



BEAVERCREEK IN TOUCH

BEAVERCREEK CITY AND TOWNSHIP RESIDENTS

WINTER 2025

Miami University Presents Municipal Revenue and Income Tax Study to Beavercreek City Council

Miami University researchers recently presented the results of a municipal revenue and income tax study to Beavercreek City Council, outlining how diversifying the city's revenue streams could strengthen its long-term fiscal health.

The research project was conducted by the Center for Public and Regional Affairs at Miami University and led by Dr. Sarah Larson, associate professor in the university's Political Science Department. The project examined municipal income tax revenue projections and provided a comparative analysis of funding structures used by cities across Ohio. As noted in the study, the City of Beavercreek is one of three cities in the state without a municipal income tax. The other two — Cortland and Bellbrook — are significantly smaller in both population and geographic size.

The project also highlighted the concept of revenue diversification, which involves expanding the number of revenue sources and identifying who pays certain taxes in order to reduce overreliance on a single stream or a specific population. The study stated that revenue diversification is considered a key factor in maintaining fiscal stability, reducing volatility, and providing municipalities with more flexibility during economic fluctuations.

The study found that property taxes currently make up 56.3% of Beavercreek's estimated \$53.6 million in 2025 revenue, with grants accounting for an additional 14.8%. Altogether, these two sources represent 71.1% of the city's total funding. The university's analysis noted that while property taxes provide stable funding for essential services, they do not grow at a rate in line with inflation and can become burdensome for residents on fixed incomes.

To evaluate the potential impact of an income tax, Miami University researchers used synthetic modeling, a mathematical method that constructs a "synthetic" version of Beavercreek using characteristics from similar municipalities. The model drew on factors such as unemployment rates, median income, average home prices, education levels, municipal profits, and major employers. Cities near the Glenn Research Center in Cleveland and the John W. Bricker Federal Building in Columbus were among those used for comparison.

Using this approach, the university estimated that if the City of Beavercreek had enacted a 1% municipal income tax with a full credit for residents working in other municipalities, it likely would have collected approximately \$19.6 million in 2024, with a margin of error between \$19 million and \$20.2 million. Many municipalities in the Miami Valley currently levy income taxes between 2% and 2.25%.

According to the study, most of the projected income tax revenue would come from nonresidents who work in Beavercreek but live outside the city. The study estimates that about 32% of the revenue would come from Beavercreek residents who either work within the city or are employed at Wright-Patterson Air Force Base and would therefore be subject to the new municipal income tax. The remaining 68% of revenue would come from non-residents who live in other communities and are likely already paying income taxes where they live.

The report also analyzed the broader fiscal implications of income taxes, noting that they broaden the tax base and can help reduce income inequality through their progressive structure, as higher earners contribute more. However, income taxes can be more volatile than property taxes because they depend on employment levels and wages.

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Don Adams
Mayor



Pete Bales
Vice Mayor



Charles Curran



Glen Duerr



Joanna Garcia



David Litteral



Tiffany Schwartz

Beavercreek City Council in Action

Beavercreek residents are encouraged to attend City Council meetings, held on the second and fourth Monday of each month at 6 p.m. at Beavercreek City Hall, located at 1368 Research Park Drive. These meetings provide an opportunity for residents to observe how the council governs firsthand, including the passage of legislation, approval of city projects, and authorization of budget expenditures that directly impact city operations and quality of life. They also offer a platform for residents to share input, voice concerns, and stay informed about decisions that shape the future of the community.

At recent meetings, the following ordinances, resolutions, and motions were approved:

- Several recent City Council actions are connected to a new residential development project planned along Grange Hall Road.
 - Resolution 25-17: Approved a Residential Development Agreement with Rockford Development for a 54-acre neighborhood and related road improvements.
 - Rezoned 54 acres from Agricultural and R-1A to Residential Planned Unit Development (R-PUD) to allow 121 single-family homes, with nine design conditions.
 - Resolution 25-20: Authorized the creation of the Beavercreek Community Authority to manage the new development.
 - Ordinance 25-14: Ordinance 25-14: Established the Grange Hall Road Tax Increment Financing (TIF) District. Property owners will make service payments instead of property taxes to fund public infrastructure until each phase reaches \$6.5 million in appraised value, then for five more years. The funds collected will be restricted to public infrastructure projects in the area, as outlined by the Ohio Revised Code.
 - Ordinance 25-13 Rezoned 0.64 acres on Colonel Glenn Highway for a 7 Brew drive-through coffee shop — the city's second location.
 - Ordinance 25-16: Approved planned Grange Hall Road improvements in 2026, including a pedestrian path and bike trail through Spring House Park, with grant funding covering most costs.
- Resolution 25-26 Authorized applying for Miami Valley Regional Planning Commission grant funding for resurfacing Hanes Road and Beaver Valley Road, and a sidewalk on Grange Hall Road.
- Resolution 25-27: Approved applying for nearly \$1 million in Ohio Public Works Commission funding toward widening Kemp Road (\$4.8 million total project).
- Resolution 25-28: Authorized a grant request to support converting the Grange Hall Road/I-675 interchange into a full interchange (\$41 million project).
- Resolutions 25-12, 25-13, and 25-14: Authorized agreements with ODOT for future projects including reconstructing the North Fairfield/Dayton-Xenia Road signal; resurfacing Dayton-Xenia Road (I-675 to East Lynn Drive); resurfacing State Route 835 (U.S. 35 to east of Seajay Drive)
- Resolution 25-15: Approved an agreement for the city to receive proceeds from the future sale of the 54.5-acre property.

For more information about these and other council actions, visit the Agenda Center at beavercreekohio.gov. City Council meetings are open to the public and include a designated time for public comment, with each speaker allotted three minutes. Recorded meetings are also available on the city's YouTube channel and public access television. To contact council members directly, refer to the contact information on the back page of this newsletter.

Miami University Presents Municipal Revenue and Income Tax Study to Beavercreek City Council (Continued)

Miami University's findings emphasized that a combination of revenue sources is generally considered best practice for municipalities. By diversifying revenue streams, cities can stabilize funding, mitigate the impacts of economic cycles, and maintain greater control over local fiscal policy.

The full presentation can be viewed as part of the September 8, 2025 Beavercreek City Council meeting, which is available on the city's website and YouTube channel. The project report can be found on the city's website at beavercreekohio.gov/revenuetaxstudy.



