



# STATE OF THE CITY

December 8, 2025

Presented by Pete E. Landrum, City Manager

# State of the City is provided annually to update citizens on:

- Current fiscal accountability and operational and capital accomplishments of the City
- Present the upcoming municipal budget
  - Resolution 25-33 Accepting the 2026 Budget
  - Ordinance 25-26 Budget Annual Appropriations
- Near future plans for city improvements to maintain or enhance facilities and service delivery
- Report on the finances, administrative activities, and an inventory of the properties.

(City Charter 6.02, 10.03, and 10.10)

**The City of Beavercreek is a safe, vibrant community, dedicated to serving the needs of residents and embracing the opportunities of tomorrow**

Vision statement established by City Council in July 2022 and Adopted by Motion on August 22, 2022.



# City Council's Strategic Priorities

- July 26, 2025 the City of Beavercreek held the annual City Council Management Strategy Session.
- City Council has seven strategic priorities, giving guidance to staff.
- The budget summaries are formatted to ensure the city is dedicating valuable resources to the vision and strategic priorities. During the 2026 budget process, goals and objectives were developed based on these.
- Together, the city's vision statement and strategic priorities provide a clear direction for staff when making decisions that impact the Beavercreek community.



# City Council's Strategic Priorities

- Diversifying and creating sustainable revenue sources  
Developing and maintaining diversified and sustainable revenue sources is critical to achieving the vision for the city.
- Engaging and informing the community  
Beavercreek's vision can be achieved when the entire community is engaged, well informed and proud to call Beavercreek home.

# City Council's Strategic Priorities

- Planning for Infrastructure

The city has transitioned from being a growing community to one more focused on maintaining and sustaining its existing infrastructure. It is important to city leaders to address the city's multi-million-dollar infrastructure backlog.

- Ensuring a right-sized workforce

As the city has grown over the past two decades, the city's workforce has remained stagnant. The city's workforce should meet the demands of residents and prepare for the future.

# City Council's Strategic Priorities

- Maintaining and developing family friendly parks

Parks are a cornerstone of the Beavercreek community a source of community pride, and an economic driver.

- Enhancing Public Safety through prevention, education, and support

Build mutual trust and respect through collaboration, information sharing, education, and diligent response to community needs and concerns.

- Promoting forward-thinking long-term planning and development strategies

Promote a visually appealing and attractive built environment that meets the current and future needs of the community through thoughtful design, consistent development, and sustainable growth.

# 2025 Accomplishments

- Completed Stormwater Master Plan, first since 1983, which helps the city identify and prioritize the areas that need the most attention
- Willowcrest Stormwater Project completed in early 2025 using ARPA Funds
- Sale of the 54 acres for development, plus NCA and TIF providing alternative funding
- \$5 million in ARPA funding completed in 2025, all for stormwater, infrastructure, and capital needs
- Miami University Study provided information on diversifying tax base and income tax information
- Purchase of 62 acres at US35 @ Factory Rd and Shakertown Rd, securing right of way for future ODOT overpass and city control of the land
- Began Plan Beavercreek Project, first major overhaul since 1980



# 2025 Accomplishments

- As City Manager, I am always proud to share with the community the State of the City address, including staff's accomplishments throughout the year. Here's a look back at some highlights from each department in 2025.

# 2026 City of Beavercreek Municipal Budget

Fiscal Year January 1 – December 31, 2026

The 2026 Municipal Budget and Five-Year Capital Plan will be available on the City of Beavercreek website providing line-by-line budget details.

[www.beavercreekohio.gov](http://www.beavercreekohio.gov)



# 2026 City Budget Process

- The 2026 budget process involved developing creative solutions, shared resources, technology upgrades, efficiency improvements, and aggressively pursuing grant opportunities.
- Staff worked hard to secure a strong financial position while maintaining city council's policy objective of maintaining the minimum reserve balance at 20% for all operating funds.
- Building goals and objectives to meet City Council Strategic Priorities.
- Public Budget Work Sessions were conducted on November 17 and 19 with staff and city council.

