S. WYLIE
966 BRUSH ROW RD
XENIA OH 45385
IR 2020002586
52.969 ACRES
SURV VOL 29 PG 320

[117]

M36-0002-0027-0-0035-00
CAITLIN E. CAMPBELL, TTEE
1421 WILBERFORCE CLIFTON RD
XENIA OH 45385
IR 2025003440
15.466 ACRES
SURV VOL 39 PG 135

[118]

M36-0002-0027-0-0162-00
THE BISHOP RVERDY C. AND EMMA S.
RANSOM FOUNDATION, INC.
9106 LA STRADA CT
DALLAS TX 75220
IR 2022014030
5.733 ACRES
SURV VOL 22 PG 201

[119]

M36-0002-0027-0-0036-00
FRANCES L. COATES
1202 BRUSH ROW RD
WILBERFORCE OH 45384
IR 2020026867
2.677 ACRES
SURV VOL 27 PG 260

[120]

M36-0002-0027-0-0044-00
TIFFANY FREEMAN
AND CHRISTOPHER SINENO
1220 BRUSH ROW RD
WILBERFORCE OH 45384
IR 2023006439
1.25 ACRES
SURV VOL 10 PG 380

[121]

M36-0002-0027-0-0155-00
JARED RICHARD BARNES
1230 BRUSH ROW RD
WILBERFORCE OH 45384
IR 2022012884
1.242 ACRES
SURV VOL 10 PG 382

[122]

M36-0002-0027-0-0062-00
WILBERFORCE UNIVERSITY
PO BOX 1001
WILBERFORCE OH 45384
IR 2024012329
0.287 ACRES

[123]

M36-0002-0027-0-0063-00
OHIO HISTORICAL SOCIETY FOR
NATIONAL AFRO AMERICAN MUSEUM
1985 VELMA AV
COLUMBUS OH 43211
OR 318 PG 549
0.220 ACRES

[124]

NO DATA, IN ROAD

[125]

M36-0002-0027-0-0072-00
BRANDON M. GREENE
1275 BRUSH ROW RD
WILBERFORCE OH 45384
IR 2024009336
0.626 ACRES
SURV VOL 38 PG 96

[126]

M36-0002-0027-0-0071-00
PROJECT ONE GLOBE LLC
3901 ACCENT DR 1633
DALLAS TX 75287
IR 2022019634
0.5314 ACRES
SURV VOL 44 PG 1

[127]

M36-0002-0027-0-0068-00
WILBERFORCE UNIVERSITY
PO BOX 1001
WILBERFORCE OH 45384
IR 2026000217
2.8165 ACRES
SURV VOL 49 PG 137

[128]

M36-0002-0027-0-0111-00
WILBERFORCE UNIVERSITY
PO BOX 1001
WILBERFORCE OH 45384
IR 2026000217
1.3625 ACRES
SURV VOL 49 PG 137

ANNEXATION
TO THE CITY OF XENIA, OHIO

327.016 ACRES

LOCATED IN

PART OF MILITARY SURVEY 929 AND 2265

TOWNSHIP OF XENIA, GREENE COUNTY, OHIO

JULY 18, 2026

LEGEND:

- ○ 30" X 5/8" OD IRON PIN (SET) WITH YELLOW PLASTIC CAP STAMPED "BRUMBAUGH E&S"
- ● 5/8" IRON PIN FOUND
- ◍ CAPPED IRON PIN FOUND
- ✖ RAILROAD SPIKE FOUND
- ⌀ MAG NAIL SET
- ⌀ MAG NAIL FOUND
- ● IRON PIPE FOUND
- ⊡ MONUMENT BOX FOUND
- ^ ANGLE IRON POST FOUND
- ▲ STONE FOUND
- ■ POST FOUND
- × CALCULATED POINT, NOT MONUMENTED
- (25) PROPERTIES INCLUDED IN ANNEXATION
- [101] ADJACENT PROPERTY OWNERS DATA (SEE SHEET 2 AND 3/7)
- ( ) REFERENCED DISTANCE OF RECORD

NOTE:

MAILING ADDRESSES SHOWN ARE FROM GREENE COUNTY RECORDS.

CENTRAL STATE UNIVERSITY FOUNDATION
1400 BRUSH ROW ROAD
WILBERFORCE, OH 45384

CENTRAL STATE UNIVERSITY
P.O. BOX 1004
WILBERFORCE, OH 45384-1004

STH
9.2.2026

PREPARED BY:

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #233.23 DRAWN BY: SES CHECKED BY: JJB

PROPERTY OWNER DATA (CONTINUED):

129

DID NOT USE

130

M36-0002-0027-0-0113-00
K SQUARED HOLDINGS, LLC
PO BOX 1865
KAILUA, HI 96734
IR 2023011115
0.651 ACRES
SURV VOL 30 PG 276

131

M36-0002-0027-0-0109-00
DOROTHY J. GARDNER
AND HENRY E. HOLLIDAY
125 LYMAN HALL RD
SAVANNAH GA 31410
OR 2779 PG 486
0.717 ACRES
SURV VOL 39 PG 44

132

M36-0002-0027-0-0108-00
DOROTHY J. GARDNER
AND HENRY E. HOLLIDAY
125 LYMAN HALL RD
SAVANNAH GA 31410
OR 2779 PG 488
0.186 ACRES
SURV VOL 39 PG 44

133

M36-0002-0027-0-0107-00
FREDERICK C. PATTERSON, ET AL
5203 S VERDUN AVE
LOS ANGELES CA 90043
OR 505 PG 198 (DEED NOT ACCESSIBLE)
0.240 ACRES (AUDITORS)

134

M36-0002-0027-0-0102-00
TANYA MARIE THOMPSON AND
TYRONE CHARLES THOMPSON
1188 SHORTER AVE
WILBERFORCE OH 45384
IR 2023012819
0.4200 ACRES (AUDITORS)

135

M36-0002-0027-0-0115-00
(2 ACRES) PT LOT 2
M36-0002-0027-0-0098-00
(REM 4.800 ACRES) PT LOT 7
REM 4.800 ACRES
HENRY ROSS, JR.
1525 GIBSON STREET
SAN DIEGO CA 92114-2108
OR 397 PG 744
PCV 31 PG 17B
LAUMAN AND RUST ADDITION

