



**CITY COUNCIL**  
**Regular Meeting – December 10, 2018 6:00 p.m.**  
**Council Chambers**

PRESENTATIONS

- ◆ 2018 Greene County Grant Program, presented by Greene County Commissioners Tom Koogler, Alan Anderson and Bob Glaser, and Brandon Huddleson, County Administrator

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Mayor Stone
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
  - A. November 12, 2018 Regular Meeting
  - B. November 19, 2018 Budget Work Session
  - C. November 26, 2018 Regular Meeting
  
- VI. STATE OF THE CITY/BUDGET MESSAGE (City Manager)
- VII. ORDINANCES, RESOLUTIONS AND PUDS
  - A. Resolution 18-49 Accepting the 2019 Budget
  - B. Ordinance 18-28 Annual Appropriations (Single Reading)
  - C. Resolution 18-50 Wage Adjustments
  - D. Resolution 18-51 City Manager and Clerk of Council Wage Adjustment
  - E. Ordinance 18-27 PUD 18-4 Indian Ripple/Harbert Rezoning (Second Reading)
  
- VIII. LIQUOR PERMITS
  - A. **Bravo Brio Restaurant Group Inc. DBA Bravo Cucina Italiana (Stock)**
  - B. **Bravo Brio Restaurant Group Inc. DBA Brio Tuscan Grille (Stock)**
  
- IX. MAYOR'S REPORT
- X. COUNCIL TIME
- XI. CITIZEN COMMENTS
- XII. EXECUTIVE SESSION
- XIII. ADJOURNMENT

*Updated: December 7, 2018 10:45 a.m.*

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING November 12, 2018 6:00 p.m.

**CALL TO ORDER**

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Curran, Council Member Litteral, Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Randy Burkett, City Planner, Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Jeff Moorman, City Engineer

**PLEDGE**

Council Member Curran led the pledge and a moment of silence.

**APPROVAL OF AGENDA**

Mr. McHugh asked to add a resolution to the agenda for the Southview property, He said late Friday afternoon all the terms had been worked out and there was a 21 day deadline.

Council Member Vann MOVED to amend the agenda by adding agenda item VI. E, Resolution 18-48 Authorize the Purchase of City Property, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

Council Member Vann MOVED to approve the agenda as amended, seconded by Council Member Upton. Motion PASSED by majority voice vote.

**APPROVAL OF MINUTES**

Council Member Curran MOVED to approve the October 8, 2018 Regular Meeting Minutes, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

Council Member Upton MOVED to approve the October 22, 2018 Work Session Minutes, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Council Member Curran MOVED to approve the October 22, 2018 Regular Meeting Minutes, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

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**ORDINANCES, RESOLUTION AND PUDS**

**Ordinance 18-23** PUD 18-3 Dollar General Rezoning (Third Reading)

Clerk Miscisin read an Ordinance rezoning 3.5 acres from R-1A and B-2 to C-PUD 18-3 further described as Book 2, Page 11, Parcels 140, 141, 144, 145 and 146 on the Greene County Property Tax Atlas.

Vice Mayor Garcia MOVED to approved Ordinance 18-23, seconded by Council Member Upton. Motion PASSED by majority voice vote.

**Ordinance 18-24** Approval of Employee Manual Updates (Third Reading)

Clerk Miscisin read an Ordinance repealing current personnel rules and regulations for the City of Beavercreek and adopting new personnel rules and regulations for the City of Beavercreek.

Council Member Upton MOVED to approved Ordinance 18-24, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

**Ordinance 18-25** Zoning Code Updates (Second Reading)

Clerk Miscisin read an Ordinance amending Chapter 158, by making certain additions, deletions and changes to various sections of the Zoning Code. (PC 18-11)

Harold Lewis, 1423 Town Hall Rd, Beavercreek, Ohio

Mr. Lewis referred to Ordinance 18-24 stating it was effective last week. Mr. Landrum said it was standard practice to begin the employee manual at the beginning of the month. Mr. Lewis said the City Charter says 30 days after passage, not postdated. If you are going to do it this time, how many other times are you going to do it? He said go by the City Charter.

He said Ordinance 18-25 was showing it as an emergency ordinance. He said this is not an emergency ordinance. Mr. McHugh said this was not an emergency and the summary needed to be updated. Mr. Lewis said there was enough problems with the zoning code as it was. He said you can see zoning code violations all over the place. He read a portion of the changes regarding prohibiting accessory structures and temporary sheds and tents. He said there was no definition of temporary shed as there wasn't one in the code. He read the definition of a tent and said if you are talking about cars the definition needed to be changed. He said the changes were talking about cars and backyards. He said the other change referred to no chain link or split rail fences over 48 inches. He drives around Beavercreek a lot and has yet to see a split rail fence over 48 inches. He said this was just another job for the zoning inspector who had enough work that can't get done. He said the next change regarding the use, parking and storage of

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recreational vehicles was strictly residential and now it's commercial and it says you can't do it. He said every business around has a truck and this will create a problem. He said he did not think this was ready for passage.

Mr. Burkett said they were talking about section 158.118 and said they would have to look at the definition. He said they weren't talking about small delivery trucks and the intent was to prohibit semi-trailers there were larger than what should be parked overnight. He said they could look at how they define the commercial vehicles so the small box trucks were not affected. Mr. Burkett said they would have answers at the third reading.

There being no more public input, the public hearing was closed.

This Ordinance will move automatically to the Third Reading.

**Resolution 18-45** Authorize Submittal of Funding Applications for PDAC (Priority Development and Advocacy Committee) Process

Clerk Miscisin read a Resolution to authorize the submittal of the Grange Hall Road at I-675 interchange project and Miami Valley Research Park utility master plan for prioritization through the Dayton Regional Priority Development and Advocacy Committee (PDAC)

Mr. Moorman said applications were being accepted for the PDAC process. He explained with the process the goal was to assemble a list of regionally significant projects that could be shared with the congressional representatives to try to secure funding. He reviewed the two projects that would be submitted: Grange Hall Road at I-675 Interchange Project and Miami Valley Research Park Utility Master Plan.

Council Member Curran asked if this was at the state or federal level. Mr. Moorman believed this was only federal.

Council Member Vann encouraged to use the word 'jobs' in the applications.

Council Member Upton said the deadline was November 9th and asked if this was already submitted. Mr. Moorman said they did submit to meet the deadline but if Council was not on board with either of the projects they could pull the application.

Council Member Curran asked when the money would be available. Mr. Moorman said it was hard to tell because it was based upon what the congressional delegation could do for us.

