XENIA CITY COUNCIL
MEETING AGENDA
NOVEMBER 12, 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.

SPECIAL MEETING

(1) CALL TO ORDER	5:00 p.m.
(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
(3) DISCUSSION	2027 Operating Budget and Capital Improvement Plan Review
(4) ADJOURN	Regular Meeting to begin at 6:00 p.m.

REGULAR MEETING

• **INVOCATION**	Pastor Todd Martin, Chaplain, Greene County Sheriff's Office
(1) PLEDGE OF ALLEGIANCE	Mayor Ethan Reynolds
(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	October 22, 2026 Regular 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 11/12/2026.

(7) OLD BUSINESS

A. <u>ORDINANCE 2026-41</u> (Emergency)	AMENDING ORDINANCE 2026-40 TO PROVIDE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF XENIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY *(Finance Director)*

XENIA CITY COUNCIL
MEETING AGENDA
NOVEMBER 12, 2026

(8) NEW BUSINESS

A. PUBLIC COMMENT — 2027 OPERATING BUDGET AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN *(City Manager/Finance Director)*

B. RESOLUTION 2026-061 — ACCEPTING THE DEDICATION OF PUBLIC LAND SHOWN ON THE GRANDSTONE TRACE SUBDIVISION, SECTION 3, FINAL PLAT AND AUTHORIZING THE EXECUTION OF A SUBDIVIDER'S AGREEMENT WITH GRANDSTONE TRACE, LLC *(City Manager)*

(9) APPOINTED OFFICIALS' REPORTS

(10) COUNCIL COMMENTS & REPORTS

(11) EXECUTIVE SESSION — Personnel matters to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee per ORC §121.22(G); Purchase or sale of property per ORC §121.22(G); and General legal advice per Charter §13.03C.(1)

(12) WORK SESSION — Continued Review of 2027 Budget and Capital Improvement Plan

(13) ADJOURNMENT

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

XENIA CITY COUNCIL
REGULAR MEETING
OCTOBER 22, 2026

REGULAR SESSION

President Smith asked everyone to stand; Kevin Poole, Cornerstone Bible Church, provided the Invocation.

(1) PLEDGE OF ALLEGIANCE: All present remained standing and recited the Pledge of Allegiance led by Councilman JD Mackiewicz.

(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: Assistant City Manager Eric Henry, Finance Director Ryan Duke, Assistant Finance Director Jason Lake, City Clerk Amy Brown, Fire Chief Mike Bogan, and Police Major Matt Miller.

President Smith thanked Mr. Henry for filling in tonight for the City Manager, who was traveling. He noted Law Director Donnette Fisher had also previously been excused from tonight's meeting.

(4) APPROVAL OF MINUTES: President Smith called for a motion on the minutes of the October 8, 2026, Regular Meeting.

Motion by Vice President Crawford, seconded by Councilwoman Sorice, to approve the October 8, 2026, minutes of the Regular Meeting as written. President Smith entertained comments or questions. None were presented. The Roll on this was the following:

Ayes: Crawford, Sorice, Mackiewicz, Huffman, Rubio, Reynolds, 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. Nobody came forward.

(7) OLD BUSINESS:

A. President Smith presented **ORDINANCE 2026-38 AMENDING TABLE P8.2. OF THE CITY'S FEE SCHEDULE, AS CONTAINED IN APPENDIX A OF THE CITY GOVERNMENT CODE, TO REDUCE VENDOR FEES AT CITY-SPONSORED COMMUNITY EVENTS,** introduced by Mayor Ethan Reynolds on October 8, 2026. President Smith asked Mr. Henry for a brief summary of this item. Mr. Henry said this item would lower fees for City-sponsored events. Following feedback received from vendors, food and drink vendors

would be going from $200 to $150, and arts and crafts vendors would be going from $100 to $50. He was happy to answer any questions from Council.

President Smith opened the public hearing at 6:04 p.m. and invited those wishing to speak for or against amending Table P8.2. of the City's fee schedule to come forward. Nobody came forward. President Smith closed the public hearing at 6:05 p.m. and entertained comments or questions from Council. Hearing none, he entertained a motion on Ordinance 2026-38.

Motion by Mayor Reynolds, seconded by Councilman Rubio, to adopt Ordinance 2026-38 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.

B. President Smith presented **ORDINANCE 2026-39 ENACTING SECTION 240.10 OF THE CITY'S ADMINISTRATIVE CODE, TITLED "COMMUNITY RESOURCES PROGRAM,"** introduced by Councilwoman Rachel Huffman on October 8, 2026. President Smith asked Mr. Henry for a brief summary of this item. Mr. Henry said this was done to better align the administrative code with the person that was hired for this position. He believed that following the introduction of the Ordinance at the last meeting that staff captured the changes Councilwoman Huffman recommended. Specifically, that the Community Resources Program should be operated by a Community Resources Coordinator who was licensed in Ohio as a Social Worker, an independent Social Worker, or Licensed Professional Clinical Counselor. He was happy to answer any questions.

President Smith opened the public hearing at 6:06 p.m. and invited those wishing to speak for or against enacting Section 240.10 of the City's Administrative Code to come forward. With no one coming forward, President Smith closed the public hearing at 6:06 p.m. and entertained comments or questions from Council. Hearing none, he entertained a motion on Ordinance 2026-39.

Motion by Councilwoman Huffman, seconded by Councilwoman Sorice, to adopt Ordinance 2026-39 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. RESOLUTION 2026-058 APPROVING THE 2027 CITY EMPLOYEE INSURANCE PROGRAM AND AUTHORIZING THE RENEWAL OF THE CITY'S AGREEMENTS WITH THE JEFFERSON HEALTH PLAN, CUSTOM DESIGN BENEFITS, AMERICAN HEALTH HOLDINGS (TELEDOC), AND ENROLLMENT MANAGEMENT SERVICES. President Smith asked Mr. Henry for a brief summary of this item. Mr. Henry said the City's Insurance Committee recommended renewing the City's health insurance through Jefferson Health Consortium, and also recommended renewing the agreements with Custom Design Benefits for third party administrative services. The City had been partnered

with them since 2022, and under this partnership, the renewal rates were based on medical cost trends and specific claim costs. Looking ahead for 2027, the medical cost trends nationally would say that a 9% increase was needed; however, the City's renewal rate would only be at 3%, which was much lower than expected. As part of the City's overall health insurance benefits, the Committee also recommended that the Council increase the maximum health reimbursement arrangement amounts for employees who opted out of City insurance, with a maximum of $10,000 for single coverage and $20,000 for family coverage. Additionally, the Insurance Committee recommended renewing Teledoc, vision, dental, life insurance, and enrollment management services.

President Smith appreciated the fact that this 3% was not too overwhelming; it was more inflationary. This was a standard procedure that they went through every year. He asked Mr. Duke if he had anything to add. Mr. Duke thought the 3% was a favorable rate, and it was less than what they had originally projected in the budget, which was helpful. It was a testament to everything staff was doing to try and reduce the claims that were going against the plan. Staff was looking for creative approaches to do that, like Teledoc, and trying to do everything they could to provide quality insurance, while also limiting claims if they could. Hearing nothing further, President Smith called for a motion to pass Resolution 2026-058 as presented.

Motion by Vice President Crawford, seconded by Mayor Reynolds, to pass Resolution 2026-058 as presented. No comments followed. The Roll on this was the following:

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

B. RESOLUTION 2026-059 AUTHORIZING THE EXECUTION OF THE LPA FEDERAL LOCAL-LET PROJECT AGREEMENT WITH ODOT FOR THE S. DETROIT STREET (MIAMI AVENUE TO THE CITY'S SOUTHERN CORPORATION LIMITS) REHABILITATION PROJECT. President Smith asked Mr. Henry for a brief summary of this item. Mr. Henry said in October 2023, the City applied for and received $985,832 in federal Surface Transportation Program (STP) funding through Miami Valley Regional Planning Commission (MVRPC) to rehabilitate S. Detroit Street from Miami Avenue to the southern corporation limits near Ledbetter Road. This project would complete the resurfacing of Detroit Street between the City's northern and southern corporation limits. Construction was scheduled to begin in 2028, at an estimated total cost of $1,471,391, and the STP grant would cover 67% of the cost. Before the project could be advertised for bids in 2028, the City had to execute a Local Public Agency (LPA) agreement with ODOT, as required for projects receiving MVRPC grant funds.

President Smith entertained comments or questions. He noted they had this to look forward to in 2028. Hearing nothing further, he called for a motion to pass Resolution 2026-059 as presented.

