



CITY COUNCIL
Regular Meeting – February 10, 2020 6:00 p.m.
Council Chambers

*1368 Research Park Dr
Beavercreek, Ohio*

INTRODUCTIONS

- ◆ New Officer – Officer Joseph Thacker

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Vice Mayor Adams
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
 - A. January 13, 2020 Regular Meeting
 - B. January 21, 2020 Work Session
 - C. January 27, 2020 Regular Meeting
 - D. February 3, 2020 Special Meeting
- VI. PUBLIC HEARING – PUD 19-1 Amendment 12/19 IH Credit Union
 - A. Applicant Presentation
 - B. Staff Presentation
 - C. Public Input
 - D. Council Input
 - E. Ordinance 20-04 (Frist Reading)
- VII. PUBLIC HEARING – PC 20-2 ASRA Darst Road Medical Building
 - A. Applicant Presentation
 - B. Staff Presentation
 - C. Public Input
 - D. Council Input
 - E. Motion
- VIII. ORDINANCES, RESOLUTIONS AND PUDS
 - A. Ordinance 20-02 Cedarbrook Flower Farm Assessment Project – Ordinance to Proceed (Second Reading)
 - B. Ordinance 20-03 Motor Vehicle License Tax (Second Reading)
- IX. EXECUTIVE SESSION
- X. DECISION ITEMS
 - A. Appointment to Council
 - 1. Resolution 20-05 Appointment to Fill Council Seat Vacancy
 - B. Dayton Development Coalition Community Leader Fly-In
 - C. Accepting Fourth Quarter 2019 Financial Summary
- XI. COUNCIL TIME
- XII. MAYOR'S REPORT
- XIII. CITY MANAGER'S REPORT
- XIV. CITIZEN COMMENTS
- XV. ADJOURNMENT

BEAVERCREEK CITY COUNCIL
REGULAR MEETING January 13, 2020 6:00 p.m.

INTRODUCTIONS

◆ New Officer – Officer Warren Edmondson

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Garcia, Council Member Rushing, Vice Mayor Adams, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Jill Bissinger, Human Resources; Dennis Evers, Chief of Police; Kim Farrell, Recreation Superintendent; Theresa Hathaway, Assistant Finance Director; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Jeff Moorman, City Engineer;

PLEDGE

Mayor Stone led the pledge and a moment of silence.

APPROVAL OF AGENDA

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

PUBLIC HEARING - A-19-1 Monica S. Donohoo and William D. Schieman Appeal (CU-19-1) (continued from December 9, 2019)

Clerk Miscisin read an application filed by Monica S. Donohoo and William D. Schieman, 3971 La Bonne Rd., Beavercreek, OH 45431, appealing a decision of the Beavercreek Board of Zoning Appeals in Case CU-19-1 approving permission to construct a new wireless telecommunication tower and adjacent equipment building as required per Chapter 158.130(B) of the City of Beavercreek, Zoning Code in an A-1 District. This is a replacement of the wireless telecommunication facility that was destroyed in the Memorial Day tornado. The property is located at the western end of Graham Drive further described as Book 1, Page 6, Parcel 9 on the Greene County Property Tax Atlas.

Appellant Presentation

William D Schieman, 3971 La Bonne Rd., Beavercreek, OH 45431

Mr. Schieman stated in part one they had to state the basis for the appeal and in Part B they had to state the facts. He said the first basis of the appeal was during the BZA meeting on November 13th the applicant provided false or misleading information to the BZA board members. The most serious of this false information was the attorney for the applicant stated multiple times that American Tower would

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only receive reimbursement from their insurance company if a like for like tower was constructed. Under detailed and direct questioning by BZA members, they went back to that point several times because it didn't sound correct. He said it sounded like it was representing on the face that no payment would be made except if a lattice type cell tower went up. He said the attorney continued to say American Tower would be out of pocket if they built a mono pole at least four times during the hearing. He said the only communication they had received from American Tower Incorporation dated November 5, 2019 states in the next to last paragraph "American Towers insurance policy will only cover up to the value of the asset that was lost resulting in a substantial out of pocket expenditure for American Tower." He said the statement directly conflicts with what the attorney told the BZA members. He said this letter was signed by real estate project manager for American Cell Tower Sarah Snell. He said the way the zoning appeals meeting was conducted he did not have a chance to refute or introduce the letter at the meeting. He said the public meeting was held first after the representative from American Tower presented these points of view. He said he tried to get back to the podium by raising his hand but the chair of the BZA meeting said public input was closed. He said he could have been called to the podium if a member of the BZA had requested it.

He said the second point of misleading information presented during the hearing was the representative at the BZA meeting continued on multiple occasions to equate the loss of a cell tower to a shed or garage destroyed in the neighborhood. Mr. Schieman said a cell tower is not a shed or a garage. He said a cell tower is a piece of commercial infrastructure and in a completely different asset class than a private shed or garage. When commercial infrastructure is lost for any reason, you don't waive zoning requirements to rebuild commercial infrastructure. Commercial infrastructure is built to last and you don't grandfather in highways, bridges, road, sewer systems, cell towers or power lines from current zoning requirements. He said you can do it for a property owner but not commercial infrastructure. He said besides the attorney asking for the variance, Mr. Burkett from the planning department, also equated the situation to a shed or foundation on a garage. Mr. Schieman said his opinion was Mr. Burkett was wrong to do so. He said there was no discussion or information about the difference between a shed or a rebuilt residential garage and what is commercial infrastructure.

He said point two under the basis of the application of administrative appeal was the lack of documentation from the applicant. He said there is no technical documentation from the applicant. He said they had a letter written by a project manager who the attorney referred to as a registered person, quote unquote. Mr. Schieman said he did not know what a registered person was. He said a registered person isn't a licensed civil engineer. He said the person who signed the letter

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isn't a civil engineer or an officer of the company. He said the City of Beavercreek doesn't have any documentation signed by a person at a level of the company who could be held accountable for misrepresentation of the facts. He said the company knows the decision of the BZA is being appealed and yet they had not forwarded any detailed information about the site. He said we don't even know if the foundation that is there is sound. He said we are taking their word that they would be able to reconstruct a lattice tower on that site. He said the whole argument is about holding them to the standard of the current zoning which is for a mono pole tower. He said they don't want to spend the money to build a new platform for it.

He said the third item under the basis was their claim for a like for like rebuilding of what was blown down by the tornado meets the standard for practical difficulty. He said that was a legal term that Mr. McHugh was a better expert than he was because he essentially distilled their application of the argument of practical difficulty. Mr. Schieman said he had some background in zoning and had heard this before. He said he educated himself and said the practical difficulty standard goes back to a decision of the Ohio Supreme Court and was now known as the Duncan Factors. He said the definition as defined in decision of the Ohio Supreme Court in 1986 sets out seven criteria that are reasonable to be used in judging practical difficulty. He said those criteria were not met by the applicant in his opinion. He said he was sure Council would have questions about this especially regarding criteria one and seven. He said the applicant never claimed a hardship and in the letter the only written communication there was, the company did not claim a practical difficulty. He said the letter only says the monopole is infeasible. Mr. Schieman said the residents in his neighborhood and in Gardenvue have to look at the rebuilt tower every day. He said the reason the zoning was upgraded to require monopoles was because the public sees monopole towers better than lattice towers. Mr. Schieman reviewed photos of towers that he presented at the BZA meeting for the Council to view.

Applicant Presentation

Greg Wagoner, American Tower, 1000 Jackson St., Toledo, Ohio 43604

Mr. Wagoner said American Tower was requesting the decision of the BZA be upheld. He said it was important to provide context prior to the decision of the Board of Zoning Appeals. He said the staff also recommended the construction of the replacement of the tower that was damaged in the tornado be rebuilt as a like tower. He said this fundamentally goes to fairness. This tower was damaged as a result of the tornado that took place. He said every non-conforming structure that was replaced in that area was allowed to proceed. He said American Tower was requesting that same type of consideration. He said if you look at Section 158.172 (H)(4)(c) of the Zoning Code it talks about destruction of at least 60% of the existing structure. He said there is no question that the entire structure was

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damaged. He said that section does not differentiate between the types of structure and it very clearly covers all types of structures. He said this was a compelling reason. He said Mr. McHugh prepared a memorandum that was contained within the packet in which he decides as a matter of law that this tornado resulted in a compelling reason to allow American Tower to replace the tower with the existing lattice type tower. He said a lattice type tower was consistent with one of the towers that was already in the area that was shown in one of the photos. Mr. Wagoner responded to comments regarding the insurance stating that American Tower would not be reimbursed for costs exceeding the current tower. He said it was estimated \$100,000 but that number was not known for sure. He said the letter that was submitted to the BZA prior to the hearing clearly describes the nature of the insurance coverage and potential costs to American Tower. He said there was no intent to mislead the BZA and he did not believe that ultimately the BZA relied on what was said at the hearing. He said Mr. Amine, who was not a licensed lawyer but was a consultant accurately described the coverage at that meeting. He thought the BZA relied on Mr. McHugh's opinion and the recommendation from the staff. He said there were two separate BZA meetings in which this issue was discussed at length. Mr. Wagoner said American Tower requests fairness that they be treated similar to the other property owners and individual property rights in that area and be able to replace the tower that was there with a similar 164 foot lattice tower.

Public Input

Cory, Beavercreek, Ohio

Cory said in listening to the applicant it was stated that all homeowners in the neighborhood were given the opportunity to rebuild their structures as is. He said that was not true. He said he had been to the planning and development department twice and they would not allow him to rebuild his garage as it sits. He said, as a homeowner, he would have to spend additional money to move his garage to be within current zoning even with the foundation as it sits. He said the applicant said the structure was completely destroyed so that would include the foundation so if they have to rebuild a new foundation then they would have to rebuild within current zoning. He said at one of the previous meetings, it was stated if the foundation was good from the tornados then you could rebuild on the current foundation. He said the attorney's comment was it wasn't 100% destroyed, which the foundation is part of it. His third point, after having talked to the zoning department, having to spend additional money on his part was not a valid reason for an appeal because it was not the city's responsibility because he has to spend more money to be within the current zoning. He said his garage was estimated at \$75,000 to replace but his insurance won't cover anywhere near that. He said that was not the city council or zoning departments' fault, it was his responsibility to have adequate insurance coverage to replace it. Mr. Hendrix said the attorney for

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American Tower said their insurance company will cover up to what they had but if they have to build to current zoning they would have to spend additional money. In his opinion, he didn't know why this was a problem because that's not a valid reason for an appeal per the zoning department.

Randy Bryan, 2423 Rollingview, Beavercreek, Ohio

Mr. Bryan said he could see the structure on the ground and the building next to it. He said he could only imagine what the tower looked like right before they had trees in their yard and now there's nothing. He asked council to look at it the way they have to look at it. He said if you put a lattice tower up, they would have to look at it for years. He said there was no way to cover it up with trees as most of the trees are gone. He said people in the neighborhood are rebuilding and he had put in an additional \$10,000 in upgrading his landscape and his home. He said several other people had also done the same thing. He was asking the cell tower company to put in a little more money into a tower that would everyone would like.

Samuel Bryan, 2423 Rollingview, Beavercreek, Ohio

Mr. Bryan said his property borders where the tower was being built. He said the tornado took out a majority of the trees and it is unrecognizable. He said for years the trees covered the tower but that was not the case anymore. He took a video from different altitudes from his backyard to show how visible the tower would be to the entire neighborhood. He said at 25 feet it was visible to the entire neighborhood, at 50 feet it could be seen by the apartments in the Spicer Heights area and neighborhoods south of the tower where Plainview and Rusticview Streets are. He said at 100 feet it could be since by the Gardenview neighborhood to the north. He said they were told that trees would be planted by the base of the new lattice tower but that won't make a difference. He said the monopole tower was up to code and looks better than the lattice style. He said as someone who has to look at the tower every day, he asked council to vote with the appeal.

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

Council Input

Council Member Bales asked how tall the two temporary towers were in perspective of what is to be built and asked the condition of the foundation. Mr. Wagoner said the replacement tower that was there currently was approximately 100 feet. He said it was not as tall as the tower that would be built. He said the tower that was shown in the photo was approximately 164 feet. He said the current foundation was undamaged and could be utilized with the new lattice tower. He said they have to build a monopole they would have to evaluate the soil that requires a significantly different foundation.

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Council Member Bales asked staff to address the zoning issue that Cory brought up. Mr. McGrath said as a general statement they have worked with the individual homeowners to allow for instances for a non-conforming structure torn down to be rebuilt. He said in this case the garage was on somebody else's property so there was no authority to approve it to be replaced as is because it was solely not on the homeowner's property. Mr. McHugh said he had been asked by the planning staff to look if there was a way but for whatever reason it was constructed into the other person's property line so the foundation is encroaching. He said it was suggested the owner of the property apply to the BZA for some potential allowances to where the new one would be built. Council Member Bales asked if there was a city written policy with regards to structures that were damaged by the tornado and how they were going to be handled. Mr. McGrath replied yes. He said they put out a packet to those people affected that said to come in anytime and fees would be waived for any of the permits which would be expedited. He said they sought legal counsel regarding the effects of the non-conforming structures and was advised, within certain parameters, structures could be rebuilt. He said Cory's case was unique but there was a written policy. Council Member Bales asked if Mr. McGrath knew how many of the applications received were not in compliance. Mr. McGrath said he did not know exactly but there had been 108 permits received related to tornado damage. He said he believed there were less than five that would have an issue with either rebuilding to meet the current standards or have some situation on their property that was not in compliance.

Council Member Rushing asked if the zoning code differentiated between the non-conforming structures in terms of the process. Mr. McGrath said the code had a non-conforming section that says if the structure had been destroyed by more than 60% that it be rebuilt to meet code. He said that was something they would be amending to be more in compliance in terms of structural damage from a natural disaster.

Council Member Garcia asked if after the tornado did the BZA or the city approve any conditional use for businesses that allowed structures to be built under old zoning ordinances. Mr. McGrath said not under conditional uses but if they were rebuilding as it was previously approved for commercial they issues the permits. He said if there were modifications like Mike's Car Wash they approved it with incidental modifications. Council Member Garcia questioned the reasoning of changing the ordinance from lattice to monopole. Mr. McGrath said it was driven mostly because of the aesthetics and the space it would occupy. She asked if there was a technical disadvantage of the lattice versus the monopole. Mr. McGrath did not think so. Council Member Garcia asked Mr. Wagoner what fully investigated meant in the letter from November. Mr. Wagoner said a project manager who would be responsible for the construction of the tower investigated the location

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along with Mr. Amine who was present at the BZA meetings. He said the project manager was responsible for all of the towers that American Tower has in this area. He said they, together, determined the platform was undamaged and could accommodate the lattice type structure but the topography in the area required a change in the platform to accommodate a monopole type structure. He said they had not done sample soils yet to determine how they would have to modify it but it was estimated to cost at least \$100,000.

Council Member Curran asked what information Mr. Wagoner had that could be shared with Council on the ability to withstand the size of the tornado. He asked if there was a difference between the poles with high winds. Mr. Wagoner said he did not have the information to specifically provide whether a monopole would have survived this tornado.

Vice Mayor Adams asked the cost to build a monopole. Mr. Wagoner said each location is different based on the size of the platform. Vice Mayor Adams asked if there would be guidewires. Mr. Wagoner replied that he believed it would be standalone.

Mayor Stone said they issued a notice after the tornado that they would allow structures to be reconstructed as they previously existed. He said that was not a building code but strictly a zoning code, He said if it doesn't meet the building code that was different. He said they had three options, uphold the BZA ruling, over turn the BZA ruling or the option to remand this back to the BZA more information should be heard by the BZA. Mayor Stone questioned Mr. McHugh if they were in a position to table the hearing. Mr. McHugh said Council could table if there was some reason stated. He said generally in this process provided for in the rules is you either confirm it, reverse it or modify it. You could also remand the case back to the BZA if there was additional information.

Mayor Stone asked Mr. Schieman if he had something extremely relevant. Mr. Schieman said yes. He said the most important thing he heard the attorney for American Tower say was his opinion that the BZA was not influenced by what was said during the hearing.

Council Member Curran MOVED to return to the case to the Board of Zoning Appeals to further analysis of some of the points raised. Motion DIED for lack of a second.

Motion

Council Member Garcia MOVED to uphold the decision of the Board of Zoning Appeals, seconded by Council Member Rushing.

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Council Member Garcia said some of the reasons for this motion is the information presented to them. In these type of situations, Council is limited to the things they can review, things they can understand and the information presented to the BZA at the time. She said from what she was seeing, one of the points brought up by the appellant was leading or false information regarding the insurance. Based on her viewing of that hearing and the information and the information presented by the applicant in November, she understood it to mean a like for like would be covered by the insurance for the original structure built. Anything above and beyond that cost would be on the applicant. She didn't believe the extra money played a factor. She said it goes back to some of things they have done as a city and some of the things the Board of Zoning Appeals has already allowed to stand.

Motion PASSED by majority voice vote.

PUBLIC HEARING Z-19-2 Henkle Rezoning

Clerk Miscisin read an application filed by Brooke Fornes, 2080 Byers Road, Dayton, OH 45342. The application requests the rezoning of 6.29 acres of land from I-1 Light Industrial District to ORP-1 Office Research Park District. The property is located on the north side of Executive Drive approximately 200 feet west of the intersection of Oak Court and Executive Drive. The property is further described as Book 2, Page 6, Parcel 22 on the Greene County Property Tax Atlas.

Applicant Presentation

Brooke Fornes, 2080 Byers Road, Miamisburg, Ohio

Ms. Fornes was representing the owner of the property, who was trying to sell it. She said currently it is zoned office park which allows for businesses that would not look good with the park. She said the owner has sold all of the land with the exception of this piece. She said it was the owner's forever loyalty with everybody else that it be rezoned so that no matter what happens to him, whatever goes there would be appropriate for the park.

Staff Presentation

Mr. McGrath said this was an initiated request. He reviewed the location of the property and said the rezoning would ensure the integrity of the park. He said this was a straight rezoning and there were no conditions.

Public Input

There being no input, Public Input was closed.

Council Input

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Council Member Bales verified the interest in the development. Mr. McGrath said there was no interest request at this time.

Ordinance 20-01 (First Reading)

Council Member Rushing MOVED Ordinance 20-01 to the second reading, seconded by Council Member Garcia Motion PASSED by majority voice vote.

PUBLIC HEARING PUD 19-1 SSP #1 IH Credit Union

Clerk Miscisin read an application filed by Chuck Springmyer, 3233 Newmark Drive, Miamisburg, OH 45342. The application requests approval of a specific site plan to allow for the development of a credit union and retail structure on 1.63 acres. The property is located at 1464 and 1474 N. Fairfield Road further described as Book 5, Page 5, Parcel 124 on the Greene County Property Tax Atlas.

Applicant Presentation

Chris Reaster, 216 N. Maple Drive, Fairborn, Ohio

Mr. Reaster said he represented Danis Corporation and IH Credit. He said he had no presentation but was available for questions

Staff Presentation

Mr. Burkett summarized the staff report dated January 2, 2020 stating the applicant was requesting approval for the construction of a 6,000 square foot multi-tenant office building on 1.6 acres. He reviewed the location, surrounding zoning, the proposed site plan, permitted uses, buffer requirements, access, parking, architecture elevations, landscaping and signage. He highlighted a few of the conditions. Both staff and Planning Commission recommend approval.

Public Input

Bruce Quinten, representing St. Luke Parish and St. Luke School, 1440 N. Fairfield Rd., Beavercreek, Ohio

Mr. Quinten said he was surprised at the planning meeting to see that the site plan was talking of retail spaces in addition to the credit union and the proposed uses. He said they were concerned he proposed uses next to a school currently included a bar, microbrewery, brew pub, carryout for beer, hookah bars and tattoo parlors. He did not think these were appropriate next to a school.

Council Input

Council Member Garcia asked staff to talk about the conditional uses. Mr. McGrath McGrath said there was effort put into the uses to be similar to the PUD across the street where the Dunkin Donuts and where the Dayton Childrens facility would be built. He said they would need to go back and look at those but the uses were

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already approved by legislative acts. He said there was not a way to change that at this meeting. Mr. McGrath thought the uses had been reviewed by St. Luke at the time of the rezoning across the street. He said they could review the uses with the applicant. He said these were all B-2 uses, community-oriented, neighborhood businesses.

Council Member Rushing asked for clarification of the proposed entrance to the building. Mr. Burkett reviewed the entrances to the building.

Council Member Bales asked if the rear access drive would be fully curbed adjacent to the neighboring property. Mr. Burkett replied yes.

Council Member Curran said the state has mandated distance requirements for liquor permits. Mr. Burkett said that was not something that was regulated with zoning.

Vice Mayor Adams asked if the access would be leveled out because there was currently a big dip. Mr. Burkett said they would be leveling out the hump. Vice Mayor Adams questioned the traffic flow with the new light. Mr. Burkett replied there was already an existing turn lane and thought it was not be a huge impact.

Mayor Stone expressed concern with the traffic flow around the building. Mr. Burkett reviewed the details of the flow and the thoughts behind it.

Mr. McHugh reviewed the limitations that were placed on the PUD which included no breweries, drug or alcohol rehabilitation services, heating, air or plumbing services, heating, air or plumbing stores, residential cleaning, car cleaning, car rental, veterinary care, kennel or animal hospitals.

Motion

Council Member Curran **MOVED**, for the purpose of taking administrative action, approval of a Specific Site Plan for the International Harvester's Credit Union, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a Specific Site Plan as per §158.066 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. Council Member Curran further moved that this motion with all conditions be fully recorded in the minutes of this Council meeting.

1. The approved site plans for this development shall be the plans stamped "Received November 26, 2019", except as modified herein.

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2. The approved architectural plans for this development shall be the plans stamped "Received December 11, 2019", except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning and Development Department prior to the execution of the required PUD Agreement and the release of any zoning permit for this project. The final landscape plans shall show a row of evergreen shrubs, as referenced in Condition # 20 (and Exhibit B) below.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
6. A PUD agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to the release of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
7. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any future dumpster enclosure shall be constructed of materials to match the building. The final design and location of any future dumpster enclosure shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits.
8. Wall signage shall be in similar size and location as shown on the architectural elevations. The final design and location shall be subject to review and approval by the Planning and Development Department prior to a release of a permit for the sign. Exhibit C shows an example of a brick base and wrap.

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9. There shall be a maximum of one ground sign for this project. The ground sign shall be a maximum of 5 feet tall and have a maximum 25 square feet per sign face. The final design and location shall be subject to review and approval by the Planning Department prior to release of a permit for the sign. Any ground sign shall be set on a 1-foot base, and a 1-foot thick wrap, that shall be constructed of the same brick as used to construct the principal structure.
10. Any wall signs shall be individually mounted channel letters, the use of raceways or painting of letters on the wall shall be prohibited.
11. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning and Development Department. No pole shall be located in the paved area of the parking field, and shall be limited to 16' in mounting height east of the front elevation building and 20' in mounting height west of the front elevation of the building, including the concrete base. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
12. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Development Department or, if required, by the City Council and/or Planning Commission.
13. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning and Development Department shall be addressed prior to the issuance of a permit for the project.

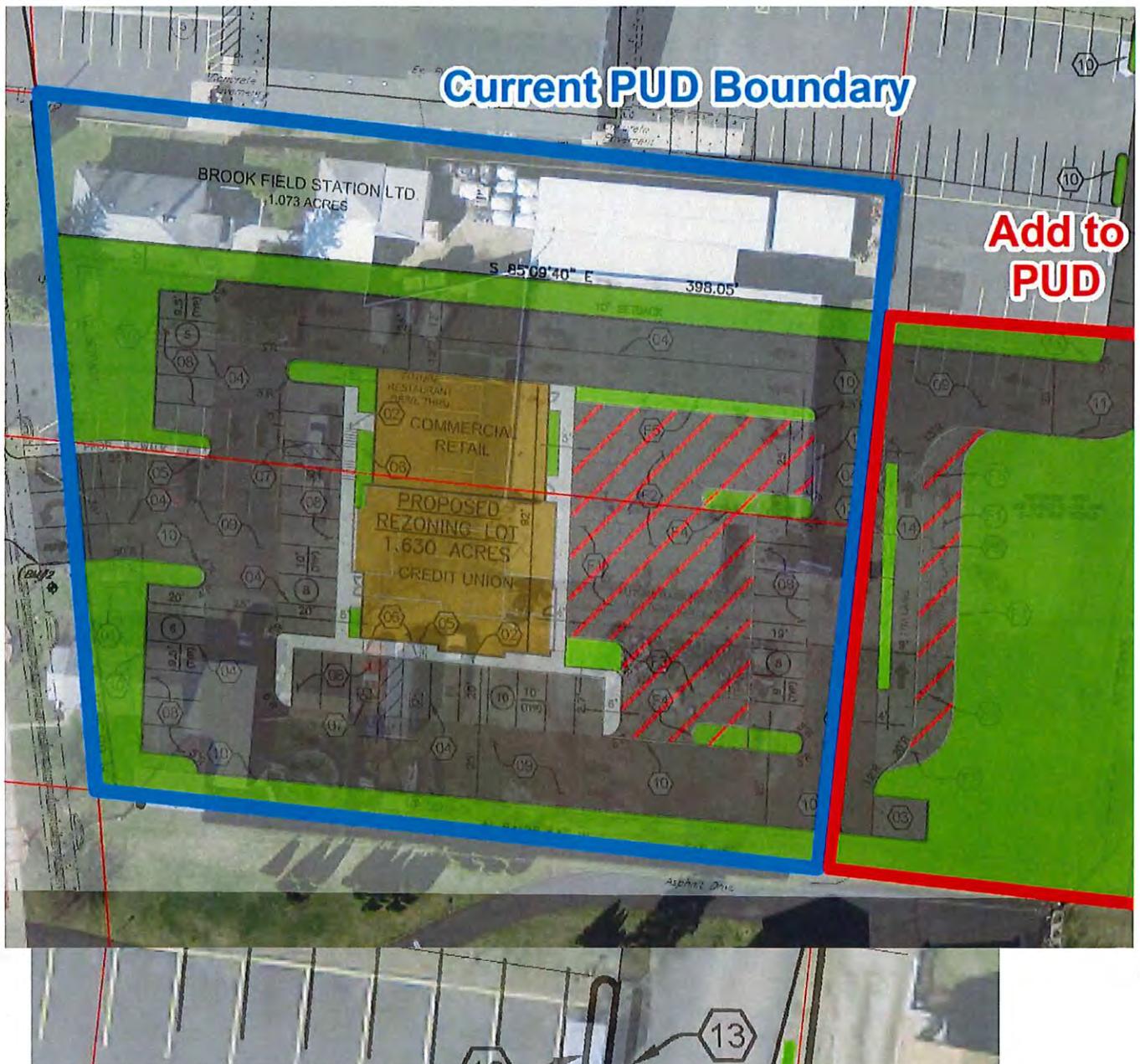
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15. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
16. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project. The City reserves the right to require more frequent collection as necessary.
17. A final subdivision for the entire portion of the property encompassing the site plan shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of a zoning permit for this project. The final subdivision shall include a permanent cross access easement covering the access point and driveway out to Lantz Road.
18. Prior to the release of the zoning permit, the applicant shall apply for and received approval of a PUD Amendment to add the area highlighted red in Exhibit A to the PUD.
19. If a drive-thru window is added to the northern elevation, it shall be placed on the building to allow for at least 5 cars of stacking without blocking any drive aisles or the normal flow of traffic.
20. Should a restaurant occupy any portion of the building, prior to the release of a Certificate of Use Compliance for said restaurant, the "Future Parking Lot Addition" must be constructed. Prior to the "Future Parking Lot Addition" area being constructed as parking, it shall be seeded with grass seed and be maintained properly.
21. The applicant shall install a row of evergreen shrubs, a minimum of 24" in height at planting, along the eastern edge of the Lantz Road access point driveway, further described in Exhibit B.
22. The final stormwater detention plan shall be reviewed and approved by the City Engineer prior to the release of a permit. If the final design of the detention pond turns out to be a retention pond, then fountains or other aeration devices shall be included in any design. Said fountains shall be utilized and maintained in perpetuity.

