



12/1/2025 | 7:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

1. Call to Order/Roll Call

2. Pledge of Allegiance Led By Council Member John Kulewicz

3. Consent Agenda

- a. Approve City Council Meeting Minutes of November 17, 2025

4. Reports/Presentations

- a. Recognition of UAHS Girls Water Polo Team 2025 State Championship Win
- b. 2025 Firefighter of the Year Award
- c. 2025 Dr. Mary E. Fontana EMS Distinguished Service Award
- d. Finance Director Report - October 2025

5. Budget Items for Third Reading/Public Hearing

- a. Ordinance No. 42-2025 - An ordinance to adopt amendments to the 2025-2026 Municipal Program of Services (the 2025-2026 Biennial Budget Supplement) and to approve the 2026 Master Schedule of Fees
- b. Ordinance No. 43-2025 - An ordinance to adopt 2026 annual appropriations

6. Legislative Items for Second Reading/Public Hearing/Council Action

- a. Resolution No. 15-2025 - A resolution to establish a Facilities Maintenance Reserve within the City's General Fund (*Munc*)

7. Legislative Items for First Reading/Public Hearing

- a. Ordinance No. 44-2025 - An ordinance to amend Chapter 155 - Personnel Code of the Upper Arlington Code of Ordinances
- b. Ordinance No. 45-2025 - An ordinance authorizing the City Manager to enter into contract with OHM Advisors for the Master Plan Update and to appropriate funds

8. City Manager Update

9. Executive Session

- a. Pursuant to O.R.C. Section 121.22 (G)(4) – preparing for negotiations with public employees
- b. Pursuant to O.R.C. Section 121.22 (G)(1) – to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee

10. Adjournment

November 17, 2025

City Council met in regular session in the Council Chamber of the Municipal Services Center, 3600 Tremont Road, and the meeting was called to order by President Awakessien Jeter at 7:50 p.m.

Members Present: President Ukeme Awakessien Jeter, Vice President Brian Close, John Kulewicz, Jim Lynch, Heidi Munc, and Todd Walter

Staff Present: City Manager Steven Schoeny, City Attorney Darren Shulman, Assistant City Manager Jackie Thiel, City Clerk Krystal Gonchar, Finance Director Brent Lewis, IT Director Ross Morrow, Community Development Director Chad Gibson, Senior Planner Justin Milam, Parks & Recreation Director Debbie McLaughlin, Assistant City Attorney Darlene Pettit, Community Affairs Director Emma Speight, Public Service Director Gary Wilfong, City Engineer Aaron Scott, Police Chief Keith Hall, Fire Chief Chris Zimmer, Economic Analyst James Russell, and HR Director Don Essex

Pledge of Allegiance

The Pledge of Allegiance was led by Council Member Heidi Munc.

Consent Agenda

a. Approve City Council Meeting Minutes for November 10, 2025

Mr. Kulewicz moved, seconded by Vice President Close, to approve the Consent Agenda. The motion carried with the following vote:

Voting Aye: Vice President Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

Legislative Items for First Reading/Public Hearing/Council Action (Postponed from October 6, 2025)

a. Ordinance No. 37-2025- An ordinance amending the North Bank Office Park Plat to facilitate redevelopment of the National Church Residences corporate headquarters

Mr. Kulewicz recused himself from deliberations on Ordinance No. 37-2025 and left the council chamber at 7:52 p.m.

In response to President Awakessien Jeter's invitation to speak relative to Ordinance No. 37-2025, the following speakers came forward:

- Nick Davis – noted that this was not a routine adjustment as previously characterized. He explained that co-owned private property interest was being altered to benefit the City and the applicant, taking it outside of normal Council approvals under Ohio Revised Code Chapter 711 and established Ohio case law. Mr. Davis stated that when plot restrictions exist that apply to multiple owners, it requires mutual property right, not a procedural one, and Ohio courts have consistently held that all benefited owners must consent before such rights are removed or altered. He emphasized that the plot maps contain identical language requiring unanimous approval of affected owners before restrictions can be changed, which is a bargained-for property right that runs with the land. Mr. Davis also noted that the City is a beneficiary of this plot change because the property is being conveyed to the City to satisfy zoning requirements for the developer, creating a conflict of interest.
- Diane Cotrim – neighboring property owner to the property being redeveloped, echoed Davis's concerns. She stated that while she did not have an issue with redrawing lot boundaries to allow for development, she objected to the amendment of the plat language. She emphasized that the changes to the plat language were not necessary for National Church Residences' building or redevelopment plans. Ms. Cotrim noted that the language in both plats are currently identical, and changing one without changing the other would create unforeseen problems. She also stated there was no lake maintenance agreement between Concord Village Area Association and National Church Residences, despite comments made during previous meetings, so the only thing tying them together to maintain the shared lake facility were agreements 5 and 6, which would be struck. Ms. Cotrim added that the City was in a conflict of interest as the eventual benefactor of this plat. She indicated they were prepared to move forward with litigation, though they were exhausted by the process.

President Awakessien Jeter asked about the lake maintenance agreement. City Manager Steven Schoeny explained that their understanding was that there had been an arrangement between the Concord Village Condo Association and National Church Residences where costs for lake maintenance were split. He stated that if the property was transferred to the City, their intent was to continue at least the same split, with the City paying at least 50% of the cost, or potentially taking over all maintenance if an agreement could be reached.

President Awakessien Jeter asked the City Attorney about the risks to the City if there was no agreement from residents on lake maintenance. Mr. Shulman explained that if the City took over the parcel, the intent had been to step into NCR's current position. He noted this would be

complicated if there was no documented agreement but recommended creating one with at least the current 50/50 terms. He clarified that the property transfer would occur at least two years in the future, providing time to resolve the maintenance agreement issue.

Mr. Walter asked about the total cost to maintain the lake. Assistant City Manager Jackie Thiel responded that in 2024/2025, the total cost was just under \$6,000, with 25% paid by NCR, 25% by Gosh Enterprises, and 50% by the condo association.

President Awakessien Jeter asked the City Attorney whether this case was fundamentally different from standard plat amendments. Mr. Shulman acknowledged that this plat was somewhat different from standard plats because it contained additional language but noted that unlike the restrictions in the cases being cited, this plat states that the City can change it.

Vice President Close moved, seconded by Mr. Lynch, to adopt Ordinance No. 37-2025. The motion carried with the following vote:

Voting Aye: Vice President Close, Lynch, Munc, Walter, and President Awakessien Jeter
Abstain: Kulewicz

Mr. Kulewicz returned to the council chamber at 8:06 p.m.

Budget Items for Second Reading/Public Hearing

President Awakessien Jeter advised that the presentation on the budget ordinances would cover both ordinances.

a) Ordinance No. 42-205- An ordinance to adopt amendments to the 2025-2026 Municipal Program of Services (the 2025-2026 Biennial Budget Supplement) and to approve the 2026 Master Schedule of Fees

b) Ordinance No. 43-2025- An ordinance to adopt 2026 annual appropriations

Finance Director Brent Lewis provided a summary of the operating changes (presentation attached as Exhibit A). Mr. Lewis highlighted that the proposed 2026 budget showed a 6% increase in revenue over what was adopted last year, with main factors including a grant for road work and increased interest earnings estimates. On the expenditure side, he noted a 5% increase over what was adopted last year, with about 3.6% related to personal services.

He outlined several new positions being proposed, most related to parks or the community center, with the exception of an intelligence analyst position in the police division that would be funded by bringing in a larger piece of DEA case proceeds. Mr. Lewis also mentioned several personal service changes, including shifting staff between departments to match work being done, upgrading a police lieutenant to deputy chief, and removing two vacant union positions from public works based on current workload.

Parks & Recreation Director Debbie McLaughlin presented an update on Community Center operations, showing a projected revenue of \$3.6 million for 2026, an increase from the initial \$3.1 million estimate included in the budget book. She explained this increase was based on continuing strong membership numbers, increasing rental income, and planned adjustments for fitness programs. She noted that through September, the center had achieved 84% cost recovery in true operations over its first six months of operation since opening in April. Membership continued to be the primary revenue source, with approximately 11,500 members maintained over the past several months.

Mr. Kulewicz asked how many community residents had used the facility beyond the 11,500 members. Ms. McLaughlin explained that she could provide data on daily admissions and recreation program participants who were registered but could not give precise figures on attendees for events, though she could report whether event renters were residents or non-residents.

Vice President Close asked about cost recovery benchmarks given the better-than-expected revenues. Ms. McLaughlin responded that they would like to go through a full year of operations before potentially resetting benchmarks, with data being available by mid-year 2026. Mr. Schoeny added that the April start date would align well with the budget process, providing fresh data for the next budget cycle.

Mr. Lewis presented the proposed reserve policy changes, noting this was related to two resolutions later on the agenda. He explained that at the 2025 Council retreat, one of the priorities was to examine reserves due to excess funds and the need to establish a distinct facilities maintenance reserve. Council Members Walter, Close, and Munc had taken the lead on this policy, meeting with staff several times before taking it to the Financial Policies Committee, which voted 2-1 to move it forward.

The proposed policy maintained the 30-50% general fund reserve range but eliminated the requirement to reduce reserves within five years if they exceeded 50%. Instead, when reserves exceed 50%, the excess would be split with 50% going to a facilities maintenance reserve and 50% to capital funding, with restrictions on fund size and transfers. Mr. Lewis noted that one change required by auditors limited annual contributions to 5% of the prior year's general fund revenue.

Mr. Lewis explained that the policy would address facilities maintenance needs for the new building while providing additional funding for CIP projects, either reducing debt or enabling cash funding. He highlighted that these sub-funds of the general fund maintain flexibility, allowing money to be pulled back into the general fund if needed.

Based on projections, Mr. Lewis anticipated an excess of about \$11.1 million at the end of 2025, which would be split between the facilities maintenance reserve (\$5.5 million) and the capital asset management fund (\$5.6 million). This would reduce the general fund reserve below the 50% maximum, and current projections didn't show additional transfers between 2027-2029.

Mr. Kulewicz expressed concern that the policy was creating another line item that would serve as an unregulated reserve, which would continue to build, kicking the can down the road rather than using excess funds for the community's benefit. He preferred maintaining the discipline of the previous policy that required spending down reserves over five years.

Mr. Walter responded that the intent wasn't to unnecessarily build reserves, but to provide guidance for where those dollars should go, noting that \$5 million was already allocated for projects in the next three years.

Vice President Close emphasized that during the retreat related to the discussion on excess reserves, they had agreed to focus on capital projects to avoid ongoing expenses, and this policy simply formalized that approach while providing more clarity about the reserves.

President Awakessien Jeter shared some concerns similar to those of Mr. Kulewicz, noting that while she liked the facilities maintenance reserve with its caps, she was concerned that the capital asset management fund didn't have similar caps and could grow indefinitely without a policy mandating financial stewardship.

Mr. Lewis cautioned against putting restrictions on the capital asset management fund because it serves multiple purposes, including debt repayment and cash funding for capital projects. He explained that restrictions could limit debt issuance and funding flexibility, noting that as a sub-fund of the general fund, money could be pulled back if needed. He also highlighted its importance for maintaining the City's triple-A rating.

Mr. Schoeny noted there were many "right" approaches to this issue, and the committee had thoroughly analyzed options. He suggested the policy could be evaluated after a few years to see how it was working.

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Ordinance No. 43-2025 or Ordinance No. 42-2025.

President Awakessien Jeter advised that for these items the Third Reading/Public Hearing will occur on December 1, 2025.

Legislative Items for First Reading/Public Hearing/Council Action

a. Resolution No. 13-2025- A resolution requesting an advance of funds derived from taxes and other sources being held by the Franklin County Treasurer

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Resolution 13-2025.

Mr. Kulewicz moved, seconded by Vice President Close, to adopt Resolution No. 13-2025. The motion carried with the following vote:

Voting Aye: Vice President Close, Kulewicz, Lynch, Munc, Walter, and President Awakessien Jeter

b. Resolution No. 14-2025- A resolution to adopt the Financial Policies Committee recommendations, respective to the City's Financial Policies-Reserves

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Resolution 14-2025.

Mr. Lynch moved, seconded by Vice President Close, to adopt Resolution No. 14-2025. The motion carried with the following vote:

Voting Aye: Vice President Close, Lynch, Munc, Walter, and President Awakessien Jeter

Voting Nay: Kulewicz

Legislative Items for First Reading/Public Hearing

a. Resolution No. 15-2025 – A resolution to establish a Facilities Maintenance Reserve within the City's General Fund

In response to President Awakessien Jeter's invitation to speak, there were no questions or comments from the public relative to Resolution No. 15-2025.

President Awakessien Jeter advised that the Second Reading/Public Hearing/Council Action will occur on December 1, 2025.

City Manager Update

Mr. Schoeny announced that Ms. McLaughlin had been named the Ohio Parks and Recreation Association Professional of the Year. He noted that she would receive the award at their conference in February and had been nominated by her team. He also mentioned that the City would receive an award for the community center.

Council Liaison Report

Ms. Munc reported that she and Mr. Schoeny had attended a MORPC monthly meeting the previous week. She noted that five house bills would be on the governor's desk that week, all of which would have bearing on how schools and local governments are funded.

* * *

There being no further business to come before City Council, President Awakessien Jeter called for a motion to adjourn the meeting. Ms. Munc moved to adjourn, seconded by Mr. Walter. The motion carried unanimously, and the meeting adjourned at 9:00 p.m.

2026 Biennial Budget Update

Budget Hearing #2: Operating/Capital Equipment/Master List of Fees

City Council Meeting

November 17, 2025

- **Open Items from First Budget Hearing - CIP**
- **Review of Remaining Budget Schedule**
- **2026 Biennial Budget Update Highlights**
- **BCCC Budget and Update**
- **Proposed Reserve Policy Change**
- **Master List of Fees – No changes**
- **Questions and Discussion**



Remaining Budget Schedule

- **December 1, 2025**
 - Final budget hearing

- **December 8, 2025**
 - Passage of 2026 Biennial Update (draft)
 - Passage of 2026 Appropriation Ordinance
 - Introduction of 2025 Final Appropriate and Transfer Ordinance

- **December 15, 2025**
 - Passage of 2025 Final Appropriate and Transfer Ordinance

- **February 2025**
 - Passage of 2025-2026 Final Municipal Program of Services



Highlights

- Policies

- **Balanced Budget (Funds 7)**
 - General Fund projected operating income \$5.6M *(net revenue over (under) operating expenditures)*
- **General Fund reserve maintained through 2029 and beyond (Funds 7)**
 - Newly proposed policy (discussed on later slide)
- **Debt service reserve *(debt coverage)* maintained through 2029 and beyond (Funds 45)**

- Revenues (consolidated)

- **6% proposed increase over 2025 adopted (Funds 2)**
 - **Income tax projections** (largest revenue source) — includes projections for Gateway and Kingsdale projects, 2.75% annual increase over current year estimate
 - **Property tax projections** — current estimates received from Franklin County incorporated
 - Increased investment earnings projections
 - Increased capital-related grant revenues (other revenues) — Zollinger Rd. project
 - **Proposed continued adjustments to parks and recreation related fees**
 - No proposed adjustments Master List of Fees

Highlights (continued)

- Expenditures (consolidated)

- **Operating expenditures: 5% proposed increase over 2026 adopted (Funds 7)**

- **Personal Services (+3.6%)**

- Proposed addition of following employees: (Appendix 4-7)

- ❖ Finance Department

- ❖ Purchasing Assistant (Finance 4)

- ❖ Parks Department

- ❖ Parks Development Coordinator (Parks 8)

- ❖ Community Services Coordinator (Older Adult Services) - *partial offset by reduced grants (Parks 10)*

- ❖ BCCC Coordinator (Parks 14-15)

- ❖ Misc. part-time adjustments (+3.99 FTE)

- ❖ Police Division

- ❖ Intelligence Analyst – offset by LEF funds (Police 6)

- Proposed employee reallocations/upgrades/reductions: (Appendix 4-7)

- ❖ Facilities Maintenance Department/Public Service Division

- ❖ Moving 2 FTEs from Public Service to Facilities Maintenance (Electrical)

Highlights (continued)

- **Expenditures** (consolidated)
 - **Operating expenditures:**
 - **Personal Services (continued)**
 - Proposed employee reallocations/upgrades/reductions: (continued)
 - ❖ Parks Department
 - ❖ Upgrade Parks Development Superintendent to Deputy Director (**Parks 8**)
 - ❖ Remove 1 FTE for a second Aquatics Coordinator (**Parks 17**)
 - ❖ Police Division
 - ❖ Upgrade one Lieutenant (union) to Deputy Police Chief (non-union) (**Police 6**)
 - ❖ Public Works
 - ❖ Remove 2 FTE for Public Works Workers (union) – positions are vacant
 - Proposed General/Union wage increases:
 - ❖ General employees – **5%** increase (over current year payroll) budgeted
 - ❖ FOP (Police) – **3.75%** (contract expires 12/31/27)
 - ❖ IAFF (Fire) – **0.00% (contract expires 12/31/25)**
 - ❖ Teamsters (Public Works) – **3.00%** (contract expires 12/31/2026)
 - 27th pay included in 2026 (timing at end of the year)
 - Proposed change in pay grade bands: 6% (**Appendix 10-11**)

Highlights (continued)

- Expenditures

- **Operating expenditures (continued)**
 - **Other than Personal Services (+7.7%)**
 - Increases in facilities maintenance projects and non-capital equipment purchases
 - Annual increases 2027 - 2029: 2% to 2.25% (based on proposed)
- **Capital Equipment (Capital 2-10)**
 - Budgeted annually
 - New 5-year fleet plan incorporated in 2027-2029

Bob Crane Community Center - 2026 Budget		
	Included in in Budget (Parks 14-15)	Anticipated
Revenue	3,150,000	3,600,000
Direct Expenses	3,150,500	3,150,500
Other Expenses (Facilities, IT)	828,000	828,000
Total Expenses	3,978,500	3,978,500
Total Gain/Loss	\$ (828,500)	\$ (378,500)
Cost Recovery	79%	90%

- Initial 2026 revenue is a conservative projection based on actual revenue from May and June.
- In review of ongoing memberships, rentals and planned adjustments for fitness programs, the revenue projection and financial forecast is shown to illustrate our full potential.

BCCC Budget and Update

9

Financial Overview through September 30, 2025					
	Annual	January - March Start-Up	April - September Operations	January - September Year-to-Date	
	Budget	Actual	Actual	Budget	Actual
Revenue*	\$2,714,000	\$61,165	\$1,586,626	\$2,035,500	\$1,647,791
Expenses					
Personnel	\$2,206,200	\$214,019	1,249,888	\$1,654,650	\$1,463,907
Non-Personnel/Direct	\$581,200	\$106,057	\$268,404	\$435,900	\$374,461
Non-Personnel/Other**	\$546,000	\$82,623	\$379,131	\$409,500	\$461,754
Total Expenses	\$3,333,400	\$402,699	\$1,897,423	\$2,500,050	\$2,300,122
Net Gain/Loss	-\$619,400	-\$341,534	-\$310,797	-\$464,550	-\$652,331
Cost Recovery	81%	15%	84%	81%	72%

*Budgeted revenue is based on a full year, facility opened in April with only pre-sale revenue first quarter.

**Maintenance/Utilities/IT

- April – September operations illustrates cost recovery in full operation which exceeds our 81% budget total.
- Membership continues to exceed projections, which is our primary revenue source.



Background

- During the 2025 retreat, it was determined that addressing the **City's surplus reserves was a City Council priority.**
 - **Challenge being addressed:** The city has enjoyed annual budget surpluses over the last decade. With responsible city planning, this has led to a budget surplus in our general fund in excess of the desired range (30% - 50%). The city uses the budget surplus in the general fund for both planned and unplanned capital reserves, but **the city does not wish to put our excess budget surplus in a specific fund that would restrict its ability to use it for whatever capital need arises.** Moreover, **having undesignated dollars in the general fund can lead to both intentional and unintentional spending of these undesignated reserves.**
 - **Desired outcome:** Creating a new fund specifically designated for reserves that both **removes our excess reserve out of our general fund and allows the city some flexibility for how money in such funds are used.** This gives council more insight into what is and what isn't earmarked in our general fund (thus identifying what is truly excess and what is already accounted for), more visibility when funds are spent or moved from this reserve fund, and requires the city to better plan for capital reserves.
- Council members Close, Munc, Walter volunteered to lead this process.
- Proposed policy presented to the Financial Policies Committee and approved to move forward to the City Council for approval by a 2:1 vote.

Proposed Reserve Policy

Contingency reserves to be determined annually will be maintained to offset unanticipated revenue shortfalls and/or unexpected expenditure increases. Contingency reserves may also be used for unanticipated and/or inadequately budgeted events threatening the public health or safety. ~~A reserve will be maintained in the General Fund. The reserve shall be maintained within a range of thirty percent to fifty percent of the current year General Fund operating budget. If the reserve moves outside that range, staff will recommend to the City Council a budget plan to return the reserve fund to the recommended range within five years.~~ A minimum reserve will be maintained in the General Fund at thirty percent (30%) of the current year General Fund operating budget. At the end of each fiscal year, to the extent the General Fund balance exceeds fifty percent of the current year General Fund operating budget, the excess amount above fifty percent (50%) shall be transferred as follows:

Fifty percent (50%) of the excess shall be transferred to the Facilities Maintenance Reserve under the following conditions:

- The amount of money to be reserved in any fiscal year shall not exceed 5% of the revenue credited in the preceding fiscal year (ORC 5705.13).
- The Facilities Maintenance Reserve account balance shall not exceed 10% of the General Fund operating budget. All amounts in excess of such threshold shall be transferred to the Capital Asset Management Fund.

Fifty percent (50%) of the excess, or any additional portion of the excess as noted above, shall be transferred to the Capital Asset Management Fund.

Any amount transferred from the Facilities Maintenance Reserve or Capital Asset Management Fund to the General Fund shall require separate legislative approval by City Council apart from City Council's approval of the City's annual budget.

Proposed Reserve Policy - Accomplishments

The newly proposed policy **accomplishes the following:**

- Establishes a separate Facilities Maintenance Reserve and provides a source of funding.
- Incorporates the requirements ORC 5705.13.
- **Maintains the 30 - 50% contingency reserve** that was established with the update that occurred in 2024.
- **Provides a specific plan for an excess amount above 50%**, as opposed to a vague budget plan to reduce over 5-years that is in the current policy.
- Addresses two important financial matters:
 - **Funding for future facility's maintenance**, especially with the addition of a new building.
 - **Funding future capital projects and/or reducing the amount of capital-related debt.**
- **Consistency with the City's other financial policies** - it provides for flexibility. The Facilities Maintenance Reserve Fund (this would be a new fund that would need to be established by the Council) and the Capital Asset Management Fund would be considered sub-funds of the General Fund. Therefore, funds could be transferred back into the General Fund in case of an emergency (or via a separate vote as noted above). Additionally, the Facilities Maintenance Reserve Funds would be transferred back into the General Fund, if needed, to help fund an unusually large amount of facilities maintenance needs.

Proposed Reserve Policy – Financial Impact

See the following pages of the budget book:

- **General Fund (Funds 7)**
 - Anticipated excess reserve above 50% at end of 2025 – \$11.1M
 - Amounts anticipated to be transferred in early 2026:
 - Facilities Maintenance Reserve – \$5.5M
 - Capital Asset Management Fund – \$5.6M
 - No anticipated excess in 2027-2029 – amounts below 50% maximum reserve
 - Based on conservative revenue/expenditure estimates
- **General Fund – Facilities Maintenance Reserve (Funds 8)**
 - Anticipated use of \$2M (of \$5.5M) in 2028 for Station 71 Renovation CIP project
- **Capital Asset Management Fund (Funds 45)**
 - Anticipated use of \$5M (of \$5.6M) in 2028 for Station 71 Renovation and Five-Points CIP projects



Questions and Discussion

November 17, 2025

City Council met in Special Session in the Council Chambers of the Municipal Services Center, 3600 Tremont Road, in accordance with Section XI of the Charter of the City of Upper Arlington and was called to order by President Ukeme Awakessien Jeter at 6:03 p.m.

Members Present: President Ukeme Awakessien Jeter, Vice President Brian Close, Jim Lynch, Heidi Munc, and Todd Walter

Staff Present: City Manager Steven Schoeny, City Attorney Darren Shulman, Assistant City Manager Jackie Thiel, City Clerk Krystal Gonchar, Finance Director Brent Lewis, IT Director Ross Morrow, Community Development Director Chad Gibson, Senior Planner Justin Milam, Parks & Recreation Director Debbie McLaughlin, Assistant City Attorney Darlene Pettit, Community Affairs Director Emma Speight, Public Service Director Gary Wilfong, City Engineer Aaron Scott, Police Chief Keith Hall, Fire Chief Chris Zimmer, and Economic Analyst James Russell

Legislative Items for Review/Public Hearing/Council Action

- a) **Ordinance No. 39-2025- An ordinance to reverse the October 1, 2025, Board of Zoning and Planning (BZAP) decision disapproving Major Site Plan Application DEV-01-25 - National Church Residences (NCR) campus redevelopment (including variances)**

President Awakessien Jeter outlined the meeting structure, indicating there would be a staff presentation, followed by a 26-minute appellant statement, 26 minutes for public comment, and a five-minute appellant rebuttal before Council deliberation and vote.

City Attorney Darren Shulman explained the procedural framework, noting that this was a legislative review of BZAP's denial of a major site plan. He clarified that Council could approve or deny the legislation based on what they believed was best for the City, and that a two-thirds majority (4 votes) would be required to overturn BZAP's decision.

Director Chad Gibson provided a summary of the project's history, explaining that the area was rezoned to Planned Mixed Office District in 2022 after substantial community feedback and unanimous Council approval. The zoning allows for office use and senior housing when certain conditions are met. NCR's application included a corporate headquarters building with structured parking and two senior housing buildings. He noted

that on October 1, 2025, BZAP voted 3-3 on the major site plan application, resulting in a denial, which prompted NCR to file an appeal (see Exhibit A for items submitted by staff, including items submitted by residents for inclusion in the agenda packet).

Joe Miller, representing National Church Residences, presented the appellant's case, highlighting NCR's 60-year presence in Upper Arlington and 40-year history on North Bank Drive (presentation attached as Exhibit B). He noted that NCR employs approximately 250 corporate employees and pays over \$500,000 annually in payroll taxes, making it one of the City's top five employers.

Mr. Miller emphasized that the project aligns with the district's goals for a planned, walkable, mixed-use environment focused on office-related uses. The proposed development includes a 4-story, 57,000 square foot headquarters building for 250-300 corporate employees and two senior living buildings. He highlighted environmental benefits, including reducing asphalt by 85% and creating 2.8 acres of green space with new trees on all sides of the project.

Mr. Miller detailed NCR's extensive community engagement through four community sessions and four BZAP appearances. He noted that NCR received staff recommendation for approval with four conditions, which they agreed to, but BZAP reached a 3-3 tie vote. Mr. Miller presented five factors that supported the site plan approval and explained why the variance was necessary due to a sanitary sewer easement that prevents compliance with the setback requirement. He cited Ohio case law supporting variances in similar situations and argued that the variance was minimal and would not alter the neighborhood's character.

In response to President Awakessien Jeter's invitation to speak, the following speakers came forward relative to Ordinance No. 37-2025:

- Nick Davis - a lake owner behind NCR, argued that the plat amendment cannot legally be approved without homeowners' consent. He stated that recorded plot property covenants are enforceable rights and that the City's actions created a conflict of interest as both beneficiary and judge in a matter affecting property rights.
- Joe Tribble – a retired civil engineer, discussed sewer service options for the proposed building on Lot 2. He reviewed City materials and alternatives prepared by their group, noting that the City's preferred partial realignment does not currently meet design standards. He stated that the issue could be resolved by replacing an additional 25 feet of sewer on Arlington Center Boulevard and indicated that City staff could answer technical questions.
- Diane Cotrim - a resident within 100 feet of the property, criticized the inconsistency of rule application in the process and noted that BZAP had given NCR opportunities to provide alternative designs that were not pursued.

- Jim Fisher - stated that information about the sewer line relocation had been inaccurate or incomplete during the initial review, and that a licensed engineer had shown additional options were available.
- Patrick Kasson - a Concord Village resident, expressed concerns that the large buildings would dramatically change the quiet character of the neighborhood and urged Council to defer to the BZAP experts who had heard testimony and evidence.
- Bill Westbrook - a 29-year resident with experience in development, highlighted benefits including increased income taxes, retail activity, and new senior housing options.
- Tricia Merenda - criticized the development process, stating that NCR had not meaningfully addressed community concerns despite multiple engagement sessions.
- Daniella Hendrickson - acknowledged mixed community opinions and asked Council to address concerns about construction impacts, including closing the north entrance to Concord Village and providing safe pedestrian connections.
- Paul Davis - stated that NCR has been a good neighbor for years, maintaining their property and assisting with lake maintenance.
- Liz Stump - expressed support for the project, noting the need for senior housing in UA and the financial benefits for the schools and community.
- Victoria Jaffe - stated that the zoning board previously voted against the NCR building plan because community concerns had not been incorporated. They expressed frustration that the plan was being reconsidered by Council despite no changes being made by the applicant. She emphasized that public comment at prior meetings was overwhelmingly opposed to the proposal and urged Council to uphold BZAP's decision and require NCR to revise the plan based on community input.

In rebuttal, Mr. Miller disputed Nick Davis's claim that the plat could not be amended without homeowner consent, citing Ohio Revised Code Chapter 711 and the City's Unified Development Ordinance. He maintained that partial sewer relocation was infeasible and would cause significant delays and costs. Mr. Miller defended NCR's good-faith efforts to work with the community and make concessions where possible.

Ms. Munc calculated that moving the building back 20 feet would result in roughly a 3-degree difference in viewing angle from the nearest homes, suggesting the visual impact would be minimal.

Mr. Lynch expressed sympathy for the residents but noted that the project met PMOD standards and the UDO requirements for major development projects.

Vice President Close emphasized that the variance was necessary due to the impracticality of building within an easement, and that NCR had developed their proposal in accordance with the PMOD standards.

Mr. Walter disagreed with the suggestions that Council had not listened to residents' concerns and highlighted the project's benefits in addressing senior housing needs and retaining a good corporate citizen.

President Awakessien Jeter noted that the project aligned with Council's proactive work on zoning and met what the City had asked for in terms of development standards. She acknowledged that those closest to the project would be most impacted but concluded that the development was good for the overall community.

VOTING AYE: Vice President Close, Lynch, Munc, Walter, and President Awakessien Jeter

ABSENT: Kulewicz

There being no further business to come before City Council, Vice President Close moved, seconded by Ms. Munc, to adjourn. The motion carried unanimously, and the meeting was adjourned at 7:37 p.m.



Authors:	Chad Gibson, AICP, Community Development Director
Council Meeting Date:	November 17, 2025
Subject/Legislative Item:	Ordinance No. 39-2025 - An ordinance to reverse the October 1, 2025, Board of Zoning and Planning (BZAP) decision disapproving Major Site Plan Application DEV-01-25 - National Church Residences (NCR) campus redevelopment (including variances)
Purpose:	The purpose of this ordinance is to <u>reverse</u> BZAP's October 1, 2025, decision to deny Major Site Plan Application DEV-01-25 for the redevelopment of the National Church Residences headquarters along the south side of North Bank Drive. <i>[The Board's vote resulted in a 3-3 tie, so the motion to approve the application failed. The decisive hearing followed three previous BZAP hearings on this request (one in July and two in September).]</i>
Executive Summary:	National Church Residences (NCR) is the largest non-profit developer of affordable senior housing in the country and one of the City's top-five employers. NCR has been located on North Bank Drive, just south of W. Henderson Road, for over 40 years. NCR operates a large senior housing campus, First Community Village, in Upper Arlington located near Fifth Avenue and Riverside Drive. NCR is proposing to completely redevelop its property for a new office headquarters building with structured parking and two senior housing buildings. Following a proactive, City-initiated study and rezoning of the office park from ORC, Office and Research District to PMOD, Planned Mixed Office District in 2022, NCR began to review options for its properties per the objectives/requirements of the zoning. The resulting Major Site Plan application includes one variance (maximum setback along North Bank Drive) and is accompanied by a plat amendment request (parcel reconfiguration, pond maintenance responsibility, etc.). As part of the approved Development Agreement, the City would take on ownership of the proposed lake parcel and consider a shared-use path for enhanced access to Northwest Kiwanis Park.



Following disapproval of the Major Site Plan by BZAP in October, NCR filed a timely appeal to Council requesting reversal of the Board's decision. Per Unified Development Ordinance (UDO) [Article 4.10](#), a supermajority vote is required to overturn a BZAP decision. *[Note: Should five (5) Council members be present for this legislative appeal, four (4) votes would be needed to overturn BZAP.]*

Purpose and Impact

The purpose of NCR's request is to completely redevelop their corporate headquarters site located along the south side of North Bank Drive. All existing structures would be razed, and the four parcels which comprise the site would be reconfigured per the pending plat amendment application. A new corporate office would be constructed at the east end of the site, followed by two separate senior housing buildings near the center and west side of the site. The three proposed parcels along North Bank Drive would total 4.97 acres, which requires a minimum office square footage of 49,700 square feet per the 10,000 square foot per acre minimum; a total of **57,000** square feet of office use is proposed, which meets this requirement (UDO [Article 5.03](#)). The proposal also adds **2.8 acres** of greenspace to the site, mostly through reduction of surface parking as well as through judicious site and building design.

A new four-story office building for NCR's headquarters is proposed at the southwest corner of Arlington Centre Boulevard and North Bank Drive. This modern-style building includes 57,000 square feet of office space on two floors, located atop a two-story parking garage. The building is set near North Bank Drive, but must stay outside an existing 15-foot wide utility easement with active facilities; the lobby is **15'-5"** from North Bank Drive right-of-way with the main building section at a 44'-7" setback; the building is 21'-2" from Arlington Centre Boulevard right-of-way (variance required, 10-foot maximum setback). It is 27 feet from the west lot line, meeting the minimum 25-foot side yard setback. The code requires a minimum rear yard setback of 25 feet, plus pedestrian amenities and enhanced landscaping. At the closest point, the proposed building is **41'-8"** from the lake at a height of 22'-6" tall (parking garage), and then an increased setback to 63 feet at a height of 53 feet tall to the third and fourth floor office sections.

A new four-story, age-restricted, independent senior living facility is proposed near the center of the site. It includes one floor of parking with **80 units** located above it. The building's footprint adapts to the curve in North Bank Drive, with an entrance and drop-off occurring on the north side. Similar to the office headquarters building, it is located near North Bank Drive. At its closest point to North Bank Drive right-of-way, it is **20'-4"**, and ranges up to 30'-4"; the main entrance is at a 91-foot setback (variance required, 10-foot maximum setback). The building maintains a code-compliant, 25-foot side yard setback on each side and is **55 feet** from the lake at its closest point. The building is **47'-6"** tall, below the 56-foot height limit for residential uses near the lake. The first floor parking area is screened with brick and privacy beam panels. A balcony is shown atop the parking garage on the west side of the building and is 108 feet from the lake's northern edge. Access to the parking garage is from drive aisles located on the west and east sides of the building.

The application also includes a future **120-unit** senior living building located near the west end



of North Bank Drive. The final building design and footprint of this building must be approved by BZAP at a future Work Session; public notice of nearby property owners would be required. Any substantive changes to the proposed use would require BZAP review of an amendment to the Major Site Plan application. A portion of the surface parking occurs on the Northwest Kiwanis Park property per an agreement with the City. The conceptual plan shows a building setback range of 16.7 feet to 23.5 feet, where 10 feet is the maximum (variance required).

The proposal provides 414 total parking spaces, 118 of which are surface parking spaces. All parking spaces, including those in the parking garages, would be publicly available. Parking is not permitted on the north side of North Bank Drive or on Arlington Centre Boulevard. Parking for the proposed office includes 159 garage spaces and four surface spaces by the lobby. The senior living building includes 61 garage spaces and four surface spaces by the lobby. The future senior living building includes 110 surface spaces adjacent to Northwest Kiwanis Park and 76 garage spaces. An existing shared parking agreement between the City and NCR was modified in the Council-approved Development Agreement; this pact provided additional parking for Northwest Kiwanis Park.

NCR would demolish the middle and eastern buildings by Spring 2026, keeping the westernmost building temporarily. The proposed office building and middle senior living building would be built simultaneously, with the office building opening in late 2027 and the senior living building in mid-2028. The westernmost building will not be demolished until a plan for the third building is fully developed. It is anticipated that the plans for the third building will be presented to the Board for approval after these earlier phases are complete. Total compliance with all standards regarding permitting, construction, inspections, hours of work, roadway maintenance and erosion protection is required.

Financial Impact

NCR is one of the City's top-five employers and represents a significant generator of annual income tax revenue for the city with an annual payroll of **\$21.2M**. The existing campus is past its useful life and no longer meets the needs of the company. As a result, the loss of one of the City's top taxpayers is a real risk, and staff does not see a strong market for the re-occupancy of the existing buildings. This could result in lost revenue for the schools and the City. The proposed campus redevelopment represents an estimated **\$85.5M** capital investment.

On September 8, 2025, Council approved Ordinance No. 28-2025 to enter into a tri-party development agreement with NCR and UA Schools (see attached). Following execution of the development agreement, the City Manager would bring Tax Increment Financing (TIF) legislation back to Council for review and approval. NCR is committing to a thirty-year lease for its corporate office and a payroll of at least **\$26.4M** within five years. The agreement also requires NCR to meet a minimum payroll threshold for twelve years, which ensures the retention and growth of a top private taxpayer. A \$1M Economic Development grant is also proposed to support this reinvestment. The return on investment (ROI) for this grant ranges from a conservative estimate of **642 percent** (12 years) to an aggressive estimate of 2,686 percent (30 years).

In addition to improving the economic vitality of the Henderson Road corridor and meeting economic development objectives, this project aligns with community development priorities. It is the first application under the new PMOD zoning that was approved by Council in 2022. Furthermore, this project represents the first private investment in alignment with the adopted



Envision Henderson Study. This project also delivers senior housing, the second largest identified need in the 2025 Housing Study.

History

In 2022, the City initiated the study and rezoning of the larger, 34.2-acre office park from ORC, Office and Research District to PMOD, Planned Mixed Office District. Robust community outreach to the public as well as to the property stakeholders and neighbors occurred over the course of that year. The PMOD rezoning received unanimous support from BZAP and was unanimously approved by Council in December 2022 ([Ordinance No. 67-2022](#)).

On July 23, 2025, NCR submitted Major Site Plan Application DEV-01-25. As part of the review process for the NCR project, significant outreach efforts were made by NCR and the City, even prior to the application submittal. A summary of such events has been provided below (2025):

- June 17 - Community meeting #1 (virtual)
- June 18 - Community meeting #2
- [July 2](#) - BZAP Work Session #1
- July 23 - Community meeting #3
- [August 18](#) - 1st reading at Council regarding development agreement ([Ordinance No. 28-2025](#))
- [August 25](#) - 2nd reading at Council regarding development agreement
- [September 3](#) - BZAP Work Session #2, where public testimony was received.
- [September 8](#) - 3rd reading and Council vote (5-0) to *approve* a development agreement in support of the proposed project. [*Public testimony related to the site plan was provided at all three Council readings. As part of the development agreement, the City will take on ownership of the proposed lake parcel and consider a shared-use path to connect to Northwest Kiwanis Park.*]
- September 9 - Upper Arlington School Board voted (5-0) to *authorize* the proposed development agreement.
- [September 17](#) - BZAP voted to *postpone* consideration of the Major Site Plan and Plat Amendment.
- [October 1](#) - BZAP voted to provide a *positive* recommendation of a plat amendment to City Council (5-1). BZAP voted to *deny* the Major Site Plan application (3-3).
- October 21 - Planning Appeal filed on behalf of NCR by Mr. Joseph Miller of Vorys.

Alternatives

Since the proposed Major Site Plan meets nearly all the PMOD zoning standards, there is not much practical room for improvement to the plan. Both before and during the application review process, several plan alternatives were discussed with NCR, all of which were determined to either conflict with the PMOD zoning (more variances), were impractical, or were simply cost-prohibitive.

North Bank Drive Maximum Setback Variance:

With regard to the variance to the maximum 10-foot setback along North Bank Drive, it was determined that the three buildings cannot be moved any closer to North Bank Drive due to existing utility easements. These easements (beyond City-controlled right-of-way) include a



sanitary sewer, fiber optic cable, electric lines and natural gas lines. At BZAP's request, the City Engineer more deeply researched and studied this infrastructure; a cost of near \$300,000 was estimated for its relocation, which assumes agreement by the utilities (see City Engineer's memo attached). A redesign of the office building, including the relocation of the lobby and conference rooms, was also considered but would not allow the building to move any closer to the street. The proposal exceeds all minimum rear yard setbacks and the rear (south) elevation even provides a height step-back on the upper floors to reduce visual impact to neighbors across the lake.

Office Building Depth:

The proposed depth of the office building is already at the minimum requirements and cannot be shortened any further. This is primarily due to the dimensions of the parking garage, which are at minimum requirements for both parking space depth and drive aisle widths. Shuffling the location of the office and senior housing buildings would not generate a different result, only substantially less green space and buildings closer to the lake.

Building Height:

The proposed buildings are below the maximum height allowed by the PMOD zoning, which was previously 76 feet, and are now at 64 feet for office (56 feet for residential uses near the lake). The floor plates of each building are in line with (or even below) national standards and are not excessive.

Underground Parking:

The cost of one level of underground parking (over \$75,000 per space) is substantially more than that of above-ground parking (over \$35,000 per space). To go a second story underground, which would be required to meet parking minimums, the cost per space increases exponentially. This would add at least \$4M to the project, making it cost-prohibitive. The figure does not include any potential structural and water table issues likely resulting from being close to the lake.

Recreational Path/Lake:

During the BZAP process, privacy concerns were raised by neighbors due to the proposed recreational path location along the northern edge of the lake. Future studies and resident input will inform the ultimate determination regarding this proposed amenity, per standard Parks and Recreation process.

Access:

A temporary construction access road is not needed due to the existing condition of Arlington Centre Boulevard and North Bank Drive. Per the PMOD rezoning, the UDO does not allow access via Stonehaven Drive (through the park) or Chevy Chase Avenue. The City has offered to study the closing of Arlington Centre Boulevard, south of the lake, and then opening a new connection, further south. If there is overwhelming interest from the Concord Village neighborhood, the City will pursue a pilot program during construction. There are pros and cons to this proposal, and the City is interested in hearing from residents three years after the previous discussion.

Requested Action

Staff respectfully requests that City Council adopt Ordinance No. 39-2025, to reverse the October 1, 2025, Board of Zoning and Planning (BZAP) decision disapproving Major Site Plan



Application DEV-01-25 - National Church Residences (NCR) campus redevelopment, including variances, with the following conditions:

1. *That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application;*
2. *That all future building-mounted signs utilize halo-lit illumination where appropriate;*
3. *That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes; and*
4. *That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.*

Attachments

1.	NCR Appeal Application
2.	City Engineer Memo 11.12.25
3.	Exhibits Submitted by Residents
4.	Ordinance No. 39-2025





25-4898

Planning Appeal

Status: Active

Submitted On: 10/21/2025

Primary Location

2335 NORTH BANK DR
UPPER ARLINGTON, OH
43220

Owner

NATIONAL CHURCH
RESIDENCES
COLUMBUS OH 43220,
43215

Applicant

 Joseph Miller
 614-464-6233
 jrmiller@vorys.com
 52 East Gay Street
Columbus, OH 43215

Appellant Information

Decision Appealing*

Board of Zoning & Planning

What Type of BZAP decision? ?

Major Site Plan

Appellant Name(s)*

National Church Residences ("NCR") – to
be contacted through counsel Joseph R.
Miller

Contact Address*

52 E Gay Street, Columbus, OH 43215

Contact E-Mail Address*

jrmiller@vorys.com

Contact Phone Number*

614-464-6233

'25 OCT 21 PM2:17
U.A. CITY CLERK

Reason for Appeal*

On October 1, 2025, the City of Upper Arlington Board of Zoning and Planning (“BZAP”) erroneously denied NCR’s application for approval of its Major Site Plan and Variance despite City Staff’s recommendation of approval. BZAP voted 3-3, which resulted in a denial of NCR’s Major Site Plan and Variance. Separately, BZAP recommended the Upper Arlington City Council (“City Council”) approve NCR’s proposed plat amendment.

The proposed Major Site Plan and Variance allows for redevelopment of NCR’s campus headquarters, including a new headquarters office building and two senior housing buildings. The one variance at issue was: *To allow a reduction in the maximum building setback for the office building from 10 feet to 15’-5” on North Bank Drive and 21’-2” on Arlington Centre Boulevard, for the middle senior living building from 10 feet to 20’-4” on North Bank Drive, and for the western senior living building from 10 feet to 16’-8” (all due to an existing utility easement)(Article 5.03).*

BZAP erred by denying NCR’s application because the Major Site Plan and Variance meet each and every requirement of the Unified Development Ordinance (“UDO”) and Ohio law. UDO §§ 4.05(M)(2), 4.09(D). Moreover, BZAP’s rejection of NCR’s application imposes undue hardship upon NCR. Without the variance, NCR cannot complete its Major Site Plan due to a unique feature of NCR’s property – specifically, an easement containing numerous utilities, such as gas lines, electrical lines, and fiber optics. The minimal variance protects these essential utilities. In addition, BZAP’s decision violates NCR’s private property rights protected by the Ohio and United States Constitutions.

NCR submits this appeal to City Council on questions of law and fact. Through counsel, NCR intends to present argument and evidence establishing that City Council must reverse BZAP’s decision and approve NCR’s Major Site Plan and Variance.

How to Decision Impacts You*

NCR is the property owner and applicant. NCR has been serving the Upper Arlington community for over forty years. As part of its ongoing commitment, NCR plans to redevelop its campus headquarters to add a new office headquarters building and two senior housing facilities.

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U.A. CITY CLERK

Project Information

Project Name

National Church Residences
Headquarters Campus Redevelopment

Project Address

2233-2335 North Bank Drive, Upper
Arlington, OH 43220

Decision Date

10/01/2025

'25 OCT 21 PM2:18
U.A. CITY CLERK



Date: November 12, 2025

To: Chad Gibson, AICP Community Development Director

From: Aaron Scott, P.E. City Engineer

RE: **NCR Proposed Sanitary Realignment**

Mr. Gibson,

The Upper Arlington Engineering Division has performed a preliminary analysis to determine the feasibility of relocating an existing sanitary sewer at the corner of North Bank Drive and Arlington Centre Boulevard. In short, the relocation is only possible if the upstream pipe run is also replaced, which would incur additional costs (likely significant) related to relocation of private utilities.

Existing Conditions

The existing sanitary sewer was built in 1973 and lies at the southwest corner of North Bank Drive & Arlington Centre Boulevard within a 15' *non-exclusive* easement at the back of the right of way line. The non-exclusive easement contains underground electric, fiber, and gas running parallel to the City Sanitary sewer. The sanitary line generally runs parallel to North Bank drive until approximately 170' west of Arlington Centre Boulevard at which point the sanitary line angles 13 degrees south across the northeast corner of the National Church Residences property, see Figure 1 below. The original scope of our analysis was to determine the feasibility of continuing this sanitary sewer on a parallel alignment to North Bank drive and abandoning the pipe run that angles south.

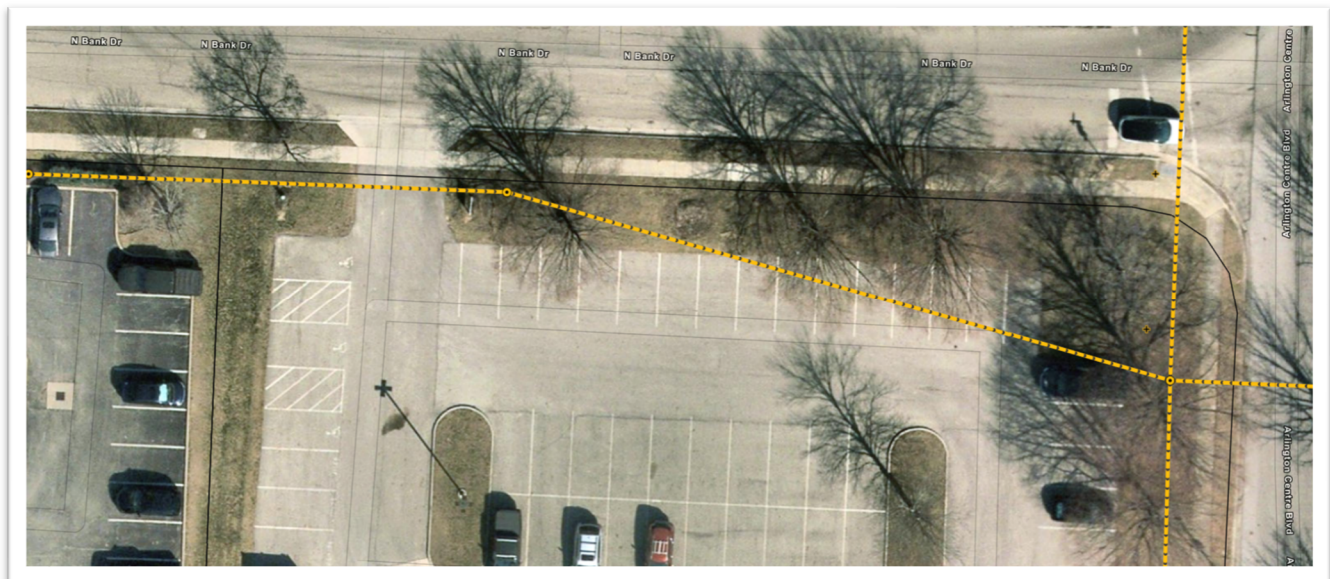


Figure 1

Analysis

To determine feasibility, we use information at hand to determine if the sanitary realignment can be accomplished while maintaining minimum standards and, if so, we establish a preliminary cost estimate for the work. In the staff report for the October 1st meeting of the Board of Zoning and Planning (BZAP), Engineering provided its opinion that, while technically feasible, the costs would be approximately \$300,000. The high cost is due to two factors:

1. The existing sanitary sewer is built at below minimum slope which, combined with the elevation and slope of the receiving sewer, prevents this line from meeting minimum slope requirements without replacing the upstream pipe run as well.
2. The upstream pipe run (as well as a portion of the angled pipe run) is underneath multiple private utilities within the non-exclusive easement which would require some level of private utility relocation to enable the sanitary line being replaced.

The above determination was questioned by the Board of Zoning and Planning on the grounds that the survey completed by Kleingers Group contained elevations that differed from the City's record documents. The question was also posed as to whether a *partial* realignment of the angled pipe run was feasible. Since this meeting we have taken steps to validate the survey data, re-evaluate the original realignment scope, as well as complete an analysis of the partial realignment proposed using this validated data.

Data Validation

The Kleingers group sent their survey team back into the field to re-survey the pipe elevations of the sanitary manholes in question. This survey showed elevations that matched our record plans. The Engineering division completed its field survey on October 13th which showed elevations that confirmed both the record plans and the updated survey from the Kleingers group.

These survey elevations confirm our record data which validates our original position that re-routing the angled portion of the sanitary sewer would require replacement of the upstream pipe run as well to meet minimum design standards. Using these elevations we've also looked at the feasibility of a partial realignment of the angled sewer line, and we've confirmed that this realignment cannot be accomplished while meeting minimum design standards.

Sanitary extensions for new developments are often installed at or near minimum slope and at a depth determined by the receiving sewer. This allows the sewer to be extended to service areas further up in the sewer shed and remain deep enough to accommodate a typical basement. The size, depth, and slope of the sanitary line in question are not abnormal and the limitations to this realignment would likely be seen in many other sanitary sewer runs with an upstream pipe.

Attached to this memo are separate exhibits showing the existing conditions, the original proposed realignment, and the secondary proposed realignment, all with elevations noted.



Aaron Scott, P.E.
City Engineer

Exhibit A - Existing Conditions



Survey Legend
Kleingers Survey 10.07.25
UA SSES Study (corrected UA Datum)
UA Field Check 10.13.25

ARLINGTON CENTRE BOULEVARD
(70' R/W, PB 45 PG 32)

10' Setback

Utility Easement -
Width Varies

SITE DEVELOPMENT DATA

SITE ADDRESS: 2245 NORTH BANK DRIVE, COLUMBUS, OHIO 43220
OWNER: NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OHIO 43220
PHONE: (216) 701-0244
CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org
ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARBBER
EMAIL: russg@designwithma.com
SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 682-4311
FAX: (614) 682-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE

ZONING DISTRICT: PMOD
EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'
EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

NOTES

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

PARKING COUNT

PROPOSED LEGEND

- CATCH BASIN
- MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ASPHALT PAVEMENT
- CONCRETE WALK

PROPOSED LOT 3

NUMBER OF ACRES: 2.268 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.927 AC
NUMBER OF DWELLING UNITS: 120

OVERALL DENSITY: 52.4 UNITS PER ACRE
HARDSCAPE: 0.393 AC
LOT COVERAGE: 58%

PROPOSED LOT 4

NUMBER OF ACRES: 2.555 AC
WATER FOOTPRINT: 1.373 AC
HARDSCAPE: 0.274 AC
LOT COVERAGE: 64%

PROPOSED LOT 2

NUMBER OF ACRES: 1.494 AC
CLASSIFICATION: MULTI FAMILY
BUILDING FOOTPRINT: 0.607 AC
NUMBER OF DWELLING UNITS: 80

OVERALL DENSITY: 53.5 UNITS PER ACRE
HARDSCAPE: 0.344 AC
LOT COVERAGE: 64%

PROPOSED LOT 1

NUMBER OF ACRES: 1.215 AC
CLASSIFICATION: OFFICE
BUILDING FOOTPRINT: 0.730 AC
HARDSCAPE: 0.162 AC
LOT COVERAGE: 73%

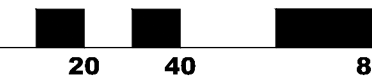
CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN

NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO: 230274.000

DATE: 2025-06-25

SCALE:



SHEET NAME:

LOCATION PLAN

SHEET NO.

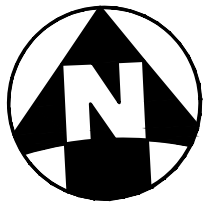
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THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.682.4311

Exhibit C - Partial Realignment



ARLINGTON CENTRE BOULEVARD
(70' R/W, PB 45 PG 32)

Survey Legend
N Kleingers Survey 10.07.25
UA SSES Study (corrected UA Datum)
UA Field Check 10.13.25

PR. MH
INV. N = 871.20
INV. S = 871.10 - Controlling Elevation
INV. W = 871.08

10' Setback

Utility Easement -
Width Varies

- PROPOSED LEGEND**
- 100 CATCH BASIN
 - 100 MANHOLE
 - A SANITARY SEWER MANHOLE
 - Fire Hydrant
 - WATER VALVE
 - ASPHALT PAVEMENT
 - CONCRETE WALK

- NOTES**
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
 - ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

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CONTACT: MIKE COUVREUR
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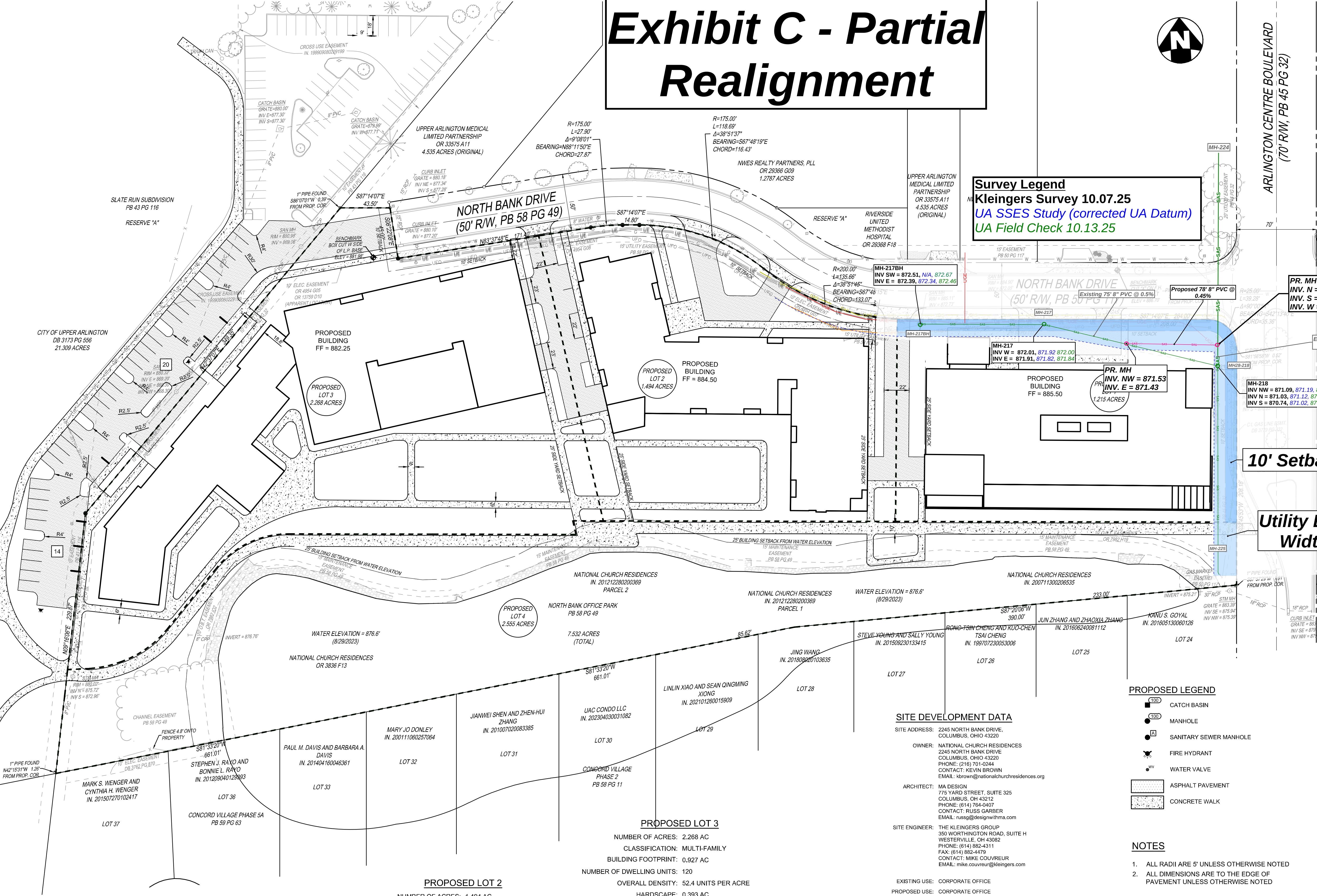
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THE KLEINGERS GROUP

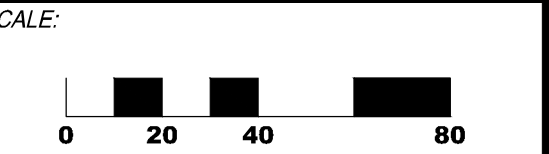
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Suite H
Westerville, OH 43082
614.682.4311

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN
NATIONAL CHURCH RESIDENCES
NORTH BANK DRIVE

PROJECT NO: 230274.000

DATE: 2025-06-25



SHEET NAME:

LOCATION PLAN

SHEET NO.

C100

From: [Nick D](#)
To: [Taylor Mullinax](#); [Krystal Gonchar](#); [Chad Gibson](#); [Brooke Bowman](#); [Jim Lynch](#); [Steven Schoeny](#); [Planning-Web](#)
Cc: [Ukeme Awakessien Jeter](#); [city.council-Web](#); [Abby Davis](#); [Brian Close](#); [Heidi Munc](#); [Todd Walter](#); [Planning-Web](#)
Subject: NCR: Updates and Requests from BZAP Meeting (Plot Map Vote)
Date: Sunday, October 5, 2025 4:18:48 PM

VIA EMAIL

Date: October 5, 2025

To: Upper Arlington City Council

Cc: BZAP, City Manager, City Attorney, Clerk of Council

Re: NCR Project—Illegality of Proposed Plat/Restriction Changes; Structural Conflicts; Process Integrity; Public Subsidy and Ownership Concerns

Council Members,

We write on behalf of affected homeowners in Concord Village Neighborhood to demand that Council immediately **deny** any request to modify the recorded plat restrictions and to re-set this proceeding onto a lawful, impartial footing. If Council proceeds on the current path, it will invite an immediate appeal under **R.C. Chapter 2506**, equitable enforcement of the running covenants in court, and related remedies.

We have retained counsel. Please treat this as a litigation hold letter and preserve all documents, emails, texts, draft packets, and communications with NCR and its agents.

I. Issue #1 — Recorded Plat/Restriction Changes Are Not Lawful Here

1. **Private covenants run with the land and are enforceable despite zoning approvals.** Ohio courts have long enforced deed/plat restrictions as property rights, not mere policy preferences. Where the language is unambiguous, courts enforce it as written—including by injunction. See, e.g., **Cleveland Baptist Assn. v. Scovil**, 107 Ohio St. 67 (1923) (enforce as written); **Brown v. Huber**, 80 Ohio St. 183 (1909) (injunctive enforcement of deed restrictions); more recent Ohio decisions repeatedly reaffirm these principles.
2. **Zoning/plat approvals do not extinguish private covenant rights.** Ohio’s platting statutes themselves separate *approval* from *acceptance of dedications*, and they do not authorize the City to erase third-party property rights by a simple vote. “Approval of a plat shall not be an acceptance by the public of the dedication...” **R.C. 711.05 / 711.09 / 711.10**. Our prior filing to BZAP preserved this exact point (approval ≠ acceptance; co-owner rights preserved).
3. **Your Plat Map Amendment Conflict of Interest.** The recorded restriction on our plot map and NCR’s states that it “shall run with the land...and may be enforced by the City, *owners of neighboring property*, or a property owners association where violations would adversely affect value or enjoyment.” **The City cannot lawfully strip away a restriction that safeguards neighboring homeowners while negotiating to receive the restricted land as a gift for itself. This is a huge conflict of interest, and deeply unethical.** Your own Assistant City Attorney went on record at the recent BZAP meeting stating (snippets of her quotes below) that she wanted to remove the restrictions so when the city gets the land they can do whatever they want since they will own it. This is completely unacceptable. Here are some of her statements from 1:35-1:42:55 in the recording: “The city is looking for ownership of that parcel at some point...basically the city can make these modifications of these easements.

We reviewed this and we don't have concerns. A path isn't that different than a rock garden... We would be allowed to put in a path in that area... To make sure there is no question to the city's ability to put a path in there... and just to clarify that there is no question... this is our legislative process we do to make plot changes... **clarify that when this becomes city property the city gets more rights to do what we want to do with our land.**" So, basically the city voted to change NCR's plot map, for a future potential ownership that they don't even have yet, that negatively impacts us to benefit itself.

4. **Structural conflict bars the City from adjudicating away neighbors' property rights to obtain a thing of value for itself.** The City is reportedly being *gifted* NCR's portion of the lake and adjacent land to fold into a park with a new public sidewalk. When a decision-maker or its institution has a material stake in the outcome, due process requires disqualification or an independent, neutral adjudicator. See **Tumey v. Ohio**, 273 U.S. 510 (1927) and **Ward v. Village of Monroeville**, 409 U.S. 57 (1972) (no adjudication where the deciding authority has a direct, substantial, pecuniary interest). The principle applies to local bodies exercising quasi-judicial functions: an impartial tribunal is required when property rights are at stake.

Bottom line: The City cannot "vote away" third-party covenant rights that protect lake use, setbacks, and property values—especially where the City stands to receive land and access improvements as a consequence. Doing so would be unlawful and voidable for lack of an impartial decision-maker and for impairment of private property rights.

Requested actions (Issue #1):

- Withdraw/deny any attempt to modify or "reinterpret" the recorded restrictions.
- Produce a **written legal memorandum** explaining the precise statutory/case authority the City Attorney believes grants power to extinguish third-party covenant rights while the City simultaneously receives land/access; include conflict-screening analysis against **Tumey/Ward** principles.
- Confirm in writing that any public access/dedication along the lake will not be accepted or advanced **without** documented co-owner consent and a co-design process. (Approval ≠ acceptance under **R.C. 711.**)

II. Issue #2 — Manipulation, Coercion, and Process Integrity Failures

1. **Withholding material objections from the packet** (your staff "omitted" our letter raising illegality and the 11 coordinated, non-resident "support" emails) undermined the fairness of a quasi-judicial record. Ohio's Open Meetings Act and Public Records Act require openness, timely minutes, and prompt availability of public records; they exist to prevent exactly this kind of opacity. See **R.C. 121.22** (open meetings; minutes promptly prepared and open to inspection) and **R.C. 149.43** (public records must be organized, maintained, and produced).
2. **Excessive pressuring by the City Manager, to a BZAP board member, Kevin Carpenter, on the record** after a light-hearted comment—paired with staff's overt irritation at Council's scrutiny—reads as improper influence. In a Chapter **2506** appeal, the common pleas court examines whether the decision is **"unsupported by the preponderance of substantial, reliable, and probative evidence,"** or is **arbitrary, capricious, or unreasonable.** Erratic process, suppressed objections, and manufactured "support" are classic grounds for reversal or remand. See **R.C. 2506.04; Dudukovich v. Lorain Metro. Hous. Auth.**, 58 Ohio St.2d 202 (1979); **C. Miller**

Chevrolet v. Willoughby Hills, 38 Ohio St.2d 298 (1974).

3. **Shifting technical rationales = moving the goalposts.** Staff first claimed a city-owned sewer could not be moved, then said it was too expensive, then pivoted to pipe slope feasibility after multiple experts—including a civil-engineer BZAP Board member—refuted prior claims. That pattern does not meet the **reliable/probative/substantial** standard. Chapter 2506 review allows courts to weigh the whole record and set aside decisions infected by unreliable or pretextual justifications.

Requested actions (Issue #2):

- Direct the Clerk and Law Department to supplement the **entire** record with all omitted neighbor submissions, email “support” headers/metadata, and staff communications relating to packet assembly.
- Adopt a formal **quasi-judicial hearing protocol** requiring pre-hearing disclosure of all materials and banning staff commentary that could chill or intimidate Board members on the record.
- Assign an **independent hearing officer** (or outside counsel) for any further proceedings due to the City’s institutional stake in the land transfer (see **Tumey/Ward**), and re-notice the matter.

III. Issue #3 — Ownership Structure, Public Subsidy, and Tax-Base Risk

1. **Undisclosed ownership flip:** We learned at hearing that the *for-profit developer*—not NCR—will own the HQ building and lease it back to NCR. Yet NCR witnesses, under oath, resisted any meaningful design accommodations neighbors requested. If the owner of record is not even at the table, City conditions must protect the public and the neighbors **against the actual owner’s incentives**. That includes enforceable setbacks, lake-edge protections, and remedies running with the land—not just with a tenant.
2. **\$1M public subsidy to a for-profit owner demands heightened scrutiny.** Ohio’s Constitution permits economic-development expenditures only for public purposes; when funds flow to a for-profit owner, Council must document the public purpose and adopt **clawbacks** if jobs/taxes do not materialize. Those taxes are at heightened risk in a hybrid/WFH era.
3. **Remote-work reality shrinks expected municipal income taxes.** Ohio’s pandemic-era “principal workplace” fiction has ended; as of 2022, employer withholding is generally tied to the employee’s **actual** work location. Cities themselves now warn residents and employers to withhold to the municipality where work is physically performed. See City of Oakwood guidance (“Beginning with tax year 2022, employer withholding has shifted back to pre-pandemic rules...withhold where employees are working”), RITA employer FAQ, and state/Ohio Supreme Court updates clarifying that the temporary 2020 rule was just that—temporary. The city might receive as much tax revenue as they hope.

NCR’s own job postings advertise **hybrid/remote** arrangements for HQ roles—further eroding the City’s projected payroll-tax base tied to this project. The City cannot justify a seven-figure subsidy on optimistic tax assumptions that ignore where employees actually work. I know your paperwork says to them they their employees must work in the office, but there is not legal way for you to enforce that on them in the years to come.

Requested actions (Issue #3):

- Disclose the **final ownership structure** and require the *owner of record* to be a signatory to all conditions.
- Condition any subsidy on measurable, auditable **in-municipality** payroll and presence; include clawbacks tied to actual withholdings under current law.

Remedies and Next Steps

1. **Immediate denial** of any plat/restriction change that impairs third-party rights; or, at minimum, continue the matter and require a written City Attorney memo addressing **(a)** authority to extinguish running covenants benefitting neighbors, **(b)** due-process/structural-bias concerns under **Tumey/Ward**, and **(c)** how “approval ≠ acceptance” under **R.C. 711** will be honored.
2. **Independent adjudication** going forward due to the City’s direct institutional interest in the land gift and public-access outcome.
3. **Record correction** with all neighbor submissions included and with a written, evidence-based response to the sewer-relocation feasibility (not shifting assertions). **R.C. 2506.04** requires substantial, reliable, probative evidence; the present record does not meet that standard.
4. **Confirmation in writing** that no acceptance of any lake-edge dedication or public access will be advanced without co-owner consent and joint design control, consistent with our prior filing.

Why this matters

This is not about stopping senior housing, revenue, or civic pride. It is about the rule of law and basic fairness. **You cannot change the rules on a recorded plat to benefit yourselves as a land recipient while silencing the very people those rules protect.** Doing so will not survive judicial review, and it will do lasting damage to public trust—**especially in an election season when transparency and integrity matter most.**

We are prepared to proceed under **R.C. Chapter 2506** and in equity to enforce our rights, including injunction and damages for impairment of value and enjoyment. We would much prefer a lawful redesign now—setback-agreed upon, with utility solutions that are routine on projects of this scale—than protracted litigation later.

Please place this letter in the **official record** and **respond in writing** to each requested action within ten (10) days.

Respectfully,

Nick Davis

On behalf of Concerned Citizens within Concord [\[JF4\]](#) Village Neighborhood

This way you aren't claiming that 100% of CV residents feel exactly the same way.

National Church Residence Proposed Project

Subject: Concord Village resident/UA citizen concerns

Please distribute to all City Council Members immediately and before:

City Council Special Meeting

Monday, November 17, 2025

6:00 PM

Subject: List of Concerns and Comments for distribution to and review by City Council

- The City Council voted to approve the project the first time when they were told by City Management at meetings on 8/25/2025 and again on 9/8/2025 that “the sewer line can’t be moved because of the other utilities”, or that “it will cost a million dollars”. The City and a private Civil Engineer have now confirmed that it will cost less than \$300k to relocate the sewer line (without impact to other utilities) and move the building ~15 feet further from the lake. Assuming that it was simply an oversight, the question remains as to how our City Management was so underinformed and unprepared about a key issue surrounding a major project.

The Concord Village homeowners' group has worked with a licensed Civil Engineer who has spent ~10 hours reviewing the situation and preparing 3 drawings (see attachments) that illustrate the following:

- 1 Existing Sewer – Drawing by Kleingers
- 2 Proposed Sewer – Modifications by Homeowners Group – Reviewed by BZAP with City Cost Est. of \$290K (including Contingency)
- 3 Other Sanitary Sewer Alternatives – Modifications by Homeowners Group (Recently prepared and not presented previously)

Instead of “just good enough” engineering of the solution for the sanitary sewer line, why isn’t the City Council expecting the City Staff to review all options and recommend the best one that meets both NCR needs and addresses the concerns of Concord Village residents? The impact of the change referred to in Drawing 2 Proposed Sewer would enable moving the building 15-20 feet farther from the residences at the narrowest part of the lake, which are most impacted by this project.

The cost to move the sewer is only 3.5% of the total \$85m project. We are sure that there must be a contingency that far exceeds \$300k built into the NCR project. As an alternative, wouldn't it be easy for the City to take the \$300k from the incentive to be paid to NCR? Isn't the cost a small /concession/benefit that can be provided by NCR and/or the City to mitigate a portion of the impact of the NCR Headquarters building on the existing residences on the south side of the lake? When NCR was working on the Stafford Village redevelopment in Worthington, they held over 100 meetings, and the City held National Church Residences accountable for relocating a sanitary line (see page 7 of 57, item 13 of the attached document).

- Three of the six BZAP board members stated correctly that they were elected to represent the citizens of UA. In doing so, they didn't reject NCR's building or object to their presence on the property, but rather just wanted NCR to compromise and work with the citizens and the City to build the building as far from the residences as possible. NCR ignored their obvious guidance. BZAP gave NCR multiple opportunities to redesign their building and even offered to delay the vote for another meeting after NCR failed to bring any alternative designs to the meeting on 10/1. NCR chose to let the motion go to a vote despite multiple warnings that the Board did not seem to be in full agreement.

The 3 BZAP members (one is a Civil Engineer very familiar with the utility issues) voted "no" only because NCR had shown no interest in any compromise, or in being the "good neighbors" they claim to be. Have you watched the video of the BZAP Meeting and the vote related to the NCR project? Specifically, please watch the portion after public testimony and then decide whether the City Manager and the Community Development Director exercised a reasonable level of objectivity or whether NCR displayed any real desire to work with individual homeowners.

- NCR has done almost nothing to rework its design to allow for the building to be moved further north. They removed an awning on the south side of the building to provide for slightly less mass looming behind the residences on the south side of the lake, but have done nothing to modify the lobby (despite tangible suggestions and drawings provided by citizens – see attachment) to modify the lobby and allow the building to be moved further to the north. It does not seem very wise on NCR's part, as a few minor modifications and a little willingness to engage with their neighbors in Concord Village would have put us all in a much better position now, and their project would have been underway.
- The citizens who live along the south side of the lake across from the proposed NCR project are very concerned about the management of the lake. The City has simply stated that it will be managed, but where are the details? How will it be managed? Who will bear the cost? What if there are major issues, like dredging to restore the flow, etc.? If it's not a big concern, then why

can't we see a plan? There is no agreement between CVAA and NCR for lake maintenance despite the City Manager stating there is one. This has been confirmed with the CVAA Homeowners Association.

There have also been conflicting statements on whether the City will assume total maintenance of the lake (which would be the more prudent choice given public entities are held to procurement standards not applicable to private residents). This matter is too important to simply figure out later. The major site application contains various conditions included by the City; therefore, it seems very plausible to include conditions requiring the establishment of lake health pre-construction, mandating remediation post-construction, and outlining the city's intention regarding maintenance once the land is conveyed.

- It couldn't be clearer now, as a result of their appeal, that NCR wants to build in UA, and at the location on North Bank Drive. Does it seem to you that we may be wasting taxpayer money on incentives for NCR? Can City Management explain why the incentives are needed at this point? Isn't that a fiduciary responsibility of you, our City Council, to ensure the proper and best use of our money?
- Where are the NCR Executives and Board Members who are UA residents? Have any of them been to any of the meetings to hear directly from the residents? All of our outreach directly to the NCR senior executives and their Board of Directors has been met with silence or, at most, simple, legally scrubbed form letters. Maybe they don't agree with the way the proposed project is impacting existing UA residents, or maybe they do agree and don't want to be associated with it? It certainly doesn't show much, if any, commitment on the part of NCR to work with the community. If their NCR development is so great and truly extends beyond just a new showpiece Headquarters building and the profitability tied to the senior living units, then why aren't the top executives and board members out "evangelizing" the goodness of the project in the local community?

At the very least, the citizens in Concord Village have felt underrepresented by the City Council, and at worst, discriminated against, related to the NCR development. We are deeply concerned about why City Staff have not been more impartial in this process. However, there is still time for the City Council to demand a reasonable compromise that allows the citizens of Concord Village to support the proposed NCR project.

Our message remains clear. Our concerns are primarily with the placement of the NCR Headquarters building and the management of the lake. We continue to support the development

of senior living options in Upper Arlington. We are asking the City Council to work towards a better balance between the rights of citizens and the tax dollars that come with NCR's new development.

If you decide to approve the NCR Development Project, then we ask you to also represent the residents of Concord Village by making your approval contingent on two items:

1. The sewer line for the NCR Headquarters building is relocated, and the lobby of the HQ building is redesigned, to allow for the south face of the NCR HQ building to be shifted 15-20 feet further to the north.
2. A plan for the lake management is developed and agreed to by the City, the Concord Village residents along the south side of the lake, and the Concord Village HOA.

We remain available should you have any questions or would like further information.

Respectfully,

Concerned Concord Village Residents

Page 49 of 479

8°51'37"
ARING=S67°48'19"E
ORD=116.43'

NWES REALTY PARTNERS, PLL
OR 29366 G09
1.2787 ACRES

UPPER ARLINGTON
MEDICAL LIMITED
PARTNERSHIP
OR 33575 A11
4.535 ACRES
(ORIGINAL)

NWES REALTY PARTNERS,
PLL
IN. 200204190099536
0.389 ACRES

AO HOLDINGS, LLC
IN. 201611160158170
1.0013 ACRES

RESERVE "A"
RIVERSIDE
UNITED
METHODIST
HOSPITAL
OR 29368 F18

$R=200.00'$
 $L=135.66'$
 $\Delta=38°51'45"$
BEARING=S67°48'15"E
CHORD=133.07'

15' EASEMENT
PB 50 PG 117

NORTH BANK DRIVE
(50' RW, PB 50 PG 117)

BENCHMARK
CUT "X" ON F.H.
ARROW BOLT
ELEV = 886.70'
PIPE W/ CAP FOUND
S70°36'38"W 0.51'
FROM PROP. COR.

$R=25.00'$
 $L=39.28'$
 $\Delta=90°00'54"$
BEARING=S42°13'40"E
CHORD=35.36'

1" PIPE FOUND
S81°56'58"W 0.62'
FROM PROP. COR.
SAN

SAN MH
RIM = 885.85'
INV E = 872.96'
INV NW = 871.80'
INV N = 870.32'
INV S = 870.83'

C.I. GAS LINE BSMT.
DB 3719 PG 332

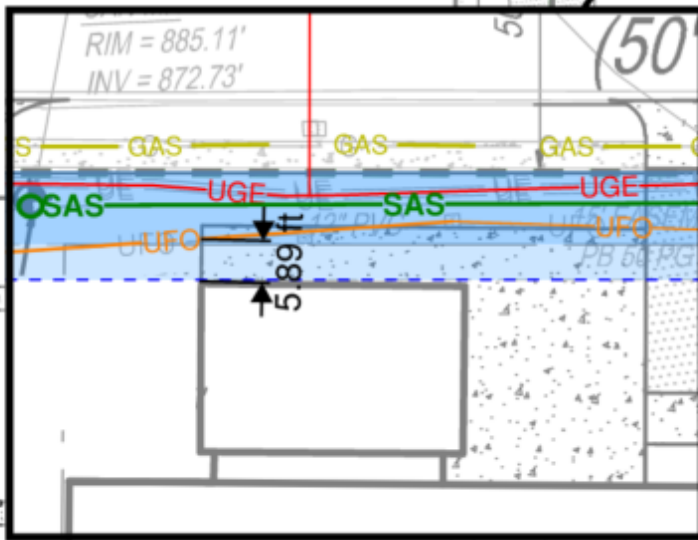
GAS MARKER

1" PIPE FOUND
S67°57'29"W 1.01'
FROM PROP. COR.

Potential Sanitary Realignment
- 270' of replaced sanitary

PROPOSED
BUILDING
FF = 885.50

PROPOSED
LOT 1
1.215 ACRES



NATIONAL CHURCH RESIDENCES
IN. 201212280200369
PARCEL 1

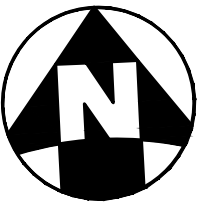
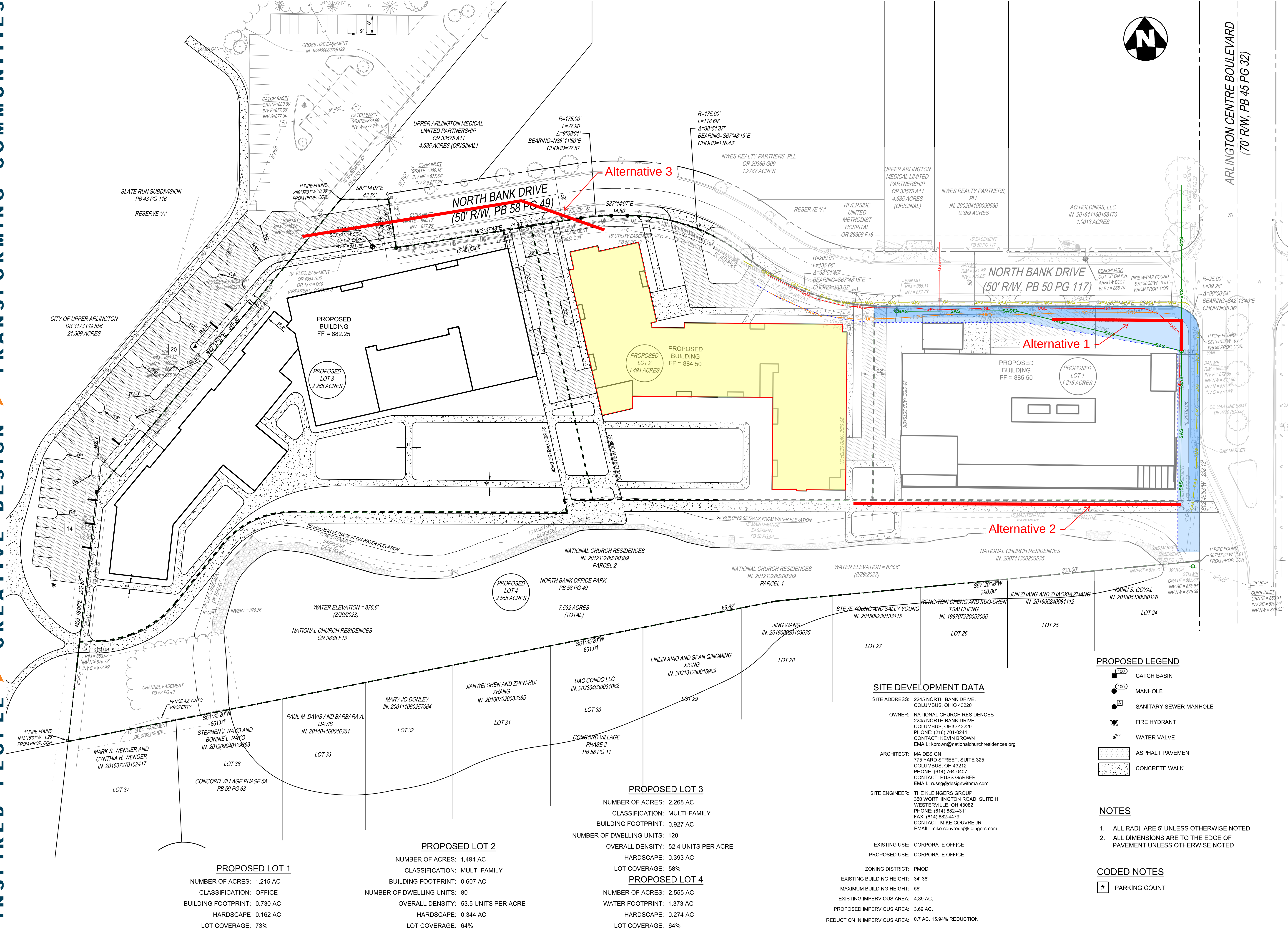
WATER ELEVATION = 876.6'
(8/29/2023)

NATIONAL CHURCH RESIDENCES
IN. 200711300206535

GAS MARKER
EASEMENT
PB 50 PG 117

INVERT = 875.21'
30" RCP
STM MH
GRATE = 883.39'
14" RCP = 875.91'

18" RCP



ARLINGTON CENTRE BOULEVARD
(70' R/W, PB 45 PG 32)



THE KLEINGERS GROUP

CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

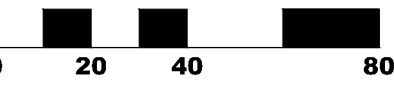
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

Original Location Plan prepared by
The Kleingers Group. This Sanitary
Sewer Alternatives Plan prepared by
the Homeowners Group.

SEAL:	
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NO.	DATE	DESCRIPTION

CORPORATE CAMPUS REDEVELOPMENT MASTER PLAN
NATIONAL CHURCH RESIDENCES NORTH BANK DRIVE

PROJECT NO:	230274.000
DATE:	2025-06-25
SCALE:	

SHEET NAME:

LOCATION PLAN
Sanitary Sewer Alternatives for Lot 2

SHEET NO:
C100

SITE DEVELOPMENT DATA

SITE ADDRESS: 2245 NORTH BANK DRIVE, COLUMBUS, OHIO 43220

OWNER: NATIONAL CHURCH RESIDENCES
2245 NORTH BANK DRIVE
COLUMBUS, OHIO 43220
PHONE: (216) 701-0244
CONTACT: KEVIN BROWN
EMAIL: kbrown@nationalchurchresidences.org

ARCHITECT: MA DESIGN
775 YARD STREET, SUITE 325
COLUMBUS, OH 43212
PHONE: (614) 764-0407
CONTACT: RUSS GARBBER
EMAIL: russg@designwithma.com

SITE ENGINEER: THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE H
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
FAX: (614) 882-4479
CONTACT: MIKE COUVREUR
EMAIL: mike.couvreur@kleingers.com

EXISTING USE: CORPORATE OFFICE
PROPOSED USE: CORPORATE OFFICE

ZONING DISTRICT: PMOD

EXISTING BUILDING HEIGHT: 34'-36"
MAXIMUM BUILDING HEIGHT: 56'
EXISTING IMPERVIOUS AREA: 4.39 AC.
PROPOSED IMPERVIOUS AREA: 3.69 AC.
REDUCTION IN IMPERVIOUS AREA: 0.7 AC. 15.94% REDUCTION

PROPOSED LEGEND

-  CATCH BASIN
-  MANHOLE
-  SANITARY SEWER MANHOLE
-  FIRE HYDRANT
-  WATER VALVE
-  ASPHALT PAVEMENT
-  CONCRETE WALK

NOTES

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

CODED NOTES

- # PARKING COUNT

PROPOSED LOT 3

NUMBER OF ACRES: 2.268 AC
CLASSIFICATION: MULTI-FAMILY
BUILDING FOOTPRINT: 0.927 AC
NUMBER OF DWELLING UNITS: 120
OVERALL DENSITY: 52.4 UNITS PER ACRE
HARDSCAPE: 0.393 AC
LOT COVERAGE: 58%

PROPOSED LOT 4

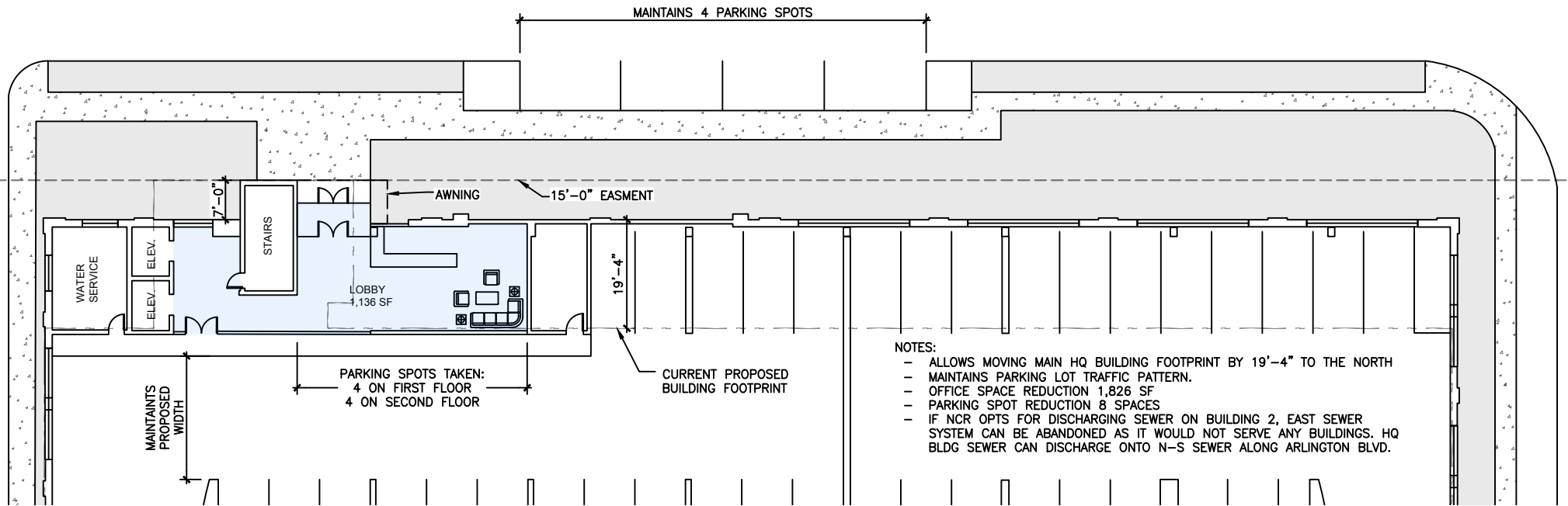
NUMBER OF ACRES: 2.555 AC
WATER FOOTPRINT: 1.373 AC
HARDSCAPE: 0.274 AC
LOT COVERAGE: 64%

PROPOSED LOT 2

NUMBER OF ACRES: 1.494 AC
CLASSIFICATION: MULTI FAMILY
BUILDING FOOTPRINT: 0.607 AC
NUMBER OF DWELLING UNITS: 80
OVERALL DENSITY: 53.5 UNITS PER ACRE
HARDSCAPE: 0.344 AC
LOT COVERAGE: 64%

PROPOSED LOT 1

NUMBER OF ACRES: 1.215 AC
CLASSIFICATION: OFFICE
BUILDING FOOTPRINT: 0.730 AC
HARDSCAPE: 0.162 AC
LOT COVERAGE: 73%



PROTOTYPE SKETCH FOR LOBBY INTEGRATION - PARTIAL FIRST FLOOR PLAN





MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
December 13, 2019

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; David Foust; Amy Lloyd; and Richard Schuster. Also present was Worthington City Council Representative Scott Myers; Lee Brown, Director of Planning & Building; Lynda Bitar, Planning Coordinator; Tom Lindsey, Director of Law. Commission Member Mikel Coulter, Chair, was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the November 7, 2019 meeting

Mr. Foust moved to approve the minutes, and Mr. Hofmann seconded the motion. All members voted, "Aye," and the minutes were approved.