# EXECUTIVE SUMMARY

Fiscal Year

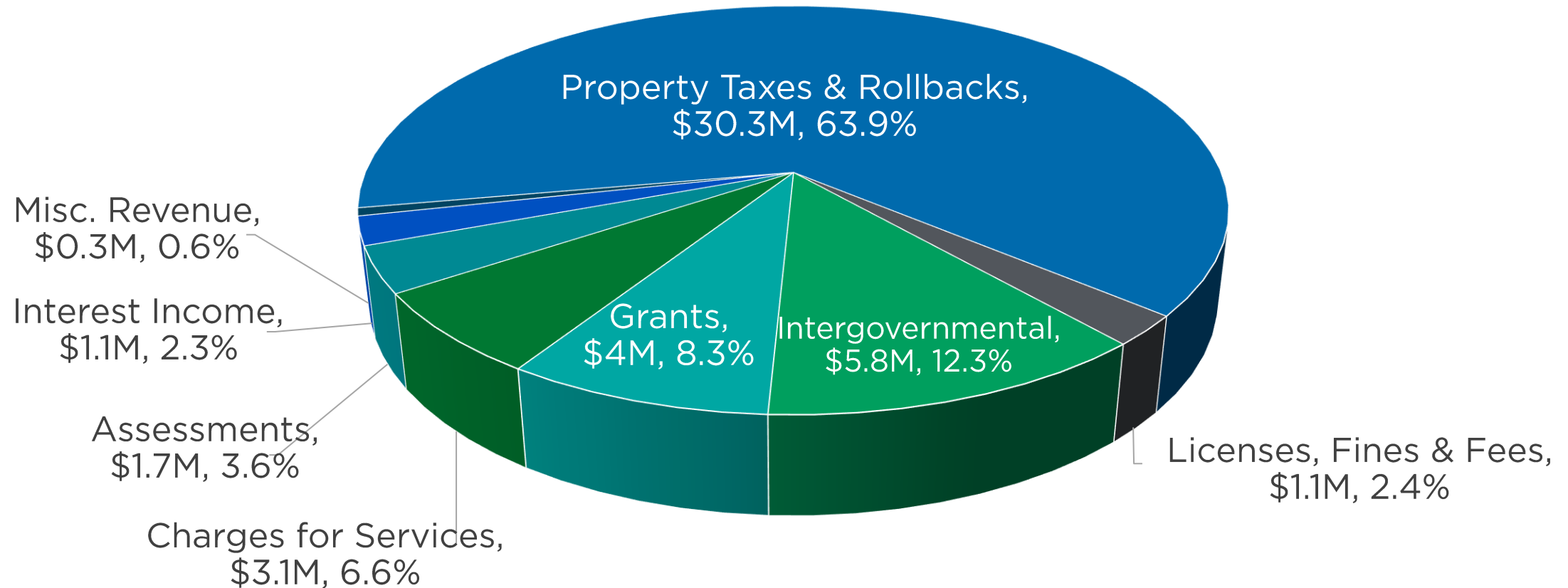
January 1 – December 31, 2026

# Summary of Revenue & Expenditures (in millions) Major Funds

Major Funds	Beginning Balance	Projected Revenue	Projected Expenditure	Increase/Decrease	Projected Balance	% Fund Balance
General	\$ 7.310	\$ 6.834	\$ 5.634	\$ 1.200	\$ 8.510	151.0%
Police	\$ 8.076	\$ 13.964	\$ 14.174	\$ (0.209)	\$ 7.866	55.5%
Street Levy	\$ 2.518	\$ 11.642	\$ 11.845	\$ (0.202)	\$ 2.316	29.8%*
Street Maintenance	\$ 1.540	\$ 4.262	\$ 4.619	\$ (0.356)	\$ 1.183	25.6%*
Street Capital Improvement Levy	\$ 2.140	\$ 4.502	\$ 5.047	\$ (0.545)	\$ 1.595	31.6%*
Park Levy	\$ 0.927	\$ 2.988	\$ 3.238	\$ (0.249)	\$ 0.678	20.9%
Golf Course	\$ 0.861	\$ 1.845	\$ 2.352	\$ (0.507)	\$ 0.354	15.1%
Total	\$ 23.372	\$ 46.037	\$ 46.909	\$ (0.868)	\$ 22.502	

\* Fund Balance does not include capital street projects

# 2026 Revenue by Category: \$47.4m



# Revenue Category: Overview

The previous chart illustrates the city's reliance on property taxes to generate revenue necessary to maintain operations and fund the capital improvement program.

- **Property Taxes:** Accounts for \$30.3m, or 63.9% of the 2026 revenue.
  - The city's voted levies remain relatively the same from year to year. Levies represent 90% of property taxes collected and are not impacted by property reappraisals.
  - Historically, property tax revenue grows 1 - 2% annually from new construction, which is the central factor behind the increase for 2026.

# Budget Highlights: Property Tax Impact

## 2025-2026 Property Tax Revenue Certification Comparison

Funds	2026	2025	Difference	%
General - 1.1 mills - inside	\$ 2.260	\$ 2.285	\$ -0.025	-1.09%
Police Pension - 0.3 mills - inside	\$ 0.616	\$ 0.623	\$ -0.007	-1.12%
Police - 11.4 mills - voted	\$ 12.460	\$ 12.481	\$ -0.021	-0.17%
Street - 6.55 mills - voted	\$ 10.247	\$ 10.071	\$ 0.176	1.75%
Road Construction - 2.0 mills - voted	\$ 2.901	\$ 2.908	\$ -0.007	-0.24%
Parks - 1.2 mills - voted	\$ 1.768	\$ 1.772	\$ -0.004	-0.23%
<b>Certification Increase</b>	<b>\$ 30.252</b>	<b>\$ 30.140</b>	<b>\$ 0.112</b>	<b>0.37%</b>