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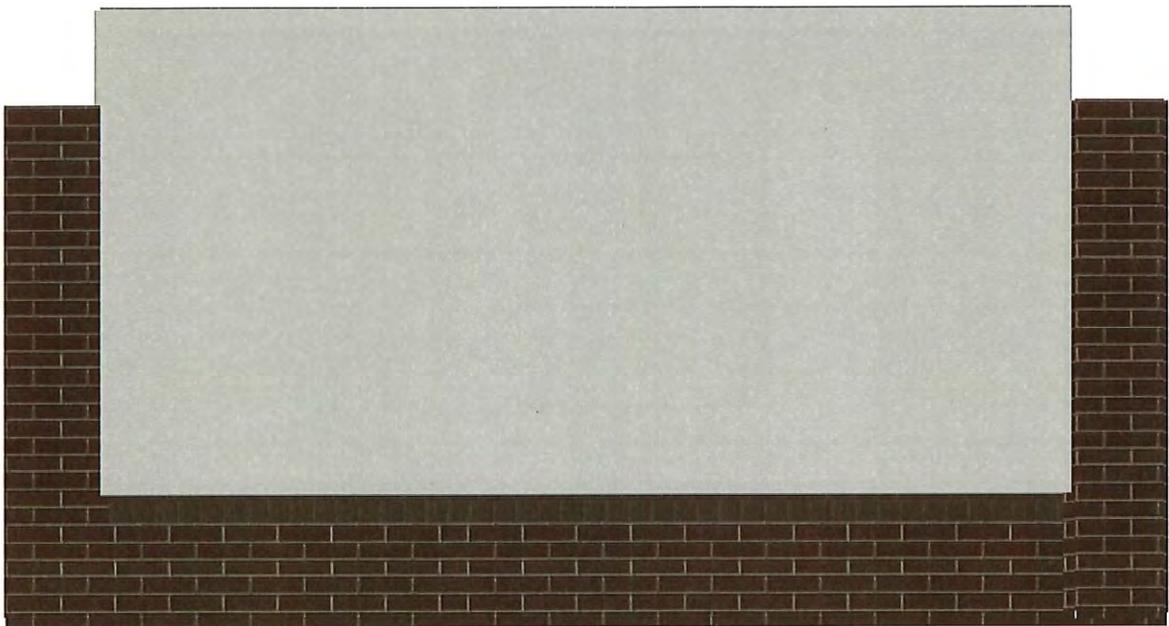
- 23. All abandoned drive aprons on North Fairfield Road shall be removed and replaced with sidewalks and landscaping matching the adjacent right of way.
- 24. Downspouts shall be internally mounted and shall not be visible on the exterior of the structure, unless specifically approved by the Planning Department prior to the release of a zoning permit.
- 25. The northwestern most parking spot shall be striped as a no parking area and labeled for traffic turnaround, as depicted in Exhibit D.

Exhibit A



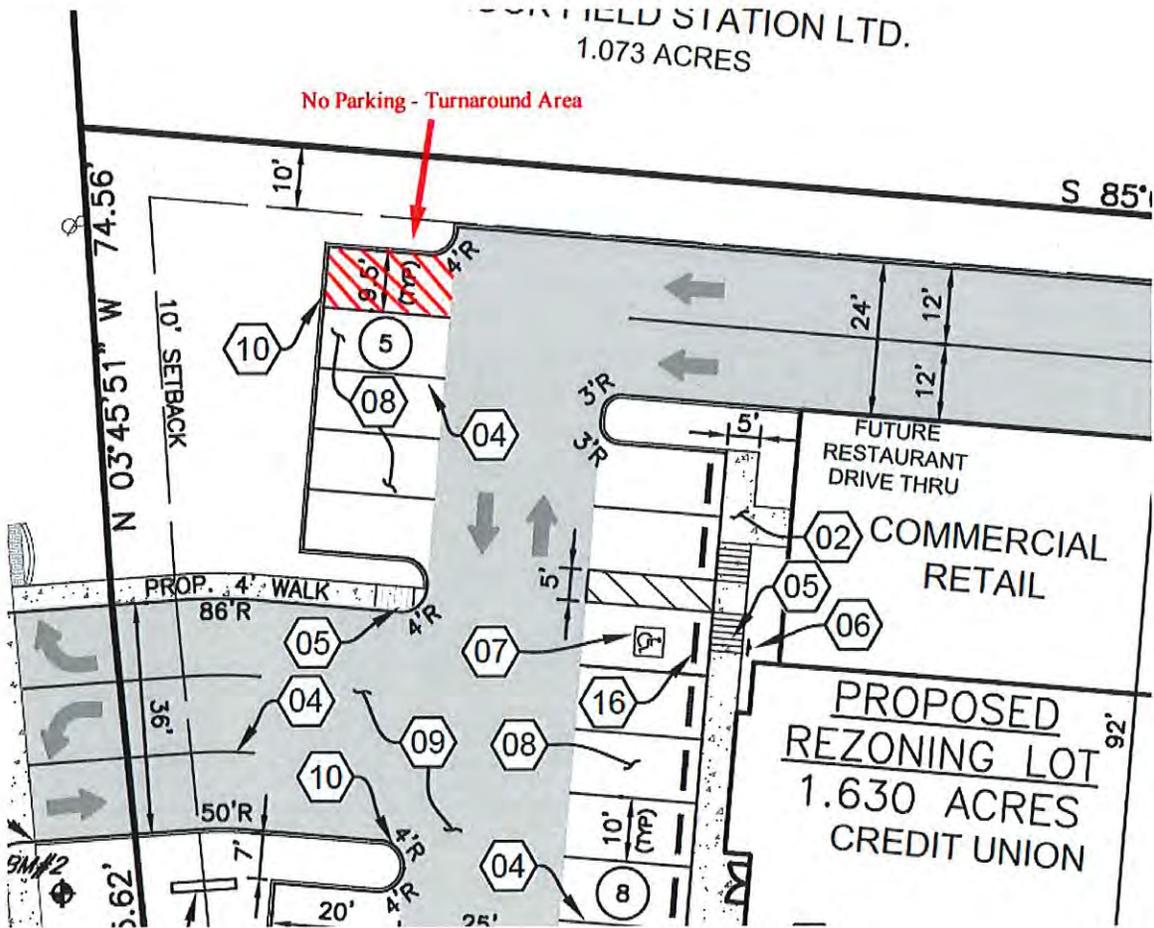
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Exhibit C



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Exhibit D



Council Member Bales seconded the motion. Motion PASSED by majority voice vote.

ORDINANCES, RESOLUTIONS AND PUDS

Resolution 20-01 Authorize Finance Director to Request the Auditor of Greene County for Advance of Real Estate and Public Utility Taxes

Clerk Miscisin read a Resolution authorizing the City Manager or his designee, the Financial Administrative Services Director to request advance draws upon the amounts collected by the Greene County Auditor for the City of Beaver Creek 2019 Real Estate and Personal Property Taxes collected during calendar year 2020.

Mr. Kucera said this was an annual resolution which would allow the funds to be released early. This would allow the city to accrue interest on those funds.

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Council Member Rushing MOVED Resolution 20-01 to the second reading, seconded by Vice Mayor Adams Motion PASSED by majority voice vote.

Resolution 20-02 Authorize Contract for Debris Removal Services

Clerk Miscisin read a Resolution by Beavercreek City Council authorizing the City Manager, acting on behalf of the City of Beavercreek and in concert with Beavercreek Township, the Greene County Commissioners and the Greene County Engineer, to enter into a "Debris Reduction and Management Services" Contract with Beeghly Tree, LLC for debris removal services for which the City's Financial obligation under the contract shall not exceed the sum of one million forty-nine thousand six hundred forty-one dollars.

Mr. Thonnerieux said there were a couple of changes to accommodate the partners and the contractor. He explained they were addressing the total dollar by increasing it so they would not have to pre-determine what the reduction factor would be of the overall debris. He said they also included the tipping fees that were originally going to be paid to the facility and now would be paid without any additional cost straight to the vendor. He said the contract clarifies the billing and how it would happen with our partners so they would not need an additional agreement with the county and the township. He said even though this dollar amount was higher, the city, county, county engineer and township would only pay for what is actually ground, hauled away and tipped.

Mr. Landrum expressed his appreciation for all those involved and coming to an agreement with the contract. He said the dollar amount was inflated but this was the worst case scenario.

Council Member Bales asked if the tipping fee was anticipated to be as high as it is. Mr. Thonnerieux replied that the larger number did not shock them. He said the tipped fee actually went down a little bit from what it was when they had first passed the resolution in November. Council Member Bales asked if this was eligible for FEMA reimbursement. Mr. Thonnerieux replied the federal government would reimburse up to 75%, the state 12.5% and city would be paying 12.5% to the cost.

Council Member Curran MOVED Resolution 20-02 to the second reading, seconded by Council Member Rushing Motion PASSED by majority voice vote.

LIQUOR PERMITS

Dolgen Midwest LLC DBA Dollar General Store 20435 (New)

Captain Fiorita said they received notification from the Ohio Division of Liquor control requesting a new C1 and C2 liquor permit for DOLGEN Midwest LLC., DBA Dollar General Store 20435, 3865 Dayton-Xenia Rd., Beavercreek, Ohio 45432.

January 13, 2020

The records checks required by the Department of Commerce-Division of Liquor Control were conducted on the business officers(s)/shareholders(s) for this application request. Staff recommended this application request move forward without comment.

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

Harbor Beavercreek Management LLC DBA Harbor Chase of Beavercreek (New)

Captain Fiorita said they received notification from the Ohio Division of Liquor control requesting a new D1, D2 and D3 liquor permit for Harbor Beavercreek Management LLC DBA Harbor Chase of Beavercreek, 4175 Indian Ripple Rd., Beavercreek, Ohio 45440. The records checks required by the Department of Commerce-Division of Liquor Control were conducted on the business officers(s)/shareholders(s) for this application request. Staff recommended this application request move forward without comment.

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

DECISION ITEMS

Council Member Appointment Committee

Mayor Stone said they have ten applications for the vacant seats on Council. He said in the past they have set up a committee to review the applications to narrow down the interviews. He asked if Council wished to do this. He received yes nods from Council. He recommended the committee consist of Council Member Garcia, Council Member Rushing and Vice Mayor Adams.

Council Member Curran MOVED to appoint Council Member Garcia, Council Member Rushing and Vice Mayor Adams to the Council Member Appointment Committee, seconded by Council Member Bales Motion PASSED by majority voice vote.

Approval of Council Member Attending Ohio Parks and Recreation Association Annual Conference

Council Member Bales requested reimbursement for attending the upcoming Ohio Parks and Recreation Association Annual Conference. He said he has attended the conference in the past and felt it was good to have a city representative to be there.

January 13, 2020

Council Member Curran MOVED to approve Council Member Bales to participate in the 2020 Ohio Parks and Recreation Annual Conference, seconded by Vice Mayor Adams Motion PASSED by majority voice vote.

Authorize Mayor to Communicate with Greene County Commissioners and Administrator Regarding Greene Town Center Restructuring Debt Project

Mr. McGrath said this an association with some of the assessments and bonds that were issued as part of the TIFF for the Greene Towne Center. He said this was a motion to authorize the mayor to act as representative of the city and discussion pertaining to the refinancing of the bonds associated with the Greene and public improvements. He said these were county held bonds but twenty years ago they were issued at an interest rate of 8%. He said this was the first year they were eligible to be refinanced. He said 8% was unrealistically high in terms of what you could get with refinancing. He said the county has to initiate the refinancing request and this allows the mayor to act as a proponent to do this. He said Olshan Properties and their representatives has assured the county that they would cover all the refinancing costs. He said this motion was to show support that the effort be made to refinance the bonds at a lower rate.

Council Member Rushing MOVED to authorize Mayor Stone to communicate with the Greene County Commissioners and County Administrator about restructuring of certain debt originally issued by the County in connection with the development of the Greene and to present as required by law any such proposal to this City Council for formal consideration, seconded by Council Member Garcia Motion PASSED by majority voice vote. Mayor Stone abstained.

COUNCIL TIME

Council Member Bales welcomed Officer Edmonson to the department and Tyler Barlage to the senior center. He said three parks would be getting new playgrounds this spring. He was proud and honored to be elected by the community and thanked his family and friends for their support.

Council Member Rushing welcomed the next staff members and the new council members.

Council Member Garcia welcomed Officer Edmonson along with Vice Mayor Adams and Council Member Bales.

Vice Mayor Adams echoed the welcomes of the new staff. He asked to keep Chief Evers and his family in their prayers. He enjoyed working with the show choir over the weekend. He thanked Beavercreek for supporting him and his run for Council.

January 13, 2020

MAYOR'S REPORT

Mayor Stone welcomed two newest members of council and looked forward to upcoming year. He congratulated Council Member Rushing as the newly elected Beaver Creek Township Fiscal Officer.

CITY MANAGER'S REPORT

Letters were being sent out regarding electric aggregation program to newly eligible customers in the city limits. He said it is an opt out program. He reviewed the Kemp Road Widening project which will begin May/June. Households would be receiving Census information in the mail between March 12th-20th. City offices would be closed Monday, January 20th in observance of Martin Luther King Day.

CITIZEN COMMENTS

Deborah Wallace, 304 Belle Watlin Ct., Beaver Creek, Ohio

Ms. Wallace congratulated the newly elected council. She said at Beaver Creek Township they entered into a discussion with the Public Facilities Investment Company to build their fire stations and the township would lease them back. She said, as a Council Member she strongly supported a new city hall and police station. She said this was a way the city could take on that debt by transferring it to another organization. She said a new city hall and police station was instrumental in bringing the City of Beaver Creek into the twenties and beyond. She said the Township was also starting to lease their fleet management and saving \$283,000. She was concerned about the drainage in the area of the new road at Factory and Shakertown.

Cory, Beaver Creek, Ohio

Cory requested his address not be in the public record. He was disappointed with Council in their decision with the billion dollar cell phone company to be able to build a tower that was not up to zoning code due to having to spend more money. He thought it was unfair even though his garage may be over the property line it was built like that before he bought the property and it was like that before the previous owners bought it. He thought it unfair that he was going to have to spend additional money out of his pocket to move the garage even though you are essentially allowing somebody else who was damaged from the tornado to rebuild where and as their stuff was.

EXECUTIVE SESSION

Council Member Garcia MOVED to enter into Executive Session at 7:51 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose of the purchase of property for public purposes, seconded by Council Member Rushing. Motion PASSED by roll call vote of 6-0.

January 13, 2020

Council Member Rushing MOVED to adjourn executive session at 8:00 p.m., seconded by Council Member Bales Motion PASSED by roll call vote of 6-0.

Council Member Curran MOVED to reconvene the meeting, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 8:31 p.m., seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin01132020

BEAVERCREEK CITY COUNCIL
COUNCIL WORK SESSION, January 21, 2020 5:00 p.m.

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Rushing, Vice Mayor Adams, Mayor Stone

ABSENT: Council Member Garcia

Council Member Rushing MOVED to excuse Council Member Garcia, seconded by Council Member Curran. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Jill Bissinger, Human Resources; Dennis Evers, Chief of Police; Kim Farrell, Recreation Superintendent; Theresa Hathaway, Assistant Finance Director; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Jeff Moorman, City Engineer;

APPROVAL OF AGENDA

Council Member Rushing MOVED to approve the agenda, seconded by Council Member Curran. Motion PASSED by majority voice vote.

DISCUSSION ITEMS

Tobias-Zimmer Barn Tornado Damage

Ms. Farrell said the slab was in great shape. She said there were two options: build a barn or explore new options. If they rebuild the barn the insurance would pay for the replacement cost. If they do anything else the city would receive the cash value of the barn which was \$119,000. Any costs over that amount would be paid by the city. It was the goal that the wood from the original barn be incorporate with the new structure. The Beavercreek Historical Society would like to be included in the discussions regarding the future of the barn.

Financial Overview Strategy

Mr. Kucera reviewed the short term financial strategy including implementing a new license fee as authorized by recently enacted HB62. A \$5 fee per license would add approximately \$200k per year for street capital improvement funding. He asked Council if they would like to consider this legislation in the very near future. It was asked that legislation be brought forward for further discussion.

Mr. Kucera reviewed the major levies and the historical timeline. He reviewed the open timeframe where there were no levies scheduled to be on the ballot. He reviewed alternative revenue sources and a timeline associated with the options.

January 21, 2020

A community group initiative would be asked to present their ideas at the February work session

Council Appointments to Local Agencies

Council reviewed the local agencies and discussed their individual interests of the agencies. A motion for their appointments would be brought forward at the next regular meeting.

COUNCIL COMMITTEE/EVENT UPDATES

Council discussed events they had attended and anything they scheduled in the near future.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 5:50 p.m., seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin01212020WorkSession

BEAVERCREEK CITY COUNCIL
REGULAR MEETING January 27, 2020 6:00 p.m.

PRESENTATIONS

- ◆ Beaver Creek High School Girls Cross Country Team

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Garcia, Council Member Rushing, Vice Mayor Adams, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Dennis Evers, Chief of Police; Pete Landrum, City Manager; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Jeff Moorman, City Engineer;

PLEDGE

Mayor Stone led the pledge and a moment of silence.

APPROVAL OF AGENDA

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

ORDINANCES, RESOLUTIONS AND PUDS

Ordinance 20-01 Z-19-2 Henkle Rezoning (Second Reading)

Clerk Miscisin read an Ordinance amending the Zoning Map, by rezoning approximately 6.29 acres of land described as Book 6, Page 6, Parcel 22 from the I-1, Light Industrial to ORP-1, Office Research Park.

There was no input so the public hearing was closed.

Council Member Rushing MOVED to approve Ordinance 20-01, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Resolution 20-03 Cedarbrook Flower Farms Assessment Project – Resolution of Necessity

Clerk Miscisin read a Resolution declaring the necessity of the construction and the improvement of certain roadways in the City of Beaver Creek, Ohio related to the project known as Cedarbrook Flower Farm.

Mr. Moorman explained they had received a petition from the developer of Cedarbrook Flower Farms Development requesting the cost of improvements along their frontage on Shakertown Road be paid via special assessment. He said to set up the special assessment there was two pieces of legislation that needed

January 27, 2020

to be approved, this Resolution and the following Ordinance. He said the improvements consisted of the construction of curb, sidepath, drainage and minor widening along the frontage on Shakertown Road. He said they were looking at combining this assessment project with a larger project planned along Shakertown Road. He said the bigger the project many times the lower the unit cost and save everybody money. He said these improvements were scheduled for 2022.

Mayor Stone commented that this assessment did not cost the taxpayers any money.

Council Member Curran MOVED to approve Resolution 20-03, seconded by Council Member Garcia Motion PASSED by majority voice vote.

Ordinance 20-02 Cedarbrook Flower Farms Assessment Project – Ordinance to Proceed (First Reading)

Clerk Miscisin read an Ordinance to proceed with the design, construction, installation, and inspection of roadway improvements in the City of Beaver creek, Ohio, and related to the project known as Cedarbrook Flower Farms.

Mr. Moorman said this was the second piece of legislation for the assessment.

Council Member Curran MOVED Ordinance 20-02 to the second reading, seconded by Vice Mayor Adams Motion PASSED by majority voice vote.

Ordinance 20-03 Motor Vehicle License Tax (First Reading)

Clerk Miscisin read an Ordinance to levy a municipal motor vehicle license fee pursuant to Section 4504.173 of the Ohio Revised Code as authorized by House Bill 62 and amending the codified Ordinances of the City of Beaver creek, Ohio by adding new section 35.54 "License Tax for Operation of Motor Vehicles" to Chapter 35 "Finance and Taxation."

Mr. Kucera said this was discussed at the previous work session. He said this was passed as part of House Bill 62 that was provided in the Ohio Department of Transportation Bi-Annual Budget. He said there was a provision to allow municipalities to levy a \$5 permissive tax on the registration of all motor vehicles with 100% of the tax coming to the city. He said the money would be used for authorized purposes including maintenance and repair of public streets. He said if this Ordinance is passed the fee would be implemented January 1, 2021.

Mr. Curran said this was badly needed, and we are always challenged with the needs of keeping up with the roads.

January 27, 2020

Council Member Bales appreciated staff looking for alternate revenue sources

Council Member Curran MOVED Ordinance 20-03 to the second reading, seconded by Council Member Rushing Motion PASSED by majority voice vote.

Resolution 20-04 N. Fairfield Road at Rock Drive Traffic Signal Installation Agreement

Clerk Miscisin read a Resolution authorizing the City Manager to enter into an agreement with Yolo Development 1, LLC for the design and construction of a new traffic signal at the intersection of N. Fairfield Road and Rock Drive.

Mr. Moorman explained that as part of the approval of the medical office at North Fairfield and Rock Drive, a new traffic signal was approved provided certain conditions are first met. One of the conditions is the drive way to St. Luke's be relocated before the signal could be constructed. He said the proposed agreement did not change any of the terms of the previous approvals. He said the developer approached the city and given they do not build many traffic signals and the city does and would also take possession of the signal once it's built, both parties decided it was better idea for the city to administer the design and construction of it. He said the cost would still be covered by the developer and the only difference would be they would be running a public contract and using the city's inspection to run the project. He said they were ready with a designer once this was approved.

Council Member Garcia was excited for this to go in. She said it was difficult to get in and out of there at certain times of the day.

Council Member Bales asked if the new signal would be coordinated with the others. Mr. Moorman said it would be through the fiber optic system.

Council Member Garcia MOVED to approve Resolution 20-04, seconded by Vice Mayor Adams Motion PASSED by majority voice vote.

DECISION ITEMS

Council Appointments to Local Agencies

Mayor Stone read the list of Council appointments. He added Council Member Garcia as backup to the Youth Development Committee.

Council Member Curran MOVED to accept the Council appointments as presented, seconded by Council Member Garcia Motion PASSED by majority voice vote.

COUNCIL TIME

January 27, 2020

Council Member Bales expressed his thoughts and prayers to the McGrath family. He said Hope Taft would be speaking at Peace Lutheran Church Tuesday at 7:00 p.m.

Council Member Rushing remembered Mr. McGrath. He said he got to know him when he served on the BZA. His work and dedication will go unmatched

Council Member Garcia said Mr. McGrath loved what he did. She congratulated the girls cross country team.

Council Member Curran said Mr. McGrath was a great person and his greatest skill was his people skills and how he related to them

Vice Mayor Adams said Jeff was quite a guy who made time for everybody. He was a great family man. Vice Mayor Adams worked the parking lot at the funeral home and said people from all walks of life came to honor him. He will be sadly missed.

He attended the VFW Patriots Pen and Voice of Democracy who also recognized Officer Spangler.

MAYOR'S REPORT

Mayor Stone said the Patriot Pen makes you feel good about tomorrow and keeping this country where it needs to be. Mayor Stone said he worked professionally with Mr. McGrath and they had become friends. He said he would miss him.

CITY MANAGER'S REPORT

Mr. Landrum said he had gotten to know Mr. McGrath over the last three years. He said the turnout at the viewing spoke volumes of his impact on this community. He thanked the COPPs and the owners of Pizza Dive for the use of their parking lot at the Maginn Center. He gave an update on the construction within the city. He congratulated John Woltja, Jim Stull and Chris Bucheit on their recent retirements. He reviewed the upcoming events at the Senior Center. He said the chipping and hauling of the tornado debris had begun.

CITIZEN COMMENTS

No comments

EXECUTIVE SESSION

Council Member Garcia MOVED to enter into Executive Session at 6:43 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose of the

January 27, 2020

appointment of a public official, seconded by Council Member Curran. Motion PASSED by roll call vote of 6-0.

Council Member Curran MOVED to adjourn executive session at 6:54 p.m., seconded by Council Member Bales Motion PASSED by roll call vote of 6-0.

Council Member Rushing MOVED to reconvene the meeting, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

DECISION ITEMS

Selection of Interview Candidates to Fill Council Seat Vacancy

Vice Mayor Adams MOVED to select the following applicants to interview for the Council vacancies: Glen Duerr, Carol Graff, Paul Newman, Sr., Tiffany Novak and Tiffany Schwartz, seconded by Council Member Garcia Motion PASSED by majority voice vote.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 6:56 p.m., seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin01272020

BEAVERCREEK CITY COUNCIL
SPECIAL MEETING February 3, 2020 5:00 p.m.

CALL TO ORDER

Vice Mayor Adams called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Garcia, Council Member Rushing, Vice Mayor Adams

ABSENT: Mayor Stone

Council Member Garcia MOVED to excuse Mayor Stone, seconded by Council Member Rushing. Motion PASSED by majority voice vote

ALSO IN ATTENDANCE: Dianne Miscisin, Clerk of Council

APPROVAL OF AGENDA

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

EXECUTIVE SESSION

Council Member Garcia MOVED to enter into Executive Session at 5:01 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose of the appointment, of a public employee or official, seconded by Council Member Rushing. Motion PASSED by roll call vote of 5-0.

Council Member Rushing MOVED to adjourn executive session at 7:16 p.m., seconded by Council Member Curran Motion PASSED by roll call vote of 5-0.

Council Member Garcia MOVED to reconvene the meeting, seconded by Council Member Bales. Motion PASSED by majority voice vote.

ADJOURNMENT

Council Member Garcia MOVED to adjourn the meeting at 7:17 p.m., seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin
Clerk of Council
Cmin02032020

PC

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

Meeting Date: February 10, 2020	Reference Topic: PUD 19-1 Amendment 19-20
Agenda Reference No. VI. A-E.	IH Credit Union Amendment
	Ordinance 20-04

ACTION REQUESTED		
<input checked="" type="checkbox"/> Adopt Ordinance	<input 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"/> Adopt Motion

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 checked="" 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 type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

REQUEST BY APPLICANT:

The applicant is requesting a PUD amendment to PUD 19-1 to add 0.485 acres to the existing 1.595-acre PUD. The property is located on the east side of North Fairfield Road, approximately 365 feet southeast of the intersection of Lantz Road and North Fairfield Road. This application is necessary because the recently approved specific site plan for the credit union shows a portion of the drive aisles, the ITM and a portion of the parking lot in this 0.485 acre area. Amending the PUD to allow commercial activity is a condition of that site plan approval.

RECOMMENDATION:

Planning Commission and staff recommend approval of this request as described in the attached Ordinance. See attachments for further details.

PROCEDURAL OPTIONS FOLLOWING ACTION:

City Council may choose to approve, disapprove, modify or table the action for further review.

ORDINANCE NO. 20-04

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER _____ ON THE 10TH DAY OF FEBRUARY, 2020.

AN ORDINANCE AMENDING ORDINANCE #19-06 (PUD 19-1, IH CREDIT UNION DEVELOPMENT) TO ADD 0.485 ACRES TO THE EXISTING 1.595-ACRE PUD

Whereas Chuck Springmeyer, 3233 Newmark Drive, Miamisburg, OH 45342, 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 0.485 acres of land, are located on the east side of North Fairfield Road, approximately 365 feet southeast of the intersection of Lantz Road and North Fairfield Road from R-1A One Family Residential, to C-PUD, Commercial Planned Unit Development.

SECTION II

1. All conditions of PUD 19-1 remain in full force and effect except where modified herein.
2. The 0.485 acres, as highlighted in Exhibit A, shall be added to PUD 19-1.
3. The following uses shall be excluded from the permitted uses in all of PUD 19-1:
 - Bar/tavern/night clubs
 - Cigars, cigarette and tobacco stores - retail
 - Hookah bars or Shisha bars
 - Tattoo and piercing parlors

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 _____, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council

SUMMARY

This Ordinance adopts a recommendation to rezone 0.485 acres from R-1A to PUD 19-1.