Motion by Councilman Mackiewicz, seconded by Mayor Reynolds, to pass Resolution 2026-059 as presented. No comments followed. The Roll on this was the following:

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

C. RESOLUTION 2026-060 WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF AN APEX SOLUTION 9-1-1 CALL HANDLING SYSTEM FROM CARBYNE, INC., FOR THE EMERGENCY COMMUNICATIONS DIVISION. President Smith asked Mr. Henry for a brief summary of this item. Mr. Henry said Ohio's 9-1-1 system had remained largely unchanged since the 1980s. Next Generation 9-1-1 was a statewide mandate to modernize the system. With the state establishing a deadline of 2030 for this work to be completed, as part of this work, the City's Dispatch operations needed to upgrade their call handling systems. After reviewing many options, staff recommended the APEX Solution Call Handling System from Carbyne, Inc. The proposed purchase would include the deployment and configuration of the system on up to nine Dispatch workstations. The purchase would also include the execution of a five-year service contract, which would include all necessary licenses, translation and transcription services, third-party hardware, connectivity, and customer support. Funding for the upgrade was included in the 2026 Capital Budget and would come from 9-1-1 fee revenue provided by the state of Ohio. Executing the contract now would secure fixed pricing and terms for five years, which would reduce the City's future costs. Because the City had a similar contractor with a shorter term and comparable rates, they were able to waive competitive bidding on this project.

President Smith entertained comments or questions. Mayor Reynolds asked if this was an increase from previous years. Mr. Duke noted this was a completely new system and a new project. It was an all new expenditure, but it was covered 100% by those 9-1-1 fees. There were no tax dollars or general fund money being spent; public safety fund dollars were going toward it. This was something staff had expected for many years, and there was just over $1 million in that public safety fund right now. Those funds had been set aside over the last decade for the purpose of instituting this Next Gen upgrade. Mr. Henry stated the total for this was about $570,000. Vice President Crawford said since this upgrade would allow the City to have a system that was standard across the state of Ohio, he asked if that would help to bring new people in and help employee retention. Mr. Henry said it probably did not hurt their retention cause. He thought it would streamline operations, and make things easier so people would want to stay. Mr. Duke said the general purpose of it was to expand the types of services that were being provided in the 9-1-1 Center, things like texting 9-1-1. Right now, that could be done, but there were some limitations there. This was really implementing more modern-day technology and allowing a whole lot of different communications within the Center that were difficult to facilitate with the current setup.

Hearing nothing further, President Smith called for a motion to pass Resolution 2026-060 as presented.

Motion by Councilman Rubio, seconded by Mayor Reynolds, to pass Resolution 2026-060 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 sent an email to Council yesterday with a special request. The Community Improvement Corporation (CIC) was the developer in the Market District project, and they had a need for some legal services. The resources of the CIC were somewhat limited, and attorney fees were fairly high, but one way they could potentially save some dollars was to use the City's Law Director to review some of those documents. He talked to Ms. Fisher, and she was happy to review those documents, but there were a couple of barriers. The first was, in her employment contract, there was a provision that before she could do any work for an outside entity, she would need Council's approval. Technically, this was a separate legal entity, and so he requested a motion tonight, where Council would authorize Ms. Fisher to provide legal services to the CIC. There was also the potential of a conflict of interest because the CIC and the City were two different entities. Mr. Fisher would also request that a part of the motion be that Council would waive any conflict of interest she might have in representing both entities. The CIC was a blended, component unit of the City, so the interests were very much aligned, and he did not think there would be a true conflict of interest to any great extent. But, Ms. Fisher would make clear in the documentation with the CIC that if there was a conflict between the two, her first priority was protecting the interests of the City. The City's interests would certainly not be compromised by waiving that conflict, and he wanted to request a motion from Council tonight on her behalf, so she could start to review those documents. There was some urgency in getting some of these things done, so the sooner she had permission to start working through some of these documents, the quicker they could be completed. He said she would have loved to present this tonight, and she might come back with something more formal in the form of a Resolution once she was back in town. Vice President Crawford noted the CIC had always supported the City. Mr. Duke concurred, and noted there were four City officials that sat on the board, so the interests between the City and the CIC were aligned.

Motion by Mayor Reynolds, seconded by Vice President Crawford, to authorize Law Director Donnette Fisher to provide legal services to the Community Improvement Corporation, as well as waiving any conflict of interest she might have in representing both the City and the CIC. No discussion followed. The Roll on this was the following:

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

Mr. Duke had no further items this evening, but he said he would be happy to answer any questions. Vice President Crawford remarked there would be a meeting on Tuesday for the Finance and Budget Committee. Mr. Duke concurred, and noted Council should be receiving the budget and Capital Improvement Plan (CIP) in the next week. Obviously, there would be plenty of dialogue, along with possible changes as they discussed the different items in the plan with the Finance and Budget Committee as well as Council. President Smith confirmed those Committee members were Vice President Crawford, Mayor Reynolds, and Councilwoman Huffman. All three members confirmed they would be at the Committee meeting.

President Smith asked the Assistant City Manager for his comments. Mr. Henry said Trick or Treat was on October 31st, from 6:00 p.m. to 8:00 p.m., rain or shine.

President Smith noted Xenia Community Schools would have a Trunk or Treat on Tuesday, from 5:30 p.m. to 7:30 p.m., at the high school. It was always a big event, and he added there were other Trunk or Treat events throughout the City all weekend at different locations.

(10) COUNCIL COMMENTS & REPORTS:

Councilman Mackiewicz had nothing to report this evening.

Councilwoman Sorice had no items this evening.

Councilwoman Huffman stated she had nothing this evening.

Councilman Rubio said he also had no comments.

Mayor Reynolds had nothing this evening.

Vice President Crawford stated on October 15th, four new officers in the Police Division were sworn in. It was a great service, and he was happy that people wanted to serve the City in this capacity. Judge McNamee swore in Chris Sturgeon, Calen Jones, Jared Bond, and Simon Dykman, and they were all excellent candidates who were enthusiastic to be a part of the force. They were also prayed for, and their families were there to support them. He thanked Police Chief Stutes, and all who were a part of the event.

(11) EXECUTIVE SESSION: President Smith requested an Executive Session this evening for personnel matters to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee per ORC §121.22(G).

Motion by President Smith, seconded by Mayor Reynolds, to go into Executive Session at 6:24 p.m. for personnel matters to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee per ORC §121.22(G). President Smith noted he did not expect any legislative action afterwards, and the session might last 15-20 minutes at the most. With no further discussion, the Roll on this was the following:

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

The Council convened in Executive Session with the same members present. At 7:17 p.m., President Smith reconvened the Regular Session.

(12) ADJOURNMENT: Motion by Mayor Reynolds, seconded by Councilwoman Huffman, to adjourn the Regular Meeting at 7:17 p.m. No discussion followed. The Roll on this was the following:

Ayes: Crawford, 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
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

Presentation as an Emergency: November 12, 2026
Effective Date: November 12, 2026

Agenda Item: **ORDINANCE 2026– 41**
AMENDING ORDINANCE 2026-40 TO PROVIDE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF XENIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY

Submitted & Presented By: Ryan Duke, Finance Director

Summary: Amendments to the Annual Appropriations Ordinance are being requested for the following purposes:

- To appropriate $1,000,000 for the Residential Economic Development District (REDD) reimbursable grant awarded to the City by the Ohio Department of Development to aid residential development within the Market District. An appropriation by City Council is required to use this grant funding.
- To appropriate an additional $104,609 for design of the W. Second Street Sidewalk project, which is largely funded by a grant from the Ohio Department of Transportation. The City is responsible for $23,360.90 of this additional appropriation.
- To appropriate approximately $22,000 in Fund 902 (Unclaimed Funds) so that funds remaining unclaimed for five years can be deposited back into the General Fund.
- To appropriate an additional $30,000 to cover credit card fees. Both the number of credit card transactions and the amount of revenue received through those transactions are increasing. As more customers use credit cards to pay utility bills or building permit fees, the City's transaction fees also increase, thus the need for the additional appropriation.

Cover Memo Attachments: None.

Budgetary Impact:

361-1552-55599-300048	$1,000,000.00
361-6407-53290-111171	$104,609.00
902-1006-59211	$22,000.00
708-1008-53290	$30,000.00

Vote Required for Adoption: Per § 5.04 of the City Charter, the affirmative vote of at least four (4) members of City Council is required for adoption.

Recommendation: Adopt Ordinance 2026-41, as an emergency, to amend the 2026 Annual Appropriations Ordinance for the reasons stated above.

