

**XENIA CITY COUNCIL  
MEETING AGENDA  
JUNE 25, 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.

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**SPECIAL SESSION**

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| (1) <b>CALL TO ORDER</b>                         | 5:00 p.m.  |
| (2) <b>ROLL CALL AND<br/>EXCUSAL OF ABSENCES</b> | Vice President James Crawford, Councilwoman Faith Sorice,<br>Councilman JD Mackiewicz, Councilwoman Rachel Huffman,<br>Councilman Jesse Rubio, Mayor Ethan Reynolds, and President<br>Wesley Smith |
| (3) <b>DISCUSSION</b>                            | Review of 2026 Xenia Charter Review Commission Report  |
| (4) <b>RECESS</b>                                |  |
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**REGULAR MEETING**

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| • <b>INVOCATION</b>                                    | Kevin Poole, Cornerstone Bible Church   |
| (1) <b>PLEDGE OF ALLEGIANCE</b>                        | Vice President James Crawford   |
| (2) <b>CALL TO ORDER</b>                               | 6:00 p.m.   |
| (3) <b>ROLL CALL AND<br/>EXCUSAL OF ABSENCES</b>       | Vice President James Crawford, Councilwoman Faith Sorice,<br>Councilman JD Mackiewicz, Councilwoman Rachel Huffman,<br>Councilman Jesse Rubio, Mayor Ethan Reynolds, and President<br>Wesley Smith                                    |
| (4) <b>APPROVAL OF MINUTES</b>                         | June 11, 2026 Regular Meeting   |
| (5) <b>SPECIAL PRESENTATION(S)</b>                     | None  |
| (6) <b>AUDIENCE COMMENTS</b>                           | The public may also submit comments and/or questions for Council<br>consideration by emailing the City Clerk's Office at<br><a href="mailto:xenicityclerk@cityofxenia.org">xenicityclerk@cityofxenia.org</a> by 3 p.m. on 06/25/2026. |
| (7) <b>OLD BUSINESS</b>                                |   |
| <b>A. <u>ORDINANCE 2026-21</u></b><br>(Public Hearing) | <b>AUTHORIZE SALE OF A PORTION OF PARNELL PARK,<br/>COMPRISING 0.02 ACRES, MORE OR LESS, TO THE<br/>OWNER OF 488 ACKERMAN PLACE, <i>introduced by<br/>Councilman Mackiewicz on 06/11/2026</i></b>                                     |
| <b>B. <u>ORDINANCE 2026-22</u></b><br>(Public Hearing) | <b>INSTITUTING A ONE-YEAR MORATORIUM ON THE<br/>ESTABLISHMENT OR COMMENCEMENT OF DATA<br/>CENTERS WITHIN THE CITY OF XENIA, <i>introduced by<br/>Mayor Reynolds on 06/11/2026</i></b>   |

**XENIA CITY COUNCIL  
MEETING AGENDA  
JUNE 25, 2026**

**(8) NEW BUSINESS**

**A. ORDINANCE 2026-23**  
(Introduction)

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO, TO REZONE THE PROPERTY AT 805 UPPER BELLBROOK ROAD AND A PORTION OF THE PROPERTY AT 817 UPPER BELLBROOK ROAD FROM A-1 AGRICULTURAL DISTRICT TO RB REGIONAL BUSINESS DISTRICT (*City Manager*)

**(9) APPOINTED OFFICIALS' REPORTS**

**(10) COUNCIL COMMENTS & REPORTS**

**(11) EXECUTIVE SESSION**

**(12) WORK SESSION:** Offsite Walking/Bus Tour to Various Locations

**(13) ADJOURNMENT**

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**Published upon approval of the Council President by:**

Amy E. Brown, City Clerk

**XENIA CITY COUNCIL  
REGULAR MEETING  
JUNE 11, 2026**

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**REGULAR MEETING**

President Smith asked everyone to stand; Councilman Mackiewicz provided the Invocation.

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

(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. Vice President Crawford was absent.

Motion by Mayor Reynolds, seconded by Councilwoman Sorice, to excuse Vice President Crawford from tonight's meeting due to work obligations. No discussion followed. The Roll on this was the following:

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

**Staff Present:** City Manager Brent Merriman, Assistant City Manager Eric Henry, Finance Director Ryan Duke, Law Director Donnette Fisher, City Planner Brian Forschner, Deputy City Clerk Nichole Haulman, City Clerk Amy Brown, and Police Chief Chris Stutes.

(4) **APPROVAL OF MINUTES:** President Smith called for a motion on the minutes of the May 28, 2026, Regular Meeting.

Motion by Mayor Reynolds, seconded by Councilwoman Huffman, to approve the May 28, 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: Mackiewicz, Huffman, Rubio, Reynolds, Smith  
Abstain: Sorice  
Nays: None motion carried.

President Smith left the meeting briefly at 6:02 p.m.

(5) **SPECIAL PRESENTATION(S):** None

(6) **AUDIENCE COMMENTS:** Mayor Reynolds explained the procedures for Audience Comments and invited those who wished to speak to come forward. No one came forward.

(7) **OLD BUSINESS:**

**A. ORDINANCE 2026-19 DETERMINING TO PROCEED WITH THE IMPROVEMENT OF CITY STREETS AND PUBLIC WAYS BY THE LIGHTING THEREOF FOR THE YEAR 2026**, introduced by Councilwoman Huffman on May 28, 2026. Mayor Reynolds asked Mr. Merriman for a brief summary of this item.