### *Projection In Millions*

About 90% of revenue is voted levies and City receives nominal increase

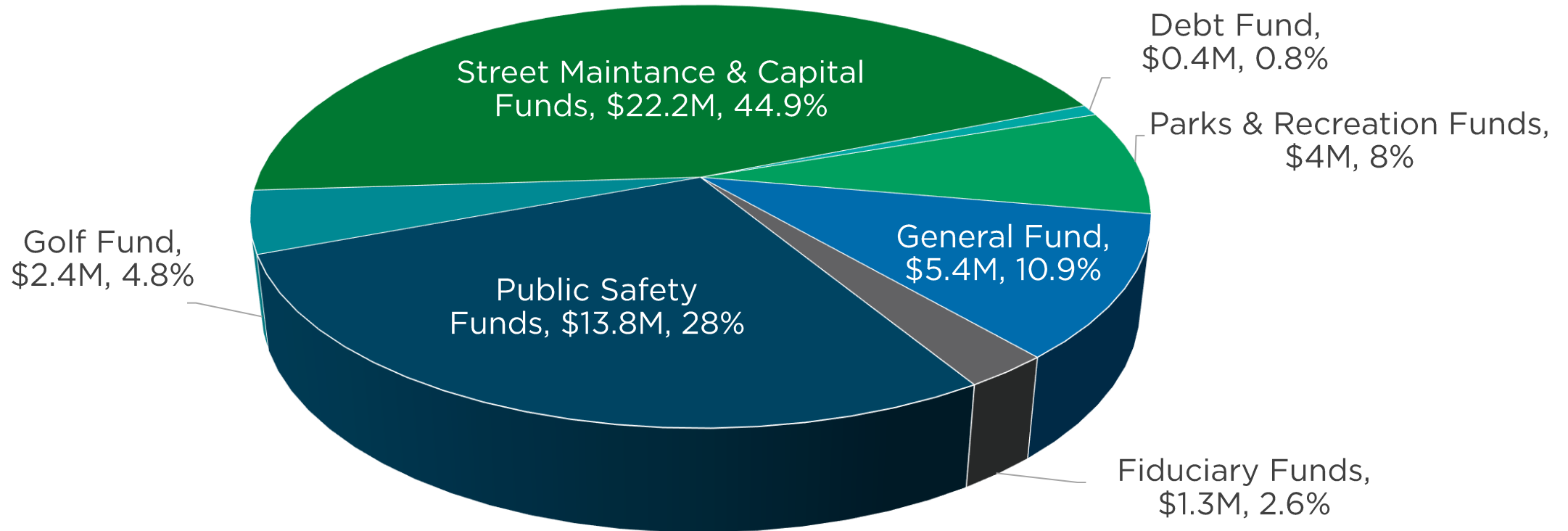


# Revenue Category: Overview

- **Intergovernmental Revenue:** Accounts for \$5.8m, or 12.3% of the 2026 budget, and is the second largest source of revenue. This includes fuel taxes and motor vehicle licenses, local government funds from the state, hotel/motel taxes, and beverage and cigarette licenses.
- **Grant Revenue:** Is the third largest revenue source comprising \$4m, or 8.3% of the budget. Grant revenue is down \$3.9m compared to the prior year due to a reduction in the number of road projects being supported with state grants in 2026.
- The make-up of remaining revenue includes Charges for Services, Interfund Transfers, License/Fines/Fees, Special Assessments, and miscellaneous revenue.

# 2026 Budget Expenditures by Function - \$49.5m

(Excludes Interfund Transfers)