Scan the QR Code
for more information

City of Beavercreek upgrades snow removal efforts with state grant

The City of Beavercreek is enhancing its winter weather response this year with new equipment and technology funded through a \$32,500 grant from the Ohio EPA's H2Ohio Rivers Chloride Reduction Grant Program.

The grant helps local governments offset costs while encouraging environmentally responsible practices. Beavercreek used the funds to purchase snow removal equipment, including plows and brine tanks, to outfit two pickup trucks. These smaller vehicles will enable crews to more efficiently clear tighter areas, such as cul-de-sacs, where larger trucks have difficulty maneuvering.

The city also purchased three roadway temperature sensors with the grant. The sensors provide real-time road surface temperatures, helping staff determine when to apply brine and salt, and how much to use. City officials say these upgrades will allow public service crews to respond more effectively and improve road safety during winter storms.

Each year, before winter weather arrives, the City of Beavercreek's Public Service Division reviews its winter weather plan. The city is responsible for maintaining more than 250 centerline miles of roadway. Its mission is to keep roads safe while remaining fiscally and environmentally responsible. When conditions allow, crews pretreat roadways with a brine solution to reduce the amount of salt needed during and after snow events.

The city is divided into 21 designated snow routes. During snow events, maintenance operations prioritize major thoroughfares, including Dayton-Xenia Road, North Fairfield Road, Kemp Road, Beaver Valley Road, U.S. 35, and Indian Ripple Road. Residential and neighborhood streets are addressed once the primary routes have been cleared and snowfall has stopped.

Residents are asked to remove parked vehicles from streets during snow events, as they can be difficult for plow drivers to maneuver around and can slow down snow removal efforts. This is especially important in cul-de-sacs, which are already challenging and require extra time to clear. The city maintains more than 300 cul-de-sacs, adding to the complexity of winter operations.

City officials remind drivers to keep a safe distance from snowplows, which may make sudden stops or turns. Motorists are encouraged to give themselves extra time when traveling during winter weather. Residents are also asked to check their mailboxes to make sure they are secure. While snowplows rarely strike mailboxes directly, the force of snow pushed from the plow blade can dislodge unstable ones.

For more information, visit beavercreekohio.gov/publicservice or contact the division directly by calling (937) 427-5540 or emailing publicservice@beavercreekohio.gov.



City of Beavercreek's Public Service Staff

City of Beavercreek Identifies \$15+ Million in Stormwater Needs Following First Study in 40 Years

The City of Beavercreek has completed its first comprehensive stormwater study in more than 40 years, identifying approximately \$15 million in needed culvert and stream improvements across the community.

The yearlong project, led by Woolpert, resulted in a 293-page Drainage Master Plan that was presented to Beavercreek City Council during its Oct. 13, 2025 meeting. The plan provides city leaders with a detailed assessment of the city's stormwater infrastructure and a prioritized list of repairs and replacements.

"This project gives city council and staff a clear picture of the city's stormwater infrastructure and the areas that need attention," said City Manager Pete Landrum. "It's an important first step toward addressing a problem that has been building for decades. The challenge now is identifying a sustainable way to fund these improvements and continuous maintenance."

Comprehensive Field Assessment

Led by Project Manager David DiCesare, the study included extensive field data collection throughout Beavercreek's 27.3 square miles. Crews examined culverts 24 inches in diameter and larger, as well as more than 15 miles of open streams. Smaller culverts typically fall under the city's routine maintenance program, but larger structures require contracted services.

The inspection covered 120 culverts, totaling 1.75 miles. Each culvert was evaluated on structural and maintenance conditions using a 1-to-3 scale, with 1 indicating "good," 2 "fair," and 3 "poor." Structurally, 48 culverts were rated good, 59 were rated fair, and 13 were rated poor. From a maintenance standpoint, 43 were rated good, 46 were fair, and 31 were poor. Many of the poorly rated culverts consist of corrugated metal pipes, which are prone to corrosion. The plan recommends replacing these with more durable concrete pipes to improve longevity and performance.

More than 15 miles of streams were also inspected. The waterways were divided into 438 segments of 200 feet each and evaluated using the same 1-to-3 rating system. Structurally, 141 segments were rated good, 253 were fair, and 44 were poor. From a maintenance perspective, 145 segments were rated good, 230 were fair, and 63 were poor. Poor structural ratings often indicate failing stream banks or nearby roads, while poor maintenance ratings reflect issues such as fallen trees or sediment buildup that impede natural water flow. In addition, 54 segments were identified as having "threats," including utility poles, underground cables, manholes, and private property structures affected by erosion.

More than 1,000 data points, including photographs, were collected and will be integrated into the city's GIS system to create a detailed infrastructure database. This information will help staff prioritize future repairs and track maintenance over time.



This project gives city council and staff a clear picture of the city's stormwater infrastructure and the areas that need attention..."

- City Manager Pete Landrum

Modeling and Cost Estimates

Engineers used the national HEC-RAS 2D model to assess how the city's drainage system performs under various storm events. The study recommends increasing pipe sizes to meet 25-year design storm criteria and Ohio Department of Transportation standards. In total, 61 culverts were identified for replacement due to structural deficiencies, material condition, or hydraulic capacity issues. An additional 16 culverts were flagged for immediate maintenance. The estimated cost for culvert replacements is \$10.4 million, which includes engineering, surveying, and construction. Immediate culvert maintenance is estimated at \$136,000. Stream segment improvements are expected to cost approximately \$3.9 million, with an additional \$500,000 needed for immediate stream maintenance. Altogether, the total estimated cost to address Beavercreek's most pressing stormwater infrastructure needs is approximately \$15 million with an additional \$1.2 million needed for annual maintenance costs.

Funding Challenges

Half of the \$15 million in identified stormwater improvements, approximately \$7.8 million, can be funded using street levy dollars because those projects are located within the public right-of-way. However, the majority of the costs have not been included in previous levy funding calculations. The remaining \$7.1 million cannot be paid for with street levy funds because the infrastructure is located within easements or on private property.

Beavercreek's last stormwater management study, conducted in 1983, estimated \$30 million in needed repairs. While today's projected costs are lower, officials say that decrease is primarily due to private developers constructing and maintaining stormwater infrastructure as new properties were built over the past several decades. Current development requirements mandate that new projects include their own stormwater systems, reducing the city's financial responsibility.