CITY OF XENIA, OHIO
ORDINANCE 2026 – 41

AMENDING ORDINANCE 2026-40 TO PROVIDE APPROPRIATIONS FOR CURRENT EXPENSES AND OTHER EXPENDITURES FOR THE CITY OF XENIA, OHIO, FOR THE FISCAL YEAR ENDING DECEMBER 31, 2026, AND DECLARING AN EMERGENCY

WHEREAS, this Council finds it necessary, upon the recommendation of the City Manager and the Finance Director, to make certain amendments to the appropriations made by Ordinance 2026-40, passed by this Council on October 8, 2026, which provides appropriations for the fiscal year ending December 31, 2026; and

WHEREAS, City Charter §§ 5.04 and 9.05(D) of the City's Charter provide for such emergency appropriations, when such appropriations are made pursuant to an emergency ordinance,

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

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

Section 2. To provide for current expenses and other expenditures of the City of Xenia, Ohio, for the fiscal year ending December 31, 2026, the following sums in Exhibit A are hereby appropriated, with the following sums to show the following amendments:

Capital Permanent Improvements Fund (361)

Operating	Increase $104,609
Capital	Increase $1,000,000

Utility Billing Fund (708)

Operating	Increase $30,000

Unclaimed Money Fund (902)

Refunds	Increase $22,000

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

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

of special counsel shall be executed by the Law Director. No warrant for payment of legal services of special counsel shall be issued by the Finance Director unless such special counsel has been employed by the Law Director, who is hereby authorized to employ special counsel to handle particular legal matters for the City within the limits of the appropriation for such services made by this Council.

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

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

Section 7. Existing Ordinance 2026-40 is hereby repealed.

Section 8. 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 9. This Ordinance shall take effect upon its adoption and shall not be automatically repealed, as provided in City Charter § 5.04.

Adopted: November 12, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
GENERAL FUND (101, 198, 199, 203)			
COST CENTER 101			
1001 - GEN GOVT/LEG AFF			
PERSONNEL	$42,111.57		
OPERATING	$226,040.63	$268,152.20	
1002 - MUNICIPAL COURT			
PERSONNEL	$1,591,112.44		
OPERATING	$555,309.99	$2,146,422.43	
1003 - LAW DIRECTOR			
PERSONNEL	$186,852.67		
OPERATING	$314,183.70	$501,036.37	
1004 - CITY MANAGER			
PERSONNEL	$183,943.66		
OPERATING	$79,776.79	$263,720.45	
1005 - HUMAN RESOURCES			
PERSONNEL	$31,520.21		
OPERATING	$35,401.74	$66,921.95	
1006 - FINANCE OFFICE			
PERSONNEL	$116,412.07		
OPERATING	$166,736.49	$283,148.56	
1007 - INCOME TAX			
PERSONNEL	$7,735.74		
OPERATING	$292,379.44	$300,115.18	
1009 - MUNICIPAL BLDG & GENERAL SERVICES			
OPERATING	$245,261.24	$245,261.24	
1010 - MANAGEMENT INFORMATION SERVICES			
PERSONNEL SERVICES	$193,988.45		
OPERATING	$192.87	$194,181.32	
1011 - CITY CLERK			
PERSONNEL	$68,809.97		
OPERATING	$49,831.89	$118,641.86	
1013 - PUBLIC AFFAIRS AND CATV ADMIN			
PERSONNEL	$0.00		
OPERATING	$61,882.90	$61,882.90	

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
1017 - SUPPORT SERVICES DIVISION			
PERSONNEL	$0.00		
OPERATING	$0.00	$0.00	
1018 - MUNICIPAL ADMINISTRATIVE BUILDING			
PERSONNEL	$27,330.51		
OPERATING	$121,965.10	$149,295.61	
1020 - OTHER FACILITIES/PROPERTIES			
OPERATING	$124,335.84	$124,335.84	
1050 - CEMETERY			
OPERATING	$31,500.00	$31,500.00	
1228 - STREET LTS			
OPERATING	$325,885.95	$325,885.95	
1229 - HOMELAND SECURITY/RISK MGT.			
OPERATING	$62,257.88	$62,257.88	
1442 - GEN PARK MAINT			
PERSONNEL	$197,811.24		
OPERATING	$203,600.62	$401,411.86	
1550 - ECONOMIC DEVELOPMENT			
PERSONNEL	$120,872.86		
OPERATING	$60,264.95	$181,137.81	
1551 - NEIGHBORHOOD SERVICES			
PERSONNEL	$91,371.93		
OPERATING	$226,503.15	$317,875.08	
1552 - PLANNING			
PERSONNEL	$142,399.33		
OPERATING	$116,785.31	$259,184.64	
1553 - PROPERTY MAINT.			
PERSONNEL	$61,813.09		
OPERATING	$200,585.79	$262,398.88	
1555 - ENGINEERING			
PERSONNEL	$80,631.37		
OPERATING	$90,614.74	$171,246.11	
1556 - CONSTRUCTION INSPECTION			
PERSONNEL	$41,753.40		
OPERATING	$12,715.71	$54,469.11	
1557 - XENIA STATION			
OPERATING	$49,324.08	$49,324.08	
7001 - INTERFUND LOANS			
INTERFUND LOANS	$400,000.00	$400,000.00	
9001 - TRANSFERS	$10,855,000.00	$10,855,000.00	

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
COST CENTER 198			
1227 - BUILDING INSPECTION			
PERSONNEL	$142,453.77		
OPERATING	$545,795.85	$688,249.62	
COST CENTER 199			
1224 - DARE			
OPERATING	$6,577.10	$6,577.10	
COST CENTER 203			
1661 - RECREATION PROGRAMMING			
OPERATING	$22,052.42	$22,052.42	
1671 - SHAWNEE EVENTS			
OPERATING	$9,062.66	$9,062.66	
1673 - DOWNTOWN EVENTS			
OPERATING	$84,399.00	$84,399.00	
1674 - HOMETOWN CHRISTMAS			
OPERATING	$9,525.31	$9,525.31	
COST CENTER 999			
0000 - IMPREST CASH			
OPERATING	$0.00	$0.00	
TOTAL GENERAL FUND			$18,914,673.42
Less Encumbrances - 12/31/2025			($614,903.64)
2026 APPROPRIATION			$18,299,769.78

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
II. SPECIAL REVENUE FUNDS			
INDIGENT DRIVERS INTERLOCK & ALCOHOL MONITORING FUND (211)			
OPERATING	$14,844.50		
TOTAL INDIGENT DRIVERS INTERLOCK & ALCOHOL MONITORING FUND			$14,844.50
Less Encumbrances - 12/31/2025			($4,844.50)
2026 APPROPRIATION			$10,000.00
INDIGENT DRIVERS ALCOHOL TREATMENT FUND (212)			
OPERATING	$39,584.90		
TOTAL INDIGENT DRIVERS ALCOHOL TREATMENT FUND			$39,584.90
Less Encumbrances - 12/31/2025			($25,084.90)
2026 APPROPRIATION			$14,500.00
ALCOHOL ENFORCEMENT & EDUCATION FUND (213)			
OPERATING	$3,000.00		
TOTAL ALCOHOL ENFORCEMENT & EDUCATION FUND			$3,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$3,000.00
MUNICIPAL COURT PROBATION SERVICES FUND (214)			
PERSONNEL	$478,623.03		
OPERATING	$117,567.90		
CAPITAL	$0.00		
TOTAL MUNICIPAL COURT PROBATION SERVICES FUND			$596,190.93
Less Encumbrances - 12/31/2025			($34,466.90)
2026 APPROPRIATION			$561,724.03
STREET FUND (221,228,229)			
PERSONNEL	$1,140,570.56		
OPERATING	$783,656.25		
CAPITAL	$669,779.11		
INTERFUND LOAN	$0.00		
REFUND	$0.00		
TOTAL STREET FUND			$2,594,005.92
Less Encumbrances - 12/31/2025			($194,594.59)
2026 APPROPRIATION			$2,399,411.33
STATE ROUTE REPAIR FUND (222)			
PERSONNEL	$90,740.12		
OPERATING	$91,765.45		
TOTAL STATE ROUTE REPAIR FUND			$182,505.57
Less Encumbrances - 12/31/2025			($16,729.45)
2026 APPROPRIATION			$165,776.12