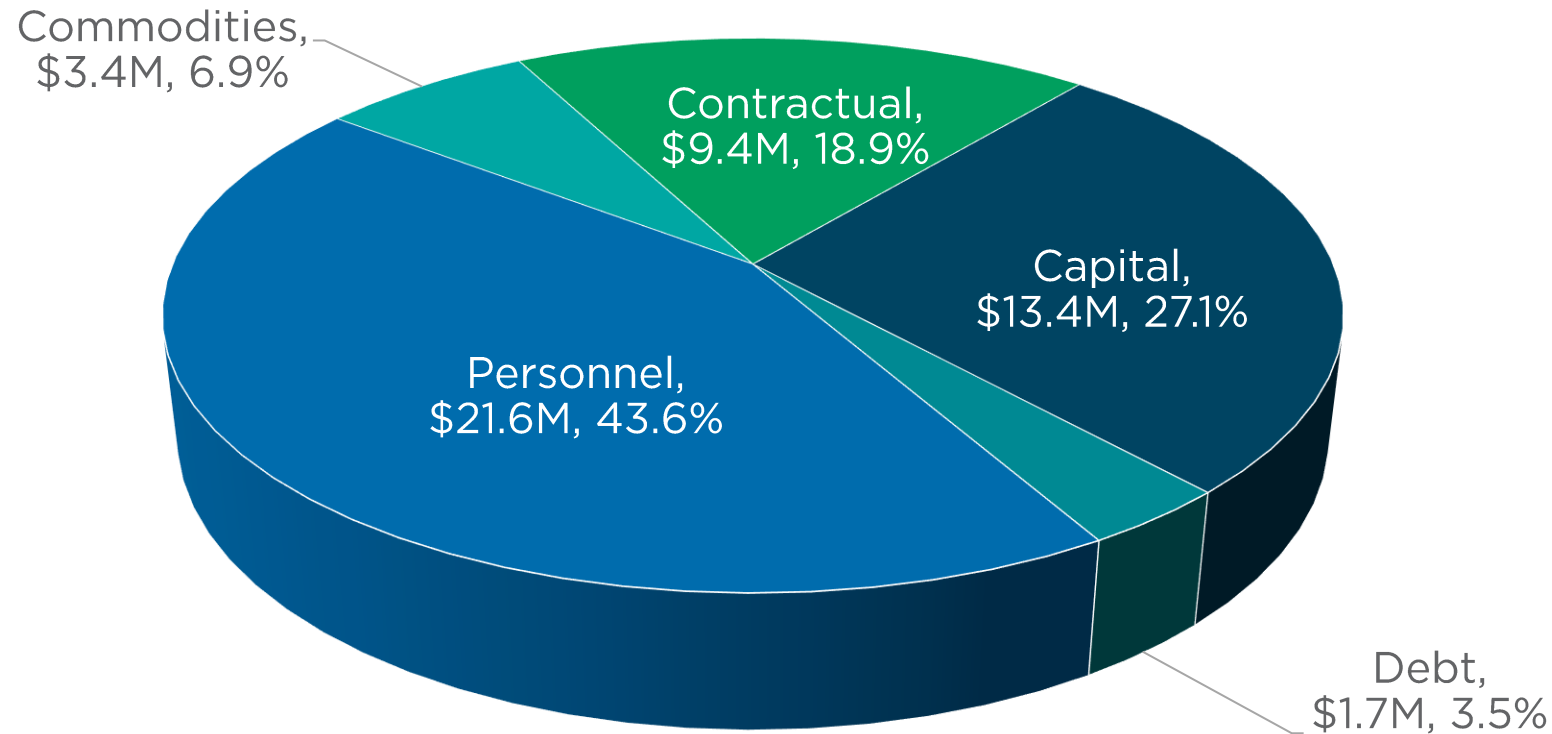
# Expenditures by Functions

Total budgeted expenditures for 2026 (excluding interfund transfers) is \$49.5m, approximately a \$4.4m, or 9% decrease when compared to the 2025 adopted budget. The decrease is primarily due to the City receiving less grant funding related to major street projects during 2026 and the deferral of capital improvement projects and equipment replacement.

- **Street Maintenance and Capital** still remains the largest expenditure in the budget at \$22.2m, or 44.9%.
- **Public Safety** represents the second largest portion of the budget at approximately \$13.8m, or 28% of the 2026 expenditures.
- **The General Fund** makes up \$5.4m, or 10.9% in this year's budget. This includes \$240k for the side path and sidewalk program, \$200k for drainage and ditch restoration and \$516.5k for Grange Hall Path Construction. In the 2026 budget, the annual transfer of funds from the General Fund to the Golf Fund has been temporarily suspended for another year.

# 2026 Budget Expenditures by Category: \$49.5m

(Excludes Interfund Transfers)



# Expenditures by Category

- Wages and Benefits accounts for the largest portion of the budget. In the 2026 budget, it represents \$21.6m, or 43.6%. This is a \$1m increase over last years budget, 4% of the increase relating to the 27th pay in 2026.
- For 2026, the second largest component of the budget by category is Capital , which represents approximately \$13.4m, or 27.1% of the budget. This \$5.8m decrease from last year's total is due to timing of grants and projects. This \$13.4m includes funds dedicated to the major capital improvement program for 2026, part of the five-year capital improvement plan.

# Expenditures by Category

- Contractual is the third largest category representing \$9.4m, or 18.9% of the budget. Some of the larger items budget with the contractual include:
  - Resurfacing streets, and curb repair
  - Other professional services including legal fees, prosecution services, liability and property insurance, Greene County Combined Health Services, Animal Control, audit costs, recreational programs, and the In-Touch Newsletter.

# Budget Highlights

- The budget summaries are formatted to ensure the city is dedicating valuable resources to the vision and strategic priorities established by City Council. Each department tied their goals and objectives to furthering these established City Council priorities.
- In preparation of potential funding cuts due to legislative and constitutional proposals and definite continual rising inflation, conservative budget expenditures have been taken into account, while also ensuring we maintain the high levels of services to which residents are accustomed.
- The City was able to eliminate \$3.5m from its budget by deferring infrastructure and equipment replacement, eliminating unfilled positions, reducing contract services, and reducing travel training expenses.

# 2026 Deferred Expenditures

## General Fund

Deferred ERP solution for finance & personnel functions	\$ 250,000
Eliminating authorized position unfilled in 2025	\$ 66,426
Deferring property and building enhancements	\$ 60,000
Training	\$ 2,000

## Police Fund

Deferring capital including e-bikes, radio and taser replacements, replacing generator	\$ 826,000
Reducing service contracts	\$ 81,000
Deferring building improvements	\$ 45,000
Reducing overtime	\$ 30,000

## Streets Fund

Deferring capital including vehicle replacement, overhead radiant heaters, ADA plan and MMF storage addition	\$ 1,725,000
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## Parks Fund

Capital including replacement of playground equipment, mowers and Senior Center van and deferring ADA accessibility upgrades	\$ 350,000
Equipment replacement	\$ 49,000
Part-time salary at Senior Center	\$ 22,381

