

ORDINANCE NO. 2025-17

TO DECLARE THE BEAVERCREEK COMMUNITY AUTHORITY TO BE ORGANIZED AND A BODY POLITIC AND CORPORATE; TO DEFINE THE BOUNDARY OF THE AUTHORITY'S NEW COMMUNITY DISTRICT; TO PROVIDE THE METHOD OF SELECTING THE BOARD OF TRUSTEES OF THE AUTHORITY AND FIX THE SURETY FOR THEIR BONDS.

WHEREAS, a Petition for the Organization of the Beavercreek Community Authority (the "Authority") under ORC Chapter 349 (the "Petition") has been submitted to this Council by Rockford Homes, Inc.; and

WHEREAS, the Authority's new community district, as described in the Petition, is approximately 54.28 acres in size, and consists of a residential subdivision with approximately 121 single-family residential units, and is located entirely within the municipal corporate boundaries of the City, and this Council, as the legislative authority of the City, is therefore the organizational board of commissioners and the only proximate community for purposes of the Petition; and

WHEREAS, on August 11, 2025, this Council adopted its Resolution No. 2025-\_\_\_\_, in which this Council resolution determined that the Petition is sufficient and complies with the requirements of ORC Section 349.03 in form and substance; and

WHEREAS, this Council held a public hearing on the Petition on September 8, 2025, notice of which was published as required in ORC Section 349.03, and the date of which hearing is not more than thirty nor more than forty-five days after the filing date of the Petition; and

WHEREAS, this Council has determined that the Petition will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Beavercreek, Greene County, Ohio that:

SECTION 1. This Council hereby finds and determines that the Authority and the District, as defined in Ohio Revised Code Section 349.01(C), will be conducive to the public health, safety, convenience, and welfare, and is intended to result in the development of a new community, as defined in Ohio Revised Code Section 349.01(A).

SECTION 2. The Petition is hereby accepted and shall be recorded, along with this Ordinance, in the minutes of this Council as the organizational board of commissioners for the purpose of Ohio Revised Code Chapter 349.

SECTION 3. This Council declares that the Authority is hereby organized as a body politic and corporate.

SECTION 4. The corporate name of the Authority shall be the "Beavercreek Community Authority".

SECTION 5. The boundaries of the Authority's new community district are as set forth in the Petition.

SECTION 6. That the Board of Trustees of the Authority shall be comprised of seven (7) members selected and appointed as provided in the Petition, with three citizen members appointed by this Council, three developer representatives appointed by Rockford Homes, Inc. (or its designated successor), and one local government representative appointed by this Council. There shall be posted for each member of the Board of Trustees a bond in the amount of \$10,000 for the faithful performance of his or her duties. The bond shall be with a company authorized to conduct business within the State of Ohio as a surety. The initial appointees of the City to the Board of Trustees shall be as follows:

- (a) Christina Heaton is hereby appointed, as a citizen member, to a one-year term; and
- (b) Candi Meyer is hereby appointed, as a citizen member, to a one-year term; and
- (c) Doug Getz is hereby appointed, as a citizen member, to a two-year term; and
- (d) Zach Wike is hereby appointed, as a member to serve as a representative of local government, to a two-year term.

This Council hereby adopts an alternative form of selecting successor members pursuant to Ohio Revised Code Section 349.04 and declares that replacement trustees shall be appointed from time to time by this Council and the Developer in the same manner as the initial appointments, as provided in the Petition. No elections shall be held for successor trustees.

SECTION 7. This Ordinance shall take effect thirty days after adoption by this Council.

PASSED: 10-13, 2025.

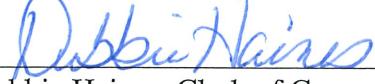
YEAS 7 NAYS 0  
ABSTAIN 0

ATTEST: Debbie Haines  
CLERK OF COUNCIL

Don A. Dean  
MAYOR

## CERTIFICATE

I, Debbie Haines, Clerk of Council, City of Beavercreek, Ohio do hereby certify the foregoing to be a true and correct copy of Ordinance No. 2025-0-17 as passed by Council of said City on the 13<sup>th</sup> day of October and as recorded in the Record of Proceedings of said Council.

  
Debbie Haines, Clerk of Council

Filed with Mayor: 14-Oct-25 Published: 14-Oct-25

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