4. Affirmation of witnesses

B. Architecture Review Board – Unfinished

Mrs. Holcombe moved to take the following Architectural Review Board Agenda item off the table, and Mr. Schuster seconded the motion. All Board members voted, "Aye."

Mrs. Holcombe moved to take the Municipal Planning Commission PUD – Preliminary Plan Agenda item off the table, and Mr. Foust seconded the motion. All Board members voted, "Aye."

1. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.**
(Brian Kent Jones Architects/National Church Residences) **AR 14-19**

&

C. Municipal Planning Commission - Unfinished

1. Planned Unit Development – Preliminary Plan

- a. Stafford Village Redevelopment – **Northeast Corner of Hartford St. and Stafford Ave.**
(Brian Kent Jones Architects/National Church Residences) **PUD 01-19**

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Stafford Village was developed in the early 1970's, and is entirely owned by National Church Residences, which according to its website "... is the nation's largest not-for-profit provider of affordable senior housing and services." The company's headquarters are in Upper Arlington. The main part of the apartment complex is at the northeast corner of Stafford Ave. and Hartford St. Other units are located further to the north, and at the southwest corner of North and Hartford Streets. Also, houses at 862, 868 and 874 Hartford St. are owned by National Church Residences.

The Planned Unit Development (PUD) application is a rezoning request to re-develop the main portion of the complex, which is on approximately 3-acres and contains 58 dwelling units, as a new senior housing development with 85 dwelling units. The current zoning is a combination of AR 4.5, R-10 and R-6.5. All three of the single-family houses on Hartford St. would also be part of the PUD and are contributing buildings in the Worthington Historic District. The southern house is proposed to remain and the northern two houses (868 & 874 Hartford St.) are proposed to be demolished as part of this application.

An Architectural Review Board application is included with the request but should not be approved until such a time that the property is rezoned. Once rezoned, the applicant would then come back to the Municipal Planning Commission for a PUD Final Plan approval and Architectural Review Board approval.

Approval of a subdivision will be needed at some point in the future to combine the properties and plat a new sanitary sewer easement.

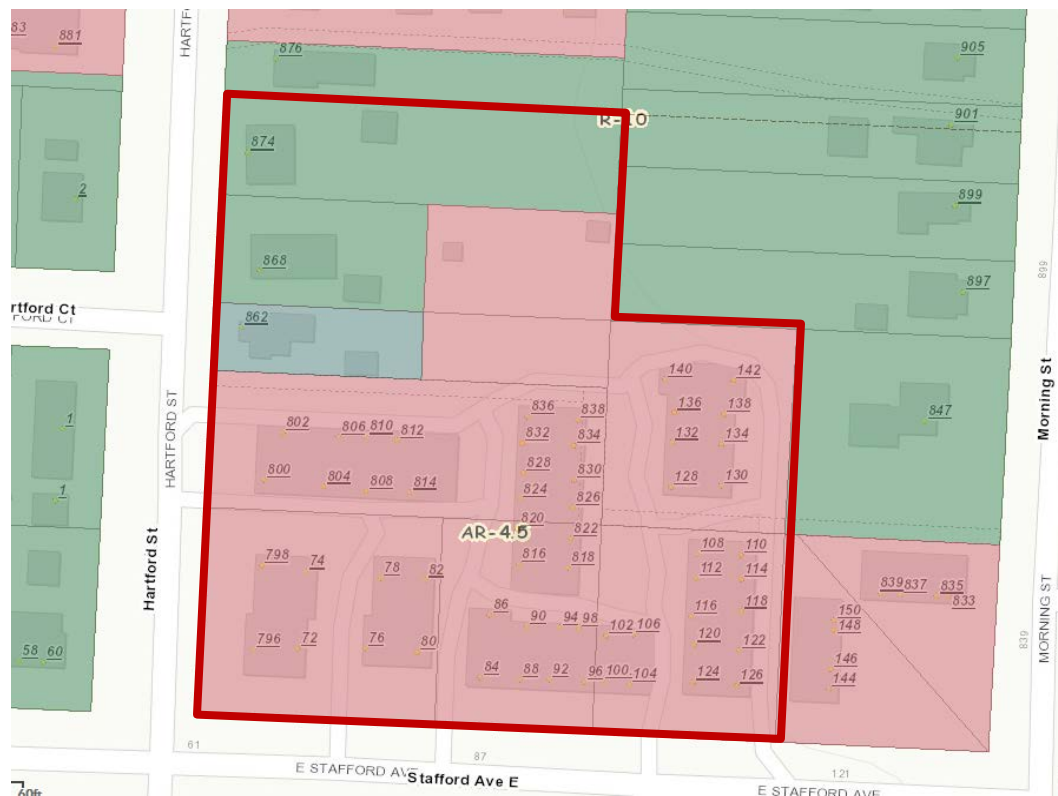
Current Zoning:

- AR-4.5 – Low Density Apartment Residence
- AR-6.5 – One- & Two-Family Residence
- R-10 – Low Density Residential

Zoning	Lot Width	Lot Area	Front	Rear	Side	Height	Feet
AR-4.5	120-feet	4,500 sq. ft.	30-feet	25-feet	12-feet	3-stories	40-feet
AR-6.5	90-feet	5,850 sq. ft.	30-feet	30-feet	10-feet	2 ½ stories	30-feet

R-10	80-feet	10,400 sq. ft.	30- feet	30- feet	8-feet	2 ½ stories	30- feet
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**Please see Section 1149.01 Yard, Area and Height for Dwellings & Accessory Structures*



History:

- February 14, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed the proposal for the site where the applicant received feedback from the Board and the general public.
- February 28, 2019 – The Municipal Planning Commission and the Architectural Review Board reviewed the proposal for the site where the applicant received feedback from the Board and the general public.
- All public comments (emails, postcards & letters) have been posted to the project page for the proposal on the City's website.

Project Details:

Preliminary Plan Requirements:

- (1) *A legal description and vicinity map showing the property lines, streets, existing Zoning, and land uses within 300 feet of the area proposed for the PUD;*

A legal description of the 3.062-acres piece of land currently housing the apartments and houses is included in the packet. A vicinity map has been provided showing a combination of single- and multi-family units north of E. Stafford Ave. and east of Morning St., and Hartford Park and the library to the south.

- (2) *Names and addresses of owners, developers and the registered land surveyor, engineer or architect who made the plan;*
- National Church Residences 2245 North Bank Dr., Columbus OH 43220 - Owner
 - Brian Kent Jones Architects, 448 W. Nationwide Blvd., Loft 100, Columbus, OH 43215
 - pH7 Architects
 - The Kleingers Group, PE Services – Civil Engineers
 - David Hodge, Attorney

- (3) *Date, north arrow and total acreage of the site;*

Provided.

- (4) *A topographical survey of all land included in the application and such other land adjoining the subject property as may be reasonably required by the City. The topographical survey shall show two-foot contours or contours at an interval as may be required by the Municipal Planning Commission to delineate the character of the land included in the application and such adjoining land as may be affected by the application. Elevations shall be based on North American Vertical Datum of 1988 (NAVD88). In lands contiguous to or adjacent to the flood plain of the Olentangy River, existing contours shall be shown in accordance with the elevations set forth in Chapter;*

Sheets A-2 & A-3

- (5) *Existing Structures, parking and traffic facilities, Easements and public Rights-of-Way on the subject property as well as within 300 feet of the area proposed for PUD;*

Sheet A-3

- (6) *Existing sewers, water mains, culverts and other underground facilities within the tract and in the vicinity, indicating pipe size, grades and exact locations;*

Sheet A-3

- (7) *The location of Natural Features and provisions necessary to preserve and/or restore and maintain them to maintain the character of the surrounding neighborhood and community;*

Sheets A-3, B-15 and B-16

- (8) *A tree preservation plan showing all existing trees 6" caliper or larger;*
Sheets B-15 and B-16: A list and plan are included. Many trees at the perimeter of the site are proposed to be retained, including a 56" Pin Oak at the rear of the site and a 46" Sycamore along Hartford St.

- A plan for protection of existing trees is needed.

- The total size for removal of healthy trees is needed for replacement calculations.
- Protection of the 56' Pin Oak and 46" Sycamore will be required during construction.

(9) *A preliminary grading plan;*

Sheet B-9: The site is relatively flat and proposed grades would be similar to existing grades.

(10) *Preliminary design and location of Structures, Accessory Structures, streets, drives, traffic patterns, Sidewalks or Recreation Paths, parking, entry features, site lighting, landscaping, screening, Public Space Amenities and other features as required by the City;*

The project is designed as one large building with a façade that gives the look of many connected separate buildings with varying architectural styles, many of which are found in Worthington. The 3-story portion of the building will now be confined to the central part of the site with the 2-story portions are now located around the periphery to be more compatible in scale to the surrounding homes.

A variety of roof shapes would hide the flat roof behind that would house mechanical equipment for the building. A roof plan is shown on Sheet B-12.

- Location of the condensing units on the roof needs to be provided and will be required to be screened from view.

The units along the street rights-of-way would have exterior entrances and porches with walkways leading from the public sidewalk. Interior entrances are also proposed for those units, as well as the other units in the building. Walks are proposed around much of the perimeter of the building. The main entrance to the building will be on the north side of the building accessed by the resident parking lot. Other entrances would be at various locations on the exterior and in the garage. Two courtyard areas are proposed on the E. Stafford Ave. frontage that would help to add relief to the south side of the building and add gathering areas for the residents. Walkways are proposed to connect to these areas from the public sidewalk.

Predominant building materials will be brick, cementitious fiberboard, stucco and asphalt shingles.

Along the street frontage of the site, the structure would be a 2-story building, with placement increasing from 17' to 21.3' from Hartford St. (excluding porches) and increased around the now preserved Sycamore tree, and 20' from E. Stafford Ave. (excluding porches). The center section of the building that is proposed to be a 3-story building and has been pushed back from the streets to the middle of the site, with the first floor of the center of the building being structured covered parking. Parking is also proposed on a surface lot at the northeast area of the site. The previous proposal

had a small parking lot south of the house on Hartford St. near an entrance, that has since been removed.

Bicycle parking locations still need to be identified on the site.

The main vehicular entrance to the site would be from E. Stafford Ave., with an emergency access planned for Hartford St. on the parcel with the house that is proposed for demolition. For this access removable bollards and grass pavers are proposed. Details for this access, as well as whether the main drive and parking area can accommodate turning movements for Worthington's ladder truck must be worked out with the Worthington Fire Department prior to the PUD Final Plan being approved.

In addition to parking lot trees, other trees and shrubs are proposed around the site. East of the drive and adjacent to the surface parking in the rear several sections of 3' high walls are proposed to screen cars from the residential neighbors. Please see Sheet B-12. Additional fencing and landscaping for the perimeter of the site is included on Sheet B-12. The plan calls for a mix of 4' to 6' high fencing with landscaping around the perimeter of the site.

- Confirmation from those property owners that the proposed screening is acceptable is needed.
- A combination of fencing and screening is not uncommon in Old Worthington to provide screening of a parking area from neighboring residents.

Proposed tract coverage will be approximately 75% with 43.4% being building coverage.

Sheets B-13 & B-14 show the lighting plan for the site. A combination of pole lights and wall mounted gooseneck lighting is now proposed. The previous submittal had LED wall packs. The proposed 15' high pole lights are shown in the main parking lot and 8' high pole lights in the courtyards and along Hartford St. and Stafford Ave. The black poles and fixtures would have a 2'6" exposed concrete base if in the parking lot, and a near grade base elsewhere. The proposed fixtures would have the light source in the top and an aluminum reflector.

- The pole light style of fixture, brightness and color temperature of the LED lights does not seem to be appropriate for the site.

Gooseneck lights are now proposed to be mounted around the building.

The use of bollard style lighting along Hartford St. and Stafford Ave. is preferred. The light source would not be as visible with this style of lighting and would be more in keeping with reducing the amount of light visible to the neighbors.

The applicant is citing the courtyards along E. Stafford Ave. as Public Space Amenities.

One monument sign is now shown west of the access drive entrance on Stafford Avenue. The previous submittal also included one on Hartford Ave. near the parking

lot that has been removed. Two additional projection signs are proposed to be attached to the building.

- (11) *The proposed provision of water, sanitary sewer and surface drainage facilities, including engineering feasibility studies or other evidence of reasonableness of such facilities;*

Existing utilities have been identified and proposed connections are shown.

- Locations of fire hydrants, FDCs and a fire flow analysis are needed for the Fire Department. The applicant has been working with the Fire Department.
- A Water Capacity Analysis is being requested by the Service & Engineering Department. The applicant has been working with the City Engineer.
- Underground detention is proposed to handle stormwater. The underground detention is located under the access drive, parking area, emergency access drive and open area for detention. See Sheet B-9.
 - o An Operation & Maintenance Plan will be required and will be required to be recorded with the Franklin County Recorder.
- The applicant will need to continue to work with the Service & Engineering Department of water, sanitary sewer and stormwater capacity. There does not appear to be any issue at this time.

- (12) *Parcels of land intended to be dedicated or temporarily reserved for public use, or reserved by deed covenant, and the condition proposed for such covenants and for the dedications;*

No land would be dedicated.

- (13) *Proposed Easements;*

There is an existing 12" sanitary sewer line that runs east to west through the site that will need to be re-routed as part of this project. The applicant will be responsible for this relocation and will be required to be in compliance with all requirements set forth by the Service & Engineering Department. The new sanitary sewer line will be required to be located in an easement that will be shown on the subdivision plat.

- (14) *Proposed number of Dwelling Units per acre;*

The applicant is proposing 85 dwelling units in the new building with the remaining single-family home remaining on site for a total of 86 units which is approximately 28 units/acre. The following types of units are proposed: 34 one-bedroom; 24 one-bedroom plus; 27 two-bedroom. The size of each has not been stated.

There are currently 58 dwelling units in 7 one-story buildings on 2.33-acres, which is approximately 25 units/acre. These units are efficiencies, one-bedroom and two-bedroom units.

(15) *Proposed uses, including area of land devoted to each use;*

The only use would be “Senior residential” which means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments. Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health, and wellness.

(16) *Proposed phasing of development of the site, including a schedule for construction of each phase;*

Information is needed.

(17) *Homeowners or commercial owners' association materials;*

Information not needed.

(18) *Development Standards Text; and*

Full Development Plan text is included in the packet dated **November 22, 2019**.

Permitted Uses:

(1) Senior Citizen Development, as defined by Code Section 1123.641, includes the following:

- “Senior residential” means multi-family facilities with occupancy restricted to age 55 and over. Social rooms, limited staff and garages may be included. Unit sizes vary and be as large as typical apartments.
- Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health and wellness.

a. Design Regulations:

1. Character – Please see Development Text
2. Design – Please see Development Text
3. Screening
 - a. Proposed landscaping and screening shall be in compliance with the Landscape Plan included herewith as Sheet B-10 and the Fence Typology Plan included herewith as Sheet B-12.
 - b. The northern perimeter will vary between a 4’ fence and a 6’ shadowbox fence and will include evergreens with are 6’ tall at the time of installation.
 - i. Confirmation from the adjoining property owners concerning the screening is needed.

- c. The eastern perimeter will vary between 4' fence and a 3' retaining wall and will include a mix of hedges, ornamental grasses and 6' columnar deciduous vegetation.
 - i. Information is needed on the materials that will be used for the retaining walls.
 - ii. Clarification is needed on the materials and style for the 4' and 6' fencing shown on Sheet B-12.
- 4. Tract Coverage
 - a. 75% tract coverage
- b. Lighting
 - i. Decorative light poles shall not exceed 15' in height and the concrete bases shall not be exposed for public sidewalk pedestrian lighting.
 - 1. A shorter bollard style lighting along Hartford St., Stafford Ave. and the parking area might be appropriate.
 - 2. The style of pole lights for the parking area should also be discussed.
 - 3. The preference is to stay away from lighting that the light source is visible. Another style of pole light might be appropriate for the parking area.
- c. Graphics/Signage
 - i. One freestanding monument sign located west of the main access drive on Stafford Ave. Shall not exceed 25 sq. ft. per side
 - 1. Additional information will be needed for the actual sign showing the materials, height and exact location. See Sheet B-8
 - ii. Projecting signage as shown on Sheet C-1 through C-6, mounted on the angle at the southwest corner of the building at the intersection of Hartford St. and Stafford Ave. and at the southeast corner of the building at the main access drive on Stafford Ave.
 - 1. Additional information will be needed for the actual sign showing the materials, height and exact location on the building
- d. Traffic & Parking
 - 1. Traffic
 - a. A Traffic Impact Study was submitted and approved by the City Engineer and the City's traffic consultant Carpenter Marty.
 - b. Access to the property shall be along the southeast from Stafford Ave. with an emergency access to Hartford St. north of the proposed building.
 - c. Service and delivery to the property is limited to the Stafford Ave. access point.
 - 2. Parking
 - a. Design
 - i. Parking will be completely screened from Hartford St. and Stafford Ave.
 - ii. The covered garage parking will accommodate 53 parking spaces with an additional uncovered 32 parking spaces for a total of 85 spaces.
 - 1. Clarification is needed as it pertains to parking spaces, the Development Text and Sheet B-11 have different numbers for parking spaces.

- b. Non-residential Uses
- c. Residential Uses
 - i. There shall not be less than one parking space per dwelling unit.
- d. Bicycle Parking
 - i. Bicycle parking needs to be addressed. Bicycle racks need to be provided for on the site.
- e. General Requirements
 - 1. Environment
 - 2. Natural Features
 - a. Additional information is needed as it pertains to the tree preservation plan.
 - i. Total caliper inches being removed and added to the site needs to be clarified.
 - ii. Protection of the 56' Pin Oak and 46" Sycamore will be required during construction.
 - 3. Public Area Payment - \$250/dwelling unit = \$21,250.00
 - 4. Public Space Amenities
 - a. Proposing two accessible courtyards along the south side of the buildings facing Stafford Ave. The western courtyard is approximately 4,150 sq. ft. and the eastern courtyard is approximately 3,835 sq. ft. in size and will provide sitting spaces, decorative waste receptacles and decorative pedestrian lighting.
 - b. Additional public amenities are needed. Possible additional amenities:
 - Decorative public benches along Hartford St. and E. Stafford Ave. should be considered.
 - Bicycle racks need to be incorporated on the site.
 - Public sidewalks should be widened to 5' in width.
 - Decorative lighting along Hartford St. and Stafford Ave.
 - Additional street trees along Hartford St. and Stafford Ave. where needed.

Requested Variance:

The applicant has stated that they need a variance for parking, however they have cited the wrong Code section and there is a need for clarification on the correct number of parking spaces.

The appears to meet the Code for parking which requires one parking space per unit, however it does not address the non-resident workers that will be coming to the site.

- Clarification is needed on the number of non-resident workers that will be at the site.

(19) *Any additional information as required by the Municipal Planning Commission and the City Council.*

LAND USE PLAN AND PLANNING & ZONING CODE:

Worthington Comprehensive Plan Update & 2005 Strategic Plan

Promote increased residential densities around Old Worthington provided it addresses targeted housing markets, meets the architectural design guidelines, does not significantly impact the

historic fabric, and provides interior parking. This should occur primarily within the first block to each side of High Street.

Comprehensive Plan – Residential Development Pattern

The dominance of the single-family development in Worthington has created a situation where few alternatives exist to the single-family home. Young professionals desiring to locate here and looking for smaller starter units are limited to areas like Colonial Hills. Options are also limited for people who wish to rent. Worthington residents in single-family homes that wish to change their lifestyles after becoming empty nesters or losing a spouse are likewise limited. Often their options are to remain in their single-family home or leave the City altogether to find the type of living unit they desire.

This gap in housing types has been recognized by the market. Apartment and cluster housing developments have been built on the fringes of the community, particularly northeast of I-270 and High Street, and to a lesser extent, south along Olentangy River Road and west toward Sawmill Road. But all of these areas are far enough outside Worthington proper that the people living there gravitate to other areas for their everyday needs. If one of Worthington's core missions is to be a life-span community and provide housing alternatives to its residents across their life, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington's housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve.

With no directed efforts by the City, there will be little change in the number or type of residential units in Worthington over the next fifteen years. Provided the school district remains strong and the City services high in quality, Worthington will remain a desirable place to live. Residents will continue to maintain and invest in their homes, and new families will be attracted to the community as single-family structures come up for sale. If additional residential units are added to the City's housing stock, it will be primarily from infill or redevelopment. Demand for new residential units in Worthington would be great, but area developers are largely ignoring Worthington because of the lack of undeveloped land. There is the potential for some of the older, larger residential lots to be purchased and subdivided or consolidated, but it would require determined effort and City approval. Should a larger site become available for redevelopment, residential development pressure would be substantial. Such a situation should be carefully controlled by the City, however, as other uses may be more beneficial to Worthington, depending on the site. Regardless, if new residential units are created within Worthington, they should be of a type that addresses the demographic needs of the community identified herein.

Comprehensive Plan – Summary of Residential Development:

- Residential land uses comprise 64% of the land in Worthington.
- Over 85% of residential housing is single-family unit structures.
- There is a mix of single units, duplexes, triplexes, fourplexes and townhomes scattered throughout the City, including many in Old Worthington.

Comprehensive Plan – Strategic Analysis

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ARB/MPC December 12, 2019

Minutes

Improving City's Housing Balance Another significant issue facing the City is the imbalance in the types of housing available within the City limits — assuming one of the goals of Worthington is to be a life-span community. As discussed in Section II, there is a shortage of housing options that allow a resident to live his or her entire life within Worthington. This requires a diversity of housing that targets college graduates ("young professionals") and maturing adults ("empty nesters"). Approximately 79% of the residential housing stock in Worthington is single-family detached homes. Often young professionals are looking for lower entry costs, more of an active community environment, less maintenance, and more amenities than the small starter-home offers. This type of development is lacking within the City. At the other end of the spectrum, the newer housing types that appeal to the empty nester are also fewer in number in Worthington proper. As a result, many Worthington residents stay in the detached, single-family home they have been living in for years, or they move out of the community. There is an opportunity to encourage the provision of these housing types within Worthington.

The successful housing product to meet this need in Worthington is one that takes advantage of the "urban village" living environment the city offers. This is not the typical suburban housing model found throughout the surrounding area (which is usually repetitive, disconnected, of a single house type, and reliant on the automobile to go anywhere). Connectivity and social interaction are critical to urban village living so these residential developments will connect into the pedestrian and street fabric and have a higher density that encourages contact and communication with neighbors. This product, both in condominium and apartment form, will target those Worthington residents whose children have left their single-family home ("empty nesters") and those former children, newly on their own, who wish to come back to the City ("young professionals"). It will place people in close proximity to Worthington activity centers and encourage them to be involved in the City. For a more detailed description of Urban Village development, see the next page (p. 74).

The challenge is determining the appropriate location for such a product in a land-locked, fully-developed community. The market for these types of units in Worthington is limited only by the supply of land. For the City, the major constraint in accommodating this urban village residential redevelopment is the critical need Worthington has for commercial office ground. Reserving areas for commercial office redevelopment is vital for Worthington's well-being and must take priority.

If and when sites become available for redevelopment, the strongest pressure will be for the sites to become single-family residential neighborhoods. It is important to note that the City does not need additional single-family detached neighborhoods. Areas targeted for residential redevelopment should improve the housing imbalance with targeted products, not worsen it with more detached, single-family product. New single-family, detached homes should only be built to infill vacant lots in existing neighborhoods, replace existing ones, or as a small buffer for a larger mixed-use development project.

Comprehensive Plan – Residential Infill Redevelopment

Again the challenge is finding appropriate locations for residential redevelopment in this fully-developed community. Figure 37 (page 77) identifies areas where urban village residential redevelopment could successfully occur within Worthington. These areas consist of Worthington's activity nodes (Old Worthington, Worthington Square), its existing multi-family residential corridors (south High Street, west side of Proprietors Road), remaining clusters of rural residential

lots (E. Wilson Bridge Road, Worthington-Galena Road), and the two large potential redevelopment sites (Methodist Children's Home and OSU Harding Hospital). Figure 37 is provided to illustrate where non-single-family residential redevelopment could occur, though some areas are more suitable than others.

Comprehensive Plan – Activity Centers

Ideal locations for urban village residential redevelopment are in the City's more urban nodes around Old Worthington and the Worthington Square. It is critical for any residential condominium/apartment development in the Old Worthington area to complement the character of the area and meet the City's Design Guidelines. Such development would have to be sensitively placed — where the architecture, site plan, and design merit it. In addition to infill sites, the upper floors of retail structures in Old Worthington should also be encouraged to return to residential uses. This is a great way of adding residential density with little impact to the character of the village center. Urban village residential infill can be accommodated around the Worthington Square area and is described in more detail as part of the Freeway Commercial chapter (page 92).

Code Section 1174.05 PUD Development Standards and Development Standards Text

Development Standards Text shall be a comprehensive narrative detailing the Development Standards for the proposed development, including without limitation the following:

(a) Design Regulations:

- (1) Character. The proposed PUD shall consist of an integrated and harmonious design with properly arranged traffic and parking facilities and landscaping. The PUD shall fit harmoniously into and shall not adversely affect adjoining and surrounding properties, Roadways & public facilities.
- (2) Design. Site layout, Buildings, Accessory Structures, landscaping and lighting shall be compatible with or enhance the surrounding neighborhood and community.
- (3) Screening. Commercial and industrial uses, including parking facilities and refuse containers, shall be permanently screened from all adjoining residential uses.
- (4) Tract Coverage. The ground area occupied by all Buildings shall be balanced with green space to soften the appearance of the development. Total Lot/tract coverage shall be set forth in the PUD documents.

(b) Traffic and Parking:

- (1) Traffic. Adequate ingress and egress shall be provided as part of the PUD. The proposed PUD shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development. Where potential congestion may be alleviated by installation of Improvements on streets abutting the development, the developer shall be required to pay the cost of the construction of Improvements and shall dedicate or deed lands necessary for street widening purposes when so required by the City. A traffic study shall be provided by the applicant as required by the City.
- (2) Parking. Parking shall adhere to the following standards:
 - A. Design. Parking and service areas shall be designed and located to protect the character of the area.

B. Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed one-hundred and twenty (120) percent of the parking requirement in Section 1171.01.

C. Residential Uses. There shall not be less than one parking space per Dwelling Unit.

D. Bicycle Parking. Bicycle parking should be adequate to serve the proposed uses.

(c) General Requirements:

(1) Environment. The City may request environmental studies for the property, and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.

(2) Natural Features.

A. The Municipal Planning Commission shall not recommend a PUD unless it finds that such development preserves, restores, maintains and/or enhances: (1) Natural Features and (2) the character of the surrounding neighborhood and community.

B. The Municipal Planning Commission shall not recommend a PUD if it finds that the Natural Features on such property have been or will be removed, damaged, altered or destroyed in anticipation of development until agreement is reached between the applicant and the Municipal Planning Commission on permanent restoration of Natural Features. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of four hundred fifty dollars (\$450.00) per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit in the Special Parks Fund. Such deposits shall be used for reforestation on public property.

(3) Public Area Payments.

A. The City Council shall determine whether a portion of such PUD should be dedicated on the plan to a public agency for park, playground or recreational uses. Such dedication may be required only if the City Council determines that there is a need for such property and that the dedication is related both in nature and extent to the impact that the proposed development will have on the parks and recreation system.

C. Whenever any new Dwelling Units are created as part of a PUD, then the developer or owner, as the case may be, shall make a cash payment to the City in the amount of two hundred fifty dollars (\$250.00) per each new Dwelling Unit created for deposit in the Special Parks Fund. Such deposits shall be used for costs associated with the City's parks, playground and recreation areas. This section shall not apply to any PUD for which a dedication of land to the City was required pursuant to subsection (A) hereof.

D. The public area payment required by this section shall be made prior to the issuance of the building permit for the project.

(4) Public Space Amenities. A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every five-thousand (5000) square feet of gross floor area of multiple family dwelling, commercial or industrial space

that is new in the PUD. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

- A. An accessible plaza or courtyard designed for public use with a minimum area of two-hundred fifty (250) square feet;
- B. Sitting space (e.g. dining area, benches, or ledges) which is a minimum of sixteen (16) inches in height and forty-eight (48) inches in width;
- C. Public art;
- D. Decorative planters;
- E. Bicycle racks;
- F. Permanent fountains or other Water Features;
- G. Decorative waste receptacles;
- H. Decorative pedestrian lighting; and

City Code Section 1174.08 PUD Procedures - Process:

- (a) Pre-application. The applicant may request review and feedback from City staff and/or the Municipal Planning Commission prior to preparing a Preliminary Plan. No discussions, opinions, or suggestions provided shall bind the applicant, or the City, or be relied upon by the applicant to indicate subsequent approval or disapproval by the City.

- (b) Preliminary Plan.

(1) Municipal Planning Commission. The Municipal Planning Commission shall recommend to the City Council that the application for PUD be approved as requested, approved with modifications, or disapproved. In the event the Municipal Planning Commission disapproves the application, the petitioner may elect not to have the same recommended to the City Council.

(2) City Council. Upon receipt of the recommendation of the Municipal Planning Commission, the requested PUD shall be set forth in Ordinance form and shall thereafter be introduced in writing at a meeting of the City Council, and the City Council shall fix a date for a public hearing. Such hearing may be held on but not before the fourteenth day following the fixing of the date or on any day thereafter. Notice of the public hearing shall be given by announcement of the day, hour, place and subject, one time, in a newspaper of general circulation in the City, and the hearing date and time shall be posted on the property to be considered for the PUD. During the period between the fixing of the date of the hearing and the date of the hearing, the Preliminary Plan, shall be kept on file in the office of the Planning and Building Department for public examination during regular office hours. The availability of such materials shall be indicated in the published notice of the hearing.

After receiving from the Municipal Planning Commission the recommendations for the proposed PUD and after holding the above public hearing, the City Council shall consider such recommendations and vote on the passage of the proposed PUD Ordinance. The City Council may, by a majority of all its members, adopt or reject the proposed Ordinance, with or without change.

- (c) Final Plans.

(1) The Municipal Planning Commission shall review Final Plans for compliance with the approved PUD Ordinance and shall:

- A. Approve the Final Plan as requested;

B. Approve the Final Plan with modifications as agreed by the applicant which do not change the essential character of the approved PUD and do not need review by the City Council;

C. Recommend the Final Plan to the City Council with changes that require an amendment to the PUD Ordinance; or

D. Disapprove the proposed Final Plan when said plan does not meet the requirements of the PUD.

Architectural Review District – Purpose & Review Criteria:

The purpose of this chapter is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Architectural District. It is the further purpose of this chapter to recognize and preserve the distinctive historical and architectural character of this community which has been greatly influenced by the architecture of an earlier period in this community's history. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all structures hereinafter altered, constructed, reconstructed, erected, enlarged or remodeled, removed or demolished in the hereinafter defined Architectural District.

The Architectural Review Board is to issue a certificate of appropriateness, shall determine that the application under consideration promotes, preserves and enhances the distinctive historical village character of the community and would not be at variance with existing structures within that portion of the district in which the structure is or is proposed to be located as to be detrimental to the interests of the Districts as set forth in Section 1177.01. In conducting its review, the Board shall make examination of and give consideration to the elements of the application including, but not necessarily limited to:

- (1) Height, which shall include the requirements of Chapter 1149 ;
- (2) Building massing, which shall include in addition to the requirements of Chapter 1149 , the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
- (3) Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
- (4) Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
- (5) Roof shape, which shall include type, form and materials;
- (6) Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
- (7) Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
- (8) Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;

- (9) Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment, and which relate to the pedestrian's visual perspective;
- (10) Signage, which shall include, in addition to requirements of Chapter 1170 , the appropriateness of signage to the building.
- (11) Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

In conducting its inquiry and review, the Board may request from the applicant such additional information, sketches and data as it shall reasonably require. It may call upon experts and specialists for testimony and opinion regarding the matters under examination. It may recommend to the applicant changes in the plans that it considers desirable and may accept a voluntary amendment to the application to include or reflect such changes. The Board shall keep a record of its proceedings and shall append to the application copies of information, sketches and data needed to clearly describe any amendment to it.

When its review is concluded, the Board will determine by a vote of its members, whether the application for a certificate of appropriateness shall be approved. If approved by four or more of its members, the Board shall return the application and appended material to the Director of Planning and Building with the instruction that the certificate of appropriateness be issued, provided all other requirements for a permit, if applicable, are met. The certificate of appropriateness shall be valid for eighteen months from the date of approval, or such extension as may be granted by the Board. If not approved, the Board shall return the application and appended material to the applicant with a notice that the certificate of appropriateness shall not be issued because the application did not meet the criteria and standards set forth herein.

Worthington Design Guidelines

Planning for the development of a new site should include an inventory and evaluation of features, and the development should retain those that add scenic or historic value (historic buildings, topographical features, mature trees) or that help integrate the new development into the existing cityscape (existing landscaping, roads, paths, sidewalks). In Worthington, new developments should build upon the past excellence and successes of established neighborhoods.

Observe the form, massing and scale of existing nearby houses and neighborhoods. Note that not all buildings will have the same characteristics. Scale in particular, can vary considerably within a single block. In any new development, try to have a range of form, massing and scale similar to that found nearby and typical of Worthington. Observe the setback of adjacent and nearby structures in the area where a new building or development will be placed. ...the most appropriate setback is one that matches the prevailing setback along the streetscape.

Roof shapes for new buildings should be appropriate to the style or design of the building. Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. These include rough-sawn siding, diagonal siding, plywood panel siding, and similar obviously modern materials. Brick has long been a traditional material in Worthington. For newly-constructed buildings, the contemporary practice of applying a brick veneer over a frame structure is appropriate in Worthington. Stuccoed surfaces generally are not typical of

Worthington architecture and should be avoided. Also avoid coating foundations with stucco or using shaped stucco to simulate stone.

For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. When using multiple-paned windows, avoid designs with horizontally-proportioned panes. This type of window had panes with vertical proportions -- taller than they are wide --and using panes that are wider than they are tall throws off the proportions of the entire window. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are more readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged.

Staff Comments:

Use Considerations:

Senior residential is an appropriate use for this site as it is currently being used for the same use and is in close proximity to a grocery store, pharmacy, library, transit, senior center, churches and other amenities in Old Worthington.

Design Considerations:

- The proposed structure is two-story to three-story structure. The Design Guidelines for new residential and new commercial/industrial recommends buildings should not be higher than 2 ½ stories in height; some instances 2 ½ stories may be appropriate but should be evaluated on a case-by-case basis.
 - The current zoning on the majority of the property permits a maximum height of 40', however your typical neighboring residential lot would have a maximum height of 30' feet permitted by zoning.
- New construction in Old Worthington should employ scale, form, and massing similar to and compatible with existing building designs. Although there are other two to three-story structures in Old Worthington, the residential structures in the immediate vicinity of this project are smaller in scale. Kilbourne Middle School, Saint John's Episcopal Church, Hunting Bank and the Old Worthington Library are in the immediate vicinity and are larger in scale and height and some have additional topography difference.
- Design changes to address the overall height:
 - The applicant moved the three-story portion of the building back from Stafford Ave. to the center of the site and lowered the heights and roof lines on the proposed building. The three-story portion previously had hipped roofs and cupolas that have since been removed to bring down the building height. Please see Sheet C1-C27.
 - The previous three-story building with a cupola on Stafford Ave. had a height of 53' with a roof ridge of 38.5 and is now reduced to 51.6' with the cupola to a roof ridge of 34.8' in height.

- The three-story portion of the building previously showed a height of 60' for the cupolas and 39' for the roof ridge. The cupolas on the three-story portions of the building have been removed and the height has been reduced to 36' for the roof ridge.
 - The building setbacks along Hartford St. have increased by 4' to 5' and pushed the building back 40' to 60' around the Sycamore.
- Parking is typically desired to be screened from streets by buildings or landscaping. The amount of proposed parking would likely be sufficient, however there may still be residents and guests that park along Hartford St. and E. Stafford Ave. near those unit entrances.
- The proposed pole light fixtures may allow a view of the light source at 8' and 15' high. The intensity and color of the lights are needed. Also, when exposed bases are used for light poles, coloring the base to match the poles is typically required.
 - Smaller scale bollard type lights are more appropriate along Hartford St., Stafford Ave. and the rear parking area.
- Review of Public Space Amenities is needed. The proposed courtyards do not feel like something the general public would use; however, they do provide a nice amenity for the residents and those visiting.
 - Possible additional public amenities:
 - Decorative public benches along Hartford St. and E. Stafford Ave. should be considered.
 - Bicycle racks need to be incorporated on the site.
 - Public sidewalks should be widened to 5' in width.
 - Decorative lighting along Hartford St. and Stafford Ave.
 - Additional street trees along Hartford St. and Stafford Ave. where needed.

Board & Commission Discussion Items:

The Municipal Planning Commission will need to make a recommendation to City Council on an application concerning the rezoning of the property from the AR-4.5, AR-6.5 and R-10 Districts to a PUD. The requested rezoning of these properties would ultimately permit the construction of the proposed two-story to three-story 85-unit development on the site.

The Architectural Review Board will need to review the application for compliance with the Design Guidelines and review criteria set forth in the Planning & Zoning Code to determine whether to issue the Certificate of Compliance.

These are two separate actions by the Municipal Planning Commission and the Architectural Review Board which need to be decided based on the applicable standards for each action found in the Planning & Zoning Code.

Items that still need to be addressed:

1. Tree Protection Plan for the 56" Pin Oak and the 46" Sycamore is needed during construction and demolition.
2. Total size of caliper inches of trees for removal of healthy trees is needed for the replacement calculations.
3. Location of the condensing units and verification that they will be able to be screened from view.

4. Bicycle racks will be required to be installed at various locations on the site.
5. Fire Department Comments:
 - Address all comments from the Worthington Fire Department concerning the use of bollards and grass pavers for the emergency access drive.
 - Final determination that the ladder truck will be able to accommodate turning movements on the site.
 - Locations of onsite fire hydrants, FDCs and a fire flow analysis are needed.
6. Additional information is needed related to the proposed fencing materials and styles proposed for the perimeter of the site.
7. Additional information is needed on the materials that will be used for the retaining walls.
8. Lighting
 - Brightness and color temperature needed for the proposed LED lighting.
 - Possibly use bollard style lighting along Hartford St., Stafford Ave. and the parking area that are smaller in scale than what is proposed.
9. Service & Engineering Department Comments:
 - Water Capacity Analysis
 - Operation & Maintenance Plan will be required once there is a final design for the stormwater management plan for the site.
10. Additional information is needed on the materials height and location of the proposed signage.
11. Clarification needed as it pertains to the proposed parking for the site.
12. Public Amenities for the project need to be discussed and clarified.

Recommendation:

Staff recommended **tabling** of these applications after discussion to allow further comment and review.

Discussion:

Mr. Reis asked if the applicants were present. Mr. George Tabit, Vice-President of Senior Housing Development for National Church Residences, 2245 Northbank Dr., Upper Arlington, Ohio. Mr. Tabit said Mr. Brian Jones would give a detailed explanation about the changes to the proposal. He said he wanted to discuss a few updates and a few key facts. He said the residents were doing great, and over the past year every person that is relocating has been paired with a Relocation Coordinator. They have been provided with intensive one on one support in regard to budgeting and doing applications for those that want to go ahead and make a move. They have all received \$10,000.00 dollars in financial assistance. He said at this point, no one has been asked to move because they have not received approval for construction yet. Approximately thirty (30) people have gone ahead and made a voluntary decision to make a change. About half of those people are still in the Worthington area or in another National Church Residence Community so these were pleased with the outcome. Mr. Tabit said he wanted to remind everyone about a few key points from their last presentation. He said this particular National Church Residence Community is no longer a sustainable operation. There is an accumulation of deferred maintenance. In the past two years, they have spent \$30,000.00 dollars in repairs to the sanitary sewer because of tree roots growing into the sanitary lines and bellying out underneath the buildings. The ground beneath the buildings is beginning to subside.

Mr. Tabit said one of the bigger concerns they have besides the differed maintenance, was the size of the apartments. He showed a photograph of one of the current apartments which is 380 square feet, and it has been very difficult for the resident to move around her medical bed, and mobility limitations within the units are very common. Mr. Tabit said the environment is very unsafe and Stafford Village is unsustainable in its current state.

Mr. Tabit said there is a need for more affordable senior housing in Worthington, which was brought up seventeen years ago in the City's Comprehensive Plan when it was identified in a proposal. This kind of project was identified in the Plan. At the time, 18% of the population in Worthington was over age 65 according to the Census. Today, 21 % of the population is over age 65 so the challenge is growing, not getting smaller. There has been no progress on that goal, which was set seventeen years ago, so he felt this was a great opportunity to make strides towards that goal. Mr. Tabit said there has been a tremendous amount of community involvement and they identified six key priorities that the community wanted to see addressed and that led them to their first proposal earlier in the year. He said they have incorporated some of the comments that they heard at the previous meeting and he felt that this was a great proposal. Mr. Tabit felt the project would be a fantastic success for the community and would also be supported by a majority of the residents.

Mr. Brian Jones, of Brian Kent Jones Architects, 503 City Park Ave., Columbus, Ohio, gave an overview of the site plan. He said they tried to pay specific attention to pedestrian and parking components as it relates to the site. All of the ingress and egress would occur off of Stafford Avenue, and there would be internal parking on the sight and the parking ratio would be higher than the current conditions. Mr. Jones said his firm does a lot of work with municipalities in historic districts. They are trying to come up with a new neighborhood that would build upon the stylistic references that are a part of the existing community. Mr. Jones identified four parks areas that would be included as part of the project. (Two of the parks would be located on Stafford Avenue, and they plan to save the huge sycamore tree.) The parks break into the street system and provide a lot of green space. Mr. Jones also discussed the proposed landscaping plan which includes the sycamore and pin oak trees on Hartford Street. Next, Mr. Jones described the fence screening hedge strategy. He said there were a number of diseased trees which have roots extending into the sewer systems and needed to be addressed. Mr. Jones continued with his slide show presentation and said at the previous meeting, there was a misunderstanding about the massing of the project. He said the roof height of the two and a half story building would be in the 35-foot range, and there would be some accented pop-up parts. The project has a variety of brick types and a number of historic color arranges that have been part of the assembly. Mr. Jones compared the new photographs with the previous submission and discussed the changes. He also discussed a comparative analysis to existing buildings within the historic district.

Mr. Brown explained he needed to finish his presentation before opening up the discussion for public comments. He said the Board and Commission members were reviewing both applications from their different umbrellas, the Municipal Planning Commission Hat, the five in the center, and then all seven together collectively looking at the Architectural Review application under another umbrella. Mr. Brown said one of the unique things with the PUD it builds in the text and the plan to go forward, but with the text, they have a entire laundry list of things they are looking at, such as design regulations, character designs, screening, and traffic patterns. He said the Municipal

Planning portion of this, which is rezoning those three different parcels that have different zoning categories to the PUD that will allow for the building to go from two to three stories, but it also sets up the setbacks and height and density which are the key things that are tied to the Municipal Planning Commission portion of this application. This is the portion that would then go on to Worthington City Council with a recommendation of approval or approval with conditions, or a denial. One of the things the Municipal Planning Commission is charged with is a recommendation to Council with zoning changes, but with that recommendation one of the things that is also required while going through that voting process and making a decision, it's not just a yes or a no. One of the things that is in the Codified Ordinances, and in the City's Charter, is when you are rendering a decision, the Municipal Planning Commission shall articulate its basis therefore in writing by reference to the relationship of the decision or recommendation that has an overall comprehensive planning goals for the city which may be found in the Master Plan and the zoning map. He said when they get to a vote, the Commission members have to state on record their reason for the vote, so when the recommendation goes to City Council, they can read the meeting minutes, but it is also putting on record the Municipal Planning Commission vote of why they are voting for it. Mr. Brown continued to say when they jump to the Architectural Review Board application, it will go into further detail of the criteria in the design guidelines and also its outlined in the Codified Ordinances. Mr. Brown then referred the memo he distributed to the Board members. He said once City Council makes their decision, and if the property is rezoned, there would be a 60-day moratorium period and then if the decision does not go to referendum they can then make an application to come back before the Board for a final PUD that would go to the Municipal Planning Commission to be reviewed for compliance with what was originally approved and then there would be final Architectural Review Board review. Mr. Brown said when they were talking about the use consideration, he did not hear from anyone that the senior residential component was not an appropriate use for the site or the area. Mr. Brown said he felt the criteria was met for walkability, there is a nearby grocery store, church, pharmacy, library, transit, and senior center. Mr. Brown felt there was greater scrutiny when discussing the design considerations and the increased density, the increased heights. He said the design guidelines make reference to residential structures, new commercial structures and institutional structures be two to two and a half stories in height throughout the district. He also referenced several other buildings throughout the Historic District that have height, however he stated that these were also primarily located on High Street and SR-161. Mr. Brown continued his presentation as referenced above.

Mr. Reis asked if there was anyone present that wanted to speak for or against this application.

Mr. Blair Davis, 1 Hartford Ct., Worthington, Ohio, said he has lived in Worthington for forty-five years and thanked Mr. Tabit for the work they have done. He felt they made some great improvements, particularly on the Hartford side and he appreciated the efforts to save the trees. He was happy to hear Mr. Brown state that they would work with the City Arborist on the remaining trees and how to protect them during and after construction. Mr. Davis said the objection he still had was the fact that this project would be a huge building in a small neighborhood. He said he felt this project would still take out most of the trees and blot out a lot of the sky, and traffic would still be an issue. Mr. Blair said it was referenced earlier that this would be an affluent unit and there would be a number of ancillary people and service people coming and he wanted to know where they would park. Would they all be leaving their cars parked on Hartford Street? The residents

now park on the street in front of my driveway. Mr. Blair said he was also concerned about the lighting because the area now is a dark enclosure. He said there would be more streetlight, building and hundreds of apartment lights and each unit would have their own have units and therefore would be over a hundred compressors running year-round. He was concerned where the units would be located and how loud the units would be. He referenced that we are an historic enclave in Columbus, we are not Arlington or Dublin. We will lose a big piece of our historic core if this is approved. Mr. Blair felt if this project was allowed into the historic district it would open the floodgate to allow more. He asked to keep Worthington great.

Mr. Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said this project would be about 700 feet from his property and he had a couple of key points he wanted to address. Mr. Burns said he worked with public and private partnerships and commended Mr. Tabit for the work they have done. He appreciated the communication efforts made by the National Church Residence team, and their level of service has been above and beyond anything that he had ever experienced in his line of business. Mr. Burns said the second point he wanted to make was referenced earlier that Worthington has a high number of senior citizens with the least amount of options for senior housing. He did not want to see people having to move to Dublin or Westerville. The third point he wanted to discuss was that he and his wife walk to downtown Worthington frequently, and they do not care to see these old run-down tiny units. The character of Worthington is its residents and the people in the community. They were in support of the new project because it would such a huge improvement and an asset for the community.

Mr. Peter Macrae, 74 Orchard Dr., Worthington, Ohio, said he and his wife have lived in old Worthington over thirty years, and in the school district for almost forty years. He said he has his own architectural firm that works all over the country and he was the Architect on record for the Worthington Jewelers location. Mr. Macrae said he felt this project in downtown Worthington was a no brainer. He said to hear the data that it has been part of Worthington's mission to provide affordable for senior housing for the past seventeen years. Mr. Macrae said the need for additional senior housing is way overdue and National Church Residences has gone out of their way to make multiple presentations for their vision for this site. One of the presentations included information about the Worthington Food Pantry. He said Stafford Village was one of the first off site missions that the Food Source Pantry undertook. They are still currently serving the needs of the residents there who are not able to visit the Food Source Pantry. They offer them not only food, but they also offer counseling for improving their life on a multitude of different scales like they do on site. It is important to the Pantry that this site be improved and an opportunity for seniors to remain in the community, to stay vital in the community, and to allow for young families to come in behind them. Mr. Macrae said National Church Residence has chosen the number one architect in the metro area that should have no trouble getting the Worthington community to accept his vision for the aesthetics that he believes is appropriate for Worthington. He said people should be really happy that Mr. Jones was selected to do this work and be very proud of what he has accomplished.

Mr. Jim Seals, 123 E. New England Ave., Worthington, Ohio, said he had not been to the meetings for the past four or five years and the reason he has not been to the meetings was because Mr. David Foust and Mr. Hofmann were put on the Board and he developed high confidence that things would change for the better. He said he was also encouraged by Mr. Scott Myers expressing his desire to and showing signs of paying more attention to the residents of Worthington and he felt they have

done that over the past few years and he thanked them for their service and that is why he backed off but he is not backing off now. He had prepared remarks and would like to adlib throughout his speaking. Mr. Seals said he agreed with the previous speaker that this is a no brainer in a different way. He said he knew very little about National Church Residences and as far as he was aware, he has never spoken to a person who worked there, however he did have considerable familiarity with how some 501c3 organizations behave and he would be happy to share that generic information with interested members of City Council and let them decide whether they think any of it is relevant to the present situation.

Mr. Seals said for example, he said he could describe for them how some organizations use the tax benefits afforded by 501c3 status to engage in unfair competition with private enterprise and how some executives have used the built-in advantages of their supposedly charitable mission to enrich themselves personally. Mr. Seals said he could explain how some 501c3 organizations stuff their Boards of Directors with wealthy and affluent people who are skilled at fundraising and not repulsed by high executive salaries. He said some corporations don the mantle of mercenaries or charitable organizations in order to attract donations from wealthy donors who themselves get tax breaks from their donations. Mr. Seals said how unscrupulous executives sometimes take control of a truly charitable organization with genuine lofty goals and turn it into a vehicle for enriching themselves and their fellow executives. Mr. Seals said some 501c3 organizations cloak themselves into the mantle of the church and are sometimes actually predators that prey upon some of the most vulnerable members of society such as the elderly, the infirm, and the needy like some of our neighbors in Stafford Village. Mr. Seals said he would address the humanitarian issues further in an open letter to the residents of Stafford Village. Mr. Seals said he did not know whether anything he had said would apply to National Church Residences; I don't know.

Mr. Seals said he read in ThisWeek's Worthington News that someone named Mark Ricketts supposedly contributed \$750.00 dollars to Ms. Bonnie Michael's re-election campaign. He said the fact that National Church Residences and the alleged contribution, the paper described Mr. Ricketts as the company's President. Mr. Seals quoted from the newspaper about Ms. Michael and said the contribution she took was from a Riverlea resident who contributed to her campaign four years ago as well as in 2019. Mr. Seals continued to read Ms. Michael's quote that the contributions had not affected her decisions in the past, nor would they impact her decisions in the future. Mr. Seals said that he would ask you to not believe anything Bonnie Michael says, but he does believe what Ms. Michael stated in this case. He went on to explain and said he and his wife, Suzanne Seals made a similar contribution to Mr. Doug Foust's campaign for several hundred dollars because they have observed over the past four years that Mr. Foust had consistently voted support for the will of the residents of Worthington. Mr. Seals said he did not expect Mr. Foust to change any of his votes, and they expected him to continue voting in favor of the residents so they wanted to help him get re-elected, but sadly that did not work out as they had hoped.

Mr. Seals said he could imagine Mr. Ricketts, who apparently does not live in Worthington, looked at Ms. Bonnie Michael's record and concluded that she consistently sided with the developers, so he wanted to help her get re-elected. Mr. Seals said Ms. Michael may have said to herself that she would be siding with the developers anyway and their contribution would not be influencing her vote because they don't need to, she will vote for them anyway. All of this can wait and will get more attention in other venues.

Mr. Seals said he wanted to stress one point; that the current proposal from National Church Residences is the pinnacle of audacity and the very fact that it is being presented to the Architectural Review Board this evening is evidence of a breakdown in City management. Mr. Seals said he put that squarely at the feet of City Manager Matt Greeson. He said Mr. Greeson and his staff do a brilliant job of providing services to the city but described his handling of development issues as incompetent would be generous.

He stated that he was going to stop speaking at this point but felt he had to make a few additional comments. Mr. Seals said he also wanted to make a comment about Mr. Brown's statement about Worthington being landlocked and not a lot of opportunity for development. Mr. Seals said that was true, there is not a lot of room for new development, and it was not the job of City Council members to find opportunities for developers. He said the City Council members are supposed to represent the residents. City Council should not be finding opportunities for developers, that is not their job. Mr. Seals said it was his opinion that the submitted plans were continuing to get worse, not better. Referenced his upbringing in Texas and that if you see a donkey in a field with a bunch of sheep, you can tell that donkey doesn't belong there. This building does not belong there. A horse is a beautiful, but if you put antlers on a horse that does not make it a deer and you can put sleigh bells on it, and that does not make it a reindeer. He said the proposed project looked beautiful, but he did not think the proposal fit the neighborhood. Mr. Seals said he wanted to address the humanitarian issue that was clear to everyone in America that there is a need for more senior housing, but it was not Worthington City Council's job to solve that problem. It is also true that there is a need for senior housing in Worthington. We have a wonderful site there at Stafford Village and everybody knows it. The problem is that some of our wealthier friends and neighbors want that location so the vulnerable and sick people and people with no money are going to be induced to move because some of their wealthier neighbors want to live where they live. This is outrages, and for someone to claim they are a Christian and to force them to move so that someone else can make more money.

Mr. Scott Green, 74 Glen Dr., Worthington, Ohio, said he was happy to see that the Worthington Presbyterian Church came to National Church Residences and asked them to be involved with the Stafford Village Project. Mr. Green said he brought a little different bit of perspective. He said he had been involved with affordable housing on the banking side for last twenty-five years, and out of all the developers he has worked with, he felt National Church Residences built the highest quality of apartments that he had ever seen in all of his years of experience. Mr. Green said he was impressed with their level of communication with the community. They have listened to what people have said, they have saved some trees, and solved some parking issues. He said the residents of Worthington should be proud of what National Church Residence is doing.

Ms. Kay Keller, 670 Morning St., Worthington, Ohio, said she has lived in old Worthington for forty-two years. She said she generally liked the previous proposal but she had some initial issues with the height but she felt that National Church Residences had done a good job about listening to the residents' concerns about the height. She felt the new drawings were a great improvement. Ms. Keller said she was disappointed with the height of the three-story building, but felt it was a necessary compromise that needed to be made in order to accommodate the parking. She was happy to see there would be covered parking instead of just surface parking. Ms. Keller applauded the

architect for looking at and reflecting a variety of architectural styles and incorporating that into his plans and felt the plan was compatible with the Architectural Review District. She liked the different setbacks and uses of different materials and different porches because it softened the look. She said she disagreed with her good friend, Mr. Jim Seals, and felt that National Church Residences did good quality projects and she was happy they chose to be in Worthington and felt this project would be a good addition to the community and she encouraged others to support the proposal.

Mr. Jack Miner, 2005 Samada Ave., Worthington, Ohio, said he is the Chair of the Worthington Community Relations Commission (CRC) and was attending the meeting on their behalf. Mr. Miner said the CRC's core value, and part of the City's Charter, is to promote the fair and equal treatment of the people of Worthington. He said one of the things they looked at was an opportunity to make Worthington more age friendly and they have been working with City Council to ensure that Worthington begins to take the first steps to become an age friendly community. One of the things they identified is the lack of opportunity and access to senior housing for the elderly in Worthington. He said they are in support of the work being done by National Church Residences. They are coming to the table with not just a proposal but with a proposal at its core is addressing the need for the community. He said this is not about a development, it is about providing resources that "we as a city" have identified our residents need. Mr. Miner said everyone has heard Worthington is land locked, and they also heard about cottages. He said cottages are great, but cottages would not meet the needs of the number of seniors that want to stay in Worthington. The ones that want to stay in Worthington are going to need care facilities, and the opportunity for the need to move from place to place in a covered environment. The current cottages are disconnected, and they do not provide an opportunity for safe, livable areas for the seniors that are there, and this is an opportunity to do that. He wanted to thank National Church Residences for coming to Worthington and making this a reality and applauded them for being strong partners for everyone. Mr. Stiner said the CRC wrote a letter of support to Worthington City Council and he wanted to share something on a personal note. Mr. Stiner said he was a member from one of the three or four churches that founded National Church Residences in the 1960's. He said he was from the Chillicothe Presbyterian Church and proud to say Bristol Village, their very first property in Waverly, Ohio, in the 1960s, his father was able to serve on the Board in the 1970s. Mr. Stiner said fast forward, about thirteen years ago, his father passed away in a National Church Residence facility. He said he was very proud of this organization his family has known for fifty years and his church family has known for sixty years. Mr. Stiner said the business goes beyond providing affordable housing for seniors, they care about the wellbeing of seniors and the care from the people of the church help to make up what is National Church Residences. He asked the Board members to support the proposal.

Mr. Glenn Pratt, 15 Kenyon Brook Dr., Worthington, Ohio, said he has lived in the community for twenty-five years, and he is in support of the project. Mr. Pratt said he has reviewed the plans and believed this is a wonderful project. He said there is a real need for senior living in Worthington and in his profession, he has worked with a lot of nonprofit senior living providers around the country and felt there was no other entity that was more focused in providing housing and services to seniors. Mr. Pratt said National Church Residences was a great organization from the quality of construction and the operation of their facilities. Mr. Pratt said he hated to see someone's character be unjustifiably besmirched. Mr. Pratt said he knows Mark Ricketts, and he is the most honorable,

caring and compassionate person that exists.

Ms. Sandy DiCenzo, 876 Hartford St., Worthington, Ohio, said she has been a long time Worthington resident and graduate from Worthington City Schools. She said her home borders 252 square feet of where the project will be. She said she did not have a prepared speech, but she wanted to make some comments about the height of the building. Ms. DiCenzo said she felt her property is greatly impacted by the three-story height of the project, but she did see some improvement of the design and appreciated they are saving the sycamore tree. She felt the project was still too big and was just a land grab that is displacing poor people to put rich people in their place. She said most of the people pay \$800.00 per month for rent. Most of the residents she knows wake up and are happy to be living in Worthington and they can appreciate that they live near everything and the beautiful trees and green space. She did not feel that Worthington had much cultural, ethnic or social diversity and felt like the city was becoming more like Upper Arlington. She said she has had conversations with Mr. Tabit, but she still has a three-story building that will be up against her home. Ms. DiCenzo felt there was a shortage of all types of housing, not just housing for seniors.

Ms. Angela Strous, 58 E. North St., Worthington, Ohio, said she agreed with her neighbors and did not want to see a three-story high density building in her neighborhood. She said she had no problem with the location, she would just prefer to see a two-story structure instead of three and felt there would still be parking problems along Hartford Street.

Mr. Douglas Foust, 276 Highgate Ave., Worthington, Ohio. He said he was born in Worthington in 1955 and his grandmother was one of the original residents of Stafford Village in 1968. Mr. Foust said no one would argue about the need for diverse affordable, and accessible homes for seniors in Worthington. Mr. Foust said the building design was gorgeous and he felt National Church Residences has done an admirable job in trying to engage in conversations. Mr. Foust said he wanted to introduce three documents for public record consideration. He said he requested some two-dimensional scale drawings from National Church Residences, but he had not yet heard back from them, so he drew up his own. Mr. Foust said he did not feel the current drawings gave the correct perspective in terms of their location, so he wanted his drawings to be on record. He said he felt this had been missing from the drawings up to this point. Mr. Foust asked that Mr. Brown pull up the examples he provided to show the differences in height.

Mr. Frank Shepherd, 600 Keyes Lane, Worthington, Ohio. Mr. Shepherd said he has lived in Worthington for twenty years but has supported the school system for over forty years. Mr. Shepherd said he had a problem with what he just saw and that the drawing was out of perspective. Mr. Shepherd said Mr. Foust's drawing showed the building down and the first-floor elevation was up. He said he did not want to talk about the drawing he had something else to discuss. Mr. Shepherd said first of all, he first saw the original buildings twenty years ago when he picked up residents who lived there that needed to go to his church. The buildings were not in very good shape back then, so when he heard what shape they were in now, he could appreciate that. Mr. Shepherd said the other issue was the PUD. He felt as the city is concerned, regardless of what goes in there, he thought the PUD was good because with a PUD you get what you said would be approved. Mr. Shepherd said right now there are three different zoning districts that theoretically could be developed three different ways. He felt the proposal reflected some of the characteristics of Worthington and was in support of the project.

Mr. Kevin Showe, 634 High St., Suite 200, Worthington, Ohio. Mr. Showe said he has been living at the Masonic Lodge for the past three years, and an association with the City of Worthington for the past thirty-eight years as the owner of the Worthington Inn and some other nearby properties. He said he is also the President of the National Housing Corporation and his family has been in the multi-family business for over fifty years. He said he is the second generation to run his family's business that his father started. They own thousands of apartments all over the country that they have developed, owned and managed. Mr. Showe said he was very familiar with National Church Residences and knew the former C.E.O.'s John Glenn and Tom Slemmer. He said they are a competitor and preeminent provider of senior housing throughout the country. Mr. Showe said the one-story cottages are not in character with the buildings of downtown Worthington. He said the second version with the three stories and high cupolas and taking it down to the street level was outstanding. The interior courtyard will be really enjoyed by the residents, and the parking will be better than what they have now. Mr. Showe felt the design captured the Worthington architecture of what the community is all about. He said the project was a no brainer and an excellent development and he encouraged the Board to support the project.

Ms. Paula Ryan, 1044 Firth Ave., Columbus, Ohio. She said she used to live in the Clearview Avenue area and could remember when the structures were built in the 1960s. Ms. Ryan said she has reached the age to think about where she would like to retire, and she liked the thought of being able to retire in the same community in which she grew up. She applauded National Church Residences for coming to Worthington, and for City Council for bringing this to their residents.

Mr. Mick Ball, 925 Robbins Way, Worthington, Ohio, said he is a retired architect and he is in support of this plan. Mr. Ball said they looked at this site before for his son who is physically handicapped and decided it was not right because of accessibility issues. He would like for his son to be able to live at this facility in the future in the affordable side of it. He and his wife would also like to downsize in live in this facility. He felt the architecture was superb and a wonderful project and asked the Board members for their support.

Ms. Rebecca Green, 74 Glen Dr., Worthington, Ohio, said she walks past the area frequently and the houses are in decline and need work. She explained the Board is required to conserve their property values and required to look at the materials and the use of the property when a new zoning district is proposed. She felt a PUD was exactly what was needed for this type of property and it will allow for creativity where it's needed to address the issues with the community and she felt the proposed project was superb. The project uses the materials that are unique to Worthington, niche green space will be provided for the residents and the community. They are addressing the concerns of the residents in terms of the height of the building and saving the trees, parking and walkability. She felt this is an excellent project and would like to see the project approved by the Board.

Mr. Reis asked the applicant to come back to the podium so the Board members could ask questions. Mrs. Lloyd said she appreciated National Church Residences to be willing and able to invest in the community and maintain an opportunity for affordable housing. She said senior housing is something they need to maintain for people to be able to stay in the community. Mrs. Lloyd felt the design was appropriate for Worthington, and she thought the site access and parking solution was much improved from what the Board saw previously. She also thought the scale was improved

and the details were in character with Worthington and she is interested in seeing how those details are executed for construction.

Mr. Schuster said he also appreciated the changes. He asked Mr. Tabit how they would be keeping some of the units affordable. Mr. Tabit said that in 1970 the Worthington Presbyterian Church built sixty-five affordable apartments along Hartford Streets and National Church Residences built twenty-three market rate apartments. He said their proposal moving forward in the new building they would have thirty-four apartments set aside as affordable. The remaining two locations up the street comprised of thirty-one apartments, so that is still sixty-five apartments that will be affordable and set aside for low income seniors. Mr. Tabit said everyone will be welcomed to come back and the current average rent is about \$450.00 dollars per month. Mr. Schuster said he would like to know more about the details of the building materials.

Mrs. Holcombe said she was excited about the changes to the proposal. She said the senior citizens have lived and working in the community, they have supported the school bonds and levies, they have helped keep the architecture the way it looks today so they have a right to be able to live in old Worthington. She liked the way the units were connected so the residents can talk with other nearby residents. Mrs. Holcombe said she knew someone that lived in one of the hazardous units, so she is happy to see them being torn down. Mrs. Holcombe asked Mr. Brown if they would be looking over the greenery and landscaping and Mr. Brown said the goal was to start the conversation so when they come back, they can talk about the sixteen or eighteen items that were addressed in the memo. He said the items that were listed were needed for the PUD to go on to City Council so the Board and Commission would have all the information and the residents would know exactly what they were going to get and then when this would go to City Council they would know exactly what they were approving. Mrs. Holcombe said the sooner they get this started the better off they will be.

Mr. David Foust said spent way too many hours thinking about this proposal and way too many sleepless nights trying to figure out the best way to handle this. He said he wrote some notes out earlier in the day and wanted to share them with everyone. Mr. Foust said he was impressed with the number of written responses they received from the community and two most common points were that the city needs more senior housing and the other point was to include as many other groups as possible (Inclusivity) and that will come down to the cost of the unit. Mr. Foust said those points are different than what the Architectural Review Board members have to deal with. He said the need for senior housing is a big issue in Worthington, and the need is more than just this site and felt there was a need for a city-wide plan. He said who they cater to needs to be across the board, and they need to look at multiple sites, and different styles as to where else senior housing could be developed, and multiple sizes of units. He said the footprint of the original buildings contrasted with what is now proposed is about twice the size of the original footprint. The square footage of the building is about four times as large. Mr. Foust said he was not sure if all of the abutting neighbors were completely happy with the changes, but he felt three stories was still too big and he was not 100% convinced this was the proper location for this facility.

Mr. Hofmann said he believed the community does have a mission to its residents and that who we are together makes a culture together and that culture is different from other cultures in other neighborhoods. We are a community that does want to be inclusive and the idea of a life span

community, one where you are providing ways for people to move into the community and help the community thrive for many years and take advantage of that community when they are older should be a fair undertaking. He said that is what this country was built on. There are rights that people should be able to have to that end and we have to ask ourselves if the culture of who we are and the people within the community be dramatically altered if this project goes forward with the way its shown. Mr. Hofmann said from his point of view he did not think it would be altered negatively. He said the project is large and did not know how else this proposal could be altered to be more fitting unless it was moved to another site. He said in his opinion this project would help the culture in Worthington and fits the mission and he said it was important to have that mission together to provide housing for the elderly.

Mr. Reis said they have heard a lot said by the community, the Board, City Staff, by the applicant and they have a lot to deal with and they want to be fair to everyone and come up with a plan that meets everyone three quarters of the way. He agreed with what Mr. Hofmann said about paying attention to this project with what Worthington is, what do they want to be, and what do they want to do for the seniors. Mr. Reis said they definitely need this product in the community, and they need to find a way to make it economically feasible for everyone that does not have \$3,000.00 a month to spend. He said he heard some great comments from the community, and they have an applicant that is a very good listener because he thought the plan was reflective of who Worthington is but he felt there were a few things that needed to be tweaked yet. Mr. Reis asked Mr. David Hodge, the attorney for the applicant, how they wanted to proceed, whether taking a vote, or tabling the application. Mr. David Hodge, 8000 Walton Parkway, Suite 260, New Albany, Ohio, said he has worked on a number of projects within the community and he was proud to be at the meeting on behalf of National Church Residences. Mr. Hodge explained the purpose of a preliminary development plan was to create the skeleton and the envelope in which the development would eventually fit. He said he felt the information that has been presented to the city for the Commission's review was enough for the majority to vote with a positive recommendation to City Council for this rezoning request.

Mr. Myers explained that Mr. Brown had a list of several items that he mentioned at the beginning of the meeting that still needed to be addressed. Mr. Brown said some of the items that he and Mrs. Bitar, and Mr. Hodge had worked on earlier in the day dealt with public amenities and other items which would move on to City Council, such as the tree fee evaluation, have some loose ends that need to be cleaned up prior to a formal vote. Mr. Myers said he wanted to make certain the issues that were raised, for example, bike racks, has there been a sufficient discussion from the Board that the next time this comes back it would be in a more final form, or are there any other items that still need to be addressed. Mr. Brown said with the length of time that he and Mrs. Bitar have worked for the city, they kind of know what the Board expects like the tree protection plan, during construction and demolition, that is something that they required in the past. The big thing that needed to be clarified is the caliper inches of trees that need to be removed and those needed for replacement. He said they have a calculation in the PUD text such as the tree replacement fee of \$450.00 vs. \$150.00 per one-inch caliper. Mr. Brown said he still needed clarification as to what was going to be removed and what would be added. Mr. Myers said he would appreciate at the next meeting if Mr. Brown would clarify how the issues were fixed. Mr. Myers said he just wanted closure to be sure they had all the information that they needed.

Mr. Myers said there needs to be affordable senior housing and he wanted to know if that could be put into the text and get back to him about that at the next meeting. Mr. Lindsey said he would briefly address that component but give him an answer later. He said there is a question as to where it fits within the Code, in the PUD structure, and is an issue which is certainly important. Mr. Lindsey said the applicant and Mr. Hodge had discussed with him a declaration which would provide an enforceability component, and they will come up with best legal solution. Mr. Lindsey said the declaration document would be recordable, so the City's goal was to make sure there is an enforceable component for the affordable housing aspect of the project. Mr. Myers asked if the architecture could be finessed enough to make certain the size of the project fit appropriately into the neighborhood before the project comes before City Council. Mr. Reis said with everything that has been said at the meeting he recommended tabling both the ARB and the MPC applications. Mr. Hodge said he agreed and requested to table the application.

Mr. Hofmann moved to table the ARB application, seconded by Mrs. Lloyd. All Board members voted, "Aye," and the application was tabled.

Mr. Hofmann moved to table the application the MPC application, seconded by Mr. Foust. All Board members voted, "Aye," and the application was tabled.

D. Architecture Review Board – New Business

1. Patio & Seat Wall – 662 Hartford St. (Lucas and Lindsay McComas) AR 103-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This Farmhouse was built in the mid 1850's and is a contributing building in the Worthington Historic District. The house was remodeled and added onto in the late 1970's and early 1980's.

This is a request to replace and expand the patio and add a seat wall.

Project Details:

1. The existing patio is south of the house, hidden by a privacy fence and vegetation. A walkway connects from the patio, behind the house to the garage.
2. Not only is replacement of the existing patio planned but a new portion would be added to the east, extending behind the house and to the garage in a curved pattern.
3. At the southeast corner a curved seat wall is proposed. Charcoal Edington wall stone is the proposed material.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles

and some designs are not compatible. Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application, as the proposed modifications should be compatible with the house and property and would not be seen from other properties or the right-of-way.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Lucas McComas, 662 Hartford St., Worthington, Ohio. Board members had no questions or concerns. Mr. Reis asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY LUCAS AND LINDSEY MCCOMAS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE AND ADD ONTO THE PATIO AND A ADD SEAT WALL AT 662 HARTFORD ST. AS PER CASE NO. AR 103-19, DRAWINGS NO. AR 103-19, DATED NOVEMBER 19, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

2. Three Season Room – 96 W. North St. (James Ross/Kington) AR 106-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house is of Colonial Revival influence and is a contributing building in the Worthington Historic District. The house was originally constructed in 1939 and has been added onto over the years. It sits on a parcel that is 75' wide x 413' deep. Approval was granted by the ARB in 2015 for the owners to convert an exterior rear porch into indoor living space, construct a new garage and add a roof over the front stoop. A fence and arbor were approved in 2016.

The current application is a request to construct a three-season room at the rear of the house.

Project Details:

1. The room would be 16' x 16' and extend from the rear of the house with a gable to match the house but at a lower height. The rear gable would have triangular windows.

2. Ezebreeze sliding panel windows which have aluminum frames and vinyl glazed panels are proposed for the room. An Andersen self-storing door would be on the west side. Although an east elevation was not provided, from the floor plan it appears only one window would be on the east side with the rest being Hardi plank siding to match the house. Siding is also proposed near the Redwood corner boards and adjacent to the house on the west side. The trim and skirting is shown as 1" x 8" wood.
3. Georgetown Gray roof shingles would be used that would also match the house.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:

Staff recommended approval of this application, as the proposed three-season room was appropriate for this house.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Bob Kington, 96 W. North St., Worthington, Ohio. Board members had no questions or concerns. Mr. Reis asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY JAMES ROSS ON BEHALF OF ROBERT & CYNTHIA KINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A THREE SEASON ROOM AT 96 W. NORTH ST. AS PER CASE NO. AR 106-19, DRAWINGS NO. AR 106-19, DATED NOVEMBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Generator– 707 Morning St. (Garneta Aber) AR 107-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions**Background & Request:**

The structure is a two and ½ story American Foursquare that was built in 1913 and is a contributing building in the Worthington Historic District. Additions and renovations have been constructed over the years including extension of the front porch to curve around the southeast corner of the house in the late 1990's. This application is a request to install a generator.

Project Details:

1. The generator is proposed on the south side of the house near an atrium window. The curved porch would screen the equipment from the front and Boxwood shrubs are proposed for planting to the southeast to screen the other potential view from the street. Trees to the south would screen the generator from neighbors.
2. A beige 20KW Generac unit that would sit 32" high and is 25" x 48" is proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Although not specifically addressed in the guidelines, mechanical equipment such as condensing units and generators have typically been approved by the Architectural Review Board if there is appropriate screening from the right-of-way and neighboring properties. The same requirement is part of the City Code.

Recommendation:

Staff recommended approval of this application, as the proposed generator would be appropriately screened.

Discussion:

Mr. Reis asked if the applicant was present. Ms. Garneta Aber, 707 Morning St., Worthington, Ohio. Mr. Foust asked Ms. Aber if the unit would be tested periodically, and she said yes and referred questions to her vendor. Mr. J.T. Keiderling, 2587 N. High St., Columbus, Ohio. Mr. Foust asked Mrs. Bitar what the recommended testing hours were and Mrs. Bitar said the recommended testing time would be between 8:00 a.m. and 5:00 p.m., Monday through Friday. Mr. Hofmann asked if there was a decibel rating and Mr. Keiderling said the generator had a 65-decibel rating. Mr. Reis asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Schuster moved:

THAT THE REQUEST BY GARNETA ABER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 707 MORNING ST. AS PER CASE NO. AR 107-19, DRAWINGS NO. AR 107-19, DATED NOVEMBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Foust seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

4. Sign – **5625 N. High St.** (Columbus Sign Company/Central Ohio Compounding Pharmacy)
AR 109-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This commercial building was constructed in 1959, having a one-story structure in the front and two levels in the rear. When Verizon moved out of the front space, the property owner refurbished that portion of the building. Central Ohio Compounding Pharmacy is planning to move into the space and would like approval for a wall sign.

Project Details:

1. The stucco parapet on the front of the building was recently refinished and painted Ivory and is the proposed location of the sign. The building is about 23' from the road.
2. The proposed sign is made up of a 4" deep internally illuminated aluminum cabinet that is 252" (21') wide and 42" (3.5') high or 73.5 square feet in area. The proposed cabinet color has not been identified. A pan formed polycarbonate face is proposed with a white opaque background, dark blue lettering spelling "CENTRAL OHIO COMPOUNDING" and a pharmacy logo with dark and light shades of blue.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. The Architectural District Ordinance calls for design and materials to be compatible.

In recent years the City has discouraged the use of cabinet box wall signs, and specifically disallowed these types of signs in the newest addition to the Planning and Zoning Code, the Wilson Bridge Corridor chapter.

Staff Analysis:

- The internally illuminated cabinet wall sign style is not preferred in the Architectural Review District.
- Although the proposed sign is approximately the same size as the former Verizon sign (~74 square feet in area), it appears larger because of the cabinet. Also, the all capital bold letters appear larger than the previous sign. The close proximity of the building to the road makes any sign very visible.
- The mockup of the sign is shown on a white background for the building, but the building is Ivory.

Recommendation:

Staff recommended denial of this application based on the analysis. Smaller individual letters and a logo would be preferable.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Jim McFarland, 5660 Boucher Dr., Orient, Ohio. Mr. McFarland said he was respectful of the ARB District standards and they felt that the illumination at night reflected a simple approach. They understood the cabinet may be a bit large, but it is less and simpler than what was there previously. Mr. McFarland felt the lighting would look very nice in the evening time. He also brought a color sample in to share with the Board members and asked the Board members to approve of the application as submitted.

Mr. Foust said he agreed with City Staff's recommendations. He said he realized the City of Columbus border is nearby so the Board members have been a little more lenient in terms of what gets approved in the area, but he was concerned about the background color and what color would make the sign opaque. He said the sign must be opaque or the sign would come down. Mr. McFarland explained they did not intend for there to be any illumination coming through the background at night. The only thing that should be illuminated would the letters, the Rx symbol and outline around the sign.

Mr. Hofmann suggested pin mounted letters and make them all the letters 24" tall. He said the fact the sign is mounted on a background people will actually read the 42" by 252" as the sign. Mr. Hofmann suggested making the overall sign smaller or remove the sign and make the letters pin mounted. Mr. Hofmann also suggested making the sign smaller to 36" instead of 42." Mr. McFarland said he would need permission from Client to make the necessary changes.

Mr. Anthony Bookda, 250 Danial Burnam Sq., Columbus, Ohio, said he is the owner of the business and he used to live in the Worthington area on East North Street. Mr. Bookda said he has been in the business for twenty-one years and he also owns a pharmacy in the Arena District. Mr. Bookda said his intent with the sign is for people to be able to find them in a manner that is cost effective yet respectful design integrity of the community. He said going to an individual letter design would drastically increase the cost. Mr. Bookda said he was okay with making the smaller in height. Mrs. Bitar asked if they considered a different type of illumination. Mr. McFarland said no, they have not had that discussion yet. Mr. Bookda said something that is balanced with the awning was important. Mr. McFarland requested to table the meeting until the January 9, 2020, meeting.

Mr. Foust moved to table the application, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the application was tabled.

5. Monument Signs – 6797 & 6827 N. High St. (Moore Signs/Executive House LP) AR 102-19

Mrs. Lloyd moved to table the application, and Mr. Schuster seconded the motion. All Board members voted, "Aye," and the application was tabled.

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E. Municipal Planning Commission – New Business

1. Amendment to Development Plan

- a. Monument Signs – **6797 & 6827 N. High St.** (Moore Signs/Executive House LP) **ADP 09-19**

Mr. Foust moved to table the application, and Mrs. Holcombe seconded the motion. All Board members voted, “Aye,” and the application was tabled.

D. Architecture Review Board – New Business (continued)

6. New Multi-Tenant Building – 7105 N. High St. (The Witness Group) **AR 104-19**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This site is the 1.33-acre parcel abutting N. High St. that was created by the subdivision of the former Holiday Inn property at the northwest corner of N. High St. and Caren Ave. The land was used as a parking lot for the former hotel. In addition to the rest of the hotel site, this parcel is part of the Worthington Gateway Planned Use District (PUD). A basic footprint for a building was shown in the PUD, which assumed a building toward the east side of the parcel with parking behind, and complimentary in style to the W. Wilson Bridge Rd. buildings. This application is a request for approval of the design of the proposed multi-tenant building (Building #6) on that N. High St. parcel, and approval is sought for electrical transformer screening on the W. Wilson Bridge Rd. parcel

Project Details:

1. As was stated in the PUD text, allowable uses include offices, restaurants, personal services and retail uses less than 10,000 square feet in area.
2. Site Plan and Landscaping:
 - The proposed plan matches the PUD site plan with an entrance along Caren Ave., and access from the W. Wilson Bridge Rd. entrance to this part of the development.
 - The building is identified as being one-story and 180’ wide x ~65’ deep (11,620 square feet in area). Placement would be about 10.5’ from the new right-of-way line that was created with the recent subdivision, which is about 30’ from the N. High St. back of curb. Sidewalks are proposed along all sides of the building, with four connectors to the public sidewalk and a 6’ sidewalk along the north side of the parking lot to tie into sidewalk on the rest of the site. Patios are shown on the north and south sides of the building toward the front.
 - Eighty parking spaces are shown in the area behind the building including 4 accessible spaces. A dumpster enclosure with materials to match the building would be in the northwest corner of the parking lot and transformers are shown in the northeast corner.

- Parking lot island and street trees are planned. A landscape plan is included showing screening on the north and south sides of the building and parking lot, and at the crosswalk.
 - Traffic, storm water and utility considerations were addressed with the PUD application.
3. Architecture:
- The building would have the look of five storefronts, although different numbers of tenants are possible. Although it is one story, some rooflines give the look of a second floor. At the southeast corner, a second story with double hung windows and a cupola are proposed. With other false second stories in Worthington, interior lighting and blinds were included to give an authentic look. The middle section of the building is shown with dormer windows that could also be illuminated. At the north end a hipped roof with chimneys is proposed.
 - Brick, Hardieplank, and cast stone are proposed for the building walls and asphalt shingles and standing seam metal roofing are proposed.
 - Pella clad wood windows and doors are proposed in Popular White, Putty and Iron Ore with 3/4" aluminum grills between the glass panes.
4. A lighting plan is shown, including proposed site and building lighting, that matches the previous approvals. Traditional looking poles and fixtures are proposed and the light level would not spill off of the property.
5. Wall mounted mechanicals would be painted to match the walls.
6. General sign locations are shown on the proposed building elevations. Individual signs would need approval from the ARB.
7. Fire Department requirements for fire flow and hydrant placement would need to be met.
8. Transformers placement for the W. Wilson Bridge Rd. building would be adjacent to the dumpster enclosure at the east end of the parking lot. Landscape screening is proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

1. Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
3. Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any

use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

5. Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
6. Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
7. Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.
8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.
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PUD Development Text:

1. Uses:

- Offices - minimum amount - 18,000 square feet
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- Restaurants
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The owner is proposing the redevelopment of the site with a mix of uses as the Hotel has been demolished. There are five (5) buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street will be separately submitted to the Architectural Review Board and the Board of Zoning Appeals for all necessary approvals under the Worthington Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

Building #1 and #2 are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four story hotel with a lower level. All the buildings are designed as 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt and all parts are perceived as a unified whole. The elevations of the five (5) buildings are contained in this application as they have been reviewed and approved by the Architectural Review Board.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials are consistent with the City of Worthington's design guidelines

with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

b. Screening

Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.

c. Tract Coverage

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d. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

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The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.

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A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.

g. Parking

The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

3. General Requirements

a. Environmental

- Stormwater Drainage

Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting

properties and thereby meeting all City and EPA requirements.

- Utilities and Facilities

The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

- b. Natural Features

The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

- c. Public Area Payments

The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

- d. Public Space Amenities:

- Public Right-of-Way dedication
- Decorative Street lighting
- Bike Parking (4 total) for each building
- New Pedestrian sidewalks
- Wilson Bridge Road intersection improvements
- Plaza / Meeting area
- Bio-Retention areas
- New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- Street trees (along the rights-of-way)
Paver parking and maneuvering areas
- Upgraded Landscaping
- Decorative retaining walls
- Patio areas (8 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Receptacles

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high-quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.

Recommendation:

Staff recommended approval of this application as the building is appropriately located based on the PUD site plan and the architecture is compatible with the rest of the site and the Design Guidelines.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Rob MacInnes, representing Ford & Associates Architects, recapped what was previously approved for the site plan. He said they were not proposing to modify the footprint which is 180 x 65 feet. They shifted the dumpster to the west end and added a lot more detail for landscaping and site lighting which helped to improve the site. Mr. MacInnes said the main goal of the architecture was to highlight the southeast corner of Caren Avenue where there was building with a two-story cupola and will match the development on the southeast side of the street and helps blend in the area so the four story structure does not look as big. Mr. Foust asked how soon the building would be constructed, if approved.

Mr. Ohm Patel, 600 Enterprise Dr., Lewis Center, Ohio. Mr. Patel said they would begin construction on the Wilson Bridge Road buildings starting in January after receiving engineering approval. He said they would like to start off the new year with excavators on the site. They would begin the construction on Wilson Bridge Road and work their way up and then over to the High Street piece. Mr. Patel said construction for the other piece would probably begin in the fall of 2020. Mr. Foust asked if these other pieces were built first, would they still be able to construct the hotel and Mr. Patel said yes. Mr. Schuster asked if the construction of the outer buildings were dependent upon the hotel construction and Mr. Patel said no, the financing for the projects are three separate loans.

Mr. Brown explained they have been working with the applicant over the past nine months. He said there were a lot of off-site improvements on West Wilson Bridge Road, the realignment with the mall, the street trees, improvements at Caren Avenue and High Street, so the Service & Engineering Department, City Staff and Consultants have all been working with the applicant on off-site improvements and a lot of that is related to the Agreements that were done with City Council. Mr. Brown said it may look like there has not been a lot of physical work but there was a lot going on behind the scene that needed to be done. Mr. Reis asked when the traffic construction for the new intersection would be completed between this site and the Worthington Shoppes site.

Mr. Kenny Leckrone, 600 Enterprise Dr., Lewis Center, Ohio, said they are waiting for the weather to break and they are currently still obtaining approvals so they are looking to start at the end of March or early April and will take approximately five months from start to finish excluding the light signal poles because those have an extremely long lead time. They may create a temporary signal until the poles are ready, so that work may push into the year 2021, but it was possible the temporary signals might only be up for a couple of months. Once the poles are received it should only take a couple of weeks to get them up and running.

Mr. Reis asked if there was anyone present who wanted to speak for or against this application.

Ms. Heather Monroe, 135 Greenglade Ave., Worthington, Ohio, asked how many tenants there would be. She said her house faced the entire back of the property. Mr. Patel said they were anticipating four tenants, but there could be five. There will be a mix of restaurant, a print shop type of a tenant along with maybe a spa or salon and or possibly some sort of a medical office such as a chiropractor or dental office. Ms. Monroe asked if there would be enough parking spaces for five tenants and Mr. Patel said there should be more than enough parking, and they are gaining parking from the original plan approval. Ms. Monroe felt there would be too many buildings for the site.

Mr. Steve Rosandich, 140 Caren Ave., Worthington, Ohio, said he agreed with his neighbor that there would be too many businesses for one lot. He said it would be going from one hotel where two U.S. Presidents had stayed before, to maybe having nine or ten different businesses. Mr. Rosandich said it appeared that five of those businesses would be located on High Street, but the original plan was for one business. He said the intersection at Wilson Bridge Road and High Street is the worst intersection in the City. Mr. Rosandich said it took six months to wear down the residents that live next to the property, and they had stopped coming to the meetings. He said he travels out of town for work, so he could not attend all of meetings to voice his concerns. Mr. Rosandich was concerned there would now be possibly ten businesses, with two ingress and egress options, one of which would be off of Caren Avenue and he was concerned about the amount of traffic that would be generated onto to Caren Avenue. He said people that drive in his neighborhood drive through the stop signs all the time. Mr. Rosandich said he did not feel that people would want to park near Hayhurst Avenue and walk up to the businesses that would be located on High Street. He said the original plan was for one business on High Street and now there would be several businesses and a Motel 6/Tru Hotel. He asked the Board not to approve the application and to give the nearby residents a chance to know what is going on. Mr. Rosandich said there were seven hotels across the freeway, and they are not even matching the quality of what is over there. He said the Tru hotel brand is one of the lowest grades and that is what they want to put in that location. Mr. Foust said they have not gotten to the hotel discussion yet. He asked City Staff if the square footage of the commercial building had been changed from what was originally proposed and Mr. Brown replied no, it is matching up with the what the Board saw originally with the PUD approval from when they went to City Council. He said the buildings they saw along West Wilson Bridge Road are multi-tenant buildings, there was never the intention for just one use. When they calculated the parking they went by the type of use for square footages. The High Street and Caren Avenue building could be one or two, three, four or five. The buildings along West Wilson Bridge Road are set up so two of them could have second stories. One of those is completely office but the office could have more than one office. Mr. Foust said when this was originally presented to the Board, the buildings along West Wilson Bridge Road and the one up on High Street were basically set up as commercial retail buildings with possibly some office space and they have the same square footage. It should not matter if there was one tenant or five tenants because they are expecting a certain amount of business and a number of customers per square foot, a certain number of employees per square foot and he did not feel that anything was really changing. Mr. Foust said he was not trying to argue, but the plan is basically what they looked at before, but they did not have any details yet of what the building was going to look like. Mr. Rosandich said he felt like the traffic would go on forever and ever into the worst traffic intersection in the city.

Mr. Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said he wanted to express his support for the development. Mr. Burns said he felt the city could use more restaurants besides pizza places.

Mr. Reis summarized that the plan in front of them for the four buildings along West Wilson Bridge Road and the one on North High Street are pretty much the same as what was proposed earlier. Mr. Reis said he felt the proposal met the same footprint and that the uses of the buildings were appropriate. He also agreed with the previous speaker that the city could use more restaurants and the development would be a nice focal point for the entryway to the city. Mr. Reis said he felt the architecture was fitting for Worthington and he felt it is the right thing to do at this time. Mr. Rosandich said he would like the Board to table the discussion so the nearby residents could have their say.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY THE WITNESS GROUP FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW BUILDING AT 7105 N. HIGH ST., AS PER CASE NO. AR 104-19, DRAWINGS NO. AR 104-19, DATED NOVEMBER 22, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Schuster seconded the motion. Mr. Brown called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

Mr. Foust said he wanted to clarify there were not any real changes for the residents to be concerned about that Agenda item. All they were doing was adding the exterior architecture to the existing building.

7. Hotel Change – **121 W. Wilson Bridge Rd.** (The Witness Group) **AR 105-19** (Amendment to AR 32-18, formerly 7007 N. High St.)

&

E. Municipal Planning Commission – New Business (continued)

2. Planned Unit Development Modification

- a. Hotel Change – **121 W. Wilson Bridge Rd.** (The Witness Group) **PUD 01-18M** (formerly 7007 N. High St.)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The hotel site of the Worthington Gateway Planned Use District (PUD) is a 2.033-acre parcel abutting Caren Ave. and single-family lots to the south, and Lot 1 of the Worthington Gateway Subdivision on the north, west and east sides. The PUD is for the entire site so access and utilities are unchanged from the previous approval.