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Council Member Vann MOVED to approved Resolution 18-45, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

#### **Resolution 18-48**

Clerk Miscisin read a Resolution approving the settlement of appropriation case no. 2018 CV 0422, City of Beavercreek, Ohio V. Christopher F. Cowen, Administrator of the Estate of Andrew E. Merritts AKA Andrew Elmer Merritts, ET AL., and authorizing the City Manager to take all steps necessary to finalize the settlement.

Mr. McHugh explained Mr. Merritts had passed away in 2014 and the house has been uninhabited since that time.

Mayor Stone said the property abuts the Lofino Center and needs to be improved. The City has taken steps for the property to become additional parking for the center.

Council Member Curran MOVED to approved Resolution 18-48, seconded by Council Member Vann. Motion PASSED by majority voice vote.

#### **DECISION ITEMS**

##### **Accepting of Third Quarter 2018 Financial Summary**

Council Member Litteral MOVED to accept the 3<sup>rd</sup> Quarter 2018 Financial Summary, seconded by Council Member Curran. Motion PASSED by majority voice vote.

#### **MAYOR'S REPORT**

Mayor Stone said the girls' soccer and girls cross country teams are state champs. Congratulations to both teams. The Veterans Day event had the largest crowd ever. The Parks and Recreation Department did a great job.

#### **COUNCIL TIME**

Council Member Litteral congratulated the high school teams. Citizens Police Academy had their graduation last week. She said this was one of the best community engagement programs. She thanked all of the veterans.

Council Member Rushing congratulated the girls' soccer and cross country team. He thanked all those who voted and noted that Greene County had one of the highest turnouts. He thanked all those who had served and continue to serve.

Council Member Vann said Another Broken Egg would be opening soon. She congratulated Council Member Curran being elected to finish the term. She said

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she would be attending the Sugarcreek Township meeting tonight. She discussed a dog complaint and the lack of a dog ordinance within the City.

Vice Mayor Garcia said the Citizen Police Academy was a great graduation. The veterans event was a great ceremony.

Council Member Upton congratulated the BHS teams, He said thank you to the community for the passage of the police levy and Issue 9. Creek Safe has hit their fundraising goal and 319 locks would be installed on every door in all the elementary schools.

Council Member Curran recognized all the veterans and their sacrifices. He congratulated the girls' teams for their state championships. He would be attending the legislative reception for all of the state legislators and congressmen on Thursday evening which was being sponsored by the Dayton Area Chamber of Commerce.

#### **CITY MANAGER'S REPORT**

Mr. Landrum thanked everyone who supported the police levy. He congratulated the graduates of the Beavercreek Citizen Police Academy Class 16. Congratulations to the soccer and cross country teams. The Veterans Day Ceremony was a fabulous to event and one of the largest turnouts. A city survey is available on the website regarding city services.

#### **CITIZEN COMMENTS**

Sidney Goehring, 1275 Oakleaf Drive, Beavercreek

Ms. Goehring said they have great bike pathways and it's great for children and adults to access to those versus being on the roads. She also appreciates the signs reminding everyone the importance of wearing a helmet.

Ms. Goehring was the president of her HOA and was concerned about a dog ordinance. She said her issues were how long was okay for a dog to be outside if they are barkers. She said the other issue they were dealing with was the invisible fences that go right up to the edge of the sidewalk. She said people have had to change the walk/run patterns because of this. She said the dogs charge right up to the line.

Citizen Comments was closed.

#### **ADJOURNMENT**

Vice Mayor Garcia MOVED to adjourn the meeting at 6:52 p.m., seconded by Council Member Litteral. Motion PASSED by majority voice vote.

November 12, 2018

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Bob Stone, Mayor

ATTEST:

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Dianne Miscisin  
Clerk of Council  
Cmin111218

BEAVERCREEK CITY COUNCIL  
BUDGET WORK SESSION, November 19, 2018, 5:00 p.m.

Mayor Stone called the meeting to order followed by roll call.

PRESENT: Council Member Curran, Council Member Litteral, Council Member Upton, Council Member Rushing, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Todd Brandenburg, Public Service Superintendent; Theresa Hathaway, Fiscal Officer; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Dianne Miscisin, Clerk of Council; Jeff Moorman, City Engineer; Mike Thonnerieux, Public Administrative Services Director

Council Member Litteral MOVED to approve the agenda, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

## **DISCUSSION ITEMS**

### **2019 Budget Item – Street fund**

Mr. Thonnerieux gave an overview of his budget summary. He explained they were only putting in for one snow plow truck due to the increased costs of salt. They would be discussing early January the upcoming public service levy.

### **2019 Budget Item – Five Year Capital**

Mr. Moorman reviewed the Five Year Capital. There was a review of the pavement conditions and age. There was a review of all the upcoming road projects for 2019.

### **2019 Budget Item – General Fund**

The fund balance is at the goal of 20%. There is an anticipation of a couple more new hotels coming into Beaver Creek. There was discussion regarding the multiple chamber memberships

## **ADJOURNMENT**

Council Member Rushing MOVED to adjourn the meeting at 7:47p.m., seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.



BEAVERCREEK CITY COUNCIL

BUDGET WORK SESSION

November 19, 2018

ATTEST:

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Bob Stone, Mayor

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Dianne Lampton  
Clerk of Council  
Cmin111918budgetworksession

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING November 26, 2018 6:00 p.m.

**CALL TO ORDER**

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Curran, Council Member Litteral, Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Amy Blankenship, Legal Counsel; Dennis Evers, Chief of Police; Jeff McGrath, Planning & Development Director; Pete Landrum, City Manager; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director

**PLEDGE**

Vice Mayor Garcia led the pledge and a prayer.

**APPROVAL OF AGENDA**

Council Member Litteral MOVED to approve the agenda, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

**APPROVAL OF MINUTES**

Council Member Litteral MOVED to approve the November 5, 2018 Budget Work Session Minutes, seconded by Council Member Upton. Motion PASSED by majority voice vote.

**PUBLIC HEARING** PUD 18-4 Indian Ripple/Harbert Rezoning

Clerk Miscisin read an application filed by YOLO Development LLC, 3500 Pentagon Boulevard, Suite 500, Beavercreek, OH 45431. The application requests approval to rezone approximately 4.6 acres from C-PUD, Commercial Planned Unit Development to a C-PUD Commercial Planned Unit Development. The property is located on the east corner of Harbert Drive and Indian Ripple Road further described as Book 3, Page 19, Parcels 95, 97, 98 and 105 on the Greene County Property Tax Atlas.