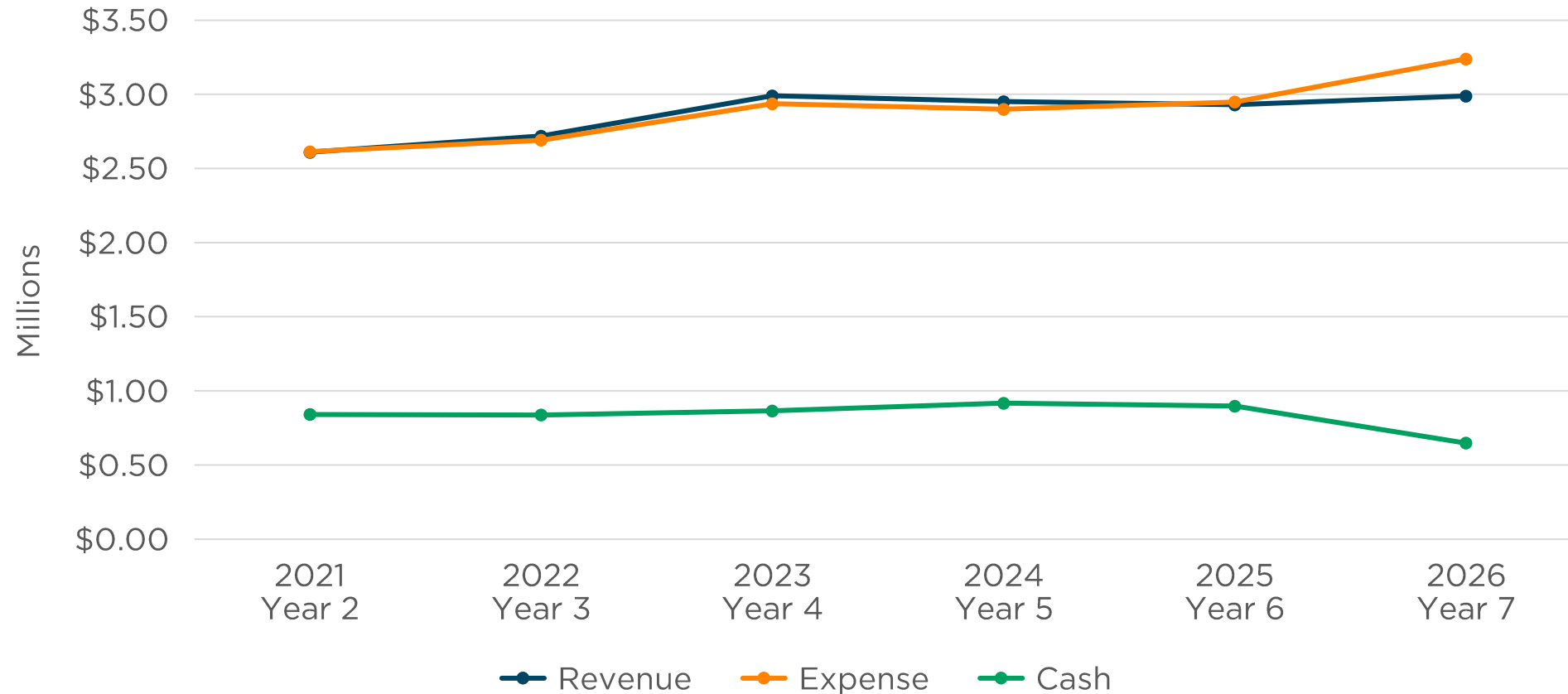
Total \$3,506,807



# Budget Highlights

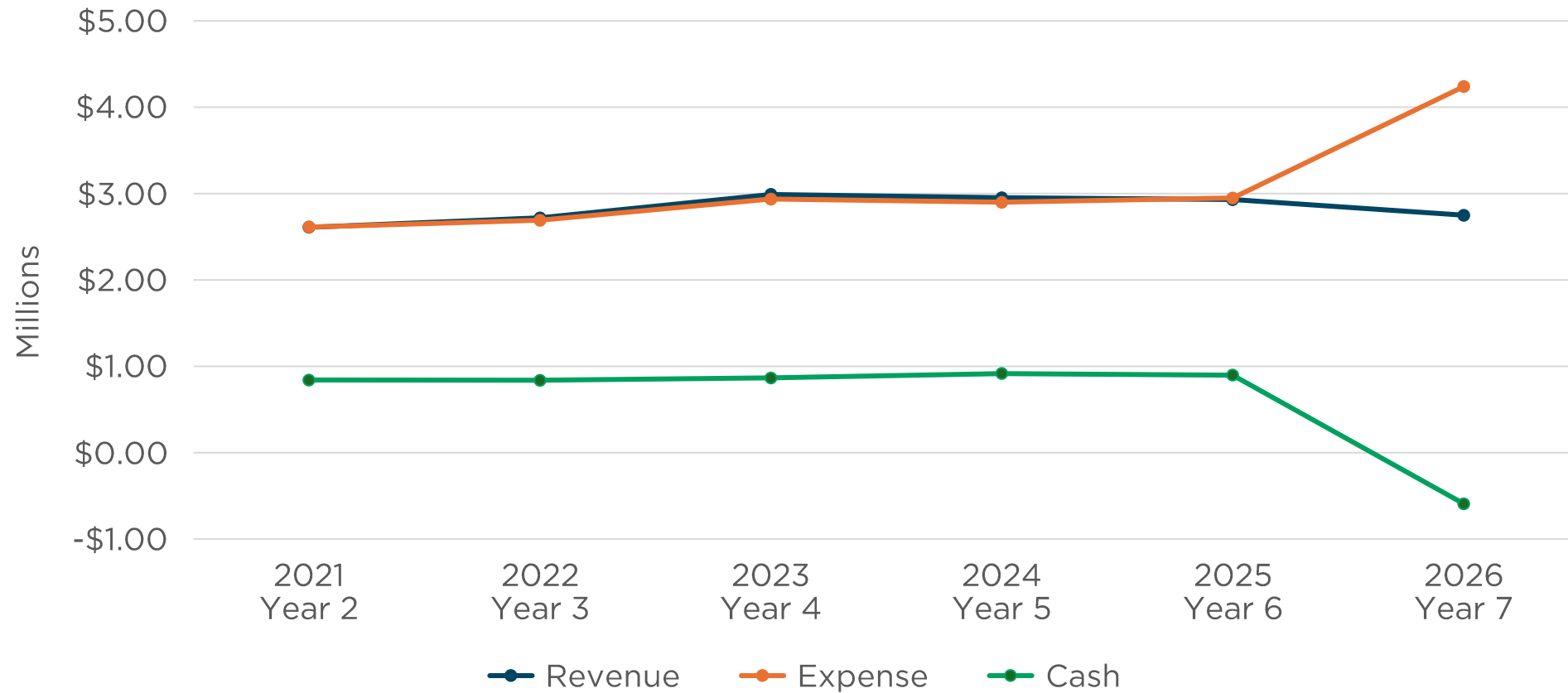
- Due to the failure of the Parks levy in 2024, many changes in the Parks budget have been made in 2025 and 2026
  - Park staff overtime for 4<sup>th</sup> of July and Popcorn Festival moved to Community Enhancement in General Fund (\$19.8k)
  - Elimination of part-time Senior Center reception position, hard to fill position, and a reduction of Senior Center hours (\$22.4k)
  - Insurance premiums have increased significantly and are being paid from the General Fund (\$113.4k)
  - Grange Hall pedestrian path paid from General Fund (\$516.5k), Street Fund (\$516.5k), and grant (\$1.267m), totaling \$2.3m
  - 2025 & 2026 capital deferments (\$350k)
- As each year passes without a funding source for Parks, additional cuts to park operations and programs will be necessary into the future

# Parks Levy Cycle – Cash Balance



- Total of \$889.7k in expenditures from the General Fund for Parks, including the historical \$240k in subsidy and \$649.7k in expenses on behalf of Parks

# Parks Levy Cycle – Cash Balance – What If



- If \$240k in subsidy were eliminated, all expenditures paid on behalf of the Parks from the General Fund were shift to the park fund, and included the capital deferments

# Budget Highlights

- A total of \$10.4m in street improvement projects are included in the Street Capital Improvement budgets. This includes \$0.883m designated for major street projects in the design phases and \$7.027m for major construction projects of which \$3.138m is coming from federal and state grants.
- \$3.75m has been allocated for thoroughfare and residential street resurfacing and curb repair, an increase of \$1.275m from last year's budget.