This application is a request for approval of a Tru hotel, which is designed differently than the previously approved Hampton Inn and Suites. Because the architectural style is part of the standards set forth in the PUD, a modification to the PUD is required in addition to Architectural Review Board approval.

Project Details:**1. Site Plan and Landscaping:**

- The Tru hotel building would have a smaller footprint (215.3' wide and 65.2' deep) than the previously approved hotel (308' wide and 85.33' deep). While the previous hotel was proposed 76.61' from the south property line and 234.20' from the west property line, the Tru would be 91.35' from the south property line and 328.4' from the west property line.
- Main access to the hotel is proposed from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main check-in entrance is shown on the north side of the building.
- The plan shows additional green space north and west of the building and some parking spaces have been added to the west.
- The dumpster enclosure that was west of the hotel is now shown further east but on the south side of the parking lot, south and west of the hotel.
- Traffic, storm water and utility considerations were addressed with the PUD application.
- A modified landscape plan is included showing plantings around the revised building footprint.

2. Architecture:

- A four-story building with a flat roof is proposed for the Tru hotel. With the smaller footprint, there is no longer a need to accommodate the change in grade with a partial lower level.
- This hotel would have 104 rooms versus the Hampton which was proposed with 111 rooms.
- The building style can best be described as contemporary. The basic form is rectangular except there is an angled element at the northeast corner and articulated walls with differently sized recessed areas on all sides. Shades of blue, purple and yellow are proposed in different patterns in the narrow recessed areas. Cast stone is proposed for portions of the base of the building. A combination of 2 shades of brick, composite panels and metal coping would be used on the building. Soldier course and rowlock brick elements are proposed and cornices in white would be at the top. Blue metal canopies are shown on all sides of the building.
- Bronze aluminum windows and doors are proposed.

3. A lighting plan is shown, including proposed site and building lighting.**4. Details would be needed for the 2 wall signs shown at the northeast corner of the building.**

5. Mechanical unit locations have not been identified.

Worthington Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

1. **Scale, Form & Massing:** Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. **Setbacks:** Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
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- Patio areas (8 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Receptacles

Code Chapter 1174

1174.08 PUD PROCEDURES.

(2) Requested modifications to the approved Final Plans shall be reviewed according to the following:

- A. City Staff. The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:
 1. Minor adjustments in lot lines provided no additional lots are created;
 2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
 3. Minor adjustments in Building height;
 4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
 5. Minor modifications of landscaping, including substitution of materials.
- B. Municipal Planning Commission. The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.
 1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.
 2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

Staff Analysis:

1. A hotel is still an appropriate use for this site.
2. Traffic, parking and storm water would remain relatively unchanged with the reduced size of the building.
3. While traditional design is encouraged in the Design Guidelines for new commercial/institutional development, contemporary design is not prohibited.
4. The proposed would alter the character of the development, but it is not clear that change would be harmful to the community.

Recommendation:

Staff recommended tabling these applications after discussion.

Discussion:

Mr. Reis asked if the applicant was present. Mr. Ohm Patel, 600 Enterprise Dr., Lewis Center, Ohio, said he wanted to preface the discussion with a few clarifying points that he felt needed to

be voiced and heard. He said they started this journey five years ago and all along this whole process there have been many changes. There were two hotels, there was residential, a parking garage, and there have been many iterations of the site plan but as a developer on this project, the changes have not been made as a need to gain some sort of advantage or market edge. The changes have been two-fold. Mr. Patel said there was a reaction to market conditions which have been rather drastic than any other market that they have seen in operating thirty-five hotels across three states from 2014 until now. He said on the north side, the performance of those hotels has drastically declined and losing market share to Polaris, Dublin, and other markets. As a result, they had to go to one hotel, a larger hotel, then a name change. Mr. Patel said market conditions do change projects especially since it has been three or four years before breaking ground. He said the other thing is that they have been very responsive through out the process over the last five years of listening to the community's concerns about what they are doing. He said this project was much denser than it is now and they have done their best to react accordingly adding an office, changing architecture, as the best they could. They have changed architects three or four times just to the project right and they have taken the due diligence to do that.

Mr. Patel said they were not trying to take advantage of the city or community in any way. He said they were experts with the subject matter when it comes to brands because they have been in business for over thirty years and they have never had one fail. Mr. Patel said the Hilton Brand is world renowned and they would not put a bad product out there. He said to compare this asset that is 15 million dollars to build when you have investors co-signing personally on a loan for 10 million dollars and putting down four million dollars in cash to build something, they are not building a Motel 6, or something negative to the community. Mr. Patel said this property is going to attract more development. This property is going to keep the demand that is leading the market. This product will allow for Worthington Industries clients and associates to stay in Worthington and spend their dollars in Worthington rather than Polaris. A lot of the other businesses in Worthington that send their clients and their people to Polaris or Dublin to stay will now use this property. He said they will be the market leader when it comes to rate, beating the Holiday Inn Express, beating every product on the north side. He said having those high rates really corners them in the market as to what kind of clientele they will have, and they will have a top-notch clientele. Mr. Patel said this is a different product which is filling a niche in the market that was not there before because the traveling professional has changed. As a result, Hilton has created a brand that will fill that void in the marketplace and Marriott does not have a competitor to it.

Mr. Patel said in Columbus, there is a Tru being built in Grove City, at the Port Columbus airport, and Pickerington. This would be the first Tru hotel being built in north end of town. He said this is a strong brand. Mr. Patel said he brought with him Mr. Chris Brock, with Hilton Development who has flown up from Memphis to talk with the Board about the brand, why there was a change in the brand and explain the meaning behind the brand so that the Board can understand the concept and then relate the architecture to the concept. He said he would also have their architect, who has built a number of Tru Hotels and has subject matter particular to this brand, present the elevations and talk through the design.

Mr. Chris Brock, 755 Crossover Lane, Memphis, Tennessee, Senior Director of Development for Hilton, said the decision to change from Hampton Inn to the Tru was mainly decided by Hilton. Mr. Brock gave everyone some background information about the Tru brand. He said the Hampton

Inn was originally developed in 1984 in Memphis, Tennessee, and today they have over 2700 Hampton Inn hotels. When the hotel first opened, the hotel was a mid-scale brand, and as the hotel evolved, it moved into the lower up-scale categories. Instead of competing with the mid-scale hotels, the chain began competing with Marriott Courtyard and Hyatt Place because of their rates and the types of travelers they were bringing in. Mr. Brock said they began seeing a trend, so they developed a new brand called Tru in 2015. He said while doing some research they found that forty percent of the travelers in today's market stay at hotels within the mid-scale segment and from Hilton's perspective, they did not have a competitive product, so that is why they developed Tru.

Mr. Brock said this new brand has been one of the fastest growing brands in the history of hotels. Since 2016, they have over 100 Tru hotels open in the United States, and there are over 350 in the pipeline. Mr. Brock said he has worked with the Tru hotels in the Columbus, Ohio, area recently. There will be a Home 2/Tru combination in Grove City, Ohio, one off Cassidy Avenue near Bexley, Ohio, and one in Pickerington, Ohio. Mr. Brock said he has looked at other areas such as Dublin, Polaris, Westerville, and the Ohio State University campus area and has interest in all those areas. He said when he looked at the Hampton with Ohm in 2014, most of the hotels in the northern sector, except the new Holiday Inn Express, were all over fifteen years old and all of them were having rate issues. He said both owners of the nearby Hampton Inns' (Dublin and Polaris areas) objected to the building of the Hampton Inn in Worthington. Mr. Brock explained to Mr. Patel that the Tru Hotel would be the better option for a new hotel. He said Tru hotel would not compete with Red Roof Inn and Motel 6, it will compete with Marriott Courtyard, Residence and Hyatt Place. Tru hotel would also beat the rates of the other hotels because they are twenty years old. When guests arrive in Worthington, they will not have to get back into their cars for dining options because there will be plenty of options within walking distance. Mr. Brock said the love Mr. Patel and have done over twenty projects with him and explained he has Hilton Hotel's full backing and they believe Tru is the best fit and Tru was not an economy brand. He said Tru is an upper mid-scale brand that will beat the hotels on the northern side of the highway, and they are trying to attract the millennial minded travelers who want something different. They are trying to bring in young professionals, university and medical business, and sports groups.

Mr. Foust asked other how the Tru hotel would compare to the Hampton Inn, other than the décor. Mr. Brock said there is a difference in cost to build and the Hampton Hotel would average \$128.00 dollars per night while the Tru would average \$105.00 to \$110.00 dollars per night. Mr. Foust asked why someone would choose one hotel versus another. Mr. Brock said if someone is coming into Worthington and they are searching Worthington on their website, the first property that would pop up would be the Tru. The Homewood Hotel will no longer be available on the north side of town, but the second property that would pop up on their internet site would be the Doubletree Hotel, which is a full service hotel and then after that would be Dublin, or Polaris. He said if people are searching for Worthington business, the Tru would be the first of its kind available in the north side of town, and within ten years, there would be over 2000 of these hotels all over the United States. Mr. Foust asked if the main client would be a business traveler or traveling families, and Mr. Brock replied their main customers would be corporate clientele traveling Monday through Thursday.

Mr. Dan Barney, 3723 Pearl Rd., Cleveland, Ohio, representing Arkinetics, said the renderings really spoke for themselves. He said this was a tough assignment because he read through the

Design Guidelines and realized the Tru brand design was the opposite, but he did his best to come up with a design that would be respectful to the historic community. Mr. Barney explained the materials they would be using, which would be primarily brick for floors two, three and four. The first floor would have a man-made limestone base. There would be no exterior wall mounted lighting, but there will be some ground lighting on the front façade which would illuminate the colored strips on the building. The eave height of the building would be about the same as what the Hampton Inn would have been, roughly in the lower 50's. The highest parapet would be 52'. He said rooftop equipment was not shown on the drawing, but he could do a study on that. The highest unit would be about 7' tall so there would be an outcropping of about 2' taller than the parapet in the center of the building.

Mr. Patel said he had a couple of comments about the architect that he wanted to point out. He said when it comes to the entire development and everything that they are doing on West Wilson Bridge Road, and High Street, and having this building tucked behind them, and everybody's viewpoint would be subjective in how they see this through their own lens, and what everyone's personal tastes are, but when it comes to this whole development as a whole, he said he felt like that there is a nice contrast between Worthington, on the street front, and with this building behind. He said he looks at the community as being diverse, it is diverse in upbringing, in age, and diverse in many different perspectives, and as a gateway into the community. He said he felt that this development as a whole has evolved in that it shows diversity in Worthington and that there is a traditional value-based community here.

Mr. Reis said he has lived in the community for a long time and his kids went to school in Worthington, but he felt people need to step out of the box sometimes, like they did with the apartments that were built across the street, and those buildings have a slight contemporary look that fits in Worthington, and he felt this hotel could be modified and would fit as well.

Mr. Foust said he wanted to point out that this building's footprint is smaller than the hotel that was in this spot originally and the building has been moved to be located closer to High Street and there would be improvements to drainage. Mr. Reis asked if there was anyone present that wanted to speak for or against this application.

Mr. Dan Birmingham, 6887 Hayhurst St., Worthington, Ohio, said he lives about a stone's throw away from where the development would be, and said he did not believe the development belongs there next to his neighborhood. This is a neighborhood that this hotel is sitting near and that we would not feel comfortable having this in our neighborhood.

Mrs. Karen Gibson, 142 Caren Ave., Worthington, Ohio, said she and her husband submitted a letter earlier in the day to Mrs. Bitar and for her to share with the Board members and Mr. Patel and his architects. She said she felt the Tru Hotel brand was not consistent with the more upscale hotel that they had been anticipating. Mrs. Gibson said when Mr. Patel asked for the city's permission to tear down the Holiday Inn, he said the existing hotel was older and he was not able to charge higher room rates comparable to other hotel rates in the area. Why would anyone want to pay the amount referenced by Mr. Patel. She said she understood Mr. Patel needed to make a better profit and he had the right to do so. Mrs. Gibson questioned the ability to charge the amount that was stated earlier and wondered if they could really charge that much because she and her

husband looked at other Tru hotels and felt they looked rather stark. She said the windows did not have any curtains, just white blinds, and she noticed there was minimal furniture in the rooms according to the photographs she saw online. She also wondered what the city expected in revenue since this hotel would be located in such a prime location. Mrs. Gibson felt this would be a down-scaled hotel and not very attractive, but understood the rooms were intended for one-night use by business clientele. She also mentioned an article that was written in the Dispatch which mentioned hotels were not doing much to minimize criminal activities in their hotels and wondered what other kind of people would only want a room for just one night. She went on to state that the article referenced trafficking victims suing the hotel chains, referencing Hilton as a hotel that promotes trafficking by not adopting policies to stop criminal activity. What type of people are these just staying one night? Businessmen only staying one night, what kind of people that would attract. Mrs. Gibson said she did not feel the architecture blended well with Worthington's warm and friendly community. She was also concerned with the hotel using aluminum for their windows and felt they would not be energy efficient and she also wondered why the Witness Group was using two different architectural firms. Mrs. Gibson felt the design would be more consistent if only one design firm was used.

Mr. Dan Gibson, 142 Caren Ave., Worthington, Ohio, said the whole project started with an upscale hotel and multi-use buildings and the tearing down of the old hotel was on the premise that there would be a replacement of an upscale hotel. Mr. Gibson had concerns with the Tru Hotel's exterior and felt the design should be more consistent with the other buildings proposed on the property. He felt the interior should also be more attractive as well as the architecture on the outside and he would be sorely disappointed if this project was approved as is.

Ms. Heather Monroe, 135 Greenglade Ave., Worthington, Ohio, said she has stayed at both the Hampton Inn and at a Tru Hotel. She said she only chose the Tru Hotel because of proximity, but there is a big difference between the Hampton Inn and the Tru Hotel. She said the Tru Hotel had no lobby, and it was a lower scale hotel and she agreed with the neighbors that they were promised one thing and now that is getting switched on them. She said they have looked at the hole in the ground for a year and now they are told they are going to get a lower grade hotel and she was very disappointed and felt they have been let down. Ms. Monroe said she felt the hotel looked schizophrenic for such a traditional area and if the Board approved the project as is, she felt they would be let down a second time.

Mr. Tom Burns, 1006 Kilbourne Dr., Worthington, Ohio, said he understood the concept of the new trend of hotels for the business traveler. He said the rooms are smaller, but the cost is about half of the price of much larger rooms and there will be all these other businesses built right next to the hotel so once the client arrives they will not have to drive anywhere for dining options. Mr. Burns said business travelers today try to find the cheapest room they can get. He explained there is also a large revenue gap since Anthem Blue Cross and Blue Shield and the hotel left and they need to get the businesses up and running to fill that gap. Mr. Gibson was in support of the project.

Mrs. Karen Gibson, 142 Caren Ave., Worthington, Ohio, asked the Board to use the same amount of concern with the aesthetics of the hotel project as they are with the Stafford Village project.

Mr. Steve Rosandich, 140 Caren Ave., Worthington, Ohio, said he has stayed in a Tru Hotel three different times, and they are similar to many European hotels. He said the rooms are very small, there is no enclosed closet space, no king-size beds, no place to sit your luggage, and no privacy for the bathroom. Mr. Rosandich said Worthington needs an upscale Hilton or Marriott type of hotel and that is what they were sold on when they decided this would be a four-story hotel. He said he would much rather see a Conrad or a Marriott type of hotel that is upper scale. This type of hotel may be good for the corporate client that will fly in for one day, and leave the next, but what about attracting the families that would like to come in to visit, such as the sports teams for kids. We want a family traveler to stay here. Mr. Rosandich would prefer to see a hotel that is worthy of the Worthington area. He stated that he has stayed in the Tru Hotel in the past, however as soon as another hotel opened up, he moved. Look at the price, \$105.00 a night, what kind of clientele do you think you will get staying there. This entire process from beginning to end has been a nightmare. We desire a better hotel. We have had Presidents stay here before; do you think a President would stay here if that is their only option.

Mr. Patel wanted to remind people they were at an Architectural Review Board meeting and use of a hotel on the property was proper and it did not matter if they decided to use pink or blue drapes. He said he would like to walk away from the meeting with a way to improve the elevation as presented.

Mr. Foust said he agreed with the neighbors that the project has changed in scope, and he was not pointing fingers at anybody, but if he were living next door to the project, he would be very disappointed in how this project has progressed over the last couple of years. Mr. Foust said he was sympathetic and did not think this was fair, but he did not know how to fix that either.

Mr. Reis said he also sympathized and did not know what has caused the project to drag on but he also understood the marketplace has changed and there are different types of travelers.

Mr. Hofmann asked the corporate representatives if a Tru Hotel has had to fit within any other Architectural Review Board Districts. Ms. Holly Vitalis, 755 Crossover Lane, Memphis, Tennessee, said she also represented Hilton Hotels Worldwide as their Senior Project Manager for several projects in Ohio. She said the Board saw some of their flexibility at their Murfreesboro project because it was a dual Home 2/Tru Hotel combination. Ms. Vitalis said when they go into a community, they have a prototype design, but they try to honor as much as possible what the community is looking for. She said for example, Middleburg Heights was a community they worked with where they have added brick to the exterior and changed some of the glazing on the exterior and they have also changed some of the roof lines and parapet heights. Mr. Hofmann asked if there was some flexibility in the branding and Ms. Vitalis said absolutely. Mr. Barney said what they have presented is not the typical prototype for a Tru Hotel. Mr. Hofmann discussed some helpful design suggestions with Ms. Vitalis.

Mr. Patel said he appreciated the feedback so they can get moving on the project. He requested to table the application.

Mr. Foust moved to table application AR 105-19, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the application was tabled.

Mrs. Holcombe moved to table application PUD 01-18M, and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the application was tabled.

F. Other

Mr. Reis said they had a Proclamation, a Resolution of Appreciation for Mrs. Amy Lloyd, for serving on the Architectural Review Board since 2008.

G. Adjournment

Mr. Schuster moved to adjourn the meeting, and Mr. Foust seconded the motion. All Board members voted, “Aye,” and the meeting adjourned at 11:53 p.m.

VORYS

Appeal No. 25-4898
National Church Residences
2233-2335 North Bank Drive

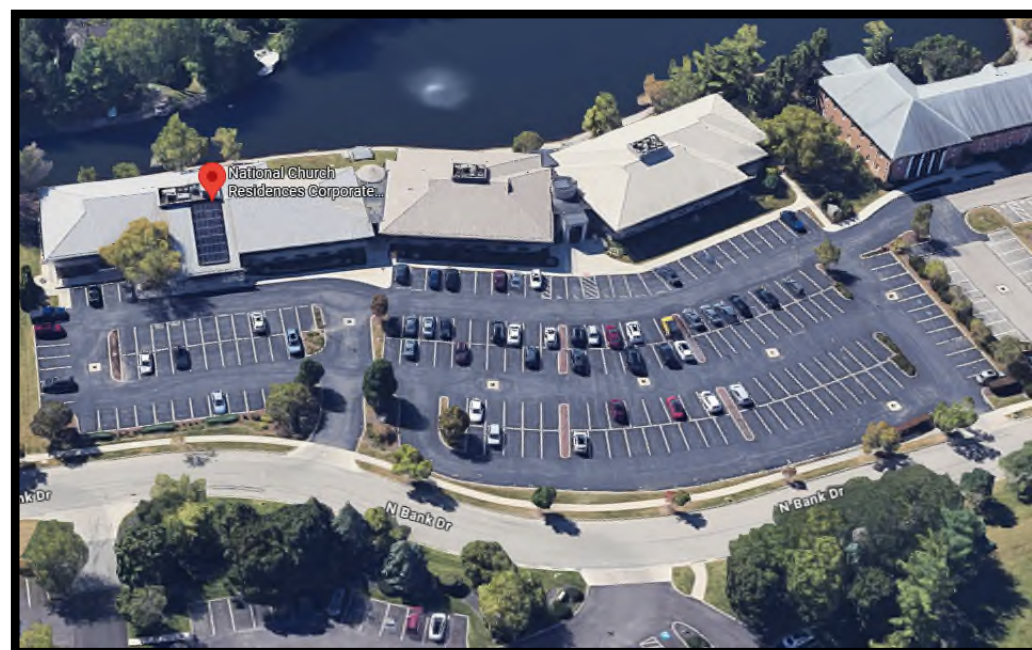
Upper Arlington, Ohio
City Council
November 17, 2025

National Church Residences

NCR was founded on a Christian commitment to provide comfortable housing, socialization, and health care to older adults.

NCR has had a presence in Upper Arlington for over 60 years, with 40 years at their current campus on North Bank Drive.

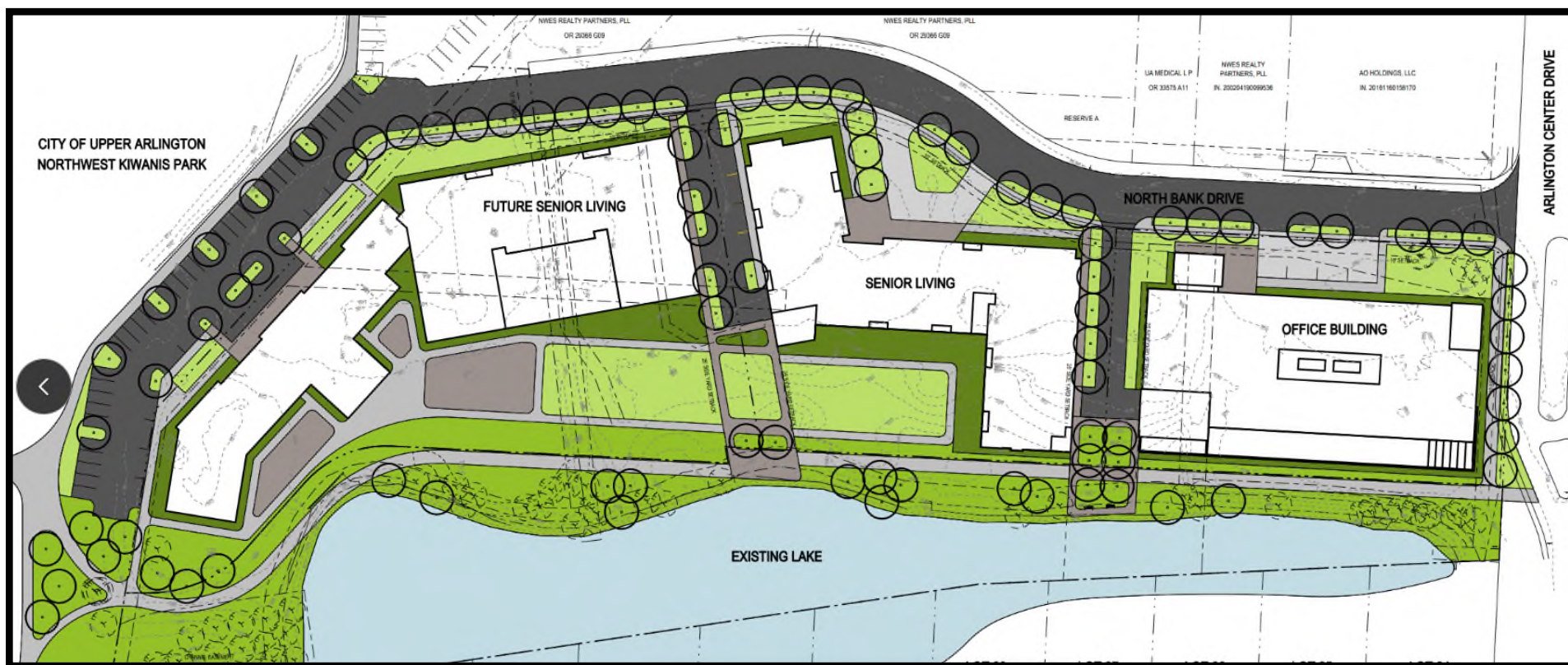
NCR employs approximately 250 corporate employees and pays over \$500,000 annually in payroll taxes to the City in connection with North Bank Drive.



The Property



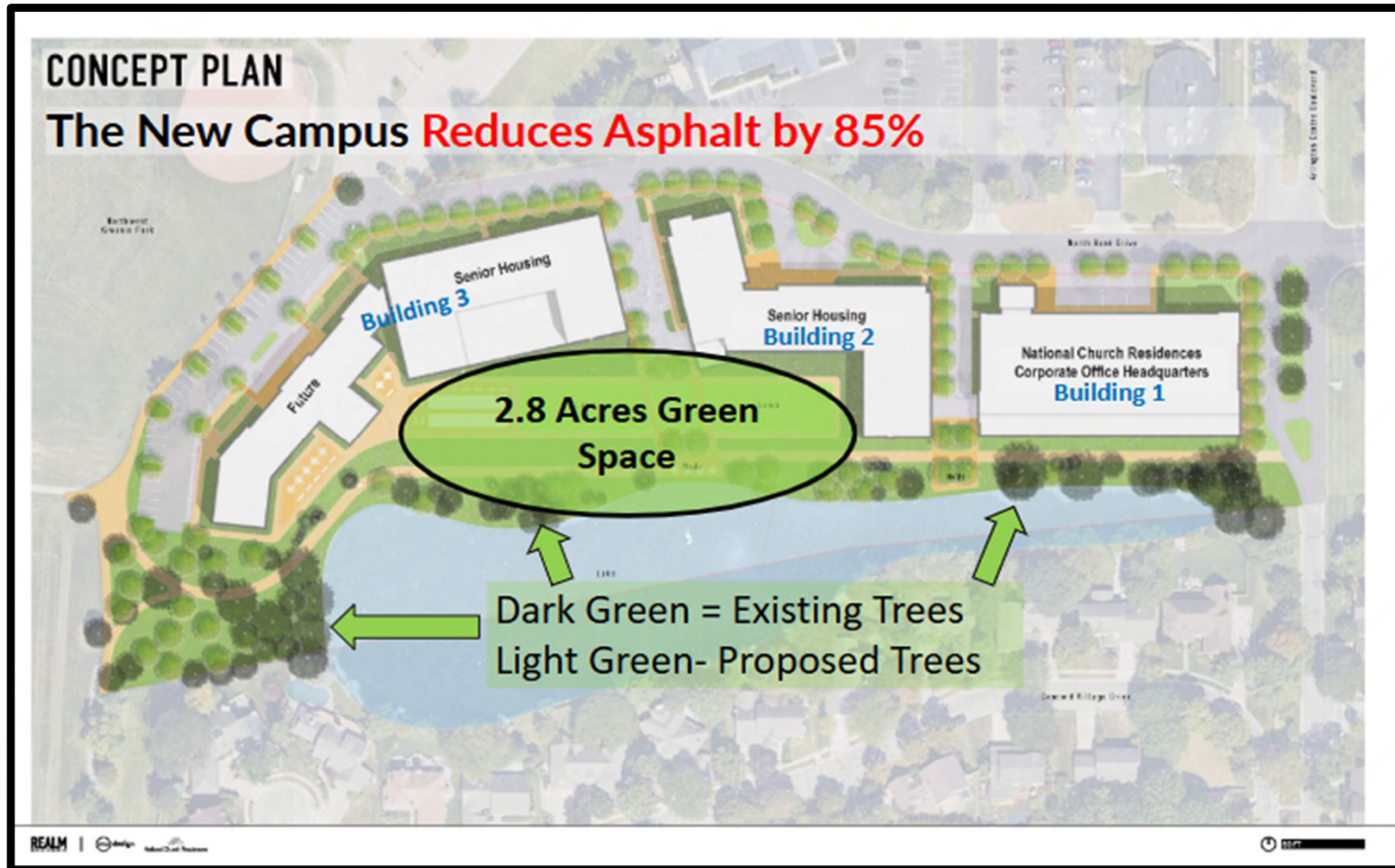
The Project



The Project



The Project



Project Background

June 1 – July 23, 2025	NCR hosts four community engagement sessions
July 2, 2025	BZAP Work Session
August 15 & 29, 2025	NCR engages neighbors to the south with meeting and subsequent correspondence
September 3, 2025	BZAP Work Session
September 17, 2025	BZAP Public Hearing
October 1, 2025	BZAP Public Hearing

The Staff Report Recommended Approval

Vote #1: Major Site Plan with one variance:

Staff recommends that the Board approve this Major Site Plan application with one variance and recommends the following conditions of approval:

1. That the final building design and footprint of the western Senior Housing building be approved by BZAP at a future Work Session, where public notice of property owners within 100 feet will be required. Any changes to the primary use (senior living) would require an amendment to this Major Site Plan application;
2. That all future building-mounted signs utilize halo-lit illumination where appropriate;
3. That a final landscape plan be reviewed and approved by the City Forester before the removal of any on-site trees. Extensive efforts must be made to retain all existing healthy trees located along the northern edge of the lake. Any tree planted on City property, which includes the western parking lot and northern lake edge, must be pre-approved by the City Forester before installation, and may include alternate species and/or sizes; and
4. That the final design and location of the proposed recreational path, as well as the final design and use of the nodes terminating at the northern edge of the lake, be in consultation and approved by the City's Parks and Recreation Department.

BZAP Decision

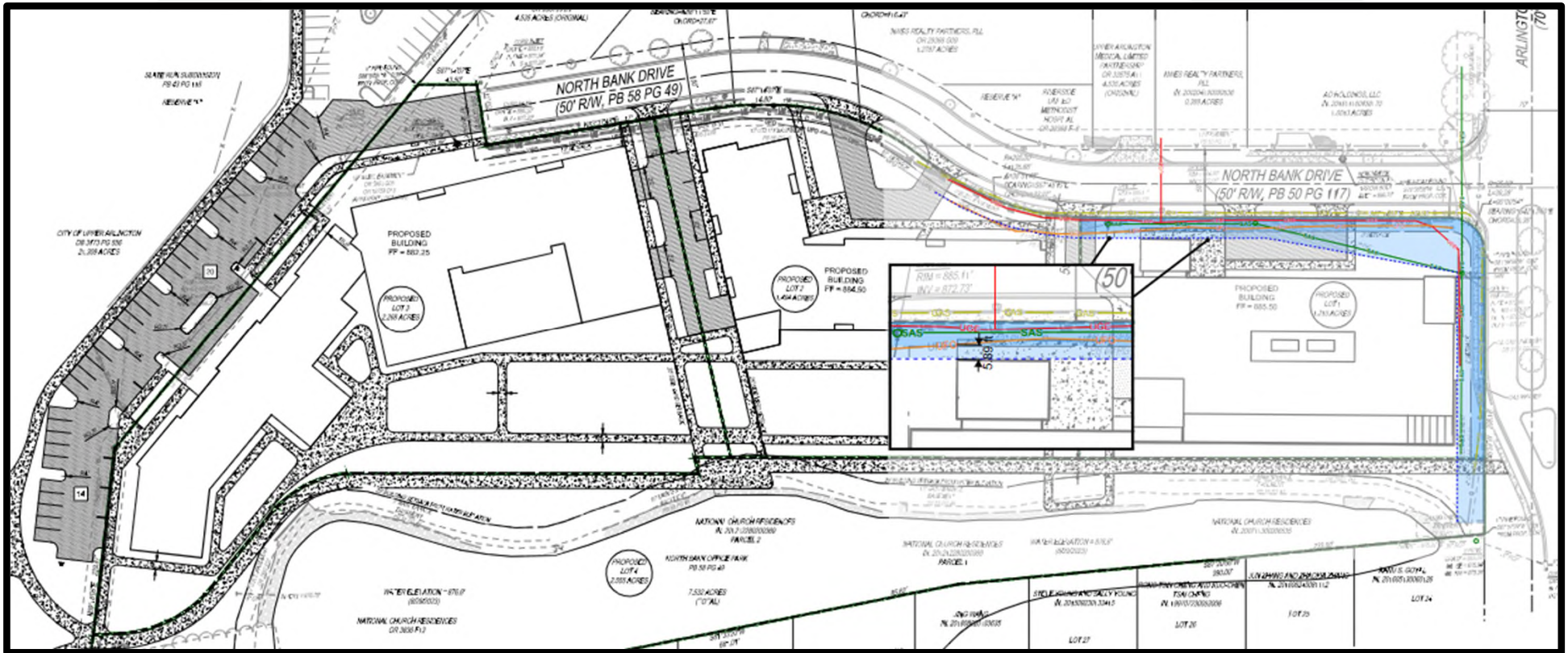
Two Votes on October 1, 2025:

- (1) BZAP voted 3-3, with a tie vote resulting in the **denial** of NCR's Application for Major Site Plan with Variance
- (2) BZAP recommends **approval** of the Plat Amendment

National Church Residences' Request

National Church Residences is asking this Council to adopt Ordinance No. 39-2025 reversing the October 1, 2025 BZAP decision denying DEV-01-25 (NCR's Major Site Plan with Variance)

The Major Site Plan

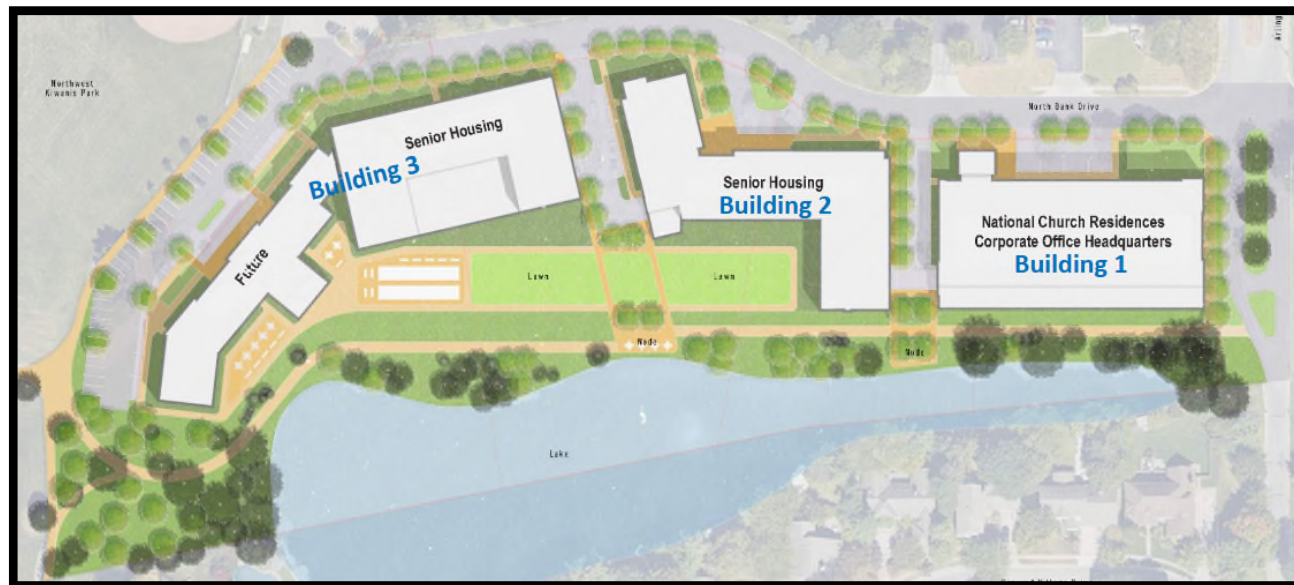


The Major Site Plan Satisfies UDO 4.05(M)(2)

The major site plan:

- ✓ (a) Fully complies with all applicable requirements of the UDO with one variance;
- ✓ (b) Adequately protects other properties from the potential adverse effects of a non-residential use;
- ✓ (c) Is consistent with the use and character of surrounding properties;
- ✓ (d) Provides safe conditions for pedestrians and motorists; and
- ✓ (e) Provides safe ingress and egress for emergency services.

(2)(a): The Site Plan Fully Complies with All Applicable Requirements of the UDO with One Variance



The site plan complies with all lot coverage, building heights, and setbacks standards of the UDO, with one setback variance on North Bank Drive for the headquarters.

(2)(b): The Site Plan Adequately Protects Other Properties From Any Potential Adverse Effects of Non-Residential Use

The site plan follows the City's requirements for:

1. Outdoor Lighting
2. Landscaping
3. Traffic
4. Access Management



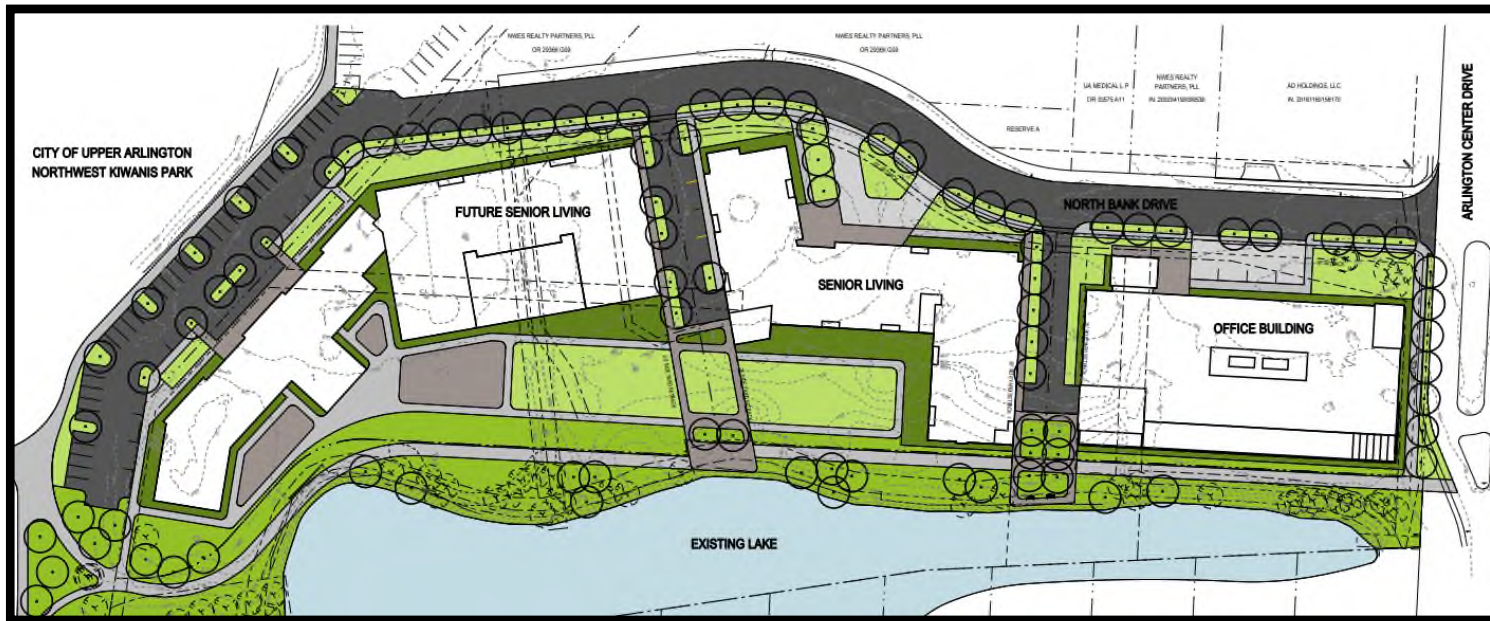
(2)(c): The Site Plan Is Consistent with the Character of Surrounding Properties

- The site plan proposes buildings that conform to the City's building design standards and are below height limitations.
- The building materials, height, massing, and scale of the site plan's proposed buildings are in line with other surrounding commercial buildings.
- The headquarters aligns with other office buildings along Arlington Centre Boulevard.



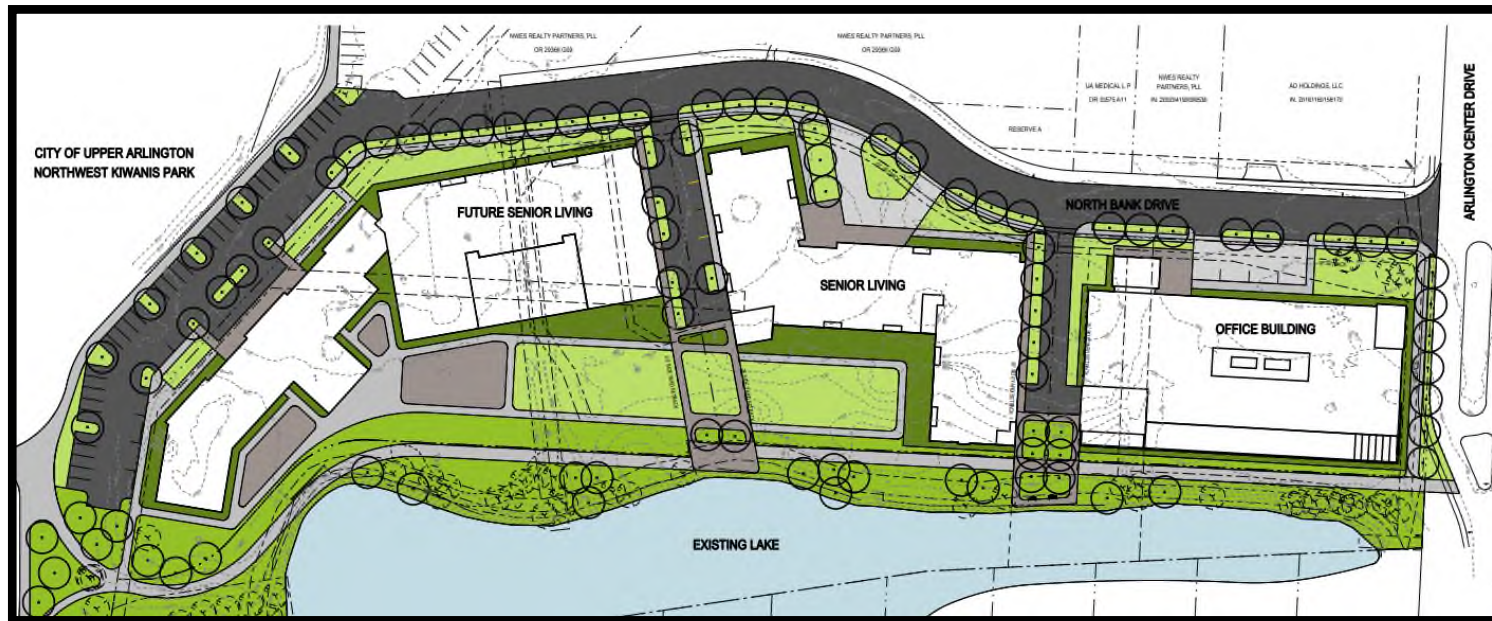
(2)(d): The Site Plan Provides Safe Conditions for Pedestrians and Motorists

- The City Engineer approved the site plan's mobility and safe conditions.
- The site plan proposes new sidewalks along each street frontage.



(2)(e): The Site Plan Provides Safe Ingress and Egress for Emergency Services

Proposed access approved by the City Engineer, Fire Division, and Police Division



The Variance

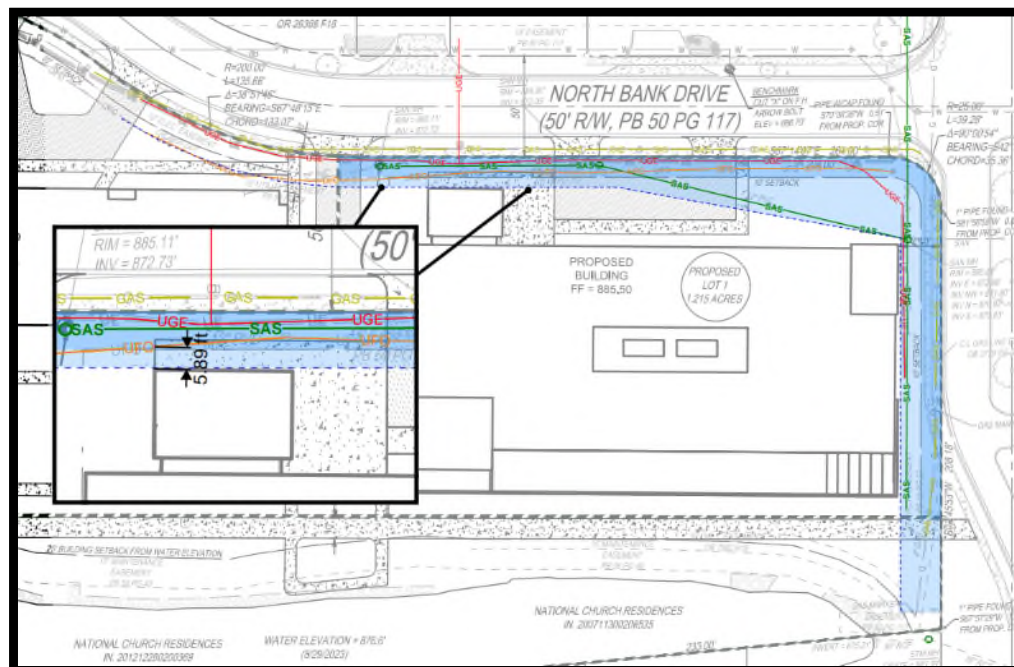
To allow a reduction in the maximum building setback for the office building from 10 feet to 15'-5" on North Bank Drive and 21'-2" on Arlington Centre Boulevard, for the middle senior living building from 10 feet to 20'-4" on North Bank Drive, and for the western senior living building from 10 feet to 16'-8" (all due to an existing utility easement)

Ohio Law Recognizes That Easements Create Practical Difficulty Warranting a Variance

Kuhns v. City of Kent, 2010-Ohio-5056 (11th Dist.)

- Affirmed decision reversing a zoning board's denial of a variance where City Staff recommended granting the variance
- Property owner demonstrated hardship because he could not comply with setback requirements due to utility easement

1. Special Circumstances Exist Which Are Specific to the NCR's Property



The subject property has existing easements and underground utilities that extend beyond the maximum allowable setback of 10 feet.

2. The Property Will Not Yield a Reasonable Return and There Cannot Be Beneficial Use of the Property Without the Variance

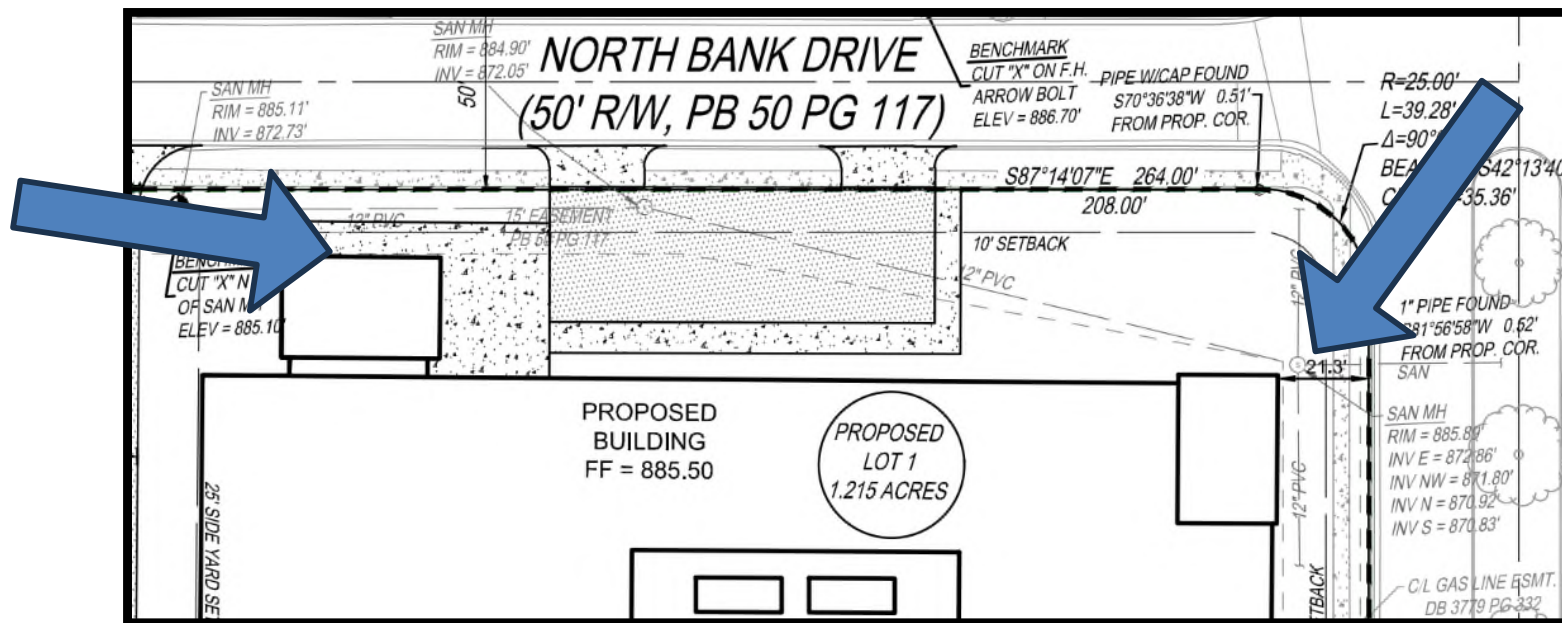
- The property is not developable without the variance due to location of existing underground utilities and associated easements.
- It is impossible to comply with the current maximum setback requirement due to the utility easements owned by the City and third parties.
- Any developer would need a variance to develop this property.

Maximum Setback: 10 feet
from North Bank Drive



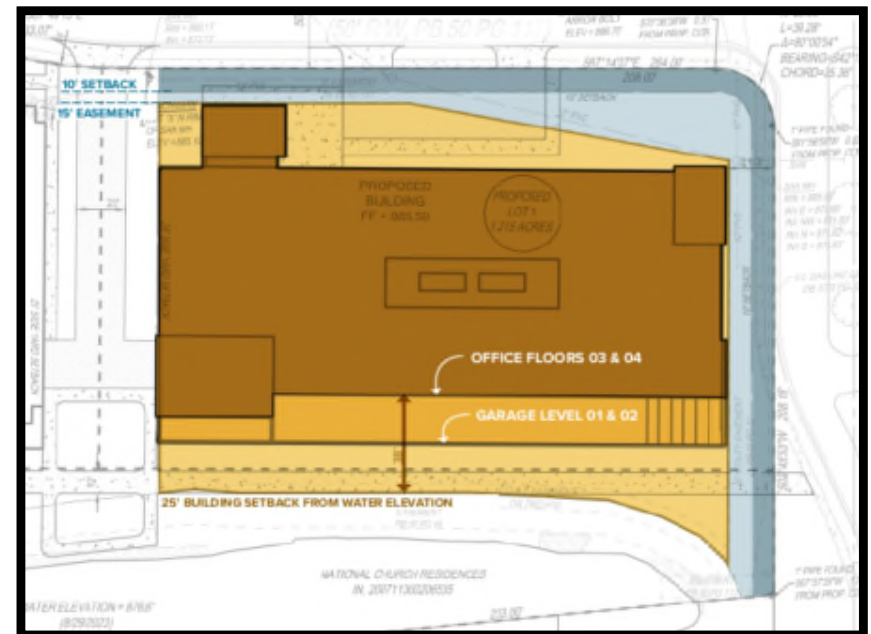
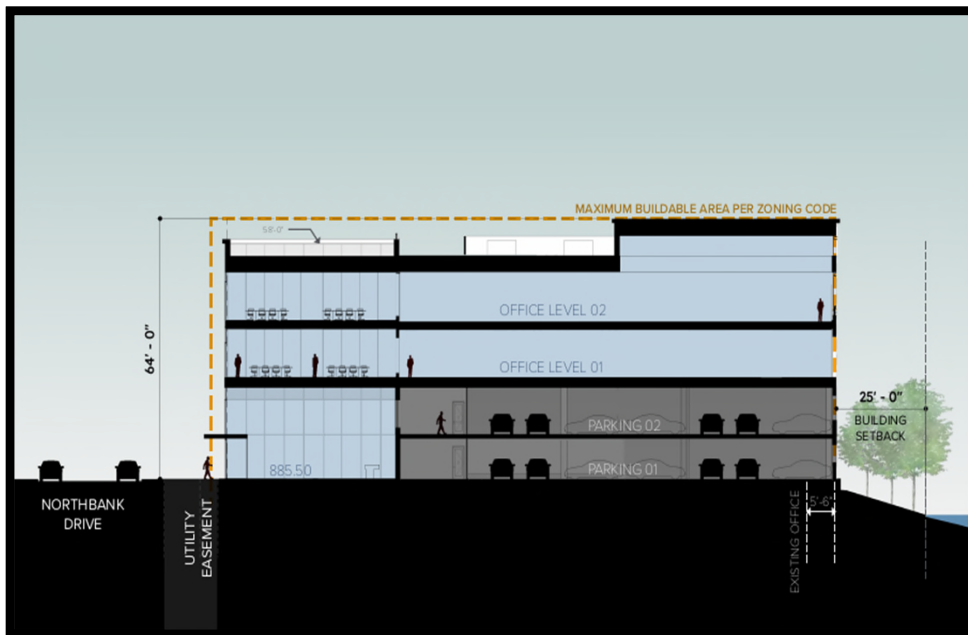
Easements: 15-40 feet
no build area

3. The Variance Is Minimal



The variance extends the setback from the 10-foot maximum by the minimum distance required to clear existing underground utilities and associated easements on North Bank Drive and Arlington Centre Boulevard

3. The Variance Is Minimal



The variance request is modest, particularly in light of NCR's efforts to design a structure that is substantially smaller than what is permitted as of right under the UDO

4. The Essential Character of the Neighborhood Will Not be Altered and Adjoining Properties Will Not Suffer Any Detriment

- The variance will have no impact on the properties to the north – the only properties with a view of the north façade – as those properties sit even further back from North Bank Drive.
- The properties to the south are not impacted by the front setback.
- Given the scale of the project, the requested setback from North Bank Drive is arguably more appropriate than the UDO's ten-foot maximum setback.



5. The Variance Will Not Adversely Affect the Delivery of Governmental Services Such as Water, Sewer, and Trash Pickup

Granting the variance has no effect on existing governmental services, including water, sanitary sewer, and trash pickup.



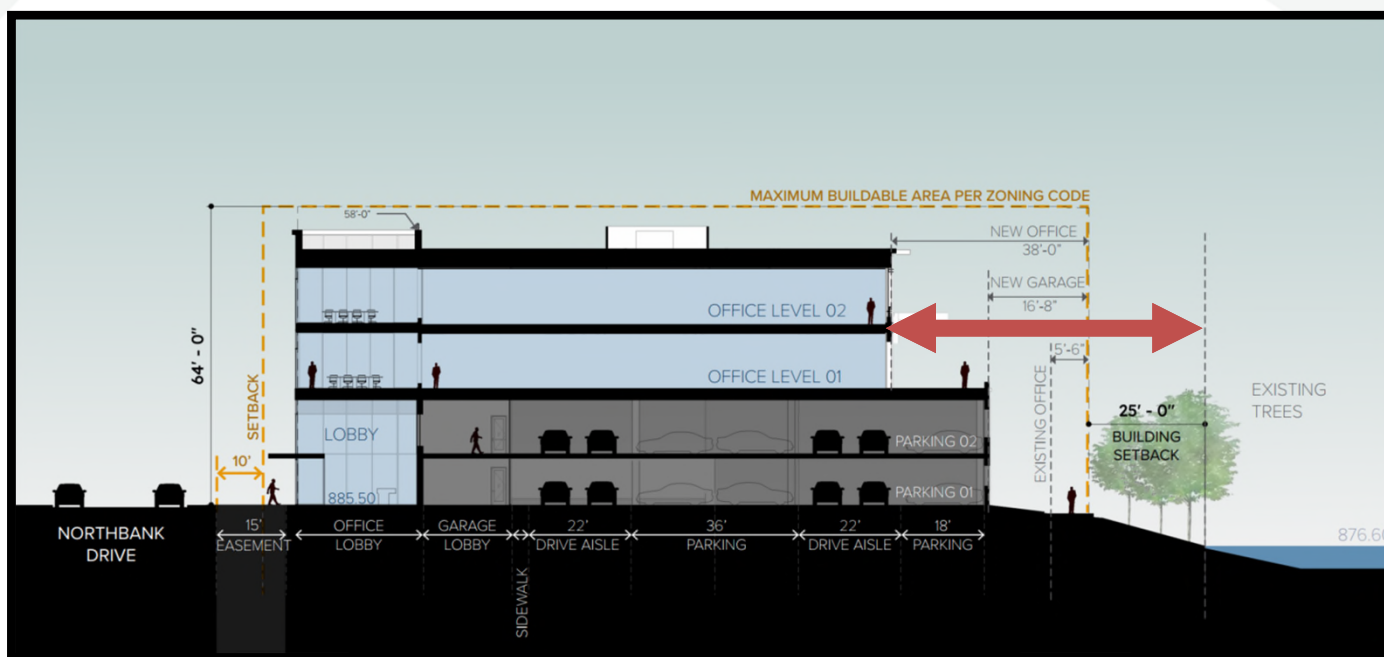
6. The Special Conditions and Circumstances Were Not Caused by the Owner or Previous Owner

- These easements and utilities existed prior to NCR purchasing the subject property.
- At that time, the zoning did not have maximum allowable setback requirements.
- The maximum setback requirement is a result of the larger rezoning of the district in 2022, which did not account for the easement issue unique to NCR's property.

7. NCR's Predicament Cannot Be Resolved Without a Variance

- The variance is required due to easements and utilities owned by the City and third parties.
- Even if the City and NCR obtained third-party consent to vacate the easements and relocate the utilities, the relocation is not feasible due to the required slope.
- The cost to the City of relocation far outweighs the benefit of moving the building five feet north.

7. NCR's Predicament Cannot Be Resolved Without a Variance



Relocating or changing the lobby design is not feasible or desirable.
Nor does it alleviate the need for a variance.

8. The Spirit and Intent Behind the Zoning Requirement Would Be Observed and Substantial Justice Will Be Done By Granting the Variance

Planned Mixed Office District: The purpose of this district is to allow for a planned and targeted, walkable, mixed-use environment with a primary focus on office and office-related uses with a limited amount of residential and retail use. The PMOD will provide job opportunities and services related to business, healthcare, technical and professional uses.

9. The Variance Will Not Confer on the Applicant a Special Privilege Denied to Other Land, Structures, or Buildings in the Same District

None of the other properties along North Bank Drive sit in close proximity to the street



Denial of the Major Site Plan Violates NCR's Rights and Will Have Detrimental Impacts on the City

Denial of the Major Site Plan violates NCR's rights protected by the United States Constitution, Ohio Constitution, and federal law and could expose the City to unnecessary liability for damages and attorneys' fees.

Denial of the Major Site Plan could detrimentally impact the City if NCR is forced to relocate to another community, resulting in a loss of:

- (1) Much needed housing for the City's seniors;
- (2) Over two hundred jobs; and
- (3) Millions of dollars in tax revenue

Monthly Financial Report As of October 2025

General Fund (101)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Income Tax	\$ 34,595,400	\$ 34,595,400	\$ 29,552,404	\$ 30,956,813	\$ 1,404,409	4.75%
Real & Personal Property Tax	10,230,600	10,285,700	10,285,700	10,054,409	(231,291)	-2.25%
All Other Operating Revenues	14,137,400	14,414,900	11,718,693	13,804,195	2,085,502	17.80%
Transfers/Advances In	10,052,500	10,052,500	8,407,515	8,407,515	-	0.00%
Total Revenues and Other Sources	69,015,900	69,348,500	59,964,312	63,222,932	3,258,620	5.43%
<u>Obligations:</u>						
Police Division	12,262,800	12,262,800	10,223,250	10,071,153	152,097	1.49%
Fire Division	12,519,900	12,519,900	9,485,954	9,310,056	175,898	1.85%
Board of Health	400,000	400,000	393,566	393,566	-	0.00%
Parks and Recreation	8,383,300	8,401,300	6,598,606	6,365,110	233,496	3.54%
Community Development	1,563,300	1,563,300	1,259,117	1,147,316	111,801	8.88%
Public Service Administration	1,397,800	1,397,800	1,164,833	1,107,995	56,838	4.88%
Public Works	1,700,400	1,700,400	1,287,613	1,148,848	138,765	10.78%
City Manager	2,087,400	2,087,400	1,649,280	1,569,179	80,101	4.86%
City Attorney	983,700	1,033,700	732,343	667,268	65,075	8.89%
City Clerk	334,800	334,800	251,100	219,097	32,003	12.75%
City Council	208,900	208,900	156,675	152,216	4,459	2.85%
Finance	1,638,800	1,638,800	1,366,395	1,264,187	102,208	7.48%
Facilities Maintenance	4,818,400	4,818,400	4,647,126	4,191,435	455,691	9.81%
Information Technology	2,522,200	2,522,200	2,064,854	1,949,873	114,981	5.57%
General Administration	3,800,600	4,300,600	3,043,504	2,786,361	257,143	8.45%
Transfers/Advances Out	10,624,300	18,943,300	17,984,931	17,984,931	-	0.00%
Total Obligations	65,246,600	74,133,600	62,309,147	60,328,591	1,980,556	3.18%
Excess of Revenue and Other Sources over Obligations:	3,769,300	(4,785,100)	(2,344,835)	2,894,341		
Total Beginning Fund Balance	34,761,336	34,761,336	34,761,336	34,761,336		
Prior Year Lapsed Encumbrances	-	-	-	285,256		
Anticipated Appropriation Lapses	1,415,000	1,415,000	1,415,000	-		
Total Ending Fund Balance	\$ 39,945,636	\$ 31,391,236	\$ 33,831,501	\$ 37,940,933	\$ 4,109,432	12.15%

Capital Asset Management Fund (102)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Income Tax	\$ 13,453,700	\$ 13,928,200	\$ 11,492,602	\$ 12,039,895	\$ 547,293	4.76%
Total Revenues and Other Sources	13,453,700	13,928,200	11,492,602	12,039,895	547,293	4.76%
<u>Obligations</u>						
Transfers/Advances Out	9,776,200	9,776,200	3,666,955	3,666,955	303,631	0.00%
Total Obligations	9,776,200	9,776,200	3,666,955	3,666,955	303,631	0.00%
Excess of Revenue and Other Sources over Obligations:	3,677,500	4,152,000	7,825,647	8,372,940		
Beginning Fund Balance	20,368,117	20,368,117	20,368,117	20,368,117		
Ending Fund Balance	\$ 24,045,617	\$ 24,520,117	\$ 28,193,764	\$ 28,741,057	\$ 547,293	1.94%

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Capital Equipment Fund (106)

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
<u>Revenues and Other Sources</u>						
Real & Personal Property Tax	\$ 1,312,400	\$ 1,293,700	\$ 1,293,700	\$ 1,282,155	\$ (11,545)	-0.89%
Homestead & Rollbacks	173,500	170,600	170,600	169,797	(803)	-0.47%
Transfers In	500,000	500,000	500,000	500,000	-	0.00%
Total Revenues and Other Sources	1,985,900	1,964,300	1,980,118	1,967,770	(12,348)	0.00%
<u>Obligations</u>						
Capital Equipment	2,548,300	2,634,900	2,442,595	2,442,595	-	0.00%
Total Obligations	2,548,300	2,634,900	2,442,595	2,442,595	-	0.00%
Excess of Revenue and Other Sources over Obligations:	(562,400)	(670,600)	(462,477)	(474,825)		
Beginning Fund Balance	1,208,768	1,208,768	1,208,768	1,208,768		
Ending Fund Balance	\$ 646,368	\$ 538,168	\$ 746,291	\$ 733,943	\$ (12,348)	-1.65%

Street Maintenance and Repair Fund (207)

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
<u>Revenues and Other Sources</u>						
Gasoline Taxes	\$ 1,800,000	\$ 1,800,000	\$ 1,487,998	\$ 1,572,372	\$ 84,374	5.67%
Motor Vehicle License Taxes	450,000	450,000	372,833	378,809	5,976	1.60%
All Other Operating Revenues	138,000	138,000	33,333	60,665	27,332	82.00%
Total Revenues and Other Sources	2,388,000	2,388,000	1,894,164	2,011,846	117,682	6.21%
<u>Obligations</u>						
Public Service Administration	1,129,200	1,129,200	839,333	777,853	61,480	7.32%
Public Works	1,582,700	1,582,700	1,249,826	1,156,172	93,654	7.49%
Total Obligations	2,711,900	2,711,900	2,089,159	1,934,025	155,134	7.43%
Excess of Revenue and Other Sources over Obligations:	(323,900)	(323,900)	(194,995)	77,821		
Beginning Fund Balance	1,927,174	1,927,174	1,927,174	1,927,174		
Ending Fund Balance	\$ 1,603,274	\$ 1,603,274	\$ 1,732,179	\$ 2,004,995	\$ 272,816	15.75%

Bonded Improvement Fund (402)

	<u>Original Budget</u>	<u>Amended Budget</u>	<u>Projected To Date</u>	<u>Actual</u>	<u>Dollar Variance</u>	<u>Percentage Variance</u>
<u>Revenues and Other Sources</u>						
Sale of Bonds and Notes	\$ 19,973,700	\$ -	\$ -	\$ -	\$ -	0.00%
All Other Operating Revenues	475,000	475,000	395,833	461,208	65,375	16.52%
Total Revenues and Other Sources	20,448,700	475,000	395,833	461,208	65,375	16.52%
<u>Obligations</u>						
Capital Improvements	9,119,100	7,504,000	6,477,490	6,477,490	-	0.00%
Total Obligations	9,119,100	7,504,000	6,477,490	6,477,490	-	0.00%
Excess of Revenue and Other Sources over Obligations:	11,329,600	(7,029,000)	(6,081,657)	(6,016,282)		
Beginning Fund Balance	7,509,727	7,509,727	7,509,727	7,509,727		
Prior Year Lapsed Encumbrances	-	-	-	2,055,492		
Ending Fund Balance	\$ 18,839,327	\$ 480,727	\$ 1,428,070	\$ 3,548,937	\$ 2,120,867	148.51%

Monthly Financial Report As of October 2025

Infrastructure Improvement Fund (404)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
All Other Operating Revenues	\$ 6,700,000	\$ 10,700,000	\$ 10,700,000	\$ 12,026,150	\$ 1,326,150	12.39%
Transfers/Advances In	5,750,000	14,069,000	14,069,000	14,069,100	-	0.00%
Total Revenues and Other Sources	12,450,000	24,769,000	24,769,000	26,095,250	1,326,150	5.35%
Obligations						
Capital Improvements	9,986,900	20,306,500	17,616,753	17,616,753	-	0.00%
Transfers/Advances Out	6,100,000	7,300,000	6,087,977	6,087,977	-	0.00%
Total Obligations	16,086,900	27,606,500	23,704,730	23,704,730	-	0.00%
Excess of Revenue and Other Sources over Obligations:	(3,636,900)	(2,837,500)	1,064,270	2,390,520		
Beginning Fund Balance	5,549,699	5,549,699	5,549,699	5,549,699		
Prior Year Lapsed Encumbrances	-	-	-	428,437		
Ending Fund Balance	\$ 1,912,799	\$ 2,712,199	\$ 6,613,969	\$ 8,368,656	\$ 1,754,687	26.53%

Solid Waste Management Fund (710)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	\$ 1,900,000	\$ 1,900,000	\$ 2,162,189	\$ 2,162,189	\$ -	0.00%
All Other Operating Revenues	45,000	45,000	26,250	96,288	70,038	266.81%
Transfers/Advances In	2,000,000	2,000,000	2,000,000	2,000,000	-	0.00%
Total Revenues and other sources	3,945,000	3,945,000	4,188,439	4,258,477	70,038	1.67%
Obligations						
Public Works	4,134,100	4,134,100	4,032,892	3,957,522	75,370	1.87%
Total Obligations	4,134,100	4,134,100	4,032,892	3,957,522	75,370	1.87%
Excess of Revenue and Other Sources over Obligations:	(189,100)	(189,100)	155,547	300,955		
Beginning Fund Balance	1,534,635	1,534,635	1,534,635	1,534,635		
Ending Fund Balance	\$ 1,345,535	\$ 1,345,535	\$ 1,690,182	\$ 1,835,590	\$ 145,408	8.60%

Water Surcharge Fund (720)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
Revenues and Other Sources						
Charges for Services	\$ 855,000	\$ 855,000	\$ 562,457	\$ 665,978	\$ 103,521	18.41%
Miscellaneous	-	513,600	513,600	880,345	366,745	0.00%
Total Revenues and other sources	855,000	1,368,600	1,076,057	1,546,323	470,266	43.70%
Obligations						
Public Works	490,700	570,700	691,687	643,378	48,309	6.98%
Capital Equipment	10,000	10,000	-	-	-	0.00%
Capital Improvements	246,000	246,000	-	-	-	0.00%
Finance (Debt Service)	-	513,600	513,521	513,521	-	0.00%
Transfers Out (including intra-city services)	99,900	99,900	22,387	22,387	-	0.00%
Total Obligations	846,600	1,440,200	1,227,595	1,179,286	48,309	3.94%
Excess of Revenue and Other Sources over Obligations:	8,400	(71,600)	(151,538)	367,037		
Beginning Fund Balance	1,778,865	1,778,865	1,778,865	1,778,865	-	
Prior Year Lapsed Encumbrances	-	-	-	-		
Ending Fund Balance	\$ 1,787,265	\$ 1,707,265	\$ 1,627,327	\$ 2,145,902	\$ 518,575	31.87%

Monthly Financial Report As of October 2025

Sanitary Sewer Surcharge Fund (730)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Charges for Services	\$ 1,333,000	\$ 1,333,000	\$ 948,920	\$ 1,122,697	\$ 173,777	18.31%
All Other Operating Revenues	1,500	45,400	45,400	46,631	1,231	2.71%
Total Revenue	1,334,500	1,378,400	994,320	1,169,328	175,008	17.60%
<u>Obligations</u>						
Public Works	1,214,000	1,214,000	1,264,437	1,164,434	100,003	7.91%
Capital Equipment	13,000	13,000	-	-	-	0.00%
Capital Improvements	315,000	315,000	-	-	-	0.00%
Finance (Debt Service)	-	43,900	43,880	43,880	-	0.00%
Transfers Out (including intra-city services)	27,600	27,600	17,476	17,476	-	0.00%
Total Obligations	1,569,600	1,613,500	1,325,793	1,225,790	100,003	7.54%
Excess of Revenue and Other Sources over Obligations:	(235,100)	(235,100)	(331,473)	(56,462)		
Beginning Fund Balance	2,831,202	2,831,202	2,831,202	2,831,202		
Ending Fund Balance	\$ 2,596,102	\$ 2,596,102	\$ 2,499,729	\$ 2,774,740	\$ 275,011	11.00%

Stormwater Management Fund (740)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Charges for Services	\$ 753,000	\$ 753,000	\$ 753,403	\$ 780,346	\$ 26,943	3.58%
Investment Earnings	70,000	70,000	58,333	95,542	37,209	63.79%
Miscellaneous income	-	365,900	365,900	374,732	8,832	100.00%
Total Revenues and other sources	823,000	1,188,900	1,177,636	1,250,620	72,984	6.20%
<u>Obligations</u>						
Public Works	690,000	690,000	906,798	857,568	49,230	5.43%
Capital Equipment	470,000	470,000	103,287	103,287	-	0.00%
Capital Improvements	449,800	449,800	-	-	-	0.00%
Finance (Debt Service)	-	365,900	365,854	365,854	-	0.00%
Transfers Out (including intra-city services)	77,600	77,600	22,824	22,824	-	0.00%
Total Obligations	1,687,400	2,053,300	1,398,763	1,349,533	49,230	3.52%
Excess of Revenue and Other Sources over Obligations:	(864,400)	(864,400)	(221,127)	(98,913)		
Beginning Fund Balance	2,987,559	2,987,559	2,987,559	2,987,559		
Ending Fund Balance	\$ 2,123,159	\$ 2,123,159	\$ 2,766,432	\$ 2,888,646	\$ 122,214	4.42%

Swimming Pool Fund (750)

	Original Budget	Amended Budget	Projected To Date	Actual	Dollar Variance	Percentage Variance
<u>Revenues and Other Sources</u>						
Charges for Services	\$ 1,013,800	\$ 1,013,800	\$ 1,011,487	\$ 884,088	\$ (127,399)	-12.60%
Transfers/Advances In	300,000	300,000	300,000	300,000	-	0.00%
Total Revenues and other sources	1,313,800	1,313,800	1,311,487	1,184,088	(127,399)	-9.71%
<u>Obligations</u>						
Parks and Recreation	1,140,600	1,140,600	991,532	956,809	34,723	3.50%
Total Obligations	1,140,600	1,140,600	991,532	956,809	34,723	3.50%
Excess of Revenue and Other Sources over Obligations:	173,200	173,200	319,955	227,279		
Beginning Fund Balance	397,663	397,663	397,663	397,663		
Ending Fund Balance	\$ 570,863	\$ 570,863	\$ 717,618	\$ 624,942	\$ (92,676)	-12.91%

Monthly Financial Report As of October 2025

Statement of Receipts and Disbursements (cash basis rounding)

<u>Fund</u>	<u>Beginning Balance</u>	<u>Year to Date & Transfer In</u>	<u>Year to Date & Transfer Out</u>	<u>Ending Balance</u>	<u>Percentage Change</u>
General	\$ 43,870,708	\$ 63,222,932	\$ 57,974,219	\$ 49,119,421	12.0%
Capital Asset Management	24,410,352	12,039,895	3,666,955	32,783,292	34.3%
Police Pension	1,499,760	871,172	435,378	1,935,554	29.1%
Fire Pension	1,499,759	871,172	435,377	1,935,554	29.1%
Self Insurance	1,084,300	64,518	21,767	1,127,051	3.9%
Capital Equipment	1,720,307	1,967,770	1,985,169	1,702,908	-1.0%
Police & Fire Pension	1,422,653	1,486,239	1,448,783	1,460,109	2.6%
Technology Fund	425,843	138,139	445,428	118,554	-72.2%
Street Maintenance and Repair Fund	1,965,631	2,011,846	1,806,087	2,171,390	10.5%
EMS Billing Fund	1,691,000	975,449	145,778	2,520,671	49.1%
Law Enforcement	2,739,032	462,100	226,134	2,974,998	8.6%
Tree Planting Fund	92,965	28,700	-	121,665	30.9%
Enforcement Education	20,650	450	-	21,100	2.2%
Mayor's Court Computer	45,728	8,061	-	53,789	17.6%
Mayor's Court Special Project	171,505	13,575	4,335	180,745	5.4%
Local Fiscal Recovery Fund	2,192,062	-	2,122,498	69,564	-96.8%
OneOhio Opioid Fund	141,353	56,843	9,165	189,031	33.7%
Economic Development	2,078,781	2,500,000	18,123	4,560,658	119.4%
Arlington Centre TIF Fund	116,976	25,759	16,291	126,444	8.1%
Tremont Road TIF Fund	18,760	40,534	457	58,837	213.6%
Lane Avenue Mixed Use TIF Fund	738,355	1,035,934	569,167	1,205,122	63.2%
Lane Avenue TIF Fund	304,986	79,348	76,095	308,239	1.1%
Arlington Crossing TIF Fund	1,068,524	110,878	126,774	1,052,628	-1.5%
Horizon TIF Fund	1,053,912	448,247	256,078	1,246,081	18.2%
Kingsdale West TIF Fund	395,386	57,924	654	452,656	14.5%
Kingsdale CORE TIF Fund	668,801	1,818,042	1,044,059	1,442,784	115.7%
Civil Service	60,960	-	10,280	50,680	-16.9%
Riverside North TIF Fund	19,946	2,891	32	22,805	14.3%
Riverside South TIF Fund	224,430	44,861	507	268,784	19.8%
W. Lane Northwest TIF Fund	22,542	18,115	204	40,453	79.5%
Lane II TIF Fund	1,265,563	1,307,566	555,782	2,017,347	59.4%
Kingsdale Center TIF Fund	30,032	534,043	476,869	87,206	190.4%
Gateway TIF Fund	39,409	1,814,496	444,718	1,409,187	3475.8%
Neighborhood Lighting Utility	318,423	76,172	42,933	351,662	10.4%
Clerk of Courts Fund	21,343	5,930	2,900	24,373	14.2%
UA Visitor's Bureau Fund	572,453	110,056	50,000	632,509	10.5%
General Bond Retirement	315,716	33,053,187	33,164,601	204,302	-35.3%
Bonded Improvements	13,072,564	461,210	9,805,619	3,728,155	-71.5%
Infrastructure Improvement Fund	25,102,125	26,095,251	24,818,907	26,378,469	5.1%
Estate Tax Fund	85	-	-	85	0.0%
Community Fiber Optic Fund	352,606	263,916	71,037	545,485	54.7%
Employee Benefit	2,014,911	4,230,387	4,344,872	1,900,426	-5.7%
BWC Administration Fund	1,340,044	308,646	239,182	1,409,508	5.2%
Solid Waste Management	1,919,144	4,258,477	3,306,858	2,870,763	49.6%
Water Surcharge	1,952,948	1,546,323	953,353	2,545,918	30.4%
Sanitary Sewer Surcharge	3,532,735	1,169,328	1,012,004	3,690,059	4.5%
Stormwater Management	3,301,276	1,250,620	1,202,383	3,349,513	1.5%
UA Swimming Pools	397,663	1,184,088	910,710	671,041	68.7%
Unclaimed Funds	8,491	713	-	9,204	8.4%
Revolving Fund	53,814	1,387,757	1,359,425	82,146	52.6%
Construction Withholding	3,108,854	531,377	2,851,263	788,968	-74.6%
Payroll Clearing Fund	330,833	28,137,245	27,868,471	599,607	81.2%
Totals (ROUNDED)	\$ 150,816,999	\$ 198,128,182	\$ 186,327,681	\$ 162,617,500	ROUNDED TOTALS

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Income Tax Comparisons

	<u>Projections</u>	<u>Year to date</u>	<u>Difference</u>	<u>% Difference</u>
Withholdings	\$ 25,807,692	\$ 27,657,221	\$ 1,849,529	7.17%
Individuals	9,606,272	9,280,680	(325,592)	-3.39%
Net Profits	5,631,042	6,058,807	427,765	7.60%
Total	\$ 41,045,006	\$ 42,996,708	\$ 1,951,702	4.76%

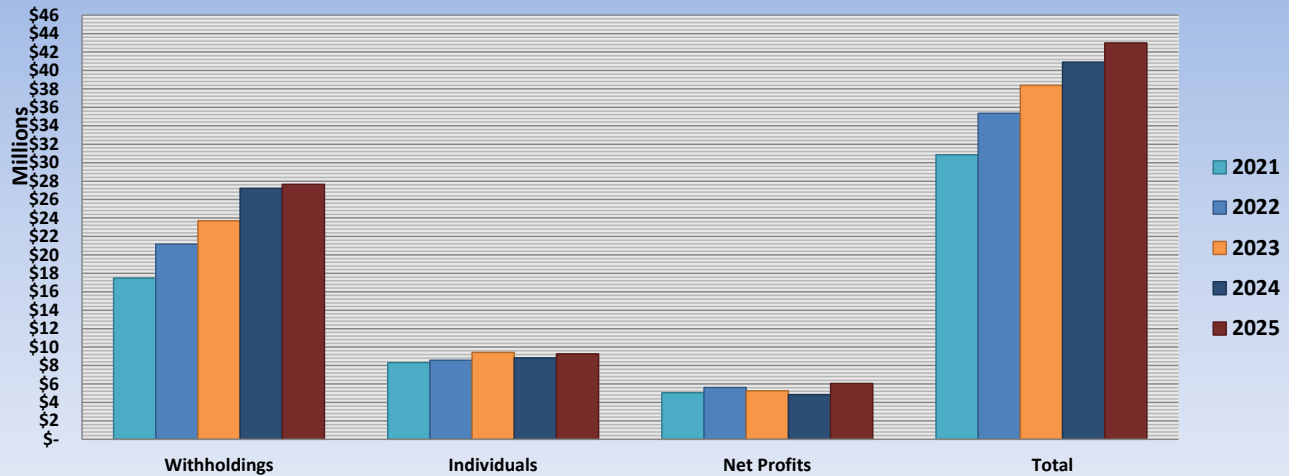
Income Tax Five Year Comparison

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Withholdings	\$ 17,473,427	\$ 21,168,708	\$ 23,702,787	\$ 27,228,907	\$ 27,657,221
Individuals	8,328,832	8,577,922	9,421,537	8,838,229	9,280,680
Net Profits	5,061,563	5,612,229	5,271,930	4,847,944	6,058,807
Total	\$ 30,863,822	\$ 35,358,859	\$ 38,396,254	\$ 40,915,080	\$ 42,996,708

Percentage Increase (Decrease) From Prior Year

	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
Withholdings	13.56%	21.15%	11.97%	14.88%	1.57%
Individuals	26.38%	2.99%	9.83%	-6.19%	5.01%
Net Profits	19.07%	10.88%	-6.06%	-8.04%	24.98%
Total	17.67%	14.56%	8.59%	6.56%	5.09%

Income Tax Five Year Trend vs Prior YTD Monthly



Interest & Investment Income
Oct-25

General Investments	Beginning Balance	Purchased	Matured/Sold	Deposited/Withdrawn	Investment Acct.	Ending Balance
Municipal Securities	4,102,786.00	1,450,000.00				\$ 5,552,786.00
Corporate / General Investments	9,622,955.50					\$ 9,622,955.50
Federal Agency	54,154,807.17	2,700,345.00	(1,749,850.00)			\$ 55,105,302.17
US Government Bonds	25,499,083.38	999,891.15	(1,375,281.25)			\$ 25,123,693.28
Total Bonds	\$ 93,379,632.05	\$ 5,150,236.15	\$ (3,125,131.25)	\$ -	\$ -	\$ 95,404,736.95
Short Term Fixed Maturity Commercial Paper	-					\$ -
Other Assets (Savings Cert - Market Traded)	\$ 3,439,988.55					\$ 3,439,988.55
Bond and Investments:						
CIP Bonds						
Federal Agency	-					\$ -
Corporate / General Investments	-					\$ -
Short Term Fixed Maturity Commercial Paper	-					\$ -
US Government Bonds	-					\$ -
Total Bonds & Investments	\$ 96,819,620.60	\$ 5,150,236.15	\$ (3,125,131.25)	\$ -	\$ -	\$ 98,844,725.50
Money Markets:						
General	1,832,445.05	(5,150,236.15)	3,130,255.68	(27,737.76)	267,777.88	\$ 52,504.70
CIP Bonds	-					\$ -
Total Money Markets	\$ 1,832,445.05	\$ (5,150,236.15)	\$ 3,130,255.68	\$ (27,737.76)	\$ 267,777.88	\$ 52,504.70
Star Ohio:						
General Investment	50,707,512.66			4,883,668.11	195,427.05	\$ 55,786,607.82
Bond Proceeds	6,318,742.37			(6,278,897.62)	10,449.61	\$ 50,294.36
Federal ARPA (Gen. Inv.)	1,323,867.17			(4,770.49)	4,807.86	\$ 1,323,904.54
Gateway	1,007,084.36				3,664.66	\$ 1,010,749.02
Kingsdale	237,542.70				864.39	\$ 238,407.09
Community Center	2,597,323.58				9,451.34	\$ 2,606,774.92
Office (Comm. Center)	1,081,076.72				3,933.91	\$ 1,085,010.63
Total STAR Ohio	\$ 63,273,149.56	\$ -	\$ -	\$ (1,400,000.00)	\$ 228,598.82	\$ 62,101,748.38
Total Investments	\$ 161,925,215.21	\$ -	\$ 5,124.43	\$ (1,427,737.76)	\$ 496,376.70	\$ 160,998,978.58
NW Huntington Bank	\$ 1,571,357.14					\$ 1,618,522.73
Total Cash & Investments	\$ 163,496,572.35					\$ 162,617,501.31

ITEMS PURCHASED BETWEEN \$25,000 & \$150,000 OCTOBER 2025

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10/2/25	Cogeco dba Breezeline	Internet Services	\$28,520.00
10/3/25	Baker Vehicle Systems	Over-seeder Attachment for Tractor	\$24,499.00
10/3/25	Gordon Flesch	Copiers for the PSC	\$32,566.55
10/6/25	Clemans, Nelson & Assoc.	Personnel Mgmt & Administration	\$40,000.00
10/8/25	Fire & Ice Htg & Cooling	Overhead Heating Unit	\$31,579.59
10/10/25	EMH&T	2026 Waterline Replacements Design	\$63,700.00
10/23/25	EPlus Technology	Ciena Software Renewal	\$38,065.18

QUALITY BASED SELECTION CONSULTANTS – OCTOBER 2025

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			

**NOTIFICATION OF CHANGE ORDERS: NON-CONSTRUCTION, CITY MANAGER APPROVAL
OCTOBER 2025**

<u>DATE</u>	<u>VENDOR</u>	<u>DESCRIPTION</u>	<u>CHANGE ORDER AMOUNT</u>	<u>New Total</u>
None				

GRANTS OCTOBER 2025

<u>DATE</u>	<u>ORGANIZATION</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
None			



Authors:	Brent Lewis, Finance Department Director
Council Meeting Date:	December 1, 2025
Subject/Legislative Item:	Ordinance No. 42-2025 - An ordinance to adopt amendments to the 2025-2026 Municipal Program of Services (the 2025-2026 Biennial Budget Supplement) and to approve the 2026 Master Schedule of Fees
Purpose:	To adopt the proposed changes to the 2025-2026 Municipal Program of Services ("the 2025-2026 Biennial Budget Supplement") and the 2026 Master Schedule of Fees, which were originally adopted by City Council via Ordinance 69-2024 on December 16, 2024. The final version of the 2025-2026 Municipal Program of Services was adopted via motion on February 24, 2025.
Executive Summary:	On November 10, 2025, the City Manager, in conjunction with the Finance Director, is presenting to the City Council the a draft version of the 2025-2026 Biennial Budget Supplement and 2026 Master Schedule of Fees in accordance with the City Charter, City Council policies, etc. The City Council will hold three public budget meetings for discussion on this topic. • November 10, 2025 — Capital Improvement Plan. • November 17, 2025 — Operating budget, capital equipment budget, and the master list of fees. • December 1, 2025 — Any remaining open items. On December 8, 2025, the City Council is being asked to pass the draft version of the 2025-2026 Biennial Budget Supplement. In addition, the City Council is being presented with a separate ordinance to adopt the 2026 Annual Appropriation Measure. This will essentially complete the 2026 budget process. Upon closure of the City's accounting records for calendar year 2025, the 2025-2026 Biennial Budget supplement book will be updated with any adopted revision for 2026 and the 2025 actual amounts. Once this is completed (first quarter of 2026), the final version of the 2025-2026 Biennial Budget Supplement book will be brought back to Council for review and approval via motion.



Purpose and Impact

The City Manager, in conjunction with the Finance Director, is presenting to the City Council the 2025-2026 Biennial Budget Supplement and the 2026 Master List of Fees. The City Council will hold three public hearings (November 10, 2025, November 17, 2025, and December 1, 2025) to review the proposed budget and the schedule of fees prior to its consideration of the “Annual Appropriation Ordinance”, which is also being presented in a separate ordinance, and is incorporated herein by reference. In the first quarter of 2026, the Finance Director will bring forth to the City Council a final version of the 2025-2026 Biennial Budget Supplement to be approved via motion. The final version will replace the 2024 “Amended” amounts with actual amounts and include any and all approved revisions.

History

Various sections of the Upper Arlington City Charter, Code of Ordinances, and City Council policies require an annual budget be established. It has been the City's practice that a two-year budget is adopted, followed by an annual update. The last two-year budget (2025-2026) was adopted in 2024. This approval represents an update to the 2026 portion of the budget.

Due to the timing of the budget process, the City has made it a practice to present a draft version of the budget supplement for approval. Then, in the first quarter of the following year, the Finance Director will bring forth to the City Council a final version of the budget book to be approved via motion. The final version will replace the most recently completed year with actual amounts and include any and all approved revisions.

Master Schedule of Fees

The master schedule of fees is governed by C.O. §401.01, which states, in part:

1. The city manager shall annually review the fees contained in the schedule of fees and shall recommend to city council any changes that the city manager may deem reasonable and appropriate.
2. The schedule of fees shall be reviewed, and any changes approved by legislative action of city council as part of the annual budget process. All fees remain unchanged until such time as increased, decreased or repealed by city council. However, no provision in this chapter shall prevent or prohibit city council, prior to the next annual review, from enacting legislation adjusting fees, terminating fees, or creating additional fees. The master schedule of fees is a list of fees from throughout the City's code that are required to be approved by City Council annually. The majority of these fees are building, zoning, or engineering related. It is important to note that not all fees charged by the City are required to be on this schedule and approved by City Council. A good example of this would be many of the fees charged for parks and recreation programs.

For 2026, the City Manager is not proposing any changes to the Master Schedule of Fees.

Alternatives

There are no alternatives at this time.



Attachments

1.	Ordinance No. 42-2025
2.	Exhibit A - 2026 Biennial Budget Update (Draft)
3.	Exhibit B - 2026 Master Schedule of Fees



RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 42-2025

TO ADOPT AMENDMENTS TO THE 2025-2026 MUNICIPAL PROGRAM OF SERVICES (2025-2026 BIENNIAL BUDGET SUPPLEMENT) AND TO APPROVE THE 2026 MASTER SCHEDULE OF FEES

- WHEREAS,** on December 16, 2024, City Council passed Ordinance No. 69-2024 adopting the 2025-2026 Municipal Program of Services; and
- WHEREAS,** on February 24, 2025, City Council approved the final version of the 2025-2026 Municipal Program of Services; and
- WHEREAS,** the City Manager, in conjunction with the Finance Director, has presented to City Council the 2026 Amendment to the 2025-2026 Municipal Program of Services (the “tentative budget”) in accordance with section XIII of the City Charter; and
- WHEREAS,** due to the timing of the budget process, a draft version of the budget supplement is present for initial approval. In the first quarter of the following year, the Finance Director will bring forth to the City Council a final version of the budget book to be approved via motion; the final version will replace the most recently completed year with actual amounts and include any approved revisions; and
- WHEREAS,** the City Manager has recommended no changes in the Schedule of Fees as part of the budget process in accordance with C.O. §401.01; and
- WHEREAS,** City Council held three public hearings on November 10, 2025, November 17, 2025, and December 1, 2025, to review the proposed budget and the schedule of fees prior to its consideration of Ordinance No. 43-2025 (the “2026 Annual Appropriation Ordinance”) which is incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio, that:

SECTION 1. The 2026 amendments to the 2025-2026 Municipal Program of Services (2025-2026 Biennial Budget Supplement), attached hereto as Exhibit A, are hereby adopted.