"The city does not currently have a dedicated funding source for stormwater projects," City Manager Pete Landrum said. "Maintenance and improvements rely solely on the general fund, which has provided \$200,000 per year in 2024 and 2025 and is dependant on available funding and priorities. With \$15 million in identified needs, it will take time to make meaningful progress."

Landrum noted that stormwater infrastructure has been a long-standing issue for the community. "This plan provides the data and priorities we need to move forward, but finding the funding to make it happen remains the biggest hurdle," he said.

The presentation is available for residents to watch through the Oct. 13, 2025, city council meeting recording on the city's website and YouTube channel. City officials say they will continue to explore funding options to address the identified needs over time.



Scan the QR Code or visit beavercreekohio.gov/stormwaterstudy to learn more about Beavercreek's stormwater study.



Community Provides Input on Plan Beavercreek Project; Next Phase Includes Zoning Code Updates

The City of Beavercreek and its Planning and Development Department would like to thank the more than 100 community members who attended two recent Plan Beavercreek Open Houses to share their input and feedback on the city's land use plan. A land use plan is a long-term, comprehensive strategy that guides how a community will grow and develop in the future. Over the past several months, the project's consultants, OMH Advisors and ZoneCo, have also hosted five steering committee meetings with community members who have provided ongoing feedback on the project.



The updated land use plan will be presented to the Beavercreek Planning Commission and City Council in the early months of 2026. Consultants will incorporate additional feedback to refine the plan before it is finalized. Once the land use plan is approved, the city will shift its focus to updating its zoning code, marking a major step in Beavercreek's first comprehensive planning overhaul since its incorporation in 1980.

Zoning code updates

The next phase of the project will involve forming a new steering committee to guide the zoning code update. In partnership with the consultants, the city will distribute a survey to residents for help to identify key zoning and property maintenance code issues. The final phase will focus on rewriting zoning and property maintenance codes chapter by chapter to ensure alignment with the updated land use plan and previous calibration efforts.

Before the codes are finalized, a public open house will also allow residents to review and provide feedback, which will be advertised through the city's communications channels including its website, digital newsletter, and social media. The project will be presented to Beavercreek's planning commission and city council to ensure the new zoning and property maintenance codes are fully vetted and ready for implementation. This phase is expected to be completed by summer 2026.

"Community engagement has been a vital part of this process from the beginning," said Randy Burkett, the city's planning and development director. "The input we've received will help shape the City of Beavercreek's future in a thoughtful and strategic way."

How to get involved

Residents can view results from the open houses and learn more about the project by visiting PlanBeavercreek.com. Comments can also be submitted anytime through the site's "Engage" tab.

Nearly 1,000 Residents Participate in Age-Friendly Community Survey

The City of Beavercreek and Beavercreek Township would like to thank the nearly 1,000 residents who participated in the recent Age-Friendly Community Survey. The survey, which collected community input to guide future aging-related initiatives and improve livability for residents of all ages, drew responses from 947 city and township residents. It was open for 33 days during August and September.

In addition to the survey, Measurement Resource Co. held an in-person focus group with the Senior Advisory Board at the Beavercreek Senior Center. The session provided first-hand perspectives on aging in Beavercreek and added qualitative insights to the data collected. Measurement Resource Co. will spend the remainder of 2025 analyzing the data and feedback to develop a comprehensive Community Needs Assessment for Beavercreek and Beavercreek Township.

A final report will be presented during a public meeting to city and township officials in early 2026. The findings will then be shared through the city and township's communication channels, including their websites. This project was fully funded through a \$40,000 grant from The Dayton Foundation.



BEAVERCREEK TOWNSHIP

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851 Orchard Lane, Suite C,
Beavercreek, OH 45434
(937) 429-4472
www.beavercreektwpohio.gov



Beavercreek Township Finance Department Recognized for Innovation and Transparency

The Beavercreek Township Finance Department has been selected to receive the inaugural IMPACT Award at this year's Software Solutions Inc. (SSI) Conference, recognizing its innovative use of financial software, commitment to transparency and leadership in public service.

The IMPACT Award honors organizations that use SSI products to achieve measurable results, implement meaningful changes and build strong partnerships. Beavercreek Township is the first recipient of this award.

The department is being recognized for:

- Leveraging technology to improve services and internal operations,
- Demonstrating innovative leadership in local government, and
- Strengthening collaboration through continued partnerships.

The township is honored to receive this recognition. This reflects the dedication of staff and the ongoing support of Beavercreek Township residents, which allows us to invest in tools and systems that enhance public service.

New Rules for Door-to-Door Solicitors

In response to resident feedback, the Beavercreek Township Board of Trustees has approved new regulations for door-to-door transient vendors.

Under the new rules:

- Vendors must obtain a township-issued permit and registration to sell goods, take orders or schedule future appointments.
- Solicitation is permitted only Monday through Saturday between 10 a.m. and 6 p.m.
- Vendors are prohibited from approaching properties displaying a "No Sales" or "No Solicitations" sign.

As a courtesy, free "No Solicitations" window clings are available to residents in the unincorporated area at the Beavercreek Township administrative offices, Monday through Friday, from 8 a.m. to 4:30 p.m.

Township Earns Top Rating for Financial Transparency

Following the completion of the fiscal year 2023-2024 financial audit, the Ohio Auditor of State awarded Beavercreek Township the Highest Achievement in Open and Transparent Government certification, along with a four-star rating — the highest score available. Township officials said transparency and responsible financial stewardship remain a cornerstone of its operations.



Beavercreek Police Promotes Veteran Officer to Captain, Welcomes Two New Officers



Captain Brad Piasecki

Throughout his career, he has served in both the Operations and Special Services divisions.

As a patrol officer, Piasecki served as an evidence technician, crash reconstructionist and officer-in-charge. From 2012 to 2020, he worked in the detective section, earning certifications as a Forensic Mobile Device Examiner and Terrorism Liaison Officer. In 2015, he was sworn into the U.S. Secret Service Task Force and was named the agency's Top Forensic Examiner the following year. He also received the Miami Valley Crime Stoppers Officer of the Year award in 2016 and served as FOP president for eight years.