Applicant Presentation

Jerad Barnett, 3500 Pentagon Blvd., Suite 500, Beavercreek

Mr. Barnett said they were seeking to rezone the property to allow for self-storage. He said they had been looking at this piece of property for a while. He reviewed a test site plan. He said this development would be of the highest quality and something Synergy would own long term.

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Staff Presentation

Mr. McGrath summarized staff report dated November 19, 2018 stating the applicant was requesting approval to rezone four parcels to a new CPUD. He discussed the existing CPUD and conditions, surrounding zoning, land use plan and access.

Public Input

There being no public input, the public hearing was closed.

Council Input

Council Member Upton thanked for the investment in Beavercreek. He was glad to see interest in this land.

Ordinance 18-27

Council Member Curran MOVED to move Ordinance 18-27 to the second and third readings, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

**ORDINANCES, RESOLUTION AND PUDS**

**Ordinance 18-25 Zoning Code Updates (Third Reading)**

Clerk Miscisin read an Ordinance amending Chapter 158, by making certain additions, deletions and changes to various sections of the Zoning Code. (PC 18-11)

Mr. McGrath explained there were questions at the last meeting regarding definitions and interpretations regarding the language. He said moving forward there were some omissions with this draft. He said they omitted the references to a tent or temporary shed or any reference to a commercial zoning areas for parking of trucks. He said there was an intent to revisit those with the next zoning code update. He said it was critical to move this forward given the pending issues with medical marijuana regulations and small cell tower regulations.

Council Member Vann asked Mr. McGrath to explain the chain link fence. Council Member McGrath said there is a prohibition of six foot chain link fences in rear yards. He said they allow six foot fences but they have to be decorative aluminum or wood privacy.

Council Member Curran MOVED to amend Ordinance 18-25 by removing the changes regarding the prohibition of temporary sheds from Section 158.104; amending the verbiage in Section 158.105 to allow chain-link fences over 48 inches, if it is surrounding tennis courts; removing language regarding the parking of commercial vehicles in commercial districts from Section 158.118 and amending

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the verbiage in the summary on the last page of the Ordinance to state it is not an emergency Ordinance and shall be effective 30 days from passage, seconded by Council Member Upton. Motion PASSED by majority voice vote.

Council Member Curran MOVED to approve Ordinance 18-25 as amended, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

**Resolution 18-46** Park District Maintenance Agreement

Clerk Miscisin read a Resolution authorizing the City Manager to enter into a Park Maintenance Agreement with the Beavercreek Township Park District

Mr. Thonnerieux said they were requesting to enter into an agreement with Beavercreek Park District for the routine maintenance of Victory and Community Parks. He said this was the same agreement they had entered into the past year.

Council Member Upton confirmed they were extending the current agreement one more year and asked when the agreement would run out. Mr. Thonnerieux said it would run out at the end of 2019.

Council Member Vann MOVED to approved Resolution 18-46, seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

**Resolution 18-47** Playground Grant Application

Clerk Miscisin read a Resolution authorizing submission of an application for the PlayCore Playground Grant.

Mr. Thonnerieux said there were three playgrounds budgeted for next year. He said there was a new grant that allows for 100% matching. He said they have budgeted \$185,000 for playgrounds and this grant would match up to that.

Council Member Upton MOVED to approved Resolution 18-47, seconded by Council Member Curran. Motion PASSED by majority voice vote

**LIQUOR PERMITS**

**Luminous Nail Spa Inc. DBA Luminous Nail Spa (New)**

Chief Evers said the Ohio Division of Liquor Control sent police notification reference a new D3 liquor permit for Luminous Nail Spa Inc. DBA Luminous Nail Spa, 2451 Lakeview Drive., Ste. 108, Beavercreek, Ohio 45431. The records checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the business officers/shareholders for this application request. Staff is recommending this application request move forward with no comment.

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Council Member Litteral MOVED to accept without comment, second by Vice Mayor Garcia. Motion PASSED by majority voice vote.

### **MAYOR'S REPORT**

Mayor Stone said they had some cub scouts in last week.

### **COUNCIL TIME**

Council Member Litteral thanked everyone who came out for Small Business Saturday which is the backbone of our economy.

Council Member Rushing thanked Premier Health who broke ground for their new facility. He thanked the AP government teachers at the high school for inviting Council Member Curran and himself to speak with the classes.

Vice Mayor Garcia thanked the scouts for coming out.

Council Member Curran said it was fascinating watching the scouts.

Mayor Stone said the home schooled students were in a couple of weeks ago as well and hoped they enjoyed themselves.

### **CITY MANAGER'S REPORT**

Mr. Landrum reviewed the upcoming road closures weather permitting. He said the citizen survey is available for the residents to review the city services. He reviewed the upcoming city events. The last Council meeting of the year will be held December 10<sup>th</sup>.

### **CITIZEN COMMENTS**

Harold Lewis 1423 Towne Hall Rd., Beavercreek

Mr. Lewis said there were a lot of issues with the zoning code. He said this fence thing all of a sudden popped up. He said you can have a chain link fence for a tennis court. He said when they discussed this in their coffee group, a lot of issues came up. He asked why were they paying so much attention to a tennis court. He said it is mentioned three times in the zoning code. He said you can't look up tennis court and see what the fence requirement is. He said it's the same thing for a swimming pool. He said as a user of the zoning code we citizens get confused. He said there are too many places to go to try to figure out what to do. He said clean up the zoning code and make it easier to use.

Citizen Comments was closed.

November 26, 2018

**ADJOURNMENT**

Council Member Litteral MOVED to adjourn the meeting at 6:37 p.m., seconded by Vice Mayor Garcia. Motion PASSED by majority voice vote.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin  
Clerk of Council  
Cmin112618

PEC

**CITY OF BEAVERCREEK**

**RESOLUTION NO. 18-49**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 10<sup>th</sup> DAY OF DECEMBER, 2018.

**A RESOLUTION ACCEPTING THE 2019 CITY BUDGET AS PRESENTED BY THE CITY MANAGER.**

WHEREAS, this Council in accordance with the provisions of the Code of Ordinances is adopting a Budget for the next succeeding fiscal year commencing January 1, 2019; and

WHEREAS, the City Manager has presented a proposed budget to Council for calendar year 2019 as required by the City Charter Section 6.02(4), and

WHEREAS, the City Council of the City of Beavercreek, Ohio, has certified its action thereon to the citizens; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Beavercreek, Greene County, Ohio;

SECTION I

That the amounts in the 2019 Budget are hereby accepted and adopted, and are incorporated herein by reference.

SECTION I

This Resolution shall become effective immediately upon passage.