136

M36-0002-0027-0-0120-00
LAWRENCE J. ABRAMS, JR.
& ANDREA M. TURNER & MARTIN A. ABRAMS
99 CORRINE DR
MADISON AL 35758
OR 1162 PG 47
3.769 ACRES
PT LOTS 5 & 6
SURV VOL 21 PG 234
PCV 31 PG 17B
LAUMAN AND RUST ADDITION

137

M36-0002-0027-0-0122-00
JOHNSLYN SCOTT
AND STEVEN SCOTT, SR.
635 PAXSON DR
YELLOW SPRINGS OH 45387
IR 2022015559
0.98 ACRES
PT. LOT 6, LAUMAN AND RUST ADDITION
PCV 31 PG 17B

138

M36-0002-0028-0-0003-00
WILBERFORCE UNIVERSITY
PO BOX 1001
WILBERFORCE OH 45384
IR 2024012331
5.068 ACRES
SURVEY VOL. 50 PG. 90

139

M36-0002-0028-0-0147-00
WILBERFORCE UNIVERSITY
PO BOX 1001
WILBERFORCE OH 45384
IR 2024012332
0.996 ACRES
SURVEY VOL. 50 PG. 90

140

M36-0002-0027-0-0123-00
CURTIS E. WINGARD
1785 WILBERFORCE CLIFTON RD
XENIA OH 45385
OR 3680 PG 419
REM 3.14 ACRES
PT LOT 6
PCV 31 PG 17B
LAUMAN AND RUST ADDITION

141

M36-0002-0039-1-0004-00
(REM 1.00 ACRES)
M36-0002-0039-1-0041-00
(0.045 ACRES)
DUSTIN EDWARD DURST
AND BROOKE ROGERS
1435 US 42 E
XENIA OH 45385
IR 2022007312
SURV VOL 8 PG 412

142

M36-0002-0039-1-0005-00
TONI D. PILLOW
AND LOUIS D. PILLOW
1441 US 42 E PO BOX 25
WILBERFORCE OH 45384
OR 2550 PG 558
REM 1.00 ACRES
SURV VOL 8 PG 412

143

M36-0002-0039-1-0046-00
WILBERFORCE UNIVERSITY
PO BOX 1001
WILBERFORCE OH 45384
IR 2023009225
SURV VOL 49 PG 71
49.0128 ACRES

144

M36-0002-0039-1-0007-00
CLYDE SIDBERRY
43 W SECOND ST
XENIA OH 45385
IR 2021021931
0.75 ACRES

145

M36-0002-0039-1-0012-00
TRICIA BUTLER
1473 US RT 42 E
WILBERFORCE OH 45384
OR 1447 PG 531
OR 1579 PG 474
0.625 ACRES

146

M36-0002-0039-1-0013-00
PAUL C. ORCHARD
PO BOX 62
CEDARVILLE OH 45314
OR 3396 PG 974
0.5 ACRES

147

M36-0002-0039-1-0026-00
WAYNE A. NEWSOM
AND MELVA E. NEWSOM
1530 WILBERFORCE SWITCH RD
XENIA OH 45385
IR 2023009250
0.9 ACRES

148

M36-0002-0039-1-0027-00
RAYMOND H. DIETRICH
AND LORA L. DIETRICH
712 DUNBRACK CIR
COVINGTON VA 24426
OR 218 PG 427
1.06 ACRES

149

M36-0002-0039-1-0028-00
ABAYOMI J. AJAYI MAJEBI
1513 US ROUTE 42 E
WILBERFORCE OH 45384
OR 571 PG 595
0.934 ACRES

150

M36-0002-0039-1-0030-00
ALICE ELAINE JENKINS, ET AL
% RUSSELL BROWN
8348 S VERNON AVE
CHICAGO IL 60619
(NO DEED REFERENCE)
0.539 ACRES (AUDITORS)

151

M36-0002-0039-1-0025-00
ABAYOMI J. AJAYI MAJEBI
1513 US ROUTE 42 E
WILBERFORCE OH 45384
OR 571 PG 595
1.519 ACRES

152

M36-0002-0039-1-0021-00
DEMETRIUS TAYLOR
1531 WILBERFORCE SWITCH RD
XENIA OH 45385
IR 2020019857
0.807 ACRES
SURV VOL 12 PG 619

153

M36-0002-0039-1-0024-00
DEMETRIUS TAYLOR
1531 WILBERFORCE SWITCH RD
WILBERFORCE OH 45384
IR 2025019714
0.317 ACRES
SURV VOL 48 PG 185

154

M36-0002-0039-1-0023-00
WINONA STEWARD POWELL
222 N 21ST ST
COLUMBUS OH 43202
(NO DEED REFERENCE)
0.330 ACRES (AUDITORS)

155

M36-0002-0039-1-0022-00
HILDA S. TINNER, ET AL
2818 TOPAZ WAY
TALLAHASSEE FL 32309
(NO DEED REFERENCE)
0.330 ACRES (AUDITORS)

156

M36-0002-0039-1-0044-00
DEMETRIUS TAYLOR
1531 WILBERFORCE SWITCH RD
XENIA OH 45385
IR 2020019857
0.93 ACRES
SURV VOL 12 PG 619

157

M36-0002-0039-0-0130-00
(6.572 ACRES)
M36-0002-0039-0-0129-00
(5.153 ACRES)
M36-0002-0039-0-0128-00
(5.153 ACRES)
M36-0002-0039-0-0127-00
(5.153 ACRES)
M36-0002-0039-0-0126-00
(5.153 ACRES)
ROY POFFENBARGER, JR.
1960 CHARLETON MILL RD
XENIA OH 45385
OR 3009 PG 182
SURV VOL 35 PG 229
SURV VOL 35 PG 228 (-0126-00 ONLY)

158

M36-0002-0039-0-0030-00
ERIC J. WELSH
AND THERESA WHITE
1835 WILBERFORCE SWITCH RD
XENIA OH 45385
OR 3586 PG 673
11.439 ACRES

159

M36-0002-0039-0-0125-00
ERIC J. WELSH
AND THERESA WHITE
1835 WILBERFORCE SWITCH RD
XENIA OH 45385
IR 2020010410
6.738 ACRES
SURV VOL 35 PG 228

160

M36-0002-0039-0-0122-00
GREENE COUNTY BOARD OF
COMMISSIONERS
35 GREENE ST
XENIA OH 45385
OR 1469 PG 540
1.070 ACRES
SURV VOL 32 PG 77