SECTION 2. The 2026 Master Schedule of Fees, attached hereto as Exhibit B, is hereby approved and shall become effective January 1, 2026.

SECTION 3. The adoption 2026 Amendments to the 2025-2026 Municipal Program of Services and approval of the Schedule of Fees provides the financial framework for Council's consideration and passage of the Annual Appropriation Ordinance.

SECTION 4. City Council further authorizes that final version of the 2025-2026 Biennial Budget Supplement can be approved via motion in 2026.

SECTION 5. The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions necessary to implement and administer the 2026 Amendments to the 2025-2026 Program of Services and 2026 Master Schedule of Fees, provided such actions are not substantially inconsistent with this ordinance.

SECTION 6. This ordinance shall take effect immediately upon passage.





November 10, 2025

President Ukeme Awakessien Jeter
And Members of City Council
City of Upper Arlington
3600 Tremont Road
Upper Arlington, Ohio 43221

Dear Council President and Members of City Council:

I am honored to present you with the City's Biennial Budget Supplemental for 2025-2026, the second part of our two-year budget cycle. While the City adopts a two-year budget, staff always take time in the fall of the first year to review projections for the second year, determine if additional projects or service expenditures should be added and to make any necessary adjustments. While much of our budget typically remains on track, issues do arise that were previously unforeseen, and revenues often require amended projections based on recent trends.

This budget provides the resources needed to maintain our provision of exceptional levels of service, affords us the ability to continue significant reinvestment in the City's infrastructure and parks, while sustaining our impressive record of cost control and efficient use of available resources. The total proposed appropriations for 2026 operating expenditures are 5.18% above the previously adopted 2026 budget, however we are confident these increases can be incurred within a balanced budget, thanks to the continued upward trajectory in income tax receipts, with our revised projection for 2026 increasing by 2.75%. All City departments continue to successfully manage their resources and contain overtime costs. We are proud of these accomplishments, which are made possible by the consistent leadership of the City Council and the dedication and commitment of our employees.

This amended budget also reflects implementation of a newly proposed Council policy designed to effectively manage the City's General Fund contingency reserve while building a fund dedicated to maintaining the City's physical assets. While the minimum reserve is set at 30% of our operating budget, the current reserve now exceeds 50% by approximately \$12 million. This policy directs any funds above the 50% threshold to be split between a proposed Facilities Maintenance Reserve and the Capital Asset Management Fund. Should the Facilities Maintenance Reserve grow to more than 10% of the operating budget, any excess will be transferred to the Capital Asset Fund. Additionally, a legislative approval mechanism is in place to replenish the General Fund should reserves fall below the required range. This proposed policy is still subject to approval by the City Council but has been incorporated with the budget document.

2025 Highlights and Accomplishments

In April of 2025, more than 1,600 people came together as a community to celebrate the realization of a long-held vision for Upper Arlington – completion of the Bob Crane Community Center. This facility has exceeded our hopes for creating a modern, versatile gathering space for connection, health, and fun that accommodates a variety of activities, from fitness to events, sports to programming. The community response has also exceeded our expectations with more than 11,000 memberships and the facility rapidly becoming part of many residents' daily routines. A project of this magnitude comes with a learning curve, and the team in UA Parks & Rec have been adjusting programming in response to customer trends and feedback, as well as assessing overall operational needs, with some staffing adjustments proposed for 2026.

Every few years, the City surveys its residents to gauge how we are doing in terms of the services we provide, and to identify where adjustments might be needed to stay in tune with community sentiment. Our 2025 survey yielded robust resident participation and fascinating insight. Resident satisfaction on community life, such as safety, community pride, location and as a place for families was extremely high, as was satisfaction with City services, and many residents see themselves remaining in UA for the foreseeable future. Trust in City officials, and confidence in the City's financial stewardship are both high, with most residents believing their elected officials reflect their opinions and priorities. Many other insights can be found within the survey report, which will help guide both the Administration and City Council as we identify projects and set our direction for the next few years.

For the 17th consecutive year, the City was able to achieve exceptional financial ratings from two ratings agencies. For an issuance of up to \$27.69 million in Various Purpose General Obligation Bonds (Series 2025), Moody's Ratings assigned its top rating of Aaa, and S&P Global assigned its top rating of AAA. The bonds will be used to refund previously issued bonds. Both ratings agencies once again opined on the City's strong operating fund balance and its excellent credit profile, highlighted by a strong tax base, above average resident incomes and its ties with the Columbus metropolitan economy. The Triple A rating is the highest that can be attained and is considered the gold standard for government entities when selling bonds to finance projects. As a result, our efforts to effectively manage the community's assets can now be further enhanced by our ability to secure the best possible interest rates.

The City completed a housing study in 2025 to better understand existing conditions and trends. The findings highlighted the pressures of regional growth on our housing market, the challenges of high land and construction costs compounded by limited availability and high demand for new-build homes, demographic shifts such as a decline in young adults and residents in their 50s and 60s, and the likelihood that future mixed-use developments will likely require City assistance such as tax increment financing to be economically feasible. Looking forward, this data will be invaluable as we ready to begin the Master Plan update process, helping to inform best approaches for encouraging senior housing opportunities, exploring the feasibility for facilitating the construction of housing types that would appeal to young adults and empty nesters, and reassessing the City's approach to cultivating mixed-use development opportunities.

In 2025, The City completed the 12th year of its expanded 10-Year Capital Improvement Program, with full street reconstruction on sections of eight streets, street maintenance work on sections of 17 streets, the resurfacing of Redding Road between Fishinger and Zollinger, with new bicycle and pedestrian accommodations, waterline replacements on three streets, as well as continuation on the City's sidewalk maintenance program, fire hydrant replacements, annual bridge inspections and repairs, and sanitary sewer rehabilitation projects.

Parks capital projects in 2025 included:

- The penultimate phase of Northam Park improvements was completed early in 2025, featuring nine state-of-the-art clay tennis courts with an underground irrigation system, a new service building with improved storage and year-round restrooms accessible to all park users, as well as various shade structures, six pickleball courts, enhanced pathway connections, new trees and landscaping improvements.
- A master planning process was completed for Fancyburg Park. Looking forward, a new service facility at the southeast corner of the park will be constructed in 2026, with the remainder of the park redevelopment occurring in 2027. This will include a new, four-season shelter and plaza, an open-air shelter, a new playground and natural play area, renovated athletic fields, three tennis courts and six pickleball courts with a hitting wall between the two uses, a small nature stage, and several natural landscaping features.
- Following a design study for the Devon Pool toddler area, the last component at Devon Pool to undergo renovations, construction is in process with scheduled completion in time for the 2026 outdoor pool season.

Looking Ahead

The City is readying to embark on the creation of its new Master Plan – an extensive strategic planning process that will touch on every facet of our community – from land use to housing, maintaining a strong economy to expanding sustainability practices, as well as incorporating an update to the Parks & Recreation Comprehensive Plan – to map out a vision for the coming decade and beyond. Pending Council authorization, OHM Advisors has been selected as the consultant team that will lead this project, which will benefit from the insights and guidance of a Council formed Master Plan Task Force, and will include extensive opportunities for resident input at various stages in a process that is expected to last 18 months-to-two-years.

In 2025, the City began an evaluation of how it can best leverage its resources in support of the older adult community. The transition of the former Senior Center programming and facilities within the Bob Crane Community Center has greatly expanded the opportunities available to the community's older adults. Additionally, the UA CARES paramedicine program has been growing, integrating support services from the Police Division within its portfolio and most recently adding a social worker position on the team. Consolidating City and community-driven older adult services will allow us to strengthen existing programming, explore new opportunities, centralize and expand volunteer opportunities, and simplify the user experience for older adults and their families.

In 2026, our existing Police and Fire Pension levy will expire, and it will be necessary to ask Upper Arlington voters to support a five-year property tax renewal to fund the state-mandated retirement and disability fund for the City's police and fire personnel. While the proposed rate is yet to be determined, the levy was last renewed in 2021 at a reduced rate of .97 mills from the previous renewal in 2017. Maintaining a high standard of safety services is a costly endeavor, with the City's combined safety forces representing approximately half the City's workforce and general budget each year. The equipment and training required to make our Police, Fire and EMS response teams the best they can be is extensive. And yet, the City is able to provide an exceptional level of safety services at one of the lowest costs per capita compared with similar Ohio communities. The Police and Fire Pension Levy is a vital piece of the funding puzzle for maintaining these exceptional safety services.

The City's 2026-2035 Capital Improvement Program proposes reinvestments of approximately \$200 million, as we prepare to address several major projects over the next several years. In the short term, 2026 improvements include Phase 3 of Northwest Boulevard improvements – which will follow a Columbia Gas transmission line replacement, full street reconstruction work on sections of several streets, street maintenance work, a new shared-use path along the west side of Riverside Drive that connects Lane Avenue to Trabue Road and ultimately leads to the Quarry Trails Metro Park, pedestrian crosswalk safety enhancements at 10 intersections, as well as continuation on the City's sidewalk maintenance program, fire hydrant replacements, annual bridge inspections and repairs, and sanitary sewer rehabilitation projects. Looking further out to 2027 and beyond, plans are progressing for improvements on a section of Lane Avenue between Northwest and Tremont following additional Columbia Gas transmission line replacement work, and Zollinger Road improvements that will incorporate mobility, safety and aesthetic enhancements emerging from a recent study. A design and community engagement process will unfold in 2026 for proposed improvements to the Five Points intersection that are currently scheduled for implementation in 2028. Last but not least, the City is exploring opportunities to transform Henderson Road into the community's northern signature gateway, enhancing safety, accessibility, and aesthetics along this busy roadway as a catalyst for encouraging redevelopment to align with the new aesthetics and functionality. A project of this magnitude will take time and significant investment to complete. Two phases are planned, with detailed design work kicking off in the next few years.

The newly created Facilities Maintenance Repair Fund will be put to good use in 2026, with approximately \$1 million earmarked for repairs at the Reed Road Water Park.

We are requesting authorization for several new positions and some adjustments to existing positions to maximize efficiencies while meeting expanding demands:

- Several adjustments within the Parks & Recreation Department are proposed to reflect an expanded portfolio of facilities and programs. This includes:
 - Upgrading the Parks Development & Arts Superintendent position to Deputy Parks & Recreation Director
 - A new Parks Development Coordinator
 - A new Bob Crane Community Center Coordinator
 - A new Community Services Coordinator to support the expansion of older adult services and enhance the City's volunteer program. Costs for this new position will be partially offset by a reduction in grants to affiliated agencies.
- A new Purchasing Assistant position for the Finance Department
- A new Intelligence Analyst position in Police, utilizing federal law enforcement funds
- Moving two Electrical positions from Public Service to Facilities Maintenance
- Upgrading one Police Lieutenant position to Deputy Police Chief
- Removing two Public Works Workers

Several other personal services adjustments are proposed. This includes a 2.5% base plus merit increase for general employees, designed to keep within the 5% increase for 2026 that has already been adopted in this current two-year budget, and we are proposing a 6% increase in the pay ranges as recommended by a third-party compensation study. An increase of 3.75% is included for the Police bargaining unit and 3% for the Public Works bargaining unit. Negotiations with the Fire bargaining unit are in process at this time therefore this budget document does not yet reflect agreed upon terms and associated expenditures for the upcoming contract. The 2026 budget is inflated to account for a 27th pay period.

Conclusion

In accordance with the City's financial policies, we are pleased to be presenting a balanced budget while maintaining a 30% contingency reserve and the City's debt service coverage ratio.

Our original 2026 Consolidated Fund revenue projection of \$99.5 million has been increased to a revised projection of \$105.4 million. This is primarily due to increasing estimates for investment earnings and anticipated receipt of various capital-related grants. Our proposed Operating Budget for 2026 is \$75.1 million. This is a 5.18% increase from the \$71.4 million adopted within the original budget document and is primarily due to the previously mentioned personnel changes and expenditures, various facilities maintenance projects, and various non-capital equipment purchases.

A budget that is this fiscally sound while accomplishing so much is the result of an impressive team effort. That effort starts with Brent Lewis and his team in the Finance Department. They lead the organization in the assembling, confirming, challenging, and analyzing of all the data that is presented to you herein. That said, they must rely on input from all our directors and many of our people leading the programs day to day.

The other key to a strong budget is regular, clear, honest and direct communications between the Administration and Council. We hope that you see your priorities reflected in this budget. Each member of Council has invested a great deal of time and effort, working with us throughout the year to shape this budget directly and indirectly. The Directors and I look forward working with you to analyze and improve on the budget in the months ahead.



OVERVIEW SUMMARY

The **2025-2026 Biennial Budget Supplement** serves as an update to the 2025-2026 Municipal Program of Services that was adopted by City Council via Ordinance 69-2024. This document does not contain all the elements required in the Municipal Program of Services for submission to the Government Finance Officers Association (GFOA) Distinguished Budget Award Program.



The financial activity of the City is undertaken in accounting entities called funds. The City has several funds that have been classified in accordance with standards established by the Governmental Accounting Standards Board (GASB). Nine years of financial information are displayed for each of those funds.

The City's fund structure consists of the following fund types: the General Fund, special revenue funds, debt service funds, capital projects funds, enterprise funds, and internal service funds.

The *General Fund* is the City's primary operating fund. It accounts for all the financial activity of the general government, except for those required to be accounted for in another fund. In the proposed 2026 budget, approximately 58% of the operating revenues and 80% of the operating expenditures are projected to be captured through this fund. These percentages have remained relatively consistent over the years and are projected to be similar in future years. One exception would be that the total expenditures percentage has continued to fluctuate as a result of the City's focus on Capital Improvement Program spending.

As noted in the City's guiding policies, the General Fund undesignated (or unrestricted) fund balance cannot be used to fund newly created operating expenditures or projects that are ongoing in nature. Additionally, the General Fund must maintain a minimum contingency (restricted) reserve equal to 30% of the current year General Fund operating budget. This contingency reserve may be used to offset the following: unanticipated revenue shortfalls, unexpected expenditure increases, and/or unanticipated inadequately budgeted events threatening public health or safety.

The 2026 proposed budget incorporates a proposed policy change regarding the contingency reserve. The proposed policy is designed to effectively manage the City's General Fund contingency reserve while building a fund dedicated to maintaining the City's physical assets. The current policy essentially sets a reserve range of 30-50% of the General Fund operating budget. The proposed policy maintains this range but provides further guidance on what shall happen to any excess funds above the maximum. This policy would direct any funds above the 50% threshold to be split between a proposed Facilities Maintenance Reserve and the Capital Asset Management Fund. Should the Facilities Maintenance Reserve grow to more than 10% of the operating budget, any excess will be transferred to the Capital Asset Fund. Additionally, a legislative approval mechanism is in place to replenish the General Fund should reserves fall below the required range. This proposed policy is still subject to approval by the City Council but has been incorporated with the budget document.

OVERVIEW SUMMARY

Special revenue funds are used to account for revenues derived from specific taxes, grants, or other restricted revenue sources. City ordinances (internal), or Federal and State statutes (external), specify the use and limitation of the special revenue funds. An example of an internally designated fund is the Technology Fund. City Council established this fund and designated certain cellular tower rental fees and cable franchise fees for the purchase of technology equipment. The Street Maintenance and Repair Fund is an example of an externally restricted fund. This fund accounts for gasoline and motor vehicle license tax revenues, which are legally restricted by the State of Ohio for the maintenance and repair of streets.

The General Bond Retirement Fund is a debt service fund for the payment of debt. The primary revenue source within the debt service fund is cash transfers from the Capital Asset Management Fund and various other funds responsible for repaying outstanding debt. Also, though not currently applicable, this fund would account for property taxes collected for the payment of voted bonds or special assessments related to the repayment of debt.

Capital Projects funds are used to account for monies committed for capital equipment, capital improvements, and PILOT payments received to support infrastructure improvements within the TIF districts.

The Enterprise funds are used to account for operations that are financed and operated in a manner similar to business enterprises. The fees are based on the cost to carry out these activities.

The City maintains two internal service funds. The Employee Benefit Fund and the BWC Administration Fund account for the payment of the City's health and dental insurance plans, and workers' compensation claims, respectively. The funds receive proportional receipts from departments.

In addition to the individual fund displays, financial information has been consolidated and presented in two different formats. The first presentation is formatted in a traditional operating statement format and displays nine years of financial information. The second format consolidates the proposed 2026 financial information and allocates the revenues and expenditures between the categories of operations and capital to show each category's level of sufficiency. These two categories are further broken down into subcategories, which are described further in the fund section of this budget document.

The ending fund balance, regardless of fund type or presentation, is the excess of revenue and other sources over the expenditures and other uses at the end of the year. In both presentations of the consolidated financial information, the ending fund balance is segregated into operations and capital categories. The operations category is comprised of general, restricted, and business operations. The capital category consists of capital equipment and improvements, debt and capital asset management, and tax increment financing (TIF).

As mentioned previously, the operations category is segregated into three categories: general, restricted, and business. The funds included in each of these categories are described in the "Funds" section of this document. A brief description of each category is provided below.

OVERVIEW SUMMARY

- *General Operations* – The general operations category includes funds whose resources are either unrestricted (available for use in any City activity deemed appropriate by Council) or are directly related to the City's general operations. This category is dominated by the City's General Fund, whose fund balance consists of both unrestricted balances and a reserve (restricted funds), set by the City's financial. The general operations are expected to decrease over the next several years, because of large transfers being made from the fund to support specific capital improvement projects.
- *Restricted Operations* – The restricted operations category includes funds whose resources are derived from specific taxes, grants, or other restricted or committed resources. The use and limitation of these funds are specified by City ordinance or federal or state statutes. Due to the nature of these funds (expenditures being directly tied to restricted sources of revenue), the fund balance can fluctuate based on the available revenue source. The overall fund balance is projected to decrease each year primarily due to spending down existing fund balances for specific projects (i.e. Neighborhood Lighting Utility Fund), expenditures being offset by conservative revenue estimates (i.e. Law Enforcement Fund), or budgeting anticipated losses (i.e. Mayor's Court Computer Fund).
- *Business Operations* – The business operations category consists of funds that are maintained in a similar manner to private business enterprises. The intent of the City is that the cost of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The overall fund balance in this category is projected to decline over the next several years due to expenditures increasing at a greater rate than projected revenues.

User fees are set at rates to cover the cost of operations and/or maintenance of the intended services. However, when those fees are insufficient, the General Fund is required to subsidize the operation. The water surcharge, sewer surcharge, and stormwater fee are determined to be adequate for 2026. However, increases in swimming pool fees are being proposed in 2026 to adjust amounts to market rates and to cover operating costs and the annual subsidy that was approved in 2025 is proposed to continue.

In 2025, City Council provided homeowners with a one-time holiday from solid waste fees (Solid Waste Management Fund). The City did not charge residential solid waste fees for the first half of 2025 which saved each household approximately \$150 (\$136 for those with a senior discount) at a total cost of approximately \$2 million to the City. This holiday has not been proposed to continue in 2026 and beyond.

The free food waste collection program has once again been incorporated into the proposed 2026 budget within the Solid Waste Management Fund. This service is projected to deplete the fund balance within this fund over the next couple of years. Therefore, the City Council will need to continue to monitor this service to determine if a subsidy is warranted or if a fee should be charged.

All business services will continue to be monitored annually to ensure the programs remain self-sustaining.

OVERVIEW SUMMARY

The capital category consists of capital equipment and improvements, debt service and capital asset management, and tax increment financing (TIF). The funds included in each of these categories are described in the “Funds” section of this document. A brief description of each category is provided below.

- *Capital Equipment and Improvements* – The capital equipment and improvement category includes funds whose resources are used solely for the purchase of capital related items. The overall fund balance in this category is projected to fluctuate over the next several years as a result of the receipt and disbursement of bond funds issued to finance a portion of the CIP. Both components of this category (capital equipment and capital improvements) are further described in the “Capital” section of this document.
- *Debt and Capital Asset Management* – The debt and capital asset management category includes funds whose resources are used to account for the financing and payment of general obligation bonds and capital projects. The overall fund balance is projected to vary slightly over the next several years based on projected increases in income tax revenues specifically dedicated for capital purposes and projected future debt payments. This projected excess fund balance is required in order to maintain compliance with the City’s debt policy, which states that debt funding may be considered as long as the ratio of available capital fund dollars to debt payments, projected forward seven years, does not fall below 2-to-1.
- *Tax Increment Financing* – The tax increment financing (TIF) category includes funds that are used to account for established TIF districts within the City. The overall fund balance in this category is projected to increase over the next several years as a result of resources continuing to accumulate (PILOT payments). The majority of these accumulated funds will be dedicated for the repayment of debt associated with the Bob Crane Community Center.

REVENUE SUMMARY

The City has limits on the resources that are needed to provide the services that enhance the quality of life of its residents. The limits are affected by a number of factors including:

- Appropriate City and State laws
- Rates
- Demographics
- Local and regional economic conditions

The following pages provide estimates of the major revenue sources of the City. Actual data is presented for 2021 - 2024 and projections are provided for 2025 through 2029.

The City uses trend analysis to estimate various sources of revenue. Estimates for property tax and the Local Government Fund are provided by the County. The City's estimated revenues are broken out into the following major categories: income tax, property tax, local government fund, payment in lieu of taxes, gasoline & motor vehicle license fees, water/sewer surcharge & storm water fees, solid waste fees, investment earnings, swimming pool fee and other revenue

Income Tax

The City's income tax rate is 2.5% and is comprised of three components: withholdings remitted by employers, filings by individual residents of the City, and the net profits of businesses located in or doing business in the City. On an individual level, the income tax applies to earned income and gambling/lottery winnings. Residents who work in communities other than Upper Arlington are given full credit (up to a maximum of 2.5%) for taxes paid to the communities in which they work. Businesses are also subject to income tax on their net profits.

Income tax receipts are deposited into two City funds, with 72% going to the General Fund for operations, and 28% going to the Capital Asset Management Fund (CAM) for capital improvements or the payment of debt issued for the purposes of capital improvements. The 28% allocated to the CAM encompasses the additional .5% dedicated solely for capital improvements (Issue 23) plus an amount to cover previously issued capital-related debt. This allocation allows the City to stay in line with the City's debt policy, which recommends a level of resources in the CAM Fund equal to twice the annual debt payment. Maintaining this level assures the residents and the bondholders that in years of economic downturn, funds will be sufficient to pay the principal and interest due on bonds.

Income tax is the largest revenue source for the City. The 2026 proposed budget includes an estimate of \$49.4 million for income tax revenue, which represents 47% of overall revenues. For 2026, and beyond, the projected increase of 2.75% over the prior year are utilized. This projected increase remains conservative given that actual amounts have continued to exceed expectations, even in the wake of a global pandemic, and given the City's proactive economic development program, which has successfully attracted and secured new businesses and helped existing businesses expand.



REVENUE SUMMARY

Property Tax

Because the City is nearly fully developed, there is virtually no growth in the tax base other than as a result of reappraisals and reinvestment in existing residential and commercial properties. The appraisals occur every six years, with an update three years following the appraisal. The most recent six-year appraisal by Franklin County took place in 2023 and resulted in a 24% increase in overall valuation.

There are no changes in the property tax levies (other than the amounts generated) in effect for 2026 as compared to 2025. The City has 5 mills that represent permanent tax levies, which means that the revenues fluctuate as the City's valuation increases or decreases. These revenues are split between the General Fund (used for any of the City's operations), the Capital Equipment Fund (restricted to pay for capital expenditures), and the Police and Fire Pension Funds (restricted to pay for the related pension costs).

The City has one voted levy, which is dedicated for the state mandated employer portion of police and fire pensions (in combination with permanent levies noted above). Voted levies are subject to the property tax rollback, which means that once a levy is approved, the amount of tax collected becomes fixed for all years of the levy. This five-year levy was authorized by the voters on November 2, 2021, and is expected to generate \$1.4 million annually. **This voted levy is set to expire in 2027, thus it is anticipated that the City will need to go to the ballot during 2026 with a renewal of this levy.** Typically, the City has gone one year ahead of the expiration of a levy, so in the event that if the levy does not pass, there will be another opportunity to go to the ballot.

While property tax is a very important revenue stream to the City, only 8-9% of the total property taxes paid by residents fund the City's services. Property taxes collected also support operations of the Upper Arlington Schools, Franklin County, Columbus State Community College, and the Upper Arlington Library.

Property tax revenue estimates are provided annually by Franklin County. For 2026, the estimated amount to be \$16.1 million. The remaining \$300 thousand included in this line item (consolidated presentation) is related to special assessments levied on the Lane Avenue II and Gateway projects as outlined in their respective development agreements.

Local Government Fund

This is the State's revenue sharing program, whereby local units of government share a portion of total state General Revenue Fund tax revenues, based on an alternative formula adopted by Franklin County. While the City expects slight increases in the future, the revenue estimate remains consistent at \$1.4 million.

Payments in Lieu of Taxes

Payments in lieu of taxes refer to revenue that is associated with the implementation of the tax increment financing (TIF) economic development tool. Essentially, a TIF is financing secured by the anticipated incremental increase in tax revenues, resulting from the redevelopment of an area. To put this in simpler terms, developers pay an amount in lieu of taxes on the incremental increase in property value. The payment is made in a similar manner as property taxes and is based on current tax rates. What differs is the allocation of the payments. Rather than the payments being allocated across various entities, based on who has levied the tax, the majority of the payment is received by the City (based on negotiation with the taxing authorities) and used for the development or improvements in the surrounding area.

REVENUE SUMMARY

The City currently has fourteen separate TIF funds. Estimates in the proposed 2026 budget reflect a slight adjustment based on the previous year's property valuations. Projections will be updated when the new valuations are published.

Gasoline Tax and Motor Vehicle License Fees

The gasoline tax and motor vehicle license fee revenue allocations are based on the number of vehicles registered in the City. Gasoline tax revenues are generated by a state-enacted tax of \$.385 per gallon of gas. Motor vehicle license fees are generated based on the following methodology:

For each passenger vehicle registered in the City –

- A state levied a fee of \$20.00, of which \$6.80 is remitted to the City and the remainder is retained by the State; and
- A County and the City have levied an additional \$25.00. Of this, the City receives \$15.00 directly and the remaining \$10.00 is collected and retained by the County on behalf of the City to be used for improvements on certain City streets. The City is required to apply to the County for this money after the improvement is completed. The average annual collection for the \$10.00 portion retained by the County is approximately \$150,000.

Both gasoline tax and motor vehicle license fees are deposited in the Street Construction Maintenance and Repair Fund. The projected receipts for 2026 remain at \$2.25 million, which is consistent with previous budget amounts.

Water/Sewer Surcharge and Storm Water Fees

The City charges utility surcharges based on the consumption of water as serviced by the City of Columbus. The water and sewer surcharges are currently 15% and 23% of the commodity billing, respectively. The current rates were established in 2019. It is important to note that revenues generated from the surcharges are not enough to fully cover all future maintenance and capital improvements. Therefore, many of the water and sewer related capital improvements are paid through income tax revenues.

The City legislated the implementation of storm water fees in 1993 to cover the costs related to its storm water management program. One- and two-family dwellings are charged the same flat fee. Commercial and other properties rates are based on a pro-rata basis of total property area and land use. The annual stormwater fee was increased to its current amount) in 2011, which is \$45 for a residential property.

The revenue generated from each fee type is deposited into a separate fund and is restricted for the maintenance of the respective system as well as for capital improvements. The projected revenues for 2026 have been updated in each fund to reflect current trends. Specifically, the water and sewer project revenues have been increased as the City is seeing additional revenues resulting in rate increases at the City of Columbus.

Currently, the current fee structures are enough to fund annual maintenance, debt service from previous capital projects, and a portion of future capital projects. The fund balance and fees will continue to be monitored annually to determine if adjustments are needed in the future.

REVENUE SUMMARY

Solid Waste Fees

The solid waste service is funded by charging residents an annual fee that covers the collection of solid waste, recycling, yard waste, and bulk items. The City collects additional revenues by continuing to offer a premium service option, where residents can elect garage-side pick-up of solid waste and recycling. A senior discount is also offered to qualifying property owners that apply.

Fees for the service are attributable to the property and are the responsibility of the property owner on a semi-annual basis. Delinquent balances are forwarded to Franklin County for collection as a special assessment on the parcel. The City entered into a new five-year service contract in early 2023 which resulted in a fee increase. In 2025, City Council provided homeowners with a one-time holiday from solid waste fees. Therefore, the City did not charge residential solid waste fees for the first half of 2025, saving each household approximately \$150 (\$136 for those with a senior discount) at an approximate cost of \$2 million to the City.

This solid waste fee holiday has not been incorporated into the proposed 2026 budget. The full amount of the fees is expected to be billed in 2026 and beyond. The fee will remain the same with a typical household being billed \$300.50 per year, or \$150.25 per six-month billing cycle, and qualifying senior households being billed \$272.00 per year, or \$136.00 per billing cycle.

Investment Earnings

Investment earnings are a function of the cash available for investments and the market interest rates. The City invests its monies in accordance with Section 221 of the Codified Ordinance, and this policy is fairly conservative. The majority of the portfolio is invested in government securities, federal agency debt securities, and commercial paper/corporate notes.

Investment earnings have fluctuated over the past couple of years due to a volatile investment market and a low interest rate environment. However, in the past two years interest rates have increased, and the City's cash balances have grown, which has resulted in significant interest earnings. Taking into consideration the current trends, offset by the expected spending down of existing capital-related cash balances, the projections for 2026 have been increased to \$3.5 million.

The City continues to monitor the investment market and implement investment strategies that will help ensure a steady stream of investment earnings will continue long-term. As economic factors continue to influence the public investment market, such as changing Federal Reserve interest rates, the City will continue to work directly with its investment advisor in order to take advantage of all potential earnings.

Swimming Pool Fees

The City's three swimming pools are funded by annual membership or daily usage fees. The fees are reviewed annually to determine that market rates are being charged and operating costs are being covered.

The amount of revenue generated by these fees is heavily dependent on the weather. The weather in 2025 was not ideal for pool usage and the actual revenues are likely to come lower than estimated. For 2026, the proposed revenue estimates reflect a positive outlook on the weather and an anticipated change to fees. The adjustments to these fees can be authorized by the City Manager.

REVENUE SUMMARY

Other Revenue Items

The major sources of other revenues include charges for programs and services, license fees, and fines and forfeitures. In order to increase the rates (for most of these items), action must be taken by City Council. Charges for services are dependent on the events that are held.

The Other Revenues line item includes many different sources of revenues, such as: grants/loans, licenses and permits, fines and forfeitures, hotel tax, cell tower rentals, reimbursements, etc. The majority of the components that make up this line item have remained relatively consistent for several years. The large increases and/or decreases are the result of infrequent streams of revenue such as large grant dollars, spikes in development, or unforeseen reimbursements.

Since infrequent streams of revenue such as grants are not guaranteed sources, they have not been included unless confirmed. In 2026, the City expects to receive grant reimbursements related to various CIP projects (i.e. Zollinger Road Project) that were not included in the original adopted budget. Other components of the Other Revenues category such as cable franchise fees and law enforcement seizure revenue (though there is an expected large increase in law enforcement seizure funds, this has not been projected due to uncertainty on amount and timing) are forecasted to remain consistent with prior years budgets for 2026 and beyond.

The Charges for services line item consist mainly of fees charged for recreation programs and EMS billing fees. This revenue source has been somewhat volatile over the past several years (because it is based on usage), but the hope is that it will stabilize in 2026 and beyond. The 2026 projected amount reflects updated estimated collections.



EXPENDITURE SUMMARY

The expenditures shown in the consolidated presentation are categorized and presented into three separate components: operating expenditures, capital investments, and debt service. Actual amounts are presented for years 2021 – 2024, amended/anticipated amounts are presented for 2025, the adopted and proposed budgets are presented for 2026, and projections are presented for years 2027 – 2029 (based on 2026 proposed).

This expenditure summary will focus primarily on the operating component. To supplement this summary, the “Appendix” section includes a schedule showing the grand total of all departments’ operating expenditures, by line item, and a schedule presenting these line item totals as a percentage of total operating expenditures. The capital equipment and improvement programs are summarized in the “Capital” section of this budget document. While the debt service component is summarized in the “Debt Summary” immediately following this section.

The total operating expenditures amount includes funding for all departments and divisions, and the cost of providing daily services to the City. The \$75.1 million proposed budget for 2026 represents a \$3.7 million increase (5.18%) from the previously adopted 2026 budget. In addition to personnel-related increases, the overall increase can be attributed to various facilities maintenance projects and non-capital equipment purchases.

The City provides services that enhance the quality of life of its residents. The activities of the City are classified in the Consolidated Presentation as follows:

- Public Safety – police, fire, and emergency medical services;
- Parks and Recreation – cultural arts, park maintenance, recreation programs, senior center, community center, and swimming pools;
- Community Development – building, planning, and code compliance;
- Public Services – engineering, street maintenance, waste collection, water, sewer, and stormwater line maintenance;
- Administrative Direction – elected and appointed positions of City Council, City Manager, City Attorney, and City Clerk;
- Administrative Support – all other departments; and
- General Administration – expenses such as postage and liability insurance.

There are two main categories of the City’s operating budget: personal services and other than personal services. The personal services category consists of salaries and wages, pension expenses, and fringe benefits. The other than personal services category consists of costs for supplies, non-personal services, and capital outlay. These categories will be discussed on the following pages.

Personal Services

Personal services regularly account for over 60% of the annual budgeted operating expenditures. The proposed 2026 personal services budget includes a \$1.6 million increase (3.6%), from the previously adopted 2026 budget. The increase can primarily be attributed to the wage increases and newly proposed positions, as noted below.

EXPENDITURE SUMMARY

The proposed 2026 budget includes a total of 257 full-time positions and an additional 82.64 in full-time equivalents (FTE). This represents a net increase of 8.74 FTEs from the previously adopted budget. The following is a summary of the proposed change in staffing.

- Several adjustments within the Parks & Recreation Department are proposed to reflect an expanded portfolio of facilities and programs. This includes:
 - Upgrading the Parks Development & Arts Superintendent position to Deputy Parks & Recreation Director
 - Replacing the Parks Development & Arts Superintendent position with Parks Development Coordinator (lower pay grade)
 - An additional Bob Crane Community Center Coordinator
 - A new Community Services Coordinator to support the expansion of older adult services and enhance the City's volunteer program. Costs for this new position will be partially offset by a reduction in grants to affiliated agencies.
 - Removing one Aquatic Coordinator position.
- A new Purchasing Assistant position for the Finance Department
- A new Intelligence Analyst position in Police, utilizing federal law enforcement funds
- Moving two Electrical positions from Public Service to Facilities Maintenance
- Upgrading one Police Lieutenant position to Deputy Police Chief
- Removing two Public Works Workers

A summary of staffing of all departments, including all of the proposed changes, can be found in the department pages and the Appendix.

There are currently three organized labor unions within the City representing the Police Division (FOP), Fire Division (IAFF), and Public Service Workers (Teamsters). Currently, union employees account for approximately 50% of the City's full-time employees. Contractual wage increases included in the proposed 2026 budget include a 3.75% increase for the FOP, a 0.00% increase for the IAFF (in negotiations), and a 3.00% increase for Teamsters.

City Administrative Code (155.02) provides for merit increases for non-union personnel based upon the wage index for state and local government wages as determined by the Bureau of Labor Statistics. Furthermore, the Code provides a performance award component above the index for those employees whose performance is evaluated as exceeding expectations. For 2026, the proposed budget provides for wage increases of 5% to allow for some combination of base increases, merit increases for high performance employees and other adjustments.

Additionally, the City conducted a third-party compensation study during 2025. The study suggested a 6% increase to the City's pay bands for non-union employees. This suggestion has been incorporated into the proposed budget. See the pay grade table located in the Appendix for further details.

EXPENDITURE SUMMARY

Employees of the City belong to one of two public retirement systems. Police officers and firefighters belong to the Ohio Police and Fire Pension Fund (OPFPF). The City contributes the required 19.5% of their annual salary to the retirement system for police officers and 24% for firefighters. The remainder of the City's employees, including part-time and seasonal employees, belong to the Ohio Public Employee Retirement System (OPERS). The employer contribution rate to OPERS is 14%.

The fringe benefit category consists of health, dental, life insurance, Medicare, and worker's compensation insurance. Most of the City's fringe benefit costs consist of health care coverage and workers compensation. The City assumes the risk for this coverage and maintains a managed care program through a third-party administrator.

Other than Personal Services - Operating

The other than personal services category includes the procurement of materials and supplies, uniforms, professional development, rents and leases, maintenance, professional services, and community support. Utility costs and building maintenance are examples of large annual expenses, as well as the contract for solid waste collection, disposal fees, and street salt. This category routinely makes up about 40% of the operating budget.

The City categorizes other than personal services by a specific department, except for those items that cannot easily be allocated to a particular department. Expenditures not easily allocated are items such as special studies, consulting fees, postage, and fuel. These expenses are budgeted in the department entitled General Administration.

When compared to the adopted 2026 budget, most line items in the proposed budget were maintained at or near current expenditure levels and no standard increases were included. A few line items (materials and supplies and maintenance and repairs) resulted in large increases due to one-time non-capital equipment requests or for planned facilities maintenance projects. A breakdown and comparison of these items can be found in the department pages and the Appendix.

Non-Capital Co-op Purchases

The Procurement Code allows the City Manager to enter into contracts for certain supplies and equipment identified in the budget document without returning to City Council. To satisfy the Procurement Code criteria, the items must be part of an existing contract procured by a formal competitive bidding process initiated by another political subdivision or a governmental purchasing group. These contracts, known as cooperative purchasing agreements, allow other political jurisdictions to participate as additional purchasers.

Many items in the capital equipment listing, approved by City Council in the budget process, meet the criteria and will be purchased without further City Council review. Additionally, the following non-capital items identified below will also be purchased through a cooperative purchasing agreement:

EXPENDITURE SUMMARY

General Fund

- | | |
|---|-----------|
| 1) General Administration – Fuel | \$500,000 |
| 2) Office and building maintenance supplies | 100,000 |

Street Maintenance & Repair Fund

- | | |
|----------------------------------|-----------|
| 1) Public Works – Salt | \$250,000 |
| 2) Public Works – Asphalt | 80,000 |
| 3) Public Works – Crack sealant | 40,000 |
| 4) Public Works – Sign Materials | 30,000 |

DEBT SUMMARY

The City's debt policy is used to guide City officials as they consider the proper use of debt to fund capital projects. The primary objective is to establish conditions for the use of debt and to create policies that minimize the City's debt service and issuance costs, retain the highest credit rating and maintain full and complete financial disclosure and reporting. The debt policy is intended to guide the prudent use of resources to provide the needed services to the citizens of Upper Arlington and to maintain sound financial management practices.

Additionally, there are certain statutory and constitutional limitations that the City must take into consideration prior to issuing bonds. Following are brief descriptions of the most notable limitations.

- **Direct Debt Limitation:** state law provides that the net principal amount of debt of a municipal corporation, whether or not approved by the electors, shall not exceed 10.5% of the total value of all property in the municipal corporation as listed and assessed for taxation. In addition, the unvoted net principal amount of debt of municipal corporations cannot exceed 5.5% of the total taxation value of property.
- **Charter Millage Limitation:** Pursuant to the City's charter, a five-mill limitation is placed on the amount of taxes that may be levied to pay debt service on unvoted bonds and notes of the City.

The debt limitations described above primarily apply to general obligation (full faith and credit) debt issuances. The limitations fluctuate annually based on property valuation and the amount of applicable debt service. There are many other methods of securitizing debt issuances that are exempt from these limitations (but subject to the City's debt policy). By way of example, the City could issue special obligation debt securitized by its income tax revenues or non-tax revenues. The City is within its debt limitations and has capacity for future planned issuances.

All the City's outstanding general obligation bonds are unvoted. The bonds vary in interest rates from 1% to 5.75% and the maturities of the bonds range from 2027 to 2049. Income tax is the main revenue source for the repayment of debt service on these unvoted issues. The City deposits 28% of all income tax receipts into the Capital Asset Management Fund to pay for capital improvements and debt payments of financed capital improvements. Additionally, the City utilizes other revenues and fees for the repayment of debt associated with specific projects. These revenues include TIF revenues and fees from the EMS Billing, Water Surcharge, Sanitary Sewer Surcharge, and Stormwater Management Funds.

In addition to unvoted general obligation bonds, the City has issued four special obligation non-tax revenue bond issuances and one special obligation income tax revenue bond issuance. They are as follows:

- In 2019, \$20.34 million in special obligation non-tax revenue bonds were issued to fund the public infrastructure costs associated with the Lane II development project. Though non-tax revenues were the pledged security for the bonds, the bonds will be repaid with TIF and special assessment revenues (if necessary) generated from the development.

DEBT SUMMARY

- In 2021, \$25.465 million in special obligation non-tax revenue bonds were issued to fund the public infrastructure costs related to the Gateway development project. Though non-tax revenues were the pledged security for the bonds, the bonds will be repaid with TIF, special assessment (if necessary), and income tax revenues generated from the development.
- In 2022, \$17.925 million in special obligation non-tax revenue bonds were issued to fund the public infrastructure costs, primarily the structured parking facility, at the Kingsdale Center development project. Though non-tax revenues were the pledged security for the bonds, the bonds will be repaid with TIF and special assessment revenues (if necessary) generated from the development.
- In 2023, \$50.5 million in special obligation income tax revenue bonds were issued to fund the cost associated with building the Bob Crane Community Center. Though income tax revenues were the pledged security for the bonds, the bonds will be repaid through several sources, including: TIF revenues (new and old), hotel tax, and lease and income tax revenues generated from the development.
- In 2023, \$11.67 million in special obligation non-tax revenue bonds were issued to the to fund the tenant space at the Bob Crane Community Center. Though non-tax revenues were the pledged security for the bonds, the bonds will be repaid with lease revenues and payments in lieu of taxes generated from the tenant(s).

The City also has the following outstanding loans:

- One outstanding loan with the Ohio Public Works Commission (OPWC) that was obtained to finance a portion of the reconstruction of Tremont Road and is repaid with income tax.
- A loan with the Franklin County Infrastructure Bank Loan related to the installation of the community fiber optic network throughout the City. The loan is repaid through revenues from the City, the Upper Arlington School District, and the Upper Arlington Library.

The fund summaries include various proposed future debt issuances related to the CIP to show the potential effect on fund balances. Since these are only proposed amounts at this time, these amounts have not been included in the following debt tables.

DEBT SUMMARY

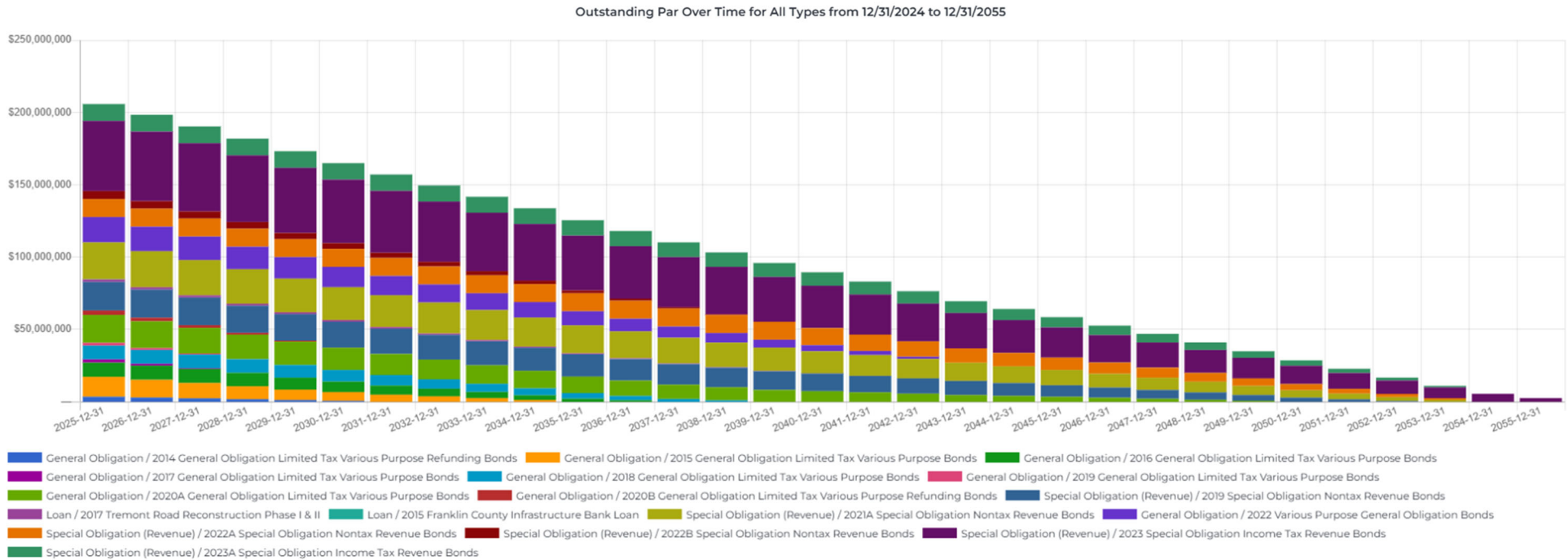
Table 1 –Outstanding Debt as of December 31, 2025 (*current issuances only*)

<u>Issue</u>	<u>Bond Ratings</u>		<u>Year of Maturity</u>	<u>Principal Outstanding 12/31/2025</u>
	<u>Moody's</u>	<u>S+P Global</u>		
General Obligation Bonds:				
2017 Various Purpose Bonds	Aaa	AAA	2027	\$ 1,365,000
2019 Various Purpose Bonds	Aaa	AAA	2027	1,320,000
2015 Refunding Bonds	Aaa	AAA	2028	-
2014 Refunding Bonds	Aaa	AAA	2030	555,000
2015 Various Purpose Bonds	Aaa	AAA	2034	2,560,000
2018 Various Purpose Bonds	Aaa	AAA	2038	9,485,000
2016 Various Purpose Bonds	Aaa	AAA	2036	9,780,000
2020 Refunding Bonds	Aaa	AAA	2042	8,170,000
2022 Various Purpose Bonds	Aaa	AAA	2042	-
2025 Refunding Bonds	Aaa	AAA	2042	27,469,000
2020 Various Purpose Bonds	Aaa	AAA	2049	12,805,000
Total General Obligation Bonds				73,509,000
Ohio Public Works Commission (OPWC) Loan:				
Tremont Road			2041	1,621,055
Total OPWC Loan				1,621,055
Special Obligation Income Tax Revenue Bonds				
2023 Community Center	Aaa	AAA	2055	48,105,000
				48,105,000
Special Obligation Nontax Revenue Bonds				
2019 Lane Avenue Mixed Use (Lane II)	Aa1	AAA	2052	19,755,000
2021 Arlington Gateway Mixed Use	Aa1	AAA	2053	24,930,000
2022 Kingsdale Garage Mixed Use	Aa1	AAA	2053	17,640,000
2023 Community Center - Office Portion	Aa1	AAA	2053	11,645,000
Total Special Obligation Nontax Revenue Bonds				73,970,000
Total Bonds and Loans Outstanding				\$ 197,205,055

DEBT SUMMARY

Table 2 – Outstanding Principal Over Time (*current issuances only*)

Note: The 2025 refunding issuance has not been incorporated in the table below. Table will be updated in the final version.







FUND SUMMARIES

CONSOLIDATED PRESENTATION										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Income tax	\$ 35,944,224	\$ 41,137,082	\$ 44,828,881	\$ 48,272,037	\$ 48,049,100	\$ 49,366,900	\$ 49,366,900	\$ 50,721,000	\$ 52,115,000	\$ 53,548,000
Property taxes, rollbacks & assessments	13,023,641	13,300,643	13,880,827	17,455,280	16,550,000	16,575,500	16,403,800	16,977,900	17,146,500	17,317,700
Payments in lieu of taxes	3,050,546	3,399,684	4,269,617	4,191,582	7,113,415	9,415,500	8,332,400	8,415,800	8,479,800	8,564,700
Local government fund	1,263,269	1,351,582	1,360,139	1,317,694	1,397,200	1,397,200	1,397,200	1,397,200	1,397,200	1,397,200
Gasoline tax & motor vehicle licenses fees	2,258,538	2,199,922	2,281,499	2,320,587	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
Water, sanitary sewer & stormwater fees	2,810,460	2,830,493	2,934,012	3,125,009	3,164,400	2,963,000	3,161,000	3,185,000	3,210,000	3,235,000
Solid waste service fees	3,022,839	2,969,112	3,895,405	3,916,407	2,162,000	3,900,000	3,900,000	3,900,000	3,900,000	3,900,000
Swimming pool fees	769,722	899,990	975,731	996,344	900,000	1,038,800	1,038,800	1,049,200	1,059,700	1,070,300
Investment earnings	696,474	1,125,740	5,477,297	7,320,313	3,533,400	1,273,000	3,528,000	3,336,000	3,440,000	3,259,000
Charges for services	2,054,662	2,557,105	2,568,875	2,332,946	5,715,000	5,328,000	5,814,500	5,866,000	5,918,000	5,970,000
Other revenues	6,373,446	7,367,344	16,654,817	12,775,012	17,949,800	5,999,100	10,249,100	8,960,600	7,396,600	5,211,600
Total revenues	71,267,821	79,138,697	99,127,100	104,023,211	108,784,315	99,507,000	105,441,700	106,058,700	106,312,800	105,723,500
<i>Growth in revenue</i>	<i>8.29%</i>	<i>11.04%</i>	<i>25.26%</i>	<i>4.94%</i>	<i>4.58%</i>	<i>-8.53%</i>	<i>-3.07%</i>	<i>6.58%</i>	<i>0.24%</i>	<i>-0.55%</i>
Operating expenditures:										
Public Safety	19,094,155	19,384,914	20,935,129	22,485,436	25,391,300	26,201,500	27,967,200	28,053,900	28,685,000	29,330,400
Parks and Recreation	4,652,975	5,396,471	5,909,316	6,466,848	9,556,600	10,009,000	10,705,000	10,921,800	11,166,900	11,417,600
Community Development	1,106,959	1,297,420	1,685,020	1,392,081	1,563,300	1,661,900	1,629,900	1,662,500	1,699,900	1,738,100
Public Services	8,867,651	9,137,658	10,138,561	10,557,126	12,563,800	12,742,800	12,976,700	13,206,400	13,459,700	13,717,500
Administrative Direction	2,448,239	2,418,596	2,738,271	2,992,070	4,616,600	4,812,600	4,348,300	5,385,600	5,506,700	5,630,700
Administrative Support	5,364,921	8,825,567	7,306,886	7,088,342	12,133,500	11,864,800	13,080,800	13,284,960	13,546,500	13,817,800
General Administration	2,457,019	2,873,605	3,028,473	3,131,346	4,350,600	4,081,300	4,364,600	4,500,900	4,599,900	4,701,100
Total operating expenditures	43,991,919	49,334,231	51,741,656	54,113,249	70,175,700	71,373,900	75,072,500	77,016,060	78,664,600	80,353,200
<i>Growth in operating expenditures</i>	<i>2.91%</i>	<i>12.14%</i>	<i>4.88%</i>	<i>4.58%</i>	<i>29.68%</i>	<i>1.71%</i>	<i>6.98%</i>	<i>7.91%</i>	<i>2.14%</i>	<i>2.15%</i>
Capital outlay:										
Capital equipment	1,439,653	2,928,552	2,185,182	3,774,122	3,427,900	-	3,438,500	1,595,000	1,662,450	1,550,000
Capital improvements - CIP	12,547,433	16,367,349	15,159,247	25,492,674	20,501,085	15,413,600	20,657,200	30,541,000	33,858,700	21,858,100
Capital improvements - Community Center/Office	3,464,228	4,645,189	71,987,820	11,365,628	203,200	-	3,000,000	-	-	-
Capital improvements - TIF	25,490,819	17,298,155	45,624	40,741	-	-	-	-	-	-
Total capital outlay	42,942,133	41,239,245	89,377,873	40,673,165	24,132,185	15,413,600	27,095,700	32,136,000	35,521,150	23,408,100
Debt service:										
Principal and interest payments - current debt	8,760,086	9,383,997	14,084,589	16,435,633	43,910,200	16,021,500	15,891,400	15,893,100	15,862,200	15,132,000
Principal and interest payments - proposed debt	-	-	-	-	-	1,646,300	2,252,300	2,252,300	4,657,700	4,657,700
Debt issuance costs	821,754	836,548	1,353,206	-	1,327,000	-	400,000	-	500,000	-
Total debt service	9,581,840	10,220,545	15,437,795	16,435,633	45,237,200	17,667,800	18,543,700	18,145,400	21,019,900	19,789,700
Total expenditures	96,515,892	100,794,021	156,557,324	111,222,047	139,545,085	104,455,300	120,711,900	127,297,460	135,205,650	123,551,000
Other financing sources:										
Proceeds of bonds, notes and leases	28,512,178	38,986,412	66,503,400	-	29,788,700	-	27,315,800	-	29,244,900	-
Total other financing sources	28,512,178	38,986,412	66,503,400	-	29,788,700	-	27,315,800	-	29,244,900	-
Excess (def) of revenues & other financing sources over expenditures	3,264,107	17,331,088	9,073,176	(7,198,836)	(972,070)	(4,948,300)	12,045,600	(21,238,760)	352,050	(17,827,500)
Beginning consolidated balances	81,395,471	86,685,279	105,123,901	116,782,655	111,085,001	115,026,212	115,026,212	128,870,812	109,467,052	111,696,102
Lapsed encumbrances	2,025,701	1,107,534	2,585,578	1,501,182	3,039,281	-	-	-	-	-
Anticipated lapses of appropriations	-	-	-	-	1,874,000	1,719,000	1,799,000	1,835,000	1,877,000	1,919,000
Ending consolidated balances	\$ 86,685,279	\$ 105,123,901	\$ 116,782,655	\$ 111,085,001	\$ 115,026,212	\$ 111,796,912	\$ 128,870,812	\$ 109,467,052	\$ 111,696,102	\$ 95,787,602
Breakdown of Fund Balance:										
Operating:										
General (including General Fund reserve)	\$ 34,487,588	\$ 38,104,845	\$ 42,052,243	\$ 49,797,826	\$ 49,052,044	\$ 49,797,744	\$ 44,240,244	\$ 44,455,584	\$ 36,976,684	\$ 36,812,284
Restricted	4,507,450	2,971,251	4,304,608	6,046,878	5,731,327	5,295,427	4,179,227	3,667,427	3,058,527	2,358,127
Business	7,570,422	7,895,708	9,138,246	9,529,924	9,474,942	8,786,642	7,994,842	6,672,942	5,121,142	3,226,742
Total operating funds balance	46,565,460	48,971,804	55,495,097	65,374,628	64,258,313	63,879,813	56,414,313	54,795,953	45,156,353	42,397,153
Capital:										
Capital equipment and improvements	18,911,120	30,665,918	31,585,488	15,016,683	16,124,496	9,878,496	30,115,396	9,915,996	26,275,846	12,105,746
Debt service and capital asset management	17,333,391	20,645,281	22,973,404	24,726,068	28,158,566	30,556,366	35,630,066	37,998,766	33,368,666	34,187,666
Tax increment financing	3,875,308	4,840,898	6,728,666	5,967,622	6,484,837	7,482,237	6,711,037	6,756,337	6,895,237	7,097,037
Total capital funds balance	40,119,819	56,152,097	61,287,558	45,710,373	50,767,899	47,917,099	72,456,499	54,671,099	66,539,749	53,390,449
Ending consolidated balances	\$ 86,685,279	\$ 105,123,901	\$ 116,782,655	\$ 111,085,001	\$ 115,026,212	\$ 111,796,912	\$ 128,870,812	\$ 109,467,052	\$ 111,696,102	\$ 95,787,602

FUND SUMMARIES

CONSOLIDATED PRESENTATION (by Operation) - FISCAL YEAR 2026 Proposed

	Operations				Capital					Combined Total
	General	Restricted	Business	Total Operations	Capital Equipment	Capital Improvements	Debt and Capital Asset Mangement	Tax Increment Financing (TIF)	Total Capital	
Revenues:										
Income tax	\$ 35,544,200	\$ -	\$ -	\$ 35,544,200	\$ -	\$ -	\$ 13,822,700	\$ -	\$ 13,822,700	\$ 49,366,900
Property taxes, rollbacks & assessments	14,654,900	-	-	14,654,900	1,462,600	-	-	286,300	1,748,900	16,403,800
Payments in lieu of taxes	-	-	-	-	-	-	-	8,332,400	8,332,400	8,332,400
Local government fund	1,397,200	-	-	1,397,200	-	-	-	-	-	1,397,200
Gas, BMV fees	-	2,250,000	-	2,250,000	-	-	-	-	-	2,250,000
Water, sewer & stormwater fees	-	-	3,161,000	3,161,000	-	-	-	-	-	3,161,000
Solid waste service fees	-	-	3,900,000	3,900,000	-	-	-	-	-	3,900,000
Swimming pool fees	-	-	1,038,800	1,038,800	-	-	-	-	-	1,038,800
Investment earnings	3,025,000	103,000	100,000	3,228,000	-	300,000	-	-	300,000	3,528,000
Charge for services	5,751,500	63,000	-	5,814,500	-	-	-	-	-	5,814,500
Other revenue	4,401,600	342,000	1,500	4,745,100	462,000	5,042,000	-	-	5,504,000	10,249,100
Total revenues	64,774,400	2,758,000	8,201,300	75,733,700	1,924,600	5,342,000	13,822,700	8,618,700	29,708,000	105,441,700
Expenditures:										
<i>Operating</i>										
Public Safety	27,144,800	822,400	-	27,967,200	-	-	-	-	-	27,967,200
Parks and Recreation	9,413,200	25,000	1,266,800	10,705,000	-	-	-	-	-	10,705,000
Community Development	1,629,900	-	-	1,629,900	-	-	-	-	-	1,629,900
Public Service	3,309,400	2,535,100	7,057,200	12,901,700	-	75,000	-	-	75,000	12,976,700
Administrative Direction	4,348,300	-	-	4,348,300	-	-	-	-	-	4,348,300
Administrative Support	10,690,000	57,200	-	10,747,200	80,000	-	3,400	2,250,200	2,333,600	13,080,800
General Administration	4,364,600	-	-	4,364,600	-	-	-	-	-	4,364,600
<i>Capital outlay</i>										
Capital equipment	-	777,900	400,000	1,177,900	2,260,600	-	-	-	2,260,600	3,438,500
Capital improvements - CIP	-	-	962,900	962,900	-	19,694,300	-	-	19,694,300	20,657,200
Capital improvements - Community Center	-	-	-	-	-	3,000,000	-	-	3,000,000	3,000,000
<i>Debt service</i>										
Debt payments	-	-	-	-	-	-	18,143,700	-	18,143,700	18,143,700
Debt issuance costs	-	-	-	-	-	400,000	-	-	400,000	400,000
Total expenditures	60,900,200	4,217,600	9,686,900	74,804,700	2,340,600	23,169,300	18,147,100	2,250,200	45,907,200	120,711,900
Net revenue over/(under) expenditures	3,874,200	(1,459,600)	(1,485,600)	929,000	(416,000)	(17,827,300)	(4,324,400)	6,368,500	(16,199,200)	(15,270,200)
Other financing sources/(uses) and intra-city services										
Proceeds of bonds/notes	-	-	-	-	-	27,315,800	-	-	27,315,800	27,315,800
Intra-city services	47,000	-	(47,000)	-	-	-	-	-	-	-
Transfer/Advance in	10,733,100	-	200,000	10,933,100	600,000	5,318,400	23,677,600	-	29,596,000	40,529,100
Transfer/Advance out	(21,265,100)	(92,500)	(147,500)	(21,505,100)	-	(1,000,000)	(11,881,700)	(6,142,300)	(19,024,000)	(40,529,100)
Total other financing sources(uses) and intra-city services	(10,485,000)	(92,500)	5,500	(10,572,000)	600,000	31,634,200	11,795,900	(6,142,300)	37,887,800	27,315,800
Net change in fund balance	(6,610,800)	(1,552,100)	(1,480,100)	(9,643,000)	184,000	13,806,900	7,471,500	226,200	21,688,600	12,045,600
Beginning balance	49,052,044	5,731,327	9,474,942	64,258,313	760,621	15,363,875	28,158,566	6,484,837	50,767,899	115,026,212
Anticipated appropriation lapses (3%)	1,799,000	-	-	1,799,000	-	-	-	-	-	1,799,000
Ending balance	\$ 44,240,244	\$ 4,179,227	\$ 7,994,842	\$ 56,414,313	\$ 944,621	\$ 29,170,775	\$ 35,630,066	\$ 6,711,037	\$ 72,456,499	\$ - \$ 128,870,812

FUND SUMMARIES – Operations – General

These funds are those whose resources are unrestricted to use and are used to fund the City's basic operations.

General Fund

This fund was established as the City's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.

General Fund – Facilities Maintenance Reserve

This reserve balance account is proposed as a result of the newly proposed financial policy. The account description will be finalized with the final approved policy.

Emergency Medical Services (EMS) Billing Fund

This was established to pay the cost of activities for emergency medical services, supplies, capital equipment purchases and the repayment of debt for the Fire Division. The fees received are from insurance companies and Medicare for providing emergency medical services to the Community.

Civil Service Fund

This fund was established to pay the expenses associated with the Civil Service Commission. The money is transferred from the General Fund and is used to pay the Civil Service Commission Secretary and the cost of tests that are required for promotional examinations.

Self-Insurance Fund

This fund was established to provide a reserve to fund losses as a result of assuming the risk of general liability claims against the City. This fund was created prior to the City joining the Central Ohio Risk Management Association (CORMA). Since the establishment of CORMA, the Self Insurance Fund is used to pay deductibles and small claims not covered by CORMA.

Economic Development Fund

This fund was established for the purpose of stimulating investment in Upper Arlington by providing incentives and maintaining an attractive economic climate for business retention and expansion.

Police and Fire Pension Funds

The presentation is the consolidation of three individual funds. In accordance with Sections 741.09 and 741.10 of the Ohio Revised Code, the City is required to enact a tax levy of .6 of one mill for the purpose of paying the City's share of contributions for Police and Fire pensions. The third is the voted Police & Fire Pension levies currently levied at .97 of one mill. The voted levy is set to expire in 2027.

FUND SUMMARIES - Operations - General

2026 PROPOSED SUMMARY PRESENTATION

	General Fund - Facilities Maintenance Reserve	EMS Billing Fund	Civil Service Fund	Self Insurance Fund	Economic Development Fund	Police and Fire Pension Funds	Total General Operations
	General Fund	EMS Billing Fund	Civil Service Fund	Self Insurance Fund	Economic Development Fund	Police and Fire Pension Funds	Total General Operations
Revenues:							
Income tax	\$ 35,544,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,544,200
Property taxes, rollbacks & assessments	11,402,000	-	-	-	-	3,252,900	14,654,900
Local government fund	1,397,200	-	-	-	-	-	1,397,200
Investment earnings	3,000,000	-	-	25,000	-	-	3,025,000
Charge for services	5,126,500	-	625,000	-	-	-	5,751,500
Other revenue	4,391,600	-	-	10,000	-	-	4,401,600
Total revenues	60,861,500	-	625,000	-	35,000	3,252,900	64,774,400
Expenditures:							
<i>Operating</i>							
Public Safety	26,860,800	-	284,000	-	-	-	27,144,800
Parks and Recreation	9,413,200	-	-	-	-	-	9,413,200
Community Development	1,629,900	-	-	-	-	-	1,629,900
Public Service	3,309,400	-	-	-	-	-	3,309,400
Administrative Direction	3,790,800	-	-	-	557,500	-	4,348,300
Administrative Support	10,660,000	-	-	30,000	-	-	10,690,000
General administration	4,314,600	-	-	50,000	-	-	4,364,600
Total expenditures	59,978,700	-	284,000	30,000	50,000	557,500	60,900,200
Net revenue over/(under) expenditures	882,800	-	341,000	(30,000)	(15,000)	(557,500)	3,874,200
Other financing sources/(uses) and intra-city services							
Intra-city services	47,000	-	-	-	-	-	47,000
Transfers/Advances in	4,594,100	5,579,000	60,000	-	500,000	-	10,733,100
Transfers/Advances out	(17,252,100)	-	(513,000)	-	-	(3,500,000)	(21,265,100)
Total other financing sources(uses) and intra-city services	(12,611,000)	5,579,000	(453,000)	-	500,000	(3,500,000)	(10,485,000)
Net change in fund balance	(11,728,200)	5,579,000	(112,000)	(30,000)	(15,000)	(57,500)	(6,610,800)
Beginning balance	39,007,901	-	212,530	30,960	1,094,300	4,279,372	49,052,044
Anticipated appropriation lapses	1,799,000	-	-	-	-	-	1,799,000
Ending balance	\$ 29,078,701	\$ 5,579,000	\$ 100,530	\$ 960	\$ 1,079,300	\$ 4,032,272	\$ 44,240,244

FUND SUMMARIES - Operations - General

GENERAL FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Property tax	\$ 8,945,972	\$ 9,135,636	\$ 9,122,559	\$ 11,377,344	\$ 11,616,200	\$ 11,699,000	\$ 11,402,000	\$ 11,972,000	\$ 12,092,000	\$ 12,213,000
Income tax	25,886,845	29,631,959	32,277,263	34,757,233	34,595,400	35,544,200	35,544,200	36,519,100	37,523,000	38,555,000
Local government fund	1,263,269	1,351,582	1,360,139	1,317,694	1,397,200	1,397,200	1,397,200	1,397,200	1,397,200	1,397,200
Estate tax	-	-	-	-	-	-	-	-	-	-
Investment earnings	572,006	995,469	2,954,806	4,111,723	2,800,000	1,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Other revenues	4,630,350	5,740,160	5,755,710	5,622,311	9,015,200	9,031,600	9,518,100	9,622,500	9,727,600	9,816,200
Total revenues	41,198,442	46,854,806	51,470,477	57,186,305	59,424,000	58,672,000	60,861,500	62,510,800	63,739,800	64,981,400
Operating revenue growth	15.66%	13.73%	9.85%	11.11%	3.91%	-1.27%	3.73%	2.71%	1.97%	1.95%
Other sources:										
Intra-city services reimbursement:										
Tax Incentive Review Fund	5,000	5,000	5,000	1,270	-	-	-	-	-	-
Sanitary Sewer Fund	14,076	24,943	12,888	19,036	20,000	20,000	20,000	20,000	20,000	20,000
Water Surcharge Fund	4,555	10,572	9,109	9,486	12,000	12,000	12,000	12,000	12,000	12,000
Stormwater Management Fund	11,996	23,847	10,884	11,762	15,000	15,000	15,000	15,000	15,000	15,000
Transfers in from other funds:										
Police and Fire Pension Funds	2,573,516	2,629,871	2,687,290	2,865,667	3,400,000	3,500,000	3,500,000	3,622,500	3,749,300	3,880,500
Life Long Learning and Leisure Fund	-	48,531	-	-	-	-	-	-	-	-
Repayment of previously advanced funds:										
EMS Billing Fund	-	-	-	-	400,000	100,000	50,000	50,000	50,000	400,000
Infrastructure Improvement Fund	-	-	-	2,444,650	7,300,000	-	800,000	555,400	-	-
Community Fiber Optic Fund	100,000	100,000	100,000	100,000	100,000	200,000	200,000	200,000	200,000	200,000
Horizon TIF Fund	475,000	350,000	-	-	-	-	-	-	-	-
Kingsdale Core TIF Fund	-	209,000	-	-	-	-	-	-	-	-
Lane Avenue TIF Fund	-	50,000	-	-	-	-	-	-	-	-
Lane Avenue Mixed Use TIF Fund	100,000	100,000	100,000	-	-	-	-	-	-	-
Tremont Road TIF Fund	20,000	50,100	37,000	37,500	37,500	29,100	29,100	-	-	-
West Lane - Northwest TIF Fund	10,000	64,000	12,000	12,000	15,000	15,000	15,000	15,000	15,000	15,000
Total other sources	3,314,143	3,665,864	2,974,171	5,501,371	11,299,500	3,891,100	4,641,100	4,489,900	4,061,300	4,542,500
Total revenues and other sources	44,512,585	50,520,670	54,444,648	62,687,676	70,723,500	62,563,100	65,502,600	67,000,700	67,801,100	69,523,900
Other revenues breakdown:										
Licenses and permits	\$ 1,821,990	\$ 2,035,777	\$ 2,104,754	\$ 1,848,191	\$ 1,650,000	\$ 1,650,000	\$ 1,650,000	\$ 1,667,000	\$ 1,684,000	\$ 1,684,000
Charges for services	1,243,684	1,820,538	1,837,949	2,098,754	4,659,000	4,640,000	5,126,500	5,178,000	5,230,000	5,282,000
Fines and forfeitures	181,155	171,070	186,399	175,754	175,000	175,000	175,000	175,000	175,000	175,000
Cable TV franchise fees	491,607	455,446	440,618	390,074	510,000	515,000	515,000	520,000	525,000	530,000
Hotel tax	252,120	325,084	370,446	398,998	354,000	358,000	358,000	362,000	366,000	370,000
Miscellaneous	237,189	371,588	371,365	423,500	1,309,200	1,331,600	1,331,600	1,354,500	1,377,600	1,401,200
Reimbursements	302,605	560,657	444,179	287,040	358,000	362,000	362,000	366,000	370,000	374,000
Total other revenues breakdown	4,530,350	5,740,160	5,755,710	5,622,311	9,015,200	9,031,600	9,518,100	9,622,500	9,727,600	9,816,200

Notes:

1. Property tax estimate adjusted based on information from Franklin County.
2. Investment earnings estimate updated based on current trends.

FUND SUMMARIES - Operations - General

GENERAL FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Expenditures:										
Police Division	\$ 9,242,102	\$ 9,263,115	\$ 10,511,660	\$ 11,069,831	\$ 12,262,800	\$ 12,715,600	\$ 14,045,400	\$ 14,326,300	\$ 14,648,600	\$ 14,978,200
Fire Division	9,451,613	9,774,876	10,067,351	11,083,881	12,519,900	13,041,000	12,815,400	13,071,700	13,365,800	13,666,500
Parks and Recreation Department	3,775,961	4,494,142	4,874,304	5,490,374	8,401,000	8,736,400	9,413,200	9,601,500	9,817,500	10,038,400
Community Development Department	1,106,959	1,297,420	1,685,020	1,392,081	1,563,300	1,661,900	1,629,900	1,662,500	1,699,900	1,738,100
Public Service Administration Division	1,065,383	1,062,847	1,264,521	1,289,529	1,397,800	1,480,400	1,505,400	1,535,500	1,570,000	1,605,300
Public Works Division	1,076,044	1,146,910	1,267,433	1,284,815	1,700,400	1,796,600	1,804,000	1,840,100	1,881,500	1,923,800
City Manager's Office	1,319,480	1,406,198	1,552,495	1,778,025	2,687,400	2,842,700	2,070,900	2,112,300	2,159,800	2,208,400
City Attorney's Office	630,939	647,259	695,201	771,185	1,033,700	1,066,900	1,111,600	1,133,800	1,159,300	1,185,400
City Clerk's Office	247,313	219,682	236,856	242,310	334,800	343,100	354,400	361,500	369,600	377,900
City Council	127,470	119,633	130,785	169,180	208,900	208,100	253,900	259,000	264,800	270,800
Finance Department	1,149,081	1,182,434	1,390,497	1,320,621	1,638,800	1,742,500	1,994,700	2,034,600	2,080,400	2,127,200
Information Technology Department	1,290,355	1,459,131	1,646,070	1,830,360	2,522,200	2,547,400	2,575,400	2,626,900	2,686,000	2,746,400
Facilities Maintenance Department	1,435,089	4,606,145	2,494,286	2,217,095	4,818,400	4,681,100	5,674,900	5,788,400	5,918,600	6,051,800
Board of Health	336,215	348,153	366,018	386,579	400,000	415,000	415,000	423,300	432,800	442,500
General Administration	2,458,877	2,818,796	3,000,324	3,088,049	4,300,600	4,031,300	4,314,600	4,400,900	4,499,900	4,601,100
Total operating expenditures	34,712,881	39,846,741	41,182,821	43,413,915	55,790,000	57,310,000	59,978,700	61,178,300	62,554,500	63,961,800
Operating Expenditure growth	11.83%	14.79%	3.35%	5.42%	28.51%	2.72%	7.51%	2.00%	2.25%	2.25%
Net revenue over (under) operating expenditures	9,799,704	10,673,929	13,261,827	19,273,761	14,933,500	5,253,100	5,523,900	5,822,400	5,246,600	5,562,100
Other uses:										
Transfers out to other funds:										
EMS Billing Fund	-	29,103	20,602	59,031	60,000	60,000	60,000	60,000	60,000	60,000
Civil Service Fund	20,000	20,000	-	-	-	-	-	-	-	-
Economic Development Fund	500,000	500,000	250,000	250,000	2,500,000	500,000	500,000	500,000	500,000	500,000
Facilities Maintenance Reserve Fund	-	-	-	-	-	-	5,579,000	-	-	-
Lifelong Learning Fund	50,000	-	-	-	-	-	-	-	-	-
Solid Waste Fund	-	-	-	-	2,000,000	-	-	-	-	-
Swimming Pools Fund	-	-	-	-	300,000	200,000	200,000	200,000	200,000	200,000
Capital Equipment Fund	240,000	240,000	240,000	240,000	500,000	500,000	500,000	500,000	500,000	500,000
Technology Fund	75,000	75,000	75,000	75,000	100,000	100,000	100,000	100,000	100,000	100,000
Infrastructure Improvement Fund	4,567,500	7,250,000	5,932,500	1,250,000	11,819,100	3,000,000	3,000,000	3,000,000	8,000,000	3,000,000
Community Fiber Optic Fund	68,400	68,400	68,400	68,400	68,400	68,400	68,400	68,400	68,400	68,400
General Bond Retirement Fund (current)	-	-	-	740,735	1,595,900	1,710,800	1,710,800	1,725,200	1,752,200	1,772,700
Capital Asset Management Fund	-	-	-	-	-	-	5,533,900	-	-	-
Advances out to other funds:										
EMS Billing Fund	-	-	200,000	1,700,000	-	-	-	-	-	-
Infrastructure Improvement Fund	-	-	3,000,000	8,100,000	-	-	-	-	-	-
Kingsdale Center TIF Fund	-	-	-	134,100	1,000,000	-	-	-	-	-
Total other sources	5,520,900	8,182,503	9,786,502	12,617,266	19,943,400	6,139,200	17,252,100	6,153,600	11,180,600	6,201,100
Total expenditures and other uses	40,233,781	48,029,244	50,969,323	56,031,181	75,733,400	63,449,200	77,230,800	67,331,900	73,735,100	70,162,900
Excess (def) of revenues and other sources over expenditures and other uses	4,278,804	2,491,426	3,475,325	6,656,495	(5,009,900)	(886,100)	(11,728,200)	(331,200)	(5,934,000)	(639,000)
Fund balances at beginning of year	23,932,314	28,445,687	31,089,824	34,761,336	41,959,083	39,007,901	39,007,901	29,078,701	30,582,501	26,525,501
Lapsed encumbrances/appropriations	234,569	152,711	196,187	541,252	384,718	-	-	-	-	-
Anticipated appropriation lapses	-	-	-	-	1,674,000	1,719,000	1,799,000	1,835,000	1,877,000	1,919,000
Fund balance at end of year	\$ 28,445,687	\$ 31,089,824	\$ 34,761,336	\$ 41,959,083	\$ 39,007,901	\$ 39,840,801	\$ 29,078,701	\$ 30,582,501	\$ 26,525,501	\$ 27,805,501
Fund Balance growth	18.86%	9.30%	11.81%	20.71%	-7.03%	2.14%	-25.45%	5.17%	-13.27%	4.83%
Breakdown of fund balance (minimum reserve - 30%):										
Restricted ending fund balance** - Contingency Reserve	11,724,300	12,934,950	13,433,130	14,248,950	16,737,000	17,193,000	17,993,610	18,353,490	18,766,350	19,188,540
Unrestricted ending fund balance	16,721,387	18,154,874	21,328,206	27,710,133	22,270,901	22,647,801	11,085,091	12,229,011	7,759,151	8,616,961
Breakdown of fund balance (maximum reserve - 50%):										
Restricted ending fund balance**	19,540,500	19,540,500	19,540,500	19,540,500	27,895,000	28,655,000	29,078,701	30,582,501	26,525,501	27,805,501
Unrestricted ending fund balance	8,905,187	11,549,324	15,220,836	22,418,583	11,112,901	11,185,801	-	-	-	-
Fund balance to operating budget	73%	72%	78%	88%	70%	70%	48%	50%	42%	43%

Notes:

- Transfers out include based on newly proposed reserve policy - Facilities Maintenance Fund and Capital Asset Management Fund
- Transfer out to the Infrastructure Improvement Fund for Five-Points project (Council priority) moved from 2029 to 2028 to match CIP.

FUND SUMMARIES - Operations - General

GENERAL FUND - FACILITIES MAINTENANCE RESERVE										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Amended	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Other sources:										
Transfers in from other funds (internal):										
General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,579,000	\$ -	\$ -	\$ -
<i>Total other sources</i>	-	-	-	-	-	-	5,579,000	-	-	-
Total revenues and other sources	-	-	-	-	-	-	5,579,000	-	-	-
Other uses:										
Transfers out to other funds:										
Infrastructure Improvement Fund									2,000,000	
<i>Total other uses</i>	-	-	-	-	-	-	-	-	2,000,000	-
Total expenditures and other uses	-	-	-	-	-	-	-	-	2,000,000	-
Excess (def) of revenues and other sources over expenditures and other uses	-	-	-	-	-	-	5,579,000	-	(2,000,000)	-
Fund balance at beginning of year	-	-	-	-	-	-	-	5,579,000	5,579,000	3,579,000
Fund balance at end of year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,579,000	\$ 5,579,000	\$ 3,579,000	\$ 3,579,000

Notes:

1. This is a newly proposed fund associated with the newly proposed reserve policy.
2. Proposed transfer is estimated based on ending General Fund balance. Transfer would be scheduled for the following year in order to determine the proper ending balance.

EMERGENCY MEDICAL SERVICES (EMS) BILLING FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
EMS fees	\$ 638,605	\$ 673,328	\$ 666,640	\$ 170,950	\$ 990,000	\$ 625,000	\$ 625,000	\$ 625,000	\$ 625,000	\$ 625,000
Other revenues	-	-	661	-	10,000	-	-	-	-	-
<i>Total revenues</i>	638,605	673,328	667,301	170,950	1,000,000	625,000	625,000	625,000	625,000	625,000
Other sources:										
Transfers in from other funds:										
General Fund	-	29,103	20,602	59,031	60,000	60,000	60,000	60,000	60,000	60,000
Advances in from other funds:										
General Fund	-	-	200,000	1,700,000	-	-	-	-	-	-
<i>Total other sources</i>	-	29,103	220,602	1,759,031	60,000	60,000	60,000	60,000	60,000	60,000
Total revenues and other sources	638,605	702,431	887,903	1,929,981	1,060,000	685,000	685,000	685,000	685,000	685,000
Expenditures:										
Fire Division	133,060	127,564	125,330	96,009	164,000	164,000	284,000	172,800	176,700	180,700
Capital equipment	18,600	60,090	424,328	1,493,130	-	-	-	-	-	-
<i>Total expenditures</i>	151,660	187,654	549,658	1,589,139	164,000	164,000	284,000	172,800	176,700	180,700
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	432,359	434,825	431,095	435,548	476,000	436,400	463,000	459,200	462,700	-
Repayment of previously advanced funds:										
General Fund	-	-	-	-	400,000	100,000	50,000	50,000	50,000	400,000
<i>Total other sources</i>	432,359	434,825	431,095	435,548	876,000	536,400	513,000	509,200	512,700	400,000
Total expenditures and other uses	584,019	622,479	980,753	2,024,687	1,040,000	700,400	797,000	682,000	689,400	580,700
Excess (def) of revenues and other sources over expenditures and other uses	54,586	79,952	(92,850)	(94,706)	20,000	(15,400)	(112,000)	3,000	(4,400)	104,300
Fund balance at beginning of year	238,304	293,019	376,111	283,264	192,530	212,530	212,530	100,530	103,530	99,130
Lapsed appropriations	129	3,140	3	3,972	-	-	-	-	-	-
Fund balance at end of year	\$ 293,019	\$ 376,111	\$ 283,264	\$ 192,530	\$ 212,530	\$ 197,130	\$ 100,530	\$ 103,530	\$ 99,130	\$ 203,430
<i>Balance of amount due to the General Fund</i>	\$ -	\$ -	\$ 200,000	\$ 1,900,000	\$ 1,500,000	\$ 1,400,000	\$ 1,400,000	\$ 1,350,000	\$ 1,300,000	\$ 900,000

Notes:

1. Expected reveue decrease in 2026 due to 2025 being a catch-up year from revenue issues noted in 2024.

FUND SUMMARIES - Operations - General

CIVIL SERVICE FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Other sources:										
Transfers in from other funds:										
General Fund	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Total other sources</i>	20,000	20,000	-	-	-	-	-	-	-	-
Total revenues and other sources	20,000	20,000	-	-	-	-	-	-	-	-
Expenditures:										
City Manager's Office	8,950	4,380	29,720	11,840	30,000	12,800	30,000	960	-	-
<i>Total expenditures</i>	8,950	4,380	29,720	11,840	30,000	12,800	30,000	960	-	-
Total expenditures and other uses	8,950	4,380	29,720	11,840	30,000	12,800	30,000	960	-	-
Excess (def) of revenues and other sources over expenditures and other uses	11,050	15,620	(29,720)	(11,840)	(30,000)	(12,800)	(30,000)	(960)	-	-
Fund balance at beginning of year	75,850	86,900	102,520	72,800	60,960	30,960	30,960	960	-	-
Fund balance at end of year	\$ 86,900	\$ 102,520	\$ 72,800	\$ 60,960	\$ 30,960	\$ 18,160	\$ 960	\$ -	\$ -	\$ -

Notes:

1. This fund is being wound-down until the fund balance is zero. Expenditures will be moved to the City Manager's Office (Human Resources) in the future.

SELF INSURANCE FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Investment earnings	\$ 6,345	\$ 8,974	\$ 24,707	\$ 34,105	\$ 30,000	\$ 12,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Reimbursements	44,360	66,830	97,516	89,891	30,000	10,000	10,000	10,000	10,000	10,000
<i>Total revenues</i>	50,705	75,804	122,223	123,996	60,000	22,000	35,000	35,000	35,000	35,000
Total revenues and other sources	50,705	75,804	122,223	123,996	60,000	22,000	35,000	35,000	35,000	35,000
Expenditures:										
Liability/property damage payments	40,636	54,809	28,149	43,297	50,000	50,000	50,000	100,000	100,000	100,000
<i>Total expenditures</i>	40,636	54,809	28,149	43,297	50,000	50,000	50,000	100,000	100,000	100,000
Total expenditures and other uses	40,636	54,809	28,149	43,297	50,000	50,000	50,000	100,000	100,000	100,000
Excess (def) of revenues and other sources over expenditures and other uses	10,069	20,995	94,074	80,699	10,000	(28,000)	(15,000)	(65,000)	(65,000)	(65,000)
Fund balance at beginning of year	878,463	888,532	909,527	1,003,601	1,084,300	1,094,300	1,094,300	1,079,300	1,014,300	949,300
Fund balance at end of year	\$ 888,532	\$ 909,527	\$ 1,003,601	\$ 1,084,300	\$ 1,094,300	\$ 1,066,300	\$ 1,079,300	\$ 1,014,300	\$ 949,300	\$ 884,300

Notes:

1. Investment earnings estimate updated based on current trends.

FUND SUMMARIES - Operations - General

ECONOMIC DEVELOPMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Other revenues	\$ 2,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	2,456	-	-	-	-	-	-	-	-	-
Transfers in from other funds:										
General Fund	500,000	500,000	250,000	250,000	2,500,000	500,000	500,000	500,000	500,000	500,000
Total other sources	500,000	500,000	250,000	250,000	2,500,000	500,000	500,000	500,000	500,000	500,000
Total revenues and other sources	502,456	500,000	250,000	250,000	2,500,000	500,000	500,000	500,000	500,000	500,000
Expenditures:										
City Manager's Office	113,637	18,624	122,934	31,370	351,800	351,800	557,500	1,519,000	1,553,200	1,588,200
Total expenditures	113,637	18,624	122,934	31,370	351,800	351,800	557,500	1,519,000	1,553,200	1,588,200
Total expenditures and other uses	113,637	18,624	122,934	31,370	351,800	351,800	557,500	1,519,000	1,553,200	1,588,200
Excess (def) of revenues and other sources over expenditures and other uses	388,819	481,376	127,066	218,630	2,148,200	148,200	(57,500)	(1,019,000)	(1,053,200)	(1,088,200)
Fund balance at beginning of year	861,005	1,251,709	1,733,085	1,860,151	2,078,781	4,426,981	4,426,981	4,369,481	3,350,481	2,297,281
Lapsed encumbrances	1,885	-	-	-	-	-	-	-	-	-
Anticipated appropriation lapses	-	-	-	-	200,000	-	-	-	-	-
Fund balance at end of year	\$ 1,251,709	\$ 1,733,085	\$ 1,860,151	\$ 2,078,781	\$ 4,426,981	\$ 4,575,181	\$ 4,369,481	\$ 3,350,481	\$ 2,297,281	\$ 1,209,081

FUND SUMMARIES - Operations - General

POLICE AND FIRE PENSION FUNDS										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Amended	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Property tax	\$ 2,938,677	\$ 3,001,908	\$ 2,864,603	\$ 3,216,748	\$ 3,257,200	\$ 3,320,800	\$ 3,252,900	\$ 3,416,000	\$ 3,450,000	\$ 3,485,000
Total revenues	2,938,677	3,001,908	2,864,603	3,216,748	3,257,200	3,320,800	3,252,900	3,416,000	3,450,000	3,485,000
Total revenues and other sources	2,938,677	3,001,908	2,864,603	3,216,748	3,257,200	3,320,800	3,252,900	3,416,000	3,450,000	3,485,000
Other uses:										
Transfers out to other funds:										
General Fund	2,573,516	2,629,871	2,687,290	2,865,667	3,400,000	3,500,000	3,500,000	3,622,500	3,749,300	3,880,500
Total other uses	2,573,516	2,629,871	2,687,290	2,865,667	3,400,000	3,500,000	3,500,000	3,622,500	3,749,300	3,880,500
Total expenditures and other uses	2,573,516	2,629,871	2,687,290	2,865,667	3,400,000	3,500,000	3,500,000	3,622,500	3,749,300	3,880,500
Excess (def) of revenues and other sources over expenditures and other uses	365,161	372,037	177,313	351,081	(142,800)	(179,200)	(247,100)	(206,500)	(299,300)	(395,500)
Fund balance at beginning of year	3,156,580	3,521,741	3,893,778	4,071,091	4,422,172	4,279,372	4,279,372	4,032,272	3,825,772	3,526,472
Lapsed encumbrances	-	-	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 3,521,741	\$ 3,893,778	\$ 4,071,091	\$ 4,422,172	\$ 4,279,372	\$ 4,100,172	\$ 4,032,272	\$ 3,825,772	\$ 3,526,472	\$ 3,130,972

Notes:
1. Property tax estimate adjusted based on information from Franklin County.



FUND SUMMARIES – Operations – Restricted

These funds are those whose resources are derived from specific taxes, grants, or other restricted or committed resources. The use and limitation of these funds are specified by City ordinance or federal or state statutes.

Street Maintenance and Repair Fund

This fund was established to account for gasoline taxes and motor vehicle licenses as authorized by the State of Ohio's Constitution. Permitted services are related to the maintenance and reconstruction of the City's streets, streetlights, and traffic signals.

Lifelong Learning and Leisure Fund

This fund was established to account for tuition revenue from various programs provided by the City. Each program offered has its own tuition rate to ensure that both the program and the fund are self-sufficient. The revenue generated is used to pay the instructors and any material costs. *This fund was closed in 2022.*

Tree Planting Fund

This fund was established to receive money donated by residents for the furtherance of tree planting and care-related arboricultural activities.

Neighborhood Lighting Utility Fund

This fund was established to account for the maintenance of neighborhood lights provided within a specific area of the City. The Neighborhood Lighting Utility Board adopted a \$35.00 maintenance fee, which is billed on an annual basis. The fees deposited into this fund are used for the upkeep of the lights.

Clerk of Court Fund

This fund was established to account for fees authorized by the Rules of Court. The revenue is to be used to pay the cost of computerization and the ongoing updates associated with the computerization of the Clerk of Courts' office.

Mayor's Court Computer Fund

This fund was established to account for a \$3.00 fee that is collected on each Mayor's Court case to be used to pay the cost of computerization, and the ongoing updates associated with computerization.

Mayor's Court Special Projects Fund

This fund was established to account for a \$10.00 fee that is collected on each Mayor's Court case to be used to pay the cost of special projects of the court including, but not limited to, the acquisition or rehabilitation of facilities, the acquisition of equipment, the hiring and training of staff, community service programs, mediation or dispute resolution services, the employment of magistrates, the training and education of magistrates, and other related services.

Upper Arlington Visitors Bureau Fund

This fund was established to account for 1.5% of the hotel/motel excise tax pursuant to Section 5739.09 of the Ohio Revised Code. These revenues are used as additional funding towards tourism activities and event promotion within the City.

FUND SUMMARIES – Operations – Restricted

Tax Incentive Review Fund

This fund was established to receive deposits of fees required when agreements are entered into under Section 3735 of the Ohio Revised Code. These fees are used exclusively for the purpose of performing the duties of the Tax Incentive Review Board.