Chief Chad Lindsey and Officer Harrison Riley

Beavercreek Police Department Launches New Smartphone App to Better Connect with the Community

The Beavercreek Police Department is excited to announce the release of its new custom smartphone application. The app serves as an innovative tool for the department to connect with residents and visitors, providing information quickly and efficiently to anyone with a smartphone.

The Beavercreek Police Department has promoted longtime officer Brad Piasecki to captain and hired two new officers, Tyshaune Harris and Harrison Riley, bringing the agency to its full authorized strength of 55 sworn officers.

Captain Brad Piasecki, a 24-year veteran of the department, was promoted to his new role after years of distinguished service. Piasecki joined the department in August 2001 after earning a bachelor's degree in criminal justice from Defiance College.

Piasecki was promoted to sergeant in 2020, where he supervised the Traffic Crash Investigation Unit. He completed the Supervisor Training and Education Program in 2021 and the Police Executive Leadership College in 2022 through the Ohio Association of Chiefs of Police. He is scheduled to attend the Certified Law Enforcement Executive program in 2026. Piasecki has earned multiple departmental awards over his career.

The department also welcomed two new officers, Tyshaune Harris and Harrison Riley.

Harris, a 2018 graduate of the Ohio State Highway Patrol Academy, most recently served as a police officer with the Department of Veterans Affairs in Dayton. He began his law enforcement career with the Cuyahoga Metropolitan Housing Authority, where he was promoted from security officer to police officer in 2018. Harris also served in the U.S. Army Reserves from 2010 to 2022. He was highly recommended during the hiring process and was described as a leader with integrity, patience and a strong commitment to service.

Riley, a Beavercreek native and 2022 graduate of Beavercreek High School, earned an associate degree in applied science from Sinclair Community College in 2024. He completed the Clark State Community College Police Academy in August 2025. Riley was praised during the hiring process for his integrity, resilience, communication skills and dedication to serving his hometown.

The Beavercreek Police is proud to welcome these dedicated professionals to its ranks and looks forward to the leadership and service they will bring to the community.



Officer Tyshaune Harris with a family member

Developed by ThePoliceApp.com, a brand of OCV, LLC, the app offers quick access to items of public interest through an easy-to-use interface. OCV specializes in mobile app development for police departments and public safety organizations across the country.

"This new app is another way we can strengthen communication and transparency with our community," said Beavercreek Police Chief Chad Lindsey. "It puts timely information right at people's fingertips, making it easier for residents and visitors to stay informed and engaged."

The Beavercreek Police Department app provides instant access to essential information and resources. Users

Beavercreek Officer Honored with Optimist Club's 2025 Respect for Law Enforcement Award



Officer Cynthia Peffly

Beavercreek Police Officer Cynthia Peffly has been awarded the Greene Optimists Club's 2025 "Respect for Law Enforcement" Award in recognition of her exceptional service and commitment to the community.

The award, presented annually, honors officers who have made significant contributions to public safety and community well-being. The Optimists Club, whose mission includes promoting positive programs and encouraging youth development, cited Officer Peffly as an outstanding example of its core belief that service to others contributes to a better community and world.

Officer Peffly has served with the Beavercreek Police Department for more than a decade. During her career, she has been assigned to patrol, served as an Evidence Technician, Crisis Intervention Officer and bike patrol officer.

In September 2024, Peffly became the department's D.A.R.E. officer and elementary school resource officer. In her role, she teaches life skills to support good decision-making and encourages students to lead safe and healthy lives. She also organizes and leads the department's annual weeklong D.A.R.E. summer camp, which includes outdoor activities such as boating, climbing, swimming and hiking, as well as presentations from guest speakers.

Beyond her duties in the classroom, Peffly is frequently seen volunteering at community events and working to build positive relationships between law enforcement and youth. School officials and teachers praise her for her enthusiasm, compassion and ability to connect with students.

Officer Peffly is highly deserving of the award, and the department and community proudly celebrate her achievements.

Beavercreek Police Officer Zalar Honored with 2025 Blue Coat Award

Beavercreek Police Officer Olivia Zalar has been named the recipient of the 2025 Reverend J. Daniel Schuh Knights of Columbus Council No. 7981 Blue Coat Award. The annual award recognizes a law enforcement officer who demonstrates outstanding professionalism, dedication and service to the community both on and off duty.

Zalar joined the Beavercreek Police Department as a patrol officer in June 2023. Since then, she has earned a reputation for her strong work ethic, integrity and compassion, according to the department. Colleagues describe her as dependable and committed to public safety, treating every individual with respect and fairness. Her efforts have gained the trust of fellow officers and community members alike, making her a model of leadership within the department.

Zalar's service extends beyond her police duties. An active member of her church, she serves on both the Women's

Ministry and Widows' Ministry teams and participates in a mentorship program. She is known for assisting with community outreach efforts and supporting those in need. Whether mentoring youth or lending a helping hand to residents, Zalar exemplifies kindness, service and optimism, award organizers said. Her dedication to her faith, profession and community made her a standout choice for the honor.



Officer Olivia Zalar

can easily contact the department, view most wanted individuals, submit anonymous tips, and stay up to date on police activity. The app also includes information on joining the department, access to forms and permits, community resources, and a sex offender mapping feature. In addition, users who download the app will receive timely and important notifications directly from the department, ensuring they stay informed about public safety alerts, road closures, community events, and other critical updates.

The app is available to download for free in the App Store and Google Play. Users can find it by searching "Beavercreek Ohio Police Dpt."





Beavercreek Township Fire Department

851 N Orchard Lane Suite A
Beavercreek, OH 45434

(937) 426-1213
www.beavercreekfireoh.gov

Beavercreek Township Fire Chief David VandenBos Retires After 34 Years of Service

Beavercreek Township Fire Chief David VandenBos is retiring after 34 years of dedicated service to the fire department and the Beavercreek community.

VandenBos began his career with the department in September 1991 as a volunteer firefighter at Station 63. Inspired by the TV show *Emergency!* and a recruiting visit to Beavercreek High School, he followed in the footsteps of his brother, Daryl, and was promoted to volunteer lieutenant in 1992.

While pursuing a Bachelor of Environmental Design from Miami University, VandenBos commuted between Oxford and Beavercreek to serve part-time and as a volunteer firefighter. After graduating in 1995, he joined the Fire Prevention Bureau and assisted with development in the Mall at Fairfield Commons area.