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
PROPERTY IMPROVEMENTS FUND (233, 236)			
PERSONNEL	$23,340.00		
OPERATING	$307,928.63		
CAPITAL	$0.00		
TRANSFERS	$0.00		
TOTAL PROPERTY IMPROVEMENTS FUND			$331,268.63
Less Encumbrances - 12/31/2025			($101,250.63)
2026 APPROPRIATION			$230,018.00
911 FUND (250)			
PERSONNEL	$51,427.73		
OPERATING	$85,421.75		
CAPITAL	$500,000.00		
DEBT SERVICE	$0.00		
TOTAL 911 FUND			$636,849.48
Less Encumbrances - 12/31/2025	$0.00		($13,266.75)
2026 APPROPRIATION	$0.00		$623,582.73
LAW ENFORCEMENT TRUST FUND (251)			
OPERATING	$92,663.63		
CAPITAL	$0.00		
TOTAL LAW ENFORCEMENT TRUST FUND			$92,663.63
Less Encumbrances - 12/31/2025			($1,764.48)
2026 APPROPRIATION			$90,899.15
DRUG LAW ENFORCEMENT FUND (252)			
OPERATING	$4,500.00		
TOTAL DRUG LAW ENFORCEMENT FUND			$4,500.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$4,500.00
MUNICIPAL COURT VICTIM ADVOCATE FUND (253)			
PERSONNEL	$302,039.09		
OPERATING	$39,341.10		
TOTAL MUNICIPAL COURT VICTIM ADVOCATE FUND			$341,380.19
Less Encumbrances - 12/31/2025			($6,872.57)
2026 APPROPRIATION			$334,507.62
ONE OHIO FUND (254)			
PERSONNEL	$8,785.61		
OPERATING	$36,689.54		
CAPITAL	$10,000.00		
TOTAL ONE OHIO FUND			$55,475.15
Less Encumbrances - 12/31/2025			($11,189.54)
2026 APPROPRIATION			$44,285.61

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
PUBLIC SAFETY FUND (270)			
PERSONNEL	$17,814,300.29		
OPERATING	$4,056,579.25		
CAPITAL	$44,860.00		
TOTAL PUBLIC SAFETY FUND			$21,915,739.54
Less Encumbrances - 12/31/2025			($461,608.14)
2026 APPROPRIATION			$21,454,131.40
COURT SPECIAL PROJECTS FUND (363)			
PERSONNEL	$62,027.45		
OPERATING	$743,538.09		
CAPITAL	$0.00		
TOTAL COURT SPECIAL PROJECTS FUND			$805,565.54
Less Encumbrances - 12/31/2025			($2.15)
2026 APPROPRIATION			$805,563.39
PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND (500, 501, 502, 503)			
OPERATING	$0.00		
CAPITAL	$0.00		
TOTAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND			$0.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$0.00
COMMUNITY DEVELOPMENT GRANTS FUND (601, 603)			
PERSONNEL	$0.00		
OPERATING	$56,630.67		
CAPITAL	$170,000.00		
INTERFUND LOAN	$1,700.00		
TOTAL COMMUNITY DEVELOPMENT GRANTS FUND			$228,330.67
Less Encumbrances - 12/31/2025			($28,933.67)
2026 APPROPRIATION			$199,397.00
ECONOMIC DEVELOPMENT LOAN PROGRAMS FUND (602)			
OPERATING	$200,000.00		
TOTAL ECONOMIC DEVELOPMENT LOAN PROGRAMS FUND			$200,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$200,000.00
GRAND TOTAL SPECIAL REVENUE FUNDS			$27,141,296.38

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
III. CAPITAL PROJECTS FUNDS			
CAPITAL PERMANENT IMPROVEMENTS FUND (361, 362, 364)			
OPERATING	$2,078,410.49		
CAPITAL	$13,041,559.70		
DEBT SERVICE	$812,530.67		
INTERFUND LOAN	$0.00		
TRANSFERS	$531,922.00		
TOTAL CAPITAL PERMANENT IMPROVEMENTS FUND			$16,464,422.86
Less Encumbrances - 12/31/2025			($5,465,039.85)
2026 APPROPRIATION			$10,999,383.01
GRAND TOTAL CAPITAL PROJECTS FUNDS			$10,999,383.01
IV. DEBT SERVICE FUNDS			
BOND RETIREMENT FUND (472, 473, 474)			
OPERATING	$0.00		
DEBT SERVICE	$1,211,155.00		
BOND RETIREMENT FUND			$1,211,155.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$1,211,155.00
GRAND TOTAL DEBT SERVICE FUNDS			$1,211,155.00

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
V. ENTERPRISE FUNDS			
WATER FUND (611, 664)			
PERSONNEL	$2,686,585.45		
OPERATING	$2,486,710.58		
DEBT SERVICE	$466,646.00		
CAPITAL	$3,018,098.89		
TRANSFERS	$3,310,283.00		
TOTAL WATER FUND			$11,968,323.92
Less Encumbrances - 12/31/2025			($710,689.60)
2026 APPROPRIATION			$11,257,634.32
SEWER FUND (612, 665)			
PERSONNEL	$2,907,152.72		
OPERATING	$3,282,800.44		
DEBT SERVICE	$449,958.00		
CAPITAL	$2,327,384.59		
TRANSFERS	$1,067,088.00		
TOTAL SEWER FUND			$10,034,383.75
Less Encumbrances - 12/31/2025			($811,484.30)
2026 APPROPRIATION			$9,222,899.45
SANITATION SERVICES FUND (613, 666)			
PERSONNEL	$766,074.68		
OPERATING	$3,202,296.46		
DEBT SERVICE	$0.00		
CAPITAL	$430,695.98		
TRANSFERS	$472,363.00		
TOTAL SANITATION SERVICES FUND			$4,871,430.12
Less Encumbrances - 12/31/2025			($391,686.25)
2026 APPROPRIATION			$4,479,743.87
STORMWATER FUND (614, 667, 668)			
PERSONNEL	$654,913.62		
OPERATING	$418,902.72		
DEBT SERVICE	$141,459.81		
CAPITAL	$1,833,675.34		
TRANSFERS	$600,000.00		
TOTAL STORMWATER FUND			$3,648,951.49
Less Encumbrances - 12/31/2025			($421,472.16)
2026 APPROPRIATION			$3,227,479.33
PARKING REVENUE FUND (615)			
PERSONNEL	$52,688.54		
OPERATING	$31,611.62		
INTERFUND LOAN	$0.00		
TOTAL PARKING REVENUE FUND			$84,300.16
Less Encumbrances - 12/31/2025			($2,430.16)
2026 APPROPRIATION			$81,870.00
GRAND TOTAL ENTERPRISE FUNDS			$28,269,626.97

CODE/FUND DEPARTMENT PURPOSE	AMOUNTS	DEPARTMENT TOTAL	FUND TOTAL
VI. INTERNAL SERVICE FUNDS			
UTILITY BILLING INTERNAL SERVICE FUND (708)			
OPERATING	$452,704.80		
TOTAL UTILITY BILLING INTERNAL SERVICE FUND			$452,704.80
Less Encumbrances - 12/31/2025			($34,686.75)
2026 APPROPRIATION			$418,018.05
CITY GARAGE REVENUE FUND (709)			
PERSONNEL	$238,329.07		
OPERATING	$1,061,772.37		
CAPITAL	$0.00		
TOTAL CITY GARAGE REVENUE FUND			$1,300,101.44
Less Encumbrances - 12/31/2025			($150,293.90)
2026 APPROPRIATION			$1,149,807.54
INFORMATION TECHNOLOGY FUND (710)			
OPERATING	$2,241,514.52		
CAPITAL	$956,518.62		
DEBT SERVICE	$0.00		
TOTAL INFORMATION TECHNOLOGY FUND			$3,198,033.14
Less Encumbrances - 12/31/2025			($603,912.07)
2026 APPROPRIATION			$2,594,121.07
INSURANCE FUND (711)			
OPERATING	$3,050,558.00		
INTERFUND LOAN	$0.00		
TOTAL INSURANCE FUND			$3,050,558.00
Less Encumbrances - 12/31/2025			($16,558.00)
2026 APPROPRIATION			$3,034,000.00
GRAND TOTAL INTERNAL SERVICE FUNDS			$7,195,946.66
VII. TRUST FUNDS			
INSURANCE RESERVE FUND (901)			
OPERATING	$40,000.00		
REFUNDS	$90,000.00		
TOTAL INSURANCE RESERVE FUND			$130,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$130,000.00
UNCLAIMED FUNDS (902)			
OPERATING	$0.00		
REFUNDS	$62,000.00		
TOTAL UNCLAIMED FUNDS			$62,000.00
Less Encumbrances - 12/31/2025			$0.00
2026 APPROPRIATION			$62,000.00
GRAND TOTAL TRUST FUNDS			$192,000.00

GRAND TOTAL ALL FUNDS	$93,309,177.80
Less Encumbrances - 12/31/2025	
2026 APPROPRIATION	

XENIA CITY COUNCIL
LEGISLATIVE COVER MEMO

Procedural History & Timeline:

P&ZC Meeting: October 7, 2026
Presentation & Vote: November 12, 2026
Effective Date: November 12, 2026

Agenda Item: **RESOLUTION 2026 – 061**
ACCEPTING THE DEDICATION OF PUBLIC LAND SHOWN ON THE GRANDSTONE TRACE SUBDIVISION, SECTION 3, FINAL PLAT AND AUTHORIZING THE EXECUTION OF A SUBDIVIDER'S AGREEMENT WITH GRANDSTONE TRACE, LLC

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

Summary: This Resolution involves the third and final phase of the Grandstone Trace Subdivision. Section 3 is a 21.5506-acre subdivision consisting of 60 single-family home lots and three open space lots. The proposed subdivision will extend Sierra Trail from the Fairmoor Heights Subdivision to the Grandstone Trace Subdivision, Section Two, completing a connection to Grapewin Drive and Hollywood Boulevard and establishing three new culs-de-sac. It will also add 3.4662 acres to the private open space maintained by the HOA in Grandstone Trace Subdivision. This addition will complete a greenway with a bike path along the Subdivision's eastern boundary and provide space for a retention pond near Fairground Road. The greenway is positioned to connect to Beverly Hills Park if land to the north is annexed and developed.