Law Enforcement Fund

This fund was stabled to account for revenues derived from the seizure of tangible property relinquished in accordance with the Contraband Seizure Forfeiture Act. Funds can only be used for law enforcement purposes.

Enforcement Education Fund

This fund was established to account for revenues derived from “Operating a Motor Vehicle While Intoxicated” (OVI) convictions, and is used to pay the costs incurred in both enforcing and informing the public of the laws governing operation of a motor vehicle while under the influence of alcohol.

Local Fiscal Recovery Fund

This fund was established to account for federal funds received from the American Rescue Plan Act (ARPA). These funds are to be used for necessary expenditures associated with the (COVID-19).

One Ohio Opioid Fund

This fund was established to account for the funds received from the State of Ohio as part of the negotiated settlement between Ohio’s local communities and three of the largest opioid manufacturing distributors. These funds are to be used for strategies, programming, and services related to the treatment, avoidance, prevention, awareness, recovery, and oversupply of opioids and their effects on local communities.

FUND SUMMARIES - Operations - Restricted

2026 PROPOSED SUMMARY PRESENTATION

	Street Maintenance and Repair Fund	Lifelong Learning and Leisure Fund	Tree Planting Fund	Neighborhood Lighting Utility Fund	Clerk of Court Fund	Mayor's Court Computer Fund
Revenues:						
Gas, BMV fees	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -	\$ -
Other revenue	8,000	-	15,000	-	8,000	8,000
Total revenues	2,303,000	-	15,000	71,000	8,000	8,000
Expenditures:						
<i>Operating</i>						
Public Safety	-	-	-	-	-	-
Parks and Recreation	-	-	25,000	-	-	-
Public Service	2,413,000	-	-	122,100	-	-
Administrative support	-	-	-	-	8,600	12,600
<i>Capital Outlay</i>						
Capital equipment	-	-	-	-	-	-
Total expenditures	2,413,000	-	25,000	122,100	8,600	12,600
Net revenue over/(under) expenditures	(110,000)	-	(10,000)	(51,100)	(600)	(4,600)
Other financing sources/(uses) and intra-city services						
Intra-city services	-	-	-	-	-	-
Total other financing sources(uses) and intra-city services	-	-	-	-	-	-
Net change in fund balance	(110,000)	-	(10,000)	(51,100)	(600)	(4,600)
Beginning balance	1,549,123	-	109,665	243,523	16,601	41,128
Ending balance	\$ 1,439,123	\$ -	\$ 99,665	\$ 192,423	\$ 16,001	\$ 36,528

Mayor's Court Special Project Fund	Upper Arlington Visitors Bureau Fund	Tax Incentive Review Fund	Law Enforcement Fund	Enforcement Education Fund	Local Fiscal Recovery Fund	One Ohio Opioid Fund	Total Restricted Operations
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250,000
20,000	119,000	-	130,000	1,000	-	33,000	342,000
20,000	119,000	-	180,000	1,000	-	33,000	2,758,000
-	-	-	772,600	1,000	-	48,800	822,400
-	-	-	-	-	-	-	25,000
-	-	-	-	-	-	-	2,535,100
19,000	-	-	-	-	-	17,000	57,200
-	-	-	640,000	-	-	137,900	777,900
19,000	-	-	1,412,600	1,000	-	203,700	4,217,600
1,000	119,000	-	(1,232,600)	-	-	(170,700)	(1,459,600)
-	(92,500)	-	-	-	-	-	(92,500)
-	(92,500)	-	-	-	-	-	(92,500)
1,000	26,500	-	(1,232,600)	-	-	(170,700)	(1,552,100)
172,505	597,953	-	2,787,324	19,151	-	194,354	5,731,327
\$ 173,505	\$ 624,453	\$ -	\$ 1,554,724	\$ 19,151	\$ -	\$ 23,654	\$ 4,179,227

FUND SUMMARIES - Operations - Restricted

STREET MAINTENANCE AND REPAIR FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Gasoline tax	\$ 1,795,902	\$ 1,739,982	\$ 1,819,440	\$ 1,854,384	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000	\$ 1,800,000
Motor vehicle license tax	462,636	459,940	462,059	466,203	450,000	450,000	450,000	450,000	450,000	450,000
Investment earnings	9,440	15,475	41,125	61,640	60,000	30,000	45,000	30,000	10,000	-
Miscellaneous revenues	12,214	7,277	18,238	5,367	10,000	88,000	8,000	8,000	8,000	8,000
Total revenues	2,280,192	2,222,674	2,340,862	2,387,594	2,320,000	2,368,000	2,303,000	2,288,000	2,268,000	2,258,000
Total revenues and other sources	2,280,192	2,222,674	2,340,862	2,387,594	2,320,000	2,368,000	2,303,000	2,288,000	2,268,000	2,258,000
Expenditures:										
Public Works Division	1,242,841	1,279,128	1,276,772	1,350,267	1,582,700	1,633,500	1,501,200	1,531,200	1,565,700	1,600,900
Public Service Administration Division	681,705	813,537	829,510	775,583	1,129,200	1,009,400	911,800	930,000	950,900	972,300
Capital equipment	49,050	-	-	-	-	-	-	-	-	-
Capital improvements - CIP	173,617	-	-	-	-	-	-	-	-	-
Total expenditures	2,147,213	2,092,665	2,106,282	2,125,850	2,711,900	2,642,900	2,413,000	2,461,200	2,516,600	2,573,200
Total expenditures and other uses	2,147,213	2,092,665	2,106,282	2,125,850	2,711,900	2,642,900	2,413,000	2,461,200	2,516,600	2,573,200
Excess (def) of revenues and other sources over expenditures and other uses	132,979	130,009	234,580	261,744	(391,900)	(274,900)	(110,000)	(173,200)	(248,600)	(315,200)
Fund balance at beginning of year	919,843	1,210,917	1,341,184	1,654,072	1,927,174	1,549,123	1,549,123	1,439,123	1,265,923	1,017,323
Lapsed encumbrances	158,095	258	78,308	11,358	13,849	-	-	-	-	-
Fund balance at end of year	\$ 1,210,917	\$ 1,341,184	\$ 1,654,072	\$ 1,927,174	\$ 1,549,123	\$ 1,274,223	\$ 1,439,123	\$ 1,265,923	\$ 1,017,323	\$ 702,123

Notes:

1. Investment earnings estimate updated based on current trends.

LIFELONG LEARNING AND LEISURE FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Charges for services	\$ 108,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total revenues	108,146	-	-	-	-	-	-	-	-	-
Other sources:										
Transfers in from other funds:										
General Fund	50,000	-	-	-	-	-	-	-	-	-
Total other sources	50,000	-	-	-	-	-	-	-	-	-
Total revenues and other sources	158,146	-	-	-	-	-	-	-	-	-
Expenditures:										
Parks and Recreation Department	142,014	-	-	-	-	-	-	-	-	-
Total expenditures	142,014	-	-	-	-	-	-	-	-	-
Other uses:										
Transfers out to other funds:										
General Fund	-	48,531	-	-	-	-	-	-	-	-
Total other uses	-	48,531	-	-	-	-	-	-	-	-
Total expenditures and other uses	142,014	48,531	-	-	-	-	-	-	-	-
Excess (def) of revenues and other sources over expenditures and other uses	16,132	(48,531)	-	-	-	-	-	-	-	-
Fund balance at beginning of year	31,776	48,531	-	-	-	-	-	-	-	-
Lapsed encumbrances	623	-	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 48,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

1. This fund is closed. Activities have been assumed in the Parks and Recreation Department General Fund budget.

FUND SUMMARIES - Operations - Restricted

TREE PLANTING FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Tree planting donations	\$ 20,396	\$ 24,550	\$ 11,800	\$ 38,200	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Miscellaneous revenues	-	19,815	13,790	20,125	16,700	-	-	-	-	-
<i>Total revenues</i>	<u>20,396</u>	<u>44,365</u>	<u>25,590</u>	<u>58,325</u>	<u>31,700</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>
Total revenues and other sources	20,396	44,365	25,590	58,325	31,700	15,000	15,000	15,000	15,000	15,000
Expenditures:										
Parks and Recreation Department	20,000	61,599	59,927	15,000	15,000	15,000	25,000	25,000	25,000	25,000
<i>Total expenditures</i>	<u>20,000</u>	<u>61,599</u>	<u>59,927</u>	<u>15,000</u>	<u>15,000</u>	<u>15,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>	<u>25,000</u>
Total expenditures and other uses	20,000	61,599	59,927	15,000	15,000	15,000	25,000	25,000	25,000	25,000
Excess (def) of revenues and other sources over expenditures and other uses	396	(17,234)	(34,337)	43,325	16,700	-	(10,000)	(10,000)	(10,000)	(10,000)
Fund balance at beginning of year	96,300	96,696	79,462	46,267	92,965	109,665	109,665	99,665	89,665	79,665
Lapsed encumbrances	-	-	1,142	3,373	-	-	-	-	-	-
Fund balance at end of year	\$ 96,696	\$ 79,462	\$ 46,267	\$ 92,965	\$ 109,665	\$ 109,665	\$ 99,665	\$ 89,665	\$ 79,665	\$ 69,665

NEIGHBORHOOD LIGHTING UTILITY FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Investment earnings	\$ 3,308	\$ 3,107	\$ 7,306	\$ 10,083	\$ 9,000	\$ 5,000	\$ 8,000	\$ 6,000	\$ 5,000	\$ 4,000
Maintenance fees	64,227	63,239	64,286	63,242	66,000	63,000	63,000	63,000	63,000	63,000
Miscellaneous revenues	672	-	-	-	-	-	-	-	-	-
<i>Total revenues</i>	<u>68,207</u>	<u>66,346</u>	<u>71,592</u>	<u>73,325</u>	<u>75,000</u>	<u>68,000</u>	<u>71,000</u>	<u>69,000</u>	<u>68,000</u>	<u>67,000</u>
Total revenues and other sources	68,207	66,346	71,592	73,325	75,000	68,000	71,000	69,000	68,000	67,000
Expenditures:										
Public Service Administration Division	247,254	85,349	61,411	36,194	149,900	124,900	122,100	125,000	128,000	131,000
<i>Total expenditures</i>	<u>247,254</u>	<u>85,349</u>	<u>61,411</u>	<u>36,194</u>	<u>149,900</u>	<u>124,900</u>	<u>122,100</u>	<u>125,000</u>	<u>128,000</u>	<u>131,000</u>
Total expenditures and other uses	247,254	85,349	61,411	36,194	149,900	124,900	122,100	125,000	128,000	131,000
Excess (def) of revenues and other sources over expenditures and other uses	(179,047)	(19,003)	10,181	37,131	(74,900)	(56,900)	(51,100)	(56,000)	(60,000)	(64,000)
Fund balance at beginning of year	469,161	290,114	271,111	281,292	318,423	243,523	243,523	192,423	136,423	76,423
Fund balance at end of year	\$ 290,114	\$ 271,111	\$ 281,292	\$ 318,423	\$ 243,523	\$ 186,623	\$ 192,423	\$ 136,423	\$ 76,423	\$ 12,423

Notes:

1. Investment earnings estimate updated based on current trends.

FUND SUMMARIES - Operations - Restricted

CLERK OF COURT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Court fees	\$ 6,045	\$ 6,178	\$ 6,860	\$ 5,718	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
<i>Total revenues</i>	6,045	6,178	6,860	5,718	8,000	8,000	8,000	8,000	8,000	8,000
Total revenues and other sources	6,045	6,178	6,860	5,718	8,000	8,000	8,000	8,000	8,000	8,000
Expenditures:										
Finance Department	9,761	9,306	900	8,652	8,600	8,600	8,600	8,600	8,600	8,600
<i>Total expenditures</i>	9,761	9,306	900	8,652	8,600	8,600	8,600	8,600	8,600	8,600
Total expenditures and other uses	9,761	9,306	900	8,652	8,600	8,600	8,600	8,600	8,600	8,600
Excess (def) of revenues and other sources over expenditures and other uses	(3,716)	(3,128)	5,960	(2,934)	(600)	(600)	(600)	(600)	(600)	(600)
Fund balance at beginning of year	16,433	12,717	9,589	20,135	17,201	16,601	16,601	16,001	15,401	14,801
Lapsed encumbrances	-	-	4,586	-	-	-	-	-	-	-
Fund balance at end of year	\$ 12,717	\$ 9,589	\$ 20,135	\$ 17,201	\$ 16,601	\$ 16,001	\$ 16,001	\$ 15,401	\$ 14,801	\$ 14,201

MAYOR'S COURT COMPUTER FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Court fees	\$ 6,045	\$ 6,178	\$ 6,860	\$ 5,718	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
<i>Total revenues</i>	6,045	6,178	6,860	5,718	8,000	8,000	8,000	8,000	8,000	8,000
Total revenues and other sources	6,045	6,178	6,860	5,718	8,000	8,000	8,000	8,000	8,000	8,000
Expenditures:										
Finance Department	13,046	8,781	-	-	12,600	12,600	12,600	12,600	12,600	12,600
<i>Total expenditures</i>	13,046	8,781	-	-	12,600	12,600	12,600	12,600	12,600	12,600
Total expenditures and other uses	13,046	8,781	-	-	12,600	12,600	12,600	12,600	12,600	12,600
Excess (def) of revenues and other sources over expenditures and other uses	(7,001)	(2,603)	6,860	5,718	(4,600)	(4,600)	(4,600)	(4,600)	(4,600)	(4,600)
Fund balance at beginning of year	42,754	35,753	33,150	40,010	45,728	41,128	41,128	36,528	31,928	27,328
Fund balance at end of year	\$ 35,753	\$ 33,150	\$ 40,010	\$ 45,728	\$ 41,128	\$ 36,528	\$ 36,528	\$ 31,928	\$ 27,328	\$ 22,728

FUND SUMMARIES - Operations - Restricted

MAYOR'S COURT SPECIAL PROJECT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Court fees	\$ 20,194	\$ 20,630	\$ 22,923	\$ 19,050	\$ 20,000	\$ 25,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Reimbursements/Grants	10,000	-	-	-	-	-	-	-	-	-
<i>Total revenues</i>	<i>30,194</i>	<i>20,630</i>	<i>22,923</i>	<i>19,050</i>	<i>20,000</i>	<i>25,000</i>	<i>20,000</i>	<i>20,000</i>	<i>20,000</i>	<i>20,000</i>
Total revenues and other sources	30,194	20,630	22,923	19,050	20,000	25,000	20,000	20,000	20,000	20,000
Expenditures:										
Finance Department	6,324	4,336	8,661	4,336	19,000	19,000	19,000	19,400	19,800	20,200
<i>Total expenditures</i>	<i>6,324</i>	<i>4,336</i>	<i>8,661</i>	<i>4,336</i>	<i>19,000</i>	<i>19,000</i>	<i>19,000</i>	<i>19,400</i>	<i>19,800</i>	<i>20,200</i>
Total expenditures and other uses	6,324	4,336	8,661	4,336	19,000	19,000	19,000	19,400	19,800	20,200
Excess (def) of revenues and other sources over expenditures and other uses	23,870	16,294	14,262	14,714	1,000	6,000	1,000	600	200	(200)
Fund balance at beginning of year	98,714	124,084	142,529	156,791	171,505	172,505	172,505	173,505	174,105	174,305
Lapsed encumbrances	1,500	2,151	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 124,084	\$ 142,529	\$ 156,791	\$ 171,505	\$ 172,505	\$ 178,505	\$ 173,505	\$ 174,105	\$ 174,305	\$ 174,105

UPPER ARLINGTON VISITORS BUREAU FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Other revenues	\$ 84,040	\$ 108,361	\$ 123,482	\$ 133,000	\$ 118,000	\$ 119,000	\$ 119,000	\$ 121,000	\$ 122,000	\$ 123,000
<i>Total revenues</i>	<i>84,040</i>	<i>108,361</i>	<i>123,482</i>	<i>133,000</i>	<i>118,000</i>	<i>119,000</i>	<i>119,000</i>	<i>121,000</i>	<i>122,000</i>	<i>123,000</i>
Total revenues and other sources	84,040	108,361	123,482	133,000	118,000	119,000	119,000	121,000	122,000	123,000
Expenditures:										
Information Technology Department	24,379	-	-	-	-	-	-	-	-	-
<i>Total expenditures</i>	<i>24,379</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Other sources:										
Transfers to other funds:										
General Bond Retirement Fund	-	-	-	92,500	92,500	92,500	92,500	92,500	92,500	92,500
<i>Total other sources</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>92,500</i>	<i>92,500</i>	<i>92,500</i>	<i>92,500</i>	<i>92,500</i>	<i>92,500</i>	<i>92,500</i>
Total expenditures and other uses	24,379	-	-	92,500	92,500	92,500	92,500	92,500	92,500	92,500
Excess (def) of revenues and other sources over expenditures and other uses	59,661	108,361	123,482	40,500	25,500	26,500	26,500	28,500	29,500	30,500
Fund balance at beginning of year	240,449	300,110	408,471	531,953	572,453	597,953	597,953	624,453	652,953	682,453
Fund balance at end of year	\$ 300,110	\$ 408,471	\$ 531,953	\$ 572,453	\$ 597,953	\$ 624,453	\$ 624,453	\$ 652,953	\$ 682,453	\$ 712,953

FUND SUMMARIES - Operations - Restricted

TAX INCENTIVE REVIEW FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Total revenues and other sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures:										
Intra-city services	5,000	5,000	5,000	1,270	-	-	-	-	-	-
Total expenditures	5,000	5,000	5,000	1,270	-	-	-	-	-	-
Total expenditures and other uses	5,000	5,000	5,000	1,270	-	-	-	-	-	-
Excess (def) of revenues and other sources over expenditures and other uses	(5,000)	(5,000)	(5,000)	(1,270)	-	-	-	-	-	-
Fund balance at beginning of year	16,270	11,270	6,270	1,270	-	-	-	-	-	-
Fund balance at end of year	\$ 11,270	\$ 6,270	\$ 1,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

LAW ENFORCEMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Sale of forfeited property	\$ 55,705	\$ 219,731	\$ 134,665	\$ 2,503,169	\$ 400,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
Investment earnings	4,283	5,209	12,588	18,039	70,000	1,000	50,000	40,000	30,000	20,000
Reimbursements	30,334	4,067	12,202	-	20,000	20,000	20,000	20,000	20,000	20,000
Total revenues	90,322	229,007	159,455	2,521,208	490,000	131,000	180,000	170,000	160,000	150,000
Total revenues and other sources	90,322	229,007	159,455	2,521,208	490,000	131,000	180,000	170,000	160,000	150,000
Expenditures:										
Police Division	221,005	219,220	230,482	234,947	442,100	278,400	772,600	482,100	492,900	504,000
Capital equipment	-	-	-	-	-	-	640,000	-	-	-
Total expenditures	221,005	219,220	230,482	234,947	442,100	278,400	1,412,600	482,100	492,900	504,000
Total expenditures and other uses	221,005	219,220	230,482	234,947	442,100	278,400	1,412,600	482,100	492,900	504,000
Excess (def) of revenues and other sources over expenditures and other uses	(130,683)	9,787	(71,027)	2,286,261	47,900	(147,400)	(1,232,600)	(312,100)	(332,900)	(354,000)
Fund balance at beginning of year	645,014	514,403	524,190	453,163	2,739,424	2,787,324	2,787,324	1,554,724	1,242,624	909,724
Lapsed encumbrances	72	-	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 514,403	\$ 524,190	\$ 453,163	\$ 2,739,424	\$ 2,787,324	\$ 2,639,924	\$ 1,554,724	\$ 1,242,624	\$ 909,724	\$ 555,724

Notes:

1. Investment earnings estimate updated based on current trends.

FUND SUMMARIES - Operations - Restricted

ENFORCEMENT EDUCATION FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Fine revenue	\$ 1,196	\$ 887	\$ 465	\$ 570	\$ 1,000	\$ 2,500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
<i>Total revenues</i>	1,196	887	465	570	1,000	2,500	1,000	1,000	1,000	1,000
Total revenues and other sources	1,196	887	465	570	1,000	2,500	1,000	1,000	1,000	1,000
Expenditures:										
Police Division	620	139	306	768	2,500	2,500	1,000	1,000	1,000	1,000
<i>Total expenditures</i>	620	139	306	768	2,500	2,500	1,000	1,000	1,000	1,000
Total expenditures and other uses	620	139	306	768	2,500	2,500	1,000	1,000	1,000	1,000
Excess (def) of revenues and other sources over expenditures and other uses	576	748	159	(198)	(1,500)	-	-	-	-	-
Fund balance at beginning of year	19,366	19,942	20,690	20,849	20,651	19,151	19,151	19,151	19,151	19,151
Fund balance at end of year	\$ 19,942	\$ 20,690	\$ 20,849	\$ 20,651	\$ 19,151	\$ 19,151	\$ 19,151	\$ 19,151	\$ 19,151	\$ 19,151

LOCAL CORONAVIRUS RELIEF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Amended	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Reimbursements/Grants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Total revenues</i>	-	-	-	-	-	-	-	-	-	-
Total revenues and other sources	-	-	-	-	-	-	-	-	-	-
Expenditures:										
Police Division	45,755	-	-	-	-	-	-	-	-	-
<i>Total expenditures</i>	45,755	-	-	-	-	-	-	-	-	-
Total expenditures and other uses	45,755	-	-	-	-	-	-	-	-	-
Excess (def) of revenues and other sources over expenditures and other uses	(45,755)	-	-	-	-	-	-	-	-	-
Fund balance at beginning of year	45,755	-	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

1. Funds have been fully expended.

FUND SUMMARIES - Operations - Restricted

LOCAL FISCAL RECOVERY FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Reimbursements/Grants	\$ 1,852,313	\$ 1,867,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Total revenues</i>	<i>1,852,313</i>	<i>1,867,103</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Total revenues and other sources	1,852,313	1,867,103	-	-	-	-	-	-	-	-
Expenditures:										
City Manager's Office	9,400	7,200	-	-	-	-	-	-	-	-
Capital equipment	-	1,403,728	-	-	-	-	-	-	-	-
Capital improvements	-	2,174,841	-	1,046,500	-	-	-	-	-	-
<i>Total expenditures</i>	<i>9,400</i>	<i>3,585,769</i>	<i>-</i>	<i>1,046,500</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Total expenditures and other uses	9,400	3,585,769	-	1,046,500	-	-	-	-	-	-
Excess (def) of revenues and other sources over expenditures and other uses	1,842,913	(1,718,666)	-	(1,046,500)	-	-	-	-	-	-
Fund balance at beginning of year	-	1,842,913	124,247	1,046,500	-	-	-	-	-	-
Lapsed encumbrances	-	-	922,253	-	-	-	-	-	-	-
Fund balance at end of year	\$ 1,842,913	\$ 124,247	\$ 1,046,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

1. Funds have been fully obligated and will be fully expended by the end of 2025.

ONE OHIO OPIOID FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Reimbursements/Grants	\$ -	\$ 10,358	\$ 46,462	\$ 95,998	\$ 70,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 35,900	\$ 35,900
<i>Total revenues</i>	<i>-</i>	<i>10,358</i>	<i>46,462</i>	<i>95,998</i>	<i>70,000</i>	<i>33,000</i>	<i>33,000</i>	<i>33,000</i>	<i>35,900</i>	<i>35,900</i>
Total revenues and other sources	-	10,358	46,462	95,998	70,000	33,000	33,000	33,000	35,900	35,900
Expenditures:										
Police Division	-	-	-	-	-	-	11,700	-	-	-
Fire Division	-	-	-	-	-	-	37,100	-	-	-
Finance Department	-	-	4,514	8,150	17,000	17,000	17,000	17,400	17,800	18,200
Capital Equipment	-	-	-	-	-	-	137,900	-	-	-
<i>Total expenditures</i>	<i>-</i>	<i>-</i>	<i>4,514</i>	<i>8,150</i>	<i>17,000</i>	<i>17,000</i>	<i>203,700</i>	<i>17,400</i>	<i>17,800</i>	<i>18,200</i>
Total expenditures and other uses	-	-	4,514	8,150	17,000	17,000	203,700	17,400	17,800	18,200
Excess (def) of revenues and other sources over expenditures and other uses	-	10,358	41,948	87,848	53,000	16,000	(170,700)	15,600	18,100	17,700
Fund balance at beginning of year	-	-	10,358	52,306	141,354	194,354	194,354	23,654	39,254	57,354
Lapsed encumbrances	-	-	-	1,200	-	-	-	-	-	-
Fund balance at end of year	\$ -	\$ 10,358	\$ 52,306	\$ 141,354	\$ 194,354	\$ 210,354	\$ 23,654	\$ 39,254	\$ 57,354	\$ 75,054



FUND SUMMARIES – Operations – Business

These funds are maintained in a manner similar to private business enterprises. The intent of the City is that the cost of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

Solid Waste Management Fund

This fund was established to account for the City's Solid Waste program. The resources are derived for user charges for the collection of solid waste, recycling and yard waste. Beginning in early 2018, the City changed its waste hauling service provider and in-house billing format to a fixed annual fee, billed semi-annually to the property owner. Standardized containers were provided to each property for mechanical lifting by the waste hauler. Other options to the owner are a potential senior discount, medical exemption, and premium service.

Sanitary Sewer Surcharge Fund

This fund was established to account for the user surcharge fees collected to install and maintain the City's sanitary sewer system. The City of Columbus is responsible for providing water and sanitary sewer disposal to the residents of Upper Arlington and thus, bills for these services. Each bill contains a corresponding user surcharge as determined and levied by the Upper Arlington City Council.

Water Surcharge Fund

This fund was established to account for the user surcharge fees collected to install and maintain the City's water system. The City of Columbus is responsible for providing water to the residents of Upper Arlington and thus, bills for these services. Each bill contains a corresponding user surcharge as determined and levied by the Upper Arlington City Council.

Stormwater Management Fund

This fund was established to account for the City's Stormwater Management Program. The resources are derived from a \$45.00 yearly fee on each residential parcel. The fees for a 3+ residential unit and commercial property are based on the amount of impervious surface and land use of the parcel as determined by the county. The fees are used to pay the operating expenses of the stormwater management utility, including the purchase of capital equipment, capital improvements, and the payment of principal and interest on debt issued for such purposes.

Swimming Pool Fund

Pursuant to C.O. Section 225.01, the fund was established by a management agreement between the City and the Upper Arlington Board of Education. In 2002, an agreement was reached between the City and the UA Board of Education to transfer ownership of the swimming pools, and as such, the City began including the Upper Arlington Swimming Pool Fund in the consolidated financial presentation. The transfer of ownership was completed in 2003. The fund self-supports its operating costs through user fees.

FUND SUMMARIES - Operations - Business

2026 PROPOSED SUMMARY PRESENTATION

	Solid Waste Management <u>Fund</u>	Sanitary Sewer Surcharge <u>Fund</u>	Water Surcharge <u>Fund</u>	Stormwater Management <u>Fund</u>	Swimming Pool <u>Fund</u>	Total Business Operations
Revenues:						
Water, sewer & stormwater fees	\$ -	\$ 1,466,000	\$ 942,000	\$ 753,000	\$ -	\$ 3,161,000
Solid waste service fees	3,900,000	-	-	-	-	3,900,000
Swimming pool fees	-	-	-	-	1,038,800	1,038,800
Investment earnings	50,000	-	-	50,000	-	100,000
Other revenue	-	1,500	-	-	-	1,500
Total revenues	3,950,000	1,467,500	942,000	803,000	1,038,800	8,201,300
Expenditures:						
<i>Operating</i>						
Parks and Recreation	-	-	-	-	1,266,800	1,266,800
Public Service	4,396,600	1,345,000	581,600	734,000	-	7,057,200
<i>Capital outlay</i>						
Capital equipment	-	300,000	-	100,000	-	400,000
Capital improvements	-	226,200	552,200	184,500	-	962,900
Total expenditures	4,396,600	1,871,200	1,133,800	1,018,500	1,266,800	9,686,900
Net Revenue over/(under) expenditures	(446,600)	(403,700)	(191,800)	(215,500)	(228,000)	(1,485,600)
Other financing sources/(uses) and intra-city services						
Intra-city services	-	(20,000)	(12,000)	(15,000)	-	(47,000)
Transfer/Advances in	-	-	-	-	200,000	200,000
Transfers/Advances out	-	(7,100)	(82,000)	(58,400)	-	(147,500)
Total other financing sources(uses) and intra-city services	-	(27,100)	(94,000)	(73,400)	200,000	5,500
Net change in fund balance	(446,600)	(430,800)	(285,800)	(288,900)	(28,000)	(1,480,100)
Beginning balance	1,657,535	2,815,202	2,364,783	2,180,359	457,063	9,474,942
Ending balance	\$ 1,210,935	\$ 2,384,402	\$ 2,078,983	\$ 1,891,459	\$ 429,063	\$ 7,994,842

FUND SUMMARIES - Operations - Business

SOLID WASTE MANAGEMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Annual service fees	\$ 3,022,839	\$ 2,969,112	\$ 3,895,405	\$ 3,916,407	\$ 2,162,000	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000	\$ 3,900,000
Investment earnings	10,964	17,912	58,029	76,791	65,000	25,000	50,000	35,000	20,000	10,000
Miscellaneous revenues	2,777	53,397	26,349	66,785	30,000	-	-	-	-	-
Total revenues	3,036,580	3,040,421	3,979,783	4,059,983	2,257,000	3,925,000	3,950,000	3,935,000	3,920,000	3,910,000
Other sources:										
Transfers in from other funds:										
General Fund	-	-	-	-	2,000,000	-	-	-	-	-
Total other sources	-	-	-	-	2,000,000	-	-	-	-	-
Total revenues and other sources	3,036,580	3,040,421	3,979,783	4,059,983	4,257,000	3,925,000	3,950,000	3,935,000	3,920,000	3,910,000
Expenditures:										
Public Works Division	2,840,912	2,872,313	3,744,632	3,988,088	4,134,100	4,137,500	4,396,600	4,453,500	4,511,300	4,569,700
Total expenditures	2,840,912	2,872,313	3,744,632	3,988,088	4,134,100	4,137,500	4,396,600	4,453,500	4,511,300	4,569,700
Total expenditures and other uses	2,840,912	2,872,313	3,744,632	3,988,088	4,134,100	4,137,500	4,396,600	4,453,500	4,511,300	4,569,700
Excess (def) of revenues and other sources over expenditures and other uses	195,668	168,108	235,151	71,895	122,900	(212,500)	(446,600)	(518,500)	(591,300)	(659,700)
Fund balance at beginning of year	818,525	1,014,193	1,182,301	1,449,715	1,534,635	1,657,535	1,657,535	1,210,935	692,435	101,135
Lapsed encumbrances	-	-	32,263	13,025	-	-	-	-	-	-
Fund balance at end of year	\$ 1,014,193	\$ 1,182,301	\$ 1,449,715	\$ 1,534,635	\$ 1,657,535	\$ 1,445,035	\$ 1,210,935	\$ 692,435	\$ 101,135	\$ (558,565)

Notes:

1. The Solid Waste hauling contract expires March 2028.
2. The food waste disposal operation is anticipated to deplete the fund by 2029.

FUND SUMMARIES - Operations - Business

SANITARY SEWER SURCHARGE FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Sewer surcharge	\$ 1,252,812	\$ 1,265,821	\$ 1,337,755	\$ 1,436,940	\$ 1,451,000	\$ 1,346,000	\$ 1,466,000	\$ 1,481,000	\$ 1,496,000	\$ 1,511,000
Miscellaneous revenues	2,406	944	7,068	2,450	2,500	1,500	1,500	1,500	1,500	1,500
<i>Total revenues</i>	<u>1,255,218</u>	<u>1,266,765</u>	<u>1,344,823</u>	<u>1,439,390</u>	<u>1,453,500</u>	<u>1,347,500</u>	<u>1,467,500</u>	<u>1,482,500</u>	<u>1,497,500</u>	<u>1,512,500</u>
Other sources:										
Sale of bonds and notes	-	-	-	-	40,500	-	-	-	-	-
Premium on bonds issued	-	-	-	-	3,400	-	-	-	-	-
<i>Total other sources</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>43,900</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues and other sources	1,255,218	1,266,765	1,344,823	1,439,390	1,497,400	1,347,500	1,467,500	1,482,500	1,497,500	1,512,500
Expenditures:										
Public Works Division	792,048	823,390	675,711	894,705	1,234,000	1,280,500	1,365,000	1,391,900	1,422,800	1,454,400
Capital equipment	42,784	-	-	324,365	13,000	-	300,000	-	-	240,000
Capital improvements - CIP	387,621	164,962	36,000	407,603	215,000	327,000	226,200	236,600	409,800	254,500
Debt issuance costs	-	-	-	-	43,900	-	-	-	-	-
<i>Total expenditures</i>	<u>1,222,453</u>	<u>988,352</u>	<u>711,711</u>	<u>1,626,673</u>	<u>1,505,900</u>	<u>1,607,500</u>	<u>1,891,200</u>	<u>1,628,500</u>	<u>1,832,600</u>	<u>1,948,900</u>
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	7,503	7,494	7,511	7,512	7,500	7,600	7,100	7,000	7,000	7,400
<i>Total other uses</i>	<u>7,503</u>	<u>7,494</u>	<u>7,511</u>	<u>7,512</u>	<u>7,500</u>	<u>7,600</u>	<u>7,100</u>	<u>7,000</u>	<u>7,000</u>	<u>7,400</u>
Total expenditures and other uses	1,229,956	995,846	719,222	1,634,185	1,513,400	1,615,100	1,898,300	1,635,500	1,839,600	1,956,300
Excess (def) of revenues and other sources over expenditures and other uses	25,262	270,919	625,601	(194,795)	(16,000)	(267,600)	(430,800)	(153,000)	(342,100)	(443,800)
Fund balance at beginning of year	1,866,582	1,898,953	2,357,793	3,007,693	2,831,202	2,815,202	2,815,202	2,384,402	2,231,402	1,889,302
Lapsed encumbrances	7,109	187,921	24,299	18,304	-	-	-	-	-	-
Fund balance at end of year	\$ 1,898,953	\$ 2,357,793	\$ 3,007,693	\$ 2,831,202	\$ 2,815,202	\$ 2,547,602	\$ 2,384,402	\$ 2,231,402	\$ 1,889,302	\$ 1,445,502

Notes:

1. Capital equipment has typically been budgeted on an annual basis. The budgets in the 2027-2029 include the implementation of a five-year fleet plan.

FUND SUMMARIES - Operations - Business

WATER SURCHARGE FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Water surcharge	\$ 809,797	\$ 782,588	\$ 839,092	\$ 923,785	\$ 933,000	\$ 864,000	\$ 942,000	\$ 951,000	\$ 961,000	\$ 971,000
Miscellaneous revenues	-	-	-	-	366,800	-	-	-	-	-
<i>Total revenues</i>	<i>809,797</i>	<i>782,588</i>	<i>839,092</i>	<i>923,785</i>	<i>1,299,800</i>	<i>864,000</i>	<i>942,000</i>	<i>951,000</i>	<i>961,000</i>	<i>971,000</i>
Other sources:										
Sale of bonds and notes	-	-	-	-	474,000	-	-	-	-	-
Premium on bonds issued	-	-	-	-	39,600	-	-	-	-	-
<i>Total other sources</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>513,600</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Total revenues and other sources	809,797	782,588	839,092	923,785	1,813,400	864,000	942,000	951,000	961,000	971,000
Expenditures:										
Public Works Division	324,034	393,576	399,136	342,368	502,700	516,600	593,600	605,200	618,500	632,100
Capital equipment	-	68,888	78,495	-	10,000	-	-	-	-	-
Capital improvements - CIP	340,000	-	367,494	497,806	246,000	259,000	552,200	564,000	574,800	583,900
Debt issuance costs	-	-	-	-	513,600	-	-	-	-	-
Debt service on Issue 2 loans	28,304	18,869	9,435	-	-	-	-	-	-	-
<i>Total expenditures</i>	<i>692,338</i>	<i>481,333</i>	<i>854,560</i>	<i>840,174</i>	<i>1,272,300</i>	<i>775,600</i>	<i>1,145,800</i>	<i>1,169,200</i>	<i>1,193,300</i>	<i>1,216,000</i>
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	87,813	87,702	87,898	87,912	83,300	88,000	82,000	81,700	81,900	86,000
<i>Total other uses</i>	<i>87,813</i>	<i>87,702</i>	<i>87,898</i>	<i>87,912</i>	<i>83,300</i>	<i>88,000</i>	<i>82,000</i>	<i>81,700</i>	<i>81,900</i>	<i>86,000</i>
Total expenditures and other uses	780,151	569,035	942,458	928,086	1,355,600	863,600	1,227,800	1,250,900	1,275,200	1,302,000
Excess (def) of revenues and other sources over expenditures and other uses	29,646	213,553	(103,366)	(4,301)	457,800	400	(285,800)	(299,900)	(314,200)	(331,000)
Fund balance at beginning of year	1,395,829	1,440,803	1,654,426	1,771,114	1,778,865	2,364,783	2,364,783	2,078,983	1,779,083	1,464,883
Lapsed encumbrances	15,328	70	220,054	12,052	128,118	-	-	-	-	-
Fund balance at end of year	\$ 1,440,803	\$ 1,654,426	\$ 1,771,114	\$ 1,778,865	\$ 2,364,783	\$ 2,365,183	\$ 2,078,983	\$ 1,779,083	\$ 1,464,883	\$ 1,133,883

FUND SUMMARIES - Operations - Business

STORMWATER MANAGEMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Stormwater fees	\$ 747,851	\$ 782,084	\$ 757,165	\$ 764,284	\$ 780,400	\$ 753,000	\$ 753,000	\$ 753,000	\$ 753,000	\$ 753,000
Investment earnings	23,151	32,094	84,206	109,902	90,000	50,000	50,000	50,000	50,000	50,000
Miscellaneous revenues	802	2,067	2,723	7,861	9,000	-	-	-	-	-
<i>Total revenues</i>	<i>771,804</i>	<i>816,245</i>	<i>844,094</i>	<i>882,047</i>	<i>879,400</i>	<i>803,000</i>	<i>803,000</i>	<i>803,000</i>	<i>803,000</i>	<i>803,000</i>
Other sources:										
Sale of bonds and notes	-	-	-	-	337,700	-	-	-	-	-
Premium on bonds issued	-	-	-	-	28,200	-	-	-	-	-
<i>Total other sources</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>365,900</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Total revenues and other sources	771,804	816,245	844,094	882,047	1,245,300	803,000	803,000	803,000	803,000	803,000
Expenditures:										
Public Works Division	555,181	642,486	608,766	588,680	705,000	735,400	749,000	766,000	783,000	800,000
Capital equipment	-	-	-	267,709	470,000	-	100,000	90,000	-	110,000
Capital improvements - CIP	74,700	685,872	-	-	449,800	194,700	184,500	193,200	201,100	207,700
Debt issuance costs	-	-	-	-	365,900	-	-	-	-	-
<i>Total expenditures</i>	<i>629,881</i>	<i>1,328,358</i>	<i>608,766</i>	<i>856,389</i>	<i>1,990,700</i>	<i>930,100</i>	<i>1,033,500</i>	<i>1,049,200</i>	<i>984,100</i>	<i>1,117,700</i>
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	62,562	62,482	62,622	62,632	61,800	62,700	58,400	58,200	58,400	61,300
<i>Total other uses</i>	<i>62,562</i>	<i>62,482</i>	<i>62,622</i>	<i>62,632</i>	<i>61,800</i>	<i>62,700</i>	<i>58,400</i>	<i>58,200</i>	<i>58,400</i>	<i>61,300</i>
Total expenditures and other uses	692,443	1,390,840	671,388	919,021	2,052,500	992,800	1,091,900	1,107,400	1,042,500	1,179,000
Excess (def) of revenues and other sources over expenditures and other uses	79,361	(574,595)	172,706	(36,974)	(807,200)	(189,800)	(288,900)	(304,400)	(239,500)	(376,000)
Fund balance at beginning of year	2,837,442	2,921,525	2,364,084	2,565,637	2,987,559	2,180,359	2,180,359	1,891,459	1,587,059	1,347,559
Lapsed encumbrances	4,722	17,154	28,847	458,896	-	-	-	-	-	-
Fund balance at end of year	\$ 2,921,525	\$ 2,364,084	\$ 2,565,637	\$ 2,987,559	\$ 2,180,359	\$ 1,990,559	\$ 1,891,459	\$ 1,587,059	\$ 1,347,559	\$ 971,559

Notes:

1. Capital equipment has typically been budgeted on an annual basis. The budgets in the 2027-2029 include the implementation of a five-year fleet plan.

FUND SUMMARIES - Operations - Business

SWIMMING POOL FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Charges and fees	\$ 769,722	\$ 899,990	\$ 975,731	\$ 996,344	\$ 900,000	\$ 1,038,800	\$ 1,038,800	\$ 1,049,200	\$ 1,059,700	\$ 1,070,300
<i>Total revenues</i>	<u>769,722</u>	<u>899,990</u>	<u>975,731</u>	<u>996,344</u>	<u>900,000</u>	<u>1,038,800</u>	<u>1,038,800</u>	<u>1,049,200</u>	<u>1,059,700</u>	<u>1,070,300</u>
Other sources:										
Transfers in from other funds:										
General Fund	-	-	-	-	300,000	200,000	200,000	200,000	200,000	200,000
<i>Total other sources</i>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>300,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>
Total revenues and other sources	769,722	899,990	975,731	996,344	1,200,000	1,238,800	1,238,800	1,249,200	1,259,700	1,270,300
Expenditures:										
Parks and Recreation Department	715,000	840,730	975,085	961,474	1,140,600	1,257,600	1,266,800	1,295,300	1,324,400	1,354,200
Capital equipment	-	17,204	-	-	-	-	-	-	-	-
<i>Total expenditures</i>	<u>715,000</u>	<u>857,934</u>	<u>975,085</u>	<u>961,474</u>	<u>1,140,600</u>	<u>1,257,600</u>	<u>1,266,800</u>	<u>1,295,300</u>	<u>1,324,400</u>	<u>1,354,200</u>
Total expenditures and other uses	715,000	857,934	975,085	961,474	1,140,600	1,257,600	1,266,800	1,295,300	1,324,400	1,354,200
Excess (def) of revenues and other sources over expenditures and other uses	54,722	42,056	646	34,870	59,400	(18,800)	(28,000)	(46,100)	(64,700)	(83,900)
Fund balance at beginning of year	240,226	294,948	337,104	344,087	397,663	457,063	457,063	429,063	382,963	318,263
Lapsed encumbrances	-	100	6,337	18,706	-	-	-	-	-	-
Fund balance at end of year	\$ 294,948	\$ 337,104	\$ 344,087	\$ 397,663	\$ 457,063	\$ 438,263	\$ 429,063	\$ 382,963	\$ 318,263	\$ 234,363



FUND SUMMARIES – Capital – Capital Equipment and Capital Improvements

CAPITAL EQUIPMENT

Capital equipment funds are those funds whose resources are used solely for funding capital equipment.

Capital Equipment Fund

This fund was established to account for the City's dedicated .5 mills of property taxes to be used exclusively for capital improvements and equipment, including principal and interest on debt issued for capital needs. The property tax can also be used to finance special projects of a nature not ordinarily included in current expenses. The transfers in from other funds (except the General Fund) are used to reimburse the Capital Equipment Fund for equipment or improvements in support of those activities.

Technology Fund

This fund was established to account for revenues derived from cellular tower rental fees that are used for purchases of technological equipment and communication devices.

CAPITAL IMPROVEMENTS

Capital improvement funds are those funds whose resources are used solely for funding capital projects, other than equipment.

Bonded Improvement Fund

This fund was established to account for bond proceeds issued to fund a multi-year capital project program.

Estate Tax Capital Project Fund

This fund was established to account for estate tax revenue that exceeded \$2.1 million (\$1 million in 2013) in any year that was transferred from the General Fund. The Ohio legislature eliminated the estate tax effective January 1, 2013, thus there is no dedicated revenue source for this fund going forward. The remaining resources are dedicated for capital improvements with an emphasis on infrastructure.

Infrastructure Improvement Fund

This fund was established to account for resources obtained from yearly fund transfers from the General Fund and Capital Asset Management Fund that are dedicated for a multi-year capital project program.

Community Fiber Optic Fund

This fund was established to account for the installation and repayment of the construction for the Upper Arlington fiber optic network. The fiber optic network serves the Upper Arlington School District, the Upper Arlington Libraries and the City, as well as provide fiber to the Ohio State University Medical building.

FUND SUMMARIES - Capital - Capital Equipment and Capital Improvements

2026 PROPOSED SUMMARY PRESENTATION

	Capital Equipment <u>Fund</u>	Technology <u>Fund</u>	Total Capital <u>Equipment</u>	Bonded Improvement <u>Fund</u>	Estate Tax <u>Fund</u>	Infrastructure Improvement <u>Fund</u>	Community Fiber Optic <u>Fund</u>	Total Capital <u>Improvements</u>
Revenues:								
Property taxes, rollbacks & assessments	\$ 1,462,600	\$ -	\$ 1,462,600	\$ -	\$ -	\$ -	\$ -	\$ -
Investment earnings	-	-	-	300,000	-	-	-	300,000
Other revenue	340,000	122,000	462,000	-	-	4,846,500	195,500	5,042,000
Total revenues	1,802,600	122,000	1,924,600	300,000	-	4,846,500	195,500	5,342,000
Expenditures:								
<i>Operating</i>								
Public Service	-	-	-	-	-	-	75,000	75,000
Administrative support	-	80,000	80,000	-	-	-	-	-
<i>Capital outlay</i>								
Capital equipment	2,211,600	49,000	2,260,600	-	-	-	-	-
Capital improvements - CIP	-	-	-	10,130,400	-	9,563,900	-	19,694,300
Capital improvements - Community Center/Office	-	-	-	3,000,000	-	-	-	3,000,000
<i>Debt Service:</i>								
Debt issuance costs	-	-	-	400,000	-	-	-	400,000
Total expenditures	2,211,600	129,000	2,340,600	13,530,400	-	9,563,900	75,000	23,169,300
Net revenue over/(under) expenditures	(409,000)	(7,000)	(416,000)	(13,230,400)	-	(4,717,400)	120,500	(17,827,300)
Other financing sources/(uses)								
Proceeds of bonds/notes	-	-	-	27,315,800	-	-	-	27,315,800
Transfer/Advances in	500,000	100,000	600,000	-	-	5,250,000	68,400	5,318,400
Transfers/Advances out	-	-	-	-	-	(800,000)	(200,000)	(1,000,000)
Total other financing sources(uses)	500,000	100,000	600,000	27,315,800	-	4,450,000	(131,600)	31,634,200
Net change in fund balance	91,000	93,000	184,000	14,085,400	-	(267,400)	(11,100)	13,806,900
Beginning balance	570,435	190,186	760,621	3,512,819	-	11,540,736	310,320	15,363,875
Ending balance	\$ 661,435	\$ 283,186	\$ 944,621	\$ 17,598,219	\$ -	\$ 11,273,336	\$ 299,220	\$ 29,170,775

FUND SUMMARIES - Capital - Capital Equipment

CAPITAL EQUIPMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Property tax	\$ 1,138,443	\$ 1,163,084	\$ 1,161,778	\$ 1,450,242	\$ 1,451,900	\$ 1,501,000	\$ 1,462,600	\$ 1,536,000	\$ 1,551,000	\$ 1,567,000
Reimbursements/Grants	-	-	-	10,000	16,000	-	340,000	-	-	-
Total revenues	1,138,443	1,163,084	1,161,778	1,460,242	1,467,900	1,501,000	1,802,600	1,536,000	1,551,000	1,567,000
Other sources:										
Transfers in from other funds:										
General Fund	240,000	240,000	240,000	240,000	500,000	500,000	500,000	500,000	500,000	500,000
Total other sources	240,000	240,000	240,000	240,000	500,000	500,000	500,000	500,000	500,000	500,000
Total revenues and other sources	1,378,443	1,403,084	1,401,778	1,700,242	1,967,900	2,001,000	2,302,600	2,036,000	2,051,000	2,067,000
Expenditures:										
Capital equipment	1,270,589	1,215,217	1,682,359	1,359,505	2,634,900	-	2,211,600	1,505,000	1,662,450	1,200,000
Total expenditures	1,270,589	1,215,217	1,682,359	1,359,505	2,634,900	-	2,211,600	1,505,000	1,662,450	1,200,000
Total expenditures and other uses	1,270,589	1,215,217	1,682,359	1,359,505	2,634,900	-	2,211,600	1,505,000	1,662,450	1,200,000
Excess (def) of revenues and other sources over expenditures and other uses	107,854	187,867	(280,581)	340,737	(667,000)	2,001,000	91,000	531,000	388,550	867,000
Fund balance at beginning of year	773,369	910,390	1,147,785	867,861	1,208,768	570,435	570,435	661,435	1,192,435	1,580,985
Lapsed encumbrances	29,167	49,528	657	170	28,667	-	-	-	-	-
Fund balance at end of year	\$ 910,390	\$ 1,147,785	\$ 867,861	\$ 1,208,768	\$ 570,435	\$ 2,571,435	\$ 661,435	\$ 1,192,435	\$ 1,580,985	\$ 2,447,985

Notes:

1. Property tax estimate adjusted based on information from Franklin County.
2. Capital equipment has typically been budgeted on an annual basis. The budgets in the 2027-2029 include the implementation of a five-year fleet plan.

TECHNOLOGY FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Cellular tower rental fees	\$ 130,733	\$ 129,182	\$ 131,641	\$ 146,072	\$ 122,000	\$ 122,000	\$ 122,000	\$ 122,000	\$ 122,000	\$ 122,000
Total revenues	130,733	129,182	131,641	146,072	122,000	122,000	122,000	122,000	122,000	122,000
Other sources:										
Transfers in from other funds:										
General Fund	75,000	75,000	75,000	75,000	100,000	100,000	100,000	100,000	100,000	100,000
Total other sources	75,000	75,000	75,000	75,000	100,000	100,000	100,000	100,000	100,000	100,000
Total revenues and other sources	205,733	204,182	206,641	221,072	222,000	222,000	222,000	222,000	222,000	222,000
Expenditures:										
Information Technology Department	55,382	99,277	49,637	15,078	138,500	75,000	80,000	81,800	83,600	85,500
Capital equipment	58,630	163,425	-	329,413	300,000	-	49,000	-	-	-
Total expenditures	114,012	262,702	49,637	344,491	438,500	75,000	129,000	81,800	83,600	85,500
Total expenditures and other uses	114,012	262,702	49,637	344,491	438,500	75,000	129,000	81,800	83,600	85,500
Excess (def) of revenues and other sources over expenditures and other uses	91,721	(58,520)	157,004	(123,419)	(216,500)	147,000	93,000	140,200	138,400	136,500
Fund balance at beginning of year	336,925	429,622	371,102	528,725	406,686	190,186	190,186	283,186	423,386	561,786
Lapsed encumbrances	976	-	619	1,380	-	-	-	-	-	-
Fund balance at end of year	\$ 429,622	\$ 371,102	\$ 528,725	\$ 406,686	\$ 190,186	\$ 337,186	\$ 283,186	\$ 423,386	\$ 561,786	\$ 698,286

FUND SUMMARIES - Capital - Capital Improvements

BONDED IMPROVEMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Investment earnings	\$ 66,977	\$ 47,500	\$ 2,294,530	\$ 2,898,030	\$ 409,400	\$ 150,000	\$ 300,000	\$ 150,000	\$ 300,000	\$ 150,000
Reimbursements/Grants	-	66,182	163,811	-	25,100	-	-	-	-	-
<i>Total revenues</i>	<i>66,977</i>	<i>113,682</i>	<i>2,458,341</i>	<i>2,898,030</i>	<i>434,500</i>	<i>150,000</i>	<i>300,000</i>	<i>150,000</i>	<i>300,000</i>	<i>150,000</i>
Other sources:										
Sale of bonds and notes	-	19,250,000	62,170,000	-	-	-	26,915,800	-	28,744,900	-
Premium on bonds issued	-	282,600	1,087,434	-	-	-	400,000	-	500,000	-
<i>Total other sources</i>	<i>-</i>	<i>19,532,600</i>	<i>63,257,434</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>27,315,800</i>	<i>-</i>	<i>29,244,900</i>	<i>-</i>
Total revenues and other sources	66,977	19,646,282	65,715,775	2,898,030	434,500	150,000	27,615,800	150,000	29,544,900	150,000
Expenditures:										
Capital improvements - CIP	8,063,866	7,828,745	7,421,255	13,519,538	6,483,700	11,354,600	10,130,400	16,785,400	13,646,600	15,098,300
Capital improvements - Community Center/Office	-	-	61,300,339	246,298	3,200	-	3,000,000	-	-	-
Debt issuance costs	-	282,600	1,248,434	-	-	-	400,000	-	500,000	-
<i>Total expenditures</i>	<i>8,063,866</i>	<i>8,111,345</i>	<i>69,970,028</i>	<i>13,765,836</i>	<i>6,486,900</i>	<i>11,354,600</i>	<i>13,530,400</i>	<i>16,785,400</i>	<i>14,146,600</i>	<i>15,098,300</i>
Total expenditures and other uses	8,063,866	8,111,345	69,970,028	13,765,836	6,486,900	11,354,600	13,530,400	16,785,400	14,146,600	15,098,300
Excess (def) of revenues and other sources over expenditures and other uses	(7,996,889)	11,534,937	(4,254,253)	(10,867,806)	(6,052,400)	(11,204,600)	14,085,400	(16,635,400)	15,398,300	(14,948,300)
Fund balance at beginning of year	17,618,203	10,043,917	22,042,846	18,241,846	7,509,727	3,512,819	3,512,819	17,598,219	962,819	16,361,119
Lapsed encumbrances	422,603	463,992	453,253	135,687	2,055,492	-	-	-	-	-
Fund balance at end of year	\$ 10,043,917	\$ 22,042,846	\$ 18,241,846	\$ 7,509,727	\$ 3,512,819	\$ (7,691,781)	\$ 17,598,219	\$ 962,819	\$ 16,361,119	\$ 1,412,819

Notes:

1. Proposed issuance for 2026-2027 CIP will occur in late 2025, or early 2026. Premiums and cost are estimates.
2. It is expected there will be excess bond proceeds related to the Community Center/Office. Amounts reported for 2026 are a place holder to reimburse the Infrastructure Improvement Fund for cash expended.

ESTATE TAX CAPITAL PROJECT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Total revenues and other sources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expenditures:										
Capital improvements	94,201	49,240	5,730	-	85	-	-	-	-	-
<i>Total expenditures</i>	<i>94,201</i>	<i>49,240</i>	<i>5,730</i>	<i>-</i>	<i>85</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>-</i>
Total expenditures and other uses	94,201	49,240	5,730	-	85	-	-	-	-	-
Excess (def) of revenues and other sources over expenditures and other uses	(94,201)	(49,240)	(5,730)	-	(85)	-	-	-	-	-
Fund balance at beginning of year	94,201	49,240	-	-	85	-	-	-	-	-
Lapsed encumbrances	49,240	-	5,730	85	-	-	-	-	-	-
Fund balance at end of year	\$ 49,240	\$ -	\$ -	\$ 85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Notes:

1. This fund should be fully exhausted by the end of 2025.

FUND SUMMARIES - Capital - Capital Improvements

INFRASTRUCTURE IMPROVEMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Reimbursements/Grants/Assessments	\$ 496,919	\$ 638,469	\$ 6,706,024	\$ 5,051,554	\$ 11,500,000	\$ 850,000	\$ 4,046,500	\$ 3,093,600	\$ 2,222,100	\$ -
Donations - Community Center	-	-	5,000,000	850,000	600,000	-	800,000	750,000	-	-
Total revenues	496,919	638,469	11,706,024	5,901,554	12,100,000	850,000	4,846,500	3,843,600	2,222,100	-
Other sources:										
Transfers in from other sources:										
Bonded Improvement Fund										
General Fund - CIP	1,250,000	1,250,000	1,250,000	1,250,000	11,819,100	3,000,000	3,000,000	3,000,000	8,000,000	3,000,000
General Fund - Community Center/Office	3,317,500	6,000,000	4,682,500	-	-	-	-	-	-	-
General Fund - Facilities Maintenance Reserve	-	-	-	-	-	-	-	-	2,000,000	-
Capital Asset Management Fund	1,650,000	1,650,000	1,650,000	2,000,000	2,250,000	2,250,000	2,250,000	2,250,000	7,250,000	2,500,000
Advances in from other funds:										
General Fund - Community Center/Office	-	-	3,000,000	8,100,000	-	-	-	-	-	-
Total other sources	6,217,500	8,900,000	10,582,500	11,350,000	14,069,100	5,250,000	5,250,000	5,250,000	17,250,000	5,500,000
Total revenues and other sources	6,714,419	9,538,469	22,288,524	17,251,554	26,169,100	6,100,000	10,096,500	9,093,600	19,472,100	5,500,000
Expenditures:										
Miscellaneous operating expenses	-	-	370	145	200	-	-	-	-	-
Capital improvements - CIP	3,099,126	5,463,689	7,328,768	10,021,227	13,106,500	3,278,300	9,563,900	12,761,800	19,026,400	5,713,700
Capital improvements - Community Center/Office	3,464,228	4,645,189	10,687,481	11,119,330	200,000	-	-	-	-	-
Total expenditures	6,563,354	10,108,878	18,016,619	21,140,702	13,306,500	3,278,300	9,563,900	12,761,800	19,026,400	5,713,700
Other uses:										
Repayment of previously advanced funds:										
General Fund	-	-	-	2,444,650	7,300,000	-	800,000	555,400	-	-
Total other uses	-	-	-	2,444,650	7,300,000	-	800,000	555,400	-	-
Total expenditures and other uses	6,563,354	10,108,878	18,016,619	23,585,352	20,606,500	3,278,300	10,363,900	13,317,200	19,026,400	5,713,700
Excess (def) of revenues and other sources over expenditures and other uses	151,065	(570,409)	4,271,905	(6,333,798)	5,562,600	2,821,700	(267,400)	(4,223,600)	445,700	(213,700)
Fund balance at beginning of year	6,330,754	7,155,106	6,758,972	11,601,775	5,549,699	11,540,736	11,540,736	11,273,336	7,049,736	7,495,436
Lapsed encumbrances	673,287	174,275	570,898	281,722	428,437	-	-	-	-	-
Fund balance at end of year	\$ 7,155,106	\$ 6,758,972	\$ 11,601,775	\$ 5,549,699	\$ 11,540,736	\$ 14,362,436	\$ 11,273,336	\$ 7,049,736	\$ 7,495,436	\$ 7,281,736
Balance of amount due to the General Fund	\$ -	\$ -	\$ 3,000,000	\$ 8,655,350	\$ 1,355,350	\$ -	\$ 555,350	\$ -	\$ -	\$ -

Notes:

1. It is expected there will be excess bond proceeds related to the Community Center/Office. Revenue amounts reported for 2026 include a place holder for a reimbursement from the Bonded Improvement Fund for cash expended.

FUND SUMMARIES - Capital - Capital Improvements

COMMUNITY FIBER OPTIC FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
School, Library, City annual payments	\$ 195,516	\$ 195,516	\$ 195,516	\$ 195,516	\$ 195,500	\$ 195,500	\$ 195,500	\$ 195,000	\$ 195,500	\$ 195,000
<i>Total revenues</i>	<u>195,516</u>	<u>195,516</u>	<u>195,516</u>	<u>195,516</u>	<u>195,500</u>	<u>195,500</u>	<u>195,500</u>	<u>195,000</u>	<u>195,500</u>	<u>195,000</u>
Other sources:										
Transfers in from other funds:										
General Fund	68,400	68,400	68,400	68,400	68,400	68,400	68,400	68,400	68,400	68,400
<i>Total other sources</i>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>	<u>68,400</u>
Total revenues and other sources	263,916	263,916	263,916	263,916	263,900	263,900	263,900	263,400	263,900	263,400
Expenditures:										
Maintenance and repairs	72,876	77,484	43,550	47,181	75,000	75,000	75,000	75,000	75,000	75,000
Capital improvements	828	-	-	-	-	-	-	-	-	-
<i>Total expenditures</i>	<u>73,704</u>	<u>77,484</u>	<u>43,550</u>	<u>47,181</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>	<u>75,000</u>
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund (transfer)	120,298	120,298	120,298	120,298	120,298	-	-	-	-	-
Repayment of previously advanced funds:										
General Fund	100,000	100,000	100,000	100,000	100,000	200,000	200,000	200,000	200,000	200,000
<i>Total other uses</i>	<u>220,298</u>	<u>220,298</u>	<u>220,298</u>	<u>220,298</u>	<u>220,298</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>	<u>200,000</u>
Total expenditures and other uses	294,002	297,782	263,848	267,479	295,298	275,000	275,000	275,000	275,000	275,000
Excess (def) of revenues and other sources over expenditures and other uses	(30,086)	(33,866)	68	(3,563)	(31,398)	(11,100)	(11,100)	(11,600)	(11,100)	(11,600)
Fund balance at beginning of year	352,931	322,845	345,213	345,281	341,718	310,320	310,320	299,220	287,620	276,520
Lapsed encumbrances	-	56,234	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 322,845	\$ 345,213	\$ 345,281	\$ 341,718	\$ 310,320	\$ 299,220	\$ 299,220	\$ 287,620	\$ 276,520	\$ 264,920
<i>Balance of amount due to the General Fund</i>	<i>\$ 1,475,000</i>	<i>\$ 1,375,000</i>	<i>\$ 1,275,000</i>	<i>\$ 1,175,000</i>	<i>\$ 1,075,000</i>	<i>\$ 875,000</i>	<i>\$ 875,000</i>	<i>\$ 675,000</i>	<i>\$ 475,000</i>	<i>\$ 275,000</i>

FUND SUMMARIES – Capital – Debt, Capital Asset Management, and Tax Increment Financing

DEBT and CAPITAL ASSET MANAGEMENT

These funds account for the financing and payment of principal and interest on all general obligation bonds regardless of funding source.

General Bond Retirement Fund

The fund was established to account for the retirement of debt issued by the City. Sources of funding include property tax levies to retire both voted general obligation and special assessment debt. Debt issued for capital improvements are also funded through cash transfers from various funds.

Capital Asset Management Fund

The fund was established to account for an allocated portion of gross income tax collections dedicated for the capital improvements or the debt service incurred in connection with the City's capital improvement program. The amount of the gross income tax collections allocated to this fund is established by City Council policy. For the 2025-2026 budget cycle, 28% of gross income tax collections will be allocated to this fund.

TAX INCREMENT FINANCING (TIF)

TIF funds are those funds which are used to account for established TIF districts.

Horizon Tax Incentive Fund

Established by Ordinance 45-2004, this fund was created to receive the PILOT payments for the improvements to the Horizons TIF District. This TIF is set to expire in tax year 2034 (final settlement in 2035).

Kingsdale West TIF Fund

Established by Ordinance 125-2007, this district was established to capture any incremental increases in value within parcels located west of Tremont Road within the Kingsdale corridor. This TIF is set to expire in tax year 2037 (final settlement in 2038).

Kingsdale Core TIF Fund

Established by Ordinance 104-2009, this fund was created to receive the PILOT payments for the redevelopment of the retail portion of the Kingsdale Shopping Center. Ordinance 41-2015 added an additional parcel to the TIF, which is now occupied by Ohio State Wexner Medical Center. The original portion of the TIF is set to expire in tax year 2039 (final settlement in 2040). The newer portion of the TIF (ORD 41-2015) is set to expire in tax year 2045 (final settlement in 2046).

Arlington Crossing TIF Fund

Established by Ordinance 90-2008, this district was established to capture any incremental increases in value within residential parcels located within the Kingsdale Corridor. This TIF is set to expire in tax year 2039 (final settlement in 2040).

Lane Avenue TIF Fund

Established by Ordinance 89-2008, this fund was created to receive PILOT payments for the redevelopment of various parcels on West Lane Avenue and adjacent streets. This TIF is set to expire in tax year 2038 (final settlement in 2039).

FUND SUMMARIES – Capital – Debt, Capital Asset Management, and Tax Increment Financing

Riverside North TIF Fund

Established by Ordinance 88-2010, this fund was established to capture any incremental increases in value for infrastructure improvements made to the area on and around 3518 Riverside Dr. This TIF is set to expire in tax year 2040 (final settlement in 2041).

Riverside South TIF Fund

Established by Ordinance 89-2010, this fund was established to capture any incremental increases in value for infrastructure improvements made to the area on and around 2196 Riverside Drive. This TIF is set to expire in tax year 2040 (final settlement in 2041).

Lane Avenue Mixed Use TIF Fund

Established by Ordinance 38-2012, this fund was established to capture any incremental increases in value for the redevelopment of the property formerly owned by Lane Avenue Baptist Church. This TIF had two different inception dates based on the development of the parcels. The first portion began in tax year 2013 and set to expire in 2042 (final settlement in 2043). The second portion began in tax year 2014 and set to expire in 2043 (final settlement on 2044).

Tremont Road TIF Fund

Established by Ordinance 81-2015, this fund was established to capture any incremental increases in value for the redevelopment of various parcels on Tremont Road and adjacent streets. This TIF is set to expire in tax year 2046 (final settlement in 2047).

Arlington Centre TIF Fund

Established by Ordinance 80-2015, this fund was established to capture any incremental increases in value for the redevelopment of various parcels on Arlington Centre Boulevard and adjacent streets. This TIF is set to expire in tax year 2046 (final settlement in 2047).

West Lane - Northwest TIF Fund

Established by Ordinance 24-2018, this fund was established to capture any incremental increases in value for the redevelopment of the surrounding areas of a former gas station property at 1800 Lane Avenue. This TIF is set to expire in tax year 2048 (final settlement in 2049).

Lane Avenue II TIF Fund

Established by Ordinance 42-2019, this fund was established to capture any incremental increases in value for the redevelopment of several parcels of real property located on the north side of West Lane Avenue, between Chester Road and Westmont Boulevard. This TIF has two different inception dates based on the development of the parcels included in the TIF. The first portion, which currently includes a hotel, began in tax year 2020 and will expire in 2049 (final settlement in 2050). The second portion began in tax year 2022 and will expire in 2051 (final settlement in 2052).

Gateway TIF Fund

Established by Ordinance 55-2021, this fund was established to capture any incremental increases in value for the redevelopment of several parcels of real property located on the southeast of the intersection of West Lane Avenue and North Star Road of West Lane Avenue. The redevelopment began in 2021, and it is expected that the TIF will begin in tax year 2023 (first settlement in 2024) and expire in 2052 (final settlement in 2053).

FUND SUMMARIES – Capital – Debt, Capital Asset Management, and Tax Increment Financing

Kingsdale Center TIF Fund

Established by Ordinance 1-2021, this fund was established to capture any incremental increases in value for the redevelopment of the former Macy's/Kroger site located at Kingsdale Center. The redevelopment began in 2021, and it is expected that the TIF will begin in tax year 2023 (first settlement in 2024) and expire in 2052 (final settlement in 2053).





FUND SUMMARIES - Capital - Debt, Capital Asset Management and Tax Increment Financing (TIF)

2026 PROPOSED SUMMARY PRESENTATION

	General Bond Retirement <u>Fund</u>	Capital Asset Management <u>Fund</u>	Total Debt and Capital Asset Management <u>Fund</u>	Horizon TIF <u>Fund</u>	Kingsdale West TIF <u>Fund</u>	Kingsdale Core TIF <u>Fund</u>	Arlington Crossing TIF <u>Fund</u>
Revenues:							
Income tax	\$ -	\$ 13,822,700	\$ 13,822,700	\$ -	\$ -	\$ -	\$ -
Property taxes, rollbacks & assessments	-	-	-	-	-	-	-
Payments in lieu of taxes	-	-	-	457,100	58,500	1,332,900	142,500
Other revenue	-	-	-	-	-	-	-
Total revenues	-	13,822,700	13,822,700	457,100	58,500	1,332,900	142,500
Expenditures:							
<i>Operating</i>							
Administrative support	3,400	-	3,400	6,200	800	679,800	2,400
<i>Debt service</i>							
Debt payments	18,143,700	-	18,143,700	-	-	-	-
Total expenditures	18,147,100	-	18,147,100	6,200	800	679,800	2,400
Net revenue over/(under) expenditures	(18,147,100)	13,822,700	(4,324,400)	450,900	57,700	653,100	140,100
Other financing sources/(uses)							
Transfer/Advances in	18,143,700	5,533,900	23,677,600	-	-	-	-
Transfers/Advances out	-	(11,881,700)	(11,881,700)	(400,000)	(50,000)	(519,800)	(365,000)
Total other financing sources(uses)	18,143,700	(6,347,800)	11,795,900	(400,000)	(50,000)	(519,800)	(365,000)
Net change in fund balance	(3,400)	7,474,900	7,471,500	50,900	7,700	133,300	(224,900)
Beginning balance	315,314	27,843,252	28,158,566	1,096,112	402,586	1,013,601	977,624
Ending balance	\$ 311,914	\$ 35,318,152	\$ 35,630,066	\$ 1,147,012	\$ 410,286	\$ 1,146,901	\$ 752,724

Lane Ave TIF <u>Fund</u>	Riverside North TIF <u>Fund</u>	Riverside South TIF <u>Fund</u>	Lane Ave Mixed Use TIF <u>Fund</u>	Tremont Road TIF <u>Fund</u>	Arlington Centre TIF <u>Fund</u>	West Lane - Northwest TIF <u>Fund</u>	Lane Ave II TIF <u>Fund</u>	Gateway TIF <u>Fund</u>	Kingsdale Center TIF <u>Fund</u>	Total Tax Increment <u>Financing</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	54,700	231,600	-	286,300
113,600	2,800	44,200	1,085,100	42,000	25,400	17,900	1,262,400	1,786,500	1,961,500	8,332,400
-	-	-	-	-	-	-	-	-	-	-
113,600	2,800	44,200	1,085,100	42,000	25,400	17,900	1,317,100	2,018,100	1,961,500	8,618,700
1,500	100	700	481,300	1,000	500	400	280,700	489,000	305,800	2,250,200
-	-	-	-	-	-	-	-	-	-	-
1,500	100	700	481,300	1,000	500	400	280,700	489,000	305,800	2,250,200
112,100	2,700	43,500	603,800	41,000	24,900	17,500	1,036,400	1,529,100	1,655,700	6,368,500
-	-	-	-	-	-	-	-	-	-	-
(120,000)	(1,800)	(50,000)	(558,000)	(29,100)	(32,000)	(15,000)	(963,300)	(1,382,600)	(1,655,700)	(6,142,300)
(120,000)	(1,800)	(50,000)	(558,000)	(29,100)	(32,000)	(15,000)	(963,300)	(1,382,600)	(1,655,700)	(6,142,300)
(7,900)	900	(6,500)	45,800	11,900	(7,100)	2,500	73,100	146,500	-	226,200
263,286	20,846	218,630	776,455	21,260	110,376	25,357	1,328,663	140,909	89,132	6,484,837
\$ 255,386	\$ 21,746	\$ 212,130	\$ 822,255	\$ 33,160	\$ 103,276	\$ 27,857	\$ 1,401,763	\$ 287,409	\$ 89,132	\$ 6,711,037

FUND SUMMARIES - Capital - Debt and Capital Asset Management

GENERAL BOND RETIREMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Property tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special assessments	549	15	7	11	-	-	-	-	-	-
Reimbursements	-	-	8,000	4,411	-	-	-	-	-	-
Total revenues	549	15	8,007	4,422	-	-	-	-	-	-
Other sources:										
Premium on bonds issued (current)	2,265,424	850,421	3,245,966	-	-	-	-	-	-	-
Proceeds from bonds refunded (current)	-	-	-	-	26,832,800	-	-	-	-	-
Premium on bonds refunded (current)	-	-	-	-	2,032,500	-	-	-	-	-
Sale of bonds and notes (proposed)	-	660,500	-	-	-	-	-	-	-	-
Transfers in from other funds:										
For current outstanding debt:										
General Fund	-	-	-	740,735	1,595,900	1,710,800	1,710,800	1,725,200	1,752,200	1,772,700
EMS Billing Fund	432,359	434,825	431,095	435,548	476,000	436,400	463,000	459,200	462,700	-
Water Surcharge Fund	87,813	87,702	87,898	87,912	83,300	88,000	82,000	81,700	81,900	86,000
Sanitary Sewer Surcharge Fund	7,503	7,494	7,511	7,512	7,500	7,600	7,100	7,000	7,000	7,400
Stormwater Management Fund	62,562	62,482	62,622	62,632	61,800	62,700	58,400	58,200	58,400	61,300
Community Fiber Optic Fund	120,298	120,298	120,298	120,298	-	-	-	-	-	-
Capital Asset Management Fund	6,560,592	6,540,867	8,040,563	7,472,569	7,770,800	7,525,300	7,379,400	7,327,400	7,309,000	7,012,700
Kingsdale Core TIF Fund	269,252	268,910	269,513	519,553	469,400	519,800	519,800	519,000	544,500	544,400
Lane Avenue Mixed Use TIF Fund	332,650	331,950	335,000	583,000	531,000	558,000	558,000	630,900	604,800	607,700
Lane Avenue II TIF Fund	-	-	936,950	963,700	966,300	963,300	963,300	996,600	991,600	991,200
Gateway TIF Fund	-	-	-	377,700	1,228,500	1,382,600	1,382,600	1,381,100	1,379,200	1,381,800
Kingsdale Center TIF Fund	-	-	-	1,023,182	1,194,200	1,655,700	1,655,700	1,672,500	1,672,500	1,689,300
Arlington Crossing TIF Fund	-	-	-	405,000	200,000	365,000	365,000	288,000	260,000	241,000
Horizon Tax Incentive Fund	-	-	-	750,000	400,000	400,000	400,000	400,000	400,000	400,000
Kingsdale West TIF Fund	-	-	-	100,000	50,000	50,000	50,000	50,000	50,000	50,000
Riverside North TIF Fund	-	-	-	1,800	1,800	1,800	1,800	1,800	2,100	2,100
Riverside South TIF Fund	-	-	-	100,000	50,000	50,000	50,000	50,000	40,000	40,000
Lane Ave TIF Fund	-	-	-	250,000	120,000	120,000	120,000	120,000	120,000	120,000
Arlington Centre TIF Fund	-	-	-	50,000	32,000	32,000	32,000	32,000	32,000	32,000
UA Visitor's Bureau Fund	-	-	-	92,500	92,500	92,500	92,500	92,500	92,500	92,500
For other proposed debt issuances:										
Capital Asset Management Fund	-	-	-	-	-	1,646,300	2,252,300	2,252,300	4,657,700	4,657,700
Total other sources	10,138,453	9,365,449	13,537,416	14,143,641	44,316,598	17,667,800	18,143,700	18,145,400	20,518,100	19,789,800
Total revenues and other sources	10,139,002	9,365,464	13,545,423	14,148,063	44,316,598	17,667,800	18,143,700	18,145,400	20,518,100	19,789,800
Expenditures:										
Payment to bond escrow agent	-	-	-	-	28,459,400	-	-	-	-	-
Debt service payments - current debt	8,731,782	9,365,128	14,075,154	16,435,633	15,450,800	16,021,500	15,891,400	15,893,100	15,862,200	15,132,000
Debt service payments - proposed debt	-	-	-	-	-	1,646,300	2,252,300	2,252,300	4,657,700	4,657,700
Debt issuance costs	-	-	-	-	403,600	-	-	-	-	-
Property tax collection fees	3,604	2,702	3,201	2,001	3,200	3,300	3,400	3,500	3,600	3,700
Total expenditures	8,735,386	9,367,830	14,078,355	16,437,634	44,317,000	17,671,100	18,147,100	18,148,900	20,523,500	19,793,400
Total expenditures and other uses	8,735,386	9,367,830	14,078,355	16,437,634	44,317,000	17,671,100	18,147,100	18,148,900	20,523,500	19,793,400
Excess (def) of revenues and other sources over expenditures and other uses	1,403,616	(2,366)	(532,932)	(2,289,571)	(402)	(3,300)	(3,400)	(3,500)	(5,400)	(3,600)
Fund balance at beginning of year	1,736,969	3,140,585	3,138,219	2,605,287	315,716	315,314	315,314	311,914	308,414	303,014
Fund balance at end of year	\$ 3,140,585	\$ 3,138,219	\$ 2,605,287	\$ 315,716	\$ 315,314	\$ 312,014	\$ 311,914	\$ 308,414	\$ 303,014	\$ 299,414

FUND SUMMARIES - Capital - Debt and Capital Asset Management

CAPITAL ASSET MANAGEMENT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Amended	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Income tax	\$ 10,057,379	\$ 11,505,123	\$ 12,551,618	\$ 13,514,804	\$ 13,453,700	\$ 13,822,700	\$ 13,822,700	14,201,900	14,592,000	14,993,000
<i>Total revenues</i>	10,057,379	11,505,123	12,551,618	13,514,804	13,453,700	13,822,700	13,822,700	14,201,900	14,592,000	14,993,000
Other sources:										
Transfers in from other funds:										
General Fund	-	-	-	-	-	-	5,533,900	-	-	-
<i>Total other sources</i>	-	-	-	-	-	-	5,533,900	-	-	-
Total revenues and other sources	10,057,379	11,505,123	12,551,618	13,514,804	13,453,700	13,822,700	19,356,600	14,201,900	14,592,000	14,993,000
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund (current)	6,560,592	6,540,867	8,040,563	7,472,569	7,770,800	7,525,300	7,379,400	7,327,400	7,309,000	7,012,700
General Bond Retirement Fund (proposed)	-	-	-	-	-	1,646,300	2,252,300	2,252,300	4,657,700	4,657,700
Infrastructure Fund	1,650,000	1,650,000	1,650,000	2,000,000	2,250,000	2,250,000	2,250,000	2,250,000	7,250,000	2,500,000
<i>Total other uses</i>	8,210,592	8,190,867	9,690,563	9,472,569	10,020,800	11,421,600	11,881,700	11,829,700	19,216,700	14,170,400
Total expenditures and other uses	8,210,592	8,190,867	9,690,563	9,472,569	10,020,800	11,421,600	11,881,700	11,829,700	19,216,700	14,170,400
Excess (def) of revenues and other sources over expenditures and other uses	1,846,787	3,314,256	2,861,055	4,042,235	3,432,900	2,401,100	7,474,900	2,372,200	(4,624,700)	822,600
Fund balance at beginning of year	12,346,019	14,192,806	17,507,062	20,368,117	24,410,352	27,843,252	27,843,252	35,318,152	37,690,352	33,065,652
Fund balance at end of year	\$ 14,192,806	\$ 17,507,062	\$ 20,368,117	\$ 24,410,352	\$ 27,843,252	\$ 30,244,352	\$ 35,318,152	\$ 37,690,352	\$ 33,065,652	\$ 33,888,252
<i>Debt coverage</i>	3.41	3.93	3.74	4.54	5.15	4.59	4.94	5.22	4.40	4.15

Notes:

1. The Transfer in is related to the newly proposed reserve policy.
2. Proposed transfer in is estimated based on ending General Fund balance. Transfer would be scheduled for the following year in order to determine the proper ending balance.
3. Proposed transfers out are based on expected debt payments. Current amounts were adjusted due to the refunding that occurred in 2025.