He became a full-time firefighter/paramedic in 1996. Known for his interest in technology and efficiency, VandenBos developed data-tracking systems that later influenced the township's computer network. Promoted to lieutenant in 2000, he helped implement the department's first electronic records management system and supported operations, patient care reporting, and budgeting.

VandenBos was appointed deputy chief in 2003. He earned a Master of Public Administration from the University of Dayton in 2004 and became a Certified Public Manager through Wright State University in 2007. Working alongside then-Fire Chief Mark Thomas, he helped establish long-term financial stability and crafted the department's first 10-year funding plan.

In 2009, VandenBos became the township's tenth—and now longest-serving—fire chief. Under his leadership, the department transitioned to an all-career staff, completed two 10-year funding cycles, and expanded with new stations, equipment, and personnel. His focus on modernization and data-driven operations contributed to the department earning an ISO Class 2 rating in 2025.

Throughout his career, VandenBos received numerous commendations, including Firefighter of the Year and the Meritorious Service Medal. He is credited with mentoring many firefighters who continue to serve the community.



Retired Fire Chief David VandenBos

As he enters retirement, VandenBos plans to spend more time with family, return to martial arts, and play hockey.

The township thanks Chief VandenBos for his 34 years of service, leadership, and dedication to public safety.

Beavercreek Township Fire Department Welcomes Three New Firefighters

The Beavercreek Township Fire Department has welcomed three new firefighters — Kaitlyn Holbrook, Tyler Overman, and Daniel Albaugh — to its ranks. Each brings a strong commitment to public service, valuable experience, and a passion for helping others.

Firefighter Kaitlyn Holbrook

Holbrook is a fourth-generation firefighter and third-generation paramedic. A 2019 graduate of Carlisle High School, she earned her EMS and firefighting certifications from Sinclair Community College. She began her career with Sugarcreek Township Fire Department in 2020 and has also served as a volunteer with Carlisle Fire Department and as an EMS provider with JEMS in Franklin.

Holbrook lives in Lewisburg with her boyfriend and their daughters on a small farm where they raise ducks and chickens. She enjoys camping, outdoor activities, and shooting sports.

Firefighter Tyler Overman

Overman, originally from Russia, Ohio, and raised in New Bremen, was inspired to enter the fire service by his father's 18 years with Houston Fire and Rescue. He holds an EMT certification from Apollo Career Center and Firefighter I and II certifications from Clark State College.

He began his career with Anna EMS in 2019 and has worked for Tipp City Fire/EMS and the Vandalia Division of Fire. His recognitions include Tipp City Firefighter of the Year in 2023 and a Medal of Honor Unit Citation from Vandalia Fire. Overman plans to pursue certifications as a paramedic, fire instructor, and rescue technician.

He lives in Troy with his wife, an officer with the Vandalia Division of Police, and their two dogs. In his free time, he enjoys traveling, home improvement projects, and spending time with family.

Firefighter Daniel Albaugh

Albaugh is from West Milton and grew up raising livestock while playing baseball and basketball. He graduated from Milton-Union High School in 2018 and later earned Firefighter I and II certifications from Sinclair Community College and his EMT certification from Edison State Community College.

For the past six months, he has served part-time with Tipp City Fire and EMS. This is his first full-time fire service position. Albaugh also owns a lawn care and small equipment repair business. In his spare time, he enjoys working out, being outdoors, and spending time with family.

The Beavercreek Township Fire Department is proud to welcome Holbrook, Overman, and Albaugh. Their dedication, professionalism, and community spirit make them strong additions to the department as they begin their careers serving Beavercreek Township.



City of Beavercreek Parks Division to Introduce Shelter Rental Fees in 2026

Beginning Jan. 1, 2026, the City of Beavercreek's Parks, Recreation & Culture Division will introduce a new rental fee for park shelters. The new fee is \$10 for city residents and \$15 for nonresidents.

Shelters will be available for reservation seven days a week in three-hour time blocks from 9:30 a.m. to 12:30 p.m., 1:30 p.m. to 4:30 p.m. and 5:30 p.m. to 8:30 p.m.

The Parks, Recreation & Culture Division is implementing the fee as part of efforts to address a \$150,000 budget shortfall in 2026, following the failure of the 0.49-mill park levy in November 2024. To help make up the deficit, the department has also eliminated capital expenditures, reduced operational costs, and increased select user fees. The shelter rental fee is expected to generate approximately \$10,000 in 2026.

Reservations will continue to be made online through the city's MyRec system at beavercreekoh.myrec.com. Residents are encouraged to book early, as shelters remain popular for gatherings, reunions, and celebrations.

Parks Division Updates Residency Status for MyRec Accounts

The City of Beavercreek's Parks, Recreation & Culture Division has updated residency status for all recently active accounts in its MyRec online registration system to ensure accurate pricing for programs and facility rentals.

Under the updated policy, only residents who live within the City of Beavercreek limits qualify for resident status. Beavercreek Township residents, who do not pay city property taxes, are considered nonresidents, along with people from surrounding communities.

City residents will continue to receive discounted rates on program registrations and facility rentals. Township residents who do not live within city limits will no longer receive those discounts but will still be eligible for discounted memberships at the Beavercreek Senior Center.

Residency for new accounts is verified by cross-referencing property addresses with the Greene County Auditor's website.

Residents who believe their MyRec account residency status is incorrect are encouraged to contact the Parks, Recreation & Culture Division at 937-427-5514 or email parks@beavercreekohio.gov for assistance.





Beavercreek PARKS Recreation & Culture

Adult Programs

Adult Sports

Black Belt Respect Taekwondo

Ages 8+

Instructor Toby Underdown
Lofino Plaza Multipurpose Room

3868 Dayton-Xenia Road
Wednesdays and Fridays, 6 - 8 p.m.

- December 3 - December 31
- January 2 - January 30
- February 4 to February 27

Fee: \$51, \$44 resident

Additional family member, get \$5 off! \$46, \$39 resident

Continuing the legacy of Grandmaster Y. C. Kim, this traditional Taekwondo class welcomes adults and children of all belt ranks and beginners with no previous martial arts experience. Start working today toward earning the rank of black belt in this Korean martial art of kicks, punches, blocks, mental training and self-defense.

Adult Softball Leagues

Registration begins in January for Adult Softball leagues. Get your team together now!

Adult Soccer Leagues

Registration begins in January for Adult Soccer leagues. The spring league starts in March!