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



Existing PUD
Area to Be Added

CITY OF BEAVERCREEK STAFF REPORT

February 5, 2020

PROJECT: IHCU

CASE NO.: PUD 19-1 Amendment 12-19

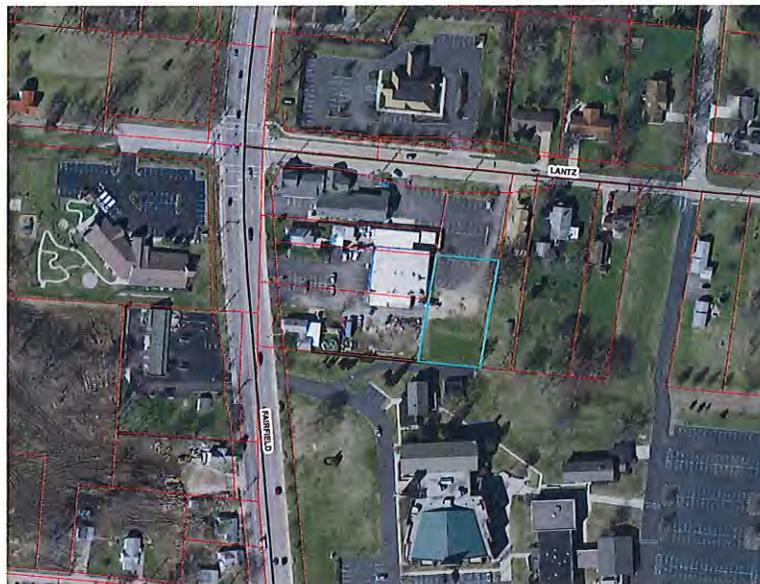
APPLICANT: Chuck Springmeyer
3233 Newmark Drive
Miamisburg, OH 45342

REQUEST

The applicant is requesting a PUD amendment to PUD 19-1 to add 0.485 acres to the existing 1.595-acre PUD. The property is located on the east side of North Fairfield Road, approximately 365 feet southeast of the intersection of Lantz Road and North Fairfield Road. This application is necessary because the approved specific site plan for the credit union shows a portion of the drive aisles, the ITM and a portion of the parking lot in this 0.485 acre area. Amending the PUD to allow commercial activity is a condition of that site plan approval.

EXISTING CONDITIONS

As noted on the aerial photo to the right, the southern portion of the proposed addition is currently vacant land, and the northern is currently a parking lot with a gravel extension area. The aerial, which was taken in March of 2018, shows the existing conditions of the former Beck and Sons Company that has two houses, a commercial business, commercial storage and some outdoor storage of miscellaneous items. All of which will be demolished as part of the construction of the credit union.



Current and Surrounding Zoning

The 0.485 acres associated with this amendment is currently zoned R1A One Family Residential. The official City Zoning Map has yet to be updated reflecting graphically representing the current boundaries of PUD 19-1, however the zoning for the PUD has been approved and the current boundary is shaded in green on the photo to the right. The area proposed to be added to the PUD is highlighted in yellow.



The surrounding Zoning Districts and uses are as follows:

Direction	Zoning	Use
North	B-2	Multi-tenant retail building
South	A-1	Place of religious assembly
West	B-2	North Fairfield Road, daycare
East	A-1	Single family residential

Availability of Utilities

Public water and sewer are available to the site.

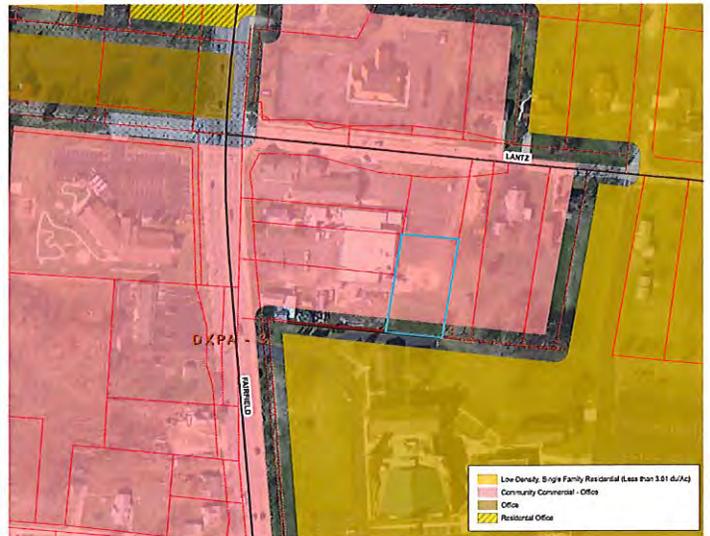
ANALYSIS

Land Use Plan

The 0.485 acre area is classified as Neighborhood Commercial-Office on the Beaver Creek Land Use Plan (shaded in pink on the map to the right).

For areas with this designation, the Land Use Plan states:

“...generally are small projects



containing uses that are intended to provide for the daily needs of residents that live nearby. They typically include:

Daycare centers, restaurants, grocery stores, drug stores, barber and beauty shops, laundries, dry cleaners, gas stations, florists, and other similar types of businesses offering everyday convenience goods and personal services...” (such as banking)

The proposed uses, currently permitted in the PUD per Ordinance 19-06, which are proposed to be extended to this 0.485 acre area (except as noted below), are compatible with the Neighborhood Commercial-Office designation in the Land Use Plan.

Proposed Zoning Change

With this amendment, the applicant is proposing to carry all current conditions (see Ordinance 19-06 attached to the staff report) of the PUD over to the proposed additional area. In order to address concerns by the neighbors brought during the Specific Site plan City Council meeting (Jan 13, 2020), the following uses are proposed to be removed from the permitted used within the PUD, and are reflected in the attached Ordinance:

- Bar/tavern/night clubs
- Cigars, cigarette and tobacco stores retail
- Hookah bars or Shisha bars
- Tattoo and piercing parlors

Recommendation

Based on this analysis, Planning Commission and Staff recommend approval of this request subject to the conditions outlined in the attached Ordinance.

ORDINANCE NO. 19-06

CITY OF BEAVERCREEK

SPONSORED BY COUNCIL MEMBER VANN ON THE 13TH DAY OF
MAY, 2019.

**AN ORDINANCE REZONING 1.595 ACRES FROM B-2 and A-1,
FURTHER DESCRIBED AS BOOK 5, PAGE 5, PARCELS
123 AND 124 ON THE PROPERTY TAX MAPS OF
GREENE COUNTY, OHIO TO C-PUD 19-1.**

Whereas Danis Inc., 3233 Newmark Drive, Miamisburg, OH 45342, 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 1.595 acres of land, located at 1464 and 1474 North Fairfield Rd. from B-2
Community Commercial, and A-1 Agricultural, to C-PUD, Commercial Planned Unit
Development.

SECTION II

1. The concept plan dated "Received March 7 2019" shall be adopted as the location map
for this C-PUD.
2. The permitted uses within this PUD shall be those uses that are conditional and
permitted in B-2 zoning districts, with the exception of the following:

- Brewery
 - Drug and alcohol addiction rehabilitation clinics (no overnight facilities)
 - Heating, air conditioning and plumbing service and repair (excluding well drilling)
 - Heating, air conditioning and plumbing stores - retail
 - Residential cleaning services
 - Car rental service
 - Moving trucks and trailers
 - Veterinary clinic with kennels or animal hospitals
3. All new buildings 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.
5. There shall be no removal of any trees within this PUD until specific site plan approval has been obtained by City Council.

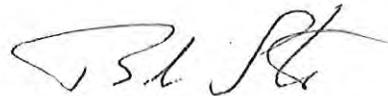
SECTION III

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 10th day of June, 2019.



Bob Stone, Mayor

ATTEST:


Dianne Miscisin, Clerk of Council

SUMMARY

This Ordinance adopts a recommendation to rezone 1.595 acres from B-2 and A-1 to C-PUD 19-1.

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

RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 15, 2020

RE: PUD 19-1 Amendment 12-19
IHCU Amendment

WHEREAS, Chuck Springmeyer, 3233 Newmark Drive, Miamisburg, OH 45342, has filed an application requesting approval to amend Ordinance 19-6 by adding 0.485 acres to PUD 19-1. The property to be added is further described as Book 5, Page 5, Parcel 272 on the property tax maps of Greene County, Ohio; and

WHEREAS, public hearing was held on January 15, 2020 by the Beaver Creek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this 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 §158.073 of the Zoning Code.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beaver Creek City Council:

SECTION I

1. All conditions of PUD 19-1 remain in full force and effect except where modified herein.
2. The 0.485 acres, as highlighted in Exhibit A, shall be added to PUD 19-1.
3. The following uses shall be excluded from the permitted uses in all of PUD 19-1:
 - Bar/tavern/night clubs
 - Cigars, cigarette and tobacco stores - retail
 - Hookah bars or Shisha bars
 - Tattoo and piercing parlors

SECTION II

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED: January 15, 2020

VOTING FOR ADOPTION: Alex Hight
Tiffany Schwartz
Michael Self
Nathan Shrider

VOTING AGAINST: None

ABSENT: Nick Loftis

Chairman

Attest:

PUD 19-1 Amend 12-19 Resolution

EXHIBIT A



pa

CITY OF BEAVERCREEK
CITY COUNCIL
AGENDA ITEM REPORT

Meeting Date: February 10, 2020	Reference Topic: PC 20-2
Agenda Reference No. VII. A-E	Indian Ripple Medical Office Building
	Motion

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 type="checkbox"/> Accept Staff Recommendation	<input checked="" type="checkbox"/> Adopt Motion

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 checked="" 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 type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

REQUEST BY APPLICANT:

The applicant is requesting Administrative Site Plan Review Approval (ASRA) for a medical office building, proposed to be located at 61 Darst Road, which is on the west side of Darst Road, approximately 180 feet south of the intersection of Darst Road and Indian Ripple Road.

RECOMMENDATION:

Planning Commission and staff recommend approval of this request as described in the attached Motion. See attached packet for further details.

PROCEDURAL OPTIONS FOLLOWING ACTION:

City Council may choose to approve, disapprove, modify or table the action for further review.

MOTION TO APPROVE

DARST RD MEDICAL OFFICE BUILDING ASRA DETAILED SITE PLAN PC 20-2

"I move, for the purpose of taking administrative action, approval of an ASRA Detailed Site Plan for The Darst Road Medical Office Building, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for an ASRA Detailed Site Plan as per §158.083 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. I further move that this motion with all conditions be fully recorded in the minutes of this Council meeting."

1. The approved plans for this development shall be the plans stamped "Received December 5, 2019", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received December 5, 2019" except where modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
6. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
7. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.

8. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
9. All service doors shall be painted to match the building per the approval of the Planning Department.
10. Any ground sign shall be a maximum of 5 feet in height, including a 1-foot masonry base and wrap (similar to that as represented in Exhibit A), and shall have a maximum of 25 square feet of sign area per sign face. The ground sign shall be constructed with a masonry base and wrap, to match the materials used to construct the building.
11. The applicant shall be permitted to have one wall-mounted sign, subject to the size limitations set forth in the Zoning Code for B2 properties. All sign letters/symbols shall be individually mounted. The use of raceway signs shall be prohibited.
12. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. Maximum mounting height for any parking fixture shall be 20 feet, and no pole shall be located in the paved area of the parking field. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
13. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
14. All mechanical units shall be completely screened from view from all directions with appropriate landscaping.
15. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of a zoning permit for this project.
16. Prior to the expansion of the building into the "Prop. Future Building Expansion" area, the applicant shall submit and receive approval of a zoning permit for the said expansion area. The future addition shall be compatible in scale and architectural style with the architectural elevations approved with this application, and any future expansion area will require adequate parking, per the zoning code.
17. The northernmost parking space in the parking lot shall be striped and labeled as a "No Parking – Turn Around Area", as depicted in Exhibit B.

Exhibit A

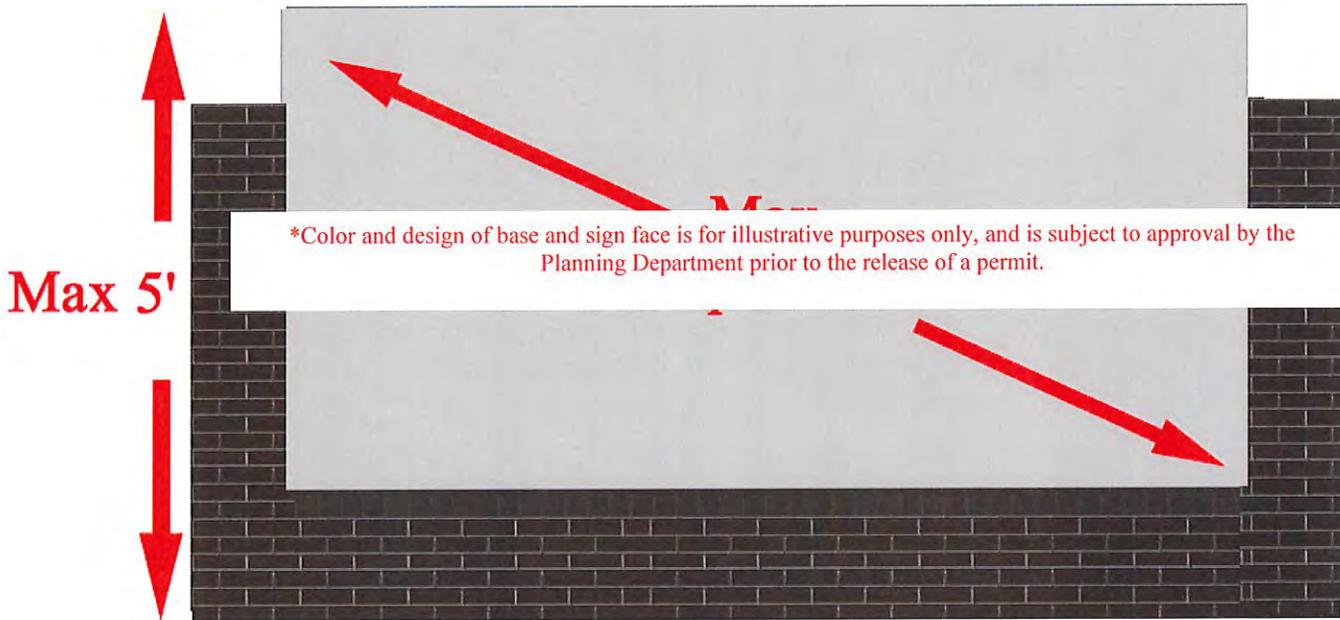
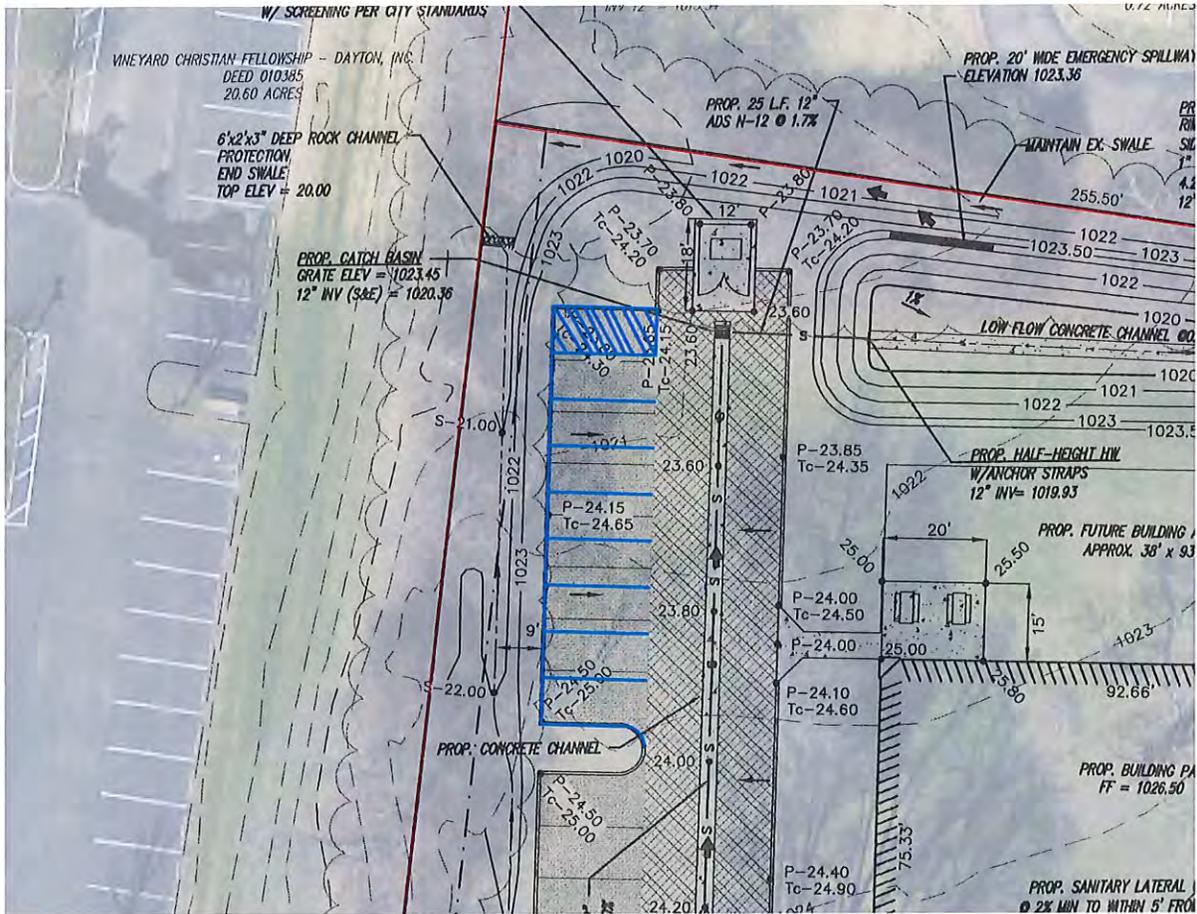


Exhibit B



CITY OF BEAVERCREEK STAFF REPORT

February 6, 2020

PROJECT: Darst Road Medical Building

CASE NO.: PC 20-2 ASRA

APPLICANT: Roll and Associates
c/o John Roll (agent for owner)
3176 Kettering Boulevard
Dayton, OH 45439

REQUEST

The applicant is requesting Administrative Site Plan Review Approval (ASRA) for a medical office building, proposed to be located at 61 Darst Road, which is on the west side of Darst Road, approximately 180 feet south of the intersection of Darst Road and Indian Ripple Road.

ANALYSIS

This property falls within Indian Ripple Planning Area # 2 overlay district on the City's Land Use Plan. As such, this property is subject to the Administrative Site Plan Review Approval process. The ASRA process involves two public hearings, with Planning Commission making a recommendation to City Council, and City Council making a decision for or against approval.

Existing Conditions

The proposed location is an approximately 1.58-acre located southwest of the intersection of Indian Ripple Road and Darst Road. As noted on the aerial photo to the right, the property contains an older house and a few outbuildings.



Zoning

The property is zoned B-2 Community Business. Medical office buildings are permitted in this zoning district.

Building Design

The applicant is proposing to construct a single-story building, 18.2 feet tall at the midpoint of the pitched roof. The maximum building height in a B-2 district is 35 feet. The proposed building will be 75 feet long and 92 feet wide, with the front of the building facing south. The majority of the structure will be comprised of a tan and brown stone veneer with beige EIFS along the upper portion, and a grey composite wood siding near the middle of each of the elevations. There is a covered entry way on the south side of the building, with EIFS columns and a stone base. The pitched roof will be constructed of grey asphalt shingles.

Transportation Improvements

As seen on the proposed site plan, there is a single access point currently proposed to the site. The proposed access is located off of Darst Road, will line up with the access point to the medical building across Darst Road. This access point will be approximately 350 feet south of the Indian Ripple Road and Darst Road intersection.

A five foot sidewalk will be constructed along Darst Road, the full length of the lot frontage.

Parking

The parking guidelines for a medical office building, is three off-street parking spaces for every examination or treatment room, plus one off-street parking space for each employee on the largest shift. Based on the floorplan that was submitted there will be 15 exam/treatment rooms. That number of rooms, along with 15 employees on the largest shift per the applicant, will require a total of 60-off street parking spaces. The application shows a total of 61 off street spaces, including four handicap spaces. The plans do show a future expansion area for the building. Staff has added a condition that the future addition shall be compatible in scale and architectural style with the proposed building, and any future expansion area will require adequate parking, per the zoning code.

Screening, Landscaping and Open Space

As shown on the landscape plan of the attached packet, the applicant is proposing to install a wide variety of landscaping throughout the site. The use of decorative shrubs and grasses around the perimeter of the parking field, and within interior landscape islands will help to accent the building and parking area, and is consistent with other developments in the area. A condition of approval proposes the final revised landscape plan be approved by Staff. As the grading plans are finalized through the permitting process, it may be necessary to supplement the landscaping plan with additional landscaping along the northern property line. Staff will ensure

the final landscape plan reflects this, should it become apparent that the grading will remove a significant portion of the existing trees.

Stormwater Management

The proposed site plan shows the detention pond will be located along the northern edge of the property. The final grading and stormwater detention plan will be reviewed and approved by the Engineering Department prior to the release of a zoning permit for the project.

Lighting

A preliminary lighting plan showing the location of lighting fixtures has been included in your packet. Staff has added a condition that requires a final photometric plan be reviewed and approved by the Planning Department prior to the issuance of a zoning permit for this development. All light poles will be located outside of the parking fields, in either landscape islands or the perimeter landscape areas of the parking field, have full-cut off, LED fixtures, and will be a maximum of 20 feet in height.

Signage

The proposed site plan shows a ground sign to be located along Darst Road, just north of the proposed access point, however size and design has yet to be determined. Staff has added a condition that the sign be no more than five feet tall, have 25 square feet per sign face, and have a minimum of a 1-foot brick or masonry base that wraps the side of the sign.

The applicant has stated they have no plans for wall signage at this time.

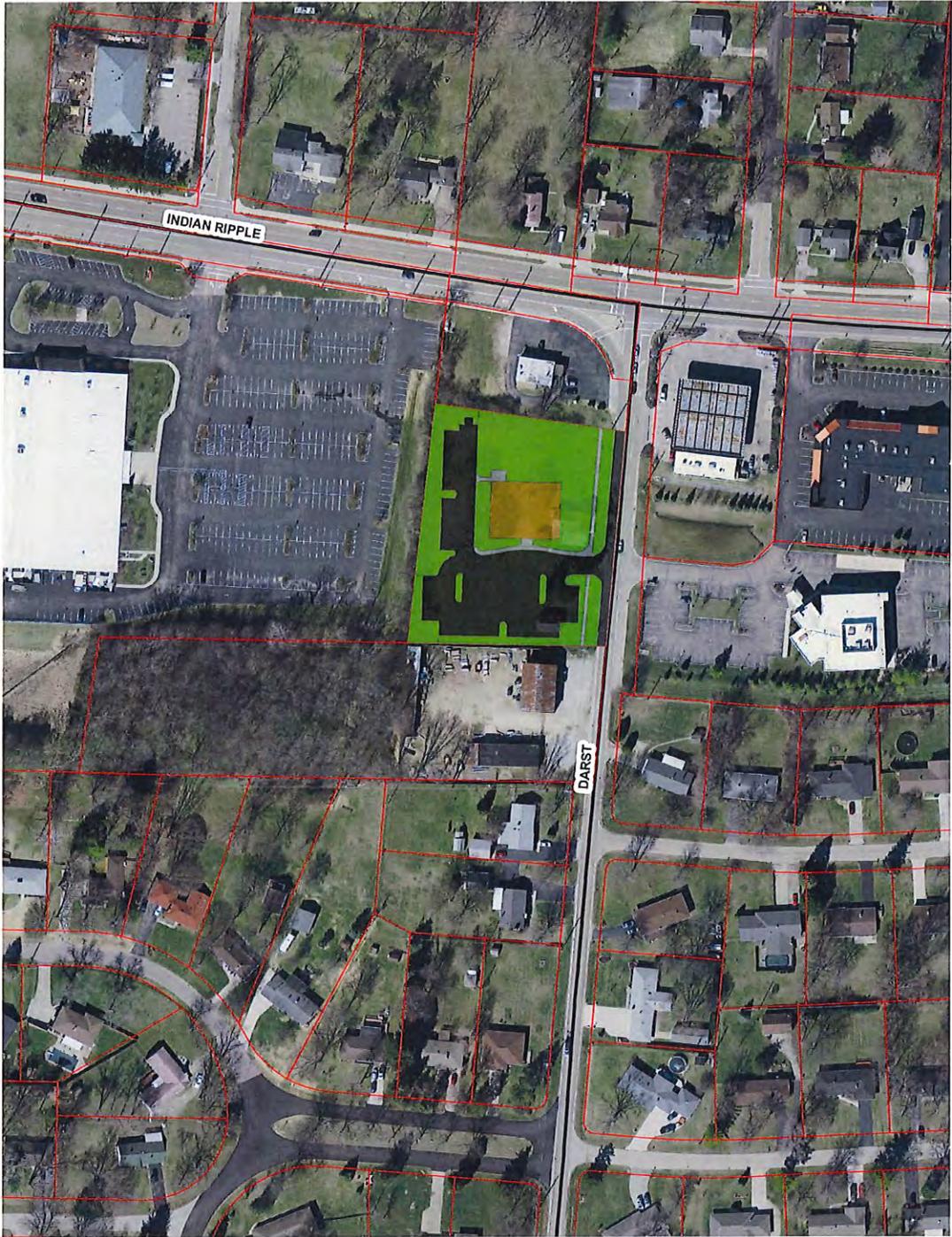
Utilities

Water and sewer will be available to the property.

Recommendation

Planning Commission and staff are recommending approval of this request subject to the conditions in the attached Motion.





RESOLUTION

CITY OF BEAVERCREEK
PLANNING COMMISSION
January 15, 2020

RE: PC 20-2 Darst Road
Medical Building ASRA

WHEREAS, John Roll (Agent for the owner), 3176 Kettering Boulevard, Dayton OH 45439, has filed an application requesting approval of an ASRA Detailed Site Plan for a medical office building to be located at Darst Road, a 1.58 acre parcel, located on the west side of Darst Road, approximately 180 feet south of the intersection of Darst Road and Indian Ripple Road; and

WHEREAS, public hearing was held on January 15, 2020 by the Beavercreek Planning Commission at which time all people who wished to testify gave their comments at the public hearing; and

WHEREAS, the Planning Commission finds that the facts submitted with this ASRA Detailed Site Plan application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for an ASRA Detailed Site Plan as per §158.083 of the Zoning Code; and

WHEREAS, the Beavercreek Planning Commission is taking administrative action in approving this ASRA Detailed Site Plan.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beavercreek City Council:

SECTION I

The Beavercreek Planning Commission recommends to Beavercreek City Council approval of this ASRA Detailed Site Plan for the Darst Road Medical Building with the following conditions and requirements.

SECTION II

1. The approved plans for this development shall be the plans stamped "Received December 5, 2019", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received December 5, 2019" except where modified herein.

3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development Agreement and the release of a zoning permit.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. A Development Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
6. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
7. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
8. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
9. All service doors shall be painted to match the building per the approval of the Planning Department.
10. Any ground sign shall be a maximum of 5 feet in height, including a 1-foot masonry base and wrap (similar to that as represented in Exhibit A), and shall have a maximum of 25 square feet of sign area per sign face. The ground sign shall be constructed with a masonry base and wrap, to match the materials used to construct the building.
11. The applicant shall be permitted to have one wall-mounted sign, subject to the size limitations set forth in the Zoning Code for B2 properties. All sign letters/symbols shall be individually mounted. The use of raceway signs shall be prohibited.
12. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. Maximum mounting height for any parking fixture shall be 20 feet,

and no pole shall be located in the paved area of the parking field. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.

13. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
14. All mechanical units shall be completely screened from view from all directions with appropriate landscaping.
15. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of a zoning permit for this project.
16. Prior to the expansion of the building into the "Prop. Future Building Expansion" area, the applicant shall submit and receive approval of a zoning permit for the said expansion area. The future addition shall be compatible in scale and architectural style with the architectural elevations approved with this application, and any future expansion area will require adequate parking, per the zoning code.
17. The northernmost parking space in the parking lot shall be striped and labeled as a "No Parking – Turn Around Area", as depicted in Exhibit B.

