

JOINT SESSION - BEAVERCREEK CITY SCHOOL DISTRICT with CITY OF BEAVERCREEK**I. CALL TO ORDER**

The Beavercreek School Board - met in a joint meeting with the City of Beavercreek on Monday, March 21, 2022 at the Board of Education/Administration Building. The meeting was called to order at 5:00 p.m.

II. ROLL CALL

The following members were present for the Board of Education:

Krista Hunt

Dr. Carl Fischer – Late Arrival – 5:02 p.m.

Jo Ann Rigano

Gene Taylor

Chris Stein

A quorum was declared with four members present.

III. APPROVAL OF AGENDA AS PRESENTED – RESOLUTION #2022-37

Ms. Hunt made a motion to approve the agenda as presented.

Mr. Stein seconded the motion.

ROLL CALL: Krista Hunt; Aye; Chris Stein, Aye; Gene Taylor, aye Jo Ann Rigano; aye; Dr. Fischer, Aye.

Motion carried 5-0

IV. DISCUSSION ITEMS

A. Road Projects – CITY

SEE NEXT PAGE(S)

Joint Work Session

March 21, 2022



City Road Projects

Jeff Moorman

City Engineer

Moorman@beavercreekohio.gov

(937) 427-5513

N. Fairfield Road Widening Construction in 2025



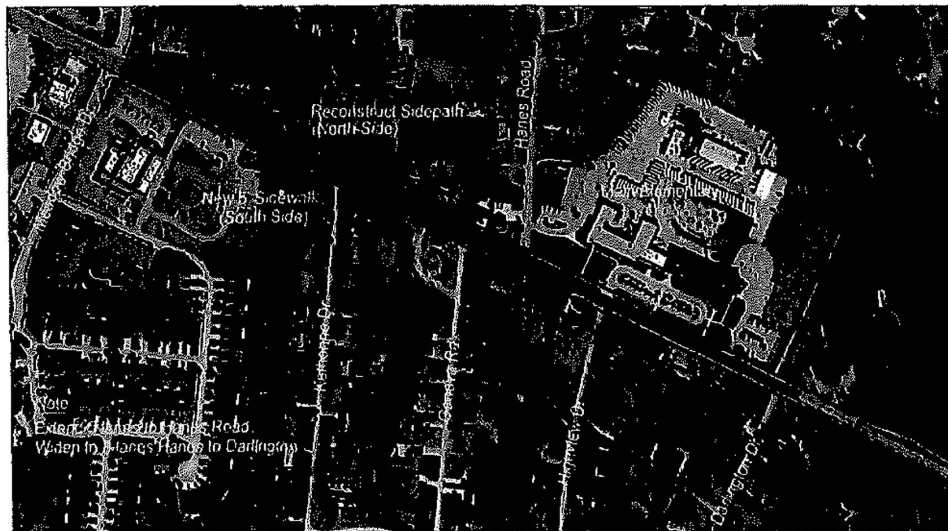
Shakertown Road Sidewalk Construction in 2028



Kemp Road Widening
Construction in 2026



Dayton-Xenia Road Widening
Construction in 2025



Economic Development Update

Randy Burkett

Planning & Development Director

Burkett@beavercreekohio.gov

(937) 427-5512

Overview

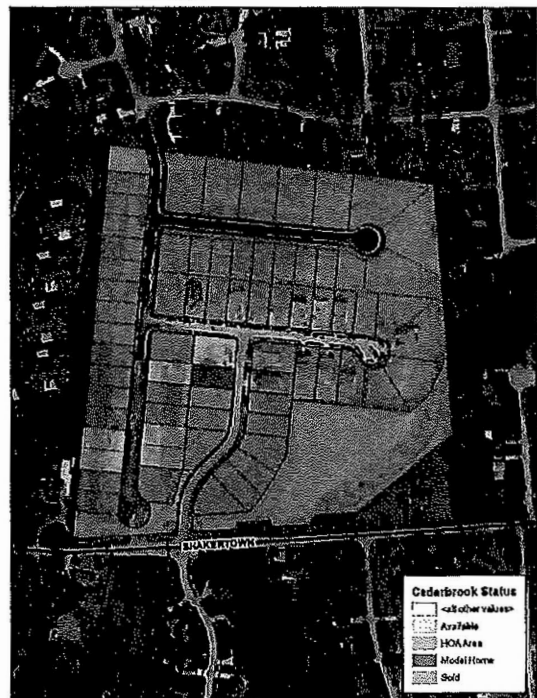
- Recent Single Family Projects
- Anticipated Single Family Residential Project
- Recent Commercial Projects
- Assessed Value of City Over Time