ADOPTED by the City Council of the City of Beavercreek, Ohio this 10th day of December, 2018.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

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**CITY OF BEAVERCREEK, OHIO**

**ORDINANCE NO. 18-28**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 10<sup>th</sup> DAY OF DECEMBER, 2018.

**APPROVING THE ANNUAL APPROPRIATIONS FOR THE CITY OF BEAVERCREEK, STATE OF OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019 AND AUTHORIZING THE TRANSFER OF MONIES.**

WHEREAS, pursuant to law the City must annually pass an appropriation ordinance and budget for the next ensuing year, and

WHEREAS, the City Manager has presented this to Council for calendar year 2019 a proposed budget and related appropriations, and

WHEREAS, transfers of monies from one fund to another are authorized under Ohio Revised Code Section 5705.14 upon a two-thirds affirmative vote of City Council or by a simple majority of City Council when transferring from the General Fund.

NOW, THEREFORE, THE CITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I.

The proposed 2019 annual appropriations, which are based on the proposed budget as reviewed and adopted by City Council, are attached to this ordinance.

SECTION II.

The amounts stated in Exhibit A: Schedule of 2019 Annual Appropriations are hereby appropriated for the designated funds to provide for personal services and other expenses of the City of Beavercreek during said fiscal year ending December 31, 2019.

SECTION III.

The Financial Administrative Services Director is hereby authorized to make payments from any of the foregoing appropriations upon receiving the proper documentation approved by officers authorized by law to approve the same.



SECTION IV.

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

SECTION V.

That the transfers stated in Exhibit B: 2019 Budget Transfer Summary are hereby approved for the 2019 Budget pursuant to the Ohio Revised Code.

SECTION VI.

This Annual Appropriation Ordinance shall take effect upon adoption, in accordance with Section 10.10 of the Beavercreek City Charter.

PASSED this 10<sup>th</sup> day of December, 2018.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

SUMMARY

THIS ORDINANCE IS TO AUTHORIZE ANNUAL APPROPRIATIONS AND TRANSFERS BETWEEN FUNDS FOR THE CITY OF BEAVERCREEK, OHIO, FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019 AND ENDING DECEMBER 31, 2019.

THIS IS THE "ANNUAL APPROPRIATION ORDINANCE" AND SO IN ACCORDANCE WITH SECTION 10.10 OF THE BEAVERCREEK CITY CHARTER WILL BECOME EFFECTIVE IMMEDIATELY UPON ITS PASSAGE.

**CITY OF BEAVERCREEK  
SCHEDULE OF 2019 ANNUAL APPROPRIATIONS  
ORDINANCE 18-28**

<u>Fund Description</u>	<u>Subtotals</u>	<u>Division Total</u>	<u>Fund Total</u>
<b>101 General Fund</b>			
<u>City Council</u>			
Personnel	\$ 48,489		
Other Expenditures	\$ 79,286	\$ 127,775	
<u>Clerk of Council</u>			
Personnel	\$ 73,258		
Other Expenditures	\$ 18,225	\$ 91,483	
<u>Planning &amp; Zoning Boards</u>			
Personnel	\$ -		
Other Expenditures	\$ 6,740	\$ 6,740	
<u>City Manager</u>			
Personnel	\$ 261,168		
Other Expenditures	\$ 19,911	\$ 281,079	
<u>Human Resources</u>			
Personnel	\$ 93,176		
Other Expenditures	\$ 6,518	\$ 99,694	
<u>Finance</u>			
Personnel	\$ 474,288		
Other Expenditures	\$ 37,397	\$ 511,685	
<u>Information Services</u>			
Personnel	\$ 92,300		
Other Expenditures	\$ 76,363	\$ 168,663	
<u>Planning &amp; Zoning</u>			
Personnel	\$ 566,749		
Other Expenditures	\$ 40,555	\$ 607,304	
<u>Contractual Services</u>			
Personnel	\$ -		
Other Expenditures	\$ 430,666	\$ 430,666	
<u>Building Facilities</u>			
Personnel	\$ 70,844		
Other Expenditures	\$ 86,436	\$ 157,280	
<u>District Lighting</u>			
Personnel	\$ -		
Other Expenditures	\$ 99,000	\$ 99,000	
<u>Cemetery</u>			
Personnel	\$ 134,755		
Other Expenditures	\$ 68,677	\$ 203,432	
<u>Capital</u>		\$ 71,400	
<u>Transfers Out</u>		\$ 1,483,564	
<b>General Fund (101) Total</b>			<u>\$ 4,339,765</u>

**CITY OF BEAVERCREEK  
SCHEDULE OF 2019 ANNUAL APPROPRIATIONS  
ORDINANCE 18-28**

<u>Fund Description</u>	<u>Subtotals</u>	<u>Division Total</u>	<u>Fund Total</u>
<b>202 Police</b>			
<u>Administration</u>			
Personnel	\$ 232,428		
Other Expenditures	\$ 4,246	\$ 236,674	
<u>Support Services</u>			
Personnel	\$ 1,683,476		
Other Expenditures	\$ 9,000	\$ 1,692,476	
<u>Emergency/Dispatch - 911</u>			
Other Expenditures	\$ 51,720	\$ 51,720	
<u>Corrections</u>			
Other Expenditures	\$ 246,816	\$ 246,816	
<u>Allocable Support</u>			
Other Expenditures	\$ 1,831,663	\$ 1,831,663	
<u>Special Services</u>			
Personnel	\$ 1,207,173		
Other Expenditures	\$ -	\$ 1,207,173	
<u>Operations</u>			
Personnel	\$ 4,699,441		
Other Expenditures	\$ 593,030	\$ 5,292,471	
<u>Special Duty Trust Account</u>			
Personnel	\$ 36,885	\$ 36,885	
<u>COPP</u>			
Other Expenditures	\$ 3,300	\$ 3,300	
<u>Facilities Maintenance</u>			
Personnel	\$ 13,077		
Other Expenditures	\$ 66,550	\$ 79,627	
<u>Transfers Out</u>		\$ -	
<b>Police Fund (202) Total</b>			<u>\$ 10,678,805</u>