SECTION III

These plans and all papers relating to the approved plan shall be submitted with this Resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

ADOPTED: January 15, 2020

VOTING FOR ADOPTION: Alex Hight
Tiffany Schwartz
Michael Self
Nathan Shrider

VOTING AGAINST: None

ABSENT: Nick Loftis

Chairman

Attest:

Exhibit A

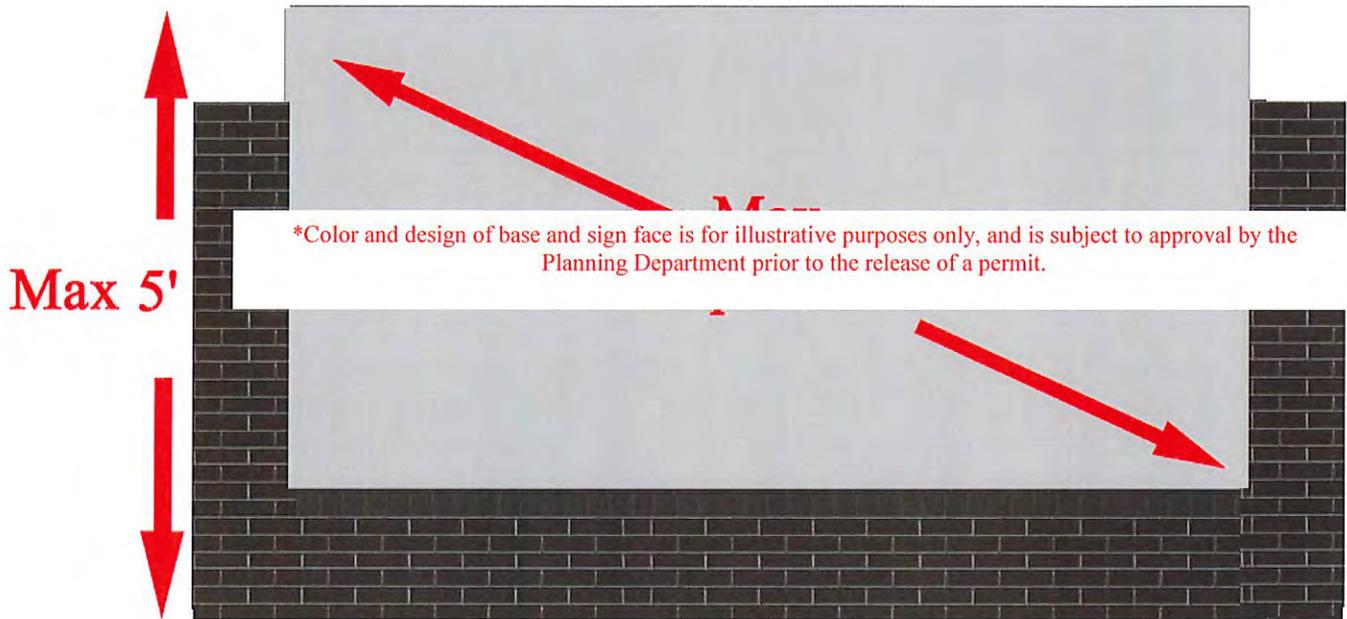
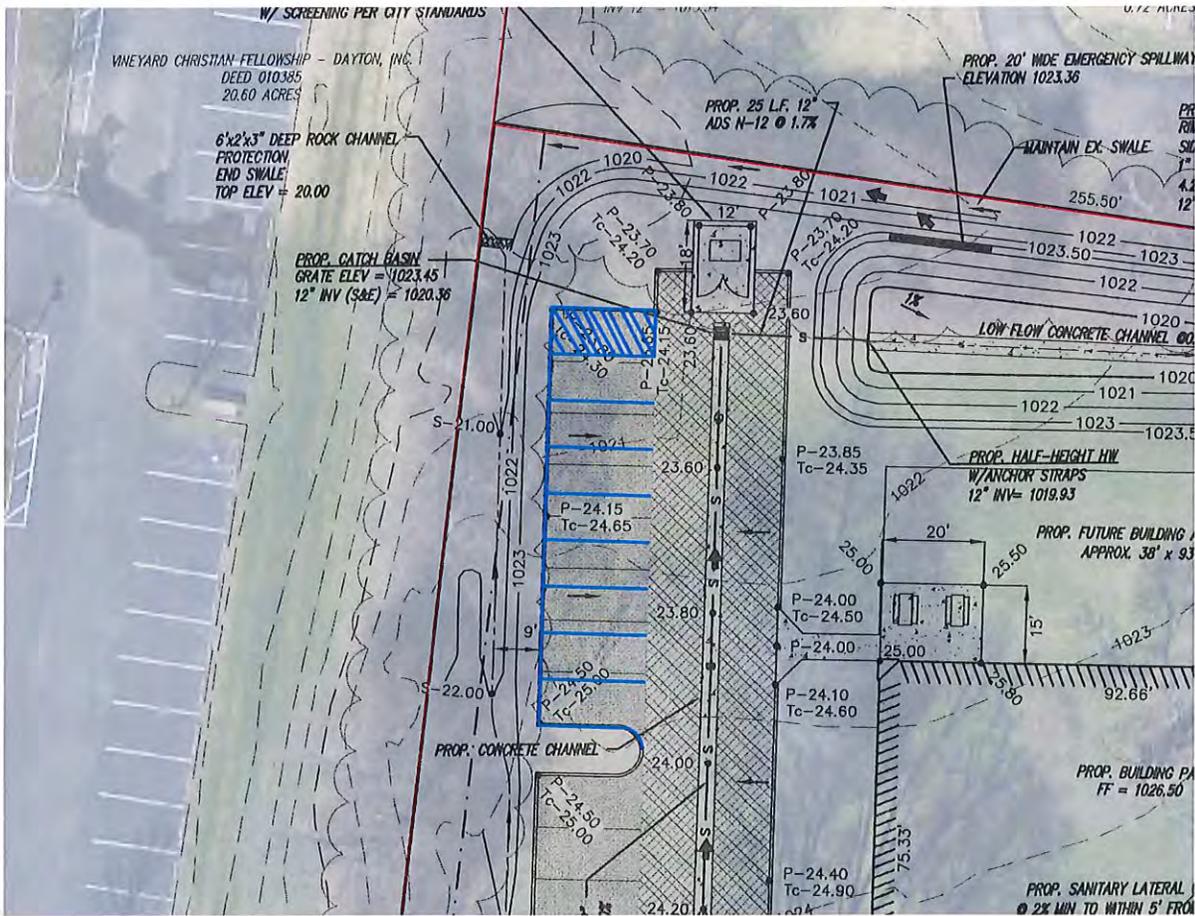


Exhibit B



**DARST ROAD MEDICAL BUILDING
PROPOSED SITE IMPROVEMENTS**
LOCATED AT
61 DARST ROAD
BEAVERCREEK, GREENE COUNTY, OHIO
DECEMBER 5, 2019

GENERAL

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF BEAVERCREEK CONSTRUCTION STANDARDS AND THE OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION & MATERIALS SPECIFICATIONS, & ALL LATEST REVISIONS THERETO.
2. ALL STREETS SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES & OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN KIND & IN ACCORDANCE WITH THE CITY SPECIFICATIONS.
3. SAFETY REQUIREMENTS, STATED UNDER 29 CFR. OF THE OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION'S (OSHA) REGULATIONS FOR THIS TYPE OF WORK, WILL BE ENFORCED & THE CONTRACTOR SHALL COMPLY WITH THESE PROVISIONS.
4. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO CONTROL SOIL EROSION & SEDIMENTATION THRU OUT THE COURSE OF WORK THIS SHALL INCLUDE THE USE OF STRAW BALES, DIKES, SEDIMENT PITS, MULCHES, FILTER FABRICS, OR OTHER DEVICES & METHODS. PARTICULAR CARE SHALL BE TAKEN TO AVOID EROSION TO & SEDIMENT ON EXISTING PAVED & GRAVEL AREAS. NO DIRT OR DEBRIS SHALL BE PERMITTED TO BE TRACKED ONTO THE PUBLIC STREETS.
5. ALL SEDIMENT EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY EXCAVATION OR REMOVAL OF EXISTING COVER.
6. ALL LAWN AREAS & NON-PAVED SURFACES WITHIN THE RIGHT AWAY OR IDENTIFIED AS ERODIBLE AREAS SHALL BE GRADED, SEEDED & MULCHED IN ACCORDANCE WITH ODOT 659.
7. NO DIMENSION SHALL BE SCALED FROM THE CONSTRUCTION DRAWINGS FOR THE PURPOSE OF FIELD LOCATION. REFER UNCLEAR ITEMS TO ENGINEERING FOR INTERPRETATION.
8. ALL SITE CLEARING AND EXCAVATION SHALL BE IN ACCORDANCE WITH ODOT 201 - CLEARING AND GRUBBING AND ODOT 203 - ROADWAY EXCAVATION & EMBANKMENT.
9. ANY CONCRETE CONTRACTOR WORKING WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE LICENSED WITH THE CITY OF BEAVERCREEK PRIOR TO START OF WORK.

STANDARD LAYOUT NOTES

1. ALL PAVEMENT DIMENSIONS ARE MEASURED TO EDGE OF PAVEMENT OR FACE OF CURB (WHERE APPLICABLE).
2. STANDARD - PARKING SPACE MARKINGS SHALL BE TRAFFIC WHITE.
OPTION - BLUE LINES MAY SUPPLEMENT WHITE PARKING SPACE MARKINGS OF EACH PARKING SPACE DESIGNATED FOR USE ONLY BY PERSONS WITH DISABILITIES.
3. ALL PAVEMENT MARKINGS SHALL MEET ODOT STANDARDS.
4. ALL PUBLIC/Private WALKWAYS SHALL COMPLY WITH CITY OF BEAVERCREEK, CONSTRUCTION STANDARDS AND WITH THE AMERICAN DISABILITY ACT (ADA). ANY WALK NOT CONSTRUCTED TO THESE STANDARDS SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR SAFETY ON THE JOB SITE, NOR SHALL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ENGINEER NOR THE PRESENCE OF THE ENGINEER AT A CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OF THEIR OBLIGATIONS, DUTIES, AND RESPONSIBILITIES INCLUDING ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES.

STORM SEWER NOTES:

- A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY.
- B. ALL FIELD OR STORM DRAINS WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED AND PROVIDED WITH UNOBSTRUCTED OUTLETS AS APPROVED AND DIRECTED BY THE CITY AND MARKED ON THE RECORD DRAWINGS.
- C. ALL STORM SEWER CONSTRUCTION SHALL ADHERE TO ODOT SPECIFICATIONS LATEST REVISION OR WITH THE CITY STORM SEWER SPECIFICATIONS, WHICHEVER IS APPLICABLE AND MORE RESTRICTIVE.
- D. ANY DETAILS OR NOTES NOT DIRECTLY ADDRESSED IN THESE ENGINEERING STANDARDS SHALL BE COORDINATED WITH THE CITY ENGINEERING DEPARTMENT.
- E. ALL STORM SEWER SHALL BE INSTALLED USING A PIPE LASER, INSIDE THE PIPE IF POSSIBLE, FOR GRADE AND ALIGNMENT.
- F. WHERE THE PLANS PROVIDE FOR PROPOSED CONDUIT TO BE CONNECTED TO, OR TO CROSS EITHER OVER OR UNDER AN EXISTING SEWER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE THE EXISTING PIPE BOTH AS TO LINE AND GRADE BEFORE STARTING TO LAY THE PROPOSED CONDUIT.

STORM SEWER PIPE

- A. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM DIAMETER OF 12", UNLESS OTHERWISE APPROVED.
- B. ALL PIPE MATERIALS SHALL BE INSTALLED PER THE MANUFACTURES RECOMMENDATIONS FOR DEPTH AND COVER.
- C. THE CITY RESERVES THE RIGHT TO REJECT THE TYPE OF PIPE MATERIAL SUBMITTED IF THEY SO CHOOSE.

SANITARY NOTES

1. ALL SANITARY SEWER AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE GREENE COUNTY SANITARY ENGINEERING DEPARTMENT SPECIFICATIONS
2. NO CONSTRUCTION SHALL COMMENCE UNTIL GREENE COUNTY SANITARY DEPARTMENT PERMITS HAVE BEEN ISSUED.
3. NO ADDITIONS, DELETIONS, OR REVISIONS TO THE SANITARY SEWER ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE GREENE COUNTY SANITARY ENGINEER.
4. SANITARY SEWER PIPING SHALL BE PVC, SDR 35 SEWER PIPE ASTM D-3034 UNLESS OTHERWISE NOTED.
5. ROOF DRAINS, FOUNDATION DRAINS AND ALL OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
6. SANITARY SEWER SERVICES SHALL BE AT A MINIMUM GRADE @ 2.08%.

WATER LINE NOTES:

1. NO SERVICE CONNECTIONS SHALL BE MADE TO THE WATER MAIN UNTIL THE MAIN LINE HAS BEEN TESTED, INSPECTED AND RELEASED FOR TAPS BY THE CITY OF BEAVERCREEK.
2. WATER LATERAL SHALL HAVE 4.5' MINIMUM COVER AND A MINIMUM HORIZONTAL SEPARATION OF 10' FROM SEWERS WHEN LAID PARALLEL TO THEM.
3. WATER LINES CROSSING SANITARY SEWERS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN THE OUTSIDES OF THE WATER MAIN PIPE AND THE SEWER PIPE. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED AT THE POINT OF CROSSING SUCH THAT BOTH JOINTS WILL BE EQUIDISTANT AND AS FAR FROM THE SEWER AS POSSIBLE. IF THE WATER LINE CROSSES BELOW THE SANITARY SEWER, THE SEWER MUST BE CONSTRUCTED OF WATER MAIN MATERIAL FOR A DISTANCE OF 10' EACH SIDE OF THE CROSSING.
4. WATER MAINS SHALL BE THRUST BLOCKED AS PER THE CITY OF BEAVERCREEK CONSTRUCTION AND MATERIAL SPECIFICATIONS.
5. THE WATER MAIN SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE (PVC) SDR21 (ASTM D2241) OR HIGH DENSITY POLYETHYLENE (HDPE) DR9 (ASTM D3035).

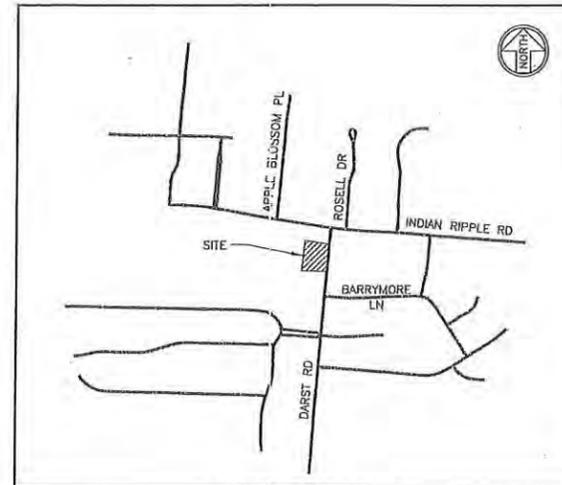
EXISTING UTILITIES

EXISTING UNDERGROUND UTILITIES & SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE & CANNOT BE GUARANTEED ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A. CONTACTING ALL UTILITY OWNERS TEN DAYS PRIOR TO CONSTRUCTION & ADVISING THEM OF THE WORK TO TAKE PLACE.
- B. SOLICITING THEIR AID IN LOCATING & PROTECTING ANY UTILITY WHICH MAY INTERFERE WITH CONSTRUCTION.
- C. EXCAVATING & VERIFYING THE HORIZONTAL & VERTICAL LOCATION OF EACH UTILITY.
- D. ALL DAMAGE TO ANY EXISTING UTILITY.

THE FOLLOWING ARE KNOWN OWNERS OF UNDERGROUND UTILITIES WHO SHALL BE NOTIFIED TEN DAYS PRIOR TO CONSTRUCTION TO FIELD LOCATE SAID UTILITIES. THE CONTRACTOR SHALL NOTIFY THE BELOW UTILITY OWNERS, OUPS (1-800-362-2764) & DIRECTLY NOTIFY ANY NON-MEMBERS OF OUPS. IF, DURING CONSTRUCTION, INTERFERENCE ARISES WITH EXISTING UTILITIES IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITY COMPANY INVOLVED. ANY AND ALL WORK REQUIRED FOR PUBLIC OR PRIVATE UTILITIES WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR.

ELECTRIC DP&L PH: (937) 331-3800 FX: (603) 283-5801	GAS VEGETRIUM OF OHIO PH: (603) 227-1376	STORM, SANITARY & WATER CITY OF BEAVERCREEK UTILITIES PH: (937) 427-5513	TELECOMMUNICATIONS ATA&T PH: (603) 924-9420 CHARTER PH: (655) 872-0428
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VICINITY MAP
NTS

SHEET INDEX

- C1. COVER SHEET
- C2. EXISTING CONDITIONS PLAN
- C3. SITE & GRADING PLAN
- C4. DETAILS
- C5. EROSION CONTROL PLAN



TICKET REFERENCE NUMBER: A930104080-00A

APPROVALS

CITY OF BEAVERCREEK CITY ENGINEER	DATE
JEFF MOORMAN	

PREPARED BY:
**BRUMBAUGH
ENGINEERING &
SURVEYING, LLC**
2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE (937) 698-3000
FAX (937) 698-3928

FOR REVIEW
12/5/2019

RECEIVED

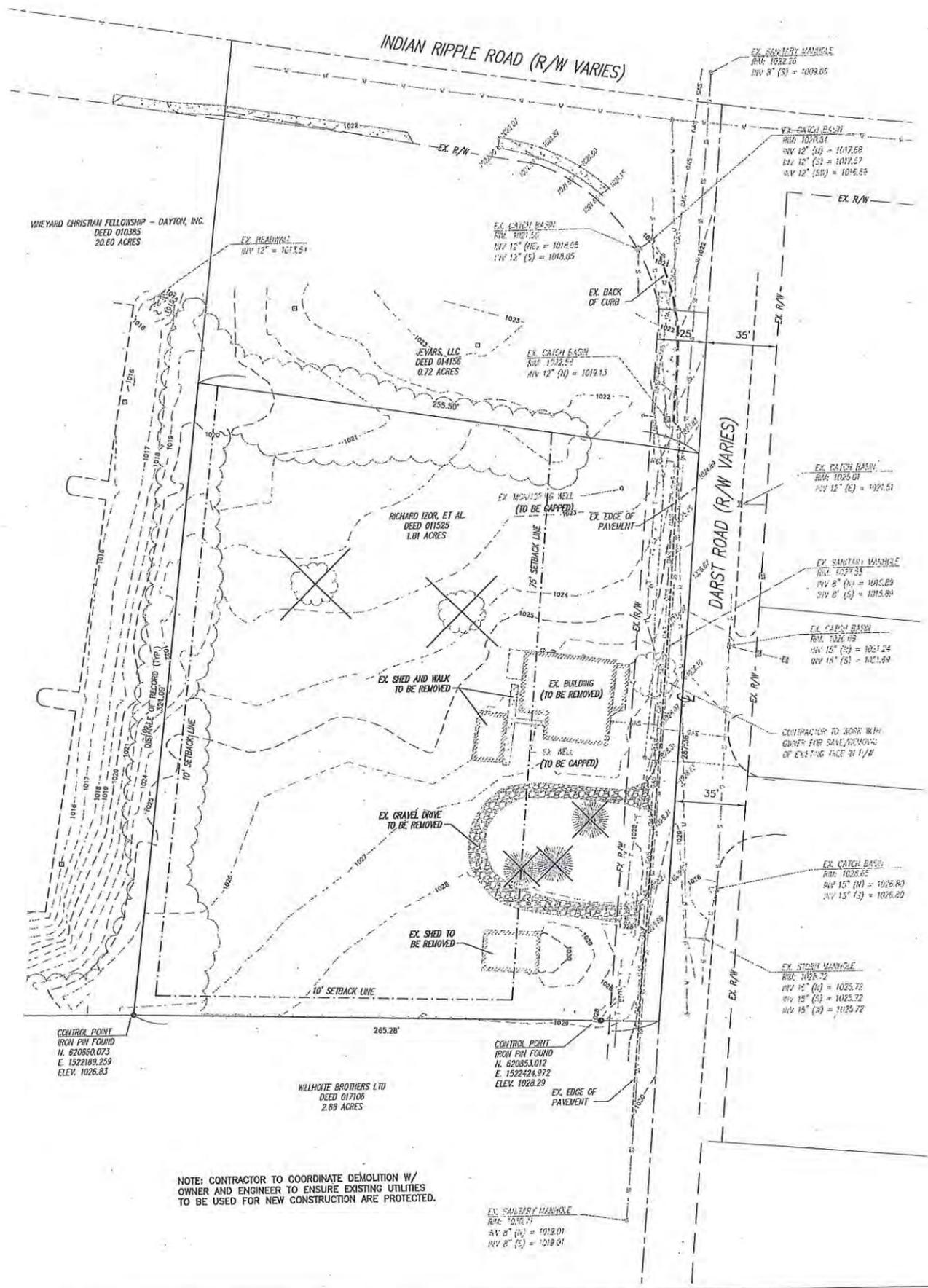
DEC 05 2019

CITY OF BEAVERCREEK
PLANNING DEPARTMENT

Revisions			
NO.	DATE	DESCRIPTION	BY

LEGEND

- ⊙ EXISTING WELL
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING COMMUNICATIONS MANHOLE
- ⊕ EXISTING SANITARY MANHOLE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING STORM CATCH BASIN (YARD INLET)
- ⊕ EXISTING STORM CATCH BASIN (CURB INLET)
- ⊕ EXISTING GAS METER
- ⊕ EXISTING ELECTRIC METER
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING UTILITIES POLE
- ⊕ EXISTING GUY WIRE
- ⊕ EXISTING TELEPHONE PEDESTAL
- ⊕ EXISTING GAS VALVE
- ⊕ EXISTING FUEL TANK
- EXISTING DECIDUOUS TREE
- ⊕ EXISTING EVERGREEN TREE
- EXISTING FENCE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER OPTIC LINE
- ▭ EXISTING CONCRETE/SIDEWALK
- ▭ EXISTING BUILDING
- ▭ EXISTING GRAVEL DRIVE
- EXISTING TREE/BRUSH LINE
- EXISTING CONTOUR
- EXISTING DRAINAGE ARROW
- EXISTING ELEVATION
- EXISTING EDGE OF PAVEMENT



CONTROL POINT
IRON PIN FOUND
N. 620860.073
E. 1522189.259
ELEV. 1026.83

WILMONT BROTHERS LTD
DEED 017106
2.89 ACRES

CONTROL POINT
IRON PIN FOUND
N. 620853.012
E. 1522424.972
ELEV. 1028.29

NOTE: CONTRACTOR TO COORDINATE DEMOLITION W/
OWNER AND ENGINEER TO ENSURE EXISTING UTILITIES
TO BE USED FOR NEW CONSTRUCTION ARE PROTECTED.

EX. SANITARY MANHOLE
RM: 1028.77
INV 12" (1) = 1019.01
INV 8" (2) = 1019.01



SURVEY NOTES:
1. THIS SURVEY IS FOR TOPOGRAPHICAL PURPOSES ONLY. ALL TOPOGRAPHICAL FEATURES SHOWN ARE EITHER FROM ABOVE GROUND FEATURES READILY OBSERVABLE, OR FROM EXISTING RECORDS WHOSE ACCURACY CAN NOT BE CERTIFIED BY BES.

PLAN NORTH

NORTH

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
CALL TOLL FREE 800-362-2764
CALL TOLL FREE 800-362-2764
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HORIZONTAL SCALE 1"=30'
0' 30' 60' 90'

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

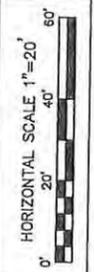
PROJECT NO.:	646.19
DATE:	12/9/2019
DRAWN BY:	KAP
DESIGNED BY:	JB
CHECKED BY:	PCB
REVISED	
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EXISTING CONDITIONS PLAN
FOR
DARST ROAD MEDICAL BUILDING
LOCATED AT
61 DARST RD., BEAVERCREEK, GREENE CO., OHIO

RECEIVED
DEC 05 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT



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

PROJECT NO.: 646.19
 DATE: 12/5/2019
 DRAWN BY: JLT
 DESIGNED BY: JJB
 CHECKED BY: PCB
 REVISED

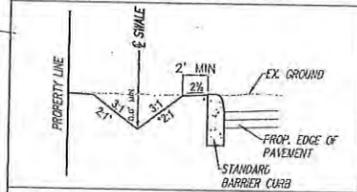
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SITE AND GRADING PLAN FOR DARST ROAD MEDICAL BUILDING
 LOCATED AT
 61 DARST RD., BEAVERCREEK, GREENE CO., OHIO

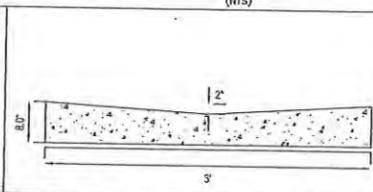
LEGEND

- F-10XX.XX PROPOSED FLUSH CURB/PAVEMENT ELEVATION
- S-10XX.XX PROPOSED SWALE ELEVATION
- P-10XX.XX PROPOSED FINISHED PAVEMENT ELEVATION
- Tc-10XX.XX PROPOSED TOP OF CURB ELEVATION
- SW-10XX.XX PROPOSED SIDEWALK ELEVATION
- PROPOSED STORM CATCH BASIN
- S — EXISTING SANITARY SEWER
- S — EXISTING STORM SEWER
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- S — PROPOSED SANITARY SEWER
- S — PROPOSED STORM SEWER
- W — PROPOSED WATER
- G — PROPOSED GAS
- PROPOSED DRAINAGE ARROW
- 100 YEAR EMERGENCY STORM ROUTING
- ▨ PROPOSED ROCK CHANNEL PROTECTION
- ▨ PROPOSED CONCRETE
- ▨ PROPOSED STANDARD DUTY ASPHALT (SEE DETAIL)
- ▨ PROPOSED HEAVY DUTY ASPHALT (SEE DETAIL)

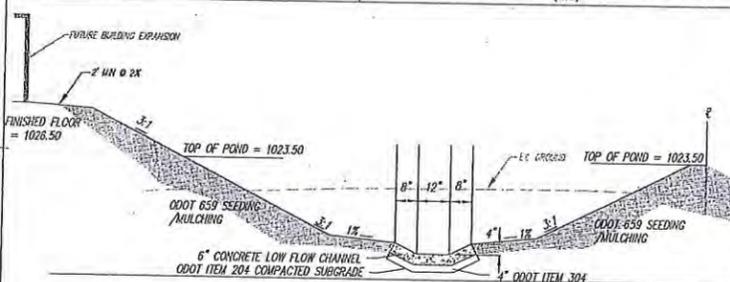
* WHEN THE BOTTOM OF SWALE IS GREATER THAN 1.5 FT. BELOW THE TOP OF CURB, THE CONTRACTOR IS TO ALLOW 6" OF CURB REVEAL AND IMPLEMENT 2:1 SLOPE TO SAVE AS MUCH OF THE EXISTING TREELINE AS POSSIBLE



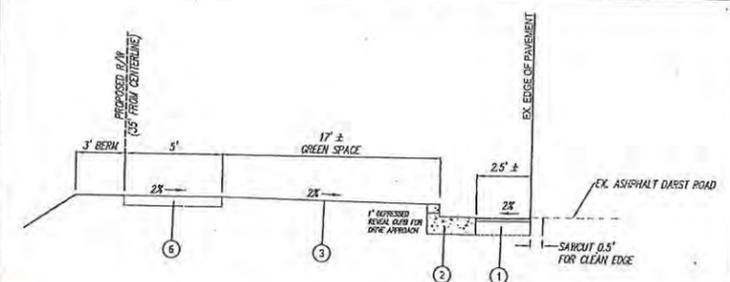
SECTION A-A



3' WIDE CONCRETE CHANNEL DETAIL



TYPICAL SECTION B-B (NTS)