See the attached staff report to the Planning and Zoning Commission and the record plan for additional details and analysis. The staff report reflects a review of the plat and construction plans by staff from the Planning and Zoning Division, Engineering Division, and Fire & EMS Division. The applicant has subsequently obtained the City Engineer's approval of the road and utility construction plans associated with this plat, except for the plans for required water and sanitary main extensions along Fairground Road. Those plans remain under review by the City Engineer and County Engineer. A provision has been added to the Subdivider's Agreement to ensure approval of the plans for the Fairground Road water and sewer mains and inclusion of those mains among the required public improvements.

The Planning and Zoning Commission voted to approve this Final Plat, as the Commission found it met all physical design regulations. The Final Plat now comes to City Council for acceptance of the public property (right-of-way and easements) shown thereon. Note that acceptance of any right-of-way does not create a public street; rather, once the street has been constructed by the developer, Council must accept the street as a public street by an ordinance specially adopted for that purpose.

Cover Memo Attachments: Staff report to Planning and Zoning Commission and Record Plan.

Budgetary Impact: N/A

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 Planning & Zoning Division staff and PZC that City Council pass Resolution 2026-061 to accept the dedication of public lands shown on the Final Plat and authorize the execution of a subdivider's agreement with Grandstone Trace, LLC for the Grandstone Trace Subdivision, Section 3.

CITY OF XENIA, OHIO
RESOLUTION 2026 – 061

ACCEPTING THE DEDICATION OF PUBLIC LAND SHOWN ON THE GRANDSTONE TRACE SUBDIVISION, SECTION 3, FINAL PLAT AND AUTHORIZING THE EXECUTION OF A SUBDIVIDER'S AGREEMENT WITH GRANDSTONE TRACE, LLC

WHEREAS, the Xenia Planning and Zoning Commission, at its October 7, 2026, regular meeting, voted to approve the proposed Final Plat of Grandstone Trace Subdivision, Section 3, as submitted by Oakes Tree Development in Case PZC2026-14, finding that the proposed Final Plat met all City design regulations;

WHEREAS, the proposed Final Plat makes dedication of public right-of-way, easements, and/or other public lands, which dedication can only be accepted by City Council; 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 accept the dedication of property to the public, as shown on the Final Plat, and to authorize the execution of a subdivider's agreement for the development,

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

Section 1. The dedication to the public use of the public rights-of-way, easements and/or other public land shown on the Final Plat for the Grandstone Trace Subdivision, Section 3 (consisting of 21.5506 acres, more or less, and including sixty (60) single-family home lots), as submitted by Oakes Tree Development in Case PZC2026-14, are hereby accepted; provided, however, that the streets shown on said Plat shall not become public streets under the care and control of the City until formally accepted by this Council, by ordinance specially passed for such purpose.

Section 2. The President of City Council, on behalf of Council, the City Clerk, the Chair of the Planning and Zoning Commission, and the City Planner are hereby authorized to endorse the Final Plat and any other documentation necessary to record this subdivision approval with the Greene County Recorder.

Section 3. The City Manager is authorized to execute, on behalf of the City, a Subdivider's Agreement with Grandstone Trace, LLC, for the purpose of ensuring completion of required public improvements, upon such terms and conditions as are approved by the Law Director.

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

Section 5. This Resolution shall become effective immediately upon its passage.

Passed: November 12, 2026

Wesley E. Smith
Xenia City Council President

Attest:

Amy E. Brown
City Clerk

STAFF REPORT
XENIA PLANNING AND ZONING COMMISSION

ITEM:	Final Plat
CASE NUMBER:	PZC2026-14
REPORT DATE:	September 30, 2026
MEETING DATE:	October 7, 2026
APPLICANT NAME:	Oakes Tree Development
PROPERTY ADDRESS:	Fairground Road (Grandstone Trace Section Three)
GREENE COUNTY PARCEL IDENTIFICATION NUMBER(S):	M40000100420022700, M40000100420022800
ORDINANCE SECTION(S):	1220.07
ZONING:	SN Suburban Neighborhood District

A. Action Requested

Vote whether to approve a Final Plat for Section Three of the Grandstone Trace subdivision.

B. Background

Grandstone Trace is a planned subdivision containing a total of 160 homes, located in northern Xenia between Fairground Road and the Fairmoor Heights subdivision. The above proposal is for the third and final section of Grandstone Trace, containing 21.5506 acres. This section will include 60 single-family home lots (14.8152 acres), three open space lots (3.4662 acres) and 3.2692 acres of dedicated street right-of-way. Below is a summary of the proposed layout and infrastructure.

1. STREETS
   (a) Extension of Sierra Trail from the Fairmoor Heights subdivision to Grandstone Trace Section Two, completing a connection to Grapewin Drive and Hollywood Boulevard
   (b) Establishment of three culs-de-sac (Fountain Court, Jade Court and Sapphire Court) and a stub street to the north (Ruby Way).
2. LOTS
   (a) Reduction of one lot relative to the preliminary plat, due to the decision to enlarge Lot 106 to create a more buildable lot.
   (b) Revision of Lot 117's boundaries to widen the proposed greenway and provide additional space for a bend in the proposed bike path.
3. UTILITIES
   (a) Water mains under all proposed streets, with a loop created between both existing ends of Sierra Trail.
   (b) Sanitary mains under all proposed streets, extended from an existing main on Sierra Trail.
   (c) Stormwater mains through rear and side yard easements and under portions of proposed streets, emptying into a new retention pond at the northwest corner of the subdivision, north of 380 and 400 Fairground Road.
   (d) Engineering has requested that plans be revised to show extension of water and sewer lines along Fairground Road to the north property line.
4. OPEN SPACE/STREET TREES
   (a) Dedication of 3.4662 acres on three lots, including the retention pond (Lot 168) and a portion of the greenway/bike path at the east end of this section (Lots 166 and 167) to be maintained by a Home Owners' Association and protected by a Conservation Easement.

(b) The completion of the greenway/bike path will connect this section and other northern Xenia neighborhoods to a Fairgrounds Recreation Center bike path located at Moran Drive and Purcell Avenue, which itself connects to the Creekside Trail.
(c) The greenway/bike path is also positioned for a potential future connection to Beverly Hills Park, if the property to the north is annexed and developed.

C. Staff Analysis

Planning and Zoning, Engineering, Public Service, and Fire Division staff have reviewed the final plat and associated construction plans with regard to the City's regulations for zoning, subdivision, infrastructure design, and fire protection. In addition, City staff circulated the plans to non-City entities who have an interest in the subdivision process.

Below is an analysis of the final plat according to major subdivision review criteria in Section 1220.07(e).

Section 1220.07(e) Criteria	Analysis
(1) That the major subdivision complies with all applicable provisions of this code.	**Satisfied** The proposed subdivision complies with regulations, including the SN District standards that were applied to this neighborhood as a part of Zoning Update 2026 (the neighborhood was previously zoned PUD). Following approval by PZC, the developer will be required to enter into a Subdivider's Agreement with the City and install street lights.
(2) That the major subdivision does not conflict with other regulations, plans, or policies of the City.	**Satisfied** The proposed subdivision is consistent with the recommendations of neXtPlan, Xenia's Comprehensive Plan.
(3) That applicable review agencies have no objections that cannot be resolved by the applicant.	**Satisfied with Conditions** Engineering has requested that water and sewer mains be extended along Fairground Road to the northern property line, pursuant to Section 1238.09(f) Over-Size and Off-Site Improvements. The applicant has agreed to this and is in the process of developing the necessary drawings.
(4) That the final plat and improvement drawings conform to the approved preliminary plat, if submitted and approved.	**Satisfied** The proposed section conforms with the approved Preliminary Plat, with minor and acceptable modifications to lot count and configuration as stated earlier.