Overview

- Recent Single Family Projects
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- Recent Commercial Projects
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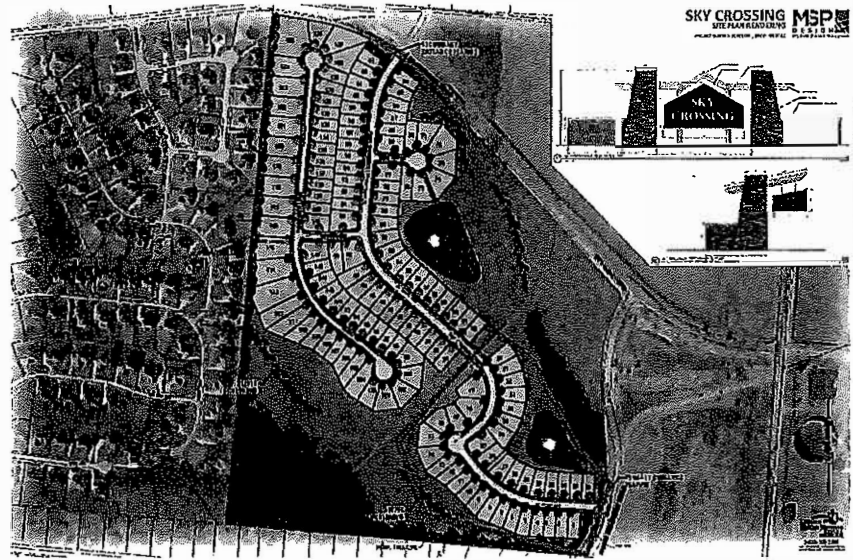
Residential Development

- Cedarbrook (2018)
 - First new development since 2004
 - 70 home sites
 - Status = Near Completion **91.4% sold**



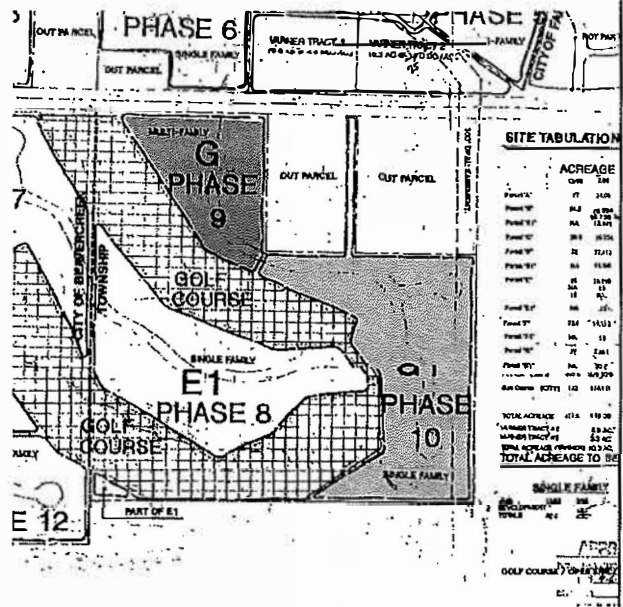
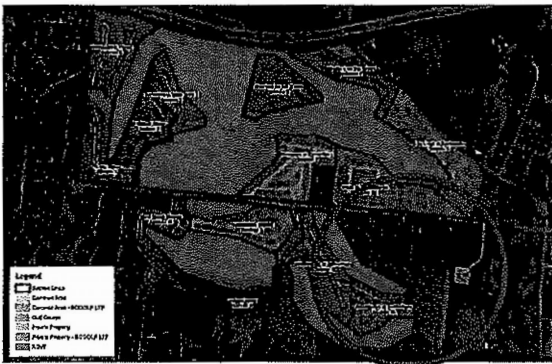
Residential Development

- Sky Crossings (2021)
 - 146 Home Sites
 - Status = Phase 1 Under Construction
 - 36 home sites



Residential Development

- Bent Creek Woods (?)
 - Still Finalizing Application
 - Incomplete version was reviewed in December, has been tabled since
 - Status = Anticipate to PC in May CC in Summer



Residential Development

Senior Housing / Assisted Living

- Beavercreek Health and Rehab
- Ashford of Beavercreek
- Homestead Village
- Beavercreek Care Group
- Clover Senior Housing
- Traditions of Beavercreek
- United Church Homes
- Village at the Greene
- HarborChase



Residential Development

Senior Housing / Assisted Living

- Beavercreek Health and Rehab
- 746 units/beds built
- 102 beds demolished and rebuilt
- 161 approved, not yet built
- Village at the Greene
- HarborChase