LEGEND

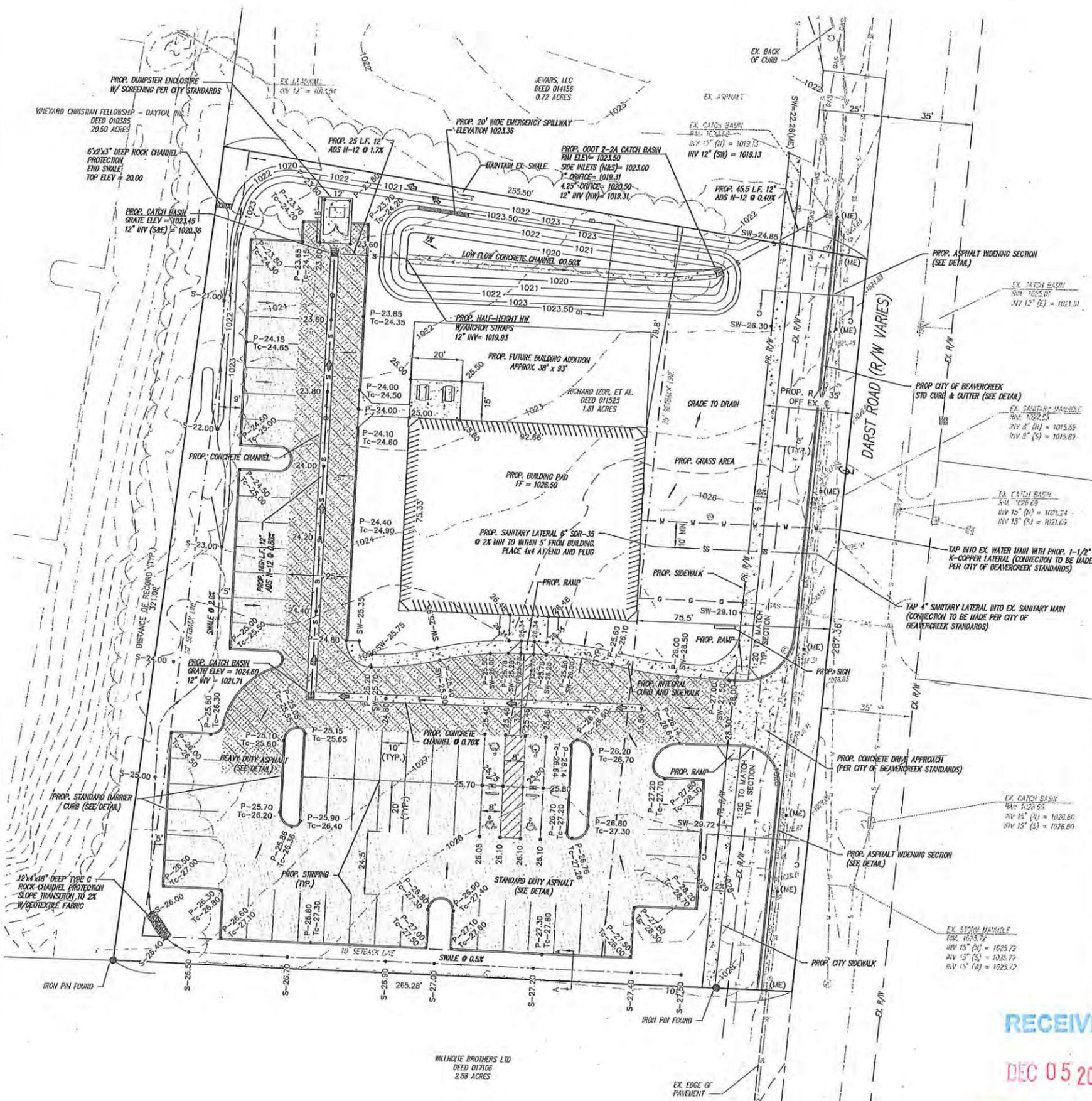
- ① CITY OF BEAVERCREEK STANDARD ASPHALT PAVEMENT SECTION
- ② CITY OF BEAVERCREEK 4" RADIUS CURB AND GUTTER
- ③ SEED AND MULCH
- ④ PROPOSED 4" THICK STANDARD CITY OF BEAVERCREEK SIDEWALK

TYPICAL DARST ROAD WIDENING SECTION
 TYPICAL SECTION C-C (NTS)

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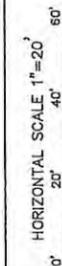
DEC 05 2019

CITY OF BEAVERCREEK
 PLANNING DEPARTMENT





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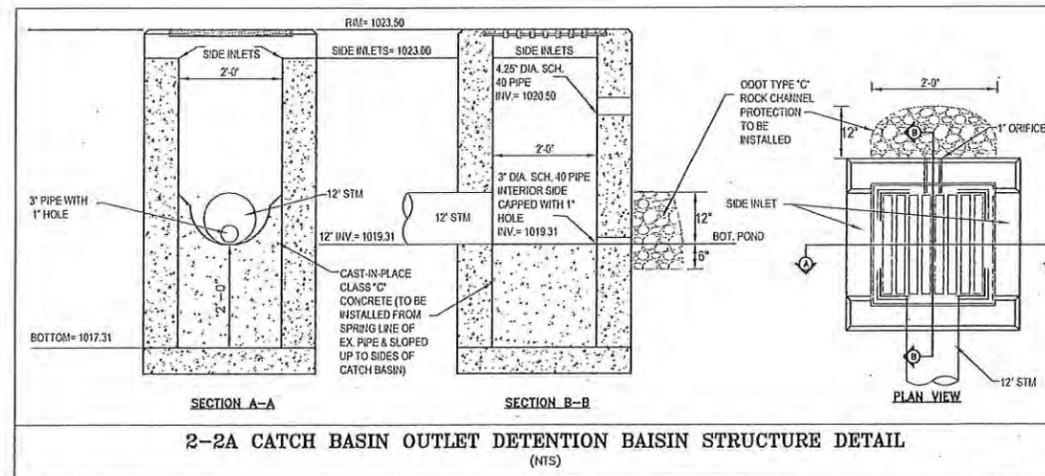
BRUMBAUGH ENGINEERING & SURVEYING, LLC

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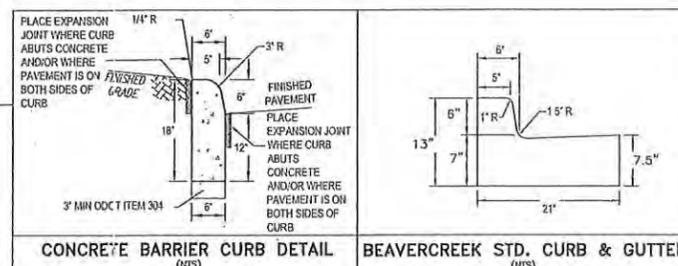
PROJECT NO: 646.10
DATE: 12/5/2019
DRAWN BY: JLT
DESIGNED BY: JJB
CHECKED BY: PCB

REVISED

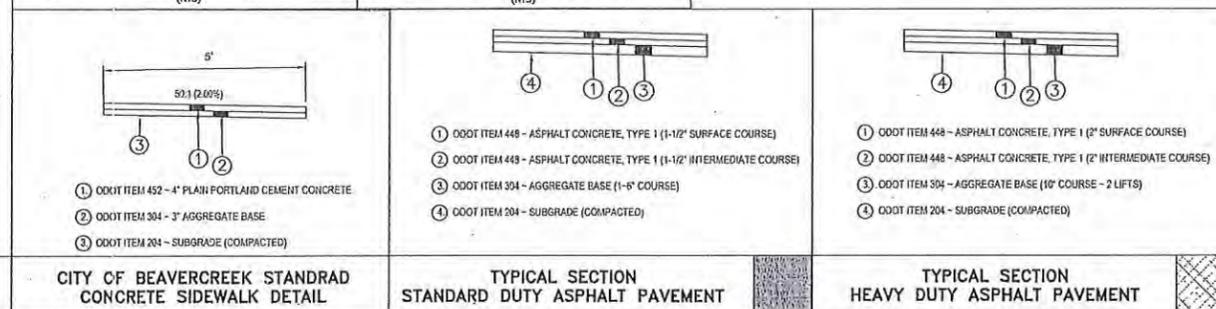
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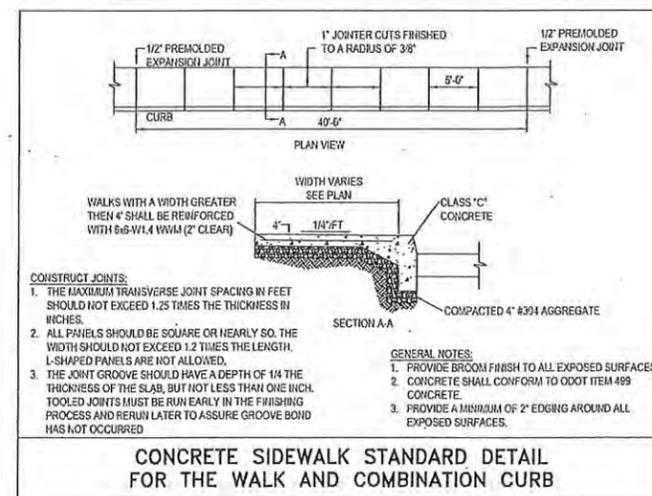
2-2A CATCH BASIN OUTLET DETENTION BAISSIN STRUCTURE DETAIL (N1S)



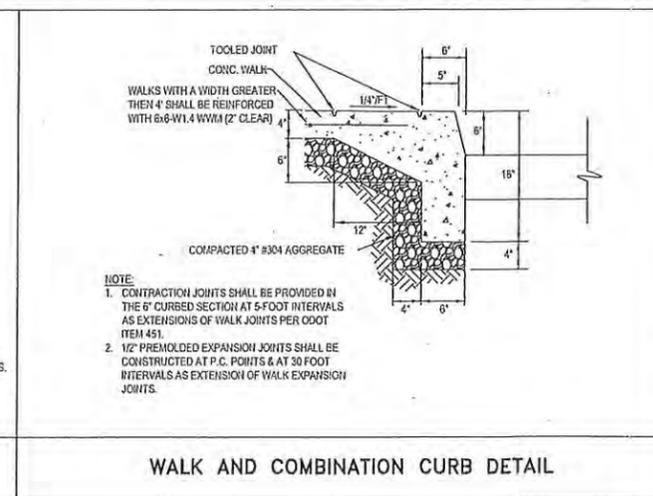
CONCRETE BARRIER CURB DETAIL (N1S) BEAVERCREEK STD. CURB & GUTTER (N1S)



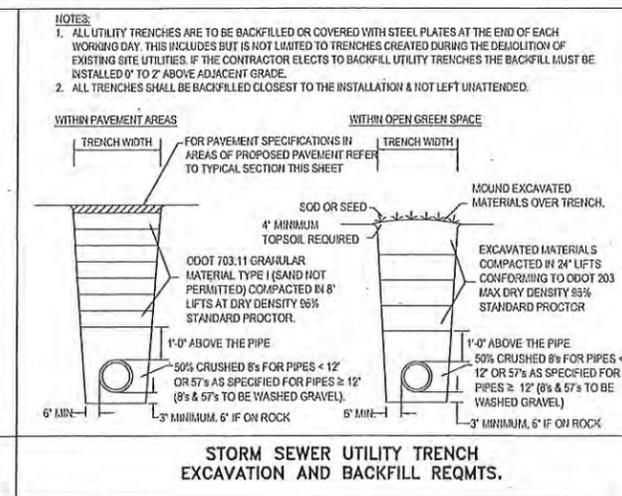
CITY OF BEAVERCREEK STANDARD CONCRETE SIDEWALK DETAIL TYPICAL SECTION STANDARD DUTY ASPHALT PAVEMENT TYPICAL SECTION HEAVY DUTY ASPHALT PAVEMENT



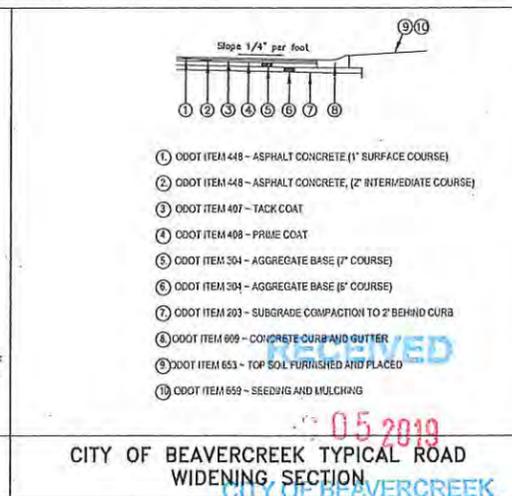
CONCRETE SIDEWALK STANDARD DETAIL FOR THE WALK AND COMBINATION CURB



WALK AND COMBINATION CURB DETAIL



STORM SEWER UTILITY TRENCH EXCAVATION AND BACKFILL REQMTS.

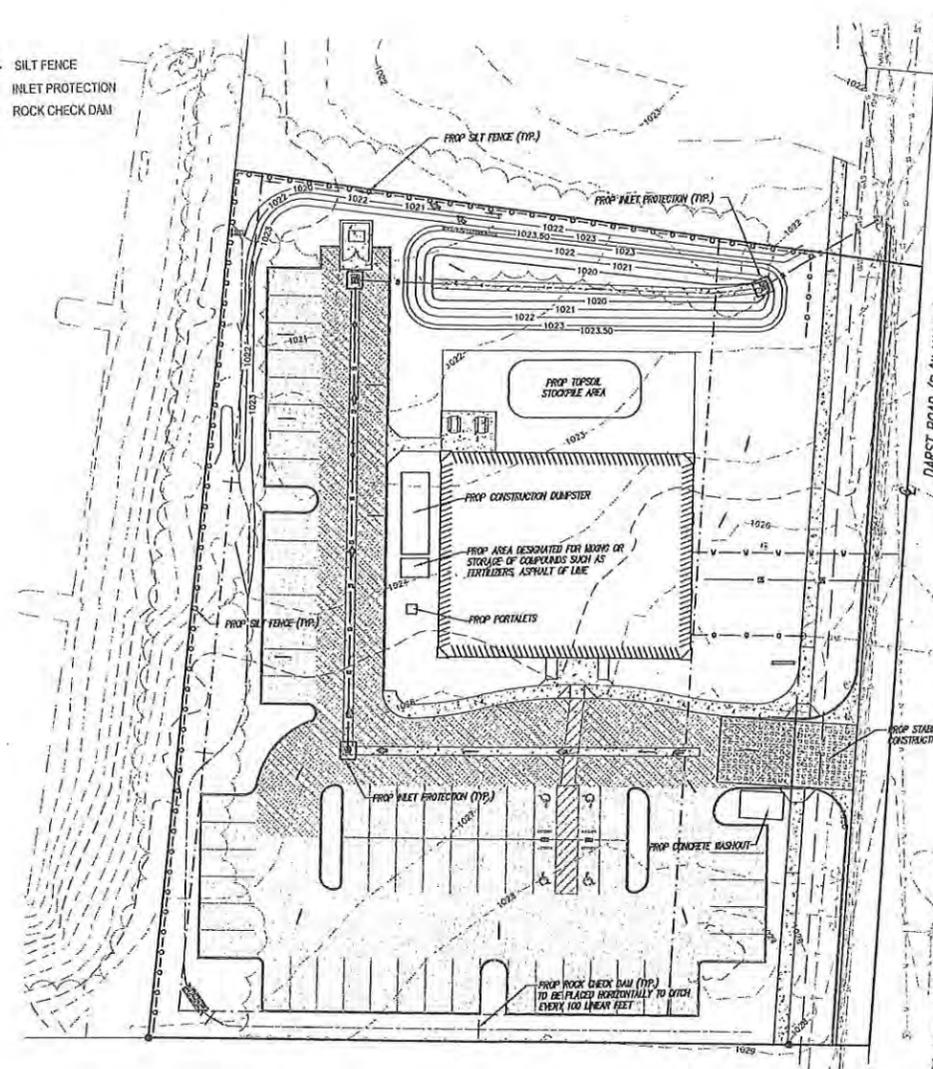


CITY OF BEAVERCREEK TYPICAL ROAD WIDENING SECTION

DETAILS FOR DARST ROAD MEDICAL BUILDING LOCATED AT 61 DARST RD., BEAVERCREEK, GREENE CO., OHIO

STORMWATER POLLUTION PREVENTION PLAN GENERAL NOTES & REQUIREMENTS

- LEGEND**
- SILT FENCE
 - INLET PROTECTION
 - ROCK CHECK DAM



- ADMINISTRATIVE REQUIREMENTS**
- IF SITE DISTURBANCE IS GREATER THAN 1 ACRE, FILE THE NOI WITH OHIO EPA AT LEAST 21 DAYS PRIOR TO THE START OF ANY CONSTRUCTION.
 - IF PROJECT IS WITHIN AN URBANIZED AREA (UA) OR AREA WHERE THERE IS LOCAL APPROVAL OF SEDIMENT AND EROSION CONTROL PLANS, A COPY OF THE NOI MUST ALSO BE SUBMITTED TO THE LOCAL APPROVING AGENCY.
 - NO CONSTRUCTION ACTIVITIES MAY BE CONDUCTED UNTIL YOU RECEIVE A DIRECTOR'S AUTHORIZATION LETTER GRANTING COVERAGE UNDER THE NPDES PERMIT.
 - A COPY OF THE NOI, DIRECTOR'S AUTHORIZATION LETTER AND STORMWATER POLLUTION PREVENTION PLAN (SWPP) MUST BE KEPT ON SITE DURING WORKING HOURS.
 - AMEND THE SWPP WHENEVER THERE IS A CHANGE IN SITE DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT REQUIRES THE INSTALLATION OF BEST MANAGEMENT PRACTICES (BMPs) OR MODIFICATIONS TO EXISTING BMPs.
 - WHILE THE SWPP IS NOT TYPICALLY SUBMITTED TO OHIO EPA AT THE TIME THE NOI IS FILED, OHIO EPA MAY REVIEW THE SWPP AT ANY TIME. IF OHIO EPA REQUESTS CHANGES TO THE SWPP IN WRITING, THEY MUST BE MADE WITHIN 7 DAYS OF THE REQUEST.
 - MAINTAIN A WRITTEN DOCUMENT ACKNOWLEDGING UNDERSTANDING OF THE SWPP AND RESPONSIBILITIES UNDER THE PLAN SIGNED BY ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF THE SWPP.
 - FORTY-EIGHT HOURS PRIOR TO ANY EARTH DISTURBING WORK, THE CONTRACTOR SHALL NOTIFY THE VILLAGE DEPARTMENT OF WATER.

- REQUIREMENTS REGARDING EROSION CONTROLS**
- BMPs, WHICH PRESERVE THE EXISTING NATURAL SITE CONDITION AS MUCH AS FEASIBLE ARE REQUIRED TO BE UTILIZED IN THE SWPP, SUCH AS PHASED CONSTRUCTION TO MINIMIZE LAND DISTURBED AT ANY ONE TIME, PRESERVING RIPARIAN AREAS AND LEAVING EXISTING VEGETATION IN PLACE FOR AS LONG AS POSSIBLE.
 - STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 7 DAYS OF REACHING FINAL GRADE.
 - AREAS WITHIN 50 FEET OF A STREAM (INCLUDING INTERMITTENT STREAMS) MUST BE STABILIZED WITHIN 2 DAYS OF THE MOST RECENT DISTURBANCES.
 - TEMPORARY STABILIZATION OF DISTURBED AREAS THAT WILL BE REWORKED, BUT NOT FOR 21 DAYS OR MORE FROM THE DATE THEY WERE LAST DISTURBED, MUST BE INITIATED WITHIN 7 DAYS OF LAST DISTURBANCE.
 - DISTURBED AREAS INTENDED TO BE LEFT TOLE OVER WINTER MUST BE STABILIZED PRIOR TO THE ONSET OF WINTER WEATHER, I.E. SUSTAINED SNOW COVER OR FROZEN GROUND CONDITIONS.
 - SPECIAL MEASURES MUST BE TAKEN AS NECESSARY TO STABILIZE DRAINAGE CHANNELS AND STORM WATER OUTFALLS.
 - RUNOFF MUST BE DIVERTED AWAY FROM DISTURBED AREAS AND STEEP SLOPES WHEREVER PRACTICABLE.
 - PROPERTIES ADJACENT TO THE SITE OF LAND DISTURBANCE WILL BE PROTECTED FROM SEDIMENT DEPOSITION. THIS WILL BE ACCOMPLISHED BY PRESERVING A WELL VEGETATED BUFFER STRIP AROUND THE LOWER PERIMETER OF LAND DISTURBANCE. BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENT TRAPS, FILTERS OR DIKES, OR SEDIMENT BASINS, OR BY A COMBINATION OF SUCH MEASURES. VEGETATED FILTER STRIPS MAY BE USED ALONE ONLY WHERE THE RUNOFF IN SHEET FLOW IS EXPECTED. FILTER STRIPS SHOULD BE AT LEAST 15 FEET IN WIDTH. IF AT ANY TIME IT IS FOUND THAT A VEGETATED FILTER STRIP ALONE IS INEFFECTIVE IN STOPPING SEDIMENT MOVEMENT INTO ADJACENT PROPERTY, ADDITIONAL PERIMETER CONTROLS MUST BE PROVIDED.
 - CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER WHICH WILL MINIMIZE EROSION. SLOPES WHICH ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF CONSTRUCTION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.

- REQUIREMENTS REGARDING SEDIMENT CONTROLS**
- PLAN SEDIMENT CONTROLS FOR ANY AREA THAT WILL REMAIN DISTURBED FOR 14 DAYS OR LONGER.
 - SEDIMENT CONTROLS MUST BE FUNCTIONAL IN ORDER TO BE CONSIDERED FUNCTIONAL.
 - SEDIMENT BARRIERS, SUCH AS SILT FENCE OR DIVERSIONS, MUST BE IMPLEMENTED TO PREVENT SILT FROM ENTERING WATER RESOURCES THAT RUN THROUGH THE PROPERTY.
 - SILT FENCES ONLY ALLOWED TO BE USED TO CONTROL SHEET FLOW RUNOFF FROM LIMITED DRAINAGE AREAS. THE PERMISSIBLE DRAINAGE AREA PER 100 LINEAR FEET OF SILT FENCE IS DEPENDENT ON THE SLOPE BUT IS NO MORE THAN 0.5 ACRE. SILT FENCE CAN NOT BE USED TO CONTROL DRAINAGE AREAS WITH A SLOPE OF GREATER THAN 50%.
 - NO MORE THAN 10 ACRES MAY DRAIN TO A DIVERSION.
 - INLET PROTECTION MUST BE IMPLEMENTED TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM, UNLESS THE SYSTEM DISCHARGES TO A SEDIMENT POND.
 - ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - I.E. STORM INLET PROTECTION AS NEEDED SEDIMENT SHALL BE REMOVED FROM STORM INLET FILTERS AND SHALL BE RESTORED TO ITS ORIGINAL WORKING CONDITION. AT NO TIME SHALL THE SEDIMENT BUILDUP IN FILTERS LIMIT ITS FUNCTION. CHECK AFTER EACH MAJOR RAIN. FOLLOW ADO'S MAINTENANCE RECOMMENDATIONS.
 - I.E. FILTER STRIPS A HEALTHY GROWTH OF VEGETATION CAN BE MAINTAINED BY FERTILIZING, REMOVING SEDIMENT WHEN FILTER BECOMES CLOGGED, AND BY PREVENTING CONSTRUCTION TRAFFIC FROM DRIVING ACROSS FILTER STRIPS.
 - I.E. SILT FENCES AND FILTER BARRIERS SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.
 - I.E. STRAW BALE BARRIERS STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND SILT BARRIERS.
 - I.E. ROCK CHECK DAMS ROCK CHECK DAMS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. DO NOT ALLOW STORM WATER TO FLOW UNDER OR AROUND ROCK CHECK DAMS AND/OR SILT FENCE.
 - SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
 - ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS WHICH MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
 - TO PREVENT WATER PONDING BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.
 - WHERE POSSIBLE, SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
 - WHEN POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FT. OR AS MUCH AS POSSIBLE.
 - POSSIBLE UPSLOPE FROM SILT FENCE, IF VEGETATION IS REMOVED, IT SHALL BE RE-ESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
 - THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 IN. ABOVE THE ORIGINAL GROUND SURFACE.
 - THE SILT FENCE SHALL BE PLACED IN A TRENCH CUT A MINIMUM OF 6 IN. DEEP. THE TRENCH SHALL BE CUT WITH A TRENCHER, CABLE LAYING MACHINE, OR OTHER SUITABLE DEVICE WHICH WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
 - THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE SO THAT 8 IN. OF CLOTH ARE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-IN.-DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED.
 - SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE OVERLAPPED WITH THE END STAKES OF EACH SECTION WRAPPED TOGETHER BEFORE DRIVING INTO THE GROUND.
 - MAINTENANCE: SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER OR AROUND THE ENDS, OR IN ANY OTHER WAY BECOMES A CONCENTRATED FLOW, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE:
 - J. THE LAYOUT OF SILT FENCE SHALL BE CHANGED.
 - K. ACCUMULATED SEDIMENT SHALL BE REMOVED, OR
 - L. OTHER PRACTICES SHALL BE INSTALLED.
 - COMPLY WITH ALL OHIO EPA REQUIREMENTS.
 - INCLUDE SEDIMENT CONTROL MEASURES (SUCH AS DANDY BAGS) ON THE CATCH BASINS SURROUNDING THE AREA.

- VEGETATIVE PRACTICES**
- FILTER STRIP (FS)**
A STRIP OR AREA OF VEGETATION (BEING A MIN. OF 18 FEET AND A MAX. OF 100 FEET IN WIDTH) TO REMOVE SEDIMENT AND OTHER POLLUTANTS FROM RUNOFF. THIS PRACTICE APPLIES TO LAND UNDERGOING DEVELOPMENT WHERE FILTER STRIPS ARE NEEDED TO REDUCE SEDIMENT DAMAGE TO ADJACENT PROPERTY. EXISTING GRASS OR GRASS/LEGUME MIXTURES IF WELL ESTABLISHED, SHOULD BE USED AS FILTER STRIPS.
- GRASS SELECTION AND ESTABLISHMENT**
ALL SEEDING AND MULCHING SHALL CONFORM TO ODOT ITEM 859.09 CLASS 2 UNLESS NOTED OTHERWISE IN SPECIFICATIONS.
- REQUIREMENTS FOR CONTROLS OF OTHER WASTES**
- NO SOLID OR LIQUID WASTE, INCLUDING BUILDING MATERIALS OR THEIR PACKAGING, SHALL BE DISCHARGED BY STORM WATER RUNOFF.
 - CONCRETE TRUCKS ARE NOT PERMITTED TO WASH OUT DIRECTLY INTO STORM SEWERS, STREAMS OR DRAINAGE CHANNELS.
 - OFF-SITE TRACKING OF SEDIMENTS BY CONSTRUCTION VEHICLES MUST BE MINIMIZED. WHENEVER CONSTRUCTION VEHICLE ACCESS MUST INTERSECT PAVED PUBLIC ROADS, PROVISIONS WILL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO THE PAVED SURFACE. TEMPORARY CONSTRUCTION ROADS WILL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT. ROADBEDS SHALL BE AT LEAST 14 FEET WIDE FOR ONE-WAY TRAFFIC AND 20 FEET WIDE FOR TWO-WAY TRAFFIC. TEMPORARY PARKING AREAS WILL BE LOCATED ON NATURALLY FLAT AREAS WHENEVER POSSIBLE TO MINIMIZE GRADING. GRADES FOR SAND PARKING AREAS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT NOT TO EXCEED 4 PERCENT SLOPE. BOTH SEEDING AREAS ADJACENT TO ROADS AND PARKING AREAS WILL BE CHECKED PERIODICALLY TO ENSURE THAT A VIGOROUS STAND OF VEGETATION IS MAINTAINED.
 - WASTE DISPOSAL VIA OPEN BURNING IS PROHIBITED.
 - CONTAMINATED SOILS OR SOILS WHERE CONSTRUCTION SITE CHEMICALS HAVE BEEN SPILLED MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATORY AGENCIES.
 - STORM WATER THAT COMES IN CONTACT WITH CONTAMINATED SOILS, OR SOLID INDUSTRIAL WASTE MUST BE COLLECTED AND DISPOSED OF AS WASTE.
 - FUEL TANKS AND DRUMS OR OTHER CONTAINERS HOLDING CONSTRUCTION SITE CHEMICALS MUST BE STORED WITHIN A DEDICATED AREA.