**CITY OF BEAVERCREEK  
SCHEDULE OF 2019 ANNUAL APPROPRIATIONS  
ORDINANCE 18-28**

<u>Fund</u>	<u>Description</u>	<u>Subtotals</u>	<u>Division Total</u>	<u>Fund Total</u>
<b>203</b>	<b><u>Street Levy</u></b>			
	<b><u>Engineering</u></b>			
	Personnel	\$ 161,949		
	Other Expenditures	\$ 27,933	\$ 189,882	
	<b><u>Street Inspection</u></b>			
	Personnel	\$ 513,206		
	Other Expenditures	\$ 6,960	\$ 520,166	
	<b><u>Public Adm. Services Administration</u></b>			
	Personnel	\$ 378,299		
	Other Expenditures	\$ 349,294	\$ 727,593	
	<b><u>Building Facilities Maintenance</u></b>			
	Personnel	\$ 127,581		
	Other Expenditures	\$ 291,400	\$ 418,981	
	<b><u>Street Maintenance</u></b>			
	Personnel	\$ 1,042,119		
	Other Expenditures	\$ 473,738	\$ 1,515,857	
	<b><u>Snow &amp; Ice</u></b>			
	Personnel	\$ 206,817		
	Other Expenditures	\$ 210,871	\$ 417,688	
	<b><u>Weed &amp; Grass Maintenance</u></b>			
	Personnel	\$ 231,046		
	Other Expenditures	\$ 113,125	\$ 344,171	
	<b><u>Vehicle Maintenance</u></b>			
	Personnel	\$ 219,230		
	Other Expenditures	\$ 148,625	\$ 367,855	
	<b><u>Traffic Safety</u></b>			
	Personnel	\$ 374,726		
	Other Expenditures	\$ 418,096	\$ 792,822	
	<b><u>Storm Water</u></b>			
	Personnel	\$ 234,135		
	Other Expenditures	\$ 160,975	\$ 395,110	
	<b><u>Capital Improvements</u></b>		\$ 6,467,700	
	<b><u>Transfers Out</u></b>		\$ -	
	<b>Street Levy (203) Total</b>			<u>\$ 12,157,825</u>

**CITY OF BEAVERCREEK  
SCHEDULE OF 2019 ANNUAL APPROPRIATIONS  
ORDINANCE 18-28**

<u>Fund</u>	<u>Description</u>	<u>Subtotals</u>	<u>Division Total</u>	<u>Fund Total</u>
<b>204</b>	<b>Street Maintenance Fund</b>			
	<u>Street Maintenance</u>			
	Personnel	\$ -		
	Other Expenditures	\$ 275,681	\$ 275,681	
	<u>Paving</u>			
	Personnel	\$ -		
	Other Expenditures	\$ 1,050,900	\$ 1,050,900	
	<u>Snow &amp; Ice</u>			
	Personnel	\$ -		
	Other Expenditures	\$ 581,411	\$ 581,411	
	<u>Capital Improvements</u>		<u>\$ 1,230,000</u>	
	<b>Street Maintenance (204) Total</b>			<u>\$ 3,137,992</u>
<b>205</b>	<b>State Highway</b>			
	Personnel	\$ 112,294		
	Other Expenditures	\$ 87,843	\$ 200,137	
	<u>Capital Improvements</u>		<u>\$ -</u>	
	<b>State Highway (205) Total</b>			<u>\$ 200,137</u>
<b>211</b>	<b>CDBG-ARRA Grant Fund</b>			\$ -
<b>223</b>	<b>Law Enforcement</b>			\$ 38,200
<b>224</b>	<b>Drug Enforcement</b>			\$ 12,000
<b>226</b>	<b>DUI Enforcement</b>			\$ 15,195
<b>227</b>	<b>Drug Offenses</b>			\$ -
<b>229</b>	<b>Federal Forfeitures</b>			\$ 15,000
<b>234</b>	<b>Youth Activities</b>			\$ -
<b>242</b>	<b>Crime Prevention</b>			\$ -
<b>245</b>	<b>Police Grants</b>			\$ 44,468
<b>260</b>	<b>Street Improvement Levy Fund</b>			
	Personnel	\$ -		
	Other Expenditures	\$ 1,347,158	\$ 1,347,158	
	<u>Capital Improvements</u>		<u>\$ 1,500,000</u>	
	<b>Street Improvement Levy Fund (260) Total</b>			<u>\$ 2,847,158</u>

**CITY OF BEAVERCREEK  
SCHEDULE OF 2019 ANNUAL APPROPRIATIONS  
ORDINANCE 18-28**

<u>Fund</u>	<u>Description</u>	<u>Subtotals</u>	<u>Division Total</u>	<u>Fund Total</u>
<b>279</b>	<b>Parks Levy Fund</b>			
	<u>Park Maintenance</u>			
	Personnel	\$ 783,272		
	Other Expenditures	\$ 325,713	\$ 1,108,985	
	<u>Rotary Park</u>			
	Personnel	\$ 154,747		
	Other Expenditures	\$ 128,975	\$ 283,722	
	<u>Recreational Programs</u>			
	Personnel	\$ 55,436		
	Other Expenditures	\$ 170,594	\$ 226,030	
	<u>Senior Center</u>			
	Personnel	\$ 277,232		
	Other Expenditures	\$ 210,299	\$ 488,931	
	<u>Capital Improvements</u>		\$ 413,506	
	<u>Transfer Out</u>		\$ 125,950	
	<u>Debt Service</u>		\$ -	
	<b>Park Levy Fund (279) Total</b>			<u>\$ 2,647,124</u>
<b>300</b>	<b>Debt Service</b>			\$ 548,940
<b>310</b>	<b>Voted Debt Service</b>			\$ 427,761
<b>320</b>	<b>Greene Towne Ctr Assessments</b>			\$ 1,109,534
<b>408</b>	<b>Street Improvement</b>			\$ 433,552
<b>449</b>	<b>Minor Special Assessment District</b>			\$ 526
<b>572</b>	<b>Golf Course</b>			
	<u>Operations</u>			
	Personnel	\$ 322,713		
	Other Expenditures	\$ 358,439	\$ 681,152	
	<u>Food &amp; Beverage</u>			
	Personnel	\$ 243,794		
	Other Expenditures	\$ 170,232	\$ 414,026	
	<u>Maintenance</u>			
	Personnel	\$ 330,039		
	Other Expenditures	\$ 176,091	\$ 506,130	
	<u>Capital</u>		\$ 16,000	
	<u>Bonds</u>		<u>\$ 904,106</u>	
	<b>Golf Course (572) Total</b>			<u>\$ 2,521,414</u>
<b>601</b>	<b>Greene TIF</b>			\$ 325,000
<b>620</b>	<b>Energy Special Improvement District</b>			\$ 371,363
<b>712</b>	<b>Committed Park Monies</b>			\$ 440
<b>750</b>	<b>Misc. Trust</b>			\$ 43,500
<b>771</b>	<b>Impact Fee</b>			\$ -
<b>816</b>	<b>Cemetery Bequest Fund</b>			\$ -
<b>917</b>	<b>Cash Bond Fund</b>			<u>\$ 239,000</u>
	<b>Total 2018 Annual Appropriations</b>			<u>\$ 42,154,699</u>