FUND SUMMARIES - Capital - Tax Increment Financing (TIF)

HORIZON TAX INCENTIVE FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payment in lieu of taxes	\$ 498,418	\$ 442,351	\$ 412,022	\$ 480,384	\$ 448,200	\$ 457,100	\$ 457,100	\$ 461,700	\$ 466,300	\$ 471,000
Reimbursements	111,857	-	-	-	-	-	-	-	-	-
<i>Total revenues</i>	<i>610,075</i>	<i>442,351</i>	<i>412,022</i>	<i>480,384</i>	<i>448,200</i>	<i>457,100</i>	<i>457,100</i>	<i>461,700</i>	<i>466,300</i>	<i>471,000</i>
Total revenues and other sources	610,075	442,351	412,022	480,384	448,200	457,100	457,100	461,700	466,300	471,000
Expenditures:										
TIF expenses	11,261	4,490	4,276	7,940	6,000	9,200	6,200	6,300	6,400	6,500
<i>Total expenditures</i>	<i>11,261</i>	<i>4,490</i>	<i>4,276</i>	<i>7,940</i>	<i>6,000</i>	<i>9,200</i>	<i>6,200</i>	<i>6,300</i>	<i>6,400</i>	<i>6,500</i>
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	750,000	400,000	400,000	400,000	400,000	400,000	400,000
Repayment of previously advanced funds:										
General Fund	475,000	350,000	-	-	-	-	-	-	-	-
<i>Total other uses</i>	<i>475,000</i>	<i>350,000</i>	<i>-</i>	<i>750,000</i>	<i>400,000</i>	<i>400,000</i>	<i>400,000</i>	<i>400,000</i>	<i>400,000</i>	<i>400,000</i>
Total expenditures and other uses	486,261	354,490	4,276	757,940	406,000	409,200	406,200	406,300	406,400	406,500
Excess (def) of revenues and other sources over expenditures and other uses	123,814	87,861	407,746	(277,556)	42,200	47,900	50,900	55,400	59,900	64,500
Fund balance at beginning of year	339,450	835,861	923,722	1,331,468	1,053,912	1,096,112	1,096,112	1,147,012	1,202,412	1,262,312
Lapsed encumbrances	372,597	-	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 835,861	\$ 923,722	\$ 1,331,468	\$ 1,053,912	\$ 1,096,112	\$ 1,144,012	\$ 1,147,012	\$ 1,202,412	\$ 1,262,312	\$ 1,326,812
<i>Balance of amount due to the General Fund</i>	<i>\$ 350,000</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>	<i>\$ -</i>

KINGSDALE WEST TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payment in lieu of taxes	\$ 49,963	\$ 51,420	\$ 53,191	\$ 56,049	\$ 57,900	\$ 57,200	\$ 58,500	\$ 59,100	\$ 59,700	\$ 60,300
Capital contributions in previous years	-	-	-	-	-	-	-	-	-	-
<i>Total revenues</i>	<i>49,963</i>	<i>51,420</i>	<i>53,191</i>	<i>56,049</i>	<i>57,900</i>	<i>57,200</i>	<i>58,500</i>	<i>59,100</i>	<i>59,700</i>	<i>60,300</i>
Total revenues and other sources	49,963	51,420	53,191	56,049	57,900	57,200	58,500	59,100	59,700	60,300
Expenditures:										
TIF expenses	476	490	510	583	700	900	800	1,000	1,100	1,200
<i>Total expenditures</i>	<i>476</i>	<i>490</i>	<i>510</i>	<i>583</i>	<i>700</i>	<i>900</i>	<i>800</i>	<i>1,000</i>	<i>1,100</i>	<i>1,200</i>
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	100,000	50,000	50,000	50,000	50,000	50,000	50,000
<i>Total other uses</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>100,000</i>	<i>50,000</i>	<i>50,000</i>	<i>50,000</i>	<i>50,000</i>	<i>50,000</i>	<i>50,000</i>
Total expenditures and other uses	476	490	510	100,583	50,700	50,900	50,800	51,000	51,100	51,200
Excess (def) of revenues and other sources over expenditures and other uses	49,487	50,930	52,681	(44,534)	7,200	6,300	7,700	8,100	8,600	9,100
Fund balance at beginning of year	286,822	336,309	387,239	439,920	395,386	402,586	402,586	410,286	418,386	426,986
Fund balance at end of year	\$ 336,309	\$ 387,239	\$ 439,920	\$ 395,386	\$ 402,586	\$ 408,886	\$ 410,286	\$ 418,386	\$ 426,986	\$ 436,086

FUND SUMMARIES - Capital - Tax Increment Financing (TIF)

KINGSDALE CORE TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Adopted	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 991,815	\$ 1,044,314	\$ 1,138,033	\$ 819,424	\$ 1,818,000	\$ 1,332,900	\$ 1,332,900	\$ 1,346,200	\$ 1,359,700	\$ 1,373,300
<i>Total revenues</i>	991,815	1,044,314	1,138,033	819,424	1,818,000	1,332,900	1,332,900	1,346,200	1,359,700	1,373,300
Total revenues and other sources	991,815	1,044,314	1,138,033	819,424	1,818,000	1,332,900	1,332,900	1,346,200	1,359,700	1,373,300
Expenditures:										
TIF expenses (revenue sharing)	527,777	551,611	615,378	455,027	1,003,800	679,800	679,800	686,500	693,400	700,300
<i>Total expenditures</i>	527,777	551,611	615,378	455,027	1,003,800	679,800	679,800	686,500	693,400	700,300
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund (current)	269,252	268,910	269,513	519,553	469,400	519,800	519,800	519,000	544,500	544,400
<i>Total other uses</i>	269,252	477,910	269,513	519,553	469,400	519,800	519,800	519,000	544,500	544,400
Total expenditures and other uses	797,029	1,029,521	884,891	974,580	1,473,200	1,199,600	1,199,600	1,205,500	1,237,900	1,244,700
Excess (def) of revenues and other sources over expenditures and other uses	194,786	14,793	253,142	(155,156)	344,800	133,300	133,300	140,700	121,800	128,600
Fund balance at beginning of year	361,236	556,022	570,815	823,957	668,801	1,013,601	1,013,601	1,146,901	1,287,601	1,409,401
Fund balance at end of year	\$ 556,022	\$ 570,815	\$ 823,957	\$ 668,801	\$ 1,013,601	\$ 1,146,901	\$ 1,146,901	\$ 1,287,601	\$ 1,409,401	\$ 1,538,001
Balance of amount due to the General Fund	\$ 209,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ARLINGTON CROSSING TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 173,308	\$ 141,450	\$ 147,684	\$ 116,400	\$ 110,900	\$ 142,500	\$ 142,500	\$ 143,900	\$ 145,300	\$ 146,800
<i>Total revenues</i>	173,308	141,450	147,684	116,400	110,900	142,500	142,500	143,900	145,300	146,800
Total revenues and other sources	173,308	141,450	147,684	116,400	110,900	142,500	142,500	143,900	145,300	146,800
Expenditures:										
TIF expenses	3,159	2,107	2,835	1,975	1,800	2,400	2,400	2,500	2,600	2,700
<i>Total expenditures</i>	3,159	2,107	2,835	1,975	1,800	2,400	2,400	2,500	2,600	2,700
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	405,000	200,000	365,000	365,000	288,000	260,000	241,000
<i>Total other uses</i>	-	-	-	405,000	200,000	365,000	365,000	288,000	260,000	241,000
Total expenditures and other uses	3,159	2,107	2,835	406,975	201,800	367,400	367,400	290,500	262,600	243,700
Excess (def) of revenues and other sources over expenditures and other uses	170,149	139,343	144,849	(290,575)	(90,900)	(224,900)	(224,900)	(146,600)	(117,300)	(96,900)
Fund balance at beginning of year	904,758	1,074,907	1,214,250	1,359,099	1,068,524	977,624	977,624	752,724	606,124	488,824
Fund balance at end of year	\$ 1,074,907	\$ 1,214,250	\$ 1,359,099	\$ 1,068,524	\$ 977,624	\$ 752,724	\$ 752,724	\$ 606,124	\$ 488,824	\$ 391,924

FUND SUMMARIES - Capital - Tax Increment Financing (TIF)

LANE AVENUE TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 156,529	\$ 161,250	\$ 194,201	\$ 111,364	\$ 79,400	\$ 113,600	\$ 113,600	\$ 114,700	\$ 115,800	\$ 117,000
<i>Total revenues</i>	156,529	161,250	194,201	111,364	79,400	113,600	113,600	114,700	115,800	117,000
Total revenues and other sources	156,529	161,250	194,201	111,364	79,400	113,600	113,600	114,700	115,800	117,000
Expenditures:										
TIF expenses	1,665	1,715	1,991	254	1,100	1,500	1,500	1,600	1,700	1,800
Capital improvements - CIP	-	-	-	-	-	-	-	-	-	-
Capital improvements - TIF	86,135	-	-	-	-	-	-	-	-	-
<i>Total expenditures</i>	87,800	1,715	1,991	254	1,100	1,500	1,500	1,600	1,700	1,800
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	250,000	120,000	120,000	120,000	120,000	120,000	120,000
Repayment of previously advanced funds:										
General Fund	-	50,000	-	-	-	-	-	-	-	-
<i>Total other uses</i>	-	50,000	-	250,000	120,000	120,000	120,000	120,000	120,000	120,000
Total expenditures and other uses	87,800	51,715	1,991	250,254	121,100	121,500	121,500	121,600	121,700	121,800
Excess (def) of revenues and other sources over expenditures and other uses	68,729	109,535	192,210	(138,890)	(41,700)	(7,900)	(7,900)	(6,900)	(5,900)	(4,800)
Fund balance at beginning of year	71,906	140,635	250,170	443,876	304,986	263,286	263,286	255,386	248,486	242,586
Lapsed encumbrances	-	-	1,496	-	-	-	-	-	-	-
Fund balance at end of year	\$ 140,635	\$ 250,170	\$ 443,876	\$ 304,986	\$ 263,286	\$ 255,386	\$ 255,386	\$ 248,486	\$ 242,586	\$ 237,786
<i>Balance of amount due to the General Fund</i>	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

RIVERSIDE NORTH TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 1,844	\$ 1,899	\$ 1,962	\$ 2,798	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800	\$ 2,800
<i>Total revenues</i>	1,844	1,899	1,962	2,798	2,800	2,800	2,800	2,800	2,800	2,800
Total revenues and other sources	1,844	1,899	1,962	2,798	2,800	2,800	2,800	2,800	2,800	2,800
Expenditures:										
TIF expenses	17	18	18	28	100	100	100	100	100	100
<i>Total expenditures</i>	17	18	18	28	100	100	100	100	100	100
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	1,800	1,800	1,800	1,800	1,800	2,100	2,100
<i>Total other uses</i>	-	-	-	1,800	1,800	1,800	1,800	1,800	2,100	2,100
Total expenditures and other uses	17	18	18	1,828	1,900	1,900	1,900	1,900	2,200	2,200
Excess (def) of revenues and other sources over expenditures and other uses	1,827	1,881	1,944	970	900	900	900	900	600	600
Fund balance at beginning of year	13,324	15,151	17,032	18,976	19,946	20,846	20,846	21,746	22,646	23,246
Fund balance at end of year	\$ 15,151	\$ 17,032	\$ 18,976	\$ 19,946	\$ 20,846	\$ 21,746	\$ 21,746	\$ 22,646	\$ 23,246	\$ 23,846

FUND SUMMARIES - Capital - Tax Increment Financing (TIF)

RIVERSIDE SOUTH TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 59,499	\$ 61,293	\$ 63,312	\$ 43,407	\$ 44,800	\$ 44,200	\$ 44,200	\$ 44,600	\$ 45,000	\$ 45,500
Capital contributions in previous years										
<i>Total revenues</i>	59,499	61,293	63,312	43,407	44,800	44,200	44,200	44,600	45,000	45,500
Total revenues and other sources	59,499	61,293	63,312	43,407	44,800	44,200	44,200	44,600	45,000	45,500
Expenditures:										
TIF expenses	566	584	606	422	600	700	700	800	800	900
<i>Total expenditures</i>	566	584	606	422	600	700	700	800	800	900
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	100,000	50,000	50,000	50,000	50,000	40,000	40,000
<i>Total other uses</i>	-	-	-	100,000	50,000	50,000	50,000	50,000	40,000	40,000
Total expenditures and other uses	566	584	606	100,422	50,600	50,700	50,700	50,800	40,800	40,900
Excess (def) of revenues and other sources over expenditures and other uses	58,933	60,709	62,706	(57,015)	(5,800)	(6,500)	(6,500)	(6,200)	4,200	4,600
Fund balance at beginning of year	99,097	158,030	218,739	281,445	224,430	218,630	218,630	212,130	205,930	210,130
Fund balance at end of year	\$ 158,030	\$ 218,739	\$ 281,445	\$ 224,430	\$ 218,630	\$ 212,130	\$ 212,130	\$ 205,930	\$ 210,130	\$ 214,730

LANE AVENUE MIXED USE TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 1,049,962	\$ 1,042,387	\$ 842,919	\$ 1,240,616	\$ 1,035,900	\$ 1,085,100	\$ 1,085,100	\$ 1,096,000	\$ 1,107,000	\$ 1,118,100
<i>Total revenues</i>	1,049,962	1,042,387	842,919	1,240,616	1,035,900	1,085,100	1,085,100	1,096,000	1,107,000	1,118,100
Total revenues and other sources	1,049,962	1,042,387	842,919	1,240,616	1,035,900	1,085,100	1,085,100	1,096,000	1,107,000	1,118,100
Expenditures:										
TIF expenses	475,275	453,061	396,670	557,262	466,800	554,700	481,300	485,300	490,100	495,000
Capital improvements - CIP	270,980	-	-	-	-	-	-	-	-	-
Capital improvements - TIF	-	919	-	-	-	-	-	-	-	-
<i>Total expenditures</i>	746,255	453,980	396,670	557,262	466,800	554,700	481,300	485,300	490,100	495,000
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund (current)	332,650	331,950	335,000	583,000	531,000	558,000	558,000	630,900	604,800	607,700
Repayment of previously advanced funds:										
General Fund	100,000	100,000	100,000	-	-	-	-	-	-	-
<i>Total other uses</i>	432,650	431,950	435,000	583,000	531,000	558,000	558,000	630,900	604,800	607,700
Total expenditures and other uses	1,178,905	885,930	831,670	1,140,262	997,800	1,112,700	1,039,300	1,116,200	1,094,900	1,102,700
Excess (def) of revenues and other sources over expenditures and other uses	(128,943)	156,457	11,249	100,354	38,100	(27,600)	45,800	(20,200)	12,100	15,400
Fund balance at beginning of year	599,238	470,295	626,752	638,001	738,355	776,455	776,455	822,255	802,055	814,155
Fund balance at end of year	\$ 470,295	\$ 626,752	\$ 638,001	\$ 738,355	\$ 776,455	\$ 748,855	\$ 822,255	\$ 802,055	\$ 814,155	\$ 829,555
<i>Balance of amount due to the General Fund</i>	\$ 200,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

FUND SUMMARIES - Capital - Tax Increment Financing (TIF)

TREMONT ROAD TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 17,779	\$ 54,798	\$ 37,835	\$ 41,182	\$ 40,500	\$ 42,000	\$ 42,000	\$ 42,400	\$ 42,800	\$ 43,200
<i>Total revenues</i>	17,779	54,798	37,835	41,182	40,500	42,000	42,000	42,400	42,800	43,200
Total revenues and other sources	17,779	54,798	37,835	41,182	40,500	42,000	42,000	42,400	42,800	43,200
Expenditures:										
TIF expenses	201	2,576	362	337	500	1,000	1,000	1,000	1,000	1,000
<i>Total expenditures</i>	201	2,576	362	337	500	1,000	1,000	1,000	1,000	1,000
Other uses:										
Repayment of previously advanced funds:										
General Fund	20,000	50,100	37,000	37,500	37,500	29,100	29,100	-	-	-
<i>Total other uses</i>	20,000	50,100	37,000	37,500	37,500	29,100	29,100	-	-	-
Total expenditures and other uses	20,201	52,676	37,362	37,837	38,000	30,100	30,100	1,000	1,000	1,000
Excess (def) of revenues and other sources over expenditures and other uses	(2,422)	2,122	473	3,345	2,500	11,900	11,900	41,400	41,800	42,200
Fund balance at beginning of year	15,242	12,820	14,942	15,415	18,760	21,260	21,260	33,160	74,560	116,360
Fund balance at end of year	\$ 12,820	\$ 14,942	\$ 15,415	\$ 18,760	\$ 21,260	\$ 33,160	\$ 33,160	\$ 74,560	\$ 116,360	\$ 158,560
<i>Balance of amount due to the General Fund</i>	\$ 191,135	\$ 141,035	\$ 104,035	\$ 66,535	\$ 29,035	\$ -	\$ -	\$ -	\$ -	\$ -

ARLINGTON CENTRE TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 37,598	\$ 25,835	\$ 26,686	\$ 24,924	\$ 25,700	\$ 25,400	\$ 25,400	\$ 25,700	\$ 25,700	\$ 26,000
<i>Total revenues</i>	37,598	25,835	26,686	24,924	25,700	25,400	25,400	25,700	25,700	26,000
Total revenues and other sources	37,598	25,835	26,686	24,924	25,700	25,400	25,400	25,700	25,700	26,000
Expenditures:										
TIF expenses	1,706	246	255	242	300	500	500	600	700	800
<i>Total expenditures</i>	1,706	246	255	242	300	500	500	600	700	800
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	50,000	32,000	32,000	32,000	32,000	32,000	32,000
<i>Total uses</i>	-	-	-	50,000	32,000	32,000	32,000	32,000	32,000	32,000
Total expenditures and other uses	1,706	246	255	50,242	32,300	32,500	32,500	32,600	32,700	32,800
Excess (def) of revenues and other sources over expenditures and other uses	35,892	25,589	26,431	(25,318)	(6,600)	(7,100)	(7,100)	(6,900)	(7,000)	(6,800)
Fund balance at beginning of year	54,382	90,274	115,863	142,294	116,976	110,376	110,376	103,276	96,376	89,376
Fund balance at end of year	\$ 90,274	\$ 115,863	\$ 142,294	\$ 116,976	\$ 110,376	\$ 103,276	\$ 103,276	\$ 96,376	\$ 89,376	\$ 82,576

FUND SUMMARIES - Capital - Tax Increment Financing (TIF)

WEST LANE - NORTHWEST TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ 13,831	\$ 14,248	\$ 14,717	\$ 17,528	\$ 18,115	\$ 17,900	\$ 17,900	\$ 18,100	\$ 18,300	\$ 18,500
<i>Total revenues</i>	13,831	14,248	14,717	17,528	18,115	17,900	17,900	18,100	18,300	18,500
Total revenues and other sources	13,831	14,248	14,717	17,528	18,115	17,900	17,900	18,100	18,300	18,500
Expenditures:										
TIF expenses	132	136	140	143	300	400	400	500	600	700
<i>Total expenditures</i>	132	136	140	143	300	400	400	500	600	700
Other uses:										
Repayment of previously advanced funds:										
General Fund	10,000	64,000	12,000	12,000	15,000	15,000	15,000	15,000	15,000	15,000
<i>Total other uses</i>	10,000	64,000	12,000	12,000	15,000	15,000	15,000	15,000	15,000	15,000
Total expenditures and other uses	10,132	64,136	12,140	12,143	15,300	15,400	15,400	15,500	15,600	15,700
Excess (def) of revenues and other sources over expenditures and other uses	3,699	(49,888)	2,577	5,385	2,815	2,500	2,500	2,600	2,700	2,800
Fund balance at beginning of year	6,970	64,468	14,580	17,157	22,542	25,357	25,357	27,857	30,457	33,157
Lapsed encumbrances	53,799	-	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 64,468	\$ 14,580	\$ 17,157	\$ 22,542	\$ 25,357	\$ 27,857	\$ 27,857	\$ 30,457	\$ 33,157	\$ 35,957
<i>Balance of amount due to the General Fund</i>	\$ 208,200	\$ 144,200	\$ 132,200	\$ 120,200	\$ 105,200	\$ 90,200	\$ 90,200	\$ 75,200	\$ 60,200	\$ 45,200

LANE AVENUE II TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ -	\$ 358,439	\$ 1,337,055	\$ 1,237,506	\$ 1,254,200	\$ 1,262,400	\$ 1,262,400	\$ 1,275,000	\$ 1,287,800	\$ 1,300,700
Special assessments	-	-	731,880	53,164	53,300	54,700	54,700	53,900	53,500	52,700
<i>Total revenues</i>	-	358,439	2,068,935	1,290,670	1,307,500	1,317,100	1,317,100	1,328,900	1,341,300	1,353,400
Total revenues and other sources	-	358,439	2,068,935	1,290,670	1,307,500	1,317,100	1,317,100	1,328,900	1,341,300	1,353,400
Expenditures:										
TIF expenses	10,500	83,388	266,471	250,272	278,100	280,700	280,700	283,300	285,900	288,600
Capital improvements - TIF	4,684	47,236	-	-	-	-	-	-	-	-
<i>Total expenditures</i>	15,184	130,624	266,471	250,272	278,100	280,700	280,700	283,300	285,900	288,600
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund (current)	-	-	936,950	963,700	966,300	963,300	963,300	996,600	991,600	991,200
<i>Total other uses</i>	-	-	936,950	963,700	966,300	963,300	963,300	996,600	991,600	991,200
Total expenditures and other uses	15,184	130,624	1,203,421	1,213,972	1,244,400	1,244,000	1,244,000	1,279,900	1,277,500	1,279,800
Excess (def) of revenues and other sources over expenditures and other uses	(15,184)	227,815	865,514	76,698	63,100	73,100	73,100	49,000	63,800	73,600
Fund balance at beginning of year	110,720	95,536	323,351	1,188,865	1,265,563	1,328,663	1,328,663	1,401,763	1,450,763	1,514,563
Fund balance at end of year	\$ 95,536	\$ 323,351	\$ 1,188,865	\$ 1,265,563	\$ 1,328,663	\$ 1,401,763	\$ 1,401,763	\$ 1,450,763	\$ 1,514,563	\$ 1,588,163

FUND SUMMARIES - Capital - Tax Increment Financing (TIF)

GATEWAY TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ -	\$ -	\$ -	\$ -	\$ 1,814,500	\$ 2,870,900	\$ 1,786,500	\$ 1,804,400	\$ 1,822,400	\$ 1,840,600
Special assessments	-	-	-	443,325	-	-	231,600	-	-	-
Total revenues	-	-	-	443,325	1,814,500	2,870,900	2,018,100	1,804,400	1,822,400	1,840,600
Other sources:										
Premium on bonds issued (current)	781,754	-	-	-	-	-	-	-	-	-
Sale of bonds and notes	25,465,000	-	-	-	-	-	-	-	-	-
Total sources	26,246,754	-	-	-	-	-	-	-	-	-
Total revenues and other sources	26,246,754	-	-	443,325	1,814,500	2,870,900	2,018,100	1,804,400	1,822,400	1,840,600
Expenditures:										
TIF expenses	-	500	14,000	9,000	484,500	492,800	489,000	489,300	489,600	489,900
Debt issuance costs	821,754	-	-	-	-	-	-	-	-	-
Capital improvements - TIF	25,400,000	-	27,585	38,777	-	-	-	-	-	-
Total expenditures	26,221,754	500	41,585	47,777	484,500	492,800	489,000	489,300	489,600	489,900
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	377,700	1,228,500	1,382,600	1,382,600	1,381,100	1,379,200	1,381,800
Total other uses	-	-	-	377,700	1,228,500	1,382,600	1,382,600	1,381,100	1,379,200	1,381,800
Total expenditures and other uses	26,221,754	500	41,585	425,477	1,713,000	1,875,400	1,871,600	1,870,400	1,868,800	1,871,700
Excess (def) of revenues and other sources over expenditures and other uses	25,000	(500)	(41,585)	17,848	101,500	995,500	146,500	(66,000)	(46,400)	(31,100)
Fund balance at beginning of year	-	25,000	24,500	21,561	39,409	140,909	140,909	287,409	221,409	175,009
Lapsed encumbrances	-	-	38,646	-	-	-	-	-	-	-
Fund balance at end of year	\$ 25,000	\$ 24,500	\$ 21,561	\$ 39,409	\$ 140,909	\$ 1,136,409	\$ 287,409	\$ 221,409	\$ 175,009	\$ 143,909

KINGSDALE CENTER TIF FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Payments in lieu of taxes	\$ -	\$ -	\$ -	\$ -	\$ 362,500	\$ 1,961,500	\$ 1,961,500	\$ 1,981,200	\$ 1,981,200	\$ 2,000,900
Special assessments	-	-	-	914,446	171,400	-	-	-	-	-
Total revenues	-	-	-	914,446	533,900	1,961,500	1,961,500	1,981,200	1,981,200	2,000,900
Other sources:										
Sale of bonds and notes	-	17,942,891	-	-	-	-	-	-	-	-
Advances in from other funds:										
General Fund	-	-	-	134,100	1,000,000	-	-	-	-	-
Total other sources	-	17,942,891	-	134,100	1,000,000	-	-	-	-	-
Total revenues and other sources	-	17,942,891	-	1,048,546	1,533,900	1,961,500	1,961,500	1,981,200	1,981,200	2,000,900
Expenditures:										
TIF expenses	-	-	9,500	-	280,600	305,800	305,800	308,700	308,700	311,600
Debt issuance costs	-	553,948	104,772	-	-	-	-	-	-	-
Capital improvements - TIF	-	17,250,000	18,039	1,964	-	-	-	-	-	-
Total expenditures	-	17,803,948	132,311	1,964	280,600	305,800	305,800	308,700	308,700	311,600
Other uses:										
Transfers out to other funds:										
General Bond Retirement Fund	-	-	-	1,023,182	1,194,200	1,655,700	1,655,700	1,672,500	1,672,500	1,689,300
Total other uses	-	-	-	1,023,182	1,194,200	1,655,700	1,655,700	1,672,500	1,672,500	1,689,300
Total expenditures and other uses	-	17,803,948	132,311	1,025,146	1,474,800	1,961,500	1,961,500	1,981,200	1,981,200	2,000,900
Excess (def) of revenues and other sources over expenditures and other uses	-	138,943	(132,311)	23,400	59,100	-	-	-	-	-
Fund balance at beginning of year	-	-	138,943	6,632	30,032	89,132	89,132	89,132	89,132	89,132
Fund balance at end of year	\$ -	\$ 138,943	\$ 6,632	\$ 30,032	\$ 89,132	\$ 89,132	\$ 89,132	\$ 89,132	\$ 89,132	\$ 89,132

Notes:

1. A additional advance from the General Fund will be need until the full amount of the PILOT payments are received. There was a delay with the processing at the County.



FUND SUMMARIES – Internal Service

Internal service funds are used to account for financing services provided by one department of the City generally on a cost-reimbursement basis. These funds are not included in the consolidated financial presentation.

Employee Benefit Fund

This fund was established for the purpose of paying the cost of employee benefits including, but not limited to, health care, dental care, life insurance, short-term disability, and wellness. Deposits come from the proportionate cost of employee benefits charged to the operating accounts of departments and third-party reimbursements.

BWC Administration Fund

This fund was established to account for the claims and the administrative services of the City's self-insured Bureau of Workers Compensation program. Similar to the Employee Benefit Fund, deposits are proportionately charged to City departments on a cost-reimbursement basis.

FUND SUMMARIES - Internal Service

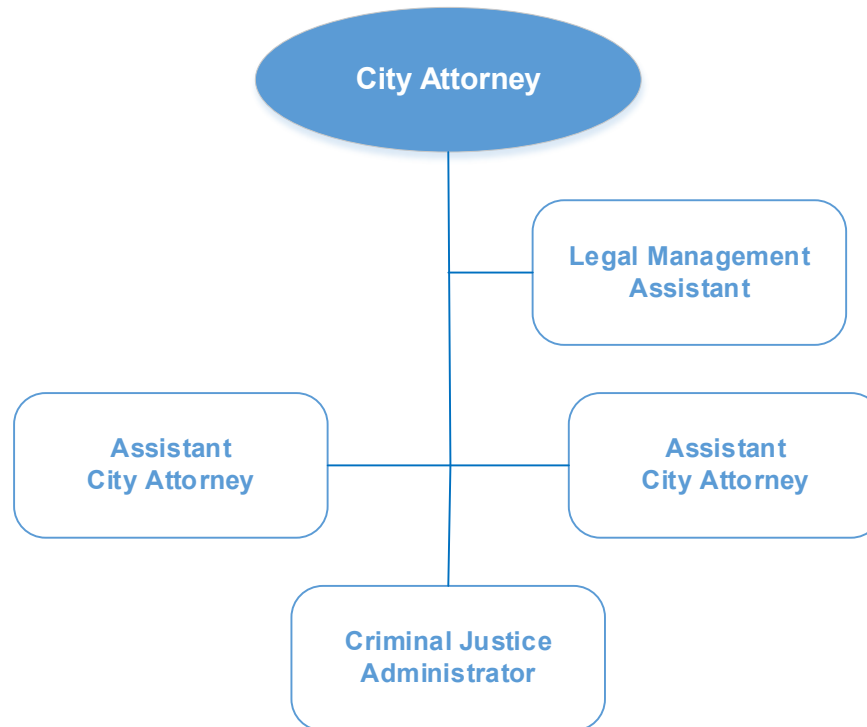
EMPLOYEE BENEFIT FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Health care premiums (Employee & City)	\$ 3,141,684	\$ 3,135,116	\$ 4,049,351	\$ 4,705,433	\$ 4,900,000	\$ 5,023,000	\$ 5,500,000	\$ 5,665,000	\$ 5,807,000	\$ 5,952,000
Dental premiums	191,997	219,077	236,652	257,361	257,000	263,400	350,000	455,000	466,400	478,100
Other reimbursements	244,606	491,670	496,429	417,569	500,000	500,000	500,000	513,000	526,000	539,000
Total revenues	3,578,287	3,845,863	4,782,432	5,380,363	5,657,000	5,786,400	6,350,000	6,633,000	6,799,400	6,969,100
Total revenues and other sources	3,578,287	3,845,863	4,782,432	5,380,363	5,657,000	5,786,400	6,350,000	6,633,000	6,799,400	6,969,100
Expenditures:										
Health care payments (including City HSA contribution)	2,568,914	3,669,303	3,324,787	3,430,733	4,100,000	4,192,300	4,306,000	4,402,900	4,502,000	4,603,300
Dental insurance payments	258,535	202,192	220,031	235,314	260,000	265,900	265,900	271,900	278,000	284,300
Wellness Payments	54,545	51,660	52,720	65,472	65,000	65,000	75,000	75,000	65,000	65,000
Administrative fees	814,989	906,685	888,470	1,109,490	1,220,000	1,247,500	1,346,200	1,376,500	1,407,500	1,439,200
COVID vaccine incentive payments	-	168,000	-	-	-	-	-	-	-	-
Total expenditures	3,696,983	4,997,840	4,486,008	4,841,009	5,645,000	5,770,700	5,993,100	6,126,300	6,252,500	6,391,800
Total expenditures and other uses	3,696,983	4,997,840	4,486,008	4,841,009	5,645,000	5,770,700	5,993,100	6,126,300	6,252,500	6,391,800
Excess (def) of revenues and other sources over expenditures and other uses	(118,696)	(1,151,977)	296,424	539,354	12,000	15,700	356,900	506,700	546,900	577,300
Fund balance at beginning of year	2,270,872	2,152,477	1,006,087	1,401,167	1,972,414	1,984,556	1,984,556	2,341,456	2,848,156	3,395,056
Lapsed encumbrances	301	5,587	98,656	31,893	142	-	-	-	-	-
Fund balance at end of year	\$ 2,152,477	\$ 1,006,087	\$ 1,401,167	\$ 1,972,414	\$ 1,984,556	\$ 2,000,256	\$ 2,341,456	\$ 2,848,156	\$ 3,395,056	\$ 3,972,356

BWC ADMINISTRATION FUND										
	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Adopted	2026 Proposed	2027 Projected	2028 Projected	2029 Projected
Revenues:										
Workers compensation premiums	\$ 296,517	\$ 303,329	\$ 315,783	\$ 337,998	\$ 394,000	\$ 416,400	\$ 434,000	\$ 444,000	\$ 454,000	\$ 464,000
Reimbursements	-	-	-	-	-	-	-	-	-	-
Total revenues	296,517	303,329	315,783	337,998	394,000	416,400	434,000	444,000	454,000	464,000
Total revenues and other sources	296,517	303,329	315,783	337,998	394,000	416,400	434,000	444,000	454,000	464,000
Expenditures:										
Workers compensation claims	84,749	102,727	55,787	84,743	150,000	175,000	175,000	179,000	183,000	187,000
Administrative fees	110,725	121,347	122,002	142,754	175,000	200,000	200,000	205,000	210,000	215,000
Total expenditures	195,474	224,074	177,789	227,497	325,000	375,000	375,000	384,000	393,000	402,000
Total expenditures and other uses	195,474	224,074	177,789	227,497	325,000	375,000	375,000	384,000	393,000	402,000
Excess (def) of revenues and other sources over expenditures and other uses	101,043	79,255	137,994	110,501	69,000	41,400	59,000	60,000	61,000	62,000
Fund balance at beginning of year	898,227	999,344	1,078,599	1,216,593	1,327,094	1,396,094	1,396,094	1,455,094	1,515,094	1,576,094
Lapsed encumbrances	74	-	-	-	-	-	-	-	-	-
Fund balance at end of year	\$ 999,344	\$ 1,078,599	\$ 1,216,593	\$ 1,327,094	\$ 1,396,094	\$ 1,437,494	\$ 1,455,094	\$ 1,515,094	\$ 1,576,094	\$ 1,638,094





CITY ATTORNEY



* Note: Part-time personnel do not appear on the org chart.

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	5.00	5.00	5.00	5.00	5.00	5.00	5.00
FTE	0.58	0.58	0.58	0.58	0.58	0.58	0.58
Total	5.58	5.58	5.58	5.58	5.58	5.58	5.58

General Fund - City Attorney's Office								
	2021	2022	2023	2024	2025	Adopted	Proposed	Change
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u> <u>26P/25A</u>
Salaries and wages	\$ 427,789	\$ 434,655	\$ 454,564	\$ 473,722	\$ 637,400	\$ 693,000	\$ 696,800	
Retirement	59,064	60,852	63,274	66,006	89,200	97,000	97,600	
Fringe benefits	52,662	52,646	61,379	66,331	121,600	129,400	129,100	
Total Personal Services	539,515	548,153	579,217	606,059	848,200	919,400	923,500	8.39% 0.45%
Materials and supplies	352	432	454	506	2,000	2,000	2,000	
Uniforms and clothing	-	-	-	-	-	-	600	
Utilities	3,042	2,667	2,908	3,420	5,000	5,000	5,000	
Maintenance and repairs	-	-	-	-	500	500	500	
Professional development	15,276	16,819	22,573	18,435	20,000	22,000	22,000	
Consulting services	56,651	75,611	86,463	140,095	150,000	110,000	150,000	
Payment for services	2,625	554	795	60	3,000	3,000	3,000	
Miscellaneous expenditures	13,478	3,023	2,791	2,610	5,000	5,000	5,000	
Total Supplies and Services	91,424	99,106	115,984	165,126	185,500	147,500	188,100	-20.49% 27.53%
Grand Total	\$ 630,939	\$ 647,259	\$ 695,201	\$ 771,185	\$ 1,033,700	\$ 1,066,900	\$ 1,111,600	3.21% 4.19%

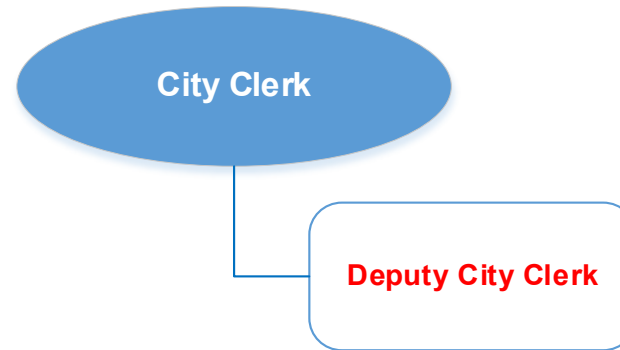
Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Uniforms and clothing	Proposed increase for the purchase of logo gear according to updated policy.
Consulting services	Proposed increase for outside counsel services related to economic development and labor negotiations.





CITY CLERK



** Note: Part-time personnel do not appear on the org chart.*

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	2.00	1.00	1.00	1.00	2.00	2.00	2.00
FTE	0.63	1.36	1.36	1.36	0.00	0.00	0.00
Total	2.63	2.36	2.36	2.36	2.00	2.00	2.00

General Fund - City Clerk's Office									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 173,750	\$ 145,360	\$ 158,632	\$ 167,142	\$ 216,400	\$ 221,900	\$ 204,600		
Retirement	20,728	20,351	22,157	23,330	30,300	31,100	28,600		
Fringe benefits	23,596	21,582	19,660	24,419	36,000	38,000	69,100		
Total Personal Services	218,074	187,293	200,449	214,891	282,700	291,000	302,300	2.94%	3.88%
Materials and supplies	1,609	249	1,780	2,773	4,000	4,000	4,000		
Utilities	-	367	548	551	600	600	600		
Professional development	270	1,389	2,995	5,722	9,000	9,000	6,000		
Consulting services	-	9,425	-	-	-	-	-		
Payment for services	27,124	20,959	29,496	17,956	37,500	37,500	41,000		
Miscellaneous expenditures	236	-	1,588	417	1,000	1,000	500		
Total Supplies and Services	29,239	32,389	36,407	27,419	52,100	52,100	52,100	0.00%	0.00%
Grand Total	\$ 247,313	\$ 219,682	\$ 236,856	\$ 242,310	\$ 334,800	\$ 343,100	\$ 354,400	2.48%	3.29%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made to reflect moving from 1 full-time and two part-time positions to 2 full-time positions (approved during 2025). Additional adjustments made based on 2025 actual amounts and estimated changes to salaries and benefits for 2026.
Professional development	Proposed reduction due staffing changes noted above.
Payment for services	Proposed increase for the public records request management system annual contract price increase.
Miscellaneous expenditures	Proposed reduction to balance department budget with what was adopted.





2025 City Council Members



(Left to Right): Todd Walter, Kathy Adams, Brian C. Close (Vice President), Ukeme Awakessien Jeter (President), Jim Lynch, Heidi Munc, John Kulewicz

City Council - General Fund									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 59,328	\$ 60,335	\$ 61,359	\$ 62,401	\$ 63,500	\$ 64,500	\$ 66,500		
Retirement	8,306	8,447	8,590	8,736	8,900	9,000	9,300		
Fringe benefits	59,637	44,732	53,174	87,253	95,500	101,100	151,600		
Total Personal Services	127,271	113,514	123,123	158,390	167,900	174,600	227,400	3.99%	30.24%
Materials and supplies	-	856	632	2,018	3,500	3,500	3,500		
Professional development	-	165	30	3,223	22,500	15,000	15,000		
Consulting services	-	-	-	-	12,000	12,000	-		
Payment for services	-	5,098	7,000	4,078	-	-	5,000		
Miscellaneous expenditures	199	-	-	1,471	3,000	3,000	3,000		
Total Supplies and Services	199	6,119	7,662	10,790	41,000	33,500	26,500	-18.29%	-20.90%
Grand Total	\$ 127,470	\$ 119,633	\$ 130,785	\$ 169,180	\$ 208,900	\$ 208,100	\$ 253,900	-0.38%	22.01%

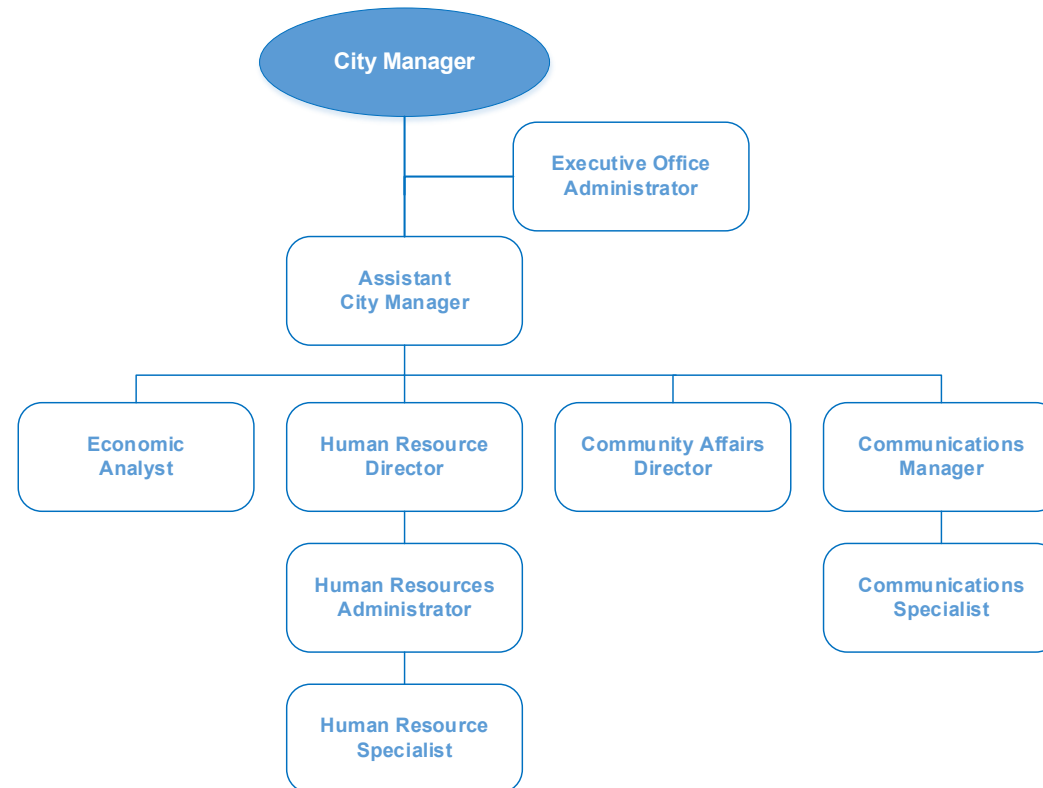
Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Proposed increase to adjust to OPERS minimum earnable salary and estimating new Council members at full benefits.
Consulting services	Proposed realignment of budget - moved to Payment for services.
Payment for services	Proposed realignment of budget - moved from Consulting services.





CITY MANAGER



* Note: Part-time personnel do not appear on the org chart.

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	8.00	9.00	10.00	10.00	10.00	10.00	10.00
FTE	0.29	0.29	0.29	0.79	0.79	0.79	0.29
Total	8.29	9.29	10.29	10.79	10.79	10.79	10.29

City Manager's Office - Total									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 911,688	\$ 995,666	\$ 976,401	\$ 1,056,043	\$ 1,269,300	\$ 1,376,700	\$ 1,338,100		
Retirement	123,844	139,394	136,233	147,426	177,700	192,800	187,400		
Fringe benefits	94,305	100,095	115,104	141,225	217,100	227,500	169,700		
Total Personal Services	1,129,837	1,235,155	1,227,738	1,344,694	1,664,100	1,797,000	1,695,200	7.99%	-5.66%
Materials and supplies	974	4,378	2,701	5,824	9,700	9,700	16,700		
Uniforms and clothing	-	-	-	-	-	-	1,700		
Utilities	3,761	4,050	6,663	6,005	7,900	7,900	8,400		
Maintenance and repairs	698	-	-	-	3,100	3,100	3,100		
Professional development	19,125	27,681	27,928	28,914	60,400	49,600	63,300		
Consulting services	118,815	96,522	201,530	334,002	869,000	915,000	170,000		
Payment for services	59,509	47,715	115,907	68,233	155,500	120,500	145,500		
Miscellaneous expenditures	118,748	20,901	122,682	33,563	299,500	304,500	554,500		
Total Supplies and Services	321,630	201,247	477,411	476,541	1,405,100	1,410,300	963,200	0.37%	-31.70%
Grand Total	\$ 1,451,467	\$ 1,436,402	\$ 1,705,149	\$ 1,821,235	\$ 3,069,200	\$ 3,207,300	\$ 2,658,400	4.50%	-17.11%

General Fund (City Manager's Office)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 911,688	\$ 995,666	\$ 976,401	\$ 1,056,043	\$ 1,269,300	\$ 1,376,700	\$ 1,338,100		
Retirement	123,844	139,394	136,233	147,426	177,700	192,800	187,400		
Fringe benefits	94,305	100,095	115,104	141,225	217,100	227,500	169,700		
Total Personal Services	1,129,837	1,235,155	1,227,738	1,344,694	1,664,100	1,797,000	1,695,200	7.99%	-5.66%
Materials and supplies	945	4,378	2,701	5,824	9,700	9,700	15,700		
Uniforms and clothing	-	-	-	-	-	-	1,700		
Utilities	3,271	3,561	6,541	6,005	7,900	7,900	8,400		
Maintenance and repairs	698	-	-	-	3,100	3,100	3,100		
Professional development	13,733	20,403	25,743	28,614	55,100	49,300	63,300		
Consulting services	109,865	92,142	171,810	322,162	794,000	857,200	140,000		
Payment for services	59,419	47,715	114,837	67,163	149,000	114,000	139,000		
Miscellaneous expenditures	1,712	2,844	3,125	3,563	4,500	4,500	4,500		
Total Supplies and Services	189,643	171,043	324,757	433,331	1,023,300	1,045,700	375,700	2.19%	-64.07%
Grand Total	\$ 1,319,480	\$ 1,406,198	\$ 1,552,495	\$ 1,778,025	\$ 2,687,400	\$ 2,842,700	\$ 2,070,900	5.78%	-27.15%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, there is a: (1) proposed adjustment to move budgeted intern hours from the City Manager sub-department to the Communications sub-department (net reduction of \$8,000); (2) a proposed reduction of budgeted part-time hours that were included in the 2025 budget for additional help related to hiring for the BCCC (-\$44,000); (3) a proposed upgrade of the Economic Analyst position from a pay grade 21 to pay grade 24 based on duties assigned and third-party review.
Materials and supplies	Proposed increase for additional photography and camera equipment.
Uniforms and clothing	Proposed increase for the purchase of logo gear according to updated policy.
Utilities	Proposed increase for employee mobile device. Moved from Ec Dev fund to better align personnel-related items.
Professional development	Proposed increase for professional memberships/conferences/certifications - anticipated reimbursements from MODE up to \$15,000. Moved from Ec Dev fund to better align personnel-related items.
Consulting services	Proposed reduction due to moving the master plan update to the 2025 budget, a reduction in expected HR needs, and eliminating the budget for outside economic development services.
Payment for services	Proposed increase for photography/videography contract and addition funds for marketing/advertisements.

Economic Development Fund (City Manager's Office)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Materials and supplies	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000		
Utilities	490	489	122	-	-	-	-		
Professional development	5,392	7,278	2,185	300	5,300	300	-		
Consulting services	-	-	-	-	45,000	45,000	-		
Payment for services	90	-	1,070	1,070	6,500	6,500	6,500		
Miscellaneous expenditures	107,636	10,857	119,557	30,000	295,000	300,000	550,000		
Total Supplies and Services	113,637	18,624	122,934	31,370	351,800	351,800	557,500	0.00%	58.47%
Grand Total	\$ 113,637	\$ 18,624	\$ 122,934	\$ 31,370	\$ 351,800	\$ 351,800	\$ 557,500	0.00%	58.47%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Materials and supplies	Proposed increase for promotional items related to business retention and expansion.
Professional development	Moved to General Fund to better align personnel-related items.
Consulting services	Proposed decrease due to not utilizing outside economic development services going forward.
Miscellaneous expenditures	Proposed increase based on anticipated community incentives/support.

Local Fiscal Recovery Fund - City Manager's Office							
	2021	2022	2023	2024	2025	Adopted	Proposed
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>
Miscellaneous expenditures	\$ 9,400	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -
Total Supplies and Services	9,400	7,200	-	-	-	-	-
Grand Total	\$ 9,400	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -

Explanation of Significant Increases/Decreases

Funds have been fully expended.

General Fund - General Administration									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 488,785	\$ 460,192	\$ 316,509	\$ 541,544	\$ 591,500	\$ 609,200	\$ 850,000		
Retirement	7,590	10,143	-	-	82,800	85,300	163,200		
Fringe benefits	15,134	12,642	242,734	14,747	16,300	16,800	23,400		
Total Personal Services	511,509	482,977	559,243	556,291	690,600	711,300	1,036,600	3.00%	45.73%
Materials and supplies	208,884	412,257	356,000	391,245	420,000	425,000	425,000		
Rents and leases	6,609	15,637	5,688	2,766	10,000	10,000	10,000		
Maintenance and repairs	7,833	8,288	7,391	7,383	15,000	15,000	15,000		
Professional development	52,171	29,981	70,609	62,574	65,000	70,000	70,000		
Consulting services	57,524	646	42	-	50,000	50,000	50,000		
Payment for services	1,121,745	1,366,316	1,340,204	1,397,602	1,800,000	1,900,000	1,900,000		
Miscellaneous expenditures	450,108	502,694	661,147	670,188	750,000	850,000	808,000		
Total Supplies and Services	1,904,874	2,335,819	2,441,081	2,531,758	3,110,000	3,320,000	3,278,000	6.75%	-1.27%
Land and buildings	42,494	-	-	-	500,000	-	-		
Grand Total	\$ 2,458,877	\$ 2,818,796	\$ 3,000,324	\$ 3,088,049	\$ 4,300,600	\$ 4,031,300	\$ 4,314,600	-6.26%	7.03%

Explanation of Significant Increases/Decreases

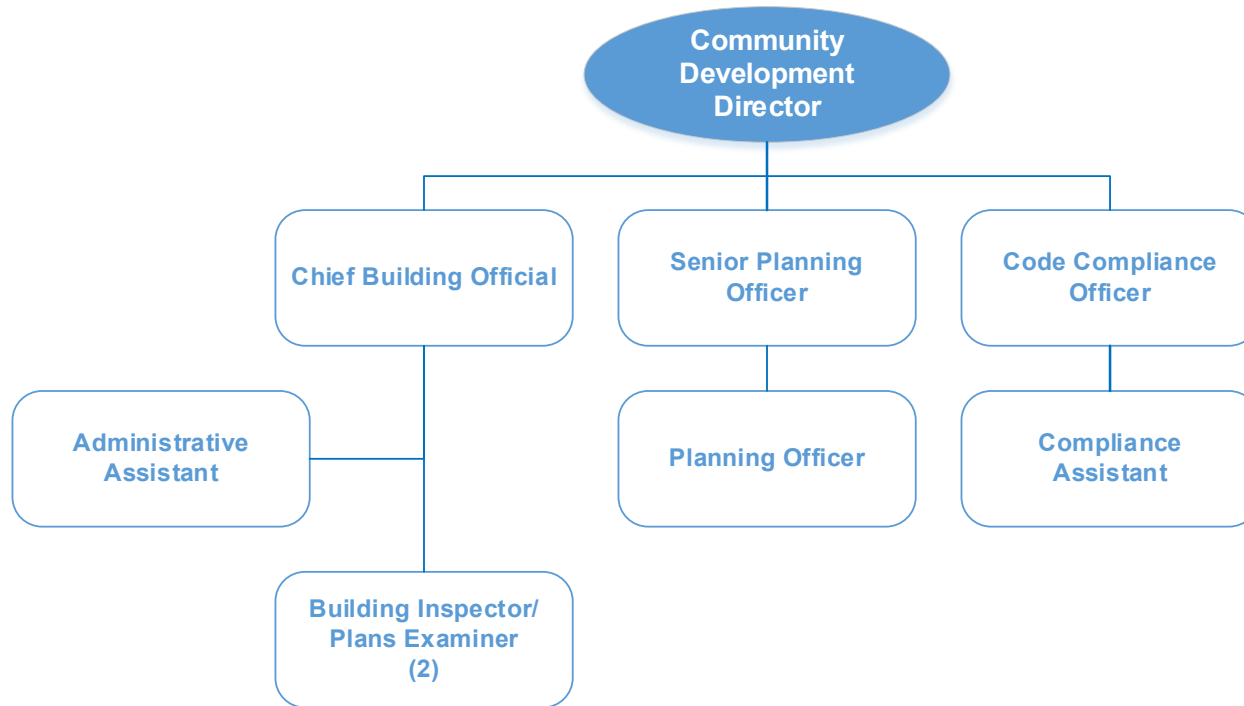
<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on estimated payouts for 2026.
Miscellaneous expenditures	Proposed reduction for contracts that are associated with older adult services, which is proposed to be brought in-house (see Parks and Recreation budget).

No personnel are budgeted to this department. The personal services amount represents payouts of leave balances for retirements.





COMMUNITY DEVELOPMENT



* Note: Part-time personnel do not appear on the org chart.

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	9.00	9.00	9.00	9.00	9.00	9.00	9.00
FTE	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Total	9.75	9.75	9.75	9.75	9.75	9.75	9.75

General Fund - Community Development Department									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>		Adopted <u>2026</u>	Proposed <u>2026</u>	Change <u>26P/25</u> <u>26P/25A</u>
Licenses and permits revenue	\$ 1,599,115	\$ 1,798,692	\$ 1,860,620	\$ 1,570,272	\$ 1,500,000		\$ 1,500,000	\$ 1,500,000	
Total Revenues	1,599,115	1,798,692	1,860,620	1,570,272	1,500,000		1,500,000	1,500,000	0.00% 0.00%
Salaries and wages	720,225	732,101	806,387	767,153	849,200		922,700	923,500	
Retirement	100,253	101,102	110,476	107,193	118,900		129,200	129,300	
Fringe benefits	135,330	129,483	169,276	190,625	236,000		250,800	217,600	
Total Personal Services	955,808	962,686	1,086,139	1,064,971	1,204,100		1,302,700	1,270,400	8.19% -2.48%
Materials and supplies	1,840	1,960	2,576	2,088	2,500		2,500	2,500	
Uniforms and clothing	208	520	805	738	1,200		1,200	1,500	
Rents and leases	6,946	5,070	4,403	-	9,500		9,500	9,500	
Utilities	7,682	6,359	5,882	6,124	8,000		8,000	8,000	
Maintenance and repairs	4,075	12,050	8,241	13,550	15,500		15,500	15,500	
Professional development	2,860	7,589	10,200	3,743	15,000		15,000	15,000	
Consulting services	126,418	296,230	559,083	280,000	300,000		300,000	300,000	
Payment for services	827	2,432	305	1,915	5,000		5,000	5,000	
Miscellaneous expenditures	295	2,524	7,386	18,952	2,500		2,500	2,500	
Total Supplies and Services	151,151	334,734	598,881	327,110	359,200		359,200	359,500	0.00% 0.08%
Grand Total	\$ 1,106,959	\$ 1,297,420	\$ 1,685,020	\$ 1,392,081	\$ 1,563,300		\$ 1,661,900	\$ 1,629,900	6.31% -1.93%

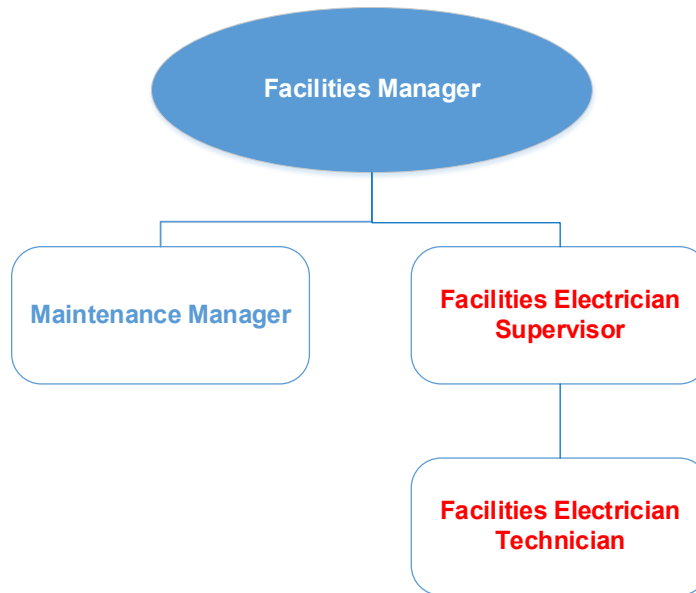
Revenues over/(under)
operating expenditures \$ 492,156 \$ 501,272 \$ 175,600 \$ 178,191 \$ (63,300) \$ (161,900) \$ (129,900)

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Uniforms and clothing	Proposed increase for the purchase of logo gear according to updated policy.



FACILITIES MAINTENANCE



Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	1.00	1.00	1.00	2.00	2.00	2.00	4.00
FTE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	1.00	1.00	1.00	2.00	2.00	2.00	4.00

General Fund - Facilities Maintenance Department									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended	2026	2026	26P/25	26P/25A
Salaries and wages	\$ 76,032	\$ 76,930	\$ 78,888	\$ 127,352	\$ 182,800	\$ 199,200	\$ 371,800		
Retirement	10,611	10,737	11,011	17,782	25,600	27,900	52,100		
Fringe benefits	22,640	23,203	26,102	37,036	45,800	48,800	96,600		
Total Personal Services	109,283	110,870	116,001	182,170	254,200	275,900	520,500	8.54%	88.66%
Materials and supplies	144,939	140,560	132,864	126,549	172,500	160,000	160,000		
Non-capital assets	817	-	5,989	42,736	29,000	-	23,600		
Uniforms and clothing	-	-	-	-	-	-	600		
Rents and leases	958	1,428	3,096	1,475	5,000	5,000	5,000		
Utilities	442,622	487,307	504,588	516,066	967,700	977,700	977,700		
Maintenance and repairs	300,768	3,796,244	1,670,989	1,162,778	3,083,500	3,000,000	3,815,000		
Professional development	-	-	-	-	2,000	2,000	2,000		
Consulting services	321,150	41,910	42,435	143,469	240,000	200,000	110,000		
Payment for services	114,552	27,631	18,324	41,852	64,000	60,000	60,000		
Miscellaneous expenditures	-	195	-	-	500	500	500		
Total Supplies and Services	1,325,806	4,495,275	2,378,285	2,034,925	4,564,200	4,405,200	5,154,400	-3.48%	17.01%
Grand Total	\$ 1,435,089	\$ 4,606,145	\$ 2,494,286	\$ 2,217,095	\$ 4,818,400	\$ 4,681,100	\$ 5,674,900	-2.85%	21.23%

Explanation of Significant Increases/Decreases

Line Item	Explanation
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed increase to restructure the Facilities Division by reallocating two existing Electrical Technician (pay grade 19) positions from the Electrical Division to the Facilities Division (Street Maintenance Fund to General Fund). One position will be reclassified as a Facilities Electrician Supervisor (proposed pay grade 23), and the other as a Facilities Electrician Technician (proposed pay grade 19), reflecting the actual work being performed. If this restructuring is approved, the current Facilities Manager pay grade would increase from a 22 to a 24 due to the increased supervision and expanded facilities management.
Non-capital assets	Proposed increase for the following:

Location	Amount	Description
Fire Station 72	\$ 6,000	Water bottle filler
Fire Station 72	2,400	3 replacement chairs
Fire Station 71	1,200	1 replacement chair
Fire Station 71	4,000	Washer/dryer replacement
MSC (Police)	10,000	Furniture - intake area
	<u>\$ 23,600</u>	

Uniforms and clothing	Proposed increase for the purchase of logo gear according to updated policy.
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Maintenance and repairs

The following items are included in the proposed budget:

<u>Location</u>	<u>Amount</u>	<u>Description</u>
BCCC	\$ 15,000	Wall protection - various areas
BCCC	45,000	Annual shut-down maintenance
BCCC	30,000	Ceiling fans - group exercise rooms on mezz
BCCC	3,000	Annual solar panel cleaning/maintenance
Devon Pool	25,000	Door replacements with fiber glass doors
Devon Pool or Tremont Pool	55,000	Epoxy surface locker room floors
Reed Road Water Park	1,000,000	Immediate repairs from assessment include improvements to the concrete shell, replacement of pool finish, tot pool filtration and finish, and slide refinishing
Reed Road Park	10,000	Water booster pump in shelter
Tremont Pool/Northam Park	35,000	Door replacements with fiber glass doors
Tremont Pool/Northam Park	6,000	Irrigation system replacement
Tremont Pool/Northam Park	10,000	Sliding window & awning -Tennis Courts
PSC	50,000	Main restroom improvements
PSC	800,000	HVAC project - delayed from 2024
PSC	35,000	Roof at shooting range
Station 72	25,000	Way finding signage replacement/upgrades
Station 72	150,000	Exhaust capture system
Parks	50,000	Repairs to poured in place playgrounds
Parks	35,000	Gutter guards on various buildings
Various	260,000	BCCC custodial cleaning
Various	120,000	Facility cleaning
Various	35,000	Garage doors service contract
Various	30,000	Door access contracts
Various	25,000	Carpet cleaning
Various	30,000	Window cleaning
Various	20,000	Roof inspections
Various	275,000	HVAC city-wide maintenance contract
Various	120,000	Plumbing contract
Various	26,000	Elevator service contract
Various	30,000	Fire suppression inspection & maintenance
Various	20,000	Exterminating
Various	25,000	Generator inspections & maintenance
Various	20,000	Oil water separator pumping PSC & Fire Stations
Various	400,000	Contingency/unanticipated

Consulting Services

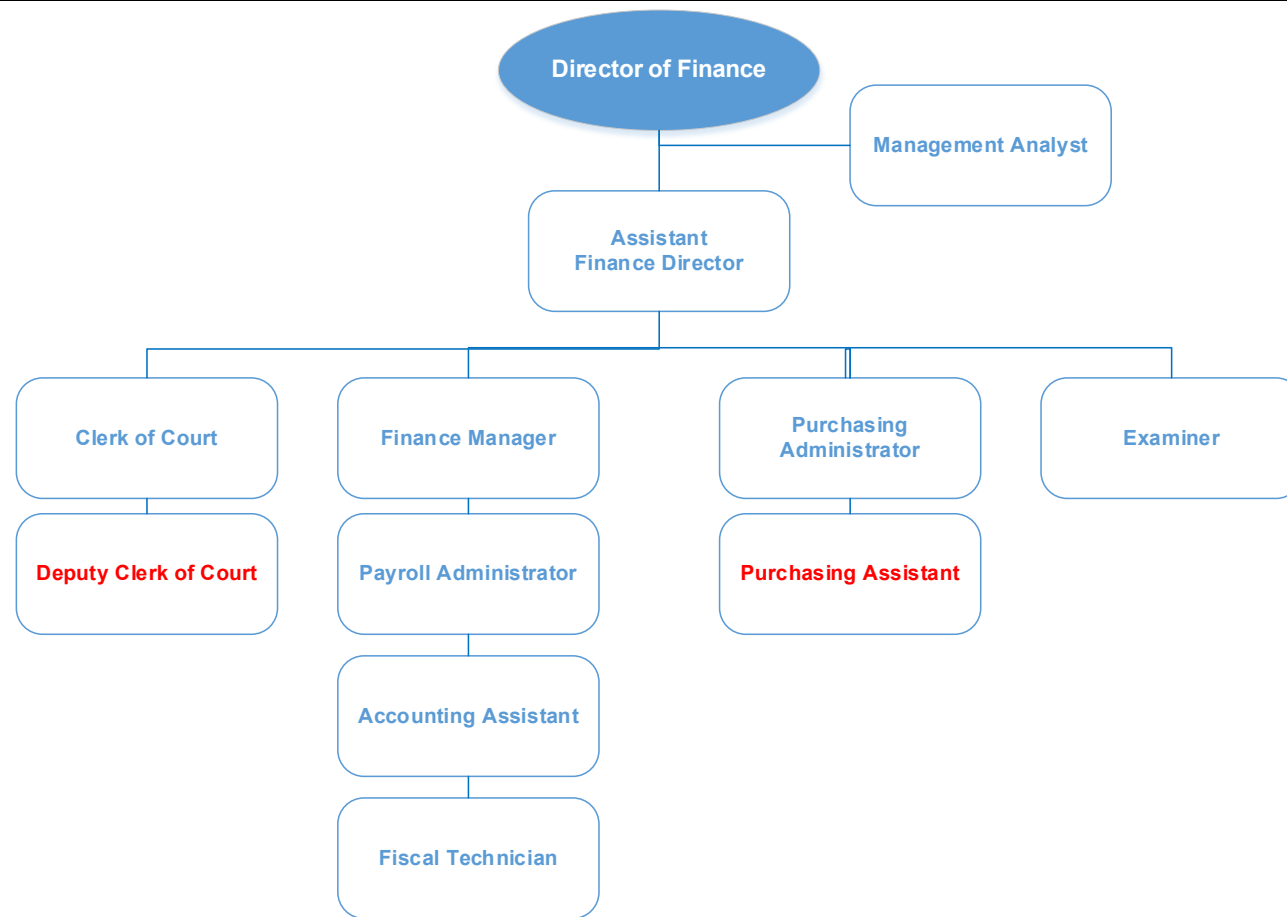
The following items are included in the proposed budget:

<u>Location</u>	<u>Amount</u>	<u>Description</u>
PSC	\$ 40,000	Architectural services/design contracts (PSC wall)
PSC	10,000	Commissioning contract - PSC HVAC
Various	60,000	Property management company services





FINANCE



* Note: Part-time personnel do not appear on the org chart.

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	10.00	10.00	10.00	10.00	11.00	10.00	12.00
FTE	0.73	0.73	0.75	0.75	0.00	0.75	0.00
Total	10.73	10.73	10.75	10.75	11.00	10.75	12.00

Finance Department - Total									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 735,577	\$ 763,822	\$ 864,385	\$ 802,872	\$ 945,900	\$ 1,027,000	\$ 1,197,400		
Retirement	101,439	106,903	119,336	112,192	132,500	143,800	167,700		
Fringe benefits	132,571	129,887	164,163	180,026	252,400	266,400	322,500		
Total Personal Services	969,587	1,000,612	1,147,884	1,095,090	1,330,800	1,437,200	1,687,600	8.00%	17.42%
Materials and supplies	8,217	5,461	3,644	13,124	20,600	20,600	20,600		
Uniforms and clothing	-	-	-	-	-	-	1,800		
Rents and leases	600	-	600	600	1,000	1,000	1,000		
Utilities	620	617	663	1,437	2,000	2,000	2,000		
Maintenance and repairs	22,984	22,653	6,476	4,835	25,500	25,500	25,500		
Professional development	5,063	10,487	13,924	24,978	25,000	25,000	25,000		
Consulting services	114,888	120,823	183,756	158,731	201,000	201,000	201,000		
Payment for services	6,585	3,114	7,391	5,328	10,500	10,500	10,500		
Miscellaneous expenditures	49,668	41,090	40,234	37,636	79,600	76,900	76,900		
Total Supplies and Services	208,625	204,245	256,688	246,669	365,200	362,500	364,300	-0.74%	0.50%
Grand Total	\$ 1,178,212	\$ 1,204,857	\$ 1,404,572	\$ 1,341,759	\$ 1,696,000	\$ 1,799,700	\$ 2,051,900	6.11%	14.01%

General Fund - Finance Department (including Clerk of Court)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 735,577	\$ 763,822	\$ 864,385	\$ 802,872	\$ 945,900	\$ 1,027,000	\$ 1,197,400		
Retirement	101,439	106,903	119,336	112,192	132,500	143,800	167,700		
Fringe benefits	132,571	129,887	164,163	180,026	252,400	266,400	322,500		
Total Personal Services	969,587	1,000,612	1,147,884	1,095,090	1,330,800	1,437,200	1,687,600	8.00%	17.42%
Materials and supplies	4,422	5,461	2,430	4,947	9,000	9,000	9,000		
Uniforms and clothing	-	-	-	-	-	-	1,800		
Rents and leases	600	-	600	600	1,000	1,000	1,000		
Utilities	620	617	663	1,437	2,000	2,000	2,000		
Maintenance and repairs	312	905	2,140	499	2,500	2,500	2,500		
Professional development	5,063	10,487	13,924	24,978	25,000	25,000	25,000		
Consulting services	112,899	120,823	176,256	150,631	180,000	180,000	180,000		
Payment for services	6,585	3,114	7,266	5,328	10,500	10,500	10,500		
Miscellaneous expenditures	48,993	40,415	39,334	37,111	78,000	75,300	75,300		
Total Supplies and Services	179,494	181,822	242,613	225,531	308,000	305,300	307,100	-0.88%	0.59%
Grand Total	\$ 1,149,081	\$ 1,182,434	\$ 1,390,497	\$ 1,320,621	\$ 1,638,800	\$ 1,742,500	\$ 1,994,700	6.33%	14.47%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed increase for the addition of 1FTE - Assistant Purchasing Administrator (estimated at pay grade 19) to assist with increasing procurement demands - estimated at \$120,100 all-in. If approved, this proposed addition of an FTE will cause an upgraded pay grade for the Purchasing Administrator (estimated at pay grade 24, from 21).
Uniforms and clothing	Proposed increase for the purchase of logo gear according to updated policy.

Clerk of Court Fund - Finance Department										
	2021	2022	2023	2024	2025		Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended		2026	2026	26P/25	26P/25A
Court fee revenue	\$ 6,045	\$ 6,178	\$ 6,860	\$ 5,718	\$ 8,000		\$ 8,000	\$ 8,000		
Total Revenues	6,045	6,178	6,860	5,718	8,000		8,000	8,000	0.00%	0.00%
Materials and supplies	3,795	-	-	8,127	5,000		5,000	5,000		
Maintenance and repairs	5,291	8,706	-	-	2,500		2,500	2,500		
Miscellaneous expenditures	675	600	900	525	1,100		1,100	1,100		
Total Supplies and Services	9,761	9,306	900	8,652	8,600		8,600	8,600	0.00%	0.00%
Total Expenditures	\$ 9,761	\$ 9,306	\$ 900	\$ 8,652	\$ 8,600		\$ 8,600	\$ 8,600	0.00%	0.00%

Revenues over/(under)
operating expenditures \$ (3,716) \$ (3,128) \$ 5,960 \$ (2,934) \$ (600) \$ (600) \$ (600)

Explanation of Significant Proposed Changes

No proposed changes from the adopted budget.

Mayor's Court Computer Fund - Finance Department										
	2021	2022	2023	2024	2025		Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended		2026	2026	26P/25	26P/25A
Court fee revenue	\$ 6,045	\$ 6,178	\$ 6,860	\$ 5,718	\$ 8,000		\$ 8,000	\$ 8,000		
Total Revenues	6,045	6,178	6,860	5,718	8,000		8,000	8,000	0.00%	0.00%
Materials and supplies	-	-	-	-	100		100	100		
Maintenance and repairs	13,046	8,706	-	-	12,000		12,000	12,000		
Miscellaneous expenditures	-	75	-	-	500		500	500		
Total Supplies and Services	13,046	8,781	-	-	12,600		12,600	12,600	0.00%	0.00%
Total Expenditures	\$ 13,046	\$ 8,781	\$ -	\$ -	\$ 12,600		\$ 12,600	\$ 12,600	0.00%	0.00%

Revenues over/(under)
operating expenditures \$ (7,001) \$ (2,603) \$ 6,860 \$ 5,718 \$ (4,600) \$ (4,600) \$ (4,600)

Explanation of Significant Proposed Changes

No proposed changes from the adopted budget.

Mayor's Court Special Project Fund - Finance Department									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Court fee revenue	\$ 20,194	\$ 20,630	\$ 22,923	\$ 19,050	\$ 20,000	\$ 25,000	\$ 20,000		
Total Revenues	20,194	20,630	22,923	19,050	20,000	25,000	20,000	25.00%	-20.00%
Materials and supplies	-	-	-	-	1,500	1,500	1,500		
Maintenance and repairs	4,335	4,336	4,336	4,336	8,500	8,500	8,500		
Consulting services	1,989	-	4,200	-	9,000	9,000	9,000		
Payment for services	-	-	125	-	-	-	-		
Total Supplies and Services	6,324	4,336	8,661	4,336	19,000	19,000	19,000	0.00%	0.00%
Total Expenditures	\$ 6,324	\$ 4,336	\$ 8,661	\$ 4,336	\$ 19,000	\$ 19,000	\$ 19,000	0.00%	0.00%

Revenues over/(under)									
operating expenditures	\$ 13,870	\$ 16,294	\$ 14,262	\$ 14,714	\$ 1,000	\$ 6,000	\$ 1,000		

Explanation of Significant Proposed Changes

<u>Line Item</u>	<u>Explanation</u>
Revenue	Proposed decrease to adjust to prior year averages and current year trend.

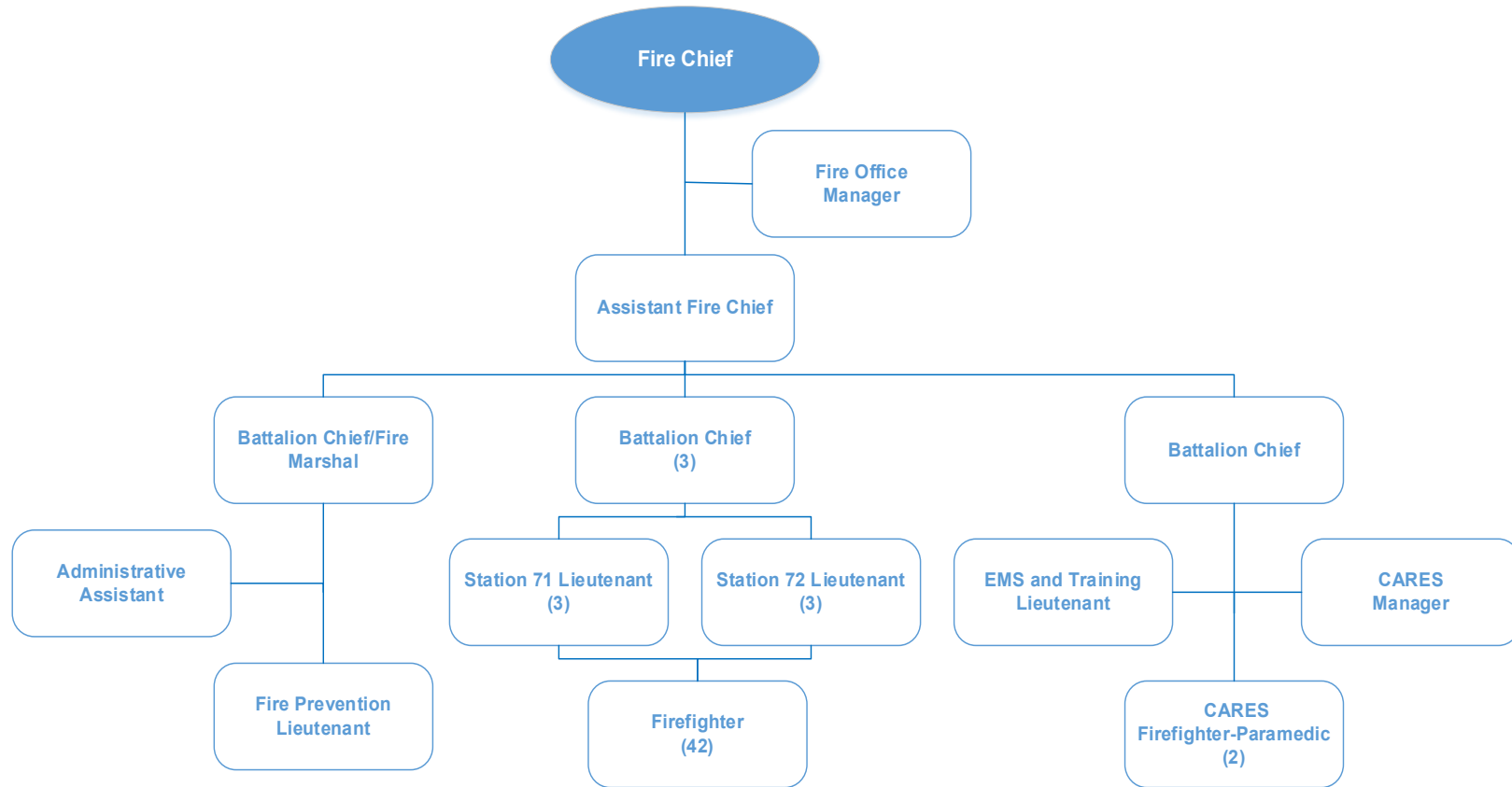
OneOhio Opioid Fund - Finance Department										
	2021	2022	2023	2024	2025		Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended		2026	2026	26P/25	26P/25A
Materials and supplies	\$ -	\$ -	\$ 1,214	\$ 50	\$ 5,000		\$ 5,000	\$ 5,000		
Consulting services	-	-	3,300	8,100	12,000		12,000	12,000		
Total Supplies and Services	-	-	4,514	8,150	17,000		17,000	17,000	0.00%	0.00%
Grand Total	\$ -	\$ -	\$ 4,514	\$ 8,150	\$ 17,000		\$ 17,000	\$ 17,000	0.00%	0.00%

Explanation of Significant Proposed Changes

No proposed changes from the adopted budget.



FIRE DIVISION



Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	58.00	59.00	59.00	62.00	62.00	62.00	62.00
FTE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	58.00	59.00	59.00	62.00	62.00	62.00	62.00

Fire Division - Total									
	2021	2022	2023	2024	2025	Amended	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 6,636,138	\$ 6,737,511	\$ 6,851,305	\$ 7,260,571	\$ 8,138,100	\$ 8,473,700	\$ 8,366,900		
Retirement	1,521,982	1,551,872	1,578,375	1,694,938	1,922,900	2,000,700	1,973,900		
Fringe benefits	963,249	990,471	1,229,139	1,503,782	1,811,300	1,915,600	1,795,000		
Total Personal Services	9,121,369	9,279,854	9,658,819	10,459,291	11,872,300	12,390,000	12,135,800	4.36%	-2.05%
Materials and supplies	181,278	187,293	208,934	242,900	299,700	300,000	459,100		
Non-capital assets	12,378	6,495	5,969	29,252	-	-	37,100		
Uniforms and clothing	57,399	79,003	93,480	143,337	115,000	115,000	106,000		
Rents and leases	43,378	40,953	32,319	4,209	40,000	40,000	40,000		
Utilities	17,442	17,613	21,800	19,519	20,000	20,000	20,000		
Maintenance and repairs	30,247	19,643	16,017	32,749	41,400	45,000	30,000		
Professional development	27,894	49,626	66,595	68,718	95,500	95,000	95,500		
Consulting services	54,929	188,494	55,408	165,669	131,000	131,000	144,000		
Payment for services	36,703	32,600	31,712	12,116	65,000	65,000	65,000		
Miscellaneous expenditures	1,656	866	1,628	2,130	4,000	4,000	4,000		
Total Supplies and Services	463,304	622,586	533,862	720,599	811,600	815,000	1,000,700	0.42%	22.79%
Grand Total	\$ 9,584,673	\$ 9,902,440	\$10,192,681	\$11,179,890	\$12,683,900	\$13,205,000	\$13,136,500	4.11%	-0.52%

NOTE: Personal service adjustments have not been included for the IAFF Union members for 2026 due to being in negotiations. Increases only reflect changes that occurred during 2025, step increases, and other projected changes (overtime, payouts, uniforms, etc.)

General Fund - Fire Division									
	2021	2022	2023	2024	2025	Amended	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 6,636,138	\$ 6,737,511	\$ 6,851,305	\$ 7,260,571	\$ 8,138,100	\$ 8,473,700	\$ 8,366,900		
Retirement	1,521,982	1,551,872	1,578,375	1,694,938	1,922,900	2,000,700	1,973,900		
Fringe benefits	963,249	990,471	1,229,139	1,503,782	1,811,300	1,915,600	1,795,000		
Total Personal Services	9,121,369	9,279,854	9,658,819	10,459,291	11,872,300	12,390,000	12,135,800	4.36%	-2.05%
Materials and supplies	88,763	89,870	114,002	156,702	195,700	196,000	230,100		
Non-capital assets	-	6,495	5,969	29,252	-	-	-		
Uniforms and clothing	57,399	79,003	93,480	143,337	115,000	115,000	106,000		
Rents and leases	43,378	40,953	32,319	4,209	40,000	40,000	40,000		
Utilities	17,442	17,613	21,800	19,519	20,000	20,000	20,000		
Maintenance and repairs	30,247	18,243	16,017	32,749	36,400	40,000	30,000		
Professional development	27,839	49,626	66,595	68,678	95,500	95,000	95,500		
Consulting services	54,929	188,494	55,408	165,669	131,000	131,000	144,000		
Payment for services	8,616	3,859	1,314	2,345	10,000	10,000	10,000		
Miscellaneous expenditures	1,631	866	1,628	2,130	4,000	4,000	4,000		
Total Supplies and Services	330,244	495,022	408,532	624,590	647,600	651,000	679,600	0.53%	4.39%
Grand Total	\$ 9,451,613	\$ 9,774,876	\$10,067,351	\$11,083,881	\$12,519,900	\$13,041,000	\$12,815,400	4.16%	-1.73%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Materials and supplies	Proposed increase due to increasing materials and supply costs.
Uniforms and clothing	Proposed decrease based on estimated needs.
Maintenance and repairs	Proposed decrease based on estimated needs.
Consulting services	Proposed increase associated with increasing contract for psychological testing during the new hire process.

EMS Billing Fund - Fire Division									
	2021	2022	2023	2024	2025	Amended	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
EMS revenue	\$ 638,605	\$ 673,328	\$ 666,640	\$ 170,950	\$ 990,000	\$ 625,000	\$ 625,000		
Total Revenues	638,605	673,328	666,640	170,950	990,000	625,000	625,000	-36.87%	0.00%
Materials and supplies	92,515	97,423	94,932	86,198	104,000	104,000	229,000		
Non-capital assets	12,378	-	-	-	-	-	-		
Maintenance and repairs	-	1,400	-	-	5,000	5,000	-		
Professional development	55	-	-	40	-	-	-		
Payment for services	28,087	28,741	30,398	9,771	55,000	55,000	55,000		
Miscellaneous expenditures	25	-	-	-	-	-	-		
Total Supplies and Services	133,060	127,564	125,330	96,009	164,000	164,000	284,000	0.00%	73.17%
							-		
Total Expenditures	\$ 133,060	\$ 127,564	\$ 125,330	\$ 96,009	\$ 164,000	\$ 164,000	\$ 284,000	0.00%	73.17%

Revenues over/(under)
operating expenditures \$ 505,545 \$ 545,764 \$ 541,310 \$ 74,941 \$ 826,000 \$ 461,000 \$ 341,000

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Materials and supplies	Proposed increase due to increasing EMS supply costs and one-time Medic 74 outfitting.
Maintenance and repairs	Proposed decrease based on estimated needs.

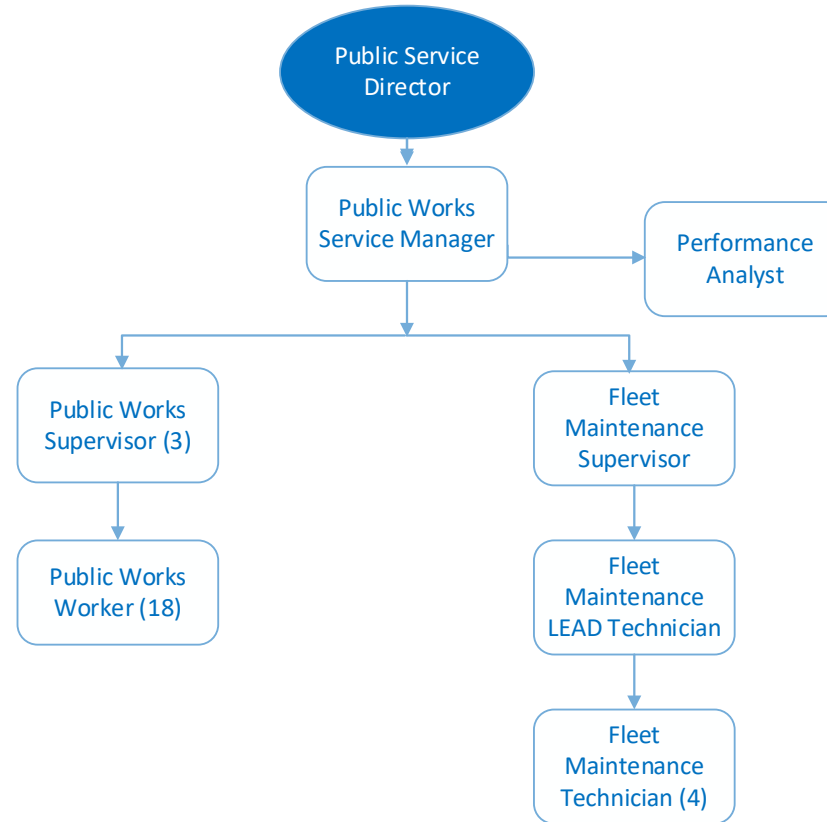
OneOhio Opioid Fund - Fire Division								
	2021	2022	2023	2024	2025	Amended	Proposed	Change
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u> <u>26P/25A</u>
Non-capital assets	-	-	-	-	-	-	37,100	
Total Supplies and Services	-	-	-	-	-	-	37,100	0.00% 100.00%
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,100	0.00% 100.00%

Explanation of Significant Proposed Changes

<u>Line Item</u>	<u>Explanation</u>
Non-capital assets	Proposed increase for the following:
\$ 26,000	Purchase of new medical supply dispensers. (2) standard units, (1) locker unit, (2) software licenses (Note: 1 refrigerated unit is capital equipment)
11,100	Purchase of three replacement medication pumps. Devices are used to deliver medication doses in a more precise concentration.



PUBLIC WORKS



* Note: Part-time personnel do not appear on the org chart.

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	31.00	31.00	31.00	31.00	31.00	31.00	29.00
FTE	1.73	1.73	1.73	1.73	1.73	1.73	1.73
Total	32.73	32.73	32.73	32.73	32.73	32.73	30.73

Public Works Division - Total									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended	2026	2026	26P/25	26P/25A
Salaries and wages	\$ 2,003,934	\$ 2,056,068	\$ 2,079,870	\$ 2,190,432	\$ 2,527,700	\$ 2,725,700	\$ 2,593,900		
Retirement	281,132	288,344	291,199	300,784	354,000	381,600	363,200		
Fringe benefits	465,273	463,710	506,886	561,634	703,800	746,900	698,400		
Total Personal Services	2,750,339	2,808,122	2,877,955	3,052,850	3,585,500	3,854,200	3,655,500	7.49%	-5.16%
Materials and supplies	642,868	733,929	811,024	789,267	1,010,000	1,010,000	940,000		
Non-capital assets	-	11,790	-	4,804	55,000	35,000	44,500		
Uniforms and clothing	16,857	19,130	21,680	22,657	25,800	25,800	25,800		
Rents and leases	1,876	-	200	2,826	3,000	3,000	3,000		
Utilities	10,504	12,861	15,725	15,558	17,500	17,500	17,500		
Maintenance and repairs	371,101	500,002	237,773	414,393	754,000	754,000	892,500		
Professional development	26,001	21,267	21,578	24,032	37,500	30,000	30,000		
Consulting services	110,819	74,237	178,427	111,910	190,000	190,000	240,000		
Intra-city services	30,627	59,362	32,881	40,284	47,000	47,000	47,000		
Payment for services	2,867,796	2,906,082	3,772,357	3,770,605	3,925,500	3,920,500	4,020,500		
Miscellaneous expenditures	2,272	11,021	2,850	199,737	208,100	213,100	493,100		
Total Supplies and Services	4,080,721	4,349,681	5,094,495	5,396,073	6,273,400	6,245,900	6,753,900	-0.44%	8.13%
Grand Total	\$ 6,831,060	\$ 7,157,803	\$ 7,972,450	\$ 8,448,923	\$ 9,858,900	\$ 10,100,100	\$ 10,409,400	2.45%	3.06%

General Fund - Public Works Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 604,629	\$ 642,197	\$ 667,336	\$ 689,748	\$ 988,500	\$ 1,066,900	\$ 1,047,100	7.93%	-1.86%
Retirement	84,648	89,907	93,171	96,388	108,000	116,500	117,000		
Fringe benefits	95,771	96,701	123,233	133,578	150,000	159,300	159,000		
Total Personal Services	785,048	828,805	883,740	919,714	1,246,500	1,342,700	1,323,100		
Materials and supplies	242,468	271,044	332,504	316,478	355,000	355,000	355,000		
Non-capital assets	-	11,790	-	4,804	35,000	35,000	23,500		
Uniforms and clothing	2,977	3,810	3,483	2,523	5,400	5,400	5,400		
Rents and leases	1,876	-	-	-	-	-	-		
Utilities	8,494	8,935	8,730	5,357	9,500	9,500	9,500		
Maintenance and repairs	21,271	11,393	25,843	23,901	31,500	31,500	70,000		
Professional development	12,915	9,374	7,200	6,218	13,500	13,500	13,500		
Consulting services	-	600	3,383	-	-	-	-		
Payment for services	354	130	1,286	4,920	2,000	2,000	2,000		
Miscellaneous expenditures	641	1,029	1,264	900	2,000	2,000	2,000		
Total Supplies and Services	290,996	318,105	383,693	365,101	453,900	453,900	480,900	0.00%	5.95%
Grand Total	\$ 1,076,044	\$ 1,146,910	\$ 1,267,433	\$ 1,284,815	\$ 1,700,400	\$ 1,796,600	\$ 1,804,000	5.66%	0.41%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Non-capital assets	Proposed reduction. The proposed amount will be used to replace street barricades and for the purchase of: (1) plasma cutter (\$4,500); (2) parts washer (\$9,000).
Maintenance and repairs	Proposed increase for: (1) modifications to a dump truck (\$20,500); (2) provide undercoating on city vehicles to prevent salt corrosion (\$18,000).

Street Maintenance and Repair Fund - Public Works Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2025</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 622,974	\$ 629,018	\$ 600,833	\$ 664,841	\$ 675,900	\$ 726,900	\$ 678,200		
Retirement	87,798	88,586	84,407	89,757	127,600	137,200	127,100		
Fringe benefits	205,780	179,603	204,934	238,189	290,200	307,900	273,400		
Total Personal Services	916,552	897,207	890,174	992,787	1,093,700	1,172,000	1,078,700	7.16%	-7.96%
Materials and supplies	284,123	318,951	331,444	301,469	400,000	400,000	350,000		
Non-capital assets	-	-	-	-	20,000	-	11,000		
Uniforms and clothing	8,017	6,803	12,834	15,706	12,000	12,000	12,000		
Utilities	-	1,028	2,090	5,337	4,000	4,000	4,000		
Maintenance and repairs	24,615	43,429	32,998	16,705	32,500	32,500	32,500		
Professional development	3,268	7,570	5,390	11,540	16,000	8,500	8,500		
Payment for services	4,658	3,628	256	88	3,500	3,500	3,500		
Miscellaneous expenditures	1,608	512	1,586	6,635	1,000	1,000	1,000		
Total Supplies and Services	326,289	381,921	386,598	357,480	489,000	461,500	422,500	-5.62%	-8.45%
Grand Total	\$ 1,242,841	\$ 1,279,128	\$ 1,276,772	\$ 1,350,267	\$ 1,582,700	\$ 1,633,500	\$ 1,501,200	3.21%	-8.10%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed reduction of 2 FTE - Public Work Worker position (union) due changes in division operations.
Materials and supplies	Proposed decrease due to changes in asphalt paving operations.
Non-capital assets	Proposed increase to: (1) replace existing plate compactor (\$3,000); (2) replace two arrow boards with one (\$8,000).

Sanitary Sewer Surcharge Fund - Public Works Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Utility fees	\$ 1,252,812	\$ 1,265,821	\$ 1,337,755	\$ 1,436,940	\$ 1,451,000	\$ 1,346,000	\$ 1,466,000		
Total Revenues	1,252,812	1,265,821	1,337,755	1,436,940	1,451,000	1,346,000	1,466,000	-7.24%	8.92%
Salaries and wages	364,743	350,261	381,798	396,523	426,000	461,200	416,500		
Retirement	51,064	49,017	53,410	54,471	53,300	58,000	57,300		
Fringe benefits	64,043	71,143	73,096	62,644	106,500	113,100	133,000		
Total Personal Services	479,850	470,421	508,304	513,638	585,800	632,300	606,800	7.94%	-4.03%
Materials and supplies	68,351	84,032	37,971	50,511	75,000	75,000	75,000		
Non-capital assets	-	-	-	-	-	-	10,000		
Uniforms and clothing	3,508	4,277	3,460	1,811	4,200	4,200	4,200		
Rents and leases	-	-	-	2,826	3,000	3,000	3,000		
Utilities	2,010	2,898	4,905	4,864	4,000	4,000	4,000		
Maintenance and repairs	215,035	223,226	99,332	296,058	495,000	495,000	595,000		
Professional development	9,218	4,113	8,767	5,914	7,000	7,000	7,000		
Intra-city services	14,076	24,943	12,888	19,036	20,000	20,000	20,000		
Payment for services	-	-	84	47	30,000	30,000	30,000		
Miscellaneous expenditures	-	9,480	-	-	10,000	10,000	10,000		
Total Supplies and Services	312,198	352,969	167,407	381,067	648,200	648,200	758,200	0.00%	16.97%
Grand Total	\$ 792,048	\$ 823,390	\$ 675,711	\$ 894,705	\$ 1,234,000	\$ 1,280,500	\$ 1,365,000	3.77%	6.60%

Revenues over/(under)
operating expenditures \$ 460,764 \$ 442,431 \$ 662,044 \$ 542,235 \$ 217,000 \$ 65,500 \$ 101,000

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Revenue	Proposed increase to match expected revenues. There is not a proposed change in the surcharge. Revenues are increasing as a result of increase made by the City of Columbus.
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed reduction of 2 FTE - Public Work Worker position (union) due changes in division operations.
Non-capital assets	Proposed increase to replace expired confined space entry fall protection.
Maintenance and repairs	Proposed increase for increased sewer televising.

Stormwater Management Fund - Public Works Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Utility fees	\$ 747,851	\$ 782,084	\$ 757,165	\$ 764,284	\$ 780,400	\$ 753,000	\$ 753,000		
Total Revenues	747,851	782,084	757,165	764,284	780,400	753,000	753,000	-3.51%	0.00%
Salaries and wages	301,035	346,544	343,061	302,050	297,200	319,100	309,100		
Retirement	42,145	48,507	48,053	41,254	40,200	43,300	35,300		
Fringe benefits	55,822	71,910	55,479	59,525	88,600	94,000	60,600		
Total Personal Services	399,002	466,961	446,593	402,829	426,000	456,400	405,000	7.14%	-11.26%
Materials and supplies	11,801	6,582	8,934	37,424	40,000	40,000	40,000		
Uniforms and clothing	1,310	1,998	1,171	1,049	3,000	3,000	3,000		
Maintenance and repairs	30,467	39,240	-	781	75,000	75,000	75,000		
Professional development	600	210	71	-	1,000	1,000	1,000		
Consulting services	78,110	73,637	115,014	111,910	115,000	115,000	80,000		
Intra-city services	11,996	23,847	10,884	11,762	15,000	15,000	15,000		
Payment for services	21,872	30,011	26,099	22,925	30,000	30,000	130,000		
Miscellaneous expenditures	23	-	-	-	-	-	-		
Total Supplies and Services	156,179	175,525	162,173	185,851	279,000	279,000	344,000	0.00%	23.30%
Grand Total	\$ 555,181	\$ 642,486	\$ 608,766	\$ 588,680	\$ 705,000	\$ 735,400	\$ 749,000	4.31%	1.85%

Revenues over/(under)
operating expenditures \$ 192,670 \$ 139,598 \$ 148,399 \$ 175,604 \$ 75,400 \$ 17,600 \$ 4,000

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed reduction of 2 FTE - Public Work Worker position (union) due changes in division operations.
Consulting services	Propose decrease to properly record street sweeping services.
Payment for services	Propose increase for outsourcing all street sweeping service. This had come out of Consulting Services in the past.

Water Surcharge Fund - Public Works Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Utility fees	\$ 809,797	\$ 782,588	\$ 839,092	\$ 923,785	\$ 933,000	\$ 864,000	\$ 942,000		
Total Revenues	809,797	782,588	839,092	923,785	933,000	864,000	942,000	-7.40%	9.03%
Salaries and wages	110,553	88,048	86,842	106,774	109,700	118,400	110,600		
Retirement	15,477	12,327	12,158	14,668	20,600	22,000	22,000		
Fringe benefits	43,857	44,353	50,144	62,980	64,100	67,900	67,700		
Total Personal Services	169,887	144,728	149,144	184,422	194,400	208,300	200,300	7.15%	-3.84%
Materials and supplies	36,125	53,320	100,171	69,584	100,000	100,000	100,000		
Uniforms and clothing	1,045	2,242	732	1,568	1,200	1,200	1,200		
Rents and leases	-	-	200	-	-	-	-		
Maintenance and repairs	79,713	182,714	79,600	76,948	120,000	120,000	120,000		
Professional development	-	-	150	360	-	-	-		
Consulting services	32,709	-	60,030	-	75,000	75,000	160,000		
Intra-city services	4,555	10,572	9,109	9,486	12,000	12,000	12,000		
Miscellaneous expenditures	-	-	-	-	100	100	100		
Total Supplies and Services	154,147	248,848	249,992	157,946	308,300	308,300	393,300	0.00%	27.57%
Grand Total	\$ 324,034	\$ 393,576	\$ 399,136	\$ 342,368	\$ 502,700	\$ 516,600	\$ 593,600	2.77%	14.91%

Revenues over/(under)
operating expenditures \$ 485,763 \$ 389,012 \$ 439,956 \$ 581,417 \$ 430,300 \$ 347,400 \$ 348,400

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Revenue	Proposed increase to match expected revenues. There is not a proposed change in the surcharge. Revenues are increasing as a result of increase made by the City of Columbus.
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed reduction of 2 FTE - Public Work Worker position (union) due changes in division operations.
Consulting services	Proposed increase to conduct and update to the water master plan.

Solid Waste Fund - Public Works Division									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>	Adopted <u>2026</u>	Proposed <u>2026</u>	<i>Change</i>	
								<i>26P/25</i>	<i>26P/25A</i>
Utility fees	\$ 3,022,839	\$ 2,969,112	\$ 3,895,405	\$ 3,916,407	\$ 2,162,000	\$ 3,900,000	\$ 3,900,000		
Total Revenues	3,022,839	2,969,112	3,895,405	3,916,407	2,162,000	3,900,000	3,900,000	80.39%	0.00%
Salaries and wages	-	-	-	30,496	30,400	33,200	32,400		
Retirement	-	-	-	4,246	4,300	4,600	4,500		
Fringe benefits	-	-	-	4,718	4,400	4,700	4,700		
Total Personal Services	-	-	-	39,460	39,100	42,500	41,600	8.70%	-2.12%
Materials and supplies	-	-	-	13,801	40,000	40,000	20,000		
Payment for services	2,840,912	2,872,313	3,744,632	3,742,625	3,860,000	3,855,000	3,855,000		
Miscellaneous expenditures	-	-	-	192,202	195,000	200,000	480,000		
Total Supplies and Services	2,840,912	2,872,313	3,744,632	3,948,628	4,095,000	4,095,000	4,355,000	0.00%	6.35%
Grand Total	\$ 2,840,912	\$ 2,872,313	\$ 3,744,632	\$ 3,988,088	\$ 4,134,100	\$ 4,137,500	\$ 4,396,600	0.08%	6.26%

Revenues over/(under)
operating expenditures \$ 181,927 \$ 96,799 \$ 150,773 \$ (71,681) \$ (2,234,100) \$ (237,500) \$ (496,600)

Explanation of Significant Increases/Decreases

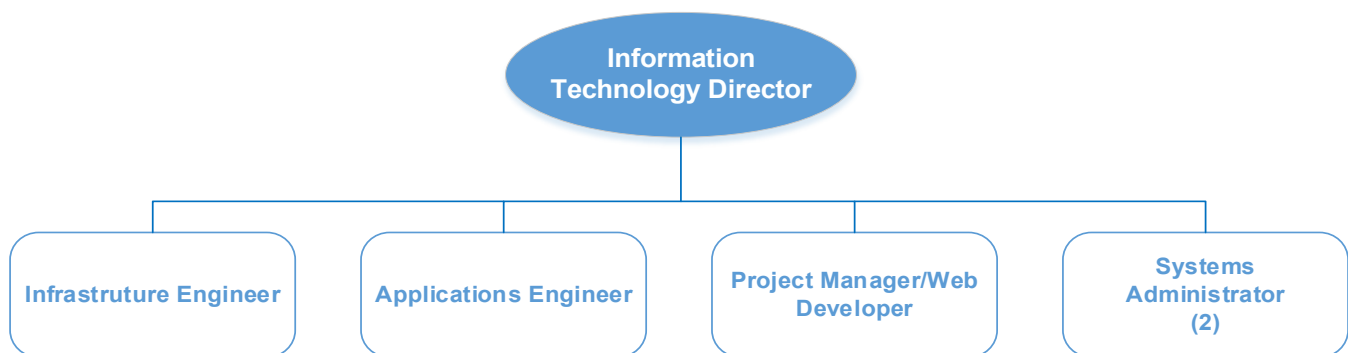
Note: The current solid waste hauling contract expires on March 31, 2028.