# 2026 Major Street Projects: Local Funded

Project	Stage	Total Project Cost
SR 835 Resurfacing	Design	\$0.050
SR 835 Lighting	Design	\$0.025
Beaver Valley Widening (Hazel to Dayton-Xenia)	Design	\$0.250
Shakertown Road Widening (Carthage to Southern Belle)	Final Design	\$0.145
N Fairfield Rd Widening (Fairwood to Kemp)	Final Design	\$0.178
Kemp Road Sidewalks	Final Design	\$0.235
Total		\$0.883

*Project Costs in Millions*

List does not include all Street Improvement Projects

# 2026 Major Street Projects: Grant Funded

Project	Stage	Local Match	Grant	Total Cost	% Local Share
N Fairfield Resurfacing (Beaver Vu to Newton Drive)	Construction	\$0.232	\$0.696	\$0.928	25.00%
Pentagon Blvd Resurfacing (N Fairfield to Grange Hall)	Construction	\$0.553	\$0.829	\$1.382	40.01%
Shakertown Sidepath	Construction	\$0.418	\$0.346	\$0.764	54.71%
Grange Hall & Spring House Park Pedestrian Upgrades	Construction	\$1.033	\$1.267	\$2.300	44.91%
Total		\$2.236	\$3.138	\$5.374	41.61%
All Projects Total		\$3.119	\$3.138	\$7.027	44.39%

*Project Costs in Millions*

List does not include all Street Improvement Projects

# Budget Highlights

- The City has budgeted approximately \$181k for repairs and upgrades to various city facilities. This includes \$98K budgeted for ADA improvements at the Senior Center, an ongoing project being funded partially by Beaver Creek Township and through the Greene County's Community Investment Grant Program. Other expenditures include \$10K to resurface the parking lot at the police and administration building and \$45k for the police building mold remediation project.
- A total of \$3.140m has been budgeted for side paths and stormwater, which includes \$240k for the side path and sidewalk program, \$600k for drainage and ditch restoration and \$2.3m for Grange Hall Path Construction.