Format Required per ORC 5705.38(c)

**CITY OF BEAVERCREEK  
2019 BUDGET TRANSFER SUMMARY  
ORDINANCE 18-28**

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
GENERAL FUND (101)	PARK LEVY FUND (279)	\$ 240,000
GENERAL FUND (101)	GOLF COURSE FUND (572)	\$ 1,241,563
GENERAL FUND (101)	MISCELLANEOUS TRUST FUND (750)	\$ 2,000
PARK LEVY FUND (279)	DEBT SERVICE FUND (300)	\$ 125,950
STREET CAPITAL IMPROVEMENT (408)	DEBT SERVICE FUND (300)	\$ 31,012
<b>Total 2019 Transfers</b>		<b><u>\$ 1,640,525</u></b>

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

PEL

<b>Meeting Date:</b> December 10, 2018	<b>Reference Topic:</b> Resolution 18-50 Pay Schedules for Non-Union Full Time and Part Time Positions and Seasonal and Intermittent Positions
<b>Agenda Reference No.:</b> VII-C	

<b>ACTION REQUESTED</b>		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

<b>RESPONSIBLE DEPARTMENT OR AGENCY</b>		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input checked="" type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

The resolution provides for Council to set and approve the 2019 Pay Schedules for Non-Union Full Time positions (Exhibit "A" & "B") and Part Time, Seasonal and Intermittent positions (Exhibit "C").

Ohio's minimum wage will be adjusted effective January 1, 2019, which reflects an increase in the Consumer Price Index. The minimum wage will increase from \$8.30 to \$8.55 (3% increase) for non-tipped employees, and from \$4.15 to \$4.30 (3.61% increase) for tipped employees. Minor adjustments have been made to Grade 902 and Grades 607 through 619 to reduce compression between grades.

The adjustments recommended have been reflected in the 2019 budget that was adopted as part of Resolution 18-49 accepting the 2019 budget.

Pay Schedules are proposed to become effective with adoption of a resolution by Council establishing the Pay Schedules effective January 1, 2019.

**STAFF RECOMMENDATION:**

It is staff's recommendation that the proposed 2019 Pay Schedules covering Non-Union Full Time and Part Time positions and Seasonal and Intermittent positions be approved.



**CITY OF BEAVERCREEK  
RESOLUTION NO. 18-50**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 10<sup>th</sup> DAY OF DECEMBER, 2018.

**RESOLUTION ADOPTING PAY SCHEDULES FOR NON-UNION FULL TIME CLASSIFIED AND NON-CLASSIFIED POSITIONS AND PART TIME, SEASONAL AND INTERMITTENT POSITIONS.**

WHEREAS, the City desires to update the schedule of pay to retain and recruit employees to serve the City residents.

NOW, THEREFORE, be it resolved by the City Council of Beavercreek, Greene County, Ohio, that:

SECTION I.

The Council hereby adopts the Pay Schedules for Non-Union Full Time Non-Classified Positions (Exhibit "A"), Non-Union Full Time Classified Positions (Exhibit "B") and Part Time, Seasonal and Intermittent Positions (Exhibit "C") attached and incorporated by reference herein.

SECTION II.

These Schedules approved and adopted by this Resolution shall have an effective date of January 1, 2019 and shall be effective for all of calendar year 2019 or until such time as amended or changed by legislative action of this Council.

SECTION III.

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

SECTION IV.

This Resolution shall be in full force and go into effect from and immediately after the earliest period allowed by law.

ADOPTED by the Council of the City of Beavercreek, Ohio this 10<sup>th</sup> day of December, 2018.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

**CITY OF BEAVERCREEK  
PAY SCHEDULE  
NON-UNION FULL TIME UNCLASSIFIED POSITIONS - ANNUAL SALARY  
Effective 01/01/2019**

<u>GRADE</u>	<u>MINIMUM</u>	<u>MIDPOINT</u>	<u>MAXIMUM</u>
201	\$24,592	\$27,175	\$29,756
202	\$28,932	\$31,971	\$35,008
203	\$34,037	\$37,611	\$41,185
204	\$39,657	\$44,748	\$49,839
205	\$44,047	\$48,672	\$53,297
206	\$45,579	\$50,363	\$55,149
207	\$47,109	\$52,056	\$57,001
208	\$51,821	\$57,262	\$62,703
209	\$55,424	\$61,243	\$67,062
210	\$59,409	\$65,630	\$71,851
220	\$62,278	\$67,722	\$73,167
225	\$65,205	\$71,292	\$77,378
230	\$66,936	\$72,789	\$78,642
240	\$71,957	\$78,249	\$84,541
250	\$77,342	\$84,117	\$90,892
260	\$83,148	\$90,423	\$97,698
270	\$89,247	\$97,320	\$105,394
275	\$89,880	\$99,317	\$108,754
280	\$90,248	\$102,819	\$115,391
285	\$98,875	\$108,767	\$118,659
290	\$110,497	\$118,951	\$127,404

**CITY OF BEAVERCREEK  
PAY SCHEDULE  
NON-UNION FULL TIME CLASSIFIED POSITIONS - HOURLY PAY RATES  
Effective 01/01/2019**

<u>GRADE</u>	<u>MINIMUM</u>	<u>MIDPOINT</u>	<u>MAXIMUM</u>
310	\$9.94	\$11.43	\$12.92
320	\$10.93	\$12.57	\$14.21
330	\$12.01	\$13.81	\$15.61
340	\$13.27	\$15.26	\$17.25
350	\$14.54	\$16.73	\$18.90
360	\$15.99	\$18.39	\$20.79
400	\$16.96	\$19.51	\$22.05
401	\$17.60	\$20.24	\$22.88
402	\$17.93	\$20.61	\$23.30
403	\$18.23	\$20.97	\$23.70
404	\$19.61	\$22.55	\$25.49
405	\$21.09	\$24.25	\$27.41
406	\$21.29	\$24.48	\$27.68
407	\$22.35	\$25.70	\$29.05
408	\$24.35	\$28.00	\$31.65
409	\$26.18	\$30.11	\$34.03
410	\$28.14	\$32.36	\$36.58
411	\$30.27	\$34.81	\$39.35
412	\$32.53	\$37.41	\$42.29