Culture & Enrichment

NEW! Christmas Charcuterie Workshop

Ages 18+

Instructor Brooke Galvin

Dayton Charcuterie Gal

C. I. Beaver Hall, 3696 Highmont Street
Saturday, December 13, 9:30 - 11:30 a.m.

Fee: \$85, \$74 resident

This workshop includes a charcuterie cup for snacking and everything needed for you to make and take home your own charcuterie board! We will provide four cheeses, three meats, and seasonal accoutrement for your board. Brooke will then lead you through the steps to create a beautiful charcuterie board!

Line Dancing

Ages 18+

Instructor Debbie Brown
Senior Center Great Room
3868 Dayton-Xenia Road
Thursdays, 6:30 - 9:30 p.m.

- January 8 to February 5
- February 12 to March 19 (No class March 5)

Fee: \$50, \$40 resident

Experienced line dancers, come join us on Thursday nights! Line dancing is a fun and social activity where participants follow a sequence of steps to music, often performed in a group. There's no formal instruction, dancers simply join in, pick up the steps, and enjoy the rhythm while socializing and having fun with others.

The Purple Paintbrush

Owner and Instructor Kristin Bailey

Gnomegrown: A Whimsical Clay Workshop

Ages 18+

Saturday, February 28, 10 a.m. - Noon
C. I. Beaver Hall, 3696 Highmont Street

Fee: \$50, \$44 resident

Get a little messy and make something magical! Enjoy a cozy morning creating a fairy house or gnome (or even two!) with 2 pounds of clay. Demonstrations will be provided for each project, and the rest is up to your imagination! Light refreshments and coffee will be served.

Vu-Do Swing

Ages 18+

Instructors Jessica and Gus Vu
Classes are held at C. I. Beaver Hall
3696 Highmont Street

Beginners Ballroom Dance

Tuesdays, February 17 - March 24
7 - 8 p.m.

Individual: \$55, \$50 resident

Couple: \$90, \$80 resident

This is the perfect way to sample six ballroom dances in a short amount of time. This class introduces the waltz, cha cha, rumba, tango, foxtrot, and swing, with each session focusing on one dance. By learning basic steps, lead-and-follow fundamentals, dance etiquette, and music selection, you'll be ready to hit the dance floor at your next wedding or party.

Swing I

Wednesdays, February 18 - March 4
7 - 8 p.m.

Focus on beginner's swing and introduces strong lead and follow techniques that are useful in any dance style. Class is for students who have never danced before or have the need to brush up on the basics.

Swing II

Wednesdays, March 11 - March 25
7 - 8 p.m.

Swing II focuses on Intermediate swing. Class is for students who have completed Swing I or have experience swing dancing.

Swing I or II Fees:

Individual: \$45, \$40 resident

Couple: \$60, \$55 resident

Take Swing I and Swing II for a deal!
Wednesdays, February 18 to March 25
7 - 8 p.m.

Individual: \$55, \$50 resident
Couple: \$90, \$80 resident

Swing III

Wednesdays, February 18 - March 25
8:15 - 9:15 p.m.

Individual: \$55, \$50 resident
Couple: \$75, \$70 resident

Swing III focuses on advanced swing-dancing techniques. Class is for students who have completed Swing I and II or are experienced swing-dancers.

Fitness & Wellness

NEW! Couch Today—May 5K

Instructors Joe Riess and Leah Duplissis
Rotary Park, 2260 Dayton-Xenia Road
Tuesdays, 6 - 7 p.m. and Saturdays, 8:30 a.m. - 9:30 a.m., March 17 - May 19
Fee: \$69, \$60 resident

Ready to go from the couch to crossing the finish line? Join our supportive beginner-friendly training class designed to help you build confidence, endurance, and strength at your own pace. Over the course of the program, you'll learn running basics, training techniques, and motivation strategies in a fun, encouraging environment. The class will culminate with participants completing a 5K run together — a perfect way to celebrate your progress and hard work!

Evening Yoga

Instructor Sandy Wright
C. I. Beaver Hall, 3696 Highmont St.
Mondays, 6:15 - 7:15 p.m.

- January 12 - February 9

- February 23 - March 23

Thursdays, 6:15 - 7:15 p.m.

- January 15 - February 12

- February 26 - March 26

Fee: \$52, \$45 resident

Learn the fundamental aspects of yoga including physical posture, breathing techniques, deep relaxation, visualization, and meditation. The practice of yoga reduces stress and tension, strengthens the lungs, increases energy levels, improves the immune system, lower blood pressure, and increases flexibility and mobility. This class is designed for all levels of experience.

Inclusive Yoga

Instructor Sara Ordway
Lofino Plaza Multipurpose Room, 3868 Dayton-Xenia Road
Saturdays, 10:30 - 11:30 a.m.

- January 10 - February 7
- February 28 - March 28

Fee: \$52, \$45 resident

Adaptable yoga practice, in a chair or on a mat. You're encouraged to practice at your own pace through offerings of gentle movement, meditation and breath. Perfect for beginners and those looking for a more accessible practice.

Pilates

Instructor Kelli Schmidt
Lofino Plaza Multipurpose Room
3868 Dayton-Xenia Road

Tuesdays, 8:15 - 9:15 a.m.

- January 6 - February 3
- February 10 - March 10
- March 17 - April 21 (No class April 7)

Thursdays, 8:15 - 9:15 a.m.

- January 8 - February 5
- February 12 - March 12
- March 19 - April 23
(No class April 9)

Fee: \$52, \$45 resident

Sign up for Tuesday and Thursday for a deal! \$94, \$80 resident

Pilates is a refreshing, engaging workout that boosts physical and mental well-being. Developed by Joseph Pilates in the 1920s, this popular method strengthens core muscles, improves flexibility, and enhances body alignment. Suitable for all experience levels.

Tai Chi

Instructor Sandy Wright
Lofino Plaza Multipurpose Room, 3868 Dayton-Xenia Road

Thursdays, 10:30 - 11:30 a.m.

- January 15 - February 12
- February 26 - March 26

Fee: \$52, \$45 resident

Tai Chi, an ancient Chinese tradition, is practiced as a graceful form of exercise. It involves a series of movements performed in a slow, focused manner and accompanied by deep breathing. Benefits include improved health, balance and better stress management.

Wellness Walkers

Thursdays, 9:30 - 10:30 a.m.