161

M36-0002-0039-0-0022-00
ANKENEY RANCH 2, LLC
2520 FEDERAL RD
XENIA OH 45385
OR 3687 PG 230
36.10 ACRES
SURV VOL 7 PG 347

162

M36-0002-0039-0-0075-00
WAYNE G. DUVALL
AND AMANDA VENTERS DUVALL
1350 HICKMAN RD
XENIA OH 45385
IR 2022003435
0.886 ACRES
CENTRAL ESTATES ALL
LOT 3
PCV 33 PG 63A-B

163

M36-0002-0039-0-0074-00
WAYNE G. DUVALL
AND AMANDA VENTERS DUVALL
1350 HICKMAN RD
XENIA OH 45385
IR 2022003435
0.930 ACRES
CENTRAL ESTATES ALL
LOT 2
PCV 33 PG 63A-B

164

M36-0002-0039-0-0073-00
WAYNE G. DUVALL
AND AMANDA VENTERS DUVALL
1350 HICKMAN RD
XENIA OH 45385
IR 2022003435
1.107 ACRES
CENTRAL ESTATES ALL
LOT 1
PCV 33 PG 63A-B

165

M36-0002-0039-0-0029-00
OH REAL SOLUTIONS LLC
5268 G NICKOLSON LN 178
KENSINGTON MD 20895
OR 3724 PG 606
3.168 ACRES
SURV VOL 11 PG 279

166

M36-0002-0039-1-0017-00
DEMETRIUS TAYLOR
1531 WILBERFORCE SWITCH RD
XENIA OH 45385
OR 1815 PG 73
1 ACRE
SURV VOL 8 PG 412

167

M55-0001-0001-0-0001-00
CITY OF XENIA
101 N DETROIT ST
XENIA OH 45385
OR 874 PG 337
41.121 ACRES (AUDITORS)

168

M36-0002-0041-0-0083-00
GREENE COUNTY PARK DISTRICT
575 LEDBETTER RD
XENIA OH 45385
OR 874 PG 337
13.972 ACRES
SURV VOL 27 PG 41

ANNEXATION
TO THE CITY OF XENIA, OHIO

327.016 ACRES

LOCATED IN

PART OF MILITARY SURVEY 929 AND 2265

TOWNSHIP OF XENIA, GREENE COUNTY, OHIO

JULY 18, 2026

STH
9.2.2026

PREPARED BY:

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #233.23 DRAWN BY: SES CHECKED BY: JJB

ANNEXATION
TO THE CITY OF XENIA, OHIO

327.016 ACRES

LOCATED IN

PART OF MILITARY SURVEY 929 AND 2265

TOWNSHIP OF XENIA, GREENE COUNTY, OHIO

JULY 18, 2026

MATCH LINE: SEE SHEET 7/7

MATCH LINE: SEE SHEET 5/7

US-42 (AKA COLUMBUS PIKE) (60' R/W)

EX. R/W

EX. R/W

1.959 ACRES IN US-42 (COLUMBUS PIKE) R/W

N 06°58'56" W 1481.40'

S 11°02'54" W 1294.49'

"COEC"

PROPOSED CORPORATION LINE

S 82°58'26" E 518.89'

N: 627448.89
E: 1584074.78

S 11°44'28" W 1024.59'

PROPOSED CORPORATION LINE

WILBERFORCE-SWITCH ROAD (30' R/W)

N 83°19'31" W 1890.27'

EX. R/W

EX. R/W

"SUTTON"

"SUTTON"

S 11°46'46" W 317.45'

N: 626073.09
E: 1584316.85

XENIA TOWNSHIP
CITY OF XENIA

N 77°34'15" W 1215.38'

WILBERFORCE-SWITCH ROAD (30' R/W)

CITY OF XENIA

XENIA TOWNSHIP

EX. R/W

EX. R/W

"COSLER"

PROPOSED CORPORATION LINE

S 77°58'39" E 838.13'

"SUTTON"

S 80°34'45" E 704.86'

"COEC"

"COEC"

S 56°13'31" W 480.44'

T.P.O.B.

"COSLER"

SEE DETAIL

N 77°29'54" W 2515.33'

℄ WILBERFORCE-SWITCH ROAD (30' R/W)

P.O.C.

INTERSECTION OF WILBERFORCE-SWITCH ROAD AND NASH ROAD

℄ NASH ROAD (40' R/W)

XENIA TOWNSHIP
CITY OF XENIA

XENIA TOWNSHIP

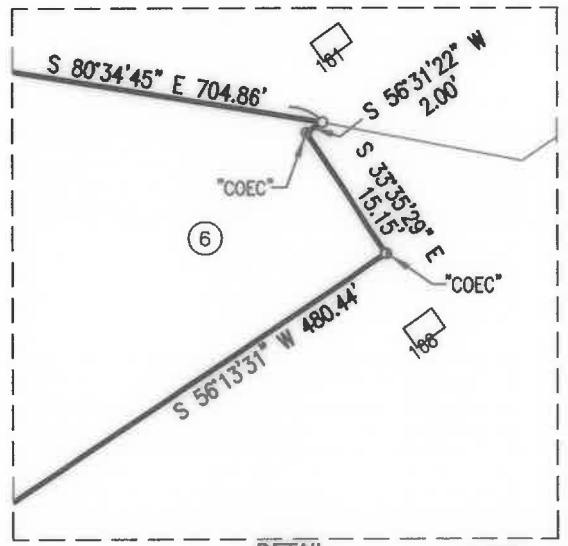
N

W E

S

0' 300' 600' 900'

GRAPHIC SCALE IN FEET
1" = 300'



DETAIL (NTS)

5TH 9.2.2026

PREPARED BY:

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

NOTES:

FOR OWNERSHIP INFORMATION SEE SHEETS 2 AND 3 OF 7.
FOR LEGEND SEE SHEET 2 OF 7.