- MAINTENANCE REQUIREMENTS**
- ALL BMPs MUST BE MAINTAINED IN A FUNCTIONAL CONDITION UNTIL ALL UPSLOPE AREAS THEY CONTROL ARE PERMANENTLY RESTABILIZED.
 - QUALIFIED PERSONNEL (PROVIDED BY THE CONTRACTOR) MUST INSPECT ALL BMPs AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A 24-HOUR PERIOD OF RAINFALL WITH ANY 24-HOUR PERIOD AND DETERMINE IF THE SWPP HAS BEEN PROPERLY IMPLEMENTED.
 - WRITTEN REPORTS SUMMARIZING INSPECTION RESULTS MUST BE MADE AVAILABLE UPON REQUEST. REPORTS MUST INCLUDE: DATE OF INSPECTION, NAME AND QUALIFICATIONS OF THE INSPECTOR, WEATHER CONDITIONS, LOCATIONS WHERE IN-STREAM OR OFF-SITE SEDIMENTATION WAS OBSERVED, LOCATIONS OF BMPs NEEDING MAINTENANCE, LOCATIONS OF BMPs FAILING TO OPERATE CORRECTLY OR PROVIDE ADEQUATE PROTECTION, OR LOCATION OF AREAS IN NEED OF ADDITIONAL BMPs NOT IN PLACE AT THE TIME OF INSPECTION.
 - THE REPORTS MUST IDENTIFY INCIDENCES OF NONCOMPLIANCE WITH THE NPDES PERMIT, WHERE A REPORT DOES NOT IDENTIFY INCIDENCES OF NONCOMPLIANCE, THE REPORT MUST CONTAIN A CERTIFICATION THAT THE SITE IS IN COMPLIANCE AT THE TIME OF INSPECTION.
 - MAINTENANCE OR REPAIR OF BMPs MUST BE COMPLETED WITHIN 5 DAYS OF THE DATE OF THE INSPECTION THAT REVEALED THEY WERE DEFICIENT. FOR SEDIMENT POND, REPAIR OR MAINTENANCE IS REQUIRED WITHIN 10 DAYS OF THE DATE OF THE INSPECTION.
 - WHEN INSPECTIONS REVEAL THAT A BMP IS NOT EFFECTIVE AND THAT ANOTHER, MORE APPROPRIATE BMP IS REQUIRED, THE SWPP MUST BE AMENDED AND THE MORE APPROPRIATE BMP MUST BE INSTALLED WITHIN 10 DAYS OF THE INSPECTION THAT REVEALED THE DEFICIENCY.

- PERMIT CLOSURE REQUIREMENTS**
- ONCE A SITE REACHES FINAL STABILIZATION AND CONSTRUCTION ACTIVITIES HAVE CEASED, NPDES PERMIT COVERAGE IS TERMINATED BY FILING A NOTICE OF TERMINATION (NOT). THE NOT MUST BE FILED WITHIN 45 DAYS OF REACHING FINAL STABILIZATION.
 - FINAL STABILIZATION IS DEFINED AS ESTABLISHING A VEGETATIVE GROUND COVER OF AT LEAST 70% GROWTH DENSITY, OR OTHER MEANS OF PERMANENT STABILIZATION, OVER THE ENTIRE AREA DISTURBED BY CONSTRUCTION ACTIVITIES.
 - FINAL STABILIZATION ALSO REQUIRES THAT ALL TEMPORARY SEDIMENT AND EROSION CONTROLS BE REMOVED FROM THE PROPERTY AND ALL SEDIMENT THAT WAS TRAPPED BY THOSE CONTROLS TO BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

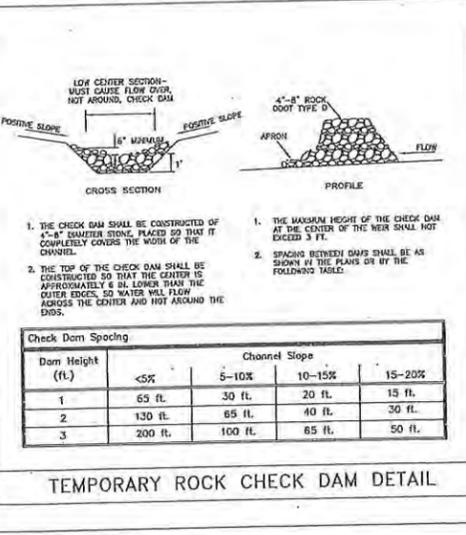
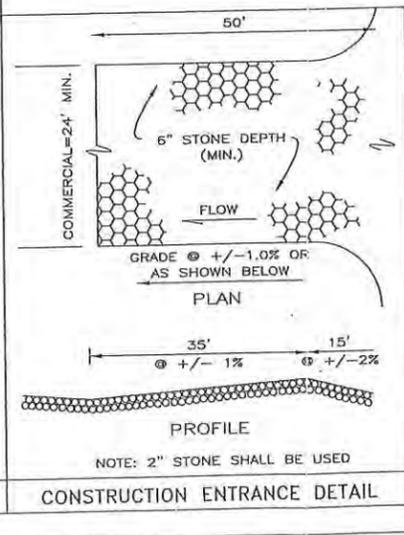
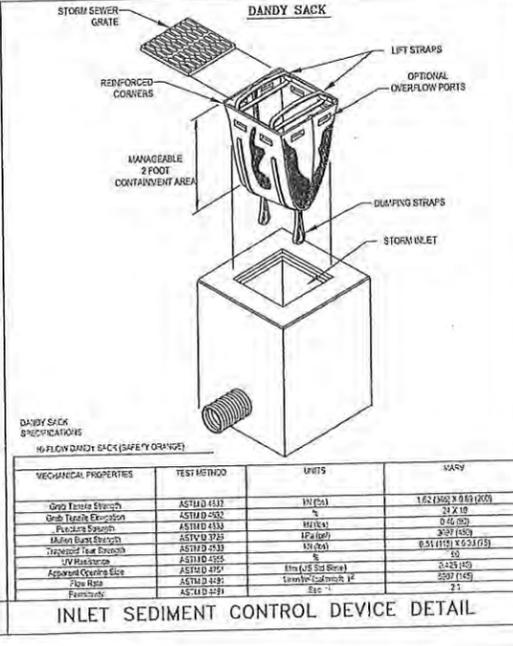
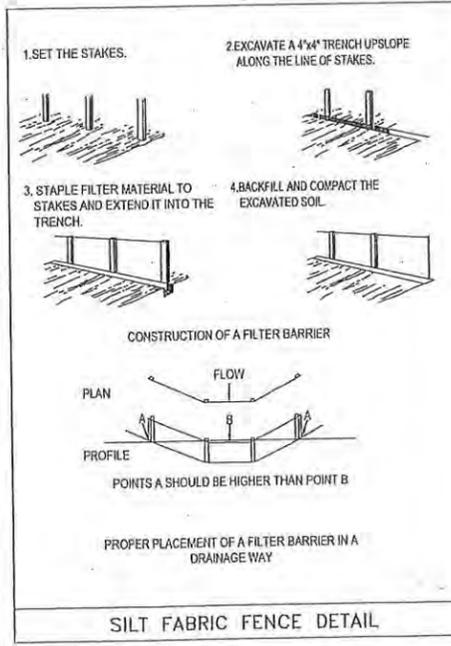
- SPECIFICATIONS FOR TEMPORARY SEEDING**
- STRUCTURAL EROSION AND SEDIMENT - CONTROL PRACTICE SUCH AS DIVERSIONS AND SEDIMENT TRAPS SHALL BE INSTALLED AND STABILIZED WITH TEMPORARY SEEDING PRIOR TO GRADING THE REST OF THE CONSTRUCTION SITE.
 - TEMPORARY SEEDING SHALL BE APPLIED BEFORE CONSTRUCTION OPERATIONS ON SOIL THAT WILL NOT BE GRADED OR REWORKED FOR 45 DAYS OR MORE. THESE IDLE AREAS SHOULD BE SEED AS SOON AS POSSIBLE AFTER GRADING OR CORRECTION PROJECTS.
 - THE SEEDING SHOULD BE PULVERIZED AND LOOSE TO ENSURE THE SUCCESS OF ESTABLISHING VEGETATION. HOWEVER, TEMPORARY SEEDING SHALL NOT BE POSTPONED IF IDEAL SEEDING PREPARATION IS NOT POSSIBLE.
 - SOIL AMENDMENTS - APPLICATIONS OF TEMPORARY VEGETATION SHALL ESTABLISH ADEQUATE STANDS OF VEGETATION WHICH MAY REQUIRE THE USE OF SOIL AMENDMENTS. SOIL TESTS SHOULD BE TAKEN ON THE SITE TO PREDICT THE NEED FOR FERTILIZER.
 - THE TYPE OF SEEDING AND SEEDING RATES SHALL BE AS FOLLOWS:

EROSION CONTROL NOTES:

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES SHALL BE APPLIED AS A PERIMETER DEFENSE AGAINST TRANSPORTATION OF SILT OFF SITE. ALL RUNOFF RESULTING FROM CONSTRUCTION OPERATIONS MUST BE FILTERED BY APPROVED METHODS PRIOR TO DISCHARGING TO THE STORM SEWER SYSTEM.

THIS PROJECT IS SUBJECT TO INSPECTION BY THE DEPARTMENT OF WATER PERSONNEL FOR COMPLIANCE WITH THE CITY STORM WATER ORDINANCE DURING AND AFTER DEMOLITION. THIS INCLUDES BUT IS NOT LIMITED TO INSPECTION OF EROSION CONTROL FACILITIES, SURFACE DRAINAGE, AND DETENTION/RETENTION FACILITIES. ADDITIONAL MEASURES MAY BE REQUIRED IF VIOLATIONS OF THE ORDINANCE OCCUR AND WATER DEPARTMENT PERSONNEL DEEM IT NECESSARY. ALL MEASURES SHALL COMPLY WITH LOCAL GOVERNMENTAL STANDARDS AND "RAINWATER AND LAND DEVELOPMENT, OHIO'S PROTECTION" (LATEST EDITION)

Permanent Seeding				Temporary Seeding Species Selection			
Seed Mix	Seeding Rate (lb./Ac.)	Seeding Method	Notes	Seeding Date	Species	Per 1,000 sq ft	Per Acre
General Use				Month 1 to August 15	Red Fescue Annual Ryegrass	3 lb.	4 lb.
Creeping Red Fescue	20-40	1	Do not seed later than August.	August 16 to November 1	Red Fescue Annual Ryegrass	3 lb.	4 lb.
Kentucky Bluegrass	10-20	1			Red Fescue Annual Ryegrass	1 lb.	40 lb.
Tall Fescue	40	1	Do not seed later than August.	November 1 to March 31	Red Fescue Annual Ryegrass	3 lb.	2 lb.
Dwarf Fescue	40	1			Red Fescue Annual Ryegrass	1 lb.	40 lb.
Road Slopes and Out Slopes				Notes: Other approved seed species may be substituted.			
Tall Fescue	40	1	Do not seed later than August.	November 1 to March 31	Red Fescue Annual Ryegrass	3 lb.	2 lb.
Dwarf Fescue	40	1			Red Fescue Annual Ryegrass	1 lb.	40 lb.
Kentucky Bluegrass	50	2			Red Fescue Annual Ryegrass	1 lb.	40 lb.
Leaves				Notes: Other approved seed species may be substituted.			
Kentucky Bluegrass	60	1	Do not seed later than August.	November 1 to March 31	Red Fescue Annual Ryegrass	3 lb.	2 lb.
Creeping Red Fescue	60	1			Red Fescue Annual Ryegrass	1 lb.	40 lb.



NORTH

HORIZONTAL SCALE 1"=30'

VERTICAL SCALE 1"=30'

BRUMBAUGH ENGINEERING & SURVEYING, LLC

2270 SOUTH MIAMI STREET
WEST MILTON, OHIO 45383
PHONE: (937) 698-3000
FAX: (937) 698-3928
EMAIL: john@bes-engineer.com

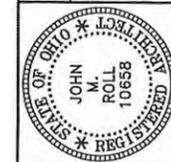
PROJECT NO.: 646.19
DATE: 12/5/2019
DRAWN BY: SRF
DESIGNED BY: JMB
CHECKED BY: PCB

EROSION CONTROL PLAN FOR DARST ROAD MEDICAL BUILDING LOCATED AT 61 DARST RD., BEAVERCREEK, GREENE CO., OHIO

SHEET OF C5 5

CITY OF BEAVERCREEK PLANNING DEPARTMENT

DATE	DESCRIPTION
12-15-19	PLANNING SUBMITTAL



ROLL & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
 3176 KETTERING BOULEVARD DAYTON, OHIO 45439
 PHONE (937) 239-4243 FAX (937) 299-3254

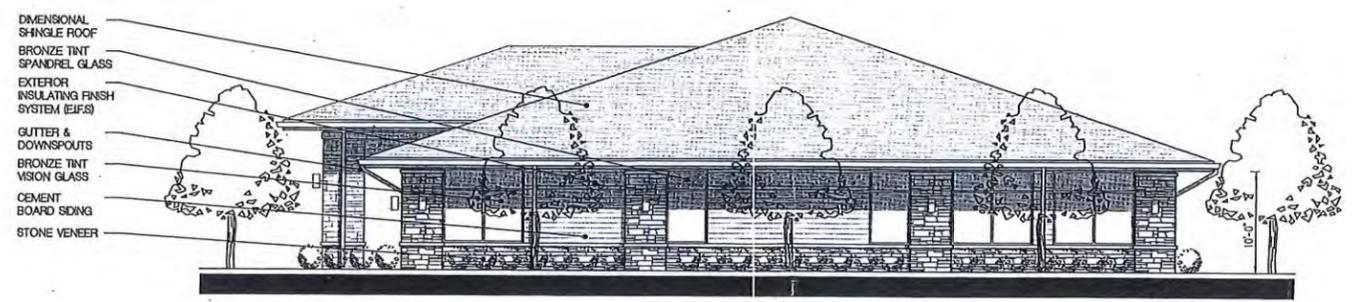


WILCON CORPORATION
 General Contractors Construction Managers
 3176 KETTERING BLVD. • DAYTON • OHIO • 45439
 PHONE 937/299-9920 FAX 937/299-3254



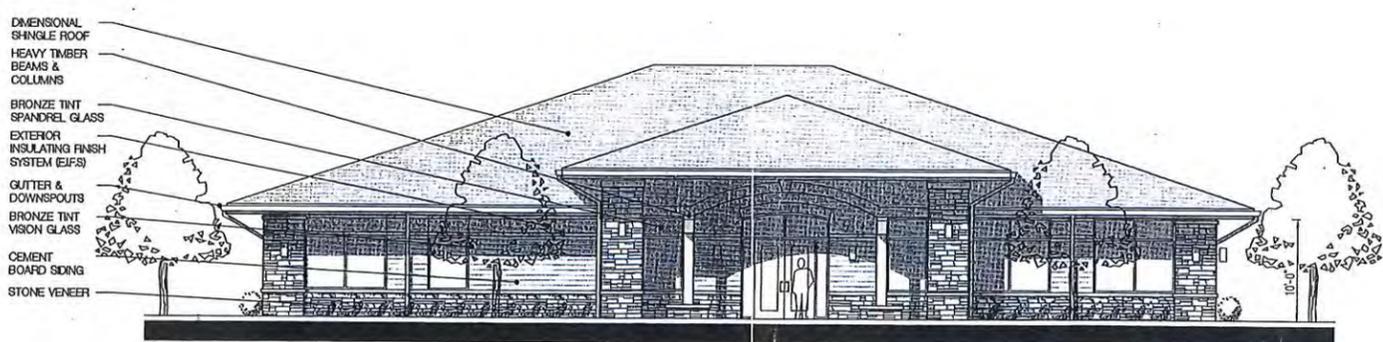
PROJECT NO.
56039
 PROJECT TITLE
DARST ROAD MEDICAL BUILDING
 DWG. TITLE
BUILDING ELEVATIONS

DWG. NO.
3



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

RECEIVED

DEC 05 2019

CITY OF BEAVERCREEK
 PLANNING DEPARTMENT

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DATE	DESCRIPTION
12-15-19	PLANNING SUBMITTAL



ROLL & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
 3176 KETTERING BOULEVARD DAYTON, OHIO 45439
 PHONE (937) 299-4243 FAX (937) 299-3254



WILCON CORPORATION
 General Contractors Construction Managers
 3176 KETTERING BLVD. DAYTON, OHIO 45439
 PHONE 937/299-6920 FAX 937/299-3254

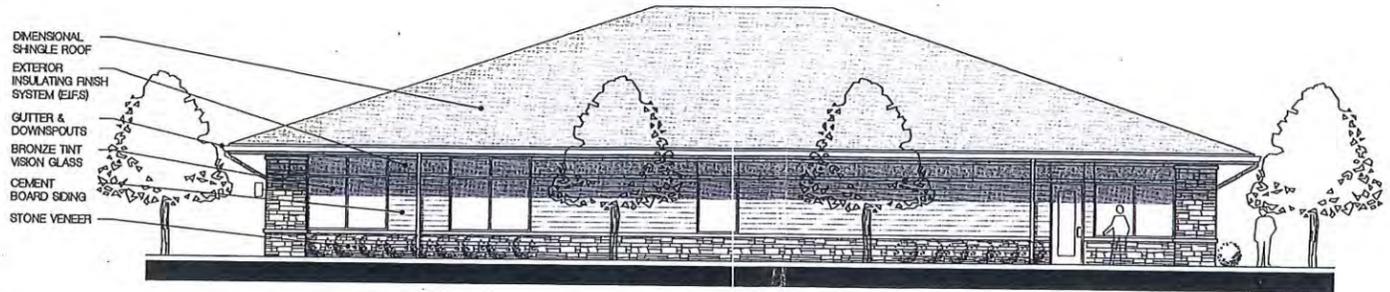


PROJECT NO.
56039

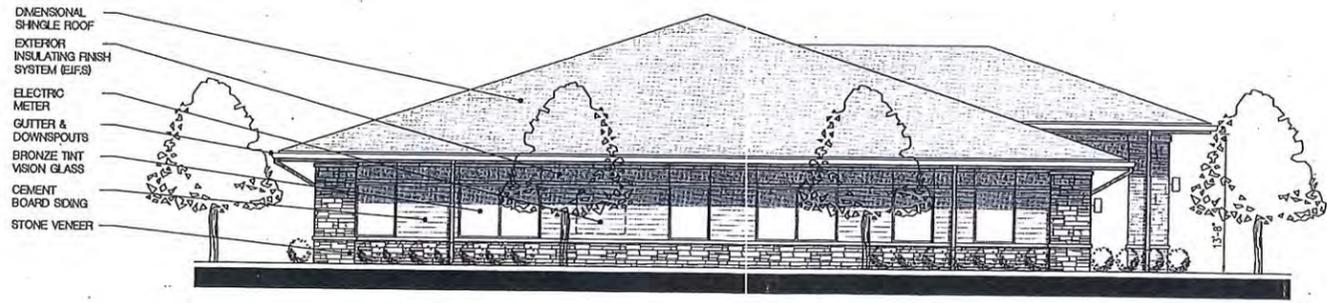
PROJECT TITLE
DARST ROAD
MEDICAL
BUILDING

DWG. TITLE
BUILDING
ELEVATIONS

DWG. NO.
4



NORTH ELEVATION
 1/8" = 1'-0"



WEST ELEVATION
 1/8" = 1'-0"

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 CITY OF BEAVERCREEK
 PLANNING DEPARTMENT

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DEC 05 2019

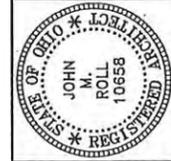
CITY OF BEAVERCREEK
PLANNING DEPARTMENT







DATE	DESCRIPTION
12-15-19	PLANNING SUBMITTAL



MEDICAL OFFICE BUILDING

61 DARST ROAD
BEAVERCREEK, OHIO 45440

ROLL & ASSOCIATES, INC.
ARCHITECTS & PLANNERS
3176 KETTERING BOULEVARD DAYTON, OHIO 45439
PHONE (937) 299-4243 FAX (937) 299-3254

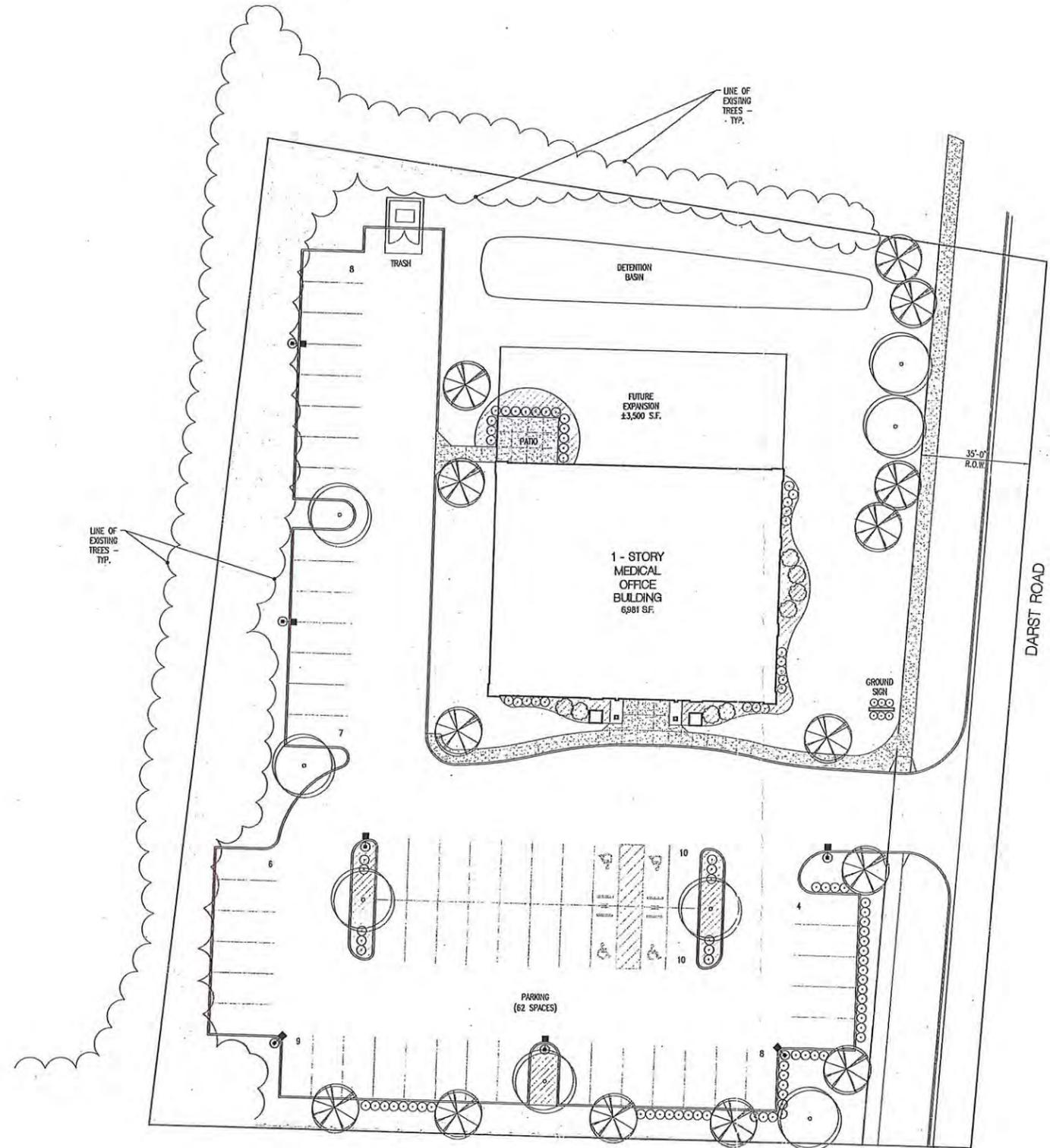


WILCON CORPORATION
General Contractors Construction Managers
3176 KETTERING BLVD. • DAYTON • OHIO • 45439
PHONE 937/299-9920 FAX 937/299-3254



PROJECT NO.
56039
PROJECT TITLE
**DARST ROAD
MEDICAL
BUILDING**
DWG. TITLE
**LANDSCAPE/
LIGHTING
PLAN**
DWG. NO.

1



- Legend**
- LANDSCAPED AREA (GRASS) U.N.O. 31,714 S.F.
 - SHADE TREE (30' DIA.) FROM BEAVERCREEK PLANT SCHEDULE
 - ORNAMENTAL TREE (15' - 20' DIA.) FROM BEAVERCREEK PLANT SCHEDULE
 - SHRUBS (2' - 5' DIA.) FROM BEAVERCREEK PLANT SCHEDULE
 - ORNAMENTAL GRASSES
 - MULCHED AREA
 - CONCRETE PAVING W/ MEDIUM BROOM FINISH
 - POLE-MOUNTED LED CUT-OFF LIGHT FIXTURE (20' HIGH)
 - 6'-0" H. GATED TRASH ENCLOSURE - SPLIT FACE CMU.

LANDSCAPE/LIGHTING PLAN
1" = 20'-0"



RECEIVED
MAY 05 2019
CITY OF BEAVERCREEK
PLANNING DEPARTMENT

THIS DOCUMENT IS COPYRIGHTED. INQUIRY TO: COUNCILMAN

Agenda Item VIII. A.
Second Reading

**CITY OF BEAVERCREEK, OHIO
ORDINANCE NO. 20-02**

SPONSORED BY COUNCIL MEMBER _____ ON THE 27TH DAY OF
JANUARY, 2020.

**AN ORDINANCE TO PROCEED WITH THE DESIGN,
CONSTRUCTION, INSTALLATION, AND INSPECTION OF
ROADWAY IMPROVEMENTS IN THE CITY OF BEAVERCREEK,
OHIO, AND RELATED TO THE PROJECT KNOWN AS
CEDARBROOK FLOWER FARMS**

WHEREAS, in response to a Petition signed by the required number of benefitted property owners, this Council adopted Resolution No. 20-03, declaring the necessity of designing, constructing, installing, and inspecting certain roadway improvements, as such improvements are described and referred to in said Petition and said Resolution (herein the 'Improvements'), to portions of Shakertown Road; related to the project known as Cedarbrook Flower Farms, located in the City of Beavercreek (the "City"); such Improvements to be paid for in whole by special assessments;

NOW, THEREFORE, the City of Beavercreek hereby ordains:

SECTION I.

That it is hereby declared to be the intention of this Council to proceed with the improvement of certain streets, alleys, easements, or other public places, or parts thereof by constructing and installing, the Improvements referenced above, the nature of such Improvements and which streets, alleys, easements, or other public places, or parts thereof, are more fully described in Resolution No. 20-03, which Resolution was duly adopted by this Council on January 27, 2020.

SECTION II.

That the Improvements shall be made in accordance with the provisions of said Resolution, and in accordance with the plans, specifications, drawings, profiles and estimated costs of the Improvements, which have been approved by Council pursuant to said Resolution, now on file in the office of the Clerk of Council.

SECTION III.

That the assessable portion of the costs of the Improvements shall be

assessed on the benefitted properties in the manner and in the number or annual or semi-annual installments as provided for in Resolution 20-03.

SECTION IV.

That the estimated assessments heretofore prepared and filed in the office of the Clerk of Council, in accordance with said Resolution, be and hereby are adopted by Council.

SECTION V.

That, in compliance with Section 319.61 of the Ohio Revised Code, the Clerk of Council be and is hereby directed to deliver a certified copy of this Ordinance to the Greene County Auditor no later than fifteen (15) days after the date of adoption hereof.

SECTION VI.

That the City Manager, or his designee, is hereby directed to provide or advertise, as necessary and applicable, for the construction and installation of the Improvements; and further that a contract for same may be let in the manner provided by law, and the cost of the Improvements shall be financed as provided in Resolution 20-02.

SECTION VII.

That is it found and determined that all formal actions of this Council concerning and relating to adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION VIII.

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

ADOPTED by the Council of the City of Beavercreek, Ohio this 27th day of January, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council

SUMMARY

This Ordinance declares the intention of the City and approves proceeding with the designing, constructing, installing and inspecting certain roadway improvements to portions of Shakertown Road, in the City of Beavercreek, and the costs of such improvements are to be assessed against the owners of lots and lands specifically benefitted by the improvements.

Agenda Item VIII. B.
Second Reading

CITY OF BEAVERCREEK, OHIO

ORDINANCE NO. 20-03

SPONSORED BY COUNCIL MEMBER CURRAN ON THE 27th DAY OF
JANUARY, 2020.