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Materials and supplies	Proposed decrease due to the intent of spending a max of \$300,000 per year for the next two years, we do not require as much new material.
Miscellaneous expenditures	Proposed increase for the food waste program.





INFORMATION TECHNOLOGY



Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	5.00	5.00	6.00	6.00	6.00	6.00	6.00
FTE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	5.00	5.00	6.00	6.00	6.00	6.00	6.00

Information Technology Department - Total									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 416,165	\$ 442,702	\$ 536,306	\$ 584,028	\$ 610,400	\$ 665,300	\$ 650,200		
Retirement	55,898	61,790	74,786	81,439	85,500	93,100	91,000		
Fringe benefits	82,522	81,177	102,877	118,344	146,200	155,600	156,600		
Total Personal Services	554,585	585,669	713,969	783,811	842,100	914,000	897,800	8.54%	-1.77%
Materials and supplies	84,500	73,020	116,100	92,454	40,000	40,000	35,000		
Non-capital assets	82,962	99,277	49,637	16,905	146,400	75,000	80,000		
Uniforms and clothing	-	-	-	-	-	-	600		
Rents and leases	-	-	-	-	-	-	-		
Utilities	18,398	25,390	20,998	22,325	55,000	55,000	60,000		
Maintenance and repairs	606,769	735,267	772,394	910,167	1,500,200	1,461,400	1,505,000		
Professional development	8,574	9,533	10,437	5,324	15,000	15,000	15,000		
Consulting services	12,400	25,134	7,200	-	15,000	15,000	15,000		
Payment for services	1,928	3,217	3,007	5,109	44,000	44,000	44,000		
Miscellaneous expenditures	-	1,901	1,965	9,343	3,000	3,000	3,000		
Total Supplies and Services	815,531	972,739	981,738	1,061,627	1,818,600	1,708,400	1,757,600	-6.06%	2.88%
Grand Total	\$ 1,370,116	\$ 1,558,408	\$ 1,695,707	\$ 1,845,438	\$ 2,660,700	\$ 2,622,400	\$ 2,655,400	-1.44%	1.26%

General Fund - Information Technology Department									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 398,653	\$ 442,702	\$ 536,306	\$ 584,028	\$ 610,400	\$ 665,300	\$ 650,200		
Retirement	53,446	61,790	74,786	81,439	85,500	93,100	91,000		
Fringe benefits	78,107	81,177	102,877	118,344	146,200	155,600	156,600		
Total Personal Services	530,206	585,669	713,969	783,811	842,100	914,000	897,800	8.54%	-1.77%
Materials and supplies	84,500	73,020	116,100	92,454	40,000	40,000	35,000		
Non-capital assets	27,580	-	-	1,827	7,900	-	-		
Uniforms and clothing	-	-	-	-	-	-	600		
Utilities	18,398	25,390	20,998	22,325	55,000	55,000	60,000		
Maintenance and repairs	606,769	735,267	772,394	910,167	1,500,200	1,461,400	1,505,000		
Professional development	8,574	9,533	10,437	5,324	15,000	15,000	15,000		
Consulting services	12,400	25,134	7,200	-	15,000	15,000	15,000		
Payment for services	1,928	3,217	3,007	5,109	44,000	44,000	44,000		
Miscellaneous expenditures	-	1,901	1,965	9,343	3,000	3,000	3,000		
Total Supplies and Services	760,149	873,462	932,101	1,046,549	1,680,100	1,633,400	1,677,600	-2.78%	2.71%
Grand Total	\$ 1,290,355	\$ 1,459,131	\$ 1,646,070	\$ 1,830,360	\$ 2,522,200	\$ 2,547,400	\$ 2,575,400	1.00%	1.10%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Materials and supplies	Proposed net decrease to this line item. However, the following new items have been included in this line item: \$ 5,200 <i>Parks</i> Additional microphones for BCCC event center 3,000 <i>Parks</i> Laptops, including barcode scanners, for fitness rooms
Uniforms and clothing	Proposed increase for the purchase of logo gear according to updated policy.
Utilities	Proposed increase for addition of a secondary internet connection.

Maintenance and repairs

The following is a list of the significant proposed net new additions to this line item:

\$ 9,200	IT	Network monitoring service (annual)
2,500	IT	Onbase signature pad licensing (one-time)
18,500	IT	Maintenance for remote storage requested in capital (annual)
13,900	IT	IT is establishing a disaster recovery center in the State of Ohio datacenter (SOCC). This allows the city to secure services from Oarnet, and this request is for a vastly improved Internet connection for all city facilities (annual).
15,000	IT	Managed detection/response security for network. (one-time integration)
20,000	Pub. Serv.	Software that manages CIP project lifecycle. (annual)
26,700	Pub. Serv.	Public Service replaced their 311 problem reporting application in 2025. This request is to add the funding needed to support the new application in 2026. (annual)
4,500	Pub. Serv.	Key management system maintenance. (annual)
43,500	Pub. Serv.	The city's GIS function has become greatly integrated into a variety of city applications, and is a core tool for several departments. This would allow the GIS team to have all the tools necessary to support their work and vision. (one-time integration)
28,000	Pub. Works	GPS tracking - install equipment in city vehicles to remotely collect a variety of information from the vehicles in real time (annual).
12,900	Pub. Works	Fleet software cloud migration (annual).
20,000	Ec Dev	Economic Development CRM and project management software. (annual)
500	Ec Dev	Commercial real estate software (annual)
18,000	Parks	Integration toolkit that would facilitate a connection between the city's tree management application and the asset and workorder management system in Public Service. (one-time integration)
3,500	Parks	Software to collect health information for registrants. (annual)
9,200	Parks	RecTrac mobile app (annual)
5,000	Parks	Volunteer management software. (annual)
3,000	Parks	Digital system for reading and tracking pool water chemical levels.
15,000	Fire	Application for CARES program to construct and organize their healthcare documentation for greater efficiency. (one-time)
18,700	Fire	PowerDMS contains departmental procedures and policies, provides an internal professional development and monitoring platform, and supports accreditation efforts. Currently used in Police, and this would add Fire to the platform. (annual)

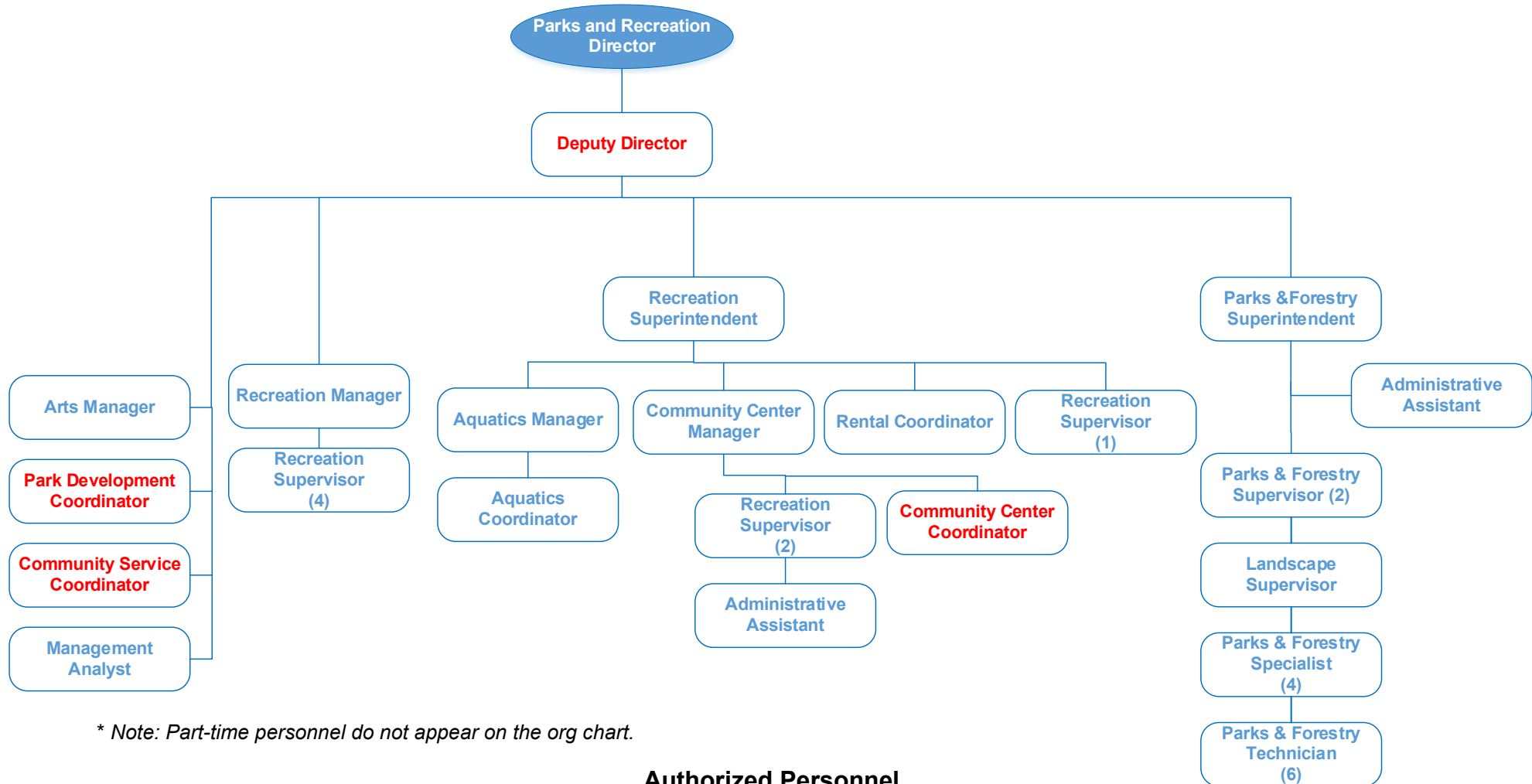
Information Technology Division - Technology Fund									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>25/24</u>	<u>26/25</u>
Revenues:									
Cellular Tower Rental Fees	\$ 130,733	\$ 129,182	\$ 131,641	\$ 146,072	\$ 122,000	\$ 122,000	\$ 122,000		
Total Revenues	130,733	129,182	131,641	146,072	122,000	122,000	122,000	-16.48%	0.00%
Non-capital assets	55,382	99,277	49,637	15,078	138,500	75,000	80,000		
Total Supplies and Services	55,382	99,277	49,637	15,078	138,500	75,000	80,000	818.56%	54.06%
Grand Total	\$ 55,382	\$ 99,277	\$ 49,637	\$ 15,078	\$ 138,500	\$ 75,000	\$ 80,000	818.56%	-45.85%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Non-capital assets	Proposed amount includes replacement of computers and cameras at park shelters.



PARKS AND RECREATION



Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	27.00	28.00	29.00	33.00	33.00	34.00	36.00
FTE	34.24	35.30	34.46	33.59	73.84	73.84	77.83
Total	61.24	61.24	63.46	66.59	106.84	107.84	113.83

Parks and Recreation Department - Total									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 2,528,971	\$ 2,767,584	\$ 2,999,832	\$ 3,273,998	\$ 5,043,000	\$ 5,424,500	\$ 5,779,900		
Retirement	307,799	383,365	422,020	457,067	706,100	759,500	806,000		
Fringe benefits	454,062	415,474	461,482	629,143	899,400	986,400	1,084,100		
Total Personal Services	3,290,832	3,566,423	3,883,334	4,360,208	6,648,500	7,170,400	7,670,000	7.85%	6.97%
Materials and supplies	324,977	395,750	475,026	516,664	705,500	723,500	787,000		
Non-capital assets	30,954	37,261	24,284	13,128	45,000	38,000	106,500		
Uniforms and clothing	13,437	24,677	21,686	22,001	51,300	38,800	57,400		
Rents and leases	60,703	63,069	78,099	139,701	173,500	141,500	126,000		
Utilities	110,949	153,579	134,762	126,012	176,800	181,500	177,700		
Maintenance and repairs	431,862	505,310	586,942	573,656	746,500	766,900	762,400		
Professional development	30,586	38,335	58,273	50,019	65,300	69,300	78,300		
Consulting services	307,818	506,363	481,966	418,641	672,000	622,000	628,000		
Payment for services	93,090	136,358	166,179	256,112	270,000	283,800	461,000		
Miscellaneous expenditures	29,266	31,705	56,438	49,075	143,600	126,600	76,600		
Total Supplies and Services	1,433,642	1,892,407	2,083,655	2,165,009	3,049,500	2,991,900	3,260,900	-1.89%	8.99%
Grand Total	\$ 4,724,474	\$ 5,458,830	\$ 5,966,989	\$ 6,525,217	\$ 9,698,000	\$ 10,162,300	\$ 10,930,900	4.79%	7.56%

General Fund - Parks and Recreation Department									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>	Adopted <u>2026</u>	Proposed <u>2026</u>	<i>Change</i>	
								<u>26P/25</u>	<u>26P/25A</u>
Charges for services	\$ 1,045,024	\$ 1,604,009	\$ 1,646,368	\$ 1,796,946	\$ 4,509,000	\$ 4,490,000	\$ 4,976,500		
Miscellaneous (grants)	15,418	15,000	-	-	15,000	15,000	15,000		
Total Revenues	1,060,442	1,619,009	1,646,368	1,796,946	4,524,000	4,505,000	4,991,500	-0.42%	10.80%
Salaries and wages	1,997,476	2,250,541	2,406,439	2,656,242	4,296,100	4,586,600	4,919,700		
Retirement	273,144	311,077	339,205	370,723	601,500	642,100	685,500		
Fringe benefits	378,015	388,273	437,746	604,506	818,900	883,800	981,100		
Total Personal Services	2,648,635	2,949,891	3,183,390	3,631,471	5,716,500	6,112,500	6,586,300	6.93%	7.75%
Materials and supplies	253,382	289,641	384,258	440,347	605,500	623,500	677,000		
Non-capital assets	23,975	37,261	24,284	13,128	30,000	30,000	65,000		
Uniforms and clothing	13,437	22,484	18,920	18,933	46,300	34,300	52,900		
Rents and leases	59,649	63,069	75,374	139,701	173,000	141,500	126,000		
Utilities	21,913	23,827	21,059	17,744	41,800	41,500	37,700		
Maintenance and repairs	410,728	462,093	487,103	522,245	696,500	711,900	696,400		
Professional development	29,977	38,330	52,785	46,600	59,800	63,800	71,300		
Consulting services	226,050	464,291	433,020	418,641	667,000	617,000	623,000		
Payment for services	64,736	113,386	139,535	197,787	230,000	237,800	405,000		
Miscellaneous expenditures	23,479	29,869	54,576	43,777	134,600	122,600	72,600		
Total Supplies and Services	1,127,326	1,544,251	1,690,914	1,858,903	2,684,500	2,623,900	2,826,900	-2.26%	7.74%
Grand Total	\$ 3,775,961	\$ 4,494,142	\$ 4,874,304	\$ 5,490,374	\$ 8,401,000	\$ 8,736,400	\$ 9,413,200	3.99%	7.75%

Revenues over/(under)									
operating expenditures	\$ (2,715,519)	\$ (2,875,133)	\$ (3,227,936)	\$ (3,693,428)	\$ (3,877,000)	\$ (4,231,400)	\$ (4,421,700)		

Parks and Recreation Department - Cultural Arts (General Fund sub-department)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Revenues:									
Charges for services	\$ 37,592	\$ 60,209	\$ 45,912	\$ 41,878	\$ 40,000	\$ 40,000	\$ 31,500		
Miscellaneous (grants)	15,418	15,000	-	-	15,000	15,000	15,000		
Total Revenues	53,010	75,209	45,912	41,878	55,000	55,000	46,500	0.00%	-15.45%
Salaries and wages	75,223	76,541	84,739	96,520	145,500	153,700	151,400		
Retirement	10,531	10,716	11,863	13,513	20,400	21,500	18,200		
Fringe benefits	9,084	9,320	12,503	3,290	4,700	5,000	4,900		
Total Personal Services	94,838	96,577	109,105	113,323	170,600	180,200	174,500	5.63%	-3.16%
Materials and supplies	2,591	4,570	6,172	2,363	7,500	7,500	7,500		
Uniforms and clothing	1,970	1,801	-	1,848	3,000	3,000	3,300		
Rents and leases	12,902	23,516	20,265	20,714	25,000	25,000	25,000		
Utilities	-	-	163	491	1,400	1,000	1,000		
Maintenance and repairs	4,450	7,000	9,379	7,000	9,000	7,000	7,000		
Professional development	2,893	1,606	2,922	3,861	4,000	6,000	6,000		
Consulting services	28,070	44,921	42,767	36,480	60,000	60,000	60,000		
Payment for services	10,022	24,760	23,431	32,244	20,000	20,000	20,000		
Miscellaneous expenditures	1,674	10,556	19,226	13,373	15,000	15,000	15,000		
Total Supplies and Services	64,572	118,730	124,325	118,374	144,900	144,500	144,800	-0.28%	0.21%
Grand Total	\$ 159,410	\$ 215,307	\$ 233,430	\$ 231,697	\$ 315,500	\$ 324,700	\$ 319,300	2.92%	-1.66%

Revenues over/(under)

expenditures \$ (106,400) \$ (140,098) \$ (187,518) \$ (189,819) \$ (260,500) \$ (269,700) \$ (272,800)

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Revenue	Proposed decrease related to alcohol sales and merchandise at events, which were anticipated to generate more revenue than they are.
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Uniforms & clothing	Proposed increase for the purchase of logo gear according to updated policy.

Parks and Recreation Department - Parks & Forestry (General Fund sub-department)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Revenues:									
Charges for services	\$ 1,675	\$ 17,305	\$ 61,459	\$ 61,935	\$ 50,000	\$ 50,000	\$ 70,000		
Total Revenues	1,675	17,305	61,459	61,935	50,000	50,000	70,000	0.00%	40.00%
Salaries and wages	899,098	918,424	970,897	1,061,603	1,151,600	1,246,000	1,300,600		
Retirement	124,884	127,998	135,377	148,120	161,200	174,400	182,100		
Fringe benefits	179,640	172,221	187,119	243,193	299,800	318,500	360,400		
Total Personal Services	1,203,622	1,218,643	1,293,393	1,452,916	1,612,600	1,738,900	1,843,100	7.83%	5.99%
Materials and supplies	212,237	221,622	305,714	314,599	303,600	315,000	337,500		
Non-capital assets	23,975	37,261	24,284	13,128	30,000	30,000	65,000		
Uniforms and clothing	6,062	11,406	13,030	7,047	10,000	10,000	10,000		
Rents and leases	29,316	9,094	25,876	45,825	56,500	25,000	25,000		
Utilities	4,402	3,361	5,600	9,862	17,500	17,500	14,500		
Maintenance and repairs	387,445	437,044	454,269	499,232	633,000	624,000	643,500		
Professional development	12,235	16,532	17,988	20,703	18,000	19,000	19,000		
Consulting services	-	215	11,595	9,600	51,000	1,000	1,000		
Payment for services	2,295	922	8,453	1,799	3,600	1,000	3,500		
Miscellaneous expenditures	312	731	2,765	2,522	2,500	2,500	2,500		
Total Supplies and Services	678,279	738,188	869,574	924,317	1,125,700	1,045,000	1,121,500	-7.17%	7.32%
Grand Total	\$ 1,881,901	\$ 1,956,831	\$ 2,162,967	\$ 2,377,233	\$ 2,738,300	\$ 2,783,900	\$ 2,964,600	1.67%	6.49%

Revenues over/(under) expenditures \$ (1,880,226) \$ (1,939,526) \$ (2,101,508) \$ (2,315,298) \$ (2,688,300) \$ (2,733,900) \$ (2,894,600)

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Revenue	Proposed increase associated with athletic fees, commemorative benches and trees.
Materials and supplies	Proposed increase for: (1) supply the new sports attendant (\$2,500); (2) annual increase for athletic field maintenance supplies and equipment (\$20,000), expected cost recovery from increase in field usage fees. The following expenses are included in this line item: turf maintenance supplies, trees, sports field equipment, infield material, playground mulch, tools, parts, and other miscellaneous supplies.
Non-capital assets	Proposed increase for: (1) a new skid mounted power washer to increase efficiency in service (\$5,000); (2) new portable pickle ball nets (\$15,000, or \$3,750/net); (3) Phase 2 of Tree Trek signage (\$5,000) upgrade; (4) Phase 1 of park wayfinding signage (\$10,000) upgrade. The following are included in this line item: benches, trash cans, bleachers, bike racks, grills, and other park amenities.
Utilities	Proposed decrease for AEDs moving to Fire Dept budget (-\$7,500), offset by an increase of for increased number of monthly subscriptions for wireless routers and tablets for field operations (\$4,500).
Maintenance and repairs	Proposed increase for: (1) to paint wrought iron fence at Sunny 95 park (\$14,000); (2) annual increase pond maintenance (\$5,500). The following contractual services are included in this line item: Forestry contracts - pruning, removals, planting, Park contracts - mowing, janitorial, pond, lawn care, fence, irrigation, misc., Horticulture contracts- landscape maintenance, mulching, spring clean up, baskets/planters.
Payment for services	Proposed increase associated with the cost of weather reporting services and disposal fees

Parks and Recreation Department - Recreation (General Fund sub-department)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended	2026	2026	26P/25	26P/25A
Revenues:									
Charges for services	\$ 635,362	\$ 1,047,753	\$ 1,043,039	\$ 1,208,153	\$ 1,400,000	\$ 1,275,000	\$ 1,400,000		
Total Revenues	635,362	1,047,753	1,043,039	1,208,153	1,400,000	1,275,000	1,400,000	-8.93%	9.80%
Salaries and wages	374,307	565,438	594,015	667,934	815,700	878,900	824,300		
Retirement	52,266	78,935	83,004	93,324	114,200	123,000	115,400		
Fringe benefits	52,427	77,853	89,970	138,313	182,700	194,000	156,700		
Total Personal Services	479,000	722,226	766,989	899,571	1,112,600	1,195,900	1,096,400	7.49%	-8.32%
Materials and supplies	14,974	42,974	38,559	21,315	84,000	84,000	86,000		
Uniforms and clothing	5,405	8,196	4,782	9,485	10,000	10,000	12,500		
Rents and leases	11,782	28,657	29,233	73,162	65,000	65,000	65,000		
Utilities	3,486	3,388	3,185	3,299	5,000	5,000	5,000		
Maintenance and repairs	-	-	783	530	900	900	900		
Professional development	5,652	8,227	12,082	9,828	13,500	14,000	14,000		
Consulting services	136,113	316,535	268,904	253,873	400,000	400,000	400,000		
Payment for services	41,254	76,567	96,664	143,204	120,000	130,000	160,000		
Miscellaneous expenditures	18,277	16,698	29,824	25,732	36,000	39,000	39,000		
Total Supplies and Services	236,943	501,242	484,016	540,428	734,400	747,900	782,400	1.84%	4.61%
Grand Total	\$ 715,943	\$ 1,223,468	\$ 1,251,005	\$ 1,439,999	\$ 1,847,000	\$ 1,943,800	\$ 1,878,800	5.24%	-3.34%

Revenues over/(under) expenditures \$ (80,581) \$ (175,715) \$ (207,966) \$ (231,846) \$ (447,000) \$ (668,800) \$ (478,800)

Explanation of Significant Increases/Decreases

Note: This budget includes recreation programs and events for all age groups. It combines previous Recreation Division and the program portions of former Senior Center budget.

Line Item	Explanation
Revenue	Proposed increase for program revenue.
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed increase for adding a part-time Sports Assistant position (.75 FTE) to provide enhanced evening and weekend services, and a proposed increase is associated with increased rates for Safety Town and Summer Camp workers.
Material and supplies	Proposed increase to begin the incremental replacement of Safety Town bikes.
Uniforms and clothing	Proposed increase for increased cost in apparel and accommodation of Safety Town and Cycle UA shirts.
Payment for services	Proposed increase for printing the activity guide due to a larger quantity needed for BCCC customers (primarily non-residents).

Parks and Recreation - Administration (General Fund sub-department)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended	2026	2026	26P/25	26P/25A
Salaries and wages	\$ 228,242	\$ 236,860	\$ 235,275	\$ 257,573	\$ 283,000	\$ 307,700	\$ 414,500		
Retirement	31,954	33,152	32,589	35,710	39,600	43,100	58,000		
Fringe benefits	53,993	54,333	57,640	77,248	82,900	88,100	122,600		
Total Personal Services	314,189	324,345	325,504	370,531	405,500	438,900	595,100	8.24%	35.59%
Materials and supplies	2,503	952	3,254	2,278	5,900	4,000	4,000		
Uniforms and clothing	-	-	-	-	-	-	600		
Rents and leases	104	-	-	-	-	-	-		
Utilities	2,733	3,367	2,825	3,807	3,400	3,500	4,000		
Maintenance and repairs	6,984	-	-	-	100	-	-		
Professional development	7,382	7,763	10,479	6,376	9,000	9,500	12,000		
Consulting services	7,490	21,450	7,160	19,500	30,000	30,000	30,000		
Payment for services	800	-	4,218	1,220	1,100	1,000	1,000		
Miscellaneous expenditures	2,003	739	408	62	1,000	1,000	1,000		
Total Supplies and Services	29,999	34,271	28,344	33,243	50,500	49,000	52,600	-2.97%	7.35%
Grand Total	\$ 344,188	\$ 358,616	\$ 353,848	\$ 403,774	\$ 456,000	\$ 487,900	\$ 647,700	7.00%	32.75%

Explanation of Significant Increases/Decreases

Line Item	Explanation
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, proposed increases to: (1) upgrade the Parks Development & Arts Superintendent (pay grade 25) to Deputy Director (pay grade 29); (2) add a 1 FTE for a Park Development Coordinator (pay grade 20) to be split funded with capital - estimated at \$125,400 all-in; (3) account for the upgrade of the Administrative Assistant position (pay grade 17) to a Management Analyst (pay grade 19) approved in 2025.
Uniforms & clothing	Proposed increase for the purchase of logo gear according to updated policy.
Utilities	Proposed increase for mobile phone for proposed new position.
Professional Development	Proposed increase for professional development and memberships for the proposed new position.

Parks and Recreation Department - Senior Center (General Fund sub-department)									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Actual</u>	Adopted <u>2026</u>	Proposed <u>2026</u>	<i>Change</i>	
								<i>26P/25</i>	<i>26P/25A</i>
Revenues:									
Charges for services	\$ 88,084	\$ 149,327	\$ 184,423	\$ 184,228	\$ -	\$ -	\$ -		
Total Revenues	88,084	149,327	184,423	184,228	-	-	-		
Salaries and wages	296,643	297,225	332,383	336,563	-	-	-		
Retirement	41,499	41,600	46,500	47,042	-	-	-		
Fringe benefits	63,420	51,663	61,833	95,377	-	-	-		
Total Personal Services	401,562	390,488	440,716	478,982	-	-	-		
Materials and supplies	3,184	3,870	3,795	2,342	-	-	-		
Uniforms and clothing	-	254	-	-	-	-	-		
Maintenance and repairs	129	231	515	698	-	-	-		
Professional development	1,103	4,052	8,123	2,273	-	-	-		
Consulting services	34,877	61,670	83,094	84,684	-	-	-		
Payment for services	7,752	2,271	-	330	-	-	-		
Miscellaneous expenditures	634	1,040	2,272	1,249	-	-	-		
Total Supplies and Services	47,679	73,388	97,799	91,576	-	-	-		
Grand Total	\$ 449,241	\$ 463,876	\$ 538,515	\$ 570,558	\$ -	\$ -	\$ -		

Revenues over/(under) expenditures \$ (361,157) \$ (314,549) \$ (354,092) \$ (386,330) \$ - \$ - \$ -

Explanation of Significant Increases/Decreases

Note: This sub-department is no longer utilized. All financial activity rolls into Bob Crane Community Center and Recreation Division operations.

Parks and Recreation Department - Older Adult Services (General Fund sub-department)	
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	2021	2022	2023	2024	2025		Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>		<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 80,200		
Retirement	-	-	-	-	-		-	10,900		
Fringe benefits	-	-	-	-	-		-	33,900		
Total Personal Services	-	-	-	-	-		-	125,000	0.00%	100.00%
Materials and supplies	-	-	-	-	-		-	2,500		
Uniforms and clothing	-	-	-	-	-		-	200		
Utilities	-	-	-	-	-		-	700		
Professional development	-	-	-	-	-		-	2,500		
Consulting services	-	-	-	-	-		-	6,000		
Payment for services	-	-	-	-	-		-	12,500		
Miscellaneous expenditures	-	-	-	-	-		-	3,000		
Total Supplies and Services	-	-	-	-	-		-	27,400	0.00%	100.00%
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 152,400	0.00%	100.00%

Revenues over/(under)

expenditures

\$	-	\$	-	\$	-	\$	-	\$	-	\$	(152,400)
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Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal Services	Proposed increase for the addition of 1 FTE - Community Services Coordinator (pay grade 20) - estimated at \$125,000 all-in.
Materials and supplies	Proposed increase for administrative and program supplies.
Uniforms and clothing	Proposed increase for uniforms for the proposed new employee.
Utilities	Proposed increase for a mobile device for the proposed new employee.
Professional development	Proposed increase professional development and memberships for the proposed new employee.
Consulting services	Proposed increase to conduct a community survey and additional outreach opportunities.
Payment for services	Proposed increase for program and event expenses and volunteer background checks.
Miscellaneous expenditures	Proposed increase for printing and postage for various communication pieces.

Parks and Recreation Department - Tennis (General Fund sub-department)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Revenues:									
Charges for services	\$ 124,336	\$ 129,543	130,475	\$ 60,681	\$ 105,000	\$ 125,000	\$ 125,000		
Total Revenues	124,336	129,543	130,475	60,681	105,000	125,000	125,000	19.05%	0.00%
Salaries and wages	54,485	48,259	50,975	43,955	69,400	74,400	74,000		
Retirement	2,591	3,618	7,093	6,154	9,700	10,400	10,400		
Fringe benefits	7,606	6,756	3,822	5,203	11,800	12,500	12,500		
Total Personal Services	64,682	58,633	61,890	55,312	90,900	97,300	96,900	7.04%	-0.41%
Materials and supplies	16,499	9,345	11,577	10,573	11,500	20,000	20,000		
Uniforms and clothing	-	548	708	553	700	700	700		
Utilities	11,009	13,427	9,000	-	6,000	6,000	6,000		
Maintenance and repairs	11,720	17,594	22,157	14,785	500	15,000	15,000		
Consulting services	19,500	19,500	19,500	14,504	-	-	-		
Payment for services	2,153	8,116	5,631	8,752	4,500	5,000	9,000		
Miscellaneous expenditures	543	105	81	-	500	500	500		
Total Supplies and Services	61,424	68,635	68,654	49,167	23,700	47,200	51,200	99.16%	8.47%
Grand Total	\$ 126,106	\$ 127,268	\$ 130,544	\$ 104,479	\$ 114,600	\$ 144,500	\$ 148,100	26.09%	2.49%

Revenues over/(under) expenditures \$ (1,770) \$ 2,275 \$ (69) \$ (43,798) \$ (9,600) \$ (19,500) \$ (23,100)

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Revenues	Planned 2.5% increase in pass fees in 2026, will offer renewals at 2025 rate through a stated date.
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Payment for services	Proposed increase to accommodate bank charges and background check/drug screens.

Parks and Recreation Department - Shelter Barn (General Fund sub-department)									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Revenues:									
Charges for services	\$ 157,975	\$ 199,872	\$ 181,060	\$ 225,170	\$ 200,000	\$ 200,000	\$ 200,000		
Total Revenues	157,975	199,872	181,060	225,170	200,000	200,000	200,000	0.00%	0.00%
Salaries and wages	69,478	107,794	102,285	103,282	88,300	94,700	94,100		
Retirement	9,419	15,058	17,799	14,437	12,400	13,300	13,200		
Fringe benefits	11,845	16,127	14,412	14,554	17,400	18,500	18,400		
Total Personal Services	90,742	138,979	134,496	132,273	118,100	126,500	125,700	7.11%	-0.63%
Materials and supplies	1,394	6,308	15,187	12,268	8,000	8,000	8,000		
Uniforms and clothing	-	279	400	-	600	600	600		
Rents and leases	5,545	1,802	-	-	1,000	1,000	1,000		
Utilities	283	284	286	285	500	500	500		
Maintenance and repairs	-	224	-	-	10,000	10,000	10,000		
Professional development	712	150	1,191	600	1,500	1,500	1,500		
Payment for services	460	750	1,138	1,503	2,000	2,000	4,000		
Miscellaneous expenditures	36	-	-	11	500	500	500		
Total Supplies and Services	8,430	9,797	18,202	14,667	24,100	24,100	26,100	0.00%	8.30%
Grand Total	\$ 99,172	\$ 148,776	\$ 152,698	\$ 146,940	\$ 142,200	\$ 150,600	\$ 151,800	5.91%	0.80%

Revenues over/(under)									
expenditures	\$ 58,803	\$ 51,096	\$ 28,362	\$ 78,230	\$ 57,800	\$ 49,400	\$ 48,200		

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026
Payment for services	Proposed increase to accommodate bank charges.



Parks and Recreation Department - Community Center (General Fund sub-department)									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>	Adopted <u>2026</u>	Proposed <u>2026</u>	<i>Change</i>	
								<u>26P/25</u>	<u>26P/25A</u>
Revenues:									
Charges for services	\$ -	\$ -	\$ -	\$ 14,901	\$ 2,714,000	\$ 2,800,000	\$ 3,150,000		
Total Revenues	-	-	-	14,901	2,714,000	2,800,000	3,150,000	3.17%	12.50%
Salaries and wages	-	-	35,870	88,812	1,742,600	1,831,200	1,980,600		
Retirement	-	-	4,980	12,423	244,000	256,400	277,300		
Fringe benefits	-	-	10,447	27,328	219,600	247,200	271,700		
Total Personal Services	-	-	51,297	128,563	2,206,200	2,334,800	2,529,600	5.83%	8.34%
Materials and supplies	-	-	-	74,609	185,000	185,000	211,500		
Uniforms and clothing	-	-	-	-	22,000	10,000	25,000		
Rents and leases	-	-	-	-	25,500	25,500	10,000		
Utilities	-	-	-	-	8,000	8,000	6,000		
Maintenance and repairs	-	-	-	-	43,000	55,000	20,000		
Professional development	-	-	-	2,959	13,800	13,800	16,300		
Consulting services	-	-	-	-	126,000	126,000	126,000		
Payment for services	-	-	-	8,735	78,800	78,800	195,000		
Miscellaneous expenditures	-	-	-	828	79,100	64,100	11,100		
Total Supplies and Services	-	-	-	87,131	581,200	566,200	620,900	-2.58%	9.66%
Grand Total	\$ -	\$ -	\$ 51,297	\$ 215,694	\$ 2,787,400	\$ 2,901,000	\$ 3,150,500	4.08%	8.60%
Revenues over/(under) expenditures	\$ -	\$ -	\$ (51,297)	\$ (200,793)	\$ (73,400)	\$ (101,000)	\$ (500)		

Explanation of Significant Increases/Decreases

Note: This budget includes Community Center operations and fitness and aquatic programs. The Facility Maintenance budget includes BCCC utilities and maintenance contracts.

<u>Line Item</u>	<u>Explanation</u>
Revenue	Proposed increase revenue for membership fees with planned nominal increase in rates, change to fitness class pass for programs.
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed increase for: (1) addition of 1 FTE for a full-time Coordinator position (pay grade 20) - estimated at \$125,400 all-in; (2) additional hours for the part-time Manager-on-Duty position (.62 FTE); (3) additional for the part-time Child Care Attendant position (.17 FTE); (4) additional front desk hours (.84 FTE); (5) addition of a part-time Swim Lesson Instructor position (.39 FTE); (6) addition of a part-time Swim Lesson Coordinator position (.10 FTE). These increases are offset by reducing the employee strength table by 1 FTE - Aquatics Coordinator, which was added in 2025 for establishment of a Learn to Swim program (.5 FTE was budgeted here at an all-in cost of \$64,000). This program will be re-evaluated during 2026.
Materials and Supplies	Proposed increase for: (1) fitness center wipes (\$17,000); (2) event center risers (\$3,500); (3) and CO2 for pool (\$6,000).
Uniforms and clothing	Proposed increase for uniforms for part-time staff and full-time allowance.
Rents and lease	
Utilities	Proposed decrease for e-sports maintenance being moved to Information Technology budget and reduction to realign expense budget. Proposed decrease budget for streaming services being moved to Information Technology budget, off by increased mobile technology costs.
Maintenance and repairs	Proposed decrease due to the majority of the items being captured in the facilities maintenance budget.
Payment for services	Proposed increase for: (1) credit card processing fees (\$64,000); (2) event center promotion (\$2,000); (3) payments for iPad monthly (\$2,400).
Miscellaneous expenses	Proposed decrease to realign expenses in the Payment for Services line.

Tree Planting Fund - Parks and Recreation Department									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Revenues:									
Tree planting donation	\$ 20,396	\$ 24,550	\$ 11,800	\$ 38,200	\$ 15,000	\$ 15,000	\$ 15,000		
Miscellaneous (grants)	-	19,815	13,790	20,125	16,700	-	-		
Total Revenues	20,396	44,365	25,590	58,325	31,700	15,000	15,000	-52.68%	0.00%
Materials and supplies	18,438	42,680	14,087	-	15,000	15,000	25,000		
Maintenance and repairs	1,562	18,919	45,840	15,000	-	-	-		
Total Supplies and Services	20,000	61,599	59,927	15,000	15,000	15,000	25,000	0.00%	66.67%
Total Expenditures	\$ 20,000	\$ 61,599	\$ 59,927	\$ 15,000	\$ 15,000	\$ 15,000	\$ 25,000	0.00%	66.67%

Revenues over/(under)
operating expenditures \$ 396 \$ (17,234) \$ (34,337) \$ 43,325 \$ 16,700 \$ - \$ (10,000)

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Materials and supplies	Propose increase for the purchase of additional trees.

Parks and Recreation Department - Swimming Pool Fund									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	Actual	Actual	Actual	Actual	Amended	2026	2026	26P/25	26P/25A
Revenues:									
Charges for services	\$ 769,722	\$ 899,990	\$ 975,731	\$ 996,344	\$ 900,000	\$ 1,038,800	\$ 1,038,800		
Total Revenues	769,722	899,990	975,731	996,344	900,000	1,038,800	1,038,800	15.42%	0.00%
Salaries and wages	408,480	463,614	543,974	567,740	651,500	733,900	707,500		
Retirement	17,466	64,808	75,897	79,342	91,200	102,800	99,100		
Fringe benefits	57,179	25,751	22,400	23,286	47,900	67,900	51,200		
Total Personal Services	483,125	554,173	642,271	670,368	790,600	904,600	857,800	14.42%	-5.17%
Materials and supplies	48,794	63,429	76,681	76,317	85,000	85,000	85,000		
Non-capital assets	6,979	-	-	-	15,000	8,000	41,500		
Uniforms and clothing	-	2,193	2,766	3,068	5,000	4,500	4,500		
Rents and leases	-	-	2,725	-	500	-	-		
Utilities	89,036	129,752	113,703	108,268	135,000	140,000	140,000		
Maintenance and repairs	19,572	24,298	53,999	36,411	50,000	55,000	66,000		
Professional development	244	5	5,488	3,419	5,500	5,500	7,000		
Consulting services	44,347	42,072	48,946	-	5,000	5,000	5,000		
Payment for services	18,496	22,972	26,644	58,325	40,000	46,000	56,000		
Miscellaneous expenditures	4,407	1,836	1,862	5,298	9,000	4,000	4,000		
Total Supplies and Services	231,875	286,557	332,814	291,106	350,000	353,000	409,000	0.86%	15.86%
Grand Total	\$ 715,000	\$ 840,730	\$ 975,085	\$ 961,474	\$ 1,140,600	\$ 1,257,600	\$ 1,266,800	10.26%	0.73%

Revenues over/(under)									
operating expenditures	\$ 54,722	\$ 59,260	\$ 646	\$ 34,870	\$ (240,600)	\$ (218,800)	\$ (228,000)		

Explanation of Significant Increases/Decreases

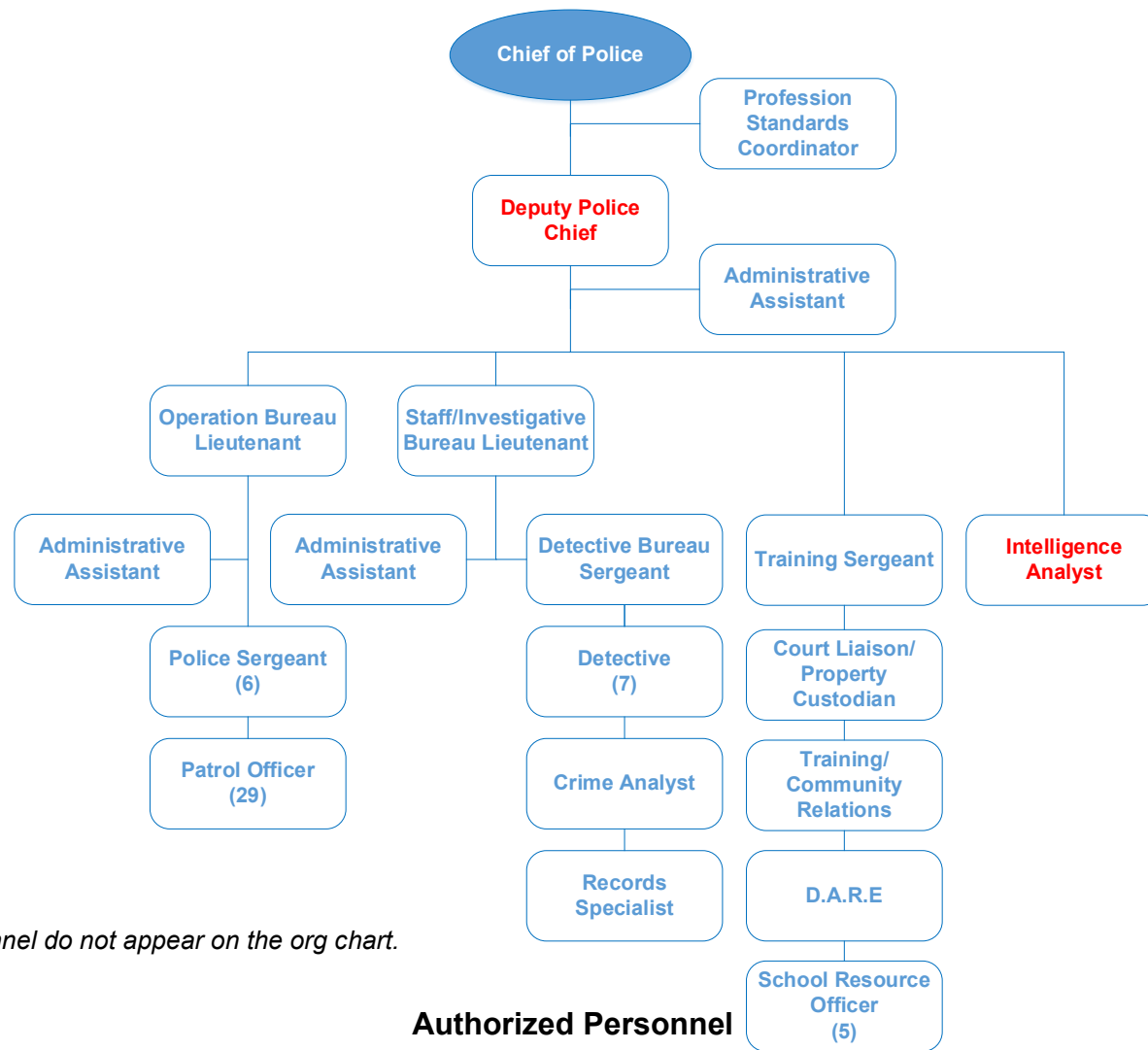
Line Item	Explanation
Revenues	Planned 2.5% pass rate Increase, will offer early bird renewal at 2025 pricing through a stated date.
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed increase is due to increasing pay rates for the Swim Lesson Instructor and Swim Lesson Coordinator part-time positions. These increases are offset by reducing the employee strength table by 1 FTE - Aquatics Coordinator, which was added in 2025 for establishment of a Learn to Swim program (.5 FTE was budgeted here at an all-in cost of \$64,000). This program will be re-evaluated during 2026.
Non-capital assets	Proposed increase for: (1) funbrella replacement (\$3,000); (2) cleaning machines at 3 pools (\$18,000); (3) hammerhead vac (2,500); (4) pool vac at Devon (\$7,500); (5) CO2 tank at Tremont Pool (\$10,000).
Maintenance and repairs	Proposed increase for repairs at the Tremont Climbing Wall.
Professional development	Proposed increase for Red Cross certification expenses.
Payment for services	Proposed increase to accommodate background/drug screening and credit card processing fees.

Capital Funds - Parks and Recreation Department									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 61,306	\$ 53,429	\$ 49,419	\$ 50,016	\$ 95,400	\$ 104,000	\$ 152,700	9.01%	46.83%
Retirement	8,583	7,480	6,918	7,002	13,400	14,600	21,400		
Fringe benefits	1,610	1,450	1,336	1,351	32,600	34,700	51,800		
Total Personal Services	71,499	62,359	57,673	58,369	141,400	153,300	225,900		
Grand Total	\$ 71,499	\$ 62,359	\$ 57,673	\$ 58,369	\$ 141,400	\$ 153,300	\$ 225,900	8.42%	47.36%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.





* Note: Part-time personnel do not appear on the org chart.

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	57.00	58.00	60.00	60.00	62.00	60.00	64.00
FTE	1.56	0.50	0.50	0.50	0.50	0.50	0.50
Total	58.16	58.50	60.50	60.50	62.50	60.50	64.50

Police Division - Total									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 6,138,177	\$ 5,992,187	\$ 6,674,357	\$ 7,051,936	\$ 7,413,500	\$ 7,728,900	\$ 8,728,600	4.25%	12.93%
Retirement	1,105,625	1,124,675	1,192,266	1,269,873	1,416,500	1,475,600	1,625,800		
Fringe benefits	906,534	914,144	1,102,728	1,247,018	1,519,700	1,607,300	1,659,400		
Total Personal Services	8,150,336	8,031,006	8,969,351	9,568,827	10,349,700	10,811,800	12,013,800	4.46%	11.12%
Materials and supplies	96,896	80,604	94,615	73,662	152,500	152,500	196,000		
Non-capital assets	45,029	34,672	-	30,831	203,000	20,000	442,000		
Uniforms and clothing	78,219	31,380	65,424	48,549	81,500	81,500	88,200		
Rents and leases	27,356	53,764	21,445	74,530	87,000	87,000	117,000		
Utilities	28,328	25,245	35,690	21,290	41,000	41,000	41,000		
Maintenance and repairs	8,319	15,370	17,089	21,797	23,500	23,500	23,500		
Professional development	79,540	44,988	91,815	69,078	126,000	136,000	136,000		
Consulting services	982,024	1,159,532	1,421,846	1,372,467	1,600,000	1,600,000	1,680,000		
Payment for services	11,002	4,510	18,170	22,132	39,700	39,700	89,700		
Miscellaneous expenditures	2,433	1,403	7,003	2,383	3,500	3,500	3,500		
Total Supplies and Services	1,359,146	1,451,468	1,773,097	1,736,719	2,357,700	2,184,700	2,816,900	-7.34%	28.94%
Grand Total	\$ 9,509,482	\$ 9,482,474	\$ 10,742,448	\$ 11,305,546	\$ 12,707,400	\$ 12,996,500	\$ 14,830,700	2.28%	14.11%

General Fund - Police Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 5,936,685	\$ 5,829,310	\$ 6,504,015	\$ 6,872,957	\$ 7,231,100	\$ 7,539,500	\$ 8,425,900		
Retirement	1,075,579	1,093,753	1,160,267	1,236,298	1,380,900	1,438,700	1,572,800		
Fringe benefits	875,690	894,241	1,082,929	1,224,625	1,484,600	1,570,200	1,587,500		
Total Personal Services	7,887,954	7,817,304	8,747,211	9,333,880	10,096,600	10,548,400	11,586,200	4.47%	9.84%
Materials and supplies	96,276	79,456	92,232	72,894	145,000	145,000	185,000		
Non-capital assets	45,029	34,672	-	30,831	29,000	20,000	142,000		
Uniforms and clothing	78,219	31,380	65,424	48,549	81,500	81,500	81,500		
Rents and leases	22,978	49,255	15,180	74,530	77,000	77,000	77,000		
Utilities	28,328	25,245	35,690	21,290	41,000	41,000	41,000		
Maintenance and repairs	8,319	15,370	17,089	21,797	23,500	23,500	23,500		
Professional development	79,540	44,988	91,815	69,078	126,000	136,000	136,000		
Consulting services	982,024	1,159,532	1,421,846	1,372,467	1,600,000	1,600,000	1,680,000		
Payment for services	11,002	4,510	18,170	22,132	39,700	39,700	89,700		
Miscellaneous expenditures	2,433	1,403	7,003	2,383	3,500	3,500	3,500		
Total Supplies and Services	1,354,148	1,445,811	1,764,449	1,735,951	2,166,200	2,167,200	2,459,200	0.05%	13.47%
Grand Total	\$ 9,242,102	\$ 9,263,115	\$ 10,511,660	\$ 11,069,831	\$ 12,262,800	\$ 12,715,600	\$ 14,045,400	3.69%	10.46%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed increase for: (1) the replacement of 1 FTE - Lieutenant (union) position with 1 FTE - Deputy Chief (non-union, pay grade 29) - estimated at \$207,100 all-in; the addition of 1 FTE for the SRO position at Wellington that was approved in 2025; the addition of 1FTE (temporary) for the 24-month hire-ahead related to the replacement of the DEA Agent that was approved during 2025.
Materials and supplies	Proposed increase for additional ammunition need for duty and practice.
Non-capital assets	Proposed increase for: (1) taser replacements (\$85,000, or \$1,300/officer); (2) shoulder mic and earpiece replacement (\$12,000); (3) ballistic vest replacements (\$45,000) - half would be reimbursed by through a grant.
Consulting services	Proposed increase for NRECC dispatching services.
Payment for services	Proposed increase for body worn camera licensing. The current system was purchased under a limited contract and will expire during 2026. This licensing will bridge the gap until a new contract begins in 2027.

Enforcement Education Fund - Police Division									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>	Adopted <u>2026</u>	Proposed <u>2026</u>	<i>Change</i>	
								<u>26P/25</u>	<u>26P/25A</u>
Revenues:									
Fine revenue	\$ 1,196	\$ 887	\$ 465	\$ 570	\$ 1,000	\$ 2,500	\$ 1,000		
Total Revenues	1,196	887	465	570	1,000	2,500	1,000	150.00%	-60.00%
Materials and supplies	620	139	306	768	2,500	2,500	1,000		
Total Supplies and Services	620	139	306	768	2,500	2,500	1,000	0.00%	-60.00%
Total Expenditures	\$ 620	\$ 139	\$ 306	\$ 768	\$ 2,500	\$ 2,500	\$ 1,000	0.00%	-60.00%

Revenues over/(under)									
operating expenditures	\$ 576	\$ 748	\$ 159	\$ (198)	\$ (1,500)	\$ -	\$ -		

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Revenue	Proposed decrease to adjust to prior year averages and current year trend.
Materials and supplies	Proposed decrease to adjust to prior year averages and current year trend.

Law Enforcement Fund - Police Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Sale of forfeited property	\$ 55,705	\$ 219,731	\$ 134,665	\$ 2,503,169	\$ 110,000	\$ 110,000	\$ 110,000		
Total Revenues	55,705	219,731	134,665	2,503,169	110,000	110,000	110,000	0.00%	0.00%
Salaries and wages	155,737	162,877	170,342	178,979	182,400	189,400	302,700	3.84%	59.82%
Retirement	30,046	30,922	31,999	33,575	35,600	36,900	53,000		
Fringe benefits	30,844	19,903	19,799	22,393	35,100	37,100	71,900		
Total Personal Services	216,627	213,702	222,140	234,947	253,100	263,400	427,600		
Materials & supplies	-	1,009	2,077	-	5,000	5,000	5,000		
Non-capital assets	-	-	-	-	174,000	-	300,000		
Rents and leases	4,378	4,509	6,265	-	10,000	10,000	40,000		
Total Supplies and Services	4,378	5,518	8,342	-	189,000	15,000	345,000	-92.06%	2200.00%
Total Expenditures	\$ 221,005	\$ 219,220	\$ 230,482	\$ 234,947	\$ 442,100	\$ 278,400	\$ 772,600	-37.03%	177.51%

Revenues over/(under)
operating expenditures \$ (165,300) \$ 511 \$ (95,817) \$ 2,268,222 \$ (332,100) \$ (168,400) \$ (662,600)

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed increase for the addition of 1 FTE - Criminal Intelligence Analyst (estimated pay grade 24) - estimated at \$150,000 all-in.
Non-capital assets	Proposed increase for: (1) 20 ballistic shields (\$75,000 or \$3,750/shield) - the division currently only has five ballistic shields (one rifle-rated), which is insufficient to meet the demands of modern policing; (2) 60 ballistic helmets (\$150,000 or \$2,500/helmet) - the ballistic helmets currently in service are over five years old; (3) 13 vehicle mounted night-vision cameras (\$75,000 or \$5,770/camera) - the cameras will enhance officer safety and operational effectiveness during nighttime patrols and will align with the purchase of the police drone and assist in high-risk and low-visibility environments.
Rents and leases	Proposed increase for the rental metal detectors to enhance security during mayor's court and other events. This was approved in 2025.

Local Coronavirus Fund - Police Division							
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>	Adopted <u>2026</u>	Proposed <u>2026</u>
Salaries and wages	\$ 45,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Personal Services	45,755	-	-	-	-	-	-
Grand Total	\$ 45,755	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Explanation of Significant Proposed Changes

CARES Act funds have been fully expended.

OneOhio Opioid Fund - Police Division									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>	Adopted <u>2026</u>	Proposed <u>2026</u>	<u>Change</u>	
								<u>26P/25</u>	<u>26P/25A</u>
Materials and supplies	-	-	-	-	-	-	5,000		
Uniforms and clothing	-	-	-	-	-	-	6,700		
Total Supplies and Services	-	-	-	-	-	-	11,700	0.00%	100.00%
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,700	0.00%	100.00%

Explanation of Significant Proposed Changes

Line Item

Materials and supplies

Uniforms and clothing

Explanation

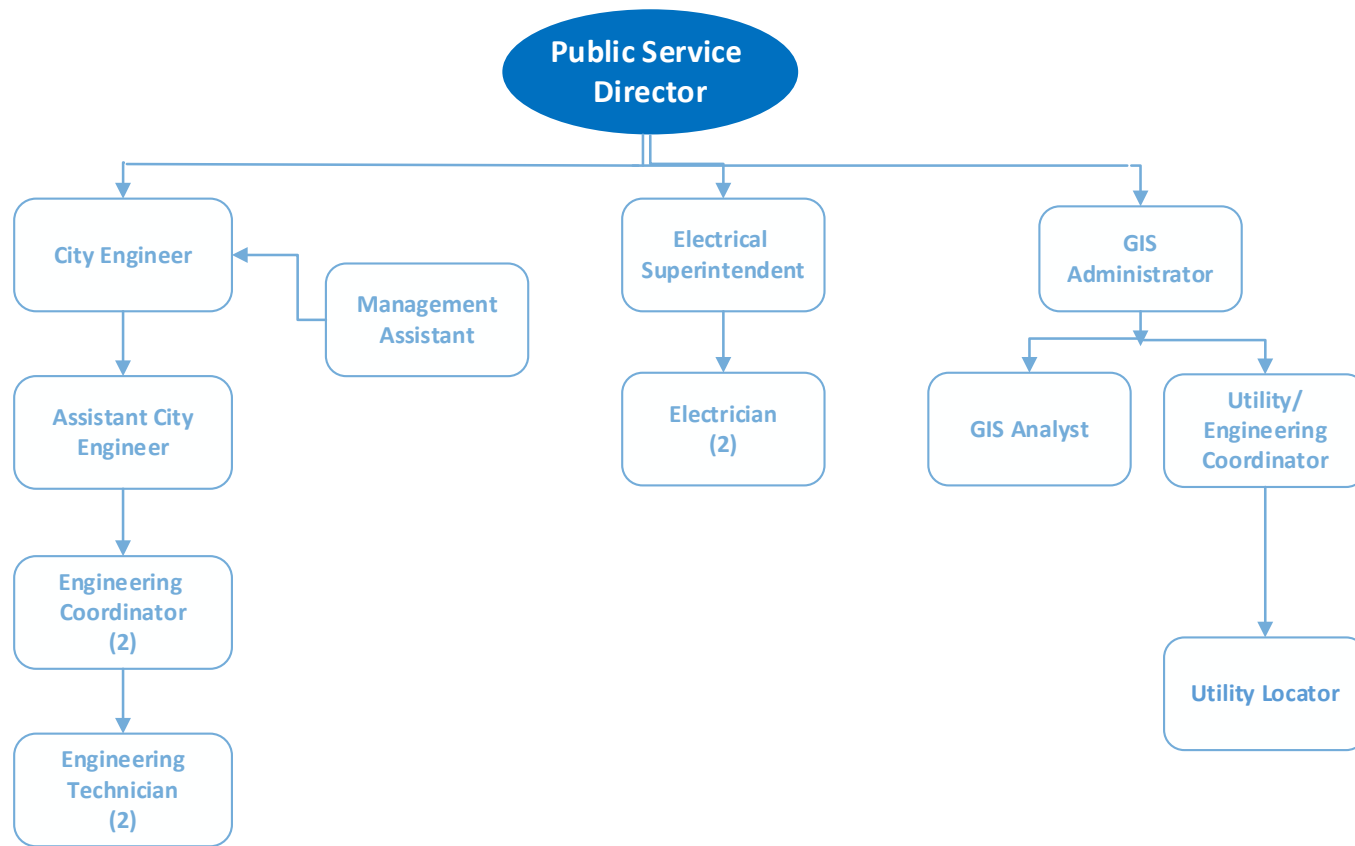
Proposed increase for the purchase of DARE workbooks for all schools with the DARE curriculum.

Proposed increase for the purchase of DARE shirts for all school students.





PUBLIC SERVICE



* Note: Part-time personnel do not appear on the org chart.

Authorized Personnel

Authorized Personnel	2021	2022	2023	2024	2025 (Amended)	2026 (Adopted)	2026 (Proposed)
Full-Time Budgeted	17.00	18.00	18.00	19.00	19.00	19.00	17.00
FTE	1.73	1.44	1.44	0.96	0.96	0.96	0.96
Total	18.73	19.44	19.44	19.96	19.96	19.96	17.96

Public Service Administration Division - Total									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 1,391,724	\$ 1,407,843	\$ 1,465,676	\$ 1,615,773	\$ 1,798,500	\$ 1,886,100	\$ 1,605,500		
Retirement	194,134	197,047	204,806	225,619	251,800	264,000	224,800		
Fringe benefits	242,774	259,167	286,471	372,560	491,900	516,200	447,100		
Total Personal Services	1,828,632	1,864,057	1,956,953	2,213,952	2,542,200	2,666,300	2,277,400	4.88%	-14.59%
Materials and supplies	65,022	45,639	57,300	70,605	128,000	128,000	139,000		
Non-capital assets	191,194	188,890	84,570	-	179,900	-	161,500		
Uniforms and clothing	5,235	3,287	2,193	3,943	8,000	8,000	9,000		
Rents and leases	32,983	25,002	12,103	5,810	26,000	26,000	26,000		
Utilities	149,752	145,313	179,577	189,265	185,000	185,000	185,000		
Maintenance and repairs	102,910	67,284	83,669	23,631	181,300	185,900	185,900		
Professional development	8,549	11,373	18,424	17,454	29,500	29,500	29,500		
Consulting services	49,374	67,500	75,312	47,500	75,000	80,000	125,000		
Payment for services	7,134	21,302	151,592	1,004	30,000	30,000	78,000		
Miscellaneous expenditures	-	65	320	798	1,000	1,000	1,000		
Total Supplies and Services	612,153	575,655	665,060	360,010	843,700	673,400	939,900	-20.18%	39.58%
Grand Total	\$ 2,440,785	\$ 2,439,712	\$ 2,622,013	\$ 2,573,962	\$ 3,385,900	\$ 3,339,700	\$ 3,217,300	-1.36%	-3.66%

General Fund - Public Service Administration Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
<i>Operating</i>									
Salaries and wages	\$ 694,017	\$ 675,348	\$ 694,479	\$ 821,304	\$ 765,400	\$ 827,000	\$ 809,000		
Retirement	96,490	94,498	96,878	114,463	107,200	115,800	113,300		
Fringe benefits	153,023	169,286	190,691	259,881	346,400	367,600	366,100		
Total Personal Services	943,530	939,132	982,048	1,195,648	1,219,000	1,310,400	1,288,400	7.50%	-1.68%
Materials and supplies	15,184	7,889	14,375	9,801	11,000	11,000	11,000		
Non-capital assets	-	-	-	-	13,800	-	-		
Uniforms and clothing	3,007	1,772	1,317	2,423	6,000	6,000	7,000		
Rents and leases	32,224	24,192	11,266	4,931	25,000	25,000	25,000		
Utilities	13,035	10,639	11,917	10,981	15,000	15,000	15,000		
Maintenance and repairs	-	-	253	-	2,000	2,000	2,000		
Professional development	8,489	11,038	16,874	16,465	23,000	23,000	23,000		
Consulting services	49,374	67,500	75,312	47,500	70,000	75,000	120,000		
Payment for services	540	685	150,839	982	12,000	12,000	13,000		
Miscellaneous expenditures	-	-	320	798	1,000	1,000	1,000		
Total Supplies and Services	121,853	123,715	282,473	93,881	178,800	170,000	217,000	-4.92%	27.65%
Grand Total	\$ 1,065,383	\$ 1,062,847	\$ 1,264,521	\$ 1,289,529	\$ 1,397,800	\$ 1,480,400	\$ 1,505,400	5.91%	1.69%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.
Uniforms and clothing	Proposed increase for the purchase of logo gear according to updated policy.
Consulting services	Proposed increase for conducting a speed management plan.
Payment for services	Proposed increase for imagery services and drone maintenance.

Street Maintenance and Repair Fund - Public Service Administration Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 308,013	\$ 301,101	\$ 346,612	\$ 377,420	\$ 396,900	\$ 409,200	\$ 194,100		
Retirement	43,086	42,154	48,526	52,769	55,600	57,300	27,200		
Fringe benefits	79,197	78,324	81,538	97,904	123,800	126,500	60,600		
Total Personal Services	430,296	421,579	476,676	528,093	576,300	593,000	281,900	2.90%	-52.46%
Materials and supplies	37,625	28,235	27,747	47,776	88,000	88,000	93,000		
Non-capital assets	9,445	144,849	84,570	-	141,100	-	161,500		
Uniforms and clothing	2,228	1,515	876	1,520	2,000	2,000	2,000		
Rents and leases	759	810	837	879	1,000	1,000	1,000		
Utilities	136,717	134,674	167,660	178,284	170,000	170,000	170,000		
Maintenance and repairs	58,040	60,900	68,859	18,042	129,300	133,900	133,900		
Professional development	60	335	1,550	989	6,500	6,500	6,500		
Consulting services	-	-	-	-	5,000	5,000	5,000		
Payment for services	6,535	20,575	735	-	10,000	10,000	57,000		
Miscellaneous expenditures	-	65	-	-	-	-	-		
Total Supplies and Services	251,409	391,958	352,834	247,490	552,900	416,400	629,900	-24.69%	51.27%
Grand Total	\$ 681,705	\$ 813,537	\$ 829,510	\$ 775,583	\$ 1,129,200	\$ 1,009,400	\$ 911,800	-10.61%	-9.67%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, a proposed reduction of payroll by reallocating two existing Electrical Technician (pay grade 19) positions from the Electrical Division to the Facilities Maintenance Department.
Materials and supplies	Proposed increase due to increasing materials and supply costs.
Non-capital assets	Proposed increase for the purchase of 8 radar signal detection units and LED retrofit kits for Reed Road (approximately \$600-\$700 per).
Payment for services	Proposed increase for (1) street light painting contract (\$22,000); (2) a contingency contract in case additional services are needed for street light work (\$25,000).

Neighborhood Lighting Fund - Public Service Administration Division									
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Amended</u>	Adopted <u>2026</u>	Proposed <u>2026</u>	<u>Change</u>	
								<u>26P/25</u>	<u>26P/25A</u>
Maintenance fees	\$ 64,227	\$ 63,239	\$ 64,286	\$ 63,242	\$ 66,000	\$ 63,000	\$ 63,000		
Total Revenues	64,227	63,239	64,286	63,242	66,000	63,000	63,000	-4.55%	0.00%
Salaries and wages	7,182	21,842	24,693	11,986	28,900	28,900	21,700		
Retirement	1,006	3,058	3,457	1,678	4,000	4,000	3,000		
Fringe benefits	175	467	3,508	3,891	5,000	5,000	4,400		
Total Personal Services	8,363	25,367	31,658	17,555	37,900	37,900	29,100	0.00%	-23.22%
Materials and supplies	12,213	9,515	15,178	13,028	29,000	29,000	35,000		
Non-capital assets	181,749	44,041	-	-	25,000	-	-		
Maintenance and repairs	44,870	6,384	14,557	5,589	50,000	50,000	50,000		
Payment for services	59	42	18	22	8,000	8,000	8,000		
Total Supplies and Services	238,891	59,982	29,753	18,639	112,000	87,000	93,000	-22.32%	6.90%
Grand Total	\$ 247,254	\$ 85,349	\$ 61,411	\$ 36,194	\$ 149,900	\$ 124,900	\$ 122,100	-16.68%	-2.24%

Revenues over/(under)
operating expenditures \$ (183,027) \$ (22,110) \$ 2,875 \$ 27,048 \$ (83,900) \$ (61,900) \$ (59,100)

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026. Additionally, the reduction is a result of the noted changes to the electrical staff.
Materials and supplies	Proposed increase due increasing materials and supply costs.

Capital Funds - Public Service Administration Division									
	2021	2022	2023	2024	2025	Adopted	Proposed	Change	
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Amended</u>	<u>2026</u>	<u>2026</u>	<u>26P/25</u>	<u>26P/25A</u>
Salaries and wages	\$ 382,512	\$ 409,552	\$ 399,892	\$ 405,063	\$ 607,300	\$ 621,000	\$ 580,700		
Retirement	53,552	57,337	55,945	56,709	85,000	86,900	81,300		
Fringe benefits	10,379	11,090	10,734	10,884	16,700	17,100	16,000		
Total Personal Services	446,443	477,979	466,571	472,656	709,000	725,000	678,000	2.26%	-6.48%
Grand Total	\$ 446,443	\$ 477,979	\$ 466,571	\$ 472,656	\$ 709,000	\$ 725,000	\$ 678,000	2.26%	-6.48%

Explanation of Significant Increases/Decreases

<u>Line Item</u>	<u>Explanation</u>
Personal services	Adjustments made based on 2025 actuals and estimated changes to salaries and benefits for 2026.





CAPITAL EQUIPMENT

The City prepares its operating budget on a biennial basis; however, the Capital Equipment Budget is adopted annually. This approach provides the City with the necessary flexibility to respond to changing operational and fiscal circumstances. Unlike more predictable and recurring operational costs such as personnel expenses, the need for capital equipment may vary from year to year due to unforeseen circumstances, emergency situations, technological advancements, or changes in departmental priorities. By adopting the Capital Equipment Budget on an annual basis, the City can reassess its needs, evaluate the performance and effectiveness of previously acquired equipment, and prioritize new purchases using the most current and relevant information available. This process also allows for timely adjustments to reflect evolving strategic goals, technological improvements, and broader economic conditions.

The Capital Equipment Budget includes both additional and replacement equipment required for the City's fleet, office, and technology operations, as well as other specialized tools and equipment used across departments. Each budget cycle, departments conduct an internal assessment of their capital equipment needs and submit requests with detailed justifications to the City Manager for review and consideration in the proposed budget. As part of this process, departments work collaboratively with the City's Fleet Maintenance Division and Information Technology Division to ensure requests align with established replacement schedules, operational requirements, and fiscal priorities.

For fleet-related equipment, the Fleet Maintenance Division utilizes the FASTER fleet management software to schedule preventative maintenance and monitor repair costs for all City vehicles. This system tracks usage, maintenance history, and repair costs, providing data to evaluate when vehicles should be replaced. A rating of fifteen (15) or higher typically indicates that replacement should be considered due to increased maintenance requirements or declining reliability.

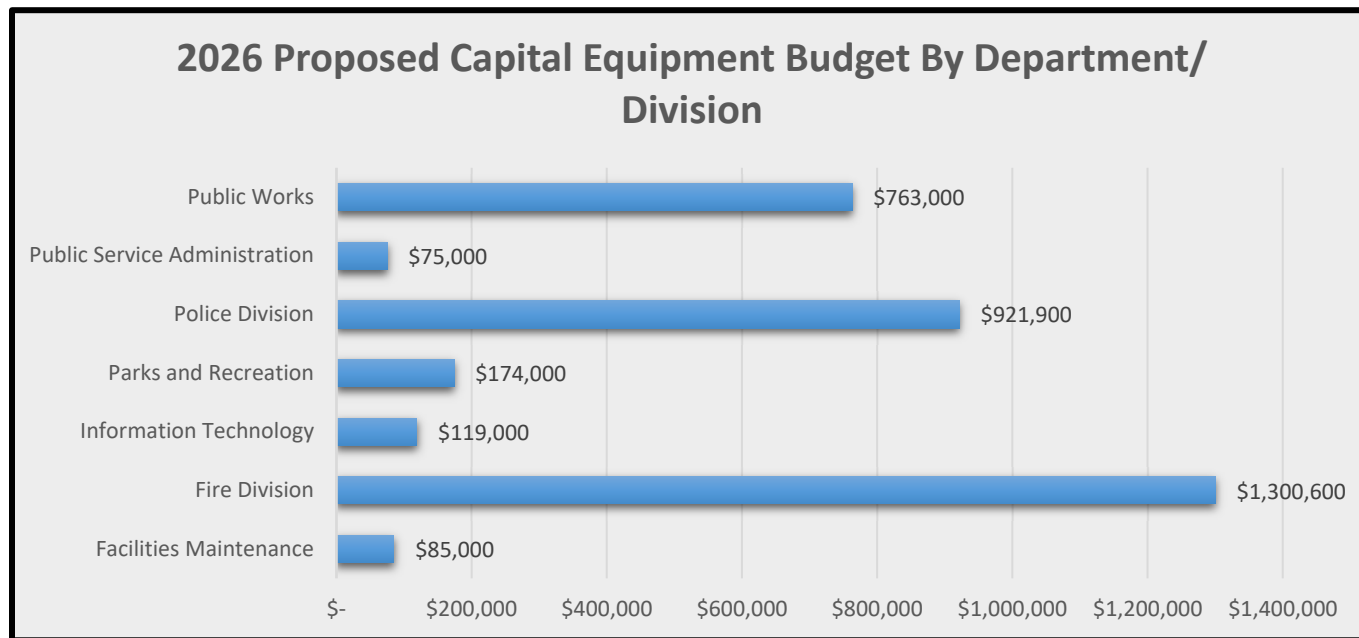
For information technology and office-related equipment, the City conducts regular reviews to determine the necessity of purchases and to maintain an established technology replacement schedule. Computers, printers, and other hardware are evaluated to ensure that outdated or inefficient equipment is retired in a timely manner. Office equipment is similarly reviewed for reliability, functionality, and expected service life. When financially advantageous, leasing options are considered to optimize resource utilization. The majority of the City's capital equipment purchases are funded through the Capital Equipment Fund and the Technology Fund.

The Capital Equipment Fund is supported by a dedicated one-half (½) mill permanent property tax, which generates approximately \$1.5 million annually. The Technology Fund is financed through revenues derived from cellular tower lease agreements and is used exclusively for technology and related equipment purchases. Beginning in Fiscal Year 2018, the City began supplementing these dedicated revenue sources with transfers from the General Fund in recognition that equipment and technology costs were increasing at a faster rate than available revenues. This current proposed budget includes the same supplements as 2025 — \$500,000 to the Capital Equipment Fund and \$100,000 to the Technology Fund.

Additional funding for capital equipment acquisitions is provided through other dedicated sources, including revenues collected in the Water Surcharge, Sanitary Sewer Surcharge, and Stormwater Management Funds, as well as law enforcement funds, opioid settlement funds, and various grant awards.

CAPITAL EQUIPMENT

The majority of the City's capital equipment requests are replacement in nature, reflecting the ongoing maintenance and renewal of the City's existing asset base. Replacement or routine items generally include the scheduled replacement of fleet vehicles, the cyclical upgrade of technology equipment, and the replacement of other tools and equipment that have reached the end of their useful life. New or non-routine requests consist of items that do not replace existing assets, such as newly introduced technological systems or additional vehicles and equipment required to support expanded operations or new service delivery initiatives.



The proposed Fiscal Year 2026 Capital Equipment Budget total \$3.4 million and is presented in detail on the following pages.

New for 2026: A five-year Fleet Replacement Plan was developed during 2025 to provide a more structured and long-term approach to fleet management and capital planning. The plan establishes projected replacement needs and estimated costs for future years to assist in strategic budgeting and financial forecasting. The future years identified in the Fleet Plan have been incorporated into the Fund Summaries for fiscal years 2027 through 2029 for planning purposes.

CAPITAL EQUIPMENT

Facilities Maintenance

Item Number	Description	Quantity	New (N) or Replacement (R)	Amount	Funding Source
1	Scissor lift	1	N	\$ 30,000	Capital Equipment Fund
2	Pickup truck and upfitting	1	N	55,000	Capital Equipment Fund
				\$ 85,000	

Rationale:

- 1 Proposed new purchase of a scissor lift for city-wide use for various repairs - garage door maintenance, lighting, HVAC air handlers, tall install and repairs.
- 2 Proposed new purchase of a pickup truck (and upfitting) for use by the Facilities Manager.

Note: An additional pickup truck will be transferred from the Public Service Administration Division for the electricians that are proposed to moved this department.

Fire Division

Item Number	Description	Quantity	New (N) or Replacement (R)	Amount	Funding Source
1	Medic and upfitting	1	R	\$ 550,000	Capital Equipment Fund
2	Rescue highway stabilization kit and accessories	1	N	15,000	Capital Equipment Fund
3	Siren installation	1	R	70,000	Capital Equipment Fund
4	Medical supply dispenser - refrigerated unit	1	N	12,100	OneOhio Opioid Fund
5	Self-contained breathing apparatus (SCBA)	1	R	500,000	Capital Equipment Fund
6	Stair chairs for medic Units	4	R	20,200	Capital Equipment Fund
7	Intake valve retrofit for E71	1	R	7,500	Capital Equipment Fund
8	Medical CPR devices	2	R	59,000	OneOhio Opioid Fund
9	Medical ventilator equipment	5	R	66,800	OneOhio Opioid Fund
				\$ 1,300,600	

Rationale:

- 1 Proposed replacement of cycle for Medic vehicle (5-year cycle) - 2015 International with a FASTER rating of 12 (Unit #4109). This item was slated for 2025 budget, however, was pushed to 2026. There is an expected 24-month build time after order is placed. This items includes the cost of a cot and power load system.
- 2 Proposed new purchase of technical rescue equipment for structural, trench and vehicle stabilization emergencies.
- 3 Proposed replacement of tornado Sirens: one siren was replaced in 2025, two additional sirens need replaced.
- 4 Proposed new purchase of a inventory control and dispensing system for EMS medications and supplies.
- 5 Proposed replacement of self-contained breathing apparatus'. The City was awarded a \$340,000 FEMA grant with a 10% match, or \$34,000. Any overages will be the City's responsibility. The current SCBA's are >15 years old, out of warranty, and require extensive overhaul and routine maintenance expenses. The air cylinders will be end of life by 2031 and will require replacement.
- 6 Proposed replacement of four stair chairs on the medic units due to being 20+ year old equipment. Though these items are below the capital threshold, however, they are additions to an existing asset and thus are included on this list.
- 7 Proposed replacement of the intake valve on E71. Though this item is below the capital threshold, however, they are additions to an existing asset and thus are included on this list.
- 8 Proposed replacement of existing equipment. The newest of the three mechanical CPR devices is from 2019 the other two are older. One unit was sent for repair diagnostic and the repair cost is running \$4,546. The cost to replace an Autopulse platform, with updated technology is approximately \$22,500. Platforms are now with legacy and will not be supported past 2028 with parts and service.
- 9 Proposed replacement of existing equipment that is >25 years old. Used to provide artificial respiratory support to patients with compromised airways.

CAPITAL EQUIPMENT

Information Technology Department

Item Number	Description	Quantity	New (N) or Replacement (R)	Amount	Funding Source
1	Citywide alerting system - City Manager	1	N	\$ 18,000	Capital Equipment Fund
2	Core network switches for SOCC - IT	1	R	26,000	Technology Fund
3	Firewalls for SOCC - IT	1	R	16,000	Capital Equipment Fund
4	MSC security camera server - IT	1	R	23,000	Technology Fund
5	Remote data storage - IT	1	N	16,000	Capital Equipment Fund
6	Fiber network switch - IT	1	N	20,000	Capital Equipment Fund
				\$ 119,000	

Rationale:

- Proposed new purchase of alerting system so residents can send questions to the city and the city can communicate to residents and businesses via texting. Info on <https://textmygov.com/>.
- Proposed replacement purchase due to moving the disaster recovery function to the State's datacenter in 2025. This request is for enterprise class network switches to allow for increased data throughput and security.
- Proposed replacement purchase for firewall that would provide increased data throughput and security controls for the city's disaster recovery function in the State's datacenter.
- Proposed replacement purchase of an existing server that stores the city's security camera video data. This is needed for more storage space and improved performance.
- Proposed new purchase of hardware and software to allow for large datasets to be stored in a secure manner.
- Proposed new purchase for a spare fiber network switch in the event that a live switch fails.

CAPITAL EQUIPMENT

Parks and Recreation Department

Item Number	Description	Quantity	New (N) or Replacement (R)	Amount	Funding Source
1	Mower	1	R	\$ 20,000	Capital Equipment Fund
2	Dump truck and watering tank system	1	R	115,000	Capital Equipment Fund
3	Top dresser	1	R	39,000	Capital Equipment Fund
				\$ 174,000	

Rationale:

- 1 Proposed replacement of a mower - 2021 Toro with a FASTER rating of 15 (Unit #41120).
- 2 Proposed replacement of a dump truck, with snow control and watering tank system - 2012 F450 with a FASTER rating of 11.7 (Unit #4095). It is recommend that this truck be replaced with heavier duty truck due to the weight of watering tank system.
- 3 Proposed replacement of a top dresser - 2002 Toro Top Dresser with a FASTER rating of 9.3 (Unit #33938). Replacement is recommended based on age (23 yrs old). Unit has no hour or mileage meter to factor into the Faster Rating. It is recommended that the unit be replaced with larger unit to serve both diamonds and sports fields.

CAPITAL EQUIPMENT

Police Division

Item Number	Description	Quantity	New (N) or Replacement (R)	Amount	Funding Source
1	Police interceptors and upfitting	2	R	\$ 219,900	Capital Equipment Fund
2	Unmarked vehicle and upfitting	2	R	62,000	Capital Equipment Fund
3	Tactical operation medical manikin	1	N	80,000	Law Enforcement Fund
4	Virtual police training simulator	1	N	125,000	Law Enforcement Fund
5	Mobile modular shoot house	1	N	35,000	Law Enforcement Fund
6	Mobile barriers (16) and trailers (2)	16/2	N	300,000	Law Enforcement Fund
7	Tethered drone	2	N	100,000	Law Enforcement Fund
				\$ 921,900	

Rationale:

- Proposed replacement of two police cruisers - 2020 Ford Interceptor with a FASTER rating of 13.2 (Unit #4183), 202 Ford Interceptor with a FASTER rating of 13.2 (Unit #4197). Additionally, Unit # 4172, which was scheduled for replacement in 2025, will be maintained for the Wellington SRO.
- Proposed replacement of two unmarked vehicles - 2011 Ford Fusion with a FASTER rating of 12.9 (Unit #4079) and 2016 Ford Fusion with a FASTER rating of 14.0 (Unit #4129). It is recommended to replace with two used vehicles rather than buying new.
- Proposed new purchase of a tactical operation medical manikin to enhance our joint police and fire training capabilities. This advanced training tool realistically simulates traumatic injuries and medical emergencies, allowing first responders to practice critical life-saving interventions under realistic conditions.
- Proposed new purchase of a virtual police training simulator. The role of law enforcement in the community is multi-faceted. As demands on officers evolve, the Police Division continues to look for ways to improve outcomes. Historically, officers have been trained in "shoot / no-shoot" methodologies where officers make binary decisions for conflict resolution. This type of training ignores the complexity of decision-making and trains officers to view compliance from the standpoint of "force". By utilizing a simulator, officers will be able to leverage human behavior and verbal de-escalation skills in a consistent, repeatable manner, along with their use of force options. Thus, teaching officers how to better seek compliance below the threshold of physical force.
- Proposed new purchase of a mobile modular shoot house used to train officers in building searching, active threat response, and patrol scenarios (mental health response, domestic violence, etc.). This modular house will enable training staff to easily assemble walls, doors, and windows in our existing facilities, creating an environment that approximates a house with rooms.
- Proposed new purchase of 16 mobile barriers, 2 hauling trailers, cable systems, accessories, and training to enhance roadway safety over other traffic management devices, including water barriers and road closed signs, emphasizes their role in preventing vehicle-borne attacks, highlights their utility in managing large special events.
- Proposed new purchase of 2 tethered drones. These drones require no specialized training and no special permits or licenses (part 107). These drones only operate tethered and stay below the maximum altitude of non-part107 drone requirements

CAPITAL EQUIPMENT

Public Service Administration Division

Item Number	Description	Quantity	New (N) or Replacement (R)	Amount	Funding Source
1	Trailer	1	R	\$ 25,000	Capital Equipment Fund
2	Hybrid SUV	1	R	50,000	Capital Equipment Fund
				\$ 75,000	

Rationale:

- 1 Proposed replacement of the existing trailer utilized by the Electric Division - 1997 trailer with a FASTER rating of 15.0 (Unit #33005). The trailer has degraded to the point that replacement is required. This unit is used to haul poles and equipment.
- 2 Proposed replacement of the existing Hybrid SUV that was totaled in 2025 and not replaced - 2025 Ford Maverick (Unit #4262).

CAPITAL EQUIPMENT

Public Works Division

Item Number	Description	Quantity	New (N) or Replacement (R)	Amount	Funding Source
1	Single axle dump truck with snow plow and spreader	1	R	\$ 310,000	Capital Equipment Fund
2	Leaf Collection Trailer	1	R	100,000	Stormwater Management Fund
3	Sewer Truck	1	R	300,000	Sanitary Sewer Surcharge Fund
4	Pothole Patching Trailer	1	R	45,000	Capital Equipment Fund
5	Service truck upfitting	1		8,000	Capital Equipment Fund
				<u>\$ 763,000</u>	

Rationale:

- Proposed replacement of existing single axle dump truck - 2013 International with a FASTER rating of 10.1 (Unit #4106). This unit is used for snow and leaf collection. The City is on a cycle of replacing at least on these large dump trucks each year.
- Proposed replacement of existing leaf machine - 2016 Dinkmar with a FASTER rating of 15.0 (Unit #42234). The existing machine will become a spare, and an existing spare will be disposed (Unit #42285).
- Proposed replacement of existing sewer cleaning truck - 2025 Ford with a FASTER rating of 15.0 (Unit # 2608).
- Proposed replacement of existing pothole patching trailer that is no longer useful due to mechanical issues - 2015 Spaulding with a FASTER rating of 11.1 (Unit #4113). This will allow the Division to focus on smaller potholes rather than large patches.
- Proposed upfitting of a current service truck to meet department needs.



CAPITAL IMPROVEMENTS

The City's infrastructure system is composed primarily of residential streets, streetlights, traffic signals, and the network of underlying water, sanitary sewer, and stormwater lines. In addition, the City maintains numerous parks, which include recreational facilities, buildings, and landscaped areas. The majority of the City's Capital Improvement Program (CIP) focuses on the replacement and reconstruction of this existing infrastructure—particularly roads, lighting systems, and utility lines.

Capital Improvement Plan 2026 – 2035 (in millions)		
Detail	Amount	Percent
Streets, etc. <i>(includes streets, sidewalks, lights, signals, etc.)</i>	\$117.43	54.09%
Utilities <i>(includes waterlines, sewerlines, stormwater projects, bridges/culverts)</i>	51.14	23.56%
Parks <i>(excludes the proposed Community Center)</i>	34.22	15.76%
Miscellaneous <i>(includes internal facility projects)</i>	14.31	6.59%
Total	\$217.10	100.00%

In accordance with the City's financial policies, a ten-year Capital Improvement Program is maintained and updated annually. The goal of this planning process is to ensure that sufficient funding is available to replace infrastructure based on the established service life of each component. The most recent update to the ten-year plan covers the years 2026 through 2035 and totals approximately \$217.1 million. This represents an increase of \$44.6 million over the previous year's (2025–2034) update. As in prior years, the most significant portion of the CIP is dedicated to street maintenance and reconstruction. When prioritizing street projects, the City considers both the condition and classification of the roadways such as state route, arterial, or collectors as well as proximity to schools, public safety facilities, public activity centers, and areas of economic development.

The City's CIP financing plan provides City Council with a long-term perspective on the fiscal viability of the program and allows for careful monitoring of the operating budget's capacity to support future improvements. Consistent with the City's adopted financial and debt policies, the plan utilizes a combination of cash and debt financing.

Cash funding for capital improvements comes primarily from two sources. First, since 1997, City Council has annually designated a portion of the General Fund to support capital projects. This amount historically ranged from \$750,000 to \$1.25 million but increased to \$3 million in 2025, a level that will continue in 2026 and beyond. Additional transfers above this amount may be approved by Council for specific projects. All such funds are deposited into the Infrastructure Fund.

Second, in November 2014, voters approved an increase in the City's income tax rate from 2.0 percent to 2.5 percent, with the additional 0.5 percent dedicated exclusively to funding capital improvements. The revenue from this 0.5 percent increase—representing 20 percent of total income tax collections—is deposited into the Capital Asset Management (CAM) Fund. In addition, City Council has committed an additional 8 percent of income tax collections to this fund for capital improvements or for debt service payments on bonds issued for capital projects.

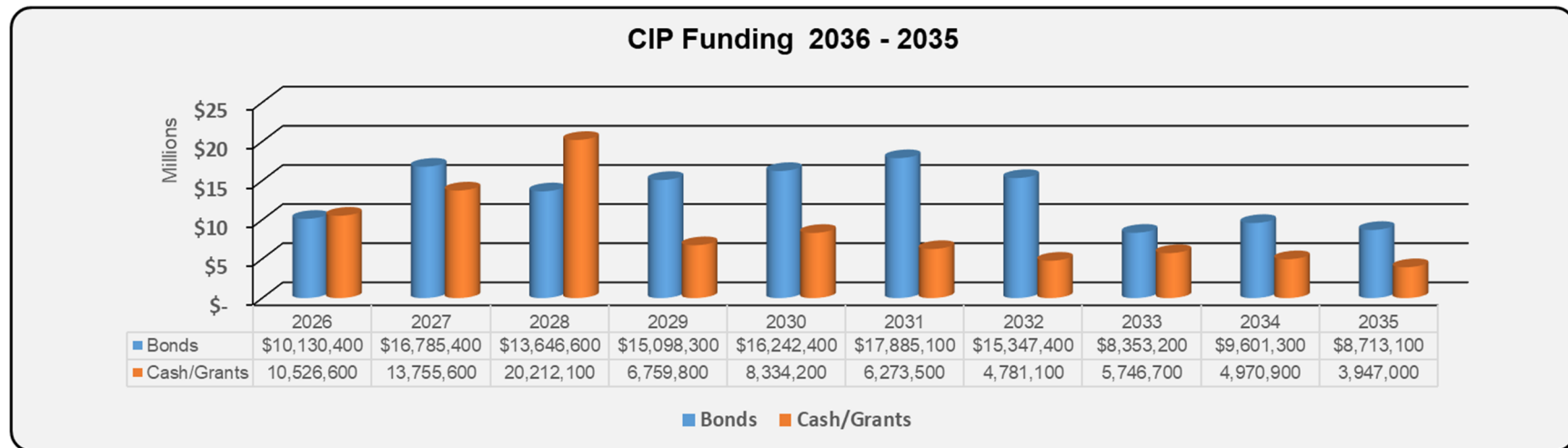
Other sources of cash funding for the CIP include fees and assessments deposited into the Water Surcharge, Sanitary Sewer Surcharge, and Stormwater Management Funds; sidewalk assessments; and grant proceeds.

CAPITAL IMPROVEMENTS

General obligation bonds remain the City's primary form of debt financing for capital improvements. The City continues to maintain a AAA bond rating from both Moody's and S&P Global, representing the highest possible credit rating—which allows the City to borrow funds at highly favorable interest rates. Proceeds from bond issues and the associated CIP expenditures are accounted for in the Bonded Improvement Fund. Under the current financial plan, the City anticipates issuing approximately \$26.9 million in general obligation bonds in late 2025 or early 2026 to finance a portion of the 2026 and 2027 CIP.