# Budget Highlights

- In the 2026 budget, expenditures have been included in order for the City to reach compliance with state and federal laws recently enacted:
  - Ohio HB 96 (now ORC 9.64) Cybersecurity – Mandates that municipalities must have a basic cybersecurity program implemented by January 1, 2026, report any cyber incidents to the Ohio Cyber Integration Center and the Auditor of State, and pass an authorizing resolution before paying a ransomware demand.
  - DOJ Title II ADA Website Rules – In 2024, the DOJ published and mandated that cities must meet Web Content Accessibility Guidelines (WCAG) 2.1 Level AA standards by April 24, 2027 for cities with a population under 50,000. Meaning web content, including PDFs, videos, and online forms, must meet a certain accessibility for “effective communication.”



# Legal Mandate Expenses

## Cybersecurity

Network scanning for security vulnerability	\$ 45,000
Network scanning for compromised network	\$ 42,500
	<u>\$ 87,500</u>

## Website Accessibility

DocAccess PDF Accessibility	\$ 10,000
AudioEye Website Scanning and Remediation	\$ 5,702
Closed Captioning for BTV	\$ 3,750
	<u>\$ 19,452</u>

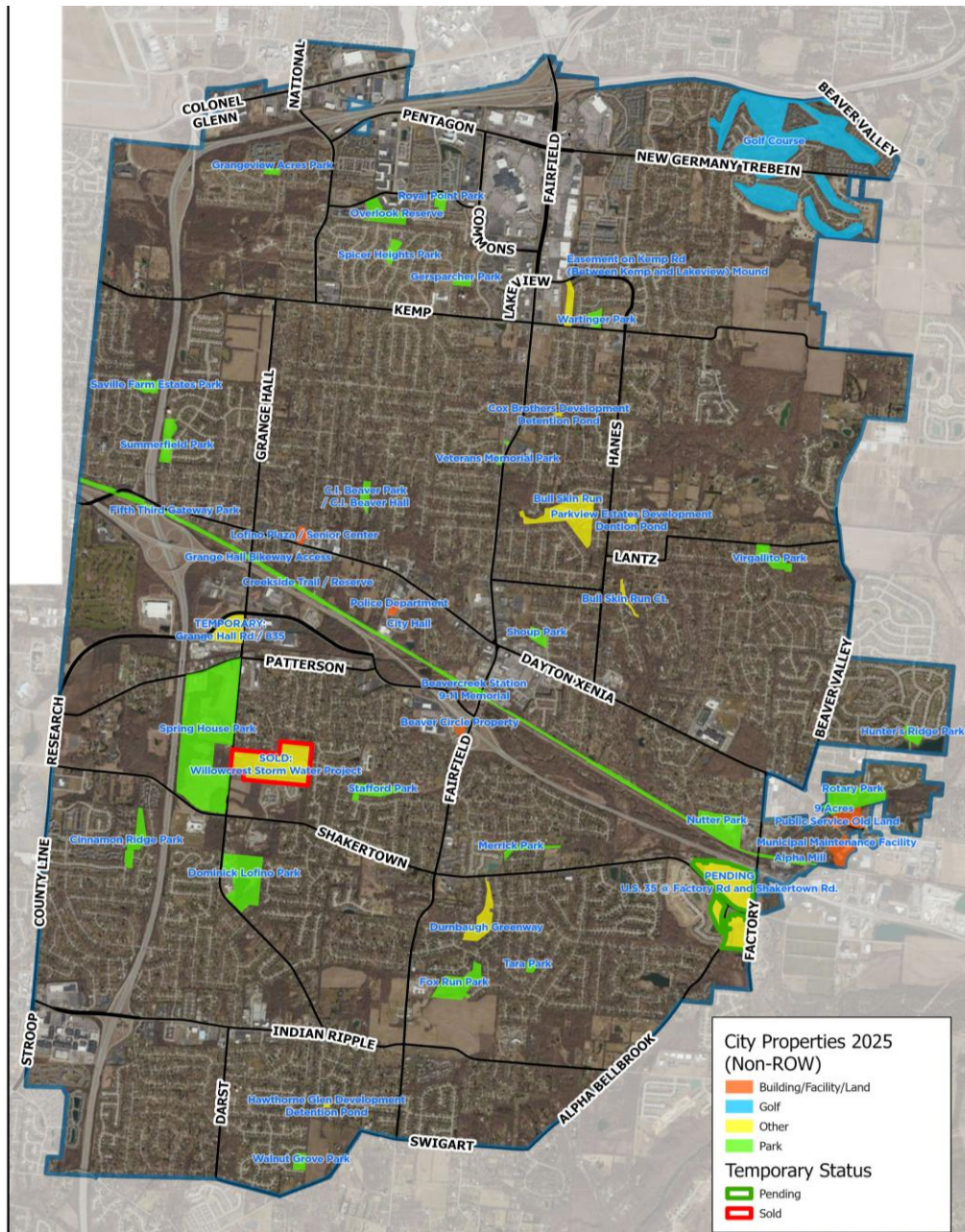
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Total	<b>\$106,952</b>
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# Five-Year Capital Improvement Plan