D. Staff Recommendation

Based on the preceding analysis, staff recommends approval of the Grandstone Trace, Section Three Final Plat with the following conditions:

1. To be met prior to submittal to City Council:
(a) Obtain Engineering staff approval of Construction Plans and Engineering Estimate, including the extension of water and sewer lines along Fairground Road to the north property line.
2. To be met after City Council approval but before plat recording:
(a) Execute a Subdivider's Agreement with the City

(b) Provide required financial guarantee for the construction of any required public improvements not installed at time of plat recording.
(c) Pay Engineering Inspection fee.
(d) Install street lights.

3. To be met after plat recording:
(a) Transfer ownership of Lots 166, 167, and 168 to the Grandstone Trace HOA and record a Conservation Easement across these parcels.

Since the applicant is seeking plat approval prior to installation of public improvements, City Council must also approve the plat. Additionally, City Council must authorize the Subdivider's Agreement between the developer and the City that details the developer's responsibilities to install public improvements in a timely manner, along with provisions for a financial guarantee for such improvements. The applicant intends to seek such approval, enter into the agreement, and install utilities and the base layers of roadway pavement before recording the plat. Any remaining improvements not installed at the time of plat recording must be guaranteed by a performance bond or similar financial guarantee.

RECORD PLAN

GRANDSTONE TRACE SECTION 3

MILITARY SURVEY No. 387
CITY OF XENIA, XENIA TOWNSHIP,
GREENE COUNTY, OHIO

CONTAINING 21.5506 ACRES

SEPTEMBER, 2026

DEDICATION FOR PUBLIC USE AND ACKNOWLEDGEMENT

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND HEREON PLATTED, DO HEREBY ACKNOWLEDGE THE SIGNING AND EXECUTION OF THIS PLAT TO BE OUR VOLUNTARY ACT AND DEED AND DO HEREBY DEDICATE ALL STREETS, RIGHT-OF-WAYS AND RESERVE ANY EASEMENTS SHOWN ON THE WITHIN PLAT TO THE PUBLIC USE FOREVER. EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER LINES, GAS LINES, STORM SEWER DRAINAGE, SANITARY SEWER, ELECTRIC, TELEPHONE OR OTHER UTILITIES OR SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING OF INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSE, AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER: GRANDSTONE TRACE, LLC
AN OHIO LIMITED LIABILITY COMPANY

SIGNATURE: _____.

PRINTED: _____

TITLE: _____.

DATE: _____.

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 20__ BY _____ OF GRANDSTONE TRACE, LLC AN OHIO LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC _____

CITY OF XENIA - CITY COUNCIL

THIS PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF XENIA ON THIS ___ DAY OF _____ , 20__.

WESLEY E. SMITH, PRESIDENT OF COUNCIL

CLERK OF XENIA CITY COUNCIL

CITY OF XENIA - PLANNING AND ZONING COMMISSION

THIS PLAT WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF XENIA ON THIS ___ DAY OF _____ , 20__.

WESLEY E. SMITH, CHAIR

AMY BROWN, CLERK OF XENIA
PLANNING AND ZONING COMMISSION

BRIAN FORSCHNER, CITY PLANNER

GREENE COUNTY AUDITOR

I HEREBY CERTIFY THIS SUBDIVISION WAS APPROVED FOR TRANSFER ON THIS _____ DAY OF _____ , 20____.

GREENE COUNTY AUDITOR

GREENE COUNTY RECORDER

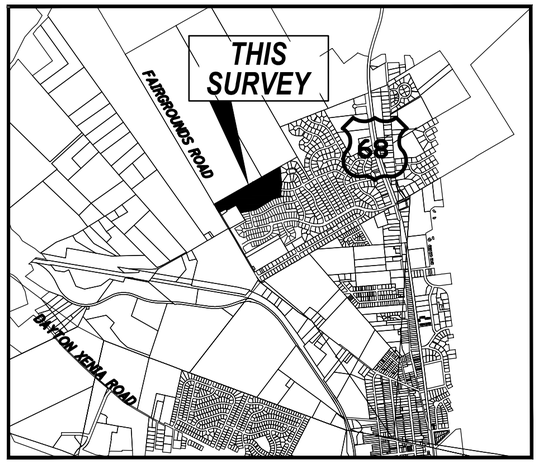
FILE NO._____
RECEIVED:_____
RECORDED ON:_____
TIME:_____
PLAT CABINET _____ , PAGES _____

GREENE COUNTY RECORDER

GREENE COUNTY ENGINEER

APPROVED ON THIS _____ DAY OF _____, 20_____.

COUNTY ENGINEER



VICINITY MAP

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C1	300.00′	156.73′	29°55′57″	154.95′	S83°56′25″W
C2	300.00′	44.32′	08°27′51″	44.28′	S64°44′32″W
C3	300.00′	201.04′	38°23′47″	197.30′	S79°42′30″W
C4	900.00′	131.01′	08°20′26″	130.90′	N25°19′11″W
C5	200.00′	1.03′	00°17′45″	1.03′	S60°21′44″W
C6	200.00′	232.70′	66°39′49″	219.79′	S26°52′57″W
C7	200.00′	233.73′	66°57′34″	220.66′	S27°01′50″W
C8	275.00′	23.28′	04°51′01″	23.27′	N83°31′07″W
C9	275.00′	91.24′	19°00′34″	90.82′	S84°33′06″W
C10	275.00′	69.77′	14°32′12″	69.58′	S67°46′43″W
C11	275.00′	184.29′	38°23′47″	180.86′	S79°42′30″W
C12	325.00′	50.76′	08°56′58″	50.71′	N85°34′05″W
C13	325.00′	72.53′	12°47′11″	72.38′	S83°33′51″W
C14	325.00′	123.29′	21°44′09″	122.55′	S88°02′19″W
C15	925.00′	47.95′	02°58′13″	47.95′	N22°38′04″W
C16	925.00′	65.10′	04°01′57″	65.09′	N26°08′09″W
C17	925.00′	16.88′	01°02′44″	16.88′	N28°40′29″W
C18	925.00′	129.93′	08°02′53″	129.82′	N25°10′24″W
C19	875.00′	17.18′	01°07′30″	17.18′	S21°42′43″E
C20	875.00′	60.26′	03°56′46″	60.25′	S24°14′51″E
C21	875.00′	44.80′	02°56′00″	44.79′	S27°41′14″E
C22	875.00′	122.24′	08°00′16″	122.14′	N25°09′06″W
C23	40.00′	30.36′	43°28′51″	29.63′	N07°27′25″W
C24	40.00′	15.61′	22°21′20″	15.51′	S40°19′54″E
C25	40.00′	15.17′	21°43′45″	15.08′	S62°22′26″E
C26	40.00′	30.78′	44°05′04″	30.02′	S51°11′46″E
C27	50.00′	46.73′	53°32′45″	45.05′	S46°27′56″E
C28	50.00′	41.15′	47°09′23″	40.00′	S03°53′08″W
C29	50.00′	41.15′	47°09′23″	40.00′	S51°02′31″W
C30	50.00′	41.15′	47°09′23″	40.00′	N81°48′06″W
C31	50.00′	46.59′	53°23′21″	44.92′	N31°31′44″W
C32	50.00′	16.68′	19°07′04″	16.61′	N04°43′28″E
C33	50.00′	233.46′	267°31′19″	72.22′	S60°31′21″W
C34	25.00′	35.64′	81°40′47″	32.70′	N61°59′21″W
C35	25.00′	35.73′	81°53′41″	32.77′	S19°47′53″W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH DIST	CH BEARING
C36	25.00′	39.27′	90°00′00″	35.36′	N74°29′24″W
C37	25.00′	39.27′	90°00′00″	35.36′	S15°30′36″W
C38	40.00′	11.25′	16°07′10″	11.22′	N21°25′48″W
C39	40.00′	19.30′	27°38′32″	19.11′	N00°27′03″E
C40	40.00′	30.55′	43°45′42″	29.81′	N07°36′33″W
C41	50.00′	44.57′	51°04′33″	43.11′	N11°15′58″W
C42	50.00′	39.25′	44°58′56″	38.25′	N59°17′42″W
C43	50.00′	41.15′	47°09′23″	40.00′	S74°38′08″W
C44	50.00′	41.15′	47°09′23″	40.00′	S27°28′46″W
C45	50.00′	47.39′	54°18′07″	45.63′	S23°15′00″E
C46	50.00′	19.94′	22°51′03″	19.81′	S61°49′35″E
C47	50.00′	233.46′	267°31′25″	72.22′	S60°30′36″W
C48	40.00′	30.55′	43°45′42″	29.81′	S51°22′15″E
C49	25.00′	39.27′	90°00′00″	35.36′	S74°29′24″E
C50	25.00′	34.13′	78°13′17″	31.54′	S09°37′15″W
C51	175.00′	3.24′	01°03′37″	3.24′	S59°58′48″W
C52	175.00′	199.36′	65°16′13″	188.75′	S26°48′53″W
C53	175.00′	202.60′	66°19′50″	191.47′	S27°20′41″W
C54	225.00′	47.07′	11°59′11″	46.98′	S42°44′18″W
C55	225.00′	55.10′	14°01′56″	54.97′	S29°43′45″W
C56	225.00′	59.89′	15°15′00″	59.71′	S15°05′17″W
C57	225.00′	56.55′	14°24′03″	56.40′	S00°15′45″W
C58	225.00′	218.61′	55°40′10″	210.12′	S20°53′49″W
C59	25.00′	39.27′	90°00′00″	35.36′	S74°29′24″E
C60	25.00′	39.27′	90°00′00″	35.36′	S15°30′36″W
C61	40.00′	30.55′	43°45′42″	29.81′	S82°23′27″W
C62	50.00′	26.01′	29°48′25″	25.72′	S89°22′06″W
C63	50.00′	47.72′	54°40′57″	45.93′	S47°07′25″W
C64	50.00′	41.15′	47°09′23″	40.00′	S03°47′44″E
C65	50.00′	41.15′	47°09′23″	40.00′	S50°57′07″E
C66	50.00′	43.43′	49°45′51″	42.08′	N80°35′16″E
C67	50.00′	34.00′	38°57′27″	33.35′	N36°13′37″E
C68	50.00′	233.46′	267°31′25″	72.22′	S29°29′24″E
C69	40.00′	30.55′	43°45′42″	29.81′	N38°37′45″E
C71	**325.00′**	1.33′	00°14′04″	1.33′	S60°37′38″W