**AN ORDINANCE TO LEVY A MUNICIPAL MOTOR VEHICLE
LICENSE FEE PURSUANT TO SECTION 4504.173 OF THE OHIO
REVISED CODE AS AUTHORIZED BY HOUSE BILL 62 AND
AMENDING THE CODIFIED ORDINANCES OF THE CITY OF
BEAVERCREEK, OHIO BY ADDING NEW SECTION 35.54 "LICENSE
TAX FOR OPERATION OF MOTOR VEHICLES" TO CHAPTER 35
"FINANCE AND TAXATION"**

WHEREAS, in accordance with Ohio Revised Code Section 4504.173, the City of Beavercreek wishes to add an additional levy to the current motor vehicle license tax and motor vehicle fees prescribed by Chapters 4503 and 4504 of the Ohio Revised Code and Section 35.55 of the City of Beavercreek, Ohio Code of Ordinances in order to provide additional revenue for the authorized purposes set forth in Ohio Revised Code Section 4504.173(A)(2); and

WHEREAS, the imposition of this additional tax is in the best interest of the citizens of the City of Beavercreek as the revenue will help provide for proper street maintenance and repairs in the City, and will provide additional revenue for all other authorized purposes specified in Ohio Revised Code Section 4504.173(A)(2).

NOW, THEREFORE, THE CITY OF BEAVERCREEK HEREBY ORDAINS:

SECTION I.

City Council hereby finds that the imposition of an additional license tax for the operation of motor vehicles, as prescribed by Ohio Revised Code Section 4504.173, is in the best interest of the citizens of the City of Beavercreek as the revenue generated by this tax will help provide for proper street maintenance and repairs in the City, and will provide additional revenue for all other authorized purposes specified in Ohio Revised Code Section 4504.173(A)(2), which will benefit the City's citizens.

SECTION II.

Codified Ordinance Section 35.54 is hereby adopted and added to Chapter 35 "Finance and Taxation" as set forth in Exhibit A attached hereto and incorporated hereby reference.

SECTION III.

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 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.

The Clerk of Council is hereby directed to mail a certified copy of this Ordinance to the Bureau of Motor Vehicles, Tax Distribution Section in Columbus, Ohio upon passage and to take any other administrative and/or clerical action that may be required to ensure that a certified copy of this Ordinance is properly recorded with the Bureau of Motor Vehicles.

SECTION V.

This Ordinance shall take effect at the earliest time permitted by law.

PASSED this ____ day of _____, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council

SUMMARY

THIS ORDINANCE LEVIES A MUNICIPAL MOTOR VEHICLE LICENSE FEE PURSUANT TO SECTION 4504.173 OF THE OHIO REVISED CODE AS AUTHORIZED BY HOUSE BILL 62 AND AMENDS THE CODIFIED ORDINANCES OF THE CITY OF BEAVERCREEK, OHIO BY ADDING NEW SECTION 35.54 "LICENSE TAX FOR OPERATION OF MOTOR VEHICLES" TO CHAPTER 35 "FINANCE AND TAXATION"

EXHIBIT A

§ 35.54 LICENSE TAX FOR OPERATION OF MOTOR VEHICLES.

(A) An annual license tax for the operation of motor vehicles on the public highways and roads in the City of Beavercreek, Ohio is hereby imposed in accordance with Ohio Revised Code Section 4504.173. This tax shall be at the rate of five dollars (\$5.00) per motor vehicle on all motor vehicles the district of registration of which, as defined in Ohio Revised Code Section 4503.10, is located in the City of Beavercreek. As used herein, the term "Motor Vehicle" means any and all vehicles included in the definition of "Motor Vehicle" as set forth in Ohio Revised Code Sections 4501.01 and 4505.05.

(B) All funds obtained from this levied tax may be used by the City of Beavercreek for any and all "authorized purposes" specified in Ohio Revised Code Section 4504.173(A)(2).

(C) The annual tax imposed by this section shall apply to and be in effect for the registration year commencing January 1, 2021, and shall continue in effect and application each registration year thereafter.

(D) The annual tax imposed by this section shall be paid to the Registrar/Deputy Registrar of Motor Vehicles at the time application for registration of a motor vehicle is made in accordance with Ohio Revised Code Section 4503.10.

**CITY OF BEAVERCREEK
RESOLUTION NO. 20-05**

SPONSORED BY COUNCIL MEMBER _____ ON THE 10TH DAY OF FEBRUARY, 2020.

**RESOLUTION TO FILL VACANCY ON THE BEAVERCREEK
CITY COUNCIL AND TO DECLARE THAT THE NEW
APPOINTEE SHALL SERVE UNTIL THE BALANCE OF THE
UNEXPIRED TERM TO WHICH THE RESIGNING COUNCIL
MEMBER WAS PREVIOUSLY ELECTED**

Be it resolved by the City Council of Beavercreek, Greene County, Ohio, that:

SECTION I.

The following person is hereby appointed as a member of the Beavercreek City Council to fill the vacancy created through the resignation effective December 31, 2019 of a Council Member: _____.

SECTION II.

The person named above shall serve until the balance of the unexpired term to which the resigning Council Member was previously elected.

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 10th day of February, 2020.

Bob Stone, Mayor

ATTEST:

Dianne Miscisin, Clerk of Council

Inter-Office Memorandum

February 7, 2020

To: Pete Landrum, City Manager *PEL*
Mayor Stone, Vice Mayor Adams and City Council Members

From: Bill Kucera, Financial Administrative Services Director

Subject: Financial Analysis – 2019 Year End

Attached you will find a “Summary of Revenue and Expenditures” report that the Finance Department generates quarterly to monitor the budget. This report (Exhibit 1) illustrates the revenue and expenditures received or incurred in the fourth quarter of 2019.

This high level review is designed to provide you a quick glance of the City’s revenues and expenditures to assist in monitoring the financial condition of the City. Included with this report is the 2019 amended budget (amended means it includes additional appropriations and certified revenue approved by Council after the initial appropriation ordinance was passed in December 2018), along with year-to-date revenues and expenditures. I think it is important to not only compare the 2019 totals to the total budget, but to compare 2019 with the 2018 year to date numbers.

Below I have highlighted some areas that have significant variances between either what was budgeted compared to actual or in comparison to last year’s revenues and expenditures (See Exhibit 1). You will note that only the major funds are depicted in this review.

General Fund:

Revenues:

Property Tax Revenue: The City received all of its property tax for the year. Based on the County Auditor’s conservative estimates and the collection of delinquent taxes, the City received \$1.43m or 9.5% more than the budgeted amount. This amount is still \$4k less than last year. It should be noted that in 2019 the County Auditor increased its property assessment fee from .41% to .84% representing a 105% increase. This increase was noted in all funds that have levies and is also included in the voted debt service (for the Public Services Building).

Intergovernmental Revenues:

Local Government Fund revenue was \$520.6k or \$103.2k more than last year. An increase was anticipated in the budget but revenue exceeded even these projections as the State directed funds, that were previously earmarked for the “Targeting Addiction Assistance” program, to each municipality starting August. The City received \$72.7k more in Local Government funds based on this policy change at the State level following the settlement of the law suit against the drug manufactures.

Hotel/Motel Tax increased to \$542.5k this year, which represents a \$32k or 6.3% increase over 2018. This was the result of two new hotels opening in 2019. This trend will continue with the emergence of two additional hotels being slated for construction in 2020.

Interest Revenue: Interest revenue for 2019 was \$322.7k, which was a \$46.5k or 16.8% more than last year, and substantially exceeded the conservative budget of \$190k by \$132k or 170%. This was anticipated with interest rates increasing as the budget in 2019 was increased \$100k over the 2018 budget. The increase in interest is directly related to the increasing yield, most notably in Star Ohio where the interest rate has increased up to 2.25%, which is over 50 basis points higher than last year.

This increased interest revenue and local government funds will assist in the City’s cash flow, which resulted in having additional funds available to pay for the tornado related expenses. Attached is (Exhibit 4), which is the fourth quarter recap of all investments for your review.

Overtime cost for public service for the first two pay period equated to approximately \$63k. Now that the County has been approved for public assistance, and based on the fact FEMA is allowing for reimbursement of not only overtime but regular time for services provided after the storm, 75% of these expenses will be covered by FEMA and we have been notified the State will contribute an additional 12.5% to offset the City's costs.

The Street Maintenance division is showing a substantial increase of \$913k as a result of the contractual expenses for removal of the vegetation after the tornado event. The Stormwater division is \$76k more than last year as a result of acquiring a new bobcat compact truck loader that was ordered in 2018 but not delivered and paid for until 2019. Traffic Safety is showing an \$87k increase over last year. This is the result of the majority of the overtime (\$69k) worked for the Tornado event being expensed through this division. Snow and Ice Control is also showing a \$56k increase over last year as a result of overtime due employees responding to snow and ice events. Unfortunately, many of these events were longer in duration and hit the City primarily on the weekends, Sunday or Holidays, which resulted in overtime payments.

This year the City had 17 snow/ice events (November through April) compared to 19 events last year. This year's snow events resulted in the use of 4,578 tons of salt where last year's events the City used 5,247 tons. This represents a decrease of 669 tons of salt. If you recall the City as part of the 2018/2019 bid process had to guarantee the purchase of 8,000 tons of salt, so our barn will be filled to capacity to cover future winter events. The department also used 2,300 gallons of brine solution for pre-treatment, which helped to reduce the salt application. Applying the brine mixture before storms during normal work hours also helps to decrease overtime hours. Although there were a few less events, the storms in 2018/2019 season were more intense and longer. This resulted in an increased use of overtime in the Street Levy Fund. (See Exhibit 3). This and the tornado event produced a significant increase in comp time being accrued. To date, the total comp time accrued was 2,028 hours compared to 940 last year, which represents a 1,088 hour increase or 116%. This would have been far greater if the comp time threshold in the CWA contract effective (1/1/2019) didn't cap the total number of comp time hours that can be accrued at 56 hours. Additionally, all balances were paid out in December 2019.

After making some adjustments to the 203 budget (transferring projects or delaying them to fund the tornado relief efforts, there is only \$4.1m budgeted for capital improvements. Of that, only \$1.8m has been spent or recorded in the fourth quarter of 2019.

Keep in mind, the fund balance requirement for the Street levy fund has been reduced to 15% to accommodate the payment of tornado expenditures in anticipation of reimbursement of 87.5% of these expenses off into the future. At that time, capital equipment and improvements will be reviewed and reentered into the capital plans.

Street Maintenance (204) & State Highway Fund (205):

Revenues:

The Street Maintenance Fund (Fund 204) receives the majority of its funding from gasoline taxes and license fees. At year end the City received \$1.98m, which is \$347k or 22% increase over last year. This is the direct result of the State increasing the gas tax by 10.5 cents for gasoline and 19 cents for diesel effective July 1st. The City distribution increased approximately \$82.7k per month. On the negative side, different government jurisdictions have hired a consultant to complete audits on these two revenue sources and have discovered that licenses have been paid to the wrong jurisdiction. These audits identified and corrected errors and over the last year or so the City has received notification of revenue that was miscoded by the DMV. This has had an impact on the revenue generated in these two categories. The consultant was hired to complete this project for the City several years ago and they did find several accounts that were miscoded and subsequently the City changed the records, which increased our revenue in this category.

The collaborative effort to provide gas and diesel fuel along with a updated thirteen cent per gallon administrative charge with the Township is functioning efficiently and has proven to be mutually beneficial for both entities. For the year the City received twelve payments totaling approximately \$117k for the year.

Expenditures:

The City budgets for an average winter event season. The City this year budgeted approximately \$706k in salt product for 2019. Based on the 2018 bid, the City was required to purchase 8,000 tons of salt at a price of \$88.23. This represents an increase of \$39.91 or 82.5% per ton more than the 2018 pricing. Although the City was required to purchase 8k tons. With the salt barn full, the City was able to sell 1,400 tons of salt to the County for \$125.3k. This resulted in savings for the County as the City's price per ton was lower than Greene County, which allowed us to complete our contract without having to pay storage fees. In addition, this same relationship holds true for fuel purchases. With the increase in events (especially the tornado, when the City provided fuel to all mutual aid community equipment) fuel costs increased substantially.

Street Capital Improvement Fund (260):

The City received the fourth half settlement of property taxes for this levy, totaling \$2.7m, which represents \$6.4k or a .2% increase over 2018 but \$136k more than conservative budget. Expenditures in the fourth quarter relate resurfacing and curb projects completed earlier in the year.

Recreation Levy Fund (279):

The City received all of the property taxes for this levy totaling \$1.2m, which represents a \$3k or .3% increase over 2018. Fourth of July contributions were at \$31.3k, which is \$6.4k more than last year. All Park and Senior Center divisions' expenditures at year end were at 95% of the budget.

Golf Course:

Revenues:

Golf and Pro Shop: With a warm start to the season (which allowed play in January) and the good weather throughout the second and fourth quarters, the golf course experienced strong sales and revenue numbers. As a result, the number of golf rounds totaled 25,611, which was \$3.3k more than last year, a 15% increase. Green fee revenues were \$486.7k or \$61.4k more than last year. With the increased activity at the golf course, virtually all sales and services areas have shown an increase. Merchandise and special order sales are at \$153.4k, \$35k more than last year representing a 30% increase. About half of these sales are special order sales, which have a slightly higher mark-up. With a new promotional emphasis on all-inclusive calendar passes, seasonal pass fees are at \$60k, a significant increase over the \$41.9k last year at this time and 79% of the budget. However, with the emphasis on calendar passes and prorating some pass that were purchased early last year, the seasonal pass fees had a tough time reaching the \$75k budget. Range revenue at \$47.9k also showed a 16% increase over last year.

Food and Beverage year to date revenue was \$498.2k compared to \$478.3k last year, an increase of \$19k or 4%. This was the result of strong bookings for events and small weddings. The course did book three additional weddings this year as a result of staff attending the January and February bridal shows bringing the total booked to 19, just one shy of the 20 wedding event goal. Also, room rentals and accessory rentals were higher this year. The golf course has restructured their menus and pricing to make events more profitable, while maintaining quality and providing an excellent setting for current and future events. The course finished strong this year with 30 holiday functions in a 19 day period.

The golf course was also impacted by the tornado event. The day after the tornado, the course was closed for clearing and the course lost one outing and many rounds of golf because of the tragedy. The City has business continuation coverage through MVRMA and received reimbursement of \$10.5k for the lost revenue.

Expenditures:

While golf course activity and revenue increased, operating expenditures increased only \$11k over last year. Golf Operations expenditures increased \$40.6k over last year. The majority of this was the result of increased merchandise sales as noted above. Cost of Goods increased \$25k or 24.4% with sales increasing over \$35k. In order to control cost they have reduced the number of vendors and inventory at the pro shop and are continuing to place more emphasis on special orders, which as noted above generates a higher profit margin.

With the increase in F&B activity, the corresponding costs associated with the operation actually decreased. Emphasis was placed this year in controlling costs of major expenditures. With restructuring of the menu and spot

Charges for Services: Cemetery revenue for the year totaled \$116.5k, which represents a \$16k or 16% increase over last year. This is related to the additional services required at the main cemetery. These direct services were offset with higher expenditures but a portion of these proceeds go into the long term cemetery fund to assist in upgrading our cemeteries or providing long term maintenance.

Expenditures:

As noted in the year to date column of Exhibit 1, total expenditures for the General Fund were at \$4.5m or 93% of the 2019 budget. This included a \$250k "Advance Out" to the Street Fund (203) to cover a portion of the tornado damage expenditures. All expenditures were in line with the adopted 2019 budget.

Police Fund:

Revenues:

The City received \$8.4m in property taxes, which was \$412.7k more than conservatively budgeted. This represent a slight increase of \$34k over last year's property tax revenue.

Charges for Services: Charges for services in the amount of \$269k, represents the reimbursement of the SRO's provided to the Beavercreek Schools. If you recall, the City identified an overbilling error which was corrected in 2018. The 2019 invoices now properly reflect the annual reimbursement of the services provided per our agreement.

Other Revenue: Other Revenue totaled \$173.4k representing a \$32k increase over last year. This category represents reimbursement for extra duty assignments throughout the year including grand openings, and major roadway projects. In particular, the Raising Cane restaurant where the City provided the service in late 2018 but the invoice for \$34.9k was not received until February 2019. Refunds and Reimbursement revenue line item was \$146.7k this year compared to \$103.1k last year. This relates to the \$1 billion dollar BWC rebate. This year's rebate allocated to the Police Department was \$87.9k. The additional revenue in this category was reimbursement of third party insurance proceeds for damage to our police fleet.

Expenditures:

Police Department expenditures were 92% of the 2019 budget. It should be noted that the department was reorganized physically last year after the first quarter but was not implemented financially until the 2019 budget. This reorganization made the comparable between years more difficult. Overall expenditures increased only \$170k or 1.7% when compared to 2018. The majority of this increase is related to the collective bargaining agreement that was ratified in April 2019 and was paid retroactively to January 1st. The new agreement contained a cost of living increase along with increases in special assignment and shift differentials.

Another critical item that we continue to monitor, especially in light of the tornado incident and extra duty assignments, is overtime and compensatory time (See Overtime and Comp Time Analysis, Exhibit 3). Police overtime has increased by \$101.7k (or 34%) compared to last year's total. Overtime costs exceeded the entire Police department overtime budget by \$44.7k or 12.6%. The tornado related overtime was approximately \$48k, which the City submitted to FEMA for reimbursement. In addition, during this same period, compensatory (comp) time hours accrued were 2,695 or 8.2% more when compared to the same period last year. After adjusting for the disaster reimbursement (pending) and the extra duty reimbursements completed in 2019, overtime and comp time were within the annual budget.

Street Levy Fund:

Revenues:

In 2019, the City received \$5.5m in property taxes, which was \$9k or .2% more than collected last year in the fourth quarter. Last year, the City received pass through grant funds for several capital projects in the first quarter of 2018, which did not occur this quarter, causing skewed revenue when comparing this year to last year.

Expenditures:

Overall, operating expenditures were only 87% of the 2019 budget. However, this represents a \$1.3m or 27.5% increase over last year. Again this was a direct result of the tornado incident. The City has paid \$933k for the removal of vegetation from the storm. Overtime cost of \$193k to date exceeding the \$100k spent at this time last year.

quotes on food from suppliers, the division was able to reduce food item costs by \$17.6k when compared to last year. Also, the division secured a new laundry and linen vendor, which reduced this highly variable expenditure by over \$13.5k compared to last year. This along with controlling part time salaries and overtime has F&B operational expenditures at \$572k a \$52k decrease over last year. F&B also scheduled five "Party on the Patio" events, and six brunch dates in 2019. Both the Easter Brunch and Mother's Day brunch was full with over 350 and 395 reservations respectively. The course ventured into a new event and hosted four trivia nights designed to increase the course F&B exposure and provide an alternative revenue source.

This year, the golf course continued with their aggressive ground maintenance program. During the fourth quarter, additional resources were spent clearing underbrush and honeysuckle to allow additional aeration to the fairways and greens. Fertilizer, a main expense for the maintenance department, increased to \$87.7k a \$5.4k increase over previous years as the result of increased cost for the product. The golf course also completed several capital improvements to improve the aging ecstatic's of the clubhouse. Also, two roofs were damaged as a result of the tornado (training building and the maintenance building). Both were covered by the City's property insurance. In addition, the course sustained a lightening stike which damaged the irrigation system. The cost or repairs was \$18.4k which was covered by insurance (minus the \$2,500 deductible). All other operating expenditures are in line.

Overtime & Comp Time: The attached Overtime and Comp Time Analysis (Exhibit 3) shows that overtime citywide significantly increased due to the tornado response. Overtime was at \$687k or approximately 46% over last year's fourth quarter. It should be noted that the tornado and many of the snow events occurred on Sunday or Holidays creating additional overtime costs. The City has spent 126.5% of the 2019 budget. As noted above up to 87.5% of the costs associated with the tornado response can be claimed for public assistance. The City has filed for 2,532 hours of overtime to be reimbursed totaling over \$136,300. If the amount is approved, the City could receive approximately \$119,300 to reimburse the Police and Public Services Departments for overtime generated by the response to the May 27th tornado disaster.

Comp time accrued in 2019 was 6,154 hours, a 58.8% increase over last year. The majority of these hours were related to the tornado response, snow and ice events, and extra duty for the Police Department. It is interesting to note, limiting public service employees accrual per the new CWA agreement, and despite the tornado event, the comp time liability decreased to \$118.4k, which is an increase of \$5.2k or 4.2% over last year fourth quarter liability of \$123.6k.

Investments: (Exhibit 4)

As you can tell by the "Month End Investment Balances" report, there are significant fluctuations in the amount of funds available for investments. The Finance Department immediately transfers property tax funds to the Star Ohio fund to increase short term interest. The returns with Star Ohio are currently 1.74% compared to 1.25% for our Public Funds account (City bank account). It should be noted that the Star Ohio and Star Ohio Plus funds are beginning to separate slightly related to the duration of the investments. Therefore the majority of our funds were placed in Star Ohio which is 13 basis points higher than Star Plus. The City moved a substantial amount of idle funds to that investment option to increase the City return on these funds. To provide a further breakdown of the investment strategy, a "Portfolio" report was generated to summarize the different facets of the investment portfolio. Overall, the City's return on investments is 1.87%, which is now 32 basis points higher than the Federal Reserve rate. With the inverted rate curve, the City has elected to maintain the funds in Star Ohio and not place any funds in longer term maturities as current agency bonds and certificates of deposit mature to continue to achieve the highest return on the City's investable cash. However, this has brought the long term investment as a percentage of the entire investible funds down to 9% which is the lowest this percentage have been in the last two years. This is also critical for our cash flow projections as tornado related expenditures will be paid currently and reimbursements from FEMA and Ohio EMA will not be received for many months or years.

Summary: In summary, all major City funds operated within the 2019 budget unless noted above. After reading this recap, should you have any questions, please feel free to call me.

Enc: Summary of Revenue and Expenditures 4th Quarter 2019 (Exhibit 1)
Property/Personal Property Tax & Local Government Fund Analysis (Exhibit 2)

City of Beavercreek
 Summary of Revenue and Expenditures
 For Month Ending December 31, 2019 - (Unaudited)

Exhibit 1

GENERAL FUND (101)						
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP	
PROPERTY TAXES	\$ 1,308,407	\$ 1,433,225	\$ 1,437,323	\$ (4,098)	110%	
FEES, LICENSE & PERMITS	\$ 730,000	\$ 642,633	\$ 701,874	\$ (59,241)	88%	
INTERGOVERNMENTAL REVENUES	\$ 1,148,676	\$ 1,309,623	\$ 1,239,872	\$ 69,751	114%	
SPECIAL ASSESSMENTS	\$ 132,000	\$ 129,754	\$ 131,790	\$ (2,036)	98%	
CHARGES FOR SERVICES	\$ 112,909	\$ 137,789	\$ 124,883	\$ 12,905	122%	
INTEREST	\$ 190,000	\$ 322,698	\$ 276,225	\$ 46,473	170%	
OTHER REVENUES/TRANSFERS	\$ 708,326	\$ 726,252	\$ 734,165	\$ (7,913)	103%	
TOTAL REVENUE	\$ 4,330,318	\$ 4,701,974	\$ 4,646,132	\$ 55,841	109%	
				1.2%		
EXPENDITURES						
COUNCIL	\$ 127,775	\$ 98,373	\$ 111,407	\$ (13,033)	77%	
CLERK	\$ 91,483	\$ 90,036	\$ 90,750	\$ (713)	98%	
CITY MANGER	\$ 281,079	\$ 280,221	\$ 269,976	\$ 10,246	100%	
HR/RISK MGMT	\$ 99,694	\$ 100,919	\$ 96,839	\$ 4,080	101%	
FINANCE	\$ 511,846	\$ 460,554	\$ 425,815	\$ 34,739	90%	
INFORMATION TECHNOLOGY	\$ 168,663	\$ 157,538	\$ 149,968	\$ 7,570	93%	
CONTRACTUAL SERVICES	\$ 448,566	\$ 366,739	\$ 334,888	\$ 31,851	82%	
BLDG FACILITIES MAINTENANCE	\$ 157,280	\$ 114,588	\$ 124,200	\$ (9,611)	73%	
CEMETERY MAINTENANCE	\$ 208,598	\$ 205,845	\$ 194,536	\$ 11,309	99%	
PLANNING & DEVELOPMENT	\$ 647,500	\$ 623,818	\$ 607,983	\$ 15,835	96%	
PLANNING & ZONING BOARDS	\$ 6,740	\$ 5,501	\$ 7,225	\$ (1,724)	82%	
DISTRICT LIGHTING	\$ 99,000	\$ 86,783	\$ 81,552	\$ 5,231	88%	
CAPITAL IMPROVEMENTS	\$ 72,890	\$ (4,715)	\$ 2,262	\$ (6,977)	(6%)	
TRANSFERS OUT	\$ 1,633,735	\$ 1,633,735	\$ 1,764,857	\$ (131,122)	100%	
ADVANCE OUT (STREET FUND)	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	100%	
TOTAL EXPENDITURES	\$ 4,804,849	\$ 4,469,936	\$ 4,262,256	\$ 207,680	93%	
				4.9%		
				1.2%		

% Increase/(Decrease) over 2018

% Increase/(Decrease) over 2018

*Includes carry over encumbrances from 2018

City of Beavercreek
 Summary of Revenue and Expenditures
 For Month Ending December 31, 2019 - (Unaudited)

Exhibit 1

POLICE DEPARTMENT (202)					
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
TAXES	\$ 7,986,360	\$ 8,399,068	\$ 8,365,094	\$ 33,974	105%
FEES, LICENSES, & PERMITS	\$ 81,600	\$ 99,961	\$ 83,600	\$ 16,360	123%
INTERGOVERNMENTAL REVENUES	\$ 1,247,134	\$ 1,226,386	\$ 1,224,724	\$ 1,661	98%
CHARGES FOR SERVICES	\$ 204,902	\$ 274,057	\$ 89,362	\$ 184,695	134%
OTHER REVENUE	\$ 42,000	\$ 173,427	\$ 140,675	\$ 32,753	413%
TOTAL REVENUE	\$ 9,561,996	\$ 10,172,898	\$ 9,903,455	\$ 269,444	106%
				2.7%	
% Increase/(Decrease) over 2018					
EXPENDITURES					
BLDG FACILITIES MAINT	\$ 98,051	\$ 76,124	\$ 101,728	\$ (25,604)	78%
POLICE ADMIN	\$ 236,674	\$ 240,714	\$ 230,990	\$ 9,724	102%
SUPPORT SERVICES	\$ 1,692,476	\$ 1,697,809	\$ 1,624,531	\$ 73,278	100%
EMERGENCY DISPATCH -911 Funds	\$ 51,720	\$ 30,230	\$ 51,848	\$ (21,618)	58%
CORRECTIONS	\$ 246,816	\$ 248,208	\$ 222,367	\$ 25,841	101%
ALLOCABLE SUPPORT	\$ 1,845,704	\$ 1,343,002	\$ 1,297,129	\$ 45,873	73%
SPECIAL SERVICES	\$ 1,207,173	\$ 1,334,204	\$ 1,214,527	\$ 119,677	111%
POLICE OPERATIONS	\$ 5,464,476	\$ 4,924,198	\$ 5,005,276	\$ (81,078)	90%
OFF DUTY TRUST ACCOUNT	\$ 36,885	\$ 82,262	\$ 59,243	\$ 23,019	223%
COPP PROGRAM	\$ 3,300	\$ 1,858	\$ 440	\$ 1,418	56%
TOTAL EXPENDITURES	\$ 10,883,275	\$ 9,978,611	\$ 9,808,080	\$ 170,531	92%
				1.7%	
% Increase/(Decrease) over 2018					

*includes carry over encumbrances from 2018

City of Beavercreek
 Summary of Revenue and Expenditures
 For Month Ending December 31, 2019 - (Unaudited)