All capital expenditures associated with the CIP are recorded under the budget line item "Capital improvements – CIP." Two additional capital improvement line items appear in the fund section of the budget. The first, "Capital improvements – Community Center/Office," tracks expenditures associated with the construction of the Bob Crane Community Center and adjacent tenant space. While the majority of project costs were incurred prior to 2025, \$3 million is budgeted to this line item in 2026. These funds represent expected excess bond proceeds, which will be used to reimburse other funds for prior-year expenditures related to the project. The second line item, "Capital improvements – TIF," accounts for infrastructure improvements associated with development projects financed through Tax Increment Financing (TIF). No expenditures are budgeted in 2026 for this line item.

A summarized version of the 2026–2035 Capital Improvement Program follows this section. The complete ten-year plan is available for public review on the City's website at upperarlingtonoh.gov/engineering-division



The CIP for 2026 – 20235 totals \$217.1 million – \$131.8 in anticipated bond financing and \$85.3 in cash/grant funding.

CAPITAL IMPROVEMENTS

2026						Budgeted Funding Source	
Project Year	Project Name	Project Type	2026 Proposed	Previously Adopted	Change	Bonds	Cash/ Grants
Construction							
2026	Street Maintenance Program	Streets	\$ 1,741,300	\$ 1,549,800	\$ 191,500	\$ -	\$ 1,741,300
2026	Street Reconstruction Program	Streets	2,486,000	2,621,900	(135,900)	2,486,000	-
2026	Northwest Blvd Reconstruction - Phase III	Streets	2,938,000	2,467,800	470,200	2,938,000	-
2026	Crosswalk Enhancement	Streets	600,000	-	600,000	-	600,000
2026	Sidewalk Maintenance Program	Sidewalks	372,000	288,100	83,900	-	372,000
2026	Annual Sidewalk Incentive Program	Sidewalks	150,000	105,500	44,500	-	150,000
2026	Riverside Drive Shared Use Path and Metro Park Connection	Sidewalks	1,719,000	-	1,719,000	-	1,719,000
2026	Drive Ohio V2X Signal Pilot (North Star @ Lane Ave)	Traffic Signals	66,500	-	66,500	-	66,500
2026	Waterline Replacements	Waterlines	2,090,500	1,406,800	683,700	1,790,500	300,000
2026	Hydrant Replacements	Waterlines	231,700	238,500	(6,800)	-	231,700
2026	Stormwater Projects	Stormwater	169,500	178,800	(9,300)	-	169,500
2026	Sustainable Sewer Solution Program	Sanitary Sewers	1,724,600	1,819,500	(94,900)	1,724,600	-
2026	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	226,000	227,000	(1,000)	-	226,000
2026	Park Improvements						-
2026	- Sidewalks	Parks	42,900	43,000	(100)	-	42,900
2026	- Northam Park Improvements (East Athletic Fields) - Phase V	Parks	1,826,200	1,926,700	(100,500)	-	1,826,200
2026	- Smith Nature Bridge Replacement	Parks	113,000	119,300	(6,300)	-	113,000
2026	- Miller Park Bridge Replacements	Parks	169,500	178,900	(9,400)	-	169,500
2026	- Fancyburg Service Yard	Parks	847,500	804,800	42,700	-	847,500
2026	- Community Center Public Art	Parks	100,000	105,500	(5,500)	-	100,000
2026	Fishinger Rd Utility Burial	Miscellaneous	100,000	-	100,000	100,000	-
Design/Engineering							
2027	Street Maintenance Program	Streets	51,000	41,200	9,800	-	51,000
2027	Street Reconstruction Program	Streets	351,300	349,000	2,300	351,300	-
2027	Lane Ave Improvements (Northwest Blvd to Riverside)	Streets	285,000	-	285,000	285,000	-
2027	Sidewalk Maintenance Program	Sidewalks	40,000	42,200	(2,200)	-	40,000
2027	Kioka Ave & Nottingham Feasibility Study	Sidewalks	70,000	-	70,000	-	70,000
2027	Waterline Replacements	Waterlines	380,000	189,900	190,100	380,000	-
2027	Hydrant Replacements	Waterlines	20,500	21,100	(600)	-	20,500
2027	Stormwater Replacement Project (Tremont Rd. and Northstar Rd.)	Stormwater	-	177,300	(177,300)	-	-
2027	Stormwater Projects	Stormwater	15,000	15,900	(900)	-	15,000
2027	Sustainable Sewer Solution Program	Sanitary Sewers	75,000	79,200	(4,200)	75,000	-
2027	Park Improvements						-
2027	- Fancyburg Park Renovation	Parks	780,000	316,500	463,500	-	780,000
2027	ADA Transition Plan Update	Miscellaneous	75,000	-	75,000	-	75,000
2028	Station 71 Renovation	Miscellaneous	800,000	-	800,000	-	800,000
TOTAL:			\$ 20,657,000	\$ 15,314,200	\$ 5,342,800	\$ 10,130,400	\$ 10,526,600

CAPITAL IMPROVEMENTS

2027						Anticipated Funding Source	
Project Year	Project Name	Project Type	2027 Proposed	Previously Adopted	Change	Bonds	Cash/ Grants
Construction							
2027	Street Maintenance Program	Streets	\$ 2,009,300	\$ 1,619,500	\$ 389,800	\$ -	\$ 2,009,300
2027	Street Reconstruction Program	Streets	2,760,900	2,740,900	20,000	2,760,900	-
2027	Lane Ave. Improvements (Northwest Blvd to Riverside)	Streets	2,347,400	2,471,800	(124,400)	2,347,400	-
2027	Zollinger Rd. Improvements (Riverside Dr. to North Star Rd.)	Streets	5,979,600	6,296,500	(316,900)	1,735,300	4,244,300
2027	Five Points Intersection Improvements	Streets	287,900	-	287,900	-	287,900
2027	Sidewalk Maintenance Program	Sidewalks	387,800	301,000	86,800	-	387,800
2027	Annual Sidewalk Incentive Program	Sidewalks	104,700	110,300	(5,600)	-	104,700
2027	Waterline Replacements	Waterlines	2,234,600	1,495,100	739,500	1,934,600	300,000
2027	Hydrant Replacements	Waterlines	242,200	249,200	(7,000)	-	242,200
2027	Stormwater Replacement Project (Tremont Rd. and Northstar Rd.)	Stormwater	-	1,046,500	(1,046,500)	-	-
2027	Stormwater Projects	Stormwater	176,900	186,900	(10,000)	-	176,900
2027	Sustainable Sewer Solution Program	Sanitary Sewers	1,482,800	1,564,800	(82,000)	1,482,800	-
2027	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	236,600	237,100	(500)	-	236,600
2027	Park Improvements					-	-
2027	- Sidewalks	Parks	44,900	44,900	-	-	44,900
2027	- Small Capital Projects	Parks	-	62,300	(62,300)	-	-
2027	- Fancyburg Park Improvements (Site, Shelter, Paths) - Phase I	Parks	9,228,300	3,737,400	5,490,900	4,228,300	5,000,000
Design/Engineering							
2028	Street Maintenance Program	Streets	51,300	44,700	6,600	-	51,300
2028	Street Reconstruction Program	Streets	423,000	363,700	59,300	423,000	-
2029	North Star Rd. Improvements (Waltham to Corp Line)	Streets	287,400	228,300	59,100	287,400	-
2028	Oxford Drive Improvements	Streets	88,000	57,900	30,100	-	88,000
2030	Henderson Rd Improvements Phase I	Streets	942,300	-	942,300	942,300	-
2028	Sidewalk Maintenance Program	Sidewalks	43,600	44,100	(500)	-	43,600
2028	Arterial & Collector Mid-block Crosswalks	Sidewalks	86,400	-	86,400	-	86,400
2028	Traffic Signal Replacement (Kenny Rd. at Tremont Rd, Kenny Rd. at N. Broadway Rd.)	Traffic Signals	-	125,700	(125,700)	-	-
2028	High School Area Traffic Signals Replacement	Traffic Signals	178,000	-	178,000	-	178,000
2028	Waterline Replacements	Waterlines	337,900	198,400	139,500	337,900	-
2028	Hydrant Replacements	Waterlines	21,800	22,100	(300)	-	21,800
2028	Fishinger Run Bridge Project	Bridges	-	153,800	(153,800)	-	-
2029	Canterbury Rd Over Evans Run Bridge Project	Bridges	136,100	-	136,100	-	136,100
2028	Stormwater Projects	Stormwater	16,300	16,600	(300)	-	16,300
2029	Stormwater Improvement Project from Master Plan	Stormwater	-	220,500	(220,500)	-	-
2028	Stormwater Replacement Project (Tremont Rd. and Northstar Rd.)	Stormwater	157,100	-	157,100	157,100	-
2028	Sustainable Sewer Solution Program	Sanitary Sewers	81,700	82,700	(1,000)	81,700	-
2028	Park Improvements					-	-
2028	- Northwest Kiwanis/Burbank Asphalt Paths	Parks	-	16,600	(16,600)	-	-
2028	- Sunny 95 Asphalt Paths	Parks	15,700	-	15,700	-	15,700
2028	- Northwest Kiwanis Playground	Parks	31,400	33,100	(1,700)	-	31,400
2028	- Additional Northwest Kiwanis Improvements	Parks	52,400	66,200	(13,800)	-	52,400
2028	- Fancyburg Park Improvements (Support Building) - Phase II	Parks	-	330,800	(330,800)	-	-
2028	- Mallway Park	Parks	66,700	-	66,700	66,700	-
TOTAL:			\$ 30,541,000	\$ 24,169,400	\$ 6,371,600	\$ 16,785,400	\$ 13,755,600

CAPITAL IMPROVEMENTS

2028						Anticipated Funding Source	
Project Year	Project Name	Project Type	2028 Proposed	Previously Adopted	Change	Bonds	Cash/ Grants
Construction							
2028	Street Maintenance Program	Streets	\$ 1,932,200	\$ 1,715,500	\$ 216,700	\$ -	\$ 1,932,200
2028	Street Reconstruction Program	Streets	3,225,100	2,795,400	429,700	3,225,100	-
2028	Oxford Drive Improvements	Streets	517,300	444,800	72,500	-	517,300
2028	Five Points Intersection Improvements (Council priority)	Streets	5,464,900	-	5,464,900	-	5,464,900
2028	Sidewalk Maintenance Program	Sidewalks	404,100	307,000	97,100	-	404,100
2028	Annual Sidewalk Incentive Program	Sidewalks	109,000	112,500	(3,500)	-	109,000
2028	Arterial & Collector Mid-block Crosswalks	Sidewalks	677,400	-	677,400	-	677,400
2028	Traffic Signal Replacement (Kenny Rd. at Tremont Rd, Kenny Rd. at N. Broadway Rd.)	Traffic Signals	-	724,400	(724,400)	-	-
2028	High School Area Traffic Signals Replacement	Traffic Signals	1,046,900	-	1,046,900	-	1,046,900
2028	Waterline Replacements	Waterlines	1,899,700	1,524,800	374,900	1,599,700	300,000
2028	Hydrant Replacements	Waterlines	252,300	254,200	(1,900)	-	252,300
2028	Fishinger Run Bridge Project	Bridges	-	1,181,800	(1,181,800)	-	-
2028	Stormwater Replacement Project (Tremont Rd. and Northstar Rd.)	Stormwater	923,700	-	923,700	923,700	-
2028	Stormwater Projects	Stormwater	184,200	192,500	(8,300)	-	184,200
2028	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	246,300	242,000	4,300	-	246,300
2028	Sustainable Sewer Solution Program	Sanitary Sewers	1,097,600	1,133,000	(35,400)	1,097,600	-
2028	Sustainable Sewer Solutions Testing & Plan Update	Sanitary Sewers	163,500	-	163,500	-	163,500
2028	Park Improvements						-
2028	- Sidewalks	Parks	46,800	45,800	1,000	-	46,800
2028	- Sunny 95 Asphalt Paths	Parks	184,700	-	184,700	-	184,700
2028	- Northwest Kiwanis/Burbank Asphalt Paths	Parks	-	190,700	(190,700)	-	-
2028	- Northwest Kiwanis Playground	Parks	369,500	381,300	(11,800)	-	369,500
2028	- Additional Northwest Kiwanis Improvements	Parks	615,800	762,500	(146,700)	-	615,800
2028	- Mallway Park	Parks	785,200	-	785,200	785,200	-
2028	- Fancyburg Park Improvements (Support Building) - Phase II	Parks	-	3,812,200	(3,812,200)	-	-
2028	- Fancyburg Public Art	Parks	163,500	168,700	(5,200)	-	163,500
2028	- Thompson Park (North) Shelter Renovation	Parks	-	-	-	-	-
2028	Station 71 Renovation	Miscellaneous	12,207,200	12,595,000	(387,800)	5,207,200	7,000,000
Design/Engineering							
2029	Street Maintenance Program	Streets	43,900	43,900	-	-	43,900
2029	Street Reconstruction Program	Streets	439,100	388,200	50,900	439,100	-
2029	Sidewalk Maintenance Program	Sidewalks	45,000	45,000	-	-	45,000
2029	Waterline Replacements	Waterlines	292,700	202,500	90,200	292,700	-
2029	Hydrant Replacements	Waterlines	22,500	22,500	-	-	22,500
2029	Stormwater Projects	Stormwater	16,900	15,000	1,900	-	16,900
2029	Sustainable Sewer Solution Program	Sanitary Sewers	76,300	248,000	(171,700)	76,300	-
2029	Park Improvements						-
2029	- Reed Road Park Asphalt Paths	Parks	16,400	-	16,400	-	16,400
2029	- Reed Road Water Park Renovation	Parks	272,500	-	272,500	-	272,500
2029	- Reed Road Park Boulder Area	Parks	46,300	-	46,300	-	46,300
2029	- Reed Road Park Drainage	Parks	70,200	-	70,200	-	70,200
2029	-Thompson Park Asphalt Paths	Parks	-	33,900	(33,900)	-	-
2029	-Thompson Park Boardwalk	Parks	-	22,500	(22,500)	-	-
2029	-Thompson Park (North) Shelter Playground	Parks	-	135,000	(135,000)	-	-
2029	-Thompson Park Outdoor Fitness	Parks	-	32,300	(32,300)	-	-
TOTAL:			\$ 33,858,700	\$ 29,772,900	\$ 4,085,800	\$ 13,646,600	\$ 20,212,100

CAPITAL IMPROVEMENTS

2029						Anticipated Funding Source	
Project Year	Project Name	Project Type	2029 Proposed	Previously Adopted	Change	Bonds	Cash/ Grants
Construction							
2029	Street Maintenance Program	Streets	\$ 1,652,400	\$ 1,685,000	\$ (32,600)	\$ -	\$ 1,652,400
2029	Street Reconstruction Program	Streets	3,295,000	2,981,100	313,900	3,295,000	-
2029	Five Points Intersection Improvements	Streets	-	5,798,200	(5,798,200)	-	-
2029	North Star Road Improvements (Waltham to Corp Line)	Streets	2,431,300	1,867,800	563,500	2,431,300	-
2029	Sidewalk Maintenance Program	Sidewalks	490,000	313,220	176,780	-	490,000
2029	Annual Sidewalk Incentive Program	Sidewalks	112,600	114,800	(2,200)	-	112,600
2029	Arlington Center Blvd Street Lights	Street Lights	344,500	-	344,500	-	344,500
2029	Waterline Replacements	Waterlines	1,644,900	1,555,400	89,500	1,344,900	300,000
2029	Hydrant Replacements	Waterlines	260,700	259,200	1,500	-	260,700
2029	Canterbury Rd Over Evans Run Bridge Project	Bridges	878,200	-	878,200	878,200	-
2029	Stormwater Projects	Stormwater	190,300	1,493,000	(1,302,700)	-	190,300
2029	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	254,500	246,700	7,800	-	254,500
2029	Sustainable Sewer Solution Program	Sanitary Sewers	1,524,200	1,555,400	(31,200)	1,524,200	-
2029	PSC Fuel Tank Replacement	Miscellaneous	1,125,900	1,147,100	(21,200)	-	1,125,900
Park Improvements							
2029	- Sidewalks	Parks	48,300	46,700	1,600	-	48,300
2029	- Small Capital Projects	Parks	63,600	64,900	(1,300)	-	63,600
2029	-Thompson Park Outdoor Fitness	Parks	-	371,900	(371,900)	-	-
2029	-Thompson Park (North) Shelter Playground	Parks	-	1,555,400	(1,555,400)	-	-
2029	-Thompson Park Asphalt Paths	Parks	-	390,100	(390,100)	-	-
2029	-Thompson Park Boardwalk	Parks	-	259,300	(259,300)	-	-
2029	- Reed Road Park Asphalt Paths	Parks	191,400	-	191,400	-	191,400
2029	- Reed Road Water Park Renovation	Parks	3,180,700	-	3,180,700	3,180,700	-
2029	- Reed Road Park Boulder Area	Parks	540,700	-	540,700	-	540,700
2029	- Reed Road Park Drainage	Parks	819,200	-	819,200	-	819,200
Design/Engineering							
2030	Street Maintenance Program	Streets	53,600	53,000	600	-	53,600
2030	Street Reconstruction Program	Streets	428,300	395,800	32,500	428,300	-
2031	Henderson Road Phase II	Streets	1,013,300	-	1,013,300	1,013,300	-
2030	Sidewalk Maintenance Program	Sidewalks	54,400	45,880	8,520	-	54,400
2030	Waltham Sidewalk Gap Project	Sidewalks	-	20,100	(20,100)	-	-
2030	McCoy Rd. Street Lighting Project	Street Lights	259,000	179,000	80,000	259,000	-
2030	Traffic Signal Replacement (Arlington Ave. at Fifth Ave., Cambridge Blvd. at Fifth Ave.)	Traffic Signals	128,400	130,800	(2,400)	-	128,400
2030	Waterline Replacements	Waterlines	301,800	206,500	95,300	301,800	-
2030	Hydrant Replacements	Waterlines	23,200	23,000	200	-	23,200
2030	Evans Run Culvert Project	Bridges	-	103,300	(103,300)	-	-
2031	Gavin Lane Over Turkey Run Project	Bridges	225,200	-	225,200	225,200	-
2030	Stormwater Projects	Stormwater	17,400	15,000	2,400	-	17,400
2030	Sustainable Sewer Solution Program	Sanitary Sewers	81,300	80,300	1,000	81,300	-
Park Improvements							
2030	-Thompson Park (North) Shelter Playground	Parks	135,100	-	135,100	135,100	-
2030	-Thompson Park Asphalt Paths	Parks	33,900	-	33,900	-	33,900
2030	-Thompson Park Boardwalk	Parks	22,500	-	22,500	-	22,500
2030	-Thompson Park Outdoor Fitness	Parks	32,300	-	32,300	-	32,300
2030	- Reed Road Park Drainage	Parks	-	73,900	(73,900)	-	-
2030	- Reed Road Park Asphalt Paths	Parks	-	17,300	(17,300)	-	-
2030	- Reed Road Water Park	Parks	-	58,500	(58,500)	-	-
2030	- Reed Road Park Boulder Area	Parks	-	48,800	(48,800)	-	-
TOTAL:			\$ 21,858,100	\$ 23,156,400	\$ (1,298,300)	\$ 15,098,300	\$ 6,759,800

CAPITAL IMPROVEMENTS

2030						Anticipated Funding Source	
Project Year	Project Name	Project Type	2030 Proposed	Prior Year Adopted	Change	Bonds	Cash/ Grants
Construction							
2030	Street Maintenance Program	Streets	\$ 2,019,000	\$ 2,036,000	\$ (17,000)	\$ -	\$ 2,019,000
2030	Street Reconstruction Program	Streets	3,218,800	3,040,700	178,100	3,218,800	-
2030	Henderson Road Improvements Phase I	Streets	7,870,200	-	7,870,200	6,870,200	1,000,000
2030	Sidewalk Maintenance Program	Sidewalks	513,800	319,400	194,400	-	513,800
2030	Annual Sidewalk Incentive Program	Sidewalks	116,100	117,000	(900)	-	116,100
2030	Waltham Sidewalk Gap Project	Sidewalks	-	231,400	(231,400)	-	-
2030	McCoy Rd. Street Lighting Project	Street Lights	1,508,500	1,031,200	477,300	1,508,500	-
2030	Traffic Signal Replacement (Arlington Ave. at Fifth Ave., Cambridge Blvd. at Fifth Ave.)	Traffic Signals	747,700	753,600	(5,900)	-	747,700
2030	Waterline Replacements	Waterlines	1,699,200	1,586,500	112,700	1,399,200	300,000
2030	Hydrant Replacements	Waterlines	269,000	264,500	4,500	-	269,000
2030	Evans Run Culvert Project	Bridges	-	793,300	(793,300)	-	-
2030	Stormwater Projects	Stormwater	196,400	201,000	(4,600)	-	196,400
2030	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	262,300	251,600	10,700	-	262,300
2030	Sustainable Sewer Solution Program	Sanitary Sewers	1,572,400	1,586,500	(14,100)	1,572,400	-
2030	Park Improvements						-
2030	- Sidewalks	Parks	49,800	47,600	2,200	-	49,800
2030	- Reed Road Park Drainage	Parks	-	851,300	(851,300)	-	-
2030	- Reed Road Park Asphalt Paths	Parks	-	199,000	(199,000)	-	-
2030	- Reed Road Water Park	Parks	-	674,300	(674,300)	-	-
2030	- Reed Road Park Boulder Area	Parks	-	561,900	(561,900)	-	-
2030	-Thompson Park (North) Shelter Playground	Parks	1,574,000	-	1,574,000	-	1,574,000
2030	-Thompson Park Asphalt Paths	Parks	394,700	-	394,700	-	394,700
2030	-Thompson Park Boardwalk	Parks	262,300	-	262,300	-	262,300
2030	-Thompson Park Outdoor Fitness	Parks	376,300	-	376,300	-	376,300
Design/Engineering							
2031	Street Maintenance Program	Streets	53,600	52,700	900	-	53,600
2031	Street Reconstruction Program	Streets	408,500	403,700	4,800	408,500	-
2032	North Star Road Improvements (Lane Ave to Waltham)	Streets	665,100	670,400	(5,300)	665,100	-
2031	Asbury Drive Improvements (Lane to Zollinger)	Streets	209,000	-	209,000	209,000	-
2031	Sidewalk Maintenance Program	Sidewalks	47,400	46,800	600	-	47,400
2031	Waterline Replacements	Waterlines	307,800	210,600	97,200	307,800	-
2031	Hydrant Replacements	Waterlines	23,700	23,400	300	-	23,700
2031	Stormwater Projects	Stormwater	17,800	15,000	2,800	-	17,800
2031	Sustainable Sewer Solution Program	Sanitary Sewers	82,900	81,900	1,000	82,900	-
2031	Park Improvements						-
2031	- Thompson Park South Shelter	Parks	-	59,700	(59,700)	-	-
2031	- Mallway Park Improvements	Parks	-	74,600	(74,600)	-	-
2031	- Kiwanis & Burbank Shelters	Parks	58,000	-	58,000	-	58,000
2031	- Burbank Pedestrian Bridges	Parks	23,200	-	23,200	-	23,200
2031	- Kiwanis & Burbank Asphalt Paths	Parks	17,500	-	17,500	-	17,500
2031	- Kiwanis Park Improvements	Parks	11,600	-	11,600	-	11,600
TOTAL:			\$ 24,576,600	\$ 16,185,600	\$ 8,391,000	\$ 16,242,400	\$ 8,334,200

CAPITAL IMPROVEMENTS

2031						Anticipated Funding Source	
Project Year	Project Name	Project Type	2031 Proposed	Prior Year Adopted	Change	Bonds	Cash/ Grants
Construction							
2031	Street Maintenance Program	Streets	\$ 2,019,300	\$ 2,022,800	\$ (3,500)	\$ -	\$ 2,019,300
2031	Street Reconstruction Program	Streets	3,069,500	3,101,700	(32,200)	3,069,500	-
2031	Asbury Drive Improvements (Lane to Zollinger)	Streets	2,196,300	-	2,196,300	2,196,300	-
2031	Henderson Road Phase II	Streets	8,027,600	-	8,027,600	7,027,600	1,000,000
2031	Sidewalk Maintenance Program	Sidewalks	524,200	325,800	198,400	-	524,200
2031	Annual Sidewalk Incentive Program	Sidewalks	118,400	119,400	(1,000)	-	118,400
2031	Waterline Replacement	Waterlines	1,733,200	1,618,200	115,000	1,533,200	200,000
2031	Hydrant Replacements	Waterlines	274,300	269,700	4,600	-	274,300
2031	Gavin Lane Over Turkey Run Project	Bridges	1,420,800	-	1,420,800	1,420,800	-
2031	Stormwater Projects	Stormwater	200,400	205,000	(4,600)	-	200,400
2031	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	267,600	256,600	11,000	-	267,600
2031	Sustainable Sewer Solution Program	Sanitary Sewers	1,603,900	1,618,200	(14,300)	1,603,900	-
Park Improvements							
2031	- Sidewalks	Parks	50,800	48,600	2,200	-	50,800
2031	- Small Capital Projects	Parks	66,900	67,500	(600)	-	66,900
2031	- Kiwanis & Burbank Shelters	Parks	669,000	-	669,000	-	669,000
2031	- Burbank Pedestrian Bridges	Parks	267,600	-	267,600	-	267,600
2031	- Kiwanis & Burbank Asphalt Paths	Parks	201,300	-	201,300	-	201,300
2031	- Kiwanis Park Improvements	Parks	133,800	-	133,800	-	133,800
2031	- Thompson Park (South) Shelter	Parks	-	687,800	(687,800)	-	-
2031	- Mallway Park Improvements	Parks	-	859,700	(859,700)	-	-
Design/Engineering							
2032	Street Maintenance Program	Streets	54,300	53,700	600	-	54,300
2032	Street Reconstruction Program	Streets	398,500	393,700	4,800	398,500	-
2032	Sidewalk Maintenance Program	Sidewalks	48,300	47,800	500	-	48,300
2032	Sidewalk Gap Filler Project	Sidewalks	-	59,700	(59,700)	-	-
2032	Traffic Signal Replacement Project (Kenny @ Tremont & N. Broadway)	Traffic Signals	135,000	136,100	(1,100)	-	135,000
2032	Waterline Replacements	Waterlines	314,000	214,800	99,200	314,000	-
2032	Hydrant Replacements	Waterlines	24,200	23,900	300	-	24,200
2032	Stormwater Projects	Stormwater	18,100	15,000	3,100	-	18,100
2032	Sustainable Sewer Solution Program	Sanitary Sewers	84,500	83,600	900	84,500	-
Park Improvements							
2032	- Reed Road Shelter Replacement	Parks	236,800	238,700	(1,900)	236,800	-
TOTAL:			\$ 24,158,600	\$ 12,468,000	\$ 11,690,600	\$ 17,885,100	\$ 6,273,500

CAPITAL IMPROVEMENTS

2032						Anticipated Funding Source	
Project Year	Project Name	Project Type	2032 Proposed	Prior Year Adopted	Change	Bonds	Cash/ Grants
Construction							
2032	Street Maintenance Program	Streets	\$ 2,046,000	\$ 2,063,200	\$ (17,200)	\$ -	\$ 2,046,000
2032	Street Reconstruction Program	Streets	2,994,400	3,026,000	(31,600)	2,994,400	-
2032	North Star Road Improvements (Lane Ave to Waltham)	Streets	5,443,800	5,486,800	(43,000)	5,443,800	-
2032	Sidewalk Maintenance Program	Sidewalks	534,600	332,300	202,300	-	534,600
2032	Annual Sidewalk Incentive Program	Sidewalks	120,800	121,800	(1,000)	-	120,800
2032	Sidewalk Gap Filler Project	Sidewalks	-	687,700	(687,700)	-	-
2032	Traffic Signal Replacement Project (Kenny @ Tremont & N. Broadway)	Traffic Signals	777,900	784,000	(6,100)	-	777,900
2032	Waterline Replacement	Waterlines	1,767,800	1,650,600	117,200	1,567,800	200,000
2023	Hydrant Replacements	Waterlines	279,900	275,100	4,800	-	279,900
2032	Stormwater Projects	Stormwater	204,300	210,000	(5,700)	-	204,300
2032	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	272,900	261,800	11,100	-	272,900
2032	Sustainable Sewer Solution Program	Sanitary Sewers	1,636,000	1,650,600	(14,600)	1,636,000	-
	Park Improvements						-
2032	- Sidewalks	Parks	51,800	41,300	10,500	-	51,800
2032	- Reed Road Shelter Replacement	Parks	2,729,400	2,751,000	(21,600)	2,729,400	-
Design/Engineering							
2033	Street Maintenance Program	Streets	55,400	54,800	600	-	55,400
2033	Street Reconstruction Program	Streets	406,500	401,700	4,800	406,500	-
2033	Sidewalk Maintenance Program	Sidewalks	49,300	48,700	600	-	49,300
2033	Sidewalk Gap Filler Project	Sidewalks	-	60,900	(60,900)	-	-
2033	Traffic Signal Replacement Project	Traffic Signals	-	138,800	(138,800)	-	-
2033	Waterline Replacements	Waterlines	320,300	219,100	101,200	320,300	-
2033	Hydrant Replacements	Waterlines	24,600	24,400	200	-	24,600
2033	Lane Rd over Turkey Ren and Wyandotte Creek Bridge Project	Bridges	-	213,100	(213,100)	-	-
2033	Over Evans Run Bridge Project	Bridges	163,000	-	163,000	163,000	-
2033	Stormwater Projects	Stormwater	18,500	15,000	3,500	-	18,500
2033	Sustainable Sewer Solution Program	Sanitary Sewers	86,200	85,200	1,000	86,200	-
	Park Improvements						-
2033	- Northwest Kiwanis and Burbank Shelters	Parks	-	60,900	(60,900)	-	-
2033	- Sunny 95 Asphalt Paths	Parks	-	18,400	(18,400)	-	-
2033	- Ball Diamond Fencing and Dugouts	Parks	23,100	23,300	(200)	-	23,100
2033	- Lane Ave Pocket Park	Parks	60,400	60,900	(500)	-	60,400
2033	- Burbank Park Pedestrian Bridge	Parks	-	24,400	(24,400)	-	-
2033	- Thompson Park South Shelter Replacement	Parks	61,600	-	61,600	-	61,600
TOTAL:			\$ 20,128,500	\$ 20,791,800	\$ (663,300)	\$ 15,347,400	\$ 4,781,100

CAPITAL IMPROVEMENTS

2033						Anticipated Funding Source	
Project Year	Project Name	Project Type	2033 Proposed	Prior Year Adopted	Change	Bonds	Cash/ Grants
Construction							
2033	Street Maintenance Program	Streets	\$ 2,086,900	\$ 2,104,500	\$ (17,600)	\$ -	\$ 2,086,900
2033	Street Reconstruction Program	Streets	3,054,300	3,086,400	(32,100)	3,054,300	-
2033	Sidewalk Maintenance Program	Sidewalks	545,300	339,000	206,300	-	545,300
2033	Annual Sidewalk Incentive Program	Sidewalks	123,200	124,200	(1,000)	-	123,200
2033	Sidewalk Gap Filler Project	Sidewalks	-	701,500	(701,500)	-	-
2033	Traffic Signal Replacement Project	Traffic Signals	-	799,700	(799,700)	-	-
2033	Waterline Replacement	Waterlines	1,803,000	1,683,500	119,500	1,803,000	-
2033	Hydrant Replacements	Waterlines	285,500	285,500	-	-	285,500
2033	Lane Rd over Turkey Ren and Wyandotte Creek Bridge Project	Bridges	-	1,227,600	(1,227,600)	-	-
2033	Over Evans Run Bridge Project	Bridges	997,800	-	997,800	997,800	-
2033	Stormwater Projects	Stormwater	208,400	214,100	(5,700)	-	208,400
2033	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	278,400	267,000	11,400	-	278,400
2033	Sustainable Sewer Solution Program	Sanitary Sewers	1,668,600	1,683,560	(14,960)	1,668,600	-
Park Improvements							
2033	- Sidewalks	Parks	52,900	42,100	10,800	-	52,900
2033	- Northwest Kiwanis and Burbank Shelters	Parks	-	701,500	(701,500)	-	-
2033	- Ball Diamond Fencing and Dugouts	Parks	266,200	268,400	(2,200)	-	266,200
2033	- Sunny 95 Asphalt Paths	Parks	-	211,100	(211,100)	-	-
2033	- Lane Ave Pocket Park	Parks	696,000	701,500	(5,500)	-	696,000
2033	- Burbank Park Pedestrian Bridge	Parks	-	280,600	-	-	-
2033	- Thompson Park South Shelter Replacement	Parks	709,900	-	709,900	-	709,900
Design/Engineering							
2034	Street Maintenance Program	Streets	56,500	55,900	600	-	56,500
2034	Street Reconstruction Program	Streets	414,600	409,900	4,700	414,600	-
2034	Sidewalk Maintenance Program	Sidewalks	50,300	49,700	600	-	50,300
2034	Sidewalk Gap Filler Project	Sidewalks	-	62,100	(62,100)	-	-
2034	Traffic Signal Replacement Project	Traffic Signals	140,400	141,600	(1,200)	-	140,400
2034	Waterline Replacements	Waterlines	326,900	223,600	103,300	326,900	-
2034	Hydrant Replacements	Waterlines	25,100	20,000	5,100	-	25,100
2034	Stormwater Projects	Stormwater	18,900	15,000	3,900	-	18,900
2034	Sustainable Sewer Solution Program	Sanitary Sewers	88,000	86,940	1,060	88,000	-
Park Improvements							
2034	- Athletic Field Improvements	Parks	109,200	110,100	(900)	-	109,200
2034	- Playground Expansion	Parks	39,300	39,600	(300)	-	39,300
2034	- Trails and Walkways	Parks	29,700	29,900	(200)	-	29,700
2034	- Charing Ravine Improvements	Parks	24,600	24,900	(300)	-	24,600
TOTAL:			\$ 14,099,900	\$ 15,991,000	\$ (1,610,500)	\$ 8,353,200	\$ 5,746,700

CAPITAL IMPROVEMENTS

2034						Anticipated Funding Source	
Project Year	Project Name	Project Type	2034 Proposed	Prior Year Adopted	Change	Bonds	Cash/ Grants
Construction							
2034	Street Maintenance Program	Streets	\$ 2,128,700	\$ 2,146,600	\$ (17,900)	\$ -	\$ 2,128,700
2034	Street Reconstruction Program	Streets	3,115,400	3,148,400	(33,000)	3,115,400	-
2034	Sidewalk Maintenance Program	Sidewalks	556,200	396,400	159,800	-	556,200
2034	Annual Sidewalk Incentive Program	Sidewalks	125,600	126,700	(1,100)	-	125,600
2034	Sidewalk Gap Filler Project	Sidewalks	-	715,600	(715,600)	-	-
2034	Traffic Signal Replacement Project	Traffic Signals	809,300	815,700	(6,400)	809,300	-
2034	Waterline Replacement	Waterlines	1,839,300	1,717,300	122,000	1,839,300	-
2034	Hydrant Replacements	Waterlines	291,200	286,200	5,000	-	291,200
2034	Stormwater Projects	Stormwater	212,600	219,000	(6,400)	-	212,600
2034	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	284,000	272,300	11,700	-	284,000
2034	Sustainable Sewer Solution Program	Sanitary Sewers	1,702,000	1,717,200	(15,200)	1,702,000	-
	Park Improvements						-
2034	- Sidewalks	Parks	53,900	43,000	10,900	-	53,900
2034	- Athletic Field Improvements	Parks	1,258,100	1,268,100	(10,000)	1,258,100	-
2034	- Playground Expansion	Parks	452,600	456,200	(3,600)	-	452,600
2034	- Trails and Walkways	Parks	341,800	344,500	(2,700)	-	341,800
2034	- Charring Ravine Improvements	Parks	284,000	286,300	(2,300)	-	284,000
Design/Engineering							
2035	Street Maintenance Program	Streets	50,000	49,400	600	-	50,000
2035	Street Reconstruction Program	Streets	422,900	417,800	5,100	422,900	-
2035	Sidewalk Maintenance Program	Sidewalks	51,300	-	51,300	-	51,300
2035	Traffic Signal Replacement Project	Traffic Signals	-	144,400	(144,400)	-	-
2035	Waterline Replacements	Waterlines	333,200	227,900	105,300	333,200	-
2035	Hydrant Replacements	Waterlines	25,600	25,400	200	-	25,600
2035	Stormwater Projects	Stormwater	19,200	15,000	4,200	-	19,200
2035	Sustainable Sewer Solution Program	Sanitary Sewers	89,700	88,700	1,000	89,700	-
	Park Improvements						-
2035	- Tremont Pool & Playground Updates	Parks	94,200	-	94,200	-	94,200
2035	- Community Center Updates	Parks	31,400	-	31,400	31,400	-
TOTAL:			\$ 14,572,200	\$ 14,928,100	\$ (355,900)	\$ 9,601,300	\$ 4,970,900

CAPITAL IMPROVEMENTS

2035						Anticipated Funding Source	
Project Year	Project Name	Project Type	2035 Proposed	Prior Year Adopted	Change	Bonds	Cash/ Grants
Construction							
2035	Street Maintenance Program	Streets	\$ 1,881,700	\$ -	\$ 1,881,700	\$ -	\$ 1,881,700
2035	Street Reconstruction Program	Streets	3,177,600	-	3,177,600	3,177,600	-
2035	Sidewalk Maintenance Program	Sidewalks	568,400	-	568,400	-	568,400
2035	Annual Sidewalk Incentive Program	Sidewalks	128,200	-	128,200	-	128,200
2035	Waterline Replacement	Waterlines	1,882,700	-	1,882,700	1,882,700	-
2035	Hydrant Replacements	Waterlines	297,600	-	297,600	-	297,600
2035	Stormwater Projects	Stormwater	217,300	-	217,300	-	217,300
2035	Sanitary Sewer Repairs from Inspection and Emergency	Sanitary Sewers	289,600	-	289,600	-	289,600
2035	Sustainable Sewer Solution Program	Sanitary Sewers	1,737,900	-	1,737,900	1,737,900	-
	Park Improvements			-			-
2035	- Sidewalks	Parks	55,000	-	55,000	-	55,000
2035	- Tremont Pool & Playground Updates	Parks	1,086,200	-	1,086,200	1,086,200	-
2035	- Community Center Updates	Parks	362,100	-	362,100	-	362,100
Design/Engineering							
2036	Street Maintenance Program	Streets	51,000	-	51,000	-	51,000
2036	Street Reconstruction Program	Streets	431,400	-	431,400	431,400	-
2036	Sidewalk Maintenance Program	Sidewalks	51,300	-	51,300	-	51,300
2036	Waterline Replacements	Waterlines	307,600	-	307,600	307,600	-
2036	Hydrant Replacements	Waterlines	25,600	-	25,600	-	25,600
2036	Stormwater Projects	Stormwater	19,200	-	19,200	-	19,200
2036	Sustainable Sewer Solution Program	Sanitary Sewers	89,700	-	89,700	89,700	-
TOTAL:			\$ 12,660,100	\$ -	\$ 12,660,100	\$ 8,713,100	\$ 3,947,000
Total Capital Improvements						\$ 131,803,200	\$ 85,307,500
			(2026 - 2035)	(2025 - 2034) *			





LINE ITEM EXPENDITURE SUMMARY

Operating Expenditures By Line Item							
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Actual</u>	2025 <u>Adopted</u>	2026 <u>Amended</u>	2026 <u>Proposed</u>
<u>Personal service:</u>							
Salaries and wages	\$ 22,708,283	\$ 23,072,956	\$ 24,324,471	\$ 25,974,967	\$ 30,287,200	\$ 32,018,400	\$ 33,373,700
Retirement	3,898,405	4,065,022	4,234,529	4,512,385	5,402,700	5,690,600	5,919,900
Fringe benefits	3,650,289	3,638,413	4,541,175	5,174,143	6,593,000	7,006,800	7,020,200
Total personal services	30,256,977	30,776,391	33,100,175	35,661,495	42,282,900	44,715,800	46,313,800
<u>Other than personal service:</u>							
Materials and supplies	2,125,690	2,460,773	2,434,099	2,467,335	3,628,800	3,149,300	4,085,600
Uniforms and clothing	171,355	157,997	205,268	241,225	282,800	270,300	293,200
Rents and leases	181,409	204,923	157,953	231,917	355,000	323,000	337,500
Utilities	793,100	881,368	929,804	927,572	1,486,500	1,501,200	1,502,900
Maintenance and repairs	1,960,442	5,759,595	3,450,531	3,212,120	6,465,000	6,371,300	7,348,900
Professional development	275,909	269,233	415,381	382,214	587,700	582,400	602,600
Consulting services	2,643,084	3,010,580	3,659,856	3,559,063	4,905,000	4,841,000	4,228,000
Payment for services	5,390,206	5,681,512	6,978,652	6,889,588	8,978,100	8,853,300	9,181,800
Miscellaneous expenditures	711,689	672,197	934,181	1,071,745	2,054,300	1,644,600	2,082,100
Total other than personal services	14,252,884	19,098,178	19,165,725	18,982,779	28,743,200	27,536,400	29,662,600
Less: Capital-related personal services	(517,942)	(540,338)	(524,244)	(531,025)	(850,400)	(878,300)	(903,900)
Total operating expenditures	\$ 43,991,919	\$ 49,334,231	\$ 51,741,656	\$ 54,113,249	\$ 70,175,700	\$ 71,373,900	\$ 75,072,500

LINE ITEM EXPENDITURE SUMMARY

Operating Expenditures Expressed as a Percentage of Total							
	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Actual</u>	2024 <u>Amended</u>	2025 <u>Adopted</u>	2026 <u>Amended</u>	2026 <u>Proposed</u>
<u>Personal service:</u>							
Salaries and wages	51.02%	46.26%	46.54%	47.53%	42.64%	44.31%	43.93%
Retirement	8.76%	8.15%	8.10%	8.26%	7.61%	7.88%	7.79%
Fringe benefits	8.20%	7.30%	8.69%	9.47%	9.28%	9.70%	9.24%
Total personal services	67.98%	61.71%	63.33%	65.26%	59.53%	61.89%	60.96%
<u>Other Than Personal Service:</u>							
Materials and supplies	4.78%	4.93%	4.66%	4.52%	5.11%	4.36%	5.38%
Uniforms and clothing	0.38%	0.32%	0.39%	0.44%	0.40%	0.37%	0.39%
Rents and leases	0.41%	0.41%	0.30%	0.42%	0.50%	0.45%	0.44%
Utilities	1.78%	1.77%	1.78%	1.70%	2.09%	2.08%	1.98%
Maintenance and repairs	4.40%	11.55%	6.60%	5.88%	9.10%	8.82%	9.67%
Professional development	0.62%	0.54%	0.79%	0.70%	0.83%	0.81%	0.79%
Consulting services	5.94%	6.04%	7.00%	6.51%	6.91%	6.70%	5.56%
Payment for services	12.11%	11.39%	13.35%	12.61%	12.64%	12.25%	12.09%
Miscellaneous expenditures	1.60%	1.35%	1.79%	1.96%	2.89%	2.28%	2.74%
Total other than personal services	32.02%	38.29%	36.67%	34.74%	40.47%	38.11%	39.04%
Department totals	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

EMPLOYMENT SUMMARY

Pay Grade	Proposed New Pay Grade	Department/Position	Final 2021		Final 2022		Final 2023		Final 2024		Amended 2025		Adopted 2026		Proposed 2026	
			Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE
City Attorney's Office																
27		City Attorney	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
24		Assistant City Attorney	2.00		2.00		2.00		2.00		2.00		2.00		2.00	
19		Criminal Justice Program Administrator	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
		Legal Management Assistant	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
		Part-time Law Clerk / Intern		0.58		0.58		0.58		0.58		0.58		0.58		0.58
Total			5.00	0.58	5.00	0.58	5.00	0.58	5.00	0.58	5.00	0.58	5.00	0.58	5.00	0.58
Change			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
City Clerk's Office																
21		City Clerk	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
17		Deputy City Clerk	1.00			0.73		0.73		0.73		1.00		1.00		1.00
		Assistant Deputy City Clerk		0.63		0.63		0.63		0.63						
Total			2.00	0.63	1.00	1.36	1.00	1.36	1.00	1.36	2.00	0.00	2.00	0.00	2.00	0.00
Change			0.00	0.00	-1.00	0.73	0.00	0.00	0.00	0.00	1.00	-1.36	0.00	0.00	0.00	0.00
City Manager's Office																
31		City Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
29		Assistant City Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
		Economic Development Director	1.00		1.00		1.00		0.00		0.00		0.00		0.00	
29		Human Resources Director	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
29		Community Affairs Director	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
23		Communications Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
21	24	Economic Analyst							1.00		1.00		1.00		1.00	
21		Human Resources Administrator			1.00		1.00		1.00		1.00		1.00		1.00	
21		Communications Specialist					1.00		1.00		1.00		1.00		1.00	
19		Executive Office Administrator	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
19		Human Resources Specialist	1.00		1.00		1.00		1.00	0.50	1.00	0.50	1.00	0.50	1.00	
		Intern		0.29		0.29		0.29		0.29		0.29		0.29		0.29
Total			8.00	0.29	9.00	0.29	10.00	0.29	10.00	0.79	10.00	0.79	10.00	0.79	10.00	0.29
Change			0.00	0.00	1.00	0.00	1.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	-0.50
Community Development Department																
31		Community Development Director	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
26		Senior Planner	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
27		Chief Building Official	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Planning Officer	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Code Compliance Officer	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Building Inspector/Plans Examiner	2.00		2.00		2.00		2.00		2.00		2.00		2.00	
20		Community Development Compliance Assistant	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
17		Administrative Assistant	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
		Intern		0.75		0.75		0.75		0.75		0.75		0.75		0.75
Change			9.00	0.75	9.00	0.75	9.00	0.75	9.00	0.75	9.00	0.75	9.00	0.75	9.00	0.75
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

EMPLOYMENT SUMMARY

Pay Grade	Proposed New Pay Grade	Department/Position	Final 2021		Final 2022		Final 2023		Final 2024		Amended 2025		Adopted 2026		Proposed 2026	
			Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE
Facilities Maintenance Department																
22	24	Facilities Manager							1.00		1.00		1.00		1.00	
23		Facilities Electrician Supervisor#													1.00	
20		Maintenance Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
19		Facilities Electrician Technician#													1.00	
** Proposed positions are transferred from the Public Service Administration Division. The Facilities Electrician Supervisor positions is dependent on the required certifications being obtained. If the certifications are not obtained, the FTE would be classified as a Facilities Electrician Technician.																
Total			1.00	0.00	1.00	0.00	1.00	0.00	2.00	0.00	2.00	0.00	2.00	0.00	4.00	0.00
Change			1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00
Finance Department																
31		Director of Finance	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
29		Assistant Finance Director	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
26		Finance Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Clerk of Court	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
21	24	Purchasing Administrator	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
20		Examiner	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
20		Payroll Administrator	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
	19	Purchasing Assistant													1.00	
19		Management Assistant	1.00		1.00											
19		HR/Finance Specialist														
19		Management Analyst					1.00		1.00		1.00		1.00		1.00	
18		Accounting Assistant	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
18		Deputy Clerk of Court		0.73		0.73		0.75		0.75	1.00			0.75	1.00	
17		Fiscal Technician	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
Total			10.00	0.73	10.00	0.73	10.00	0.75	10.00	0.75	11.00	0.00	10.00	0.75	12.00	0.00
Change			-1.00	0.73	0.00	0.00	0.00	0.02	0.00	0.00	1.00	-0.75	-1.00	0.75	2.00	-0.75
Fire Division**																
31		Fire Chief	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
29		Assistant Fire Chief / Deputy Fire Chief	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
24		C.A.R.E.S Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Social Worker									1.00		1.00		1.00	
19		Fire Office Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
17		Administrative Assistant	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
		Battalion Chief	5.00		5.00		5.00		5.00		5.00		5.00		5.00	
		Lieutenant	7.00		7.00		7.00		8.00		8.00		8.00		8.00	
		Firefighter	41.00		42.00		42.00		44.00		44.00		44.00		44.00	
** The City Manager is authorized to exceed the Fire Division strength table for a period of 12 months, but not exceed the current budget.																
Total			58.00	0.00	59.00	0.00	59.00	0.00	62.00	0.00	63.00	0.00	63.00	0.00	63.00	0.00
Change			0.00	0.00	1.00	0.00	0.00	0.00	3.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00

EMPLOYMENT SUMMARY

Pay Grade	Proposed New Pay Grade	Department/Position	Final 2021		Final 2022		Final 2023		Final 2024		Amended 2025		Adopted 2026		Proposed 2026	
			Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE
Information Technology Department																
31		Director of Information Technology	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
24		Applications Engineer			1.00		1.00		1.00		1.00		1.00		1.00	
24		Infrastructure Engineer			1.00		1.00		1.00		1.00		1.00		1.00	
22		Project Manager/Web Developer	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
20		Systems Administrator	1.00		1.00		2.00		2.00		2.00		2.00		2.00	
Total			5.00	0.00	5.00	0.00	6.00	0.00	6.00	0.00	6.00	0.00	6.00	0.00	6.00	0.00
Change			0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parks and Recreation Department																
31		Parks & Recreation Director	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
29		Deputy Parks & Recreation Director													1.00	
25		Parks Development & Arts Superintendent	1.00		1.00		1.00		1.00		1.00		1.00			
24		Parks & Forestry Superintendent	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
24		Recreation Superintendent	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Arts Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Recreation Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
22		Aquatics Manager		0.84		0.84	1.00		1.00		1.00		1.00		1.00	
22		Parks & Forestry Supervisor	2.00		2.00		2.00		2.00		2.00		2.00		2.00	
22		Community Center Manager			1.00		1.00		1.00		1.00		1.00		1.00	
21		Recreation Supervisor	6.00		6.00		6.00		7.00		7.00		7.00		7.00	
21		Landscape Supervisor	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
20		Community Events Coordinator		0.66		0.66		0.66		0.75		0.75		0.75		0.75
20		Community Services Coordinator													1.00	
20		Community Center Coordinator													1.00	
20		Park Development Coordinator													1.00	
20		Rental Coordinator							1.00		1.00		1.00		1.00	
20		Aquatics Coordinator							1.00		1.00		2.00		1.00	
20		Parks and Forestry Specialist	4.00		4.00		4.00		4.00		4.00		4.00		4.00	
19		Parks Management Analyst									1.00				1.00	
18		Parks and Forestry Technician	5.00	3.73	5.00	3.73	5.00	3.73	6.00	2.29	6.00	2.29	6.00	2.29	6.00	2.29
17		Administrative Assistant	3.00		3.00		3.00		3.00		2.00		3.00		2.00	
		Seasonal/PT Workers		27.41		29.01		29.01		29.39		69.64		69.64		73.63
		Safety Town (moved from Police in 2022)				1.06		1.06		1.16		1.16		1.16		1.16
Total			27.00	34.24	28.00	35.30	29.00	34.46	33.00	33.59	33.00	73.84	34.00	73.84	36.00	77.83
Change			0.00	-1.32	1.00	1.06	1.00	-0.84	4.00	-0.87	0.00	40.25	1.00	0.00	2.00	3.99

EMPLOYMENT SUMMARY

Pay Grade	Proposed New Pay Grade	Department/Position	Final 2021		Final 2022		Final 2023		Final 2024		Amended 2025		Adopted 2026		Proposed 2026	
			Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE
Police Division**																
31		Police Chief	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
29		Deputy Police Chief^^													1.00	
24		Intelligence Analyst													1.00	
24		Professional Standards Coordinator					1.00		1.00		1.00		1.00		1.00	
22		Crime Analyst					1.00		1.00		1.00		1.00		1.00	
20		Property Custodian/Court Liaison			1.00		1.00		1.00		1.00		1.00		1.00	
18		Police Records Specialist	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
17		Support Specialist	3.00		3.00		3.00		3.00		3.00		3.00		3.00	
		Lieutenant^^	3.00		3.00		3.00		3.00		3.00		3.00		3.00	
		Sergeant^^	8.00		8.00		8.00		8.00		8.00		8.00		8.00	
		Police Officer	41.00		41.00		41.00		41.00		43.00		41.00		43.00	
		Special Project Intern		0.50		0.50		0.50		0.50		0.50		0.50		0.50
** The City Manager is authorized to exceed the Police Division strength table for a period of 12 months, but not exceed the current budget.																
^^ A Deputy Chief position is planned for the 4th quarter of 2026, at which time the number of Lieutenants will be reduced from three to two following a retirement. In anticipation of 2026 retirements, the department will temporarily have nine Sergeants for up to 12 months. These adjustments will remain within the approved Police Personnel budget.																
Total			57.00	1.56	58.00	0.50	60.00	0.50	60.00	0.50	62.00	0.50	60.00	0.50	64.00	0.50
Change			0.00	-0.60	1.00	-1.06	2.00	0.00	0.00	0.00	2.00	0.00	-2.00	0.00	4.00	0.00
Public Service Administration Division																
31		Public Service Director	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
29		City Engineer	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
26		Assistant City Engineer	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
23		Engineering Coordinator	2.00		2.00		2.00		2.00		2.00		2.00		2.00	
23		GIS Administrator	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
23		Electrical Supervisor	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
20		Engineering Technician	4.00	1.44	4.00	1.44	4.00	1.44	4.00	0.96	4.00	0.96	4.00	0.96	4.00	0.96
20		GIS Analyst	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
20		Utility/Engineering Technician	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
19		Utility Locator							1.00		1.00		1.00		1.00	
19		Management Assistant	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
19		Electrician/Traffic Technician	4.00		4.00		4.00		4.00		4.00		4.00		2.00	
Total			18.00	1.44	18.00	1.44	18.00	1.44	19.00	0.96	19.00	0.96	19.00	0.96	17.00	0.96
Change			0.00	0.00	0.00	0.00	0.00	0.00	1.00	-0.48	0.00	0.00	0.00	0.00	-2.00	0.00

EMPLOYMENT SUMMARY

	Proposed New	Department/Position	Final 2021		Final 2022		Final 2023		Final 2024		Amended 2025		Adopted 2026		Proposed 2026	
Pay Grade	Pay Grade		Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE	Full Time	FTE
Public Works Division																
24		Public Works Service Manager	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
23		Public Works Supervisor	3.00		3.00		3.00		3.00		3.00		3.00		3.00	
21		Fleet Maintenance Supervisor	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
21		Performance Analyst	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
20		Fleet Maintenance Lead Technician	1.00		1.00		1.00		1.00		1.00		1.00		1.00	
19		Fleet Maintenance Technician	4.00		4.00		4.00		4.00		4.00		4.00		4.00	
		Public Works Workers	20.00	1.73	20.00	1.73	20.00	1.73	20.00	1.73	20.00	1.73	20.00	1.73	18.00	1.73
Total			31.00	1.73	31.00	1.73	31.00	1.73	31.00	1.73	31.00	1.73	31.00	1.73	29.00	1.73
Change			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2.00	0.00
Grand Total			231.00	41.95	234.00	42.68	239.00	41.86	248.00	41.01	253.00	79.15	251.00	79.90	257.00	82.64
Change			0.00	-1.19	3.00	0.73	5.00	-0.82	9.00	-0.85	5.00	38.14	-2.00	0.75	6.00	2.74

Note: As first authorized by Ordinance 88-2019, the Appointing Authorities are hereby given the authority:

- To amend the pay grade of any position contained in the budget, provided there has been third party review, and there has been sufficient appropriation in the budget for that department.
- To update the title of any position that neither changes the grade nor duties/description of the position.
- To temporarily exceed the strength table for a position for a period not to exceed 120 days. This authority is limited to a date certain due to retirement of the position or departure from employment in the position with the City. (see exceptions above for police and fire)



EMPLOYMENT SUMMARY

2026 Proposed Pay Grades^{^^}

Pay Grade	Hourly			Annualized ^{**}		
	<u>Minimum</u>	<u>Mid point</u>	<u>Maximum</u>	<u>Minimum</u>	<u>Mid point</u>	<u>Maximum</u>
14	\$ 21.9861	\$ 26.3833	\$ 31.8798	\$ 45,731.09	\$ 54,877.26	\$ 66,309.98
15	23.1343	27.7612	33.5447	48,119.34	57,743.30	69,772.98
16	24.5229	29.4275	35.5582	51,007.63	61,209.20	73,961.06
17	25.9937	31.1924	37.6909	54,066.90	64,880.19	78,397.07
18	27.5533	33.0640	39.9523	57,310.86	68,773.12	83,100.78
19	29.2068	35.0482	42.3499	60,750.14	72,900.26	88,087.79
20	30.9601	37.1521	44.8921	64,397.01	77,276.37	93,375.57
21	32.8168	39.3802	47.5844	68,258.94	81,910.82	98,975.55
22	34.7859	41.7431	50.4396	72,354.67	86,825.65	104,914.37
23	36.8733	44.2480	53.4663	76,696.46	92,035.84	111,209.90
24	39.0858	46.9030	56.6744	81,298.46	97,558.24	117,882.75
25	41.4313	49.7176	60.0754	86,177.10	103,412.61	124,956.83
26	44.3306	53.1967	64.2794	92,207.65	110,649.14	133,701.15
27	47.4345	56.9214	68.7800	98,663.76	118,396.51	143,062.40
28	50.7550	60.9060	73.5948	105,570.40	126,684.48	153,077.18
29	55.3230	66.3876	80.2184	115,071.84	138,086.21	166,854.27
30	60.3021	72.3625	87.4380	125,428.37	150,514.00	181,871.04
31	65.7293	78.8752	95.3075	136,716.94	164,060.42	198,239.60

^{**} - The pay of each employee (including contract employees) is based on an annualized method. The regular hourly wage is determined by dividing the annual salary by 2,080 hours unless otherwise provided by ordinance or collective bargaining agreements. Thus, in years where regular work hours exceed the 2,080 hours, annualized amounts could exceed the amounts included in this schedule.

^^ - City staff hired a third party in 2025 to conduct a comprehensive compensation study, assessing primarily external equity.

As stated in the City's personnel code, "The compensation plan is designed as a fair and equitable method for payment of employees in the City with a target market rate of 103%, inclusive of any public employees retirement system (PERS) pickup. The plan shall establish a basic salary schedule as approved by the city council. The salary schedule shall include minimum and maximum rates of pay for all positions included in the classification plan. In addition to the basic salary schedule, the compensation plan consists of two (2) components. These two (2) components, market adjustments and performance award, shall be used to determine the employee compensation." As stated in the City's personnel code, "The compensation plan is designed as a fair and equitable method for payment of employees in the City with a target market rate of 103%, inclusive of any public employees retirement system (PERS) pickup. The plan shall establish a basic salary schedule as approved by the city council. The salary schedule shall include minimum and maximum rates of pay for all positions included in the classification plan. In addition to the basic salary schedule, the compensation plan consists of two (2) components. These two (2) components, market adjustments and performance award, shall be used to determine the employee compensation."

Using 103% as the target for the market, the minimum rate is on average 2.6% below the target market rate and the maximum is 5.3% below the target market rate. The variance to market when comparing by pay grade was anywhere from 3.32% to 12.61% below market.

The Consultant reviewed and evaluated the current compensation system in its entirety, including all wage scales, salary ordinances, pay grade assignments, etc., as well as reviewing individual employee progression through their assigned pay grade. **Based on the analysis of the existing compensation system and the market survey results, the Consultant recommends that the current scale be shifted by six percent (6%). Additionally, after shifting the pay scale, the maximum rate of pay remained below the target of 103%. As a result, it is recommended that the percentage between minimum and maximum be increased from 40 percent to 45 percent.**

The proposed wage scale presented above incorporates the Consultants recommendations.

(Note: the percentages for pay grades 29, 30, and 31 for 2025 did not align with the remainder of the pay scale (i.e. the percentage from min to mid for paygrade 30 was 12.54%, while the remainder of the table was 20%). The ranges were corrected in the proposed 2026 wage scale, thus the proposed changes appear different then the rest of the schedule.)





Finance Department

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MASTER SCHEDULE OF FEES (no proposed changes)

Effective: January 1, 2026

SECTION NO.	FEE TITLE	CATEGORY	CONSTRUCTION PHASE/TYPE	FEE	NOTATIONS
401.04	Sexually Oriented Business Establishment	City Manager	Registration	\$8,000.00	
401.04	Sexually Oriented Business Establishment	City Manager	Employee Initial Registration	\$25.00	
401.04	Sexually Oriented Business Establishment	City Manager	Employee Annual Renewal Registration	\$10.00	
401.05	Contractor Fire Hydrant Usage	Fire Division	Permit	\$75.00	
401.05	Underground Storage Tank Removal	Fire Division	Permit	\$250.00 per tank	
401.05	Open Burning	Fire Division	Permit	\$75.00	
401.05	Service Staton Operation	Fire Division	Annual Fee	\$75.00	
401.05	Temporary Tents, Canopies, Membrane Structures	Fire Division	Permit	\$125.00	
401.05	Private Fire Hydrant	Fire Division	Permit	\$250.00 for up to 4 hydrants, then \$50 per additional hydrant	
735.01	Registration	City Manager	House Mover	\$100.00	Per License
735.02	Permit	City Manager	House Mover	\$100.00	Minimum
735.02	Permit	City Manager	House Mover	\$100.00	Each Additional Day
761.02	Permit	City Manager	Outdoor Entertainment	\$100.00	Per Event Day
711.01	Registration	Building	General Contractor, Electrician, Plumber, Sewer Builder, Driveway/Sidewalk, Warm Air Heating, Steam and Hot Water, Ventilation/AC, Refrigeration , Demolition, Tent	\$100.00	Per Registration
901.08	Permit	Building	New Driveway	\$100	New Curb Cut
901.08	Permit	Building	Replace Driveway	\$75.00	Replace Existing Curb Cut
6.09	Permit	Planning	Swimming Pool	1% of construction value	Swimming Pool Fee - Includes patios, fencing, outdoor structures associated with pool
1300.08	Permit	Building	New Building (Residential)	0.5% of construction value	
1300.08	Permit	Building	New Building (Commercial)	0.5% of construction value	
1300.08	Application	Building	Addition/Alteration/Deck /Garage/Swimming	Residential - \$75 Commercial - \$225	Minimum fee- New Building >200 SF
1300.08	Application	Building	New Building >200 SF	\$225	

MASTER SCHEDULE OF FEES (no proposed changes)

Effective: January 1, 2026

SECTION NO.	FEE TITLE	CATEGORY	CONSTRUCTION PHASE/TYPE	FEE	NOTATIONS
1300.08	Permit	Building	Detached Garage (Res & Com)	1% of construction value	For each 100 or fraction thereof.
1300.08	Permit	Building	Accessory Structure/Deck/Covered Patio	1% of construction value	
1300.08	Permit	Building	Addition	Residential - 1.25% of construction value; Commercial - 0.5% of construction value	
1300.08	Permit	Building	Basement/Interior Renovation	Residential - 1% of construction value; Commercial - 0.75% of construction value	
1300.08	Permit	Building	Multiple (Addition, Interior, etc.)	Residential - 1% of construction value; Commercial - 0.75% of construction value	
1300.09	Re-inspection	Building, HVAC, Electrical, Fire	Re-inspection	\$75.00	Each trip required to meet compliance.
1300.1	Plan Review	Building	Res. Plan Review	\$75	Residential work for which a building permit is required by code.
1300.1	Plan Review	Public Service	Comm. Plan Review	\$85.00/hour	Hours based on total review time by Engineering Staff.
1300.11	Plan Review	Building	Comm. Plan Review	varies	As incurred by commercial plan examiner.
1300.16	Administration	Building	Bldg. Card Replacement	\$75	Per card.
1300.2	Permit	Electrical	Wiring	\$100	Minimum fee.
111.1	Appeal	Code Compliance	Appeal	\$150.00	Appeal
111.1	Variance Application	Code Compliance	Appeal	\$275 .00	Appeal
UDO 4.10	Appeal of BZAP decision		Appeal	\$500.00	Appeal
1300.20 (A/B/C/D)	Permit	Electrical	Wiring & Fixture	\$6.00	For first outlet or fixture
1300.2	Permit	Electrical	Wiring & Fixture	\$2.00	For each additional outlet or fixture
1300.20(F)	Permit	Electrical	Appliances	\$6.00	Domestic heat regulating equip. A/C venting, air circ. equip., domestic oil, coal, or gas burning equip., appliances, water heaters, electric heating devices, battery charging outfits, door openers, transformers.
1300.2	Permit	Electrical	Furnace	\$20.00	Furnaces using electric service for heating.
1300.20 (G)	Permit	Electrical	Signs	\$100.00	Each sign or display lighting installation.

MASTER SCHEDULE OF FEES (no proposed changes)

Effective: January 1, 2026

SECTION NO.	FEE TITLE	CATEGORY	CONSTRUCTION PHASE/TYPE	FEE	NOTATIONS
1300.20 (H)	Permit	Electrical	Sound Equip. and Antenna	\$25.00	Sound equipment in theaters and halls. Radio receiving installations, antenna, ground connections, and receptacles.
1300.20 (J)	Permit	Electrical	Motors	\$15.00 per unit	Motors, generators, hot tubs, heat pumps, compressors, rectifiers.
1300.20(L)	Permit	Electrical	Service	\$40.00	Permanent/temporary service up to and including 250 amp.
1300.20(L)	Permit	Electrical	Sub-Panel	\$40.00	Per Sub-Panel
1300.20(L)	Permit	Electrical	Service	\$70.00	Permanent/temporary service between 250 – 400 amp.
1300.20(L)	Permit	Electrical	Service	\$100.00	Permanent/temporary service between 400 – 800 amp.
1300.20(L)	Permit	Electrical	Service	\$130.00	Permanent/temporary service greater than 800 amp.
1300.27(A)	Permit	Fire	Sprinkler	\$160.00	1-25 sprinklers. (Minimum Permit Fee)
1300.27(A)	Permit	Fire	Sprinkler	\$320.00	26-100 sprinklers.
1300.27(A)	Permit	Fire	Sprinkler	\$425.00	101-200 sprinklers.
1300.27(A)	Permit	Fire	Sprinkler	\$475.00	201-300 sprinklers.
1300.27(A)	Permit	Fire	Sprinkler	\$550.00	301-400 sprinklers.
1300.27(A)	Permit	Fire	Sprinkler	\$1.00	Each sprinkler over 400.
1300.27(D)	Permit	Fire	Automatic Extinguishing Systems (CO2, Clean Agent, Wet & Dry Chemical, Foam	\$125.00	Weight of agent up to 30 pounds.
1300.27(D)	Permit	Fire	Automatic Extinguishing Systems (CO2, Clean Agent, Wet & Dry Chemical, Foam	\$2.00	Each additional pound over 30.
1300.27(F)	Permit	Fire	Standpipe	\$75.00	
1300.27(F)	Permit	Fire	Fire Pump	\$100.00	
1300.11	Permit	Fire	Fire Alarm, Pump, CO2 Detection System or Emergency Responder Radio System	\$160.00 plus \$3.00 per device	Commercial work for which Fire Alarm permit is required. Devices include notification appliances.
401.05	Permit	Fire	Fireworks	\$3,500.00	
1300.29(A)	Permit	Heating	Minimum	\$100	Minimum fee
	Permit	Gas Line	New installations or alterations to existing gas piping	\$75.00 plus \$10.00 for each additional stop thereafter	Per gas stop. Includes indoor and outdoor fixtures

MASTER SCHEDULE OF FEES (no proposed changes)

Effective: January 1, 2026

SECTION NO.	FEE TITLE	CATEGORY	CONSTRUCTION PHASE/TYPE	FEE	NOTATIONS
1300.29	Permit	Heating	Per System	\$40.00	Up to 100,000 BTU/HR input, and recessed heaters, furnace, boiler and hot water heat replacement, or alterations to heating system.
1300.29	Permit	Heating	Per System	\$60.00	100,000 to 300,000 BTU/HR input.
1300.29	Permit	Heating	Per System	\$80.00	Greater than 300,001 BTU/HR input.
1300.29	Permit	Heating	AC/Ventilating	\$25.00	Exhaust fans, range hoods, mechanical ventilation and alterations to existing ventilation.
1300.29	Permit	Heating	Cooling & Heat Pumps Alterations/Additions to Refrigeration	\$40.00	Up to and including 5 tons.
1300.29	Permit	Heating	Refrigeration	\$70.00	Above 5 tons but not including 30 tons
1300.29	Permit	Heating	Refrigeration	\$100.00	30 tons but not including 75 tons.
1300.29	Permit	Heating	Refrigeration	\$200.00	75 or more tons
1300.29	Permit	Heating	Damper Devices	\$40.00	Each electrically actuated device for gas-fired appliances.
1300.29	Permit	Heating	Supply Runs	\$14.00 per run	1 to 20 supply runs If more than 20 runs fee reduced to \$10.50 per run
1300.29	Permit	Heating	Supply Runs	\$10.50 per run	20 or more supply runs
1300.29(D)	Permit	Heating	Replacement Water Tower	\$25.00	Replacement of water towers up to 5 tons if a component of a new system.
1300.29 (D)	Permit	Heating	New Water Tower		Fee included in refrigeration if a component of new system
	Permit	Gas Piping	New installation or alterations to existing gas piping	\$100 for first gas stop plus \$10 for each additional gas stop	
1300.24	Permit	Plumbing	Minimum (Res)	Fees Set By Franklin Co.	Application for residential permit and first fixture
1300.24	Permit	Plumbing	Fixtures (Res)	Fees Set By Franklin Co.	Each additional fixture.
1300.24	Permit	Plumbing	Minimum (Com)	Fees Set By Franklin Co.	Application for commercial permit and first fixture.
1300.24	Permit	Plumbing	Fixtures (Com)	Fees Set By Franklin Co.	Each additional fixture.
1300.3	Permit	Sewer	House Sewer Tap/Sewer Repair	\$100	Tapping or Repair Fee.
1300.3		Sewer Capacity Charge	Sewer ¾"/4" Water Tap	\$3,044.00	Fee to Columbus per contract.
		Sewer		\$137.50	Fee to U.A.
				\$3,181.50	Total
		Sewer Capacity Charge	1" Water Tap	\$5,074.00	Fee to Columbus per contract.

MASTER SCHEDULE OF FEES (no proposed changes)

Effective: January 1, 2026

SECTION NO.	FEE TITLE	CATEGORY	CONSTRUCTION PHASE/TYPE	FEE	NOTATIONS
		Sewer	1" Water Tap	\$277.00	Fee to U.A.
				\$5,351.00	Total
		Sewer	2" Water Tap	\$10,147.00	Fee to Columbus per contract.
		Sewer		\$414.00	Fee to U.A.
				\$10,561.00	Total
		Sewer Capacity Charge	2" Water Tap	\$16,236.00	Fee to Columbus per contract.
		Sewer		\$551.00	Fee to U.A.
				\$16,787.00	Total
		Sewer Capacity Charge	3" Water Tap	\$32,472.00	Fee to Columbus per contract.
		Sewer		\$689.00	Fee to U.A.
				\$33,161.00	Total
		Sewer	4" Water Tap	\$50,737.00	Fee to Columbus per contract.
		Sewer		\$826.00	Fee to U.A.
				\$51,563.00	Total

MASTER SCHEDULE OF FEES (no proposed changes)

Effective: January 1, 2026

SECTION NO.	FEE TITLE	CATEGORY	CONSTRUCTION PHASE/TYPE	FEE	NOTATIONS
		Sewer Capacity Charge	6" Water Tap	\$101,475.00	Fee to Columbus per contract.
		Sewer		\$955.00	Fee to U.A.
				\$102,440.00	Total
		Sewer Capacity Charge	8" Water Tap	\$163,360.00	Fee to Columbus per contract
		Sewer		\$1,102.00	Fee to U.A.
				\$163,462.00	Total
		Sewer Capacity Charge	10" Water Tap	\$233,392.00	Fee to Columbus per contract.
		Sewer		\$1,240.00	Fee to U.A.
				\$234,632.00	Total
		Sewer Capacity Charge	12" Water Tap	\$436,342.00	Fee to Columbus per contract.
		Sewer		\$1,377.00	Fee to U.A.
				\$437,719.00	Total
		Sewer Capacity Charge	16" Water Tap	\$484,194.00	Fee to Columbus per contract.
		Sewer		\$1,654.00	Fee to U.A.
				\$485,848.00	Total
6.09 (D)	Permit	Planning	Fence	\$50	Fence permit fee.
1303.01(F)	Permit	Building	Antenna	\$64.00	Satellite antenna and appurtenances.
1305.09	Permit	Building	Residential Demolition	\$250	Buildings or Accessory Structures greater than 450 sf.
1305.09	Permit	Building	Commercial Demolition	\$500	Buildings or Accessory Structures greater than 450 sf.
1306.06	Report	Building	Res. Bldg. Code Appeal	\$275.00	Per appeal.
Ordinance #	Report& Certificate of Occupancy	Building	Final Occupancy (Com)	\$100.00	Final Occupancy Inspection for Commercial Structures NOT applicable with active building permit
4.05(F) 4.07(F)	Report	Planning	Conditional Use	\$1,000.00	Conditional use application
4.06(G)	Report	Planning	Easement	\$250.00	Easement encroachment application.
4.1	Report	Planning	Appeal/Opinion	\$275.00	Appeal of opinion
4.05(G) 4.07(G) 5.04	Report	Planning	Final Dev Plan (FDP)	\$2,500	Plan approval request when separate from re-zoning request - review fee.

MASTER SCHEDULE OF FEES (no proposed changes)

Effective: January 1, 2026

SECTION NO.	FEE TITLE	CATEGORY	CONSTRUCTION PHASE/TYPE	FEE	NOTATIONS
4.06(F)	Report	Planning	Final Development or Site Plan - Amended	\$1,000	Plan approval for amendments to a FDP or Site Plan
4.05(I) 4.06(D) 4.7(I)	Report	Planning	Flood Zone	\$250.00	Flood zone application.
4.09	Report	Planning	Variance Application	\$300.00	Variance application (Res & Com).
4.04	Report	Planning	Re-Zone (Resid.)	\$1,500.00	First one acre or portion thereof of land included in re-zoning application.
4.04	Report	Planning	Re-Zone (Comm.)	\$2,500.00	First one acre or portion thereof of land included in re-zoning application.
5	Plan Review	Planning	Plan Review (Solar exempt)	\$75	For each plan set for which a building permit is required, excluding decks.
6.06(B)	Report	Planning	Sign	\$150.00	
6.11(K)	Permit	Planning	Wireless Facilities	\$2,900.00	New wireless tower and facility building permit fee.
6.11(K)	Permit	Planning	Wireless Facilities	\$800.00	New communication antenna building permit fee.
6.11(K)	Permit	Planning	Wireless Facilities	\$800.00	Co-location of wireless communication antenna on existing tower or building permit fee.
4.05(D) 4.07(D)	Permit	Planning	Certificate of Zoning Compliance	\$50 \$50	Not applicable with active permit.
4.05(N) 4.07(P)	Permit	Planning	Minor Site Plan	\$750.00	
4.05(M) 4.07(O)	Permit	Planning	Major Site Plan	\$2,500	
4.05(O), 4.06(E)	Permit	Planning	Major Subdivision (6 or more lots)	\$2,500	
4.05(P) 4.07(S)	Permit	Planning	Minor Subdivision, lot split (5 or less) & lot line adjust	Minor Subdivision - \$500; Lot Line Adjustment - \$250	
4.06(F)	Permit	Planning	Final Plat Amendment	\$1,000.00	
4.07 (N) 6.06(E) 7.13(A)	Permit	Planning	Comprehensive Graphics Plan	\$300.00	Comprehensive Graphics Plan.
	Letter	Planning	Zoning Confirmation or Nonconformance Letter	\$25	
	Permit	Planning	Historic Demolition - Certificate of Economic Hardship	\$500	
	Permit	Planning	Temporary Use Permit	\$100.00	
780.09(C)	Permit	Police/Fire	Alarm Permit Service Charge	\$50 - Third False Alarm OR Completion of Education Program; \$75 - Fourth False Alarm; \$100 - Fifth False Alarm; \$150 - Additional False Alarms; All per 365-day period	



Authors: Brent Lewis, Finance Department Director

Council Meeting Date: December 1, 2025

Subject/Legislative Item: Ordinance No. 43-2025 - An ordinance to adopt 2026 annual appropriations

Purpose: To authorize the expenditure authority (appropriate) for calendar year 2026.

Executive Summary: Passage of the annual appropriation ordinance for calendar year 2026.

Purpose and Impact

City staff is requesting passage of the ordinance adopting the expenditure authority (appropriations) for calendar year 2026. These proposed appropriations will be discussed in conjunction with the proposed updates to the adopted 2025-2026 Municipal Program of Services that are scheduled for November 10, November 17, and December 1 of 2025.

Upon adoption of this ordinance, any proposed amendments to the appropriation measure during 2026 will need to be brought back to the City Council for approval in accordance with City policy.

History

The 2026 appropriation ordinance includes the amounts as originally presented in the draft version of the 2025–2026 Biennial Budget Supplement, which will be presented and discussed during the Council Meetings that will place on November 10, November 17, and December 1 of 2025. In the past, the appropriation ordinance was not formally introduced until all the budget meetings had been completed. After discussion with the City Council and the City Manager, it was determined that the appropriation ordinance would be presented and moved alongside the budget hearings to improve transparency. If amendments are proposed throughout the budget hearing process, this ordinance will need to be revised and the revisions will be noted.

Alternatives

City Council can elect to move back to the old methodology of introducing the appropriation ordinance towards the end of the budget hearing process.

Attachments

1.	Ordinance No. 43-2025
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RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON

STATE OF OHIO

ORDINANCE NO. 43-2025

TO ADOPT 2026 ANNUAL APPROPRIATIONS

WHEREAS, City Council recommended that legislation be prepared to appropriate funds for Fiscal Year 2026 to provide for expenditures contained in the 2025-2026 Biennial Budget Supplement; and

WHEREAS, certain amendments are necessary to provide the appropriation authority to finance vital capital improvements.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio, that:

SECTION 1. The Finance Director is authorized to allocate the appropriations for a department or division within activities. Except as provided in Section 3, the Finance Director is authorized to approve transfers between activities, provided that funds may not be transferred between appropriation line items.

SECTION 2. The Finance Director is authorized to transfer up to \$10,000 between appropriation line items, provided that such transfers are within the same fund. Transfers between the General Fund and the Capital Equipment Fund are exempted from the exclusion applying to fund transfers.

SECTION 3. The following sums be and are hereby set aside and appropriated to provide for the current expenses and other expenditures of the City of Upper Arlington during the Fiscal Year commencing January 1, 2026 to December 31, 2026, as follows:

FUND/DEPARTMENT	APPROPRIATION (\$)
General Fund	
<i>City Council</i>	
Personal Services	227,400
Other Than Personal Services	26,500
<i>City Manager</i>	
Personal Services	1,695,200
Other Than Personal Services	375,700
<i>City Clerk</i>	
Personal Services	302,300
Other Than Personal Services	52,100

FUND/DEPARTMENT	APPROPRIATION (\$)
General Fund (continued)	
<i>City Attorney</i>	
Personal Services	923,500
Other Than Personal Services	188,100
<i>Community Development</i>	
Personal Services	1,270,400
Other Than Personal Services	359,500
<i>Facilities Maintenance</i>	
Personal Services	520,500
Other Than Personal Services	5,154,400
<i>Finance</i>	
Personal Services	1,687,600
Other Than Personal Services	307,100
<i>Fire</i>	
Personal Services	12,135,800
Other Than Personal Services	679,600
<i>General Administration</i>	
Personal Services	1,036,600
Other Than Personal Services	3,278,000
<i>Information Technology</i>	
Personal Services	897,800
Other Than Personal Services	1,677,600
<i>Parks and Recreation</i>	
Personal Services	6,586,300
Other Than Personal Services	2,826,900
<i>Police</i>	
Personal Services	11,586,200
Other Than Personal Services	2,459,200
<i>Public Service Administration</i>	
Personal Services	1,288,400
Other Than Personal Services	217,000
<i>Public Works</i>	
Personal Services	1,323,100
Other Than Personal Services	480,900
<i>Board of Health</i>	
Other Than Personal Services	415,000
<i>Fund Transfers</i>	17,252,100
Total General Fund	77,230,800
Emergency Medical Services (EMS) Billing Fund	
<i>Fire</i>	
Other Than Personal Services	284,000
<i>Fund Transfers</i>	513,000

Total EMS Billing Fund	797,000
FUND/DEPARTMENT	APPROPRIATION (\$)
Civil Service Commission Fund	
<i>General Administration</i>	
Other Than Personal Services	30,000
Self-Insurance Fund	
<i>General Administration</i>	
Other Than Personal Services	50,000
Economic Development Fund	
<i>City Manager</i>	
Other Than Personal Services	557,500
Police Pension Fund	
<i>Fund Transfers</i>	850,000
Fire Pension Fund	
<i>Fund Transfers</i>	850,000
Police and Fire Pension Fund	
<i>Fund Transfers</i>	1,800,000
Street Maintenance and Repair Fund (SMR):	
<i>Public Service Administration</i>	
Personal Services	281,900
Other Than Personal Services	629,900
<i>Public Works</i>	
Personal Services	1,078,700
Other Than Personal Services	422,500
Total SMR Fund	2,413,000
Tree Planting Fund	
<i>Parks and Recreation</i>	
Other Than Personal Services	25,000
Neighborhood Lighting Fund	
<i>Public Service Administration</i>	
Personal Services	29,100
Other Than Personal Services	93,000
Total Neighborhood Lighting Fund	122,100
Clerk of Court Fund	
<i>Finance</i>	
Other Than Personal Services	8,600

FUND/DEPARTMENT	APPROPRIATION (\$)
Mayor's Court Computer Fund	
<i>Finance</i>	
Other Than Personal Services	12,600
Mayor's Court Special Project Fund	
<i>Finance</i>	
Other Than Personal Services	19,000
UA Visitors Bureau Fund	
<i>Fund Transfers</i>	92,500
Law Enforcement Fund	
<i>Police</i>	
Personal Services	427,600
Other Than Personal Services	345,000
Capital Outlay	640,000
Total Law Enforcement Fund	1,412,600
Enforcement Education Fund	
<i>Police</i>	
Other Than Personal Services	1,000
One Ohio Opioid Fund	
<i>Finance</i>	
Other Than Personal Services	17,000
<i>Police</i>	
Other Than Personal Services	11,700
<i>Fire</i>	
Other Than Personal Services	37,100
Capital Outlay	137,900
Total One Ohio Opioid Fund	203,700
Solid Waste Management Fund	
<i>Public Works</i>	
Personal Services	41,600
<i>Solid Waste</i>	
Other Than Personal Services	4,355,000
Total Solid Waste Management Fund	4,396,600

FUND/DEPARTMENT	APPROPRIATION (\$)
Sanitary Sewer Surcharge Fund	
<i>Public Works</i>	
Personal Services	606,800
Other Than Personal Services	758,200
Capital Outlay	526,200
<i>Fund Transfers</i>	7,100
Total Sanitary Sewer Surcharge Fund	1,898,300
Water Surcharge Fund	
<i>Public Works</i>	
Personal Services	200,300
Other Than Personal Services	393,300
Capital Outlay	552,200
<i>Fund Transfers</i>	82,000
Total Water Surcharge Fund	1,227,800
Stormwater Management Fund	
<i>Public Works</i>	
Personal Services	405,000
Other Than Personal Services	344,000
Capital Outlay	284,500
<i>Fund Transfers</i>	58,400
Total Stormwater Management Fund	1,091,900
Swimming Pool Fund	
<i>Parks and Recreation</i>	
Personal Services	857,800
Other Than Personal Services	409,000
Total Swimming Pool Fund	1,266,800
Capital Equipment Fund	
<i>Multiple Departments</i>	
Capital Outlay	2,211,600
Technology Fund	
<i>Information Technology</i>	
Other Than Personal Services	80,000
Capital Outlay	49,000
Total Technology Fund	129,000

FUND/DEPARTMENT	APPROPRIATION (\$)
Bonded Improvement Fund	
<i>Parks and Recreation</i>	
Personal Services	50,900
<i>Public Service Administration</i>	
Personal Services	278,000
<i>Finance</i>	
Other Than Personal Services	400,000
<i>Multiple Departments</i>	
Capital Outlay	12,801,500
Total Bonded Improvement Fund	13,530,400
Infrastructure Improvement Fund	
<i>Parks and Recreation</i>	
Personal Services	175,000
<i>Public Service Administration</i>	
Personal Services	300,000
<i>Multiple Departments</i>	
Capital Outlay	9,088,900
<i>Fund Transfers</i>	800,000
Total Infrastructure Improvement Fund	10,363,900
Community Fiber Optic Fund	
<i>Information Technology</i>	
Other Than Personal Services	75,000
<i>Fund Transfers</i>	200,000
Total Community Fiber Optic Fund	275,000
General Bond Retirement Fund	
<i>Finance</i>	
Other Than Personal Services	18,143,700
Capital Asset Management Fund	
<i>Fund Transfers</i>	11,881,700
Horizon TIF Fund	
<i>Finance</i>	
Other Than Personal Services	6,200
<i>Fund Transfers</i>	400,000
Total Horizon TIF Fund	406,200

FUND/DEPARTMENT	APPROPRIATION (\$)
Kingsdale West TIF Fund	
<i>Finance</i>	
Other Than Personal Services	800
<i>Fund Transfers</i>	50,000
Total Kingsdale West TIF Fund	50,800
Kingsdale Core TIF Fund	
<i>Finance</i>	
Other Than Personal Services	679,800
<i>Fund Transfers</i>	519,800
Total Kingsdale Core TIF Fund	1,199,600
Arlington Crossing TIF Fund	
<i>Finance</i>	
Other Than Personal Services	2,400
<i>Fund Transfers</i>	365,000
Total Arlington Crossing TIF Fund	367,400
Lane Avenue TIF Fund	
<i>Finance</i>	
Other Than Personal Services	1,500
<i>Fund Transfers</i>	120,000
Total Lane Avenue TIF Fund	121,500
Riverside North TIF Fund	
<i>Finance</i>	
Other Than Personal Services	100
<i>Fund Transfers</i>	1,800
Total Riverside North TIF Fund	1,900
Riverside South TIF Fund	
<i>Finance</i>	
Other Than Personal Services	700
<i>Fund Transfers</i>	50,000
Total Riverside South TIF Fund	50,700
Lane Avenue Mixed Use TIF Fund	
<i>Finance</i>	
Other Than Personal Services	481,300
<i>Fund Transfers</i>	558,000
Total Lane Avenue Mixed Use TIF Fund	1,039,300

FUND/DEPARTMENT	APPROPRIATION (\$)
Tremont Road TIF Fund	
<i>Finance</i>	
Other Than Personal Services	1,000
<i>Fund Transfers</i>	29,100
Total Tremont Road TIF Fund	30,100
Arlington Centre TIF Fund	
<i>Finance</i>	
Other Than Personal Services	500
<i>Fund Transfers</i>	32,000
Total Arlington Centre TIF Fund	32,500
West Lane – Northwest TIF Fund	
<i>Finance</i>	
Other Than Personal Services	400
<i>Fund Transfers</i>	15,000
Total West Lane – Northwest TIF Fund	15,400
Lane Avenue II TIF Fund	
<i>Finance</i>	
Other Than Personal Services	280,700
<i>Fund Transfers</i>	963,300
Total Lane Avenue II TIF Fund	1,244,000
Gateway TIF Fund	
<i>Finance</i>	
Other Than Personal Services	489,000
<i>Fund Transfers</i>	1,382,600
Total Gateway TIF Fund	1,871,600
Kingsdale Center	
<i>Finance</i>	
Other Than Personal Services	305,800
<i>Fund Transfers</i>	1,655,700
Total Gateway TIF Fund	1,961,500
Employee Benefit Fund	
<i>Finance</i>	
Personal Services	4,646,900
Other Than Personal Services	1,346,200
Total Employee Benefit Fund	5,993,100

FUND/DEPARTMENT	APPROPRIATION (\$)
BWC Administration Fund	
<i>Finance</i>	
Personal Services	175,000
Other Than Personal Services	200,000
Total BWC Administration Fund	375,000
Unclaimed Funds Fund	
<i>Finance</i>	
Other Than Personal Services	1,000
Revolving (Rotary) Fund	
<i>Finance</i>	
Other Than Personal Services	150,000
Construction Withholding Fund	
<i>Finance</i>	
Other Than Personal Services	1,000,000
Mayor's Court Collection Fund	
<i>Finance</i>	
Other Than Personal Services	600,000

SECTION 4.

This ordinance shall take effect immediately upon passage.



Authors:	Brent Lewis, Finance Department Director
Council Meeting Date:	December 1, 2025
Subject/Legislative Item:	Resolution No. 15-2025 - A resolution to establish a Facilities Maintenance Reserve within the City's General Fund (<i>Munc</i>)
Purpose:	To establish a Facilities Maintenance Reserve within the General Fund to accumulate funds to ensure adequate funding for operating equipment replacement of City facilities (HVAC, roofing, etc.) in accordance with the City's current, and newly proposed, financial policies. The establishment of this account would be effective January 1, 2026.
Executive Summary:	The City Council currently has a financial policy requiring a Facilities Maintenance Reserve. This reserve has always been incorporated into the City's General Fund balance and has not been separately tracked. The City Council identified addressing City reserves as one of their priorities for 2025. A revised reserve policy is currently being proposed under a separate Resolution to separate this reserve and specific requirements. Under this Resolution, a Facilities Maintenance Reserve account would be established within the General Fund. This account would be tracked separately for internal accounting purposes, but will be considered part of the City's General Fund for external reporting purposes.

Purpose and Impact

To establish a Facilities Maintenance Reserve with the General Fund to accumulate funds to ensure adequate funding for operating equipment replacement of City facilities (HVAC, roofing, etc.) in accordance with the City's current, and newly proposed, financial policies.

The City Council 2025 priority list included reviewing the City's reserve policies. City staff and various City Council members met and have proposed a revision to the City's reserve policies under a separate resolution. The proposed policy calls for the establishment of a Facilities Maintenance Reserve account. The newly proposed Facilities Maintenance account