- Per City Charter 6.02 and 10.03, the 2026 – 2030 Capital Improvement Plan includes five-year needs for:
  - Streets and traffic
  - Building and lands
  - Parks, Recreation & Culture
  - Pedestrian Bicycle Facilities
  - Golf Course Facilities
  - Stormwater Improvements



Row Labels	Sum of ACRES
<b>Building/Facility/Land</b>	
9 Acres	8.908611996
Beaver Circle Property	2.44344995
City Hall	0.813716034
Lofino Plaza / Senior Center	3.487223309
Municipal Maintenance Facility	9.983148734
Police Department	1.808597605
Public Service Old Land	1.778130784
<b>Building/Facility/Land Total</b>	<b>29.22287841</b>
<b>Golf</b>	
Golf Course	181.1278216
<b>Golf Total</b>	<b>181.1278216</b>
<b>Other</b>	
Bull Skin Run	33.69236779
Bull Skin Run Ct.	2.784713903
Canterbury Trails HOA Sign	0.114513649
Cox Brothers Development Detention Pond	0.558771134
Durnbaugh Greenway	15.01153372
Easement on Kemp Rd (Between Kemp and Lakeview) Mound	6.856576934
Hawthorne Glen Development Detention Pond	0.459111303
John Ankeney Soccer Complex	22.83844423
Parkview Estates Development Detention Pond	1.32572352
<b>SOLD: Willowcrest Storm Water Project</b>	<b>0</b>
Grange Hall Rd / 835	15.22119619
<b>PENDING: U.S. 35 @ Factory Rd and Shakertown Rd.</b>	<b>62.5896</b>
<b>Other Total</b>	<b>161.4525524</b>
<b>Park</b>	
C.I. Beaver Park / C.I. Beaver Hall	5.198552657
Cinnamon Ridge Park	12.14979693
Creekside Trail / Reserve / Alpha Mill / Beaver Creek Station / 9-11 Memorial / Fifth Third Gateway Park / Grange Hall bikeway Access	61.864
Dominick Lofino Park	35.81341044
Fox Run Park	20.03112057
Gersparcher Park	3.45520007
Grangeview Acres Park	2.080813059
Hunter's Ridge Park	5.331731379
Merrick Park	5.545142982
Nutter Park	21.39754842
Overlook Reserve	13.29020677
Rotary Park	25.88567014
Royal Point Park	4.304057034
Saville Farm Estates Park	5.991373286
Shoup Park	4.838313658
Spicer Heights Park	5.000737858
Spring House Park	147.584342
Stafford Park	11.66997958
Summerfield Park	10.48594059
Tara Park	2.351122208
Veterans Memorial Park	1.342209822
Virgillito Park	9.312434814
Walnut Grove Park	4.546638228
Wartinger Park	4.486758443
<b>Park Total</b>	<b>423.9570909</b>
<b>Grand Total</b>	<b>795.7603434</b>





# Final Thoughts for 2025

- Facility Needs:
- 2026 focusing on repairs for aging buildings and infrastructure



# Park Funding

- 2026 Represents seventh Year of Park Levy
- Funding for operation and service levels approaching critical





# Future Funding

- Property tax reductions or abolishment could mean losing over 72% of city revenue including grants
- Sustainability of continued reliance on grant funding
- Residents support of property tax levies?
- Constitutional amendment November 2026?
- Council decision point on how to proceed?





# Levy Cycle of Funding

Levy Funds	2025	2026	2027	2028	2029	2030
Police	2	3	4	5	6	7
Streets	3	4	5	6	7	8
Street Capital	11	12	13	14	15	16
Parks	6	7	8	9	10	11

# Town Hall Regarding City Finances

- We encourage all residents to watch the recording of the first town hall presenting information on Ohio's municipal funding options and an overview of the City of Beavercreek finances.
- Available on the city's YouTube channel, search City of Beavercreek Town Hall.





# Financial Documents on City's Website

All documents related to the financial status of the city will be available on the city's website at [www.beavercreekohio.gov](http://www.beavercreekohio.gov)

- Presentation by City Manager, Pete E. Landrum, on December 8, 2025
- 2025 Accomplishments Video and list
- 2026 Municipal Budget with goals and objectives
- 2026 - 2030 Five-Year Capital Improvement Plan

# Thank You to Residents, Council, & Staff

- **Thank you to residents** for their engagement and contribution to make Beavercreek a better community. By sharing your input and taking an active role, you are helping us shape the future of our city.
- **Thank you to City Council** for supporting me and placing your trust and confidence in me and providing me this opportunity.
- **Thank you to city staff.** City of Beavercreek employees are exceptional people providing great service to our community. We may face challenges, but we consistently strive to meet expectations every day.

Our success comes from our departments, leadership and staff working in collaboration with City Council and the community to make Beavercreek the place it is today.



2025 STATE OF THE CITY