Exhibit 1

STREET LEVY (203)					
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
TAXES	\$ 5,498,021	\$ 5,498,145	\$ 5,489,125	\$ 9,020	100%
FEES, LICENSE & PERMITS	\$ 19,100	\$ 29,656	\$ 24,273	\$ 5,383	155%
INTERGOVERNMENTAL REVENUES	\$ 3,016,040	\$ 2,903,955	\$ 2,659,562	\$ 244,393	96%
OTHER REVENUES	\$ 43,260	\$ 142,838	\$ 105,611	\$ 37,227	330%
ADVANCE IN (From GF)	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	100%
TOTAL REVENUE	\$ 8,826,421	\$ 8,824,594	\$ 8,278,570	\$ 546,024	100%
				6.6%	
% Increase/(Decrease) over 2018					
EXPENDITURES					
ENGINEERING	\$ 148,781	\$ 152,308	\$ 178,277	\$ (25,969)	102%
BLDG FACILITIES MAINT	\$ 469,752	\$ 327,293	\$ 316,379	\$ 10,913	70%
STREET INSPECTION	\$ 561,267	\$ 527,453	\$ 501,256	\$ 26,198	94%
ADMINISTRATION	\$ 734,868	\$ 668,159	\$ 650,441	\$ 17,717	91%
STREET MAINTENANCE	\$ 2,702,183	\$ 2,548,456	\$ 1,305,736	\$ 1,242,720	94%
SNOW & ICE CONTROL	\$ 417,688	\$ 261,040	\$ 217,188	\$ 43,852	62%
WEED & GRASS CONTROL	\$ 345,310	\$ 243,971	\$ 403,353	\$ (159,382)	71%
VEHICLE & EQUIP MAINT.	\$ 374,104	\$ 278,393	\$ 229,399	\$ 48,993	74%
TRAFFIC SAFETY	\$ 835,844	\$ 739,538	\$ 679,683	\$ 59,855	88%
STORM WATER MAINT.	\$ 488,159	\$ 390,382	\$ 331,237	\$ 59,145	80%
Total Operating Expenditures	\$ 7,077,955	\$ 6,136,992	\$ 4,812,951	\$ 1,324,041	87%
				27.5%	
% Increase/(Decrease) over 2018					
CURRENT YEAR CAPITAL	\$ 5,885,115	\$ 4,141,631	\$ 3,108,448	\$ 1,033,183	70%
TOTAL EXPENDITURES	\$ 12,963,070	\$ 10,278,623	\$ 7,921,399	\$ 2,357,225	79%
				29.8%	
% Increase/(Decrease) over 2018					

*Includes carry over encumbrances from 2018

City of Beavercreek
 Summary of Revenue and Expenditures
 For Month Ending December 31, 2019 - (Unaudited)

Exhibit 1

STREET MAINTENANCE FUND (204)					
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
COUNTY VEHICLE PERMISSIVE TAX	\$ 240,000	\$ 350,254	\$ 140,701	\$ 209,553	146%
GASOLINE/LICENSE TAXES	\$ 1,846,000	\$ 2,249,579	\$ 3,005,511	\$ (755,932)	122%
TOWNSHIP FUEL	\$ 115,000	\$ 117,359	\$ 117,806	\$ (447)	102%
INTEREST	\$ 4,000	\$ 9,093	\$ 6,313	\$ 2,781	227%
OTHER REVENUES	\$ 3,000	\$ 102	\$ 26,648	\$ (26,547)	3%
TOTAL REVENUE	\$ 2,208,000	\$ 2,726,387	\$ 3,296,979	\$ (570,592)	123%
				(17.3%)	
EXPENDITURES					
STREET MAINTENANCE	\$ 390,972	\$ 286,198	\$ 244,350	\$ 41,847	73%
ANNUAL PAVING	\$ 715,920	\$ 693,415	\$ 972,314	\$ (278,899)	97%
SNOW & ICE CONTROL	\$ 583,265	\$ 592,747	\$ 341,286	\$ 251,461	102%
CAPITAL IMPROVEMENTS	\$ 991,134	\$ 517,600	\$ 2,155,605	\$ (1,638,005)	52%
TOTAL EXPENDITURES	\$ 2,681,291	\$ 2,089,960	\$ 3,713,555	\$ (1,623,595)	78%
				(43.7%)	

STREET CAPITAL FUND (260)					
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
PROPERTY TAX	\$ 2,536,390	\$ 2,672,714	\$ 2,666,416	\$ 6,298	105%
INTERGOVERNMENTAL - GRANTS	\$ 63,700	\$ 1,176,887	\$ 433,020	\$ 743,866	1848%
TOTAL REVENUE	\$ 2,600,090	\$ 3,849,601	\$ 3,099,437	\$ 750,164	148%
				24.2%	
EXPENDITURES					
ANNUAL PAVING	\$ 1,424,116	\$ 1,221,327	\$ 1,130,234	\$ 91,093	86%
CAPITAL IMPROVEMENTS	\$ 4,353,986	\$ 2,638,512	\$ 1,435,565	\$ 1,202,947	61%
TOTAL EXPENDITURES	\$ 5,778,102	\$ 3,859,840	\$ 2,565,799	\$ 1,294,041	67%
				50.4%	

STREET CAPITAL IMPROVEMENT FUND (408)					
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
COUNTY AND MUNICIPAL LICENSE TAX	\$ 346,000	\$ 366,154	\$ 368,936	\$ (2,781)	106%
TOTAL REVENUE	\$ 346,000	\$ 366,154	\$ 368,936	\$ (2,781)	106%
				(0.8%)	
EXPENDITURES					
AUDITORS FEE	\$ 22,815	\$ 20,525	\$ 2,540	\$ 17,985	90%
CAPITAL OUTLAY	\$ 508,909	\$ 128,310	\$ 445,163	\$ (316,853)	25%
TRANSFERS OUT	\$ 31,012	\$ 31,012	\$ 31,818	\$ (806)	100%
TOTAL EXPENDITURES	\$ 562,736	\$ 179,847	\$ 479,521	\$ (299,674)	32%

*Includes carry over encumbrances from 2018

City of Beavercreek
 Summary of Revenue and Expenditures
 For Month Ending December 31, 2019 - (Unaudited)

Exhibit 1

RECREATION LEVY FUND (279)					
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
PROPERTY TAX	\$ 1,203,170	\$ 1,202,987	\$ 1,199,888	\$ 3,099	100%
INTERGOVERNMENTAL - GRANTS	\$ 243,349	\$ 301,351	\$ 254,511	\$ 46,840	124%
CHARGES FOR SERVICES	\$ 467,660	\$ 466,498	\$ 532,002	\$ (65,504)	100%
DONATIONS & OTHER REVENUE	\$ 48,313	\$ 65,360	\$ 53,500	\$ 11,859	135%
TRANSFERS IN FROM GF	\$ 240,000	\$ 240,000	\$ 240,000	\$ -	100%
TOTAL REVENUE	\$ 2,202,492	\$ 2,276,195	\$ 2,279,901	\$ (3,706)	103%
				% Increase/(Decrease) over 2018	(0.2%)
EXPENDITURES					
PARKS MAINTENANCE	\$ 1,165,585	\$ 1,096,336	\$ 1,026,034	\$ 70,302	94%
ROTARY PARK	\$ 285,722	\$ 256,189	\$ 323,219	\$ (67,030)	90%
RECREATIONAL PROGRAMS	\$ 231,073	\$ 195,484	\$ 146,367	\$ 49,116	85%
SENIOR LEVY SERVICES	\$ 498,398	\$ 451,747	\$ 479,943	\$ (28,196)	91%
CAPITAL	\$ 501,707	\$ 444,021	\$ 466,382	\$ (22,362)	89%
TRANSFER OUT	\$ 125,950	\$ 125,950	\$ 127,150	\$ (1,200)	100%
TOTAL EXPENDITURES	\$ 2,808,434	\$ 2,569,726	\$ 2,569,095	\$ 631	92%
				% Increase/(Decrease) over 2018	0.0%
GOLF COURSE FUND (572)					
REVENUE	AMENDED 2019 BUDGET*	4TH QUARTER 2019 YTD ACTUAL	4TH QUARTER 2018 YTD ACTUAL	2019-2018 COMPARISON	% FY 2019 REV/EXP
GOLF & PRO SHOP	\$ 832,500	\$ 964,006	\$ 819,550	\$ 144,456	116%
FOOD & BEVERAGE REVENUE	\$ 452,000	\$ 498,283	\$ 478,370	\$ 19,913	110%
Total Operating Revenue	\$ 1,284,500	\$ 1,462,290	\$ 1,297,920	\$ 164,370	114%
				% Increase/(Decrease) over 2018	12.7%
MISC. REVENUE	\$ 7,650	\$ 7,292	\$ 128,115	\$ (120,823)	95%
REFUNDS & REIMBURSEMENT	\$ 64,923	\$ 97,897	\$ 13,910	\$ 83,987	151%
TRANSFERS IN FROM GF & MISC.	\$ 1,391,735	\$ 1,391,735	\$ 1,476,034	\$ (84,299)	100%
TOTAL REVENUE	\$ 2,748,808	\$ 2,959,214	\$ 2,915,979	\$ 43,235	108%
				% Increase/(Decrease) over 2018	1.5%
EXPENDITURES					
OPERATIONS	\$ 701,039	\$ 734,461	\$ 693,867	\$ 40,594	105%
FOOD & BEVERAGE	\$ 417,426	\$ 572,003	\$ 623,993	\$ (51,989)	137%
MAINTENANCE	\$ 506,130	\$ 525,119	\$ 502,804	\$ 22,315	104%
Total Operating Expenditures	\$ 1,624,595	\$ 1,831,584	\$ 1,820,664	\$ 10,920	113%
				% Increase/(Decrease) over 2018	0.6%
CAPITAL EXPENDITURE	\$ 76,487	\$ 87,447	\$ 176,165	\$ (88,718)	114%
BOND AND INTEREST PAYMENT	\$ 924,106	\$ 924,106	\$ 920,731	\$ 3,375	100%
TOTAL EXPENDITURES	\$ 2,625,188	\$ 2,843,137	\$ 2,917,560	\$ (74,423)	108%
				% Increase/(Decrease) over 2018	(2.6%)
NET OPERATING GAIN (LOSS)	\$ (340,095)	\$ (369,294)	\$ (522,744)	\$ 153,450	109%

*Includes carry over encumbrances from 2018

**CITY OF BEAVERCREEK
PROPERTY TAX AND LOCAL GOVERNMENT FUND ANALYSIS**

FUND & REVENUE TYPE	2019	2019	DIFFERENCE ACT/BUDGET	%	2018	2018	%	2019 TO 2018 INC/(DECR)	% Rev Inc/(Dec) 19 to 18
	AMENDED BUDGET	4th QUARTER YTD ACTUAL			REC'D	AMENDED BUDGET			
Property Taxes									
<i>General Fund</i>	\$ 1,308,300	\$ 1,433,166	\$ 124,866	109.5%	\$ 1,437,281	\$ 1,437,281	100.0%	\$ (4,115)	(0.3%)
<i>Police Fund</i>									
Property Taxes	\$ 7,628,330	\$ 8,008,186	\$ 379,856	105.0%	\$ 7,972,583	\$ 7,972,835	100.0%	\$ 35,351	0.4%
Property Taxes (Pension)	\$ 357,780	\$ 390,599	\$ 32,819	109.2%	\$ 357,780	\$ 391,986	109.6%	\$ (1,387)	(0.4%)
Police Total	\$ 7,986,110	\$ 8,398,786	\$ 412,676	105.2%	\$ 8,330,363	\$ 8,364,821	100.4%	\$ 33,965	0.4%
			\$ -						
<i>Parks Levy Fund</i>	\$ 1,203,080	\$ 1,202,946	\$ (134)	100.0%	\$ 1,199,849	\$ 1,199,849	100.0%	\$ 3,097	0.3%
<i>Street Levy Funds</i>									
Property Taxes	\$ 5,497,871	\$ 5,497,871	\$ 0	100.0%	\$ 5,488,934	\$ 5,488,934	100.0%	\$ 8,937	0.2%
Street Capital Improvement	\$ 2,536,300	\$ 2,672,714	\$ 136,414	105.4%	\$ 2,536,300	\$ 2,666,330	105.1%	\$ 6,384	0.2%
	\$ 8,034,171	\$ 8,170,585	\$ 136,414	101.7%	\$ 8,025,234	\$ 8,155,264	101.6%	\$ 15,321	0.2%
Total Property Taxes	\$ 18,531,661	\$ 19,205,482	\$ 673,821	103.6%	\$ 18,992,727	\$ 19,157,214	100.9%	\$ 48,268	0.3%
Local Government	\$ 435,976	\$ 520,562	\$ 84,586	119.4%	\$ 401,311	\$ 417,314	104.0%	\$ 103,248	24.7%

**City of Beavercreek
Overtime/Comp. Analysis - 4th Quarter 2019 Compared to 4th Quarter 2018**

Fund/Dept/Division	Div#	2019		2018		\$ Change		% Change		2019		% of Total	
								Budget	Budget Spent				
Finance	1410	\$	52	\$	-	\$	52	100.0%	\$	-	100.0%		
Planning & Zoning	1610	\$	342	\$	220	\$	122	55.4%	\$	615	55.7%		
Bldg. Facilities Maint.	3250	\$	386	\$	799	\$	(414)	(51.8%)	\$	500	77.1%		
Cemetery Maint.	3750	\$	4,226	\$	2,973	\$	1,253	42.1%	\$	2,500	169.0%		
General Fund Total		\$	4,954	\$	3,993	\$	961	24.1%	\$	3,615	137.0%		
Police													
Support Services	2210	\$	54,586	\$	49,182	\$	5,404	11.0%	\$	40,000	136.5%		
Special Services	2510	\$	23,984	\$	30,076	\$	(6,091)	(20.3%)	\$	35,000	68.5%		
Operations	2610	\$	253,559	\$	170,644	\$	82,915	48.6%	\$	250,000	101.4%		
Special Duty	2615	\$	67,568	\$	48,028	\$	19,540	40.7%	\$	30,000	225.2%		
Bldg Maintenance	3260	\$	96	\$	200	\$	(104)	(51.8%)	\$	100	96.3%		
Police Fund Total		\$	399,793	\$	298,129	\$	101,664	34.1%	\$	355,100	112.6%		
Street Levy Fund													
Engineering	1710	\$	449	\$	1,665	\$	(1,215)	(73.0%)	\$	-	100.0%		
Street Inspections	1720	\$	1,547	\$	-	\$	1,547	100.0%	\$	1,000	154.7%		
Administration	3110	\$	-	\$	76	\$	(76)	(100.0%)	\$	-	(100.0%)		
Bldg Facilities Maint.	3250	\$	3,233	\$	1,702	\$	1,530	89.9%	\$	1,000	323.3%		
Street Maintenance	3320	\$	26,179	\$	17,437	\$	8,742	50.1%	\$	23,000	113.8%		
Snow & Ice Removal	3340	\$	112,183	\$	70,749	\$	41,433	58.8%	\$	100,000	112.2%		
Weed & Grass Control	3360	\$	2,035	\$	4,566	\$	(2,531)	(55.4%)	\$	515	395.2%		
Vehicle & Equipment	3410	\$	2,992	\$	7,177	\$	(4,185)	(58.3%)	\$	10,000	29.9%		
Traffic Safety	3510	\$	83,418	\$	18,315	\$	65,103	355.5%	\$	20,000	417.1%		
Storm Water	3610	\$	2,982	\$	2,777	\$	205	7.4%	\$	2,000	149.1%		
Street Levy Total		\$	234,569	\$	122,799	\$	111,770	91.0%	\$	157,515	148.9%		
State Highway		\$	3,860	\$	175	\$	3,685	2107.2%	\$	2,000	193.0%		
Park Levy													
Parks Maintenance	3720	\$	33,922	\$	28,784	\$	5,159	17.9%	\$	15,000	226.1%		
Rotary Park	3729	\$	8,146	\$	7,698	\$	448	5.8%	\$	5,000	162.9%		
Senior Center	3852	\$	616	\$	4,536	\$	(3,921)	(86.4%)	\$	1,000	61.6%		
Park Levy Totals		\$	42,684	\$	40,998	\$	1,686	4.1%	\$	21,000	203.3%		
Golf Course													
Operations	4720	\$	-	\$	153	\$	(153)	(100.0%)	\$	250	(100.0%)		
Food & Beverage	4730	\$	895	\$	3,763	\$	(2,868)	(76.2%)	\$	3,000	29.8%		
Maintenance	4740	\$	236	\$	403	\$	(168)	(41.6%)	\$	800	29.5%		
Golf Course Totals		\$	1,131	\$	4,319	\$	(3,188)	(73.8%)	\$	3,800	29.8%		
Year End Totals		\$	686,991	\$	470,413	\$	216,578	46.0%	\$	543,030	126.5%		

Comp Time Hours Analysis		Acrued YTD 12-31	2018	2019	Used YTD 12-31	2018	2019	Balance as of 12-31	2018	2019	Lab 12-31-19	O/S Balance	
Parks/Eng/Planning	752		343		730		471	39	16	\$	1,109		
Police	2,695		2,491		2,757		2,382	2,761	2,823	\$	1,111,175		
Public Service	2,707		1,040		2,517		1,663	253	62	\$	8,095		
Totals	6,154		3,874		6,004		4,516	3,052	2,902		118,378		
% Difference 2019 to 2018			68.8%		6.0%		32.9%	3.0%	5.2%		(4.2%)		

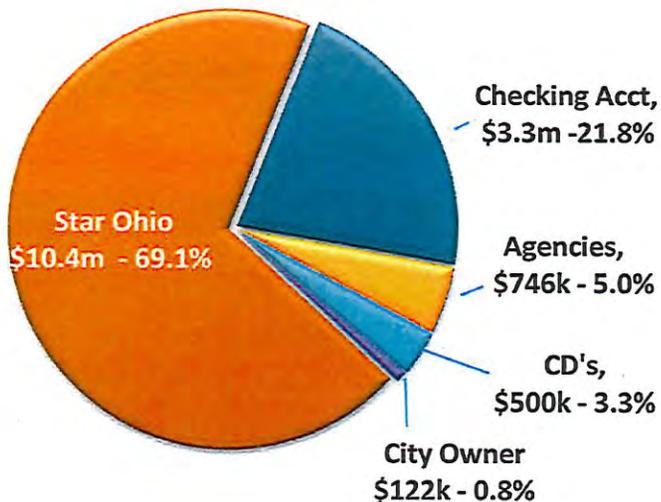
Month End Investmet Balances - January 2019 thru December 2019

Exhibit 4

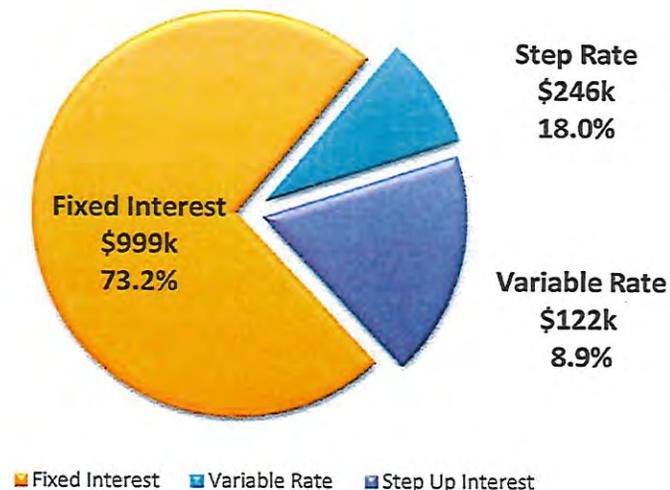


**City of Beavercreek Portfolio Report
December 2019**

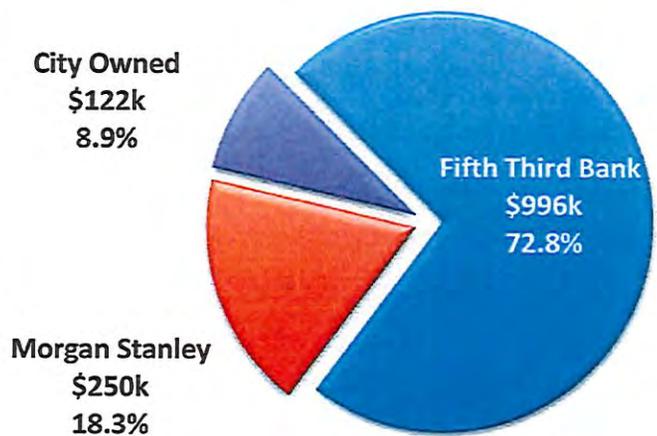
Investment by Type



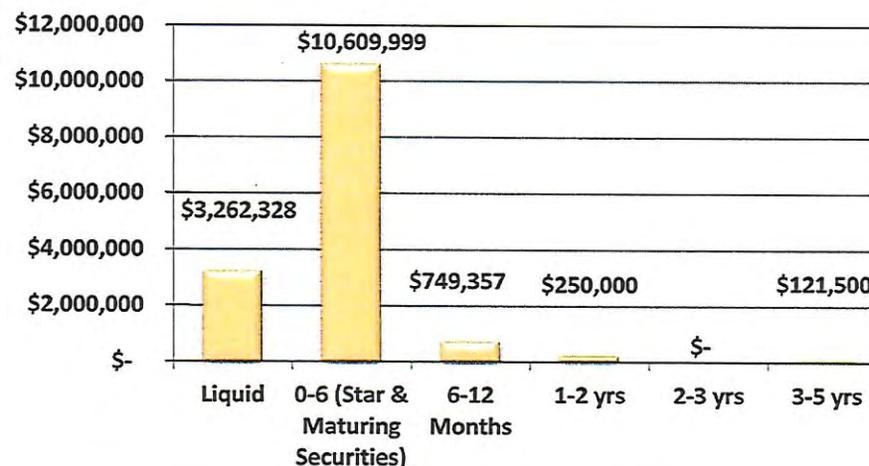
Investment Earnings Type



Investment by Broker



Maturity Schedule



CITY OF BEAVERCREEK INVESTMENT SUMMARY - DECEMBER 2019

INVESTMENT	Earnings Type	Security Type	BROKER	INTEREST RATE (COUPON)	YIELD TO MATURITY	PURCHASE DATE	MATURITY DATE	AMOUNT	CALL or MATURITY DATE	YIELD TO CALL	NOTES	ANNUAL INT. AMOUNT	NEXT INTEREST PAYMENT		
SAI, QTC Federal Home Loan Step Mtg Corp MTN 3134GBPU0		Agency	Fifth Third	1.710%	2.533%	6/14/2018	5/22/2020	\$ 246,386.25	2/22/2020	2.531%	SAI- 5/22 & 11/22	\$ 4,275.00	5/22/2020		
SAI, CD Capital One Bank Glen Allen VA CO 1404203Y4	FR	CD	Morgan Stanley	1.900%	1.915%	8/16/2017	8/3/2020	\$ 250,074.69	NC	1.900%	SAI- 2/18 & 8/18	\$ 4,751.42	2/18/2020		
SAI, CC Federal Home Ln Bank Bonds 3130A94J7	FR	Agency	Fifth Third	1.375%	2.209%	9/2/2016	9/2/2020	\$ 250,000.00	CC after 3/2/17	1.375%	SAI 3/2, 9/2	\$ 3,437.50	3/2/2020		
SAI, ST Federal National Mtg Assn Note 3135G0SY0	FR	Agency	Fifth Third	1.600%	1.789%	3/24/2017	12/24/2020	\$ 249,282.50	8/27/2019	1.611%	SAI 5/24 & 12/24	\$ 4,000.00	12/24/2019		
SAI, CC Sallie Mae BK SLT Lake City Ut CD 7954505u5	FR	CD	Fifth Third	1.850%	1.850%	11/27/2019	11/28/2022	\$ 250,000.00	NC	1.850%	SAI, 11/27, 5/27	\$ 4,625.00	5/27/2020		
Long Term Investments as of December 31, 2019 Held by Custodian								\$ 1,245,743.44				\$ 25,088.92			
VR	Nutter Park Road -	Step	N/A	N/A	1.140%	2.695%	12/1/2015	8/1/2030	\$ 21,500.00	8/1/2030	N/A	SAI April & Aug; Steps	\$ 579.43	4/1/2020	
VR	Lantz Road	Step	N/A	N/A	3.250%	3.704%	9/10/2012	8/1/2032	\$ 100,000.00	8/1/2032	N/A	SAI April & Aug; Steps 4/24-	\$ 3,704.00	4/1/2020	
Long Term Investments as of December 31, 2019 Held by City								\$ 121,500.00				\$ 4,283.43			
Total all Long Term Investments as of December 31, 2019								\$ 1,367,243.44				\$ 29,372.34			
Estimated Rate of Return on Long Term Investments											1.82%				
				<u>Rates</u>	<u>Balance as of:</u>	<u>Valued</u>							<u>Projected Interest</u>		
Star Ohio	Star Ohio			1.87%	12/31/2019	Daily	\$ 10,362,947							\$ 193,787.11	
Star Ohio	Star Ohio Plus	(blended rate)		1.74%	12/31/2019	Daily	\$ 665							\$ 11.57	
5/3rd Bk	Public Fund Now Acct			1.25%	#	12/31/2019	Daily	\$ 3,262,328							\$ 40,779.10
Operating Investments as of December 31, 2019								\$ 13,625,941			Total All Investments	\$ 297,036.21			
Total Investment as of December 31, 2019								\$ 14,993,184.04							
Total Portfolio Return								1.87%							
Benchmarks	Target Fed Funds Rate			1.55%	Source: Federalreserve.gov	12/31/2019									
Benchmarks	12 Month Treasuries			1.55%	Source: Federalreserve.gov	12/31/2019									
Benchmarks	2 yr Treasuries			1.53%	Source: Federalreserve.gov	12/31/2019									

Tickmarks:
 SAI=Semi Annual Interest, QTC=Quarterly Interest, AC=Annual Call, SAC=Semi Annual Call, QC=Quarterly Call, CC=Continuous Call, ST=Step Security, 1TC=One Time Call, FC=Fixed Coupon, CD = Certificate of Deposit, IQ = Interest Paid Qtrly on CD, FR=Fixed Rate, MI= Monthly Interest, (#) rate provided by 5/3rd Bank - deposits offset banking charges - changed from .25% to .50% with new collateral change from 102% to 50%.
 VR+ Variable Rates based on repayment schedule prepared by bonding agent.



CITY COUNCIL
Work Session – Tuesday, February 18, 2020 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. Land Use Plan
 - B. Zoning Code Updates
 - C. Alternative Revenue Presentation – Beavercreek Fairer Funding Committee
- V. COUNCIL COMMITTEE/EVENT UPDATES
- VI. ADJOURNMENT

DRAFT



CITY COUNCIL
Regular Meeting – February 24, 2020 6:00 p.m.
Council Chambers

1368 Research Park Dr
Beavercreek, Ohio

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE AND PRAYER/MOMENT OF SILENCE – Council Member Bales
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. ORDINANCES, RESOLUTIONS AND PUDS
- VII. DECISION ITEMS
 - A. Boards and Commissions Appointments
 - B. Dayton Development Coalition Community Leader Fly-In
- VIII. COUNCIL TIME
- IX. MAYOR'S REPORT
- X. CITY MANAGER'S REPORT
- XI. CITIZEN COMMENTS
- XII. ADJOURNMENT

RRF

PLANNING DEPARTMENT STATUS REPORT

February 4, 2020

CITY COUNCIL

February 10, 2020

- PC 20-2 ASRA, Darst Road Medical Building, public hearing
- PUD 19-1 Amendment 12/19, IH Credit Union, public hearing

February 24, 2020

- PUD 19-1 Amendment 12/19, IH Credit Union, second reading

March 9, 2020

- PC 20-3, Land Use Plan Update, public hearing

Tabled / Delayed / Pending

-

PLANNING COMMISSION

February 5, 2020

- No cases

Tabled / Delayed / Pending

- PUD 519 MOD 8/19, Minor, Beaver Valley Shopping Center- Ground Sign
-

Commercial Permits Submitted and Under Review

- Fifth Third Bank
- Marriot Dual Brand Hotel
- Beavercreek MOB

BOARD OF ZONING APPEALS

February 12, 2020

- No cases

Currently Tabled or Delayed

- V-19-6, GNS Investment Properties, 3878 Indian Ripple Road
-
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