CITY OF BEAVERCREEK  
PAY SCHEDULE - HOURLY RATES  
Effective 01/01/2019

**PART TIME**

<u>Grade</u>	<u>Minimum</u>	<u>Maximum</u>
900	\$ 4.30 *	\$ 8.55
901	\$ 8.55 *	\$ 11.06
902	\$ 9.15 **	\$ 13.60
903	\$ 10.38	\$ 16.59
904	\$ 10.71	\$ 17.14
905	\$ 11.12	\$ 19.00
906	\$ 15.40	\$ 20.55
907	\$ 15.77	\$ 30.73

**SEASONAL AND INTERMITTENT**

<u>Grade</u>	<u>Minimum</u>	<u>Maximum</u>
600	\$ 4.30 *	\$ 8.55 *
601	\$ 5.54	\$ 8.55 *
602	\$ 7.44	\$ 8.55 *
603	\$ 8.55 *	\$ 9.56
604	\$ 8.55 *	\$ 9.99
607	\$ 8.75 **	\$ 10.54
609	\$ 9.00 **	\$ 10.72
610	\$ 9.25 **	\$ 10.94
613	\$ 9.75 **	\$ 11.25
615	\$ 10.00 **	\$ 11.53
617	\$ 10.25 **	\$ 12.34
619	\$ 10.70	\$ 12.48 **
620	\$ 11.03	\$ 12.61
621	\$ 11.20	\$ 12.74
623	\$ 12.44	\$ 13.80
625	\$ 14.37	\$ 16.62
630	\$ 15.76	\$ 21.01

\* Ohio Minimum Wage

\*\* Minor adjustments to reduce compression between grades

PEC

**CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> December 10, 2018	<b>Reference Topic:</b> Resolution 18-51 City Manager and Clerk of Council Wage Adjustment
<b>Agenda Reference No.:</b> VII-D	

<b>ACTION REQUESTED</b>		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

<b>RESPONSIBLE DEPARTMENT OR AGENCY</b>		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input checked="" type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

**BACKGROUND AND STAFF SUMMARY:**

This resolution provides for Council to set and approve the 2019 wage for the City Manager and the Clerk of Council.

**STAFF RECOMMENDATION:**

Council has conducted a performance review for both the City Manager and the Clerk of Council, and therefore recommends approval of the resolution.

**CITY OF BEAVERCREEK  
RESOLUTION NO. 18-51**

SPONSORED BY COUNCIL MEMBER \_\_\_\_\_ ON THE 10<sup>th</sup> DAY OF  
DECEMBER, 2018.

**A RESOLUTION TO SET AND APPROVE THE 2019 WAGE FOR CITY  
MANAGER AND CLERK OF COUNCIL.**

WHEREAS, this Council, by custom, has conducted performance reviews and set the wage and compensation of City Manager and Clerk of Council on an annual basis; and

WHEREAS, this Council desires to now set the wage and compensation of City Manager and Clerk of Council;

NOW, THEREFORE, the City Council of the City of Beavercreek hereby ordains that:

**SECTION I.**

The 2019 calendar year wage for the City Manager and Clerk of Council shall be increased by two and one half (2 1/2) percent.

**SECTION II.**

This wage shall have an effective date of January 1, 2019 for the City Manager and City Clerk. The wage approved and adopted by this Resolution shall be effective for all of calendar year 2019 or until such time as amended or changed by legislative action of this Council.

**SECTION III.**

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

**SECTION IV.**

This Resolution shall be in full force and go into effect from and immediately after the earliest period allowed by law.

ADOPTED by the Council of the City of Beavercreek this 10<sup>th</sup> day of December, 2018.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

## **ORDINANCE NO. 18-27**

### **CITY OF BEAVERCREEK**

SPONSORED BY COUNCIL MEMBER CURRAN ON THE 26<sup>TH</sup> DAY OF  
NOVEMBER, 2018.

**AN ORDINANCE REZONING 4.6 ACRES FROM C-PUD 96-4  
TO C-PUD 18-4, FURTHER DESCRIBED AS BOOK 3,  
PAGE 19, PARCELS 95, 97, 98 AND 1105 ON THE  
GREENE COUNTY PROPERTY TAX ATLAS.**

Whereas YOLO Development, LLC 3500 Pentagon Blvd, Suite 500, Beavercreek  
OH 45431, has requested this zoning amendment; and

Whereas, the City of Beavercreek Planning Commission has recommended  
approval of the zoning amendment with conditions and requirements; and

Whereas, the City Council finds that the facts submitted with the application and  
presented at the public hearing and any modifications, amendments, or supplementary  
conditions satisfy the standards and criteria for Planned Unit Development approval as per  
§158.072 of the Zoning Code; and

WHEREAS, the City Council has voted to adopt the recommendation of the Planning  
Commission with modifications, this being a decision that requires approval by four  
members of Council.

NOW THEREFORE THE MUNICIPALITY OF BEAVERCREEK HEREBY ORDAINS:

#### SECTION I

That the Zoning Map referenced in §158.018 of the Zoning Code be amended to change  
approximately 4.6 acres of land, located at the northeast corner of Harbert Drive and Indian  
Ripple Road, from C-PUD 96-4 Commercial Planned Unit Development to C-PUD 18-4,  
Commercial Planned Unit Development.

#### SECTION II

1. The plan dated "October 04, 2018" shall be adopted as the general concept plan for  
this C-PUD.

2. The permitted uses within this PUD shall be those uses that are permitted in B-2 and O-1 zoning districts and shall also allow self-storage warehouses. All conditional uses shall be approved by Planning Commission through the Conditional Use process.
3. All new buildings along the perimeter of the development abutting Harbert Drive and Indian Ripple shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.
4. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.

### SECTION III

This Ordinance shall take effect from and after the earliest period allowed by law.

### SECTION IV

It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that any and all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, but not limited to Section 121.22 of the Ohio Revised Code.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Bob Stone, Mayor

ATTEST:

\_\_\_\_\_  
Dianne Miscisin, Clerk of Council

### SUMMARY

This Ordinance adopts a recommendation to rezone 4.6 acres from C-PUD 96-4 to C-PUD 18-4.

This is not an emergency ordinance and will become effective 30 days after passage.



CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT

Meeting Date: December 10, 2018  Agenda Reference No: VIII. A.	Reference Topic: Change of Corporate Stock Ownership Bravo Brio Restaurant Group Inc.
Accept Without Comment	

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input checked="" type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input checked="" type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other

**BACKGROUND AND STAFF SUMMARY:**

Ohio Department of Commerce, Division of Liquor Control sent notification of a request regarding a change of corporate stock on a D5I and D6 liquor permit for Bravo Brio Restaurant Group, DBA Bravo Cucina Italiana, 2731 Fairfield Commons, Space R2D, Beavercreek, OH 45431. The record checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the applicant/shareholders for this application request.