President Smith returned to the meeting at 6:03 p.m.

Mr. Merriman said this item was one of several steps necessary for the street lighting assessment. This would incorporate new rates based on the new multi-year contract with Miami Valley Lighting and would extend this arrangement. He noted this was part of a three-part process, and Council had approved that initial step, and staff recommended approval of this ordinance.

President Smith apologized for briefly stepping away from the meeting. He opened the public hearing at 6:03 p.m. and invited those who wished to speak for or against Ordinance 2026-19 to determine to proceed with the improvement of City streets and public ways by street lighting for 2026 to come forward. No one came forward.

President Smith closed the public hearing at 6:03 p.m. and entertained a motion on Ordinance 2026-19.

Motion by Councilwoman Huffman, seconded by Councilman Rubio, to adopt Ordinance 2026-19 as presented. No comments followed. The Roll on this was the following:

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

**B. ORDINANCE 2026-20 AUTHORIZING THE ANNEXATION OF 327.06 +/- ACRES OF LAND OWNED BY THE STATE OF OHIO TO THE CITY OF XENIA, OHIO TO BE MADE, AND DIRECTING THE CITY DIRECTOR OF LAW TO PROSECUTE THE PROCEEDINGS NECESSARY TO EFFECT SAID ANNEXATION**, introduced by Vice President Crawford on May 28, 2026.

President Smith opened the public hearing at 6:04 p.m. and invited those who wished to speak for or against Ordinance 2026-20 to authorize the annexation of land owned by the State of Ohio to come forward. No one came forward.

President Smith closed the public hearing at 6:04 p.m., and he asked Mr. Merriman and Ms. Fisher if they had anything to add on this item.

Ms. Fisher said if Council accepted this tonight, there would be a 30-day waiting period for the ordinance to become effective, and she anticipated the petition being filed the week of July 13<sup>th</sup>.

President Smith entertained comments or questions, and he noted in lieu of the Vice President being absent this evening, he would move for passage of this item.

Motion by President Smith, seconded by Councilwoman Huffman, to adopt Ordinance 2026-20 as presented. No comments followed. The Roll on this was the following:

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

President Smith remarked he was glad to see this adopted because it had been a long time coming, and Mr. Merriman concurred.

**(8) NEW BUSINESS:**

**A. Introduction of ORDINANCE 2026-21 AUTHORIZE SALE OF A PORTION OF PARNELL PARK, COMPRISING 0.02 ACRES, MORE OR LESS, TO THE OWNER OF 488 ACKERMAN PLACE.** President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman reminded Council that at the May 28<sup>th</sup> Regular meeting, Council was presented with this matter, and took an initial step of approving a resolution to find the subject parcel was not needed for a municipal purpose. The subject property was a ten-foot strip of City-owned land adjacent to Parnell Park between 488 and 474 Ackerman Place. Staff thought this strip of land was originally intended to be a secondary point of ingress/egress, but there had been no record of anything actually being established as a path or sidewalk. This ordinance was being presented to authorize the sale of this property; and the Property Management Committee, at its April 16, 2026 meeting, agreed that the strip of land was not needed. He added the Property Management Committee endorsed the sale and also recommended a \$500 price point. He asked for an introduction of this ordinance this evening to proceed.

President Smith entertained comments or questions. Hearing none, he called for the introduction of Ordinance 2026-21.

Councilman Mackiewicz introduced ORDINANCE 2026-21 AUTHORIZE SALE OF A PORTION OF PARNELL PARK, COMPRISING 0.02 ACRES, MORE OR LESS, TO THE OWNER OF 488 ACKERMAN PLACE.

**B. Introduction of ORDINANCE 2026-22 INSTITUTING A SIX-MONTH MORATORIUM ON THE ESTABLISHMENT OR COMMENCEMENT OF DATA CENTERS WITHIN THE CITY OF XENIA.** President Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said data centers were critical components required for networking capacity, digital connectivity, and artificial intelligence. With the enormous increases in the demand for these services, data centers had proliferated at an extremely rapid rate across Ohio, which was probably due to lower construction costs, the availability of water in the state for cooling, and a very business-friendly environment. But, in the process of that proliferation, there were a lot of concerns that had been raised among citizens concerning some of the adverse implications. Certainly, electric rates for consumers were adversely impacted, and there were other concerns about the types of environmental conditions associated with data centers. Regardless of the debate on the impacts, data centers had not historically been considered within the particulars of the City's zoning code, and there were active conversations at the state and federal level about how data centers should proceed in terms of development. Based on some requests from Council, staff was presenting legislation this evening which would institute a moratorium on the advancement of any of these projects in the community. This would give staff time to evaluate zoning, potential conditions for zoning, and allow some of these conversations at the state and

federal level to mature, which would then provide a better platform for Council to make a decision as to how they wanted to regulate these in the community. Staff recommended introduction of ordinance 2026-22 as requested this evening for consideration of the moratorium.

President Smith entertained comments or questions.

Mayor Reynolds stated he did not have a question, but he would move to amend the moratorium from six months to one year, as the state legislature was still debating the process of this subject, and they had not gotten anywhere. The governor had just issued removing the tax cut temporarily, and he did not know where they would be at until probably December. It would be better to extend it for one year to stop them from potentially coming here.

President Smith asked Ms. Fisher if it was possible for Council to amend this item. Ms. Fisher said typically, they amended an item after it was introduced, and the charter only addressed if it was amended after the public hearing. She thought if Council wanted to amend it at this point, they would have a vote on the amendment, and then proceed to see if anyone wished to introduce. Mr. Merriman stated there was a motion, so a second would be needed, and a vote for the amendment, then an introduction of the amended ordinance as presented.

Motion by Mayor Reynolds, seconded by Councilwoman Sorice, to amend ordinance 2026-22 to change the term from six months to one year for the establishment of data centers. Councilman Mackiewicz added there were roughly two different scales of data centers. The smaller ones were generally just in a warehouse-like building that had very little negative external impact, and were critical for small businesses. He thought what they were most concerned about were the ones that consumed 20 megawatts of power, which was greater than two times what Xenia consumed in one building. That was in addition to concerns about water consumption, noise to adjacent property owners, heat radiating off the building, and even animal behavior changes. It was very wise of the Mayor to introduce this item, and he thanked Ms. Fisher for writing the ordinance. With no further discussion, the Roll on this was the following:

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

Hearing nothing further, President Smith called for the introduction of Ordinance 2026-22.

Mayor Reynolds introduced ORDINANCE 2026-22 INSTITUTING A ONE YEAR MORATORIUM ON THE ESTABLISHMENT OR COMMENCEMENT OF DATA CENTERS WITHIN THE CITY OF XENIA.

President Smith stated they would vote on this item at the next meeting on June 25, 2026, and he believed that meeting would also include the Council walking tour. Mr. Merriman concurred. Ms. Fisher noted there would be three short items on the agenda for the beginning of that meeting, and then the walking tour.

**C. RESOLUTION 2026-038 AWARDDING THE BID AND AUTHORIZING THE EXECUTION OF A CONTRACT WITH MILCON CONCRETE, INC. FOR THE N. KING ST. WATER MAIN REPLACEMENT & STORM SEWER REPAIRS PROJECT.** President

Smith asked Mr. Merriman for a brief summary of this item. Mr. Merriman said Council had directed staff to begin the process of rehabilitating N. King Street from W. Church Street to W. Ankeney Mill Road, due to the obvious rapid deterioration of that particular roadway, in conjunction with the street rehabilitation. However, it was necessary to first address the age and condition of buried utility mains under the street, notably the water and storm sewer mains. The design of this water main and storm sewer replacement and repair project was completed early this year, with the intent that the utilities project would be completed by the end of 2026, followed by roadway restoration as part of the 2027 street program. The Engineer's project estimate for this scope of work was \$2,056,180; and on Tuesday, May 19, 2026, the City received three bids from qualified contractors to complete the project. All three bids came in higher than the Engineer's estimate, and the apparent low bidder, based on what was submitted, was Milcon Concrete, Inc. As this firm had yet to complete any work for the City, staff needed to take some time to evaluate them. The City Engineer did a reference check, and learned that Milcon completed successful projects in Lebanon and Dayton, as well as for Montgomery County Environmental Services and Warren County Water & Sewer, and there was abundant demonstration of their ability to do the work. So Public Service staff believed Milcon could do the work as designed. However, the lowest and best bid with Milcon exceeded the Engineer's estimate by \$173,627; and under Ohio Revised Code §153.12(A), this section authorized the award of contracts that exceed an Engineer's estimate up to a maximum of 20%, so long as adequate funds had been appropriated for such a project. In this case, the overage was about 8.4% so the statutory authority could be applied; however, in order to award the contract, it would be necessary to transfer at least \$66,230.83 from another line item within the water fund. Consequently, Public Service staff had elected to transfer \$100,000 from the Fairground Road water main installation project line item, as it did not appear that project would move forward in 2026. Staff was transferring \$100,000, rather than just the needed \$66,230.83 to allow for any unanticipated circumstances that might arise during construction. The Finance Director was able to complete that transfer by his charter authority, and would do so in conjunction with this. Staff was requesting Council authorization through Resolution 2026-038, which would allow staff to move forward with executing a contract with Milcon Concrete with the numbers as presented to allow for the start of the project.

President Smith entertained comments or questions. President Smith confirmed that Milcon was not the concrete company that did the work for the Market District, or was not the same company under a different name. Mr. Merriman replied it was not. President Smith said this was a lot of money, and he hoped they could do it, and do it well. Mr. Merriman said it was important to point out that the infrastructure under the roadway was in bad shape. There was also some lead infrastructure on the water lines, which by statute had to be removed. It was important for the public to understand that some of these older neighborhoods where there were utility systems that had to be replaced, the cost of utility systems might be two, three, or four times the cost of the roadway resurfacing. In this case, it was about three times the cost, because staff estimated about a \$700,000 cost to resurface King Street next year. It might be more costly to repair a lot of these things underneath than at the surface level.

Mr. Duke added the water portion of this project was going to need to be financed, and that was how it was structured in the five-year Capital Plan and presented in the budget. Spending \$1.4 million in cash would be detrimental to the water fund, so staff would be bringing some financing options back to Council later this year, before the City was required to start making

payments to this contractor, and before the work was completed. He did not know if that would be a capital lease or some sort of revenue bond, but staff would bring back a recommendation to Council in order to finance a portion of this project.

Councilman Mackiewicz asked if this project would disrupt traffic on King Street, and when this project would begin. Mr. Merriman hated to say it, but there would be a pretty substantial disruption to the flow of traffic. As part of the construction contract, the contractor was obligated to provide a Maintenance of Traffic Plan, so there would be daily inconveniences. The ground had to be opened up to install the new main, and localized traffic would still be able to get to and from driveways, but there would without question be some disruption. He noted this was the price of progress, because there would be a temporary inconvenience for a long-term gain. He did not have a specific date, but once the bid was awarded and the contract was executed, there would be a pre-construction meeting with the contractor, and then the specific schedule would be established. He could offer Council a better timeline once they had that pre-construction meeting, which should occur quickly because staff wanted to get this project started soon. Councilman Mackiewicz thought it was important for the residents to know that this was a part of getting their street paved, because they had been vocal about the condition of their street, and rightfully so. Mr. Merriman noted there would be some outreach done in the neighborhood. Typically, for projects of this scale, the Public Service staff would go door-to-door with leaflets or door hangers to provide information. President Smith stated they had talked about King Street for many years, and it needed more work than just resurfacing.

Hearing nothing further, President Smith called for a motion to pass Resolution 2026-038.

Motion by Councilwoman Huffman, seconded by Councilwoman Sorice, to pass Resolution 2026-038 as presented. No comments followed. The Roll on this was the following:

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

**D. Procedural Motion for Two Appointments to the Civil Service Commission (CSC).**

President Smith stated there were two existing vacancies on the Civil Service Commission. One term was vacated when a member resigned due to being elected to the Xenia Community School Board. The other term was vacated when a member was appointed to the Xenia Charter Review Commission. One term would expire on December 31, 2028, and the other term would expire on December 31, 2029. Letters of interest and/or applications were received, and CSC Chair, Mr. David Jordan, contacted Mr. Cary Shaw and Mr. Michael Eckles to discuss their interest in serving. Mr. Jordan respectfully requested that Mr. Shaw and Mr. Eckles be appointed to the Civil Service Commission with Mr. Shaw's term expiring on December 31, 2028 and Mr. Eckles' term expiring on December 31, 2029. President Smith said he had not met Mr. Eckles, but he had met Mr. Shaw. Mr. Shaw lived in Summer Brook, worked at Cedarville University, and he was glad to have him on board. He called for a motion to appoint both Mr. Cary Shaw and Mr. Michael Eckles to the Civil Service Commission.

Motion by Mayor Reynolds, seconded by Councilwoman Sorice, to appoint Mr. Cary Shaw, with a term expiration date of December 31, 2028, and Mr. Michael Eckles, with a term expiration date

of December 31, 2029, to the Civil Service Commission. No comments followed. The Roll on this was the following:

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

**E. Procedural Motion to Accept the Charter Review Commission Report.** President Smith asked Ms. Fisher for a brief summary of this item. Ms. Fisher said in November, this Council appointed a Charter Review Commission (CRC), as required under the City charter every five years. That Commission began meeting in January every two weeks, and since that time, it had completed its review of the charter. The Commission had seven amendments that it was recommending for placement on the November 3<sup>rd</sup> ballot. When Council passed the resolution in November appointing the CRC, Council also required the CRC to have a report submitted to Council on any suggested amendments before July 31<sup>st</sup>. Council had that report from the CRC before them this evening. This procedural motion did not approve any of the amendments; this motion was only acknowledging and accepting that the CRC had filed the report as they were required to do. As discussed at the last Council meeting, the CRC members would be attending the next meeting on June 25<sup>th</sup> for a Special meeting at 5:00 p.m., and she wanted to get the report to Council so they would have time to read and review it in order to have a meaningful discussion with the CRC at that time. This procedural motion would just acknowledge that the CRC had completed its report, and accept that it was filed with Council.

President Smith confirmed they were accepting the report, but he asked if they could make changes. Ms. Fisher stated any of the amendments that Council decided to present to the voters had to be done by ordinance. Accepting this did not place any of the amendments before the voters, and Council could not amend any of the amendments that the CRC had recommended. However, Council had sole authority to decide which, if any, they wanted to present to the voters, so that was the conversation the CRC was hoping to have at the next meeting.

President Smith thanked the CRC members, and he asked how many times they met. Ms. Fisher said they met every two weeks, beginning in January. President Smith noted that was a lot of time and a lot of commitment. The Xenia charter was basically like the City's constitution, which Council was ruled and governed by, and it gave guidelines to follow. He was impressed that Councilmembers followed it to a "T", and he again thanked the CRC members for their work.

Motion by Councilman Mackiewicz, seconded by Mayor Reynolds, to accept the report from the Charter Review Commission. President Smith noted they were just accepting this report, and then Council could decide which of the seven amendments they wanted to present. Ms. Fisher concurred, and noted under the state constitution, any amendments Council presented would have to be done by ordinance, so there was further legislative action Council would have to take to get them to the voters. President Smith asked what the timeline was to get them on the November ballot. Ms. Fisher stated on page three of the report, she provided the outline, but the action had to be taken between July 6<sup>th</sup> and September 4<sup>th</sup>, so September 4<sup>th</sup> would be the deadline. With no further discussion, the Roll on this was the following:

Ayes: 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 nothing further this evening.

President Smith asked the City Manager for his comments. Mr. Merriman reminded Council that they would have their walking tour, or annual field tour, scheduled for the next meeting. As Ms. Fisher pointed out, the plan was to start an early session that evening, so that Council could hear from the citizen members of the CRC, and allow them to talk about the justification and rationale of their recommended changes. Staff was keeping the agenda very short, and there were only three items on the agenda, so he believed they could be finished with the primary portion of the Regular session quickly. There would be transportation provided for Council, and he hoped for nice weather. He had an itinerary in mind, and he would reach out to the Council President to finalize that. The tour would probably last about an hour to an hour and a half, so Council would be getting out about the normal time of a regular meeting. President Smith asked what time they were starting on June 25<sup>th</sup>. Mr. Merriman said at 5:00 p.m. He also reminded Council that next Friday, June 19<sup>th</sup>, the City facilities would be closed in observance of Juneteenth, and he asked that citizens who had business with the City to plan accordingly.

President Smith said on behalf of Mayor Reynolds and himself, he would like to thank Mr. Merriman and the City staff for the indigent burial ceremony yesterday, and he asked for the name of the cemetery. Mr. Merriman said it was Gowdy Cemetery. President Smith just thought of it as the City cemetery, since the City maintained it. Mr. Merriman noted it was a nice event. President Smith also thanked former Councilman Thomas Scrivens, who was present in the audience, for attending. He noted there were about 20 people in attendance to pay reverence to those deceased persons in the City with no family to claim their remains. It was sad, but they did have a responsibility as a City to take care of those people, and he believed they averaged around seven to ten residents every year that the City paid to have cremated. Mr. Merriman concurred, and noted the City was not required to inter those remains, but years ago, Council made that decision that there be a final resting place. It was an extra step that Xenia took that many communities did not. President Smith also thanked former Mayor Will Urschel for presiding over the ceremony.

**(10) COUNCIL COMMENTS & REPORTS:**

Councilman Mackiewicz stated he had no items this evening.

Councilwoman Sorice noted she had been attending the Charter Review Commission meetings, and the residents serving on that Commission had done a fabulous job, just like all of the citizens serving on City Boards and Commissions. These people stepped up and were willing to be involved because they cared and were concerned. The City would not run without these great people that stepped up to take these positions to help out. She thanked them all, and noted there were a couple of people in the audience who had served, and she really appreciated them. She added the members of the CRC knew what they were talking about and took great time to

deliberate and do research under the guidance of the Law Director. She appreciated everything the citizens did to help make this City run better.

President Smith concurred, and he asked how many Councilmembers served on the CRC. Ms. Fisher replied Councilwoman Sorice was the sitting member, and Vice President Crawford was the alternate. President Smith wanted the citizens to understand that Council was not writing the rules; the citizens were writing the rules. He asked if materials could be made available for distribution to the public as early as the Fourth of July weekend. Mr. Merriman said yes, but that also would depend on what Council ultimately wanted to put on the ballot, and if that decision was made sooner rather than later. Ms. Fisher noted of the seven amendments, four or five of them were amendments that Council chose not to present five years ago during the last charter review process. The Commission would make the recommendations, and then it was Council's decision on what they wanted to present to the voters.

Councilwoman Huffman said she had no items this evening.

Councilman Rubio stated he had nothing this evening.

Mayor Reynolds reported the Dayton Daily News ranked Xenia as one of the fastest-growing cities in Ohio. He noted it was announced that AeroVironment would be coming to Xenia with 58 jobs, with \$101,000 in tax revenue to the City. He announced there would be a Juneteenth celebration on Saturday, June 20<sup>th</sup> at 5:00 p.m. at Lexington Park. He said Juneteenth was an opportunity for everyone in the community to reflect upon one of the greatest evils and darkest chapters in the country's history, but also to celebrate the triumph over oppression and for freedom and liberty. He thought it would be great for everyone to attend if they could.

President Smith said there would be a Flag Day event on Sunday at the fairgrounds to include a ceremonial flag burning. This was something that former Sheriff Gene Fischer instituted and current Sheriff Scott Anger was still supporting the event, which was a free event. He asked where people should park. Mayor Reynolds said at the fairgrounds, and added the event was also a part of an American 250 event. President Smith noted the next meeting would be on June 25<sup>th</sup> starting at 5:00 p.m.

**(12) EXECUTIVE SESSION:** President Smith said an Executive Session was not needed this evening.

**(13) ADJOURNMENT:** Motion by Mayor Reynolds, seconded by Councilwoman Huffman, to adjourn the Regular Meeting at 6:35 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



**Procedural History & Timeline:**

Property Management Comm.: April 16, 2026  
Introduction: June 11, 2026 by Councilman JD Mackiewicz  
Public Hearing & Vote: June 25, 2026  
Effective Date: July 25, 2026

**Agenda Item:** **ORDINANCE 2026 – 21**  
**AUTHORIZING THE SALE OF A PORTION OF PARNELL PARK, COMPRISING 0.02 ACRES, MORE OR LESS, TO THE OWNER OF 488 ACKERMAN PLACE**

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

**Summary:** Parnell Park is a City-owned public park of roughly three acres located in the Laynewood Neighborhood. The Park is surrounded by single-family residences, except for two 25'-wide sections that connect the park to Parnell Drive and Omard Drive, and a separate 10'-wide, 0.02-acre strip that connects the park to Ackerman Place between 488 and 474 Ackerman Place. The two 25'-wide access points contain pedestrian walkways, while the 10'-wide strip does not. There is no indication that the 10'-wide section ever included a walkway or other park features. Nearby residents appear to have informally incorporated and maintained the area as part of their private yards, and there are no signs or visible markers identifying the strip as public parkland.

Historically, Parnell Park has seen limited use, and its playground equipment outlived its safe and functional life. West Side Park, located less than a quarter mile away, provides a wider range of recreational amenities. Given these factors and limited parks and recreation funding, the equipment was removed and the site is being converted into a low-maintenance nature preserve featuring native wildflowers and prairie grasses.

The owner of 488 Ackerman Place has requested to purchase this narrow strip to expand their yard area. City staff presented the purchase request for the 10-foot-wide strip to the Property Management Committee on April 16, 2026. Both staff and the Committee agreed that the area has not served a meaningful public purpose and is unlikely to do so in the future due to its narrow width and the availability of other nearby park entrances. As a result, they recommend selling the tract for \$500, an amount that generally aligns with recent per-acre prices for comparable vacant land within the City.

**Cover Memo Attachments:** N/A

**Budgetary Impact:** 361-0700-40712: \$500 (revenue)

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

**Recommendation:** It is the recommendation of the Property Management Committee that Council adopt Ordinance 2026-21, authorizing the sale of a portion of Parnell Park, comprising 0.02 acres, more or less, to the current owner of 488 Ackerman Place.

**CITY OF XENIA, OHIO  
ORDINANCE 2026 – 21**

**AUTHORIZE SALE OF A PORTION OF PARNELL PARK, COMPRISING 0.02 ACRES,  
MORE OR LESS, TO THE OWNER OF 488 ACKERMAN PLACE**

**WHEREAS**, Parnell Park, a public park owned by and within the City of Xenia, contains an approximately 10-foot-wide tract of land, comprising 0.02 acres, more or less, located between Lots 176 and 177 of the Layne Section 1 Subdivision, Xenia, Ohio, and between the remainder of Parnell Park and Ackerman Place (the “Park Sale Tract”);

**WHEREAS**, the owner of 488 Ackerman Place, Layne Section 1 Subdivision Lot 176, Greene County Parcel ID M40000100250017600, Xenia, Ohio, (the “Buyer’s Tract”) wishes to acquire the Park Sale Tract and use for private purposes; and

**WHEREAS**, the City of Xenia Property Management Committee met on April 16, 2026, and agreed to sell the Park Sale Tract to the owner of the Buyer’s Tract,

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

**Section 1.** The sale of the City-owned Park Sale Tract, as depicted in Exhibit A, to the owner of the Buyer’s Tract, in the amount of Five Hundred Dollars (\$500), is hereby approved.

**Section 2.** The owner of the Buyer’s Tract shall be responsible for procuring all survey work necessary to split the Park Sale Tract from the Parnell Park property, in a manner consistent with Exhibit A, and consolidate the Park Sale Tract with the Buyer’s Tract.

**Section 3.** The City Manager is authorized to execute the deed for the approved conveyance and any other documents necessary for the sale and transfer of the Park Sale Tract.

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

**Section 5.** This Ordinance shall take effect July 25, 2026.

Introduced: June 11, 2026

Adopted: June 25, 2026

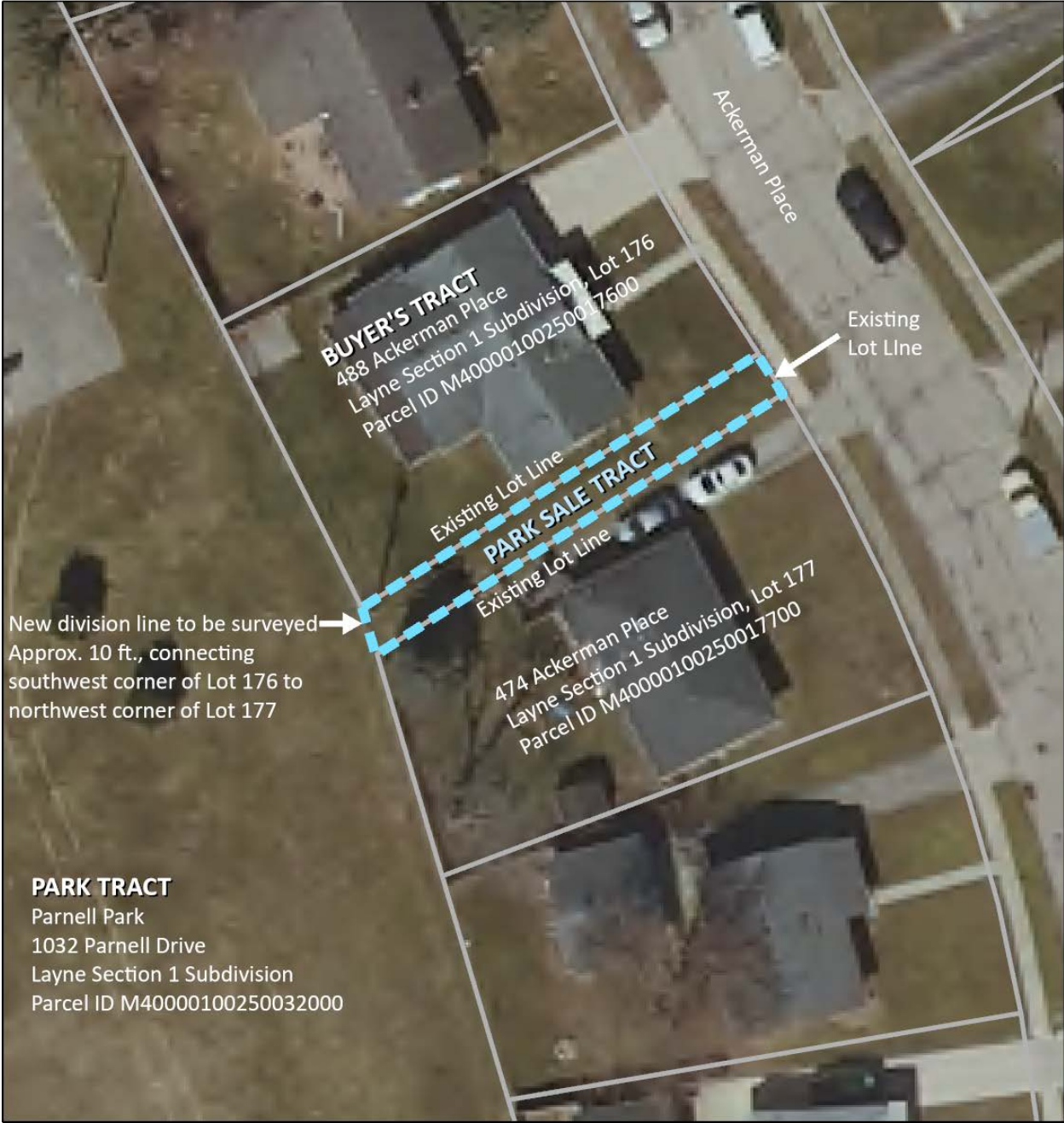
Attest:

Wesley E. Smith  
Xenia City Council President

Amy E. Brown  
City Clerk

# Exhibit A: Park Sale Tract

Outlined in Light Blue





**Procedural History & Timeline:**

Amended prior to Introduction: June 11, 2026, motion by Mayor Reynolds, seconded by Councilwoman Sorice, motion approved 6-0  
Introduction: June 11, 2026, by Mayor Ethan Reynolds  
Public Hearing & Vote: June 25, 2026  
Effective Date: July 25, 2026

**Agenda Item:** **ORDINANCE 2026 – 22**  
**INSTITUTING A ONE-YEAR MORATORIUM ON THE ESTABLISHMENT OR COMMENCEMENT OF DATA CENTERS WITHIN THE CITY OF XENIA**

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

**Summary:** Data centers are the core physical infrastructure behind the internet, housing interconnected computer systems that store, manage, and process data. Because large data centers contain dense computing power, they require substantial cooling, backup power, fire suppression, and security systems. As a result, large data centers require significant amounts of electricity and water, can create significant aesthetic impacts, and generate noise from their cooling systems. While they provide essential infrastructure and can generate substantial property tax revenue, they are highly automated and employ relatively few workers per square foot, limiting income tax benefits.

Data centers are expanding across the country, particularly in areas with abundant power and water, with Ohio experiencing notable growth in these facilities. While the City currently has excess capacity to deal with wastewater from these types of facilities, water distribution and sewer collection may be an issue depending on location. In addition, available electrical transmission capacity is limited and not conducive to the placement of a large data center in the City. Over the past few years, the City has been approached by data center developers but none of these conversations yielded a project due to these limitations.

While the limitations on electrical supply and utilities currently discourage the location of any data centers in the City, these limitations could change in the future; thus, it is important the City begin to think about and address the issue. Currently the Land Development Code (LDC) does not address data centers. The closest existing use classification is warehouses, which are permitted only in Industrial Districts. The LDC should be updated to define data centers and, if the City decides to allow data centers as a use in the City, then specific development standards for data centers should also be established. Those standards should reflect the potential community impacts and benefits of these facilities, along with any applicable state or federal regulations.

A temporary moratorium would pause development of data centers while the City takes the necessary time to review the issue and draft the appropriate regulations. Several other southwest Ohio communities have enacted similar moratoria, including Vandalia, Dayton, Fairborn and Washington Township.

**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:** Adopt Ordinance 2026-22, to institute a moratorium on the establishment or commencement of data centers within the City of Xenia.

**CITY OF XENIA, OHIO  
ORDINANCE 2026 – 22**

**INSTITUTING A ONE-YEAR MORATORIUM ON THE ESTABLISHMENT  
OR COMMENCEMENT OF DATA CENTERS WITHIN THE CITY OF XENIA**

**WHEREAS**, a “Data Center” is herein defined as a facility used primarily for the storage, management, processing and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations;

**WHEREAS**, such uses are not currently addressed in the City’s Land Development Code and there is a need to review such uses to determine whether the City should prohibit or limit the number of Data Centers permitted in the City and, if permitted, a need to establish proper zoning regulations to mitigate the potential harmful impacts they can have on residential and commercial areas;

**WHEREAS**, the City needs time to study and determine the impact Data Centers will have on the City to enact proper zoning regulations, and this Council desires to maintain the status quo while doing so; and

**WHEREAS**, this Council finds it to be in the best interest of the health, safety, and general welfare of the citizens of Xenia to institute a one-year moratorium on the establishment or commencement of Data Centers within the City to allow ample time to determine appropriate zoning regulations,

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

**Section 1.** It is the legislative intent of this Ordinance to establish a temporary moratorium on the establishment or commencement of Data Centers within the City of Xenia. The purpose of this moratorium is to maintain the status quo while the City reviews and studies Data Centers to determine the appropriate zoning for the purpose of protecting residential and commercial neighborhoods from negative secondary effects created by such facilities.

**Section 2.** A temporary moratorium is hereby imposed on the establishment or commencement of Data Centers or similar uses with the City of Xenia for a period of one (1) year from the effective date of this Ordinance, unless ended earlier by action of the City Council. Said moratorium may be reasonably extended by the Council, if necessary, by ordinance. As used herein, “establishment or commencement” shall include the submission, consideration, or approval of any new or existing applications to establish, develop and/or construct, use any existing building, or change the use of an existing structure, any one of which would enable the establishment or commencement of Data Centers within the City.

**Section 3.** As zoning regulations for Data Centers do not currently exist in the City’s Land Development Code, during the period of the established moratorium, no Data Centers or similar uses, as determined by the City Planner, shall apply for, nor existing applications be considered for or be granted, zoning approval, building code approval, nor shall any Data Centers be established or commence operations within the City of Xenia during the period of the moratorium. This moratorium suspends and tolls any time periods prescribed by law within which the Planning & Zoning Commission or any other official or official body of the City of Xenia is required to take action upon an application for a zoning permit, building permit, site plan approval or the like for the development of land within the City as a Data Center, and no application shall be deemed approved by the failure of the Planning & Zoning Commission, or any other public official or official body to approve or deny said application during the time when this moratorium is in effect.

**Section 4.** The City Manager and City Planner are hereby directed to study these types of uses and to recommend to the Planning and Zoning Commission, as soon as is practicable, whether such Data Centers or similar uses should be permitted in the City, and if permitted or limited, the appropriate zoning and regulations for such uses.

**Section 5.** 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 6.** This Ordinance shall become effective on July 25, 2026.

Introduced: June 11, 2026

Adopted: June 25, 2026

Attest:

Wesley E. Smith  
Xenia City Council President

Amy E. Brown  
City Clerk



**Procedural History & Timeline:**

Planning and Zoning Commission: June 10, 2026  
Introduction: June 25, 2026  
Public Hearing & Vote: July 9, 2026  
Effective Date: August 8, 2026

**Agenda Item:**            **ORDINANCE 2026 – 23**  
AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO,  
TO REZONE THE PROPERTY AT 805 UPPER BELLBROOK ROAD AND A  
PORTION OF THE PROPERTY AT 817 UPPER BELLBROOK ROAD FROM  
A-1 AGRICULTURAL DISTRICT TO RB REGIONAL BUSINESS DISTRICT

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

**Summary:**            The proposed rezoning area includes the 2.787-acre property at 805 Upper Bellbrook Road (single-family home), and 1.444 acres of the 32.654-acre property at 817 Upper Bellbrook Road (agricultural land). The 1.444-acre portion of 817 Upper Bellbrook Road is the remainder of the property that was not rezoned by Ordinance 2026-09 (a 31.21-acre PUD including 160 townhomes). The ordinance exhibit visually depicts the requested rezoning area. The property boundaries will be resurveyed to match the rezoning boundary upon approval of the rezoning. The applicant has requested this rezoning in order to allow for development of a hotel and one or two commercial out lots.

See the attached staff report to the Planning and Zoning Commission for additional details, including an analysis of this rezoning according to applicable criteria in the Land Development Code. The staff report reflects a review of the rezoning by Planning and Zoning Division staff. Planning and Zoning Commission voted to recommend approval of this rezoning after holding a public hearing at their June 10, 2026, meeting, based on the findings of this staff report.

**Cover Memo**  
**Attachments:**        PZC Staff Report

**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 the Planning and Zoning Commission that Council adopt Ordinance 2026 -23 to amend the Official Zoning Map of the City of Xenia, Ohio, to rezone an approximately 4.231-acre property consisting of the 2.787-acre property at 805 Upper Bellbrook Road and a 1.444-acre portion of the property at 817 Upper Bellbrook Road, from A-1 Agricultural District to RB Regional Business District.

**CITY OF XENIA, OHIO  
ORDINANCE 2026 – 23**

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF XENIA, OHIO,  
TO REZONE THE PROPERTY AT 805 UPPER BELLBROOK ROAD AND A PORTION  
OF THE PROPERTY AT 817 UPPER BELLBROOK ROAD FROM A-1 AGRICULTURAL  
DISTRICT TO RB REGIONAL BUSINESS DISTRICT**

**WHEREAS**, Tashi Hospitality, a prospective property owner with authorization from the current property owner, has filed an application to rezone the above-mentioned property from A-1 Agricultural District to RB Regional Business District (Case PZC2026-08);

**WHEREAS**, the Xenia Planning and Zoning Commission, at its June 10, 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 RB Regional Business District for the 2.787-acre property at 805 Upper Bellbrook Road (Greene County Parcel ID M40-0001-0058-0-0007-00) and an approximately 1.444-acre portion of 817 Upper Bellbrook Road (Greene County Parcel ID M40-0001-0058-0-0006-00), together comprising 4.231 acres and labeled as “Lot 2” 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 take effect August 8, 2026.

Introduced: June 25, 2026

Adopted:

Attest:

Wesley E. Smith  
Xenia City Council President

Amy E. Brown  
City Clerk



**XENIA CITY COUNCIL  
ANNUAL FIELD TOUR – WALKING/BUS TOUR  
JUNE 25, 2026**

**WORK SESSION:** Offsite Walking/Bus Tour to Various Locations

- **Lexington Park:**  
Future of the park, special events, and neighboring development
  
- **Monroe Drive:**  
Understanding road conditions, utility issues, and concrete infrastructure
  
- **Public Service Center:**  
Landfill status and future of the site