Free, but registration required in advance with Greene County Parks & Trails at gcparkstrails.com

Each week we will get our heart rate up and get moving - enjoying the outdoors in our beautiful parks throughout Beavercreek, Fairborn, and Greene County! Walks are guided and self-paced. Get to know the parks better and meet new people.

Nature

NEW! Growing a Moon Garden

Instructor Courtney Denning
Deeply Rooted Landscapes
Lofino Plaza Meeting Room
3868 Dayton-Xenia Road
Saturday, March 7, 10 - 11 a.m.
Fee: \$19, \$14 resident

Moon gardens are full of plants that

reflect light: white flowers, silvery foliage, and night blooms. Night gardens can be created for visual appeal or to attract nocturnal creatures like moths and bats. Courtney will share which native Ohio plants can be used to create your moon garden. Participants will receive a plant to start their own moon garden.

Youth Programs

Beavercreek Youth Council

The Beavercreek Youth Council is doing great things! This group of students in grades 6 through 12 builds leadership skills through community service. They organize a variety of service projects throughout the year. If you know someone who would like to join, contact beavercreekyouthcouncil@gmail.com or find them on Facebook.

Summer Day Camps

The city's parks division offers traditional summer day camps in June and July. Information on camps will be released by March 1 and registration for traditional day camp begins on March 16 at midnight. Spots fill up very quickly - don't miss out on a summer of fun!

Culture & Enrichment

The Piano Preparatory School

Classes will be held at The Piano Preparatory School, 41 Grange Hall Rd.

Piano Explorers

Ages 5.5 - 7

Saturdays, January 10 - 31, 10:30 - 11 a.m. or Thursdays, February 5 - 26, 3:30 - 4 p.m.
Fee: \$57, \$50, resident

Created for budding pianists, Piano Explorers introduces foundational music concepts using our Digital Piano Lab. Students explore rhythm, the musical alphabet, piano patterns, and simple songs. Fee includes classes and all materials. A piano is not required for participation.

The Purple Paintbrush

Owner and Instructor Kristin Bailey

Hug in a Mug Family Pottery Painting Workshop

Ages: Family, 8+ may be dropped off Saturday, January 17, 10:30 a.m. - Noon C.I. Beaver Hall, 3696 Highmont Street
Fee: \$42, \$37 resident

Happy New Year! Stay cozy indoors while painting adorable winter-themed mugs (16-20 oz). Choose your design and glaze it your way! After painting, participants are welcome to enjoy light refreshments, as well as hot coffee for the grownups. The class includes one mug; additional mugs require separate registration.

Kids Intro to Building with Clay Slabs-Trinket Box Workshop

Ages: 8+ for drop off, younger participants

require adult participant

Sunday, February 8, 10 a.m. - Noon
C.I. Beaver Hall, 3696 Highmont Street
Fee: \$37, \$32 resident

Young artists will use two pounds of clay slabs to build and glaze their own custom functional trinket boxes. Projects will be fired to a glossy finish and ready for pickup about three weeks later.

Kids Galaxy Glow Canvas

Painting Party

Ages: 8+ drop off, younger with adult
Sunday, February 15, 10 - 11:30 a.m.
C.I. Beaver Hall, 3696 Highmont Street
Fee: \$35, \$30 resident

Paint, dot, spatter, and smear your way to a galactic masterpiece! Young artists will each receive an 11x14 (or similar size) black canvas to paint using both standard acrylics and black light-reactive paints. After painting, we'll turn off the lights and shine special black light flashlights— which participants get to keep —on their artwork.

There and Back Again: A Magical Clay Door Workshop

Ages: Family
Saturday, March 14, 10:30 a.m. - Noon
C.I. Beaver Hall, 3696 Highmont Street
Fee: \$37, \$32 resident

Doors can lead to all kinds of places— where will yours take you? In this workshop, each participant will receive a slab of clay to construct their own door. No prior clay experience is required! Basic building techniques and tips will be demonstrated at the beginning of the session. Decorating and embellishing are left to the artist's imagination. At the end, we'll make sure a hole is added so your door can be hung or mounted wherever a little whimsy is needed!

Youth Sports

Quest Dance

Instructor Richie McKeever
Classes are held at Quest Dance, 3820 Kemp Road

Extreme Quest Sports Program

Ages 6 - 17
Saturdays, 10:00 a.m. - Noon
February 14 - March 21
Fee: \$86, \$75 resident

Extreme Quest Sports Program combines hip hop, gymnastics, and parkour! Learn breakdancing and street-style choreography in addition to obstacle course training including climbing, vaulting, rolling, flipping and more.

Quest Cheer

Ages 6 - 17
Saturdays, 10:00 a.m. - Noon
February 14 - March 21
Fee: \$86, \$75 resident

Participants will learn cheer tumbling, arm positions, jumps, and stunting in groups.

Skyhawks Indoor Soccer

Wednesdays, 6 – 6:45 p.m.
Valley Elementary School
3601 Jonathan Dr.
January 14–February 11
• Ages 4-6: Wednesdays, 6 – 6:45 p.m.
• Ages 7-10: Wednesdays, 7 – 7:45 p.m.
Fee: \$97, \$84 resident

Your young athlete will gain the technical skills and sport knowledge required for their next step into soccer. Areas of focus include dribbling, passing, shooting, and ball control. By the end of the program, your child will have learned new life skills, made new friends, and improved their soccer skills.

Skyhawks Pickleball

Ages 6 - 12
Mondays, 6 – 7:30 p.m.
January 12 – February 11 (No class Jan. 19)
Lofino Plaza Multipurpose Room
3868 Dayton-Xenia Road
Fee: \$86, \$115 resident

Pickleball is quickly becoming a favorite activity among young athletes. Skyhawks pickleball camp will give your young athlete an opportunity to learn the fundamentals of this great sport while learning life skills and a healthy, fun activity.

Skyhawks Mini-Golf Design, Build, Play

Ages 6-9
Mondays, 6 – 7:30 p.m.
February 23 - March 16
Lofino Plaza Multipurpose Room
3868 Dayton-Xenia Road
Fee: \$130, \$115 resident

Children will learn putting techniques through games and drills that build accuracy, control, and confidence. Each week, teams will design and build themed mini-golf holes, sparking imagination and problem-solving.