Residential Development

- Potential Areas of Development
 - 2019 Thoroughfare Plan
 - Based on the City's Land Use Plan and vacancy status
 - Shows potential for 2,529 Units (*combo of Med Density and Low Density*)
 - In 2019 the 5-year annual construction rate was 38 units/year
 - In 2020 we had 35 units built, and in 2021 we had 81 SF units built
 - 18 units in 2022 thru March 18
 - These represent not the only location for development, just more likely

2019 Thoroughfare Plan

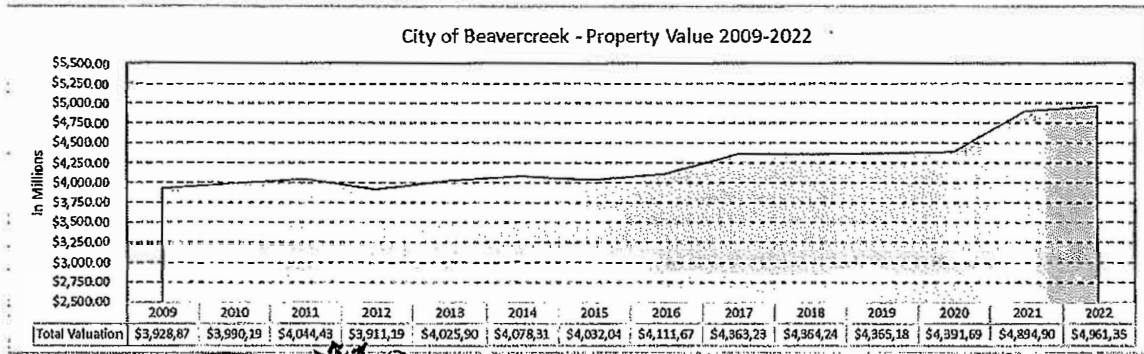


Commercial Development

- Roosters - Late spring/early summer 2022
- Mode X @ the Greene - April 2022
- El Toro @ the Greene - June 2022
- Twin Peaks – late 2022
- Hyper Shine Carwash – late 2022
- Creekside Cyclery @ least 2023
- Freddy's Frozen Custard @ least 2023



Aggregate Value of Land in City – 2009-2021*



Recession
 (⊗) 1.9% Growth Overall

12.9% Val. Reassess

*Based on Greene County Auditor Appraised Value

Shared Services

Bill Kucera

Financial Administrative Services Director

Kucera@beavercreekohio.gov

(937) 427-5511

Shared Services

Public Services:

- Purchase salt for parking facilities and walkways - 255 tons over last full winter season (\$45k)
- City purchased gas so District could empty tanks
- City and Schools are back-ups for one another in the event one system fails
- Makes signs - School championships & street signs
- Lease (3 pair) fiber optic lines from City for building connectivity

Parks, Recreation & Culture

- Summer Day Camp using Fairbrook Elementary
- Basketball camp has used a school for summer/fall camps
- Girls softball using Rotary Park for practices/games
- Cross Country using Rotary Park for practices, hosted a meet there as well
- Various schools go to our parks for field day

Senior Center

- Beaver Creek Youth Council - members from High School - volunteered at our programs and events, both in Recreation and Senior Center
- Breakfast with seniors - play games and made breakfast for seniors

Golf Course

- Utilizes golf course as home course for Beaver Creek Golf Team
- Utilizes golf course practice facilities

Police / School Partnerships

Chief Jeff Fiorita

Police Chief

Fiorita@beavercreekohio.gov

(937) 427-5523



Safety Town 2022 will be offered with a choice of:

Week 1: June 13 – June 16 or

Week 2: June 20 – June 23

Choose from:

Morning Session: 9 - 11 a.m.

Afternoon Session: 1 - 3 p.m.

Location: Jacob Coy Middle School, 1786 Dayton-Xenia Road

REGISTRATION OPENS MONDAY, APRIL 4, 2022

A registration form will be posted to this webpage on April 4, 2022.

Once completed, return via email to admin@beavercreekohio.gov or the Beaver Creek Police Department, 1388 Research Park Dr.

School Resource Officer Changes



Income Tax - Primary

Pete E. Landrum

City Manager

Landrum@beavercreekohio.gov

(937) 427-5510

Below is the final ballot language as approved by the Secretary of State.

**PROPOSED MUNICIPAL INCOME TAX
City of Beavercreek**


A majority affirmative vote is necessary for passage.