BES JOB #233.23 DRAWN BY: SES CHECKED BY: JJB

ANNEXATION
TO THE CITY OF XENIA, OHIO

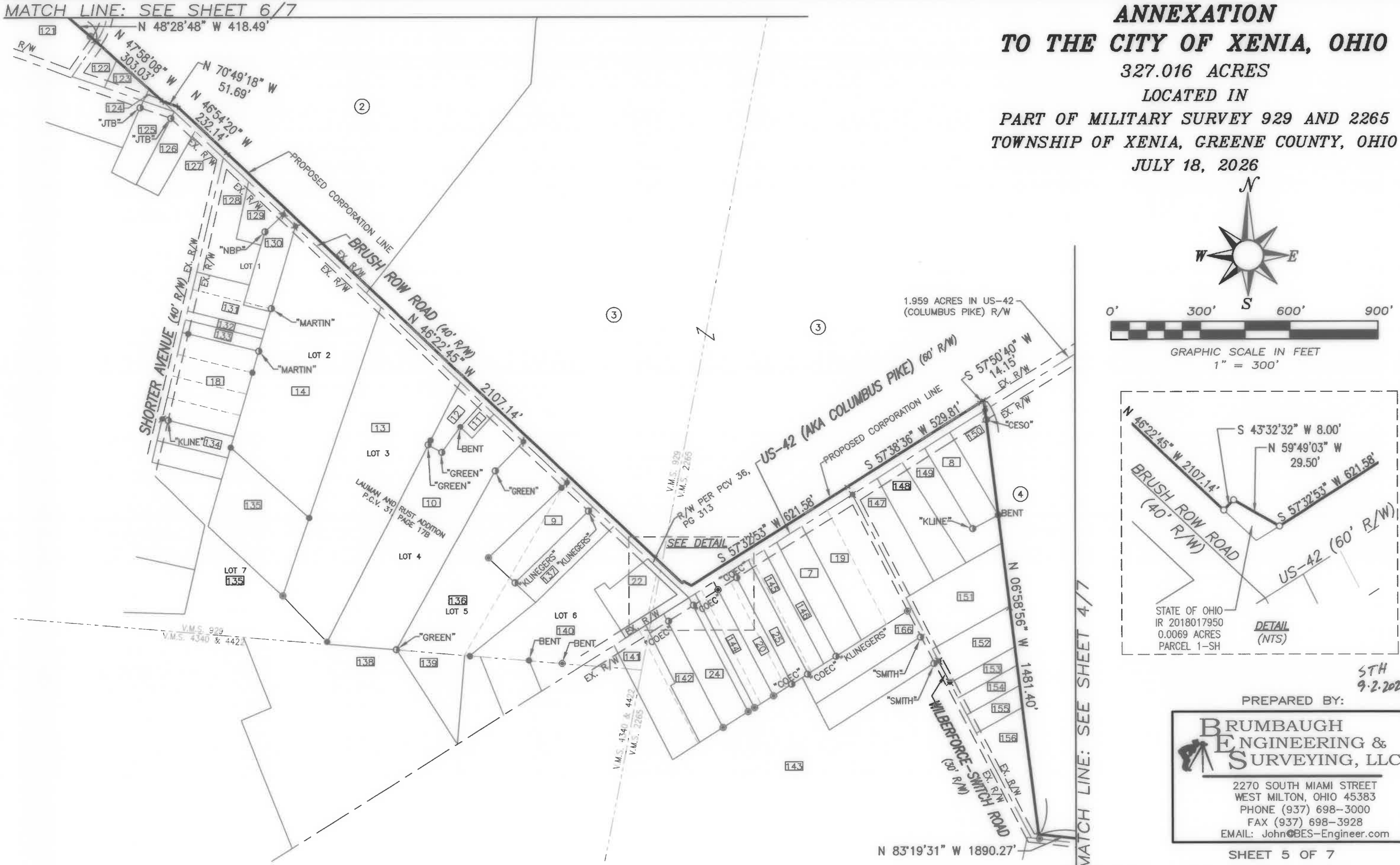
327.016 ACRES

LOCATED IN

PART OF MILITARY SURVEY 929 AND 2265

TOWNSHIP OF XENIA, GREENE COUNTY, OHIO

JULY 18, 2026



GRAPHIC SCALE IN FEET
1" = 300'

DETAIL (NTS)

STH
9.2.2026

PREPARED BY:

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #233.23 DRAWN BY: SES CHECKED BY: JJB