Skyhawks Volleyball

Ages 7 - 12
Wednesdays, 6 – 7:30 p.m.
February 25 – March 18
Fee: \$130, \$115 resident
Valley Elementary School
3601 Jonathan Dr.

This co-ed program is designed for beginner to intermediate players and incorporates essential life skills such as teamwork and sportsmanship. Our volleyball staff will help each athlete develop fundamental skills through game-based drills and daily scrimmages that focus on building the whole player.

Register online at
beavercreekoh.myrec.com

Upcoming Special Events

NEW! Gingerbread House Decorating

Ages 5+
Wednesday, December 3, 5:30 to 7 p.m.
C. I. Beaver Hall, 3696 Highmont Street
Fee: \$32, \$17 additional gingerbread house
Resident fee: \$25, \$15 per additional gingerbread house

Get into the holiday spirit with our family gingerbread house decorating class! Gather the kids and enjoy a sweet, hands-on experience filled with laughter, creativity, and frosting. We'll provide everything you need—a gingerbread house, candy, icing, and festive tunes—just bring your imagination and your loved ones! Perfect for families of all ages.

NEW! Christmas Charcuterie Workshop

Ages 18+
Instructor Brooke Galvin
Dayton Charcuterie Gal
C. I. Beaver Hall, 3696 Highmont Street
Saturday, December 13, 9:30 – 11:30 a.m.
Fee: \$85, \$74 resident

This workshop includes a charcuterie cup for snacking and everything needed for you to make and take home your own charcuterie board! We will provide four cheeses, three meats, and seasonal accoutrement for your board. Brooke will then lead you through the steps to create a beautiful charcuterie board! Instruction, dancers simply join in, pick up the steps, and enjoy the rhythm while socializing and having fun with others.

Winter Walks at Wartinger Park

December 1 – January 1 | Wartinger Historical Park, 3080 Kemp Road

Visit Wartinger Park with your family and friends and enjoy holiday decorations and lights! Each cabin will be decorated by a different community organization.

Winter Welcome at Wartinger Park

Friday, December 12 | 5 – 8 p.m. | Wartinger Park, 3080 Kemp Road

Enjoy the lights and decorations as you visit each cabin to see Santa and his reindeer, create crafts, and warm up with hot cocoa. Special thanks to the Beavercreek Community Library for partnering on this event.



Do you want to build a snowman?

We're hoping for snow! Take a photo of your snowman or snowwoman and email it to parks@beavercreekohio.gov between December 1 and February 28.

All photos will be posted on the City of Beavercreek's Facebook page from March 1 to 7, 2026. The family whose photo receives the most reaction will win a family fun prize pack filled with goodies to enjoy together.



Beavercreek

1368 Research Park Drive
Beavercreek, OH 45432
www.beavercreekohio.gov



CITY COUNCIL

Mayor Don Adams.....(214) 215-1350
adams@beavercreekohio.gov

Vice Mayor Pete Bales.....(937) 545-5565
bales@beavercreekohio.gov

Charles Curran.....(937) 572-8009
curran@beavercreekohio.gov

Glen Duerr.....(440) 665-8371
duerr@beavercreekohio.gov

Joanna Garcia.....(937) 320-7388
garcia@beavercreekohio.gov

David Litteral.....(937) 776-9145
litteral@beavercreekohio.gov

Tiffany Schwartz.....(937) 490-9022
schwartz@beavercreekohio.gov

CITY STAFF

City Manager.....(937) 427-5510
manager@beavercreekohio.gov

Clerk of Council.....(937) 320-7388
clerk@beavercreekohio.gov

Communications.....(937) 320-7398
communicationspr@beavercreekohio.gov

Engineering.....(937) 427-5513
engineering@beavercreekohio.gov

Finance.....(937) 427-5511
finance@beavercreekohio.gov

Golf Club.....(937) 320-0742
golf@beavercreekohio.gov

Human Resources.....(937) 320-7387
hr@beavercreekohio.gov

Parks, Rec. & Culture.....(937) 427-5514
parks@beavercreekohio.gov

City Cemeteries.....(937) 427-5549
parks@beavercreekohio.gov

Planning & Development (937) 427-5512
planning@beavercreekohio.gov

Public Service.....(937) 427-5540
publicservice@beavercreekohio.gov

Police (Non-Emergency) (937) 426-1225
police@beavercreekohio.gov

Senior Center.....(937) 426-6166
seniorcenter@beavercreekohio.gov

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City of Beavercreek to Host Summer 2026 Job Showcase in Dec.

It may be winter, but the City of Beavercreek staff already have summer on their minds! The city is hosting its Summer 2026 Job Showcase on Tuesday, December 9, 2025, from 2 to 5 p.m. at the Beavercreek Golf Club, located at 2800 New Germany Trebein Road. The city is hiring for dozens of seasonal positions, including camp directors and counselors for parks; maintenance workers for parks, cemetery, public service, and golf; and food and beverage workers, retail clerks, and golf cart attendants for the golf club.

In addition to these roles, the city is offering paid spring and summer student internships, including opportunities for a seasonal communications intern, seasonal sports management intern, seasonal planning intern, and seasonal parks intern.

Attendees are encouraged to bring their resume to the showcase. City staff will be on hand to share why Beavercreek is a great place to work and answer any questions. To view all available positions and learn more, visit beavercreekohio.gov/jobs.

City Accepting Applicants for Local Boards, Commissions, and Committees

The City of Beavercreek is now accepting applications from residents eager to make a difference in their community by serving on various boards, commissions, and committees. Each group has a dedicated mission that supports the city's overall improvement, offering residents a unique opportunity to contribute to the City of Beavercreek.

The city is currently seeking applicants for several boards, including the Bikeway and Non-Motorized Transportation Committee (BANTAC); the Board of Zoning Appeals; the Environmental Advisory Committee; the Personnel Board; the Parks, Recreation & Culture Board; the Planning Commission; the Tax Incentive Review Council; the Tree Advisory Board; and the Beavercreek Youth Council Advisory Committee.

Applicants must be registered voters living within the city limits and appointments are made by city council. Term lengths and time commitments vary depending on the board. Those interested can find additional details about each board's mission, responsibilities, and time commitment, as well as apply by visit beavercreekohio.gov/boards.

The deadline to apply is Friday, January 9, 2026. This is a valuable chance for residents to get involved, make a meaningful impact, and be a part of the City of Beavercreek's future!