Shall the Ordinance providing for a 1 per cent levy on income for the purpose of providing revenue for general municipal operations, including public safety and public services, maintenance, equipment, municipal services and facilities, infrastructure, and capital improvements in the City of Beavercreek, Ohio, the passage of which will allow the city to terminate collection of existing property tax levies for the tax year 2022, which existing property tax levies include the Police Levy passed in 1981 (0.9 mills), the Police Levy passed in 1983 (3 mills), the Street Levy passed in 1983 (1 mill) (replaced 2008), the Police Levy passed in 1985 (1.2 mills), and the Street Levy passed in 2014 (2 mills), beginning January 1, 2023 be passed?

| | |
|--------------------------|------------------------|
| <input type="checkbox"/> | FOR THE INCOME TAX |
| <input type="checkbox"/> | AGAINST THE INCOME TAX |

For additional questions, contact the city's Financial Administrative Services Director, Bill Kucera, by emailing incometax@beavercreekohio.gov or calling (937) 427-5511 ext. 341.

City's Website: <https://beavercreekohio.gov/IncomeTax>




MEETING WITH THE MAYOR

REZA'S BEAVERCREEK
1472 NORTH FAIRFIELD ROAD
TUESDAY, MARCH 15 | 10 - 11 A.M.

HARBORCHASE OF BEAVERCREEK
4175 INDIAN RIPPLE ROAD
THURSDAY, MARCH 24 | 10 - 11 A.M.



PANERA BREAD
2751 FAIRFIELD COMMONS BOULEVARD
WEDNESDAY, MARCH 30 | 4:30 - 5:30 P.M.



MAYOR BOB STONE

MEET WITH MAYOR STONE TO DISCUSS THE PROPOSED INCOME TAX AND OTHER CITY ISSUES

Beavercreek In Touch

B. Economic Development - City

C. Partnerships/SRO – City/Schools

D. Income Tax – City

E. SEE NEXT PAGE(S)



BEAVERCREEK CITY COUNCIL APPROVES RESOLUTION TO PLACE 1% INCOME TAX ON MAY 3, 2022 BALLOT

SOME KEY POINTS OF THE INCOME TAX ORDINANCE BEING PLACED ON THE BALLOT:

- If approved, the income tax will be effective January 1, 2023
- If approved, the income tax will replace five existing property tax levies totaling 8.1 voted mills; the five existing property tax levies will be terminated for tax year 2022 (Approximately \$134 per \$100,000 of home value per year)
- Funding from the income tax will be used to replace the revenue generated by the terminated levies
- Funding from the income tax will be used to:
 - provide additional funds for general municipal operations, including public safety and public services
 - hire five additional police officers and five public service workers
 - complete capital and infrastructure improvements including streets, curbs, stormwater, and public facilities
 - provide and maintain municipal services, facilities and equipment
- Persons working in the City of Beavercreek, including non-residents, will be subject to the income tax; businesses earning income in the City are also subject to the income tax
- A 100 percent tax credit of up to one percent may be claimed by Beavercreek residents who work in and pay taxes to another municipality (based on the same income); Per the tax code, the income tax credit cannot be changed without first obtaining the approval of the change by the majority of the electors of the city at a general election
- Income includes (but is not limited to):
 - Residents wages, salaries, income and commissions
 - Non-residents wages, salaries and commissions
 - Lottery, sweepstakes, gambling and sports winnings

- Some types of income are exempt from taxation; a complete list of exempted income can be found at Section 39.03 of the Beavercreek Income Tax Code; examples of exempt income include, but are not limited to, the following:
 - Military pay, Reserve and National Guard pay
 - Intangible income: interest, capital gains, dividends
 - Social Security benefits, unemployment compensation pensions, retirement benefit payments, annuities, disability payments
 - Alimony and Child Support

For additional questions, contact the city's Financial Administrative Services Director, Bill Kucera, by emailing incometax@beavercreekohio.gov or calling (937) 427-5511 ext. 341.

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| | |
|--|-------------------------------|
| | FOR THE INCOME TAX |
| | AGAINST THE INCOME TAX |

A complete copy of the Ordinance No. 21-24 (the Income Tax Code) and the related Resolutions (Resolution Nos. 22-03 and 22-04) can be found online at beavercreekohio.gov/IncomeTax

City of Beavercreek and Beavercreek City School District

V. SCHOOL BOARD COMMENTS ROUNDTABLE

VI. COUNCIL COMMENTS ROUNDTABLE

VII. ADJOURNMENT

There being no further business, Ms. Hunt moved to adjourn the meeting at 6:06 p.m.

Mr. Stein seconded the motion.

ROLL CALL: Krista Hunt, aye; Chris Stein, aye; Dr. Fischer, aye; Gene Taylor, aye; Jo Ann Rigano, aye.

Motion carried 5-0.

We do hereby certify the above to be correct.

PRESIDENT

TREASURER