ANNEXATION
TO THE CITY OF XENIA, OHIO

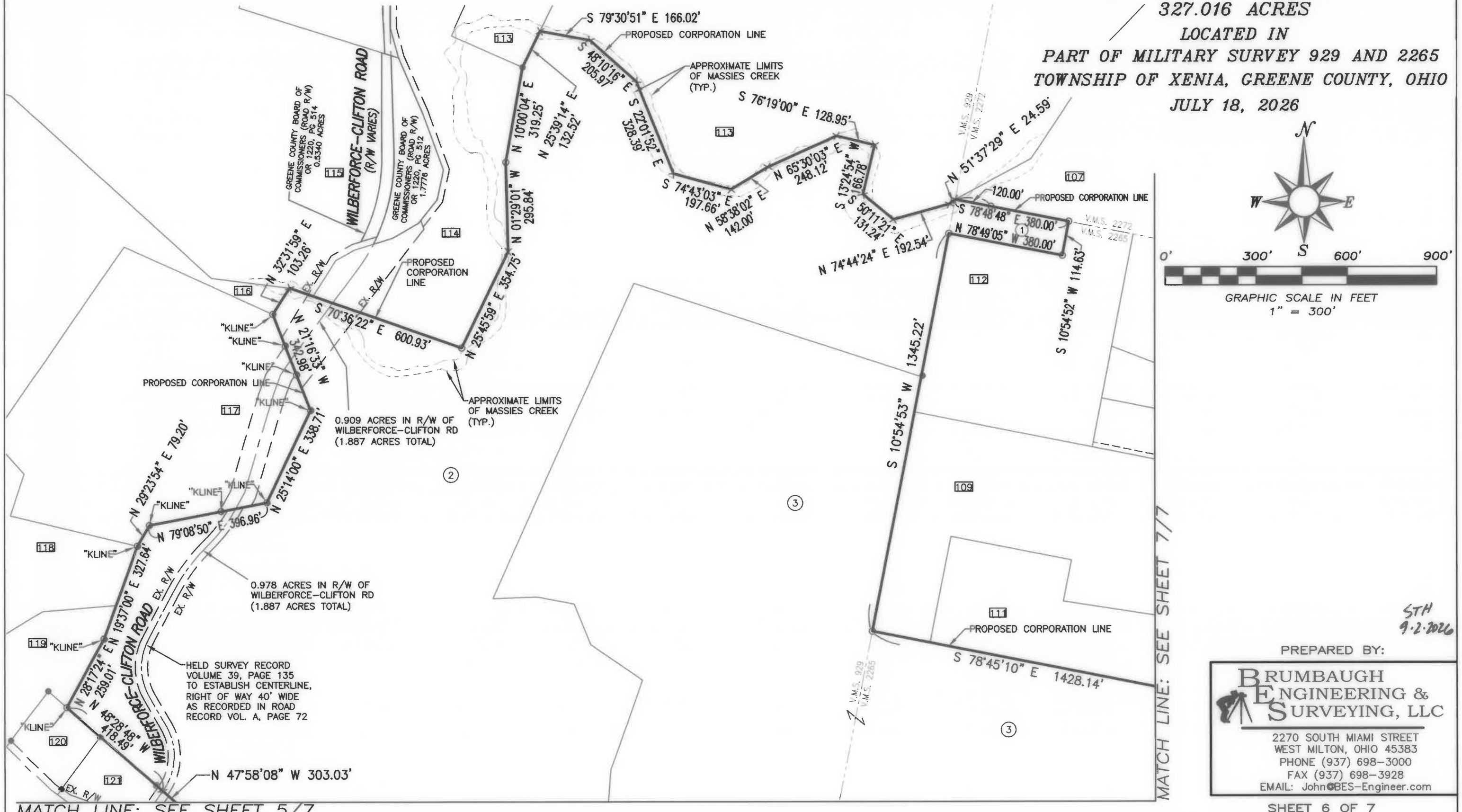
327.016 ACRES

LOCATED IN

PART OF MILITARY SURVEY 929 AND 2265

TOWNSHIP OF XENIA, GREENE COUNTY, OHIO

JULY 18, 2026



STH
9·2·2026

PREPARED BY:

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698–3000
FAX (937) 698–3928
EMAIL: John@BES–Engineer.com

BES JOB #233.23 DRAWN BY: SES CHECKED BY: JJB

ANNEXATION
TO THE CITY OF XENIA, OHIO

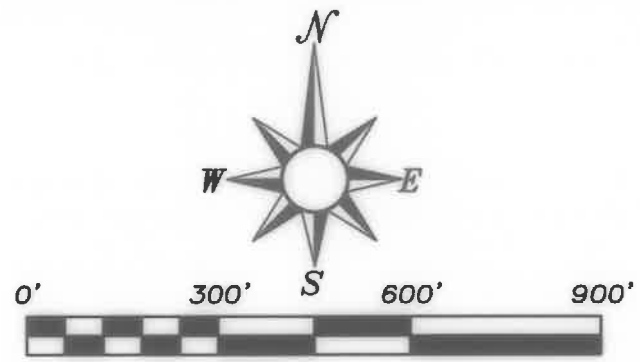
327.016 ACRES

LOCATED IN

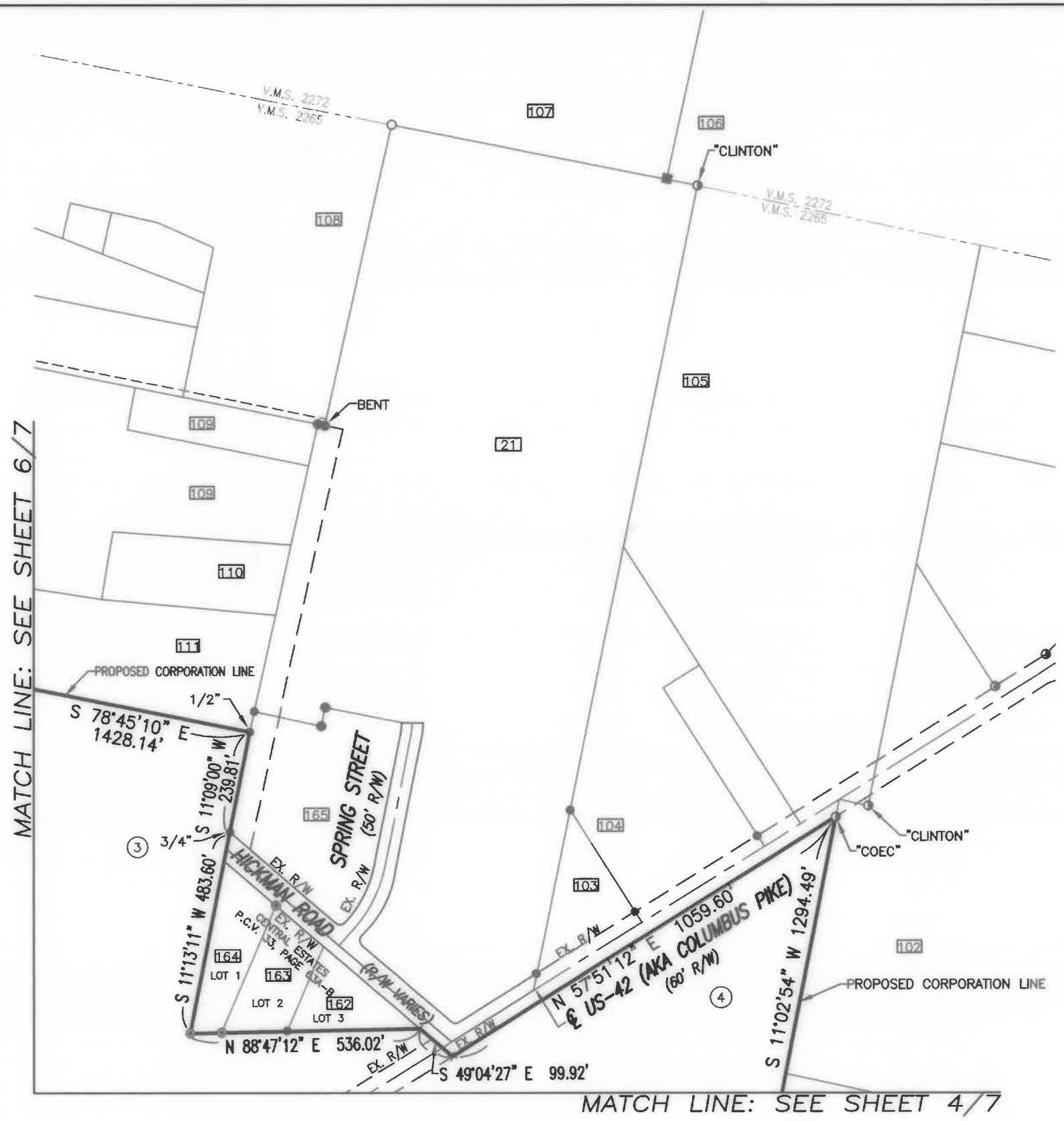
PART OF MILITARY SURVEY 929 AND 2265

TOWNSHIP OF XENIA, GREENE COUNTY, OHIO

JULY 18, 2026



GRAPHIC SCALE IN FEET
1" = 300'



STH
9.2.2026

PREPARED BY:

BRUMBAUGH ENGINEERING & SURVEYING, LLC
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928
EMAIL: John@BES-Engineer.com

BES JOB #233.23 DRAWN BY: SES CHECKED BY: JJB

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Introduction:	September 10, 2026
Public Hearing & Vote:	September 24, 2026
Effective Date:	October 24, 2026

Agenda Item: **ORDINANCE 2026 – 34**
AMENDING SECTION 241.05 OF THE CITY'S ADMINISTRATIVE CODE, REGARDING THE XENIA POLICE CADET PROGRAM

Submitted by: Jackie Potter, Administrative Services Director
Presented by: Brent Merriman, City Manager

Summary: Beginning in 2014, noncertified police officer compensation was reflected in the collective bargaining agreement (CBA) between the City and the Xenia Police Officers' Association. Since then, the labor market has forced the City to hire and train applicants who are not yet certified as police officers. This is done through the Police Cadet Program that Council authorized the Police Division to establish pursuant to Xenia City Code § 241.05, adopted in 2022, and with the addition of the police cadet position to the City's Organizational Plan as an unclassified, non-union position. Under the Program, the position of police cadet is held temporarily until such time the cadet successfully obtains his/her Ohio Peace Officer Certification. Upon certification, the cadet is reclassified as a sworn police officer, who is then recognized as a bargaining unit member under the CBA.

Under the CBA between the City and the Xenia Police Officers' Association, only full-time, certified and sworn, police officers are recognized as members of the union. During recent labor negotiations, the union declined to recognize the position of police cadet as a bargaining unit member covered by the CBA. The City and the union did agree, however, that applying the compensation and benefits reflected in the CBA to the position of police cadet is vital in recruiting applicants for the Police Cadet Program.

Therefore, staff is recommending Council amend XCC § 241.05 to clarify that police cadets will be subject to the terms, conditions, compensation, and fringe benefits of the CBA between the City and the Xenia Police Officer's Association, excepting the grievance procedure outlined. Because the position of police cadet is not a recognized bargaining unit position, and because the position is unclassified, a cadet cannot legally resolve matters through the CBA's grievance procedure.

Cover Memo Attachments: N/A

Budgetary Impact: None

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

Recommendation: It is the recommendation of the Administrative Steering Committee that Council adopt Ordinance 2026-34, to amend Section 241.05 for the reasons stated above.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 34

AMENDING SECTION 241.05 OF THE CITY'S ADMINISTRATIVE CODE, REGARDING THE XENIA POLICE CADET PROGRAM

WHEREAS, this Council, by the adoption of § 241.05 of the City's Administrative Code, as contained in the Xenia City Code (XCC), authorized the Xenia Police Division to establish a Police Cadet Program in order to employ persons at least eighteen (18) years of age for the purpose of training them to become police officers;

WHEREAS, Xenia City Charter §10.06 requires this Council to establish the rate of pay and any fringe benefits for all City employees;

WHEREAS, the Administrative Steering Committee has recommended to this Council an amendment to XCC § 241.05 to establish that certain terms, conditions, compensation, and fringe benefits set forth in the Xenia Police Officers' Association collective bargaining agreement shall apply to the position of Police Cadet; and

WHEREAS, this Council finds it in the best interests of the health, safety, and welfare of the City and its inhabitants to make the amendments to XCC §241.05 recommended by the ASC,

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

Section 1. Section 241.05 of Chapter 241, titled "Police Division," of Title Six: Administrative Code, of Part Two – City Government, of the Xenia City Code is hereby amended, as shown in the attached Exhibit A.

Section 2. Existing Section 241.05 is hereby repealed.

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 become effective on October 24, 2026.

Introduced: September 10, 2026
Adopted:

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

241.05 POLICE CADET PROGRAM.

(a) Establishment. The Police Division is hereby authorized to establish a Police Cadet Program and employ persons as police cadets at age eighteen (18) for the purposes of training persons to become police officers. Any person participating in such Police Cadet Program shall not be permitted to carry or use a firearm in the performance of the person's duties, except that the person may be taught the proper use of firearms as part of the person's training.
(*Statutory reference: ORC 124.41*)

(b) Employment. The position of police cadet shall be filled competitively and, in accordance with Section 7.01 of the City Charter, police cadets shall be appointed by the City Manager. No cadet shall be appointed as a police officer who does not meet the requirements of Section 241.04.

(c) Unclassified Service. In accordance with Section 10.02 of the City Charter, the position of police cadet shall be in the unclassified service.

(d) Terms and Conditions of Employment for Police Cadets.

(1) Except for compensation, the employment of police cadets shall be governed by the collective bargaining agreement between the City of Xenia and the Xenia Police Officers' Association, or its successor organization, and Section 260.01(b) shall apply to the police cadets' employment; provided, however, that those terms and conditions in the collective bargaining agreement that cannot be applicable to unclassified employees (such as the grievance procedure) shall not apply. The application of the collective bargaining agreement to their employment shall not grant any right to any police cadet to be a member of the bargaining unit.

(2) Whenever the collective bargaining agreement between the City and the Xenia Police Officers' Association, or its successor organization, is renegotiated, updated, or otherwise modified, the new collective bargaining agreement shall apply to the employment of police cadets as of the effective date of said collective bargaining agreement, subject to the limitations contained in Section 241.05(d)(1).

(Ord. 2022-28. Adopted 08/25/22; Ord. 2026-34. Adopted **/**/26)

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Reviewed by PM Comm.:	August 13, 2026
Introduction:	September 10, 2026
Public Hearing & Vote:	September 24, 2026
Effective Date:	October 24, 2026

Agenda Item: **ORDINANCE 2026 – 35**
AUTHORIZING THE SALE OF CITY-OWNED PROPERTIES LOCATED AT 414 E. THIRD STREET, 422 S. DETROIT STREET, 557 E. MARKET SREET, 652 E. CHURCH STREET, 491 & 499 E. SECOND STREET

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

Summary: This Ordinance authorizes the sale of six (6) properties the City acquired through tax forfeitures. These properties are being sold in accordance with the City's Home Preservation Program. Staff used various marketing efforts to advertise these properties to builders interested in building owner-occupied homes on the six (6) vacant lots. Multiple proposals were received, and after careful evaluation, staff recommends, with the endorsement of the Property Management Committee, that the City Council approve the sale of the following properties to the following buyers:

GG Custom Homes, LLC:	414 E. Third St.	$1,500
	422 S. Detroit St.	$4,000
	557 E. Market St.	$3,000
Copley Construction, LLC:	652 E. Church St.	$9,000
	491 & 499 E. Second St.	$9,000

Cover Memo Attachments: Property Maps

Budgetary Impact: Revenue of $26,500 into 361

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

Recommendation: Adopt Ordinance 2026 – 35 to authorize the sale of the City-owned properties located at 414 E. Third St., 422 S. Detroit St., and 557 E. Market St. to GG Custom Homes, LLC; and the sale of the City-owned properties located at 652 E. Church St., and 491 & 499 E. Second St. to Copley Construction, LLC.