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.90′	S81°05′36″E
L2	28.46′	N30°20′26″W
L3	22.12′	S81°21′58″E
L4	19.26′	N81°05′36″W
L5	19.40′	N81°05′36″W
L6	19.11′	N81°05′36″W

HOME OWNERS ASSOCIATION RESTRICTIONS

ALL OF THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSIGNMENTS AND ARTICLES OF INCORPORATION OR BY-LAWS OF GRANDSTONE TRACE HOME OWNERS ASSOCIATION, WHICH WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF ALL OPEN SPACE LOTS AND RETENTION/DETENTION PONDS, ALL OF WHICH IS RECORDED IN INSTR. 2024017740 OF THE GREENE COUNTY RECORDER'S RECORDS.

DEVELOPER

D.R. HORTON-INDIANA, LLC
4705 DUKE DRIVE, SUITE 250
MASON, OHIO 45040

REFERENCES

P.C. 30, PG. 419A-420A
P.C. 36, PG. 11A-12A
P.C. 36, PG. 377B-379A
P.C. 38, PG. 293B
P.C. 39, PG. 391A-393B
P.C. 40, PG. 97A-98A
S.R. 12, PG. 583
S.R. 27, PG. 90
S.R. 41, PG. 252
S.R. 47, PG. 152

AREA SUMMARY

60 BUILDING LOTS	*14.8152 ACRES*
3 OPENSPACE LOTS	*3.4662 ACRES*
DEDICATED STREET R/W (NEW)	*3.2692 ACRES*
TOTAL	*21.5506 ACRES*

SITE DATA

SITE: 21.5506 Ac. TOTAL

ZONING - SUBURBAN NEIGHBORHOOD (SN)
MIN. 5,000 SF
MIN. WIDTH 40′
MIN. FRONT SETBACK = 20′
MIN. REAR SETBACK= 30′
MIN. SIDE SETBACK= 5′
MIN. DWELLING SIZE= 1,400 SF

DESCRIPTION

THE WITHIN RECORD PLAN IS A SUBDIVISION OF 21.5506 ACRES, BEING ALL OF A 10.3938 ACRE TRACT OF LAND, BEING PARCEL M360001001420055OO, AND M400000100420022700, AND A 11.1568 ACRE TRACT OF LAND, BEING M400001004200228OO AS CONVEYED TO GRANDSTONE TRACE, LLC, AN OHIO LIMITED LIABILITY COMPANY BY THE DEED RECORDED IN INSTR 2025004315 OF THE DEED RECORDS OF GREENE COUNTY, OHIO.

STORM WATER DRAINAGE NOTES:

THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN DRAINAGE EASEMENTS, SWALES, DITCHES, AND DETENTION AND RETENTION BASINS OUTSIDE OF PUBLIC RIGHT-OF-WAY. EASEMENTS SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS THAT COULD PREVENT MAINTENANCE OF DRAINAGE FACILITIES. WITHIN THE EASEMENTS, NO STRUCTURE, PLANTING, FENCING, CULVERT, OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY OBSTRUCT, RETARD, OR DIVERT THE FLOW THROUGH THE WATERCOURSE. EASEMENTS SHOWN ON THIS PLAT AND DESIGNATED AS "DRAINAGE EASEMENTS" ARE DEDICATED TO GRANDSTONE TRACE HOMEOWNERS ASSOCIATION. THE CITY OF XENIA, GREENE COUNTY COMMISSIONERS, AND THE BOARD OF TRUSTEES OF XENIA TOWNSHIP ASSUME NO LEGAL OBLIGATION TO MAINTAIN OR REPAIR ANY OPEN DRAINAGE DITCHES OR WATERCOURSE OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.

CONSERVATION EASEMENT NOTE

THE CONSERVATION EASEMENT FOR LOTS 166, 167 AND 168 OF GRANDSTONE TRACE SECTION 3 ARE RECORDED IN DEED _____.

CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT IS A TRUE, COMPLETE SURVEY MADE UNDER MY SUPERVISION, AND THAT ALL MONUMENTS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREETS AND UTILITIES. THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733.37 AND CONFORMS TO OHIO REVISED CODE CHAPTER 711 FOR PLATS.

ALLEN J. BERTKE, P.S. #8629 DATE

SUBMITTED FOR REVIEW

STATE OF OHIO ALLEN J. BERTKE 8629 REGISTERED PROFESSIONAL SURVEYOR

THIS INSTRUMENT WAS PREPARED BY:

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

DATE: 09-30-2026
DRAWN BY: RAP
JOB NUMBER: GREXEN2604
SHEET NUMBER 1 OF 3

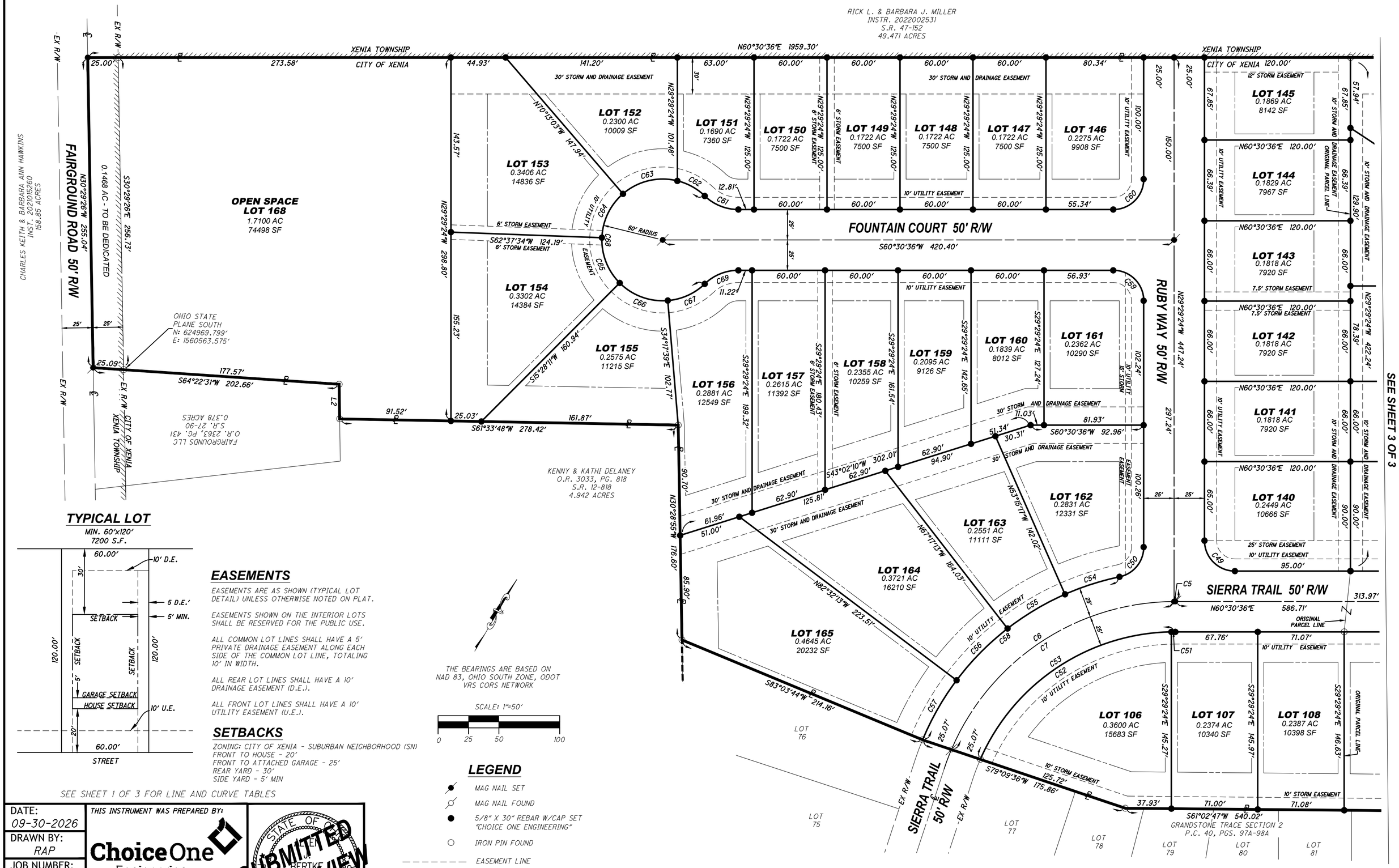
RECORD PLAN

GRANDSTONE TRACE SECTION 3

MILITARY SURVEY No. 387 CITY OF XENIA, XENIA TOWNSHIP, GREENE COUNTY, OHIO

CONTAINING 21.5506 ACRES

SEPTEMBER, 2026



TYPICAL LOT

MIN. 60'x120'
7200 S.F.

EASEMENTS

EASEMENTS ARE AS SHOWN (TYPICAL LOT DETAIL) UNLESS OTHERWISE NOTED ON PLAT.

EASEMENTS SHOWN ON THE INTERIOR LOTS SHALL BE RESERVED FOR THE PUBLIC USE.

ALL COMMON LOT LINES SHALL HAVE A 5' PRIVATE DRAINAGE EASEMENT ALONG EACH SIDE OF THE COMMON LOT LINE, TOTALING 10' IN WIDTH.

ALL REAR LOT LINES SHALL HAVE A 10' DRAINAGE EASEMENT (D.E.).

ALL FRONT LOT LINES SHALL HAVE A 10' UTILITY EASEMENT (U.E.).

SETBACKS

ZONING: CITY OF XENIA - SUBURBAN NEIGHBORHOOD (SN)
FRONT TO HOUSE - 20'
FRONT TO ATTACHED GARAGE - 25'
REAR YARD - 30'
SIDE YARD - 5' MIN

THE BEARINGS ARE BASED ON NAD 83, OHIO SOUTH ZONE, ODOT VRS CORS NETWORK

SCALE: 1"=50'

0 25 50 100

LEGEND

- MAG NAIL SET
- MAG NAIL FOUND
- 5/8" X 30" REBAR W/CAP SET "CHOICE ONE ENGINEERING"
- IRON PIN FOUND
- EASEMENT LINE
- SETBACK LINE
- SUBDIVISION LINE
- CORPORATION LINE

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

DATE:	09-30-2026
DRAWN BY:	RAP
JOB NUMBER:	GREXEN2604
SHEET NUMBER	2 OF 3

THIS INSTRUMENT WAS PREPARED BY:
Choice One Engineering
SIDNEY, OHIO 937.497.0200
LOVELAND, OHIO 513.239.8554
www.CHOICEONEENGINEERING.com

STATE OF OHIO
BERTKE
REGISTERED
PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

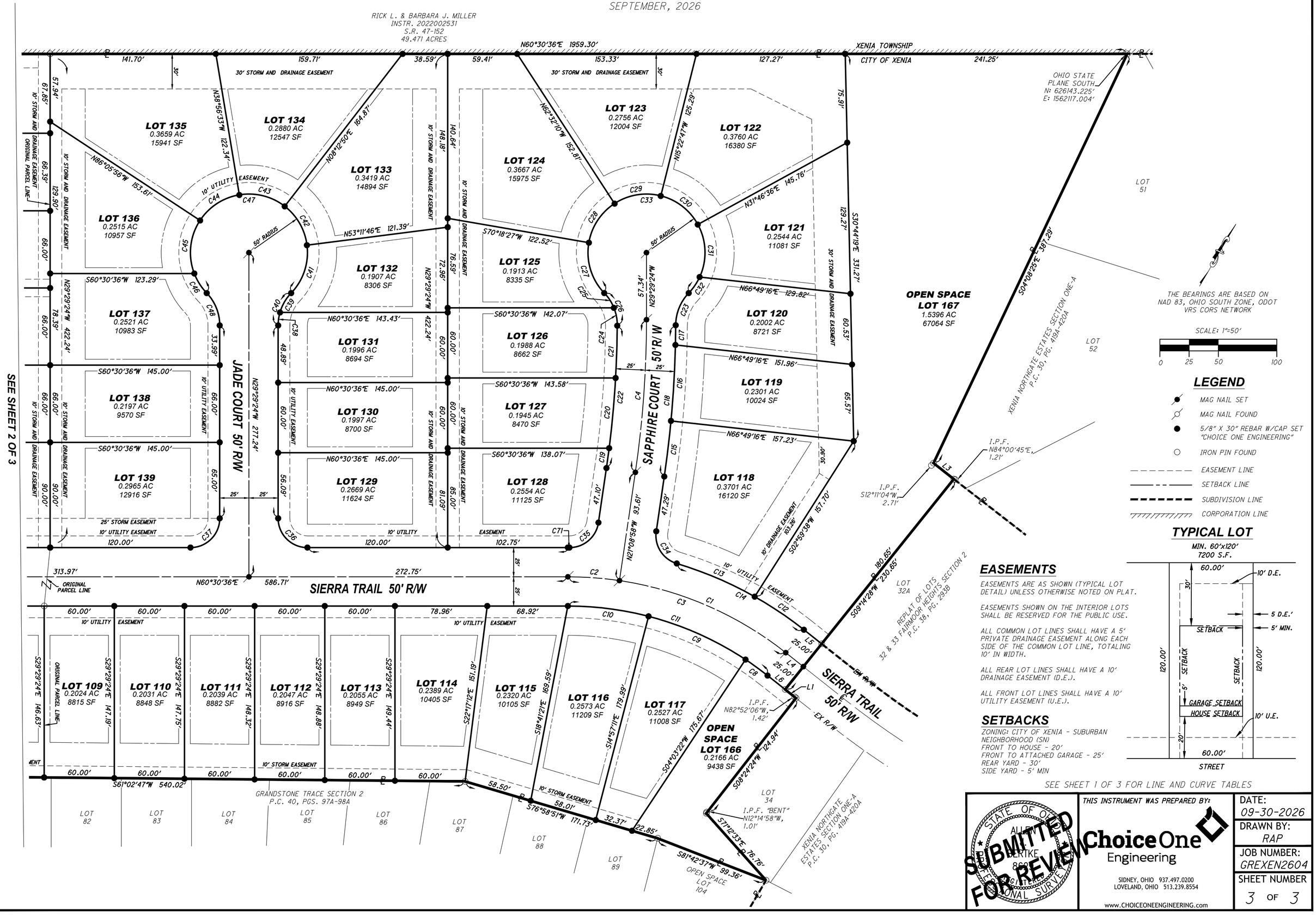
RECORD PLAN

GRANDSTONE TRACE SECTION 3

MILITARY SURVEY No. 387 CITY OF XENIA, XENIA TOWNSHIP, GREENE COUNTY, OHIO

CONTAINING 21.5506 ACRES

SEPTEMBER, 2026



LEGEND

- MAG NAIL SET
- MAG NAIL FOUND
- 5/8" X 30" REBAR W/CAP SET "CHOICE ONE ENGINEERING"
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SETBACKS

ZONING: CITY OF XENIA - SUBURBAN NEIGHBORHOOD (SN)
FRONT TO HOUSE - 20'
FRONT TO ATTACHED GARAGE - 25'
REAR YARD - 30'
SIDE YARD - 5' MIN

SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLES

STATE OF OHIO ALLEN DERTKE 8609 REGISTERED PROFESSIONAL SURVEYOR

SUBMITTED FOR REVIEW

THIS INSTRUMENT WAS PREPARED BY:
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DATE:	09-30-2026
DRAWN BY:	RAP
JOB NUMBER:	GREXEN2604
SHEET NUMBER	3 OF 3