**STAFF RECOMMENDATION:**

Staff is recommending this application request to move forward without comment.

**NOTICE TO LEGISLATIVE  
AUTHORITY**

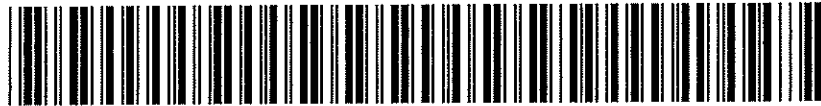
**OHIO DIVISION OF LIQUOR CONTROL**  
 6606 TUSSING ROAD, P.O. BOX 4005  
 REYNOLDSBURG, OHIO 43068-9005  
 (614)644-2360 FAX(614)644-3166

TO

09272000100 <small>PERMIT NUMBER</small>		STCK <small>TYPE</small>	BRAVO BRIO RESTAURANT GROUP INC DBA BRAVO CUCINA ITALIANA 2731 FAIRFIELD COMMONS SPACE R 2 BEAVERCREEK OH 45431	
ISSUE DATE				
05 09 2018				
FILING DATE				
D5I D6 <small>PERMIT CLASSES</small>				
29 <small>TAX DISTRICT</small>	005 <small>PERMIT CLASSES</small>	A <small>PERMIT CLASSES</small>	F21466 <small>RECEIPT NO.</small>	

FROM 12/03/2018

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT	PERMIT CLASSES	RECEIPT NO.



MAILED 12/03/2018

RESPONSES MUST BE POSTMARKED NO LATER THAN. 01/03/2019

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
 WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

**A STCK 0927200-0100**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
 THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF BEAVERCREEK CITY COUNCIL  
 1368 RESEARCH PARK DR  
 BEAVERCREEK OHIO 45432**

CITY OF BEAVERCREEK  
CITY COUNCIL  
AGENDA ITEM REPORT

Meeting Date: December 10, 2018  Agenda Reference No: VIII. B.	Reference Topic: Change of Corporate Stock Ownership Bravo Brio Restaurant Group Inc.
Accept Without Comment	

ACTION REQUESTED		
<input type="checkbox"/> Adopt Ordinance	<input type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input checked="" type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Other _____

RESPONSIBLE DEPARTMENT OR AGENCY		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input type="checkbox"/> Planning & Zoning
<input checked="" type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other

**BACKGROUND AND STAFF SUMMARY:**

Ohio Department of Commerce, Division of Liquor Control sent notification of a request regarding a change of corporate stock on a D5J and D6 liquor permit for Bravo Brio Restaurant Group, DBA Brio Tuscan Grille, 4459 Cedar Park Dr., Beavercreek, OH 45440. The record checks required by the Ohio Department of Commerce – Division of Liquor Control were conducted on the applicant/shareholders for this application request.

**STAFF RECOMMENDATION:**

Staff is recommending this application request to move forward without comment.

NOTICE TO LEGISLATIVE  
AUTHORITY

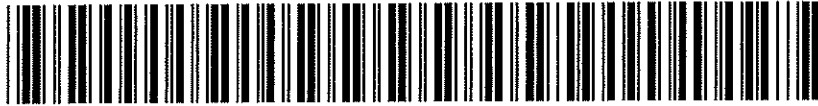
OHIO DIVISION OF LIQUOR CONTROL  
8806 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

09272000070 PERMIT NUMBER		STCK TYPE	BRAVO BRIO RESTAURANT GROUP INC DBA BRIO TUSCAN GRILLE 1ST FL 2ND FL STORAGE PATIOS 1 & 2 4459 CEDAR PARK DR BEAVERCREEK OHIO 45440
ISSUE DATE			
05 09 2018 FILING DATE			
D5J D6 PERMIT CLASSES			
29 TAX DISTRICT	005 A	F21460 RECEIPT NO.	

FROM 12/03/2018

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED 12/03/2018

RESPONSES MUST BE POSTMARKED NO LATER THAN. 01/03/2019

**IMPORTANT NOTICE**

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL

WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

**A STCK 0927200-0070**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD  IN OUR COUNTY SEAT.  IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

**CLERK OF BEAVERCREEK CITY COUNCIL  
1368 RESEARCH PARK DR  
BEAVERCREEK OHIO 45432**



**AGENDA  
CITY COUNCIL  
Work Session – January 7, 2019 5:00 p.m.  
Council Chambers**

1368 Research Park Dr  
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. DISCUSSION ITEMS
  - A. Street Levy
  - B. Park Levy
- V. ADJOURNMENT

DRAFT



**CITY COUNCIL**  
**Regular Meeting – January 14, 2019 6:00 p.m.**  
**Council Chambers**

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Mayor Stone
  - I. APPROVAL OF AGENDA
  - II. APPROVAL OF MINUTES
    - A. November 12, 2018 Regular Meeting
    - B. November 19, 2018 Budget Work Session
    - C. November 26, 2018 Regular Meeting
  - III. ORDINANCES, RESOLUTIONS AND PUDS
    - A. Ordinance 18-27 PUD 18-4 Indian Ripple/Harbert Rezoning (Third Reading)
    - B. Resolution 19-\_\_\_ Authorize Agreement with Enterprise Pipeline for Shakertown Extension
    - C. Resolution 19-\_\_\_ Declaring Necessity of Levying a \_\_\_ Mills Street Renewal and Requesting County Auditor to Certify
    - D. Resolution 19-\_\_\_ Declaring Necessity of Levying a \_\_\_ Mills Park Renewal and Requesting County Auditor to Certify
- IV. CITY MANAGER'S REPORT
- V. MAYOR'S REPORT
- VI. COUNCIL TIME
- VII. CITIZEN COMMENTS
- VIII. ADJOURNMENT

# PLANNING DEPARTMENT STATUS REPORT

*December 6, 2018*

## CITY COUNCIL

December 10, 2018

- PUD 18-4, Indian Ripple/Harbert Road Rezoning, C-PUD to C-PUD, second reading

January 14, 2019

- PUD 18-4, Indian Ripple/Harbert Road Rezoning, C-PUD to C-PUD, third reading
- PUD 18-1 SSP #1, Dunkin Donuts, public hearing
- PUD 18-3 SSP #1, Dollar General, public hearing

Tabled / Delayed / Pending

-

PLANNING COMMISSION

January 2, 2019

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Commercial Permits Submitted and Under Review

- Neyer Office Building (Premier)
- YGIC
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**BOARD OF ZONING APPEALS**

December 12, 2018

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Currently Tabled or Delayed

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