414 E Third Street



557 E Market Street



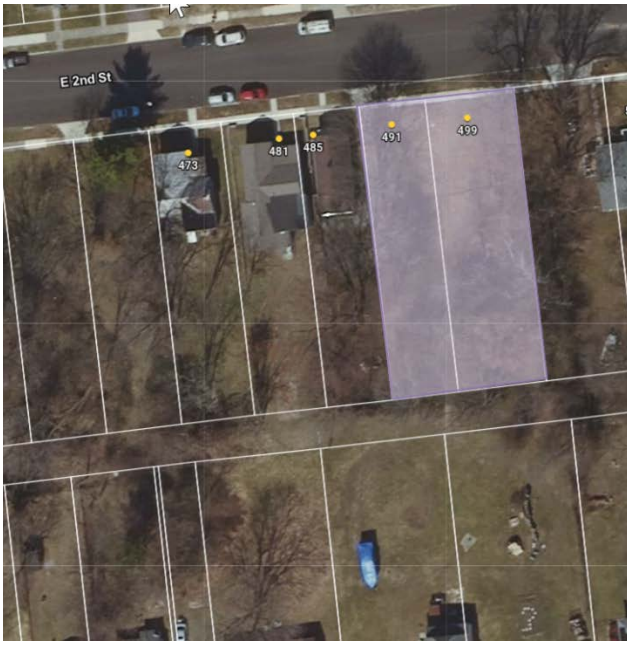
422 S Detroit Street



652 E Church Street



491 & 499 E Second Street



CITY OF XENIA, OHIO
ORDINANCE 2026 – 35

AUTHORIZING THE SALE OF CITY-OWNED PROPERTIES LOCATED AT 414 E. THIRD STREET, 422 S. DETROIT STREET, 557 E. MARKET SREET, 652 E. CHURCH STREET, AND 491 & 499 E. SECOND STREET

WHEREAS, the City acquired 422 S. Detroit St. by forfeiture in 2023 and this Council, by Resolution 2023-047, passed on September 14, 2023, determined that said property was not needed for any municipal purpose and authorized its sale by negotiation or informal bidding;

WHEREAS, the City acquired 652 E. Church St. in 2024 and 557 E. Market St. in 2025 by forfeiture and this Council, by Resolution 2025-022, passed on April 24, 2025, determined that said properties were not needed for any municipal purpose and authorized their sale by negotiations or informal bidding;

WHEREAS, the City acquired 414 E. Third St., and 491 & 499 E. Second St. by forfeiture in 2025 and this Council, by Resolution 2026-032, passed on May 14, 2026, determined that said properties were not needed for any municipal purpose and authorized their sale by negotiations or informal bidding;

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

WHEREAS, based upon the recommendation of the Property Management Committee, 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 City-owned properties located at 422 S. Detroit St., 652 E. Church St., 557 E. Market St., 414 E. Third St., and 491 & 499 E. Second St. through the City's Home Preservation Program,

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 following City-owned properties to GG Custom Homes LLC, 465 Byers Road, Miamisburg, Ohio, through the City's Home Preservation Program, are hereby approved in the following amounts:

- 414 E. Third St. (Parcel ID M40-0002-0012-0-0262-00) in the amount of $1,500;
- 422 S. Detroit St. (Parcel ID M40-0001-0010-0-0003-00) in the amount of $4,000; and
- 557 E. Market Street (Parcel ID M40-0002-0008-0-0334-00) in the amount of $3,000.

Section 2. The sale of the following City-owned properties to Copley Construction LLC, 1359 E. Main Street, Xenia, Ohio, through the City's Home Preservation Program are hereby approved in the following amounts:

- 652 E. Church Street (Parcel ID M40-0002-0008-0-0135-00 and M40-0002-0008-0-0447-00) in the amount of $9,000; and
- 491 E. Second Street (Parcel ID M40-0002-0012-0-0273-00) and 499 E. Second Street (Parcel ID M40-0002-0012-0-0274-00) in the amount of $9,000.

Section 3. The City Manager is authorized to execute purchase & sale agreements, deeds, and any other documents that may be necessary for the sale and transfer of said properties through the City's Home Preservation Program.

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 become effective on October 24, 2026.

Introduced: September 10, 2026
Adopted:

Wesley E. Smith
Attest: Xenia City Council President

Amy E. Brown
City Clerk

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Admin. Steering Committee:	September 8, 2026
Presentation & Vote:	September 10, 2026
Effective Date:	September 10, 2026

Agenda Item: **RESOLUTION 2026 – 050**
AMENDING RESOLUTION 2024-021, AS AMENDED BY RESOLUTION 2024-30 AND RESOLUTION 2025-006, ESTABLISHING THE 2024 – 2027 PAY PLAN FOR CITY EMPLOYEES

Submitted by: Jackie Potter, Administrative Services Director
Presented by: Brent Merriman, City Manager

Summary: Over the past few years, labor market conditions have required the City to hire and train applicants who are not yet police officer certified. These noncertified employees are designated as police cadets in the City's Organizational Plan, as unclassified, non-union positions. The police cadet position is temporary and continues until the cadet obtains Ohio Peace Officer certification. Upon certification, the cadet is reclassified as a sworn police officer, represented by the Xenia Police Officers' Association (union), and covered by the collective bargaining agreement (CBA) between the City and the police officers' union.

Since 2014, compensation for non-certified officers has been addressed in the CBA between the City and the police officers' union; however, during recent negotiations, the union declined to recognize or include the police cadet position as a position covered by the CBA. Although the union declined to include the police cadet position as a bargaining unit member, the City and the union did agree that extending the CBA's compensation and benefits to police cadets is essential to recruiting non-certified applicants who wish to pursue law enforcement careers with the City. Therefore, based on the City's agreement with the police officer's union, the Administrative Steering Committee is recommending the inclusion of the police cadet position into the City's Pay Plan, with wages set at five percent (5%) less the then-current annual Step One rate in the Basic Pay Schedule for Police Officers, as established by the CBA between the City of Xenia and the Xenia Police Officers' Association.

Cover Memo Attachments: N/A

Budgetary Impact: None.

Vote Required for Passage: The affirmative vote of a majority of the members of Council present at the meeting, per Charter § 5.05(A).

Recommendation: It is the recommendation of the Administrative Steering Committee that Council adopt Resolution 2026-050, to amend the Pay Plan for the reasons stated above.

CITY OF XENIA, OHIO
RESOLUTION 2026 - 050

AMENDING RESOLUTION 2024-021, AS AMENDED BY RESOLUTION 2024-30 AND RESOLUTION 2025-006, ESTABLISHING THE 2024 – 2027 PAY PLAN FOR CITY EMPLOYEES

WHEREAS, Section 10.06.B. of the City Charter requires the Administrative Steering Committee to recommend to this Council a yearly Pay Plan for all compensated employee positions in the City's service and for Council to approve, with or without modification, by resolution such Pay Plan for a single year or for multiple years, not to exceed three (3) years in total;

WHEREAS, Section 260.04(b) of the City's Administrative Code also requires Council to approve, by resolution, a Pay Plan, for a single year or for multiple years, not exceeding three (3) years in total, that sets forth the compensation, including the minimum and maximum for each pay grade or wage range, for all positions within the City's Organizational Plan;

WHEREAS, this Council established the required Pay Plan for April 2024 – April 2027 by Resolution 2024-21, passed on April 11, 2024, which was amended by Resolution 2024-030, passed on May 9, 2024, and was further amended by Resolution 2025-006, passed on January 23, 2025; and

WHEREAS, the Administrative Steering Committee has recommended that Council amend the Pay Plan to establish the wages for the position of Police Cadet;

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

Section 1. Resolution 2024-021, as amended by Resolution 2024-30 and by Resolution 2025-006, is hereby further amended, subject to the availability of funds in the Annual Appropriations Ordinance, by replacing the existing Exhibit A with the attached Exhibit A.

Section 2. All other sections (1 - 8) of Resolution 2024-021, as amended by Resolution 2024-30 and by Resolution 2025-006, remain unchanged.

Section 3. 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 4. This Resolution shall become effective immediately upon its passage.

Passed: September 10, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

CITY OF XENIA PAY PLAN

NONUNION PAY GRADES
March 16, 2026 – March 15, 2027

NONUNION EMPLOYEE PAY GRADES			
Pay Grade	**Hourly/Yearly**	**Minimum**	**Maximum**
009	Hourly	$43.68	$72.80
	Yearly	$90,854	$151,424
008	Hourly	$40.56	$67.60
	Yearly	$84,365	$140,608
007	Hourly	$35.88	$59.80
	Yearly	$74,630	$124,384
006	Hourly	$32.76	$54.60
	Yearly	$68,141	$113,568
005	Hourly	$30.58	$50.96
	Yearly	$63,598	$105,997
004	Hourly	$27.14	$45.23
	Yearly	$56,460	$94,077
003	Hourly	$25.58	$42.64
	Yearly	$53,215	$88,691
002	Hourly	$21.84	$36.40
	Yearly	$45,427	$75,712
001	Hourly	Minimum Wage	$26.00
	Yearly	Minimum Wage	$54,080

NONUNION PAY GRADES
March 16, 2025 – March 15, 2026

NONUNION EMPLOYEE PAY GRADES			
Pay Grade	**Hourly/Yearly**	**Minimum**	**Maximum**
009	Hourly	$42.00	$70.00
	Yearly	$87,360	$145,600
008	Hourly	$39.00	$65.00
	Yearly	$81,120	$135,200
007	Hourly	$34.50	$57.50
	Yearly	$71,760	$119,600
006	Hourly	$31.50	$52.50
	Yearly	$65,520	$109,200
005	Hourly	$29.40	$49.00
	Yearly	$61,152	$101,920
004	Hourly	$26.10	$43.49
	Yearly	$54,288	$90,459
003	Hourly	$24.60	$41.00
	Yearly	$51,168	$85,280
002	Hourly	$21.00	$35.00
	Yearly	$43,680	$72,800
001	Hourly	Minimum Wage	$25.00
	Yearly	Minimum Wage	$52,000

NONUNION PAY GRADES
April 14, 2024 – April 13, 2025

NONUNION EMPLOYEE PAY GRADES			
Pay Grade	**Hourly/Yearly**	**Minimum**	**Maximum**
009	Hourly	$40.38	$67.31
	Yearly	$84,000	$140,000
008	Hourly	$37.50	$62.50
	Yearly	$78,000	$130,000
007	Hourly	$33.17	$55.29
	Yearly	$69,000	$115,000
006	Hourly	$30.29	$50.48
	Yearly	$63,000	$105,000
005	Hourly	$28.27	$47.12
	Yearly	$58,800	$98,000
004	Hourly	$25.10	$41.82
	Yearly	$52,200	$87,000*****
003	Hourly	$23.65	$39.42
	Yearly	$49,200	$82,000
002	Hourly	$20.19	$33.65
	Yearly	$42,000	$70,000
001	Hourly	Minimum Wage	$24.04
	Yearly	Minimum Wage	$50,000

UNION PAY RANGES

Wage Ranges 410 – 416: Those steps/wages set forth in the collective bargaining agreement between the City of Xenia and AFSCME, Ohio Council 8, Local 101, Xenia Chapter (Clerical).

Wage Ranges 315 – 327: Those steps/wages set forth in the collective bargaining agreement between the City of Xenia and the International Association of Firefighters, Local 698.

Wage Range 312: Those steps/wages set forth in the collective bargaining agreement between the City of Xenia and the Greene Central Communications Operators Association.

Wage Range 224: Those steps/wages set forth in the collective bargaining agreement between the City of Xenia and the FOP, Ohio Labor Council, Inc., Sergeants.

Wage Range 215: Those steps/wages set forth in the collective bargaining agreement between the City of Xenia and the Xenia Police Officers' Association.

Wage Ranges 109 – 118: Those steps/wages set forth in the current collective bargaining agreement between the City of Xenia and AFSCME, Ohio Council 8, Local 101, Xenia Chapter (Public Service).

Wages for Police Cadets shall be set at five percent (5%) less of the then-current annual Step One of the Basic Pay Schedule for Police Officers, as set forth in the collective bargaining agreement between the City of Xenia and the Xenia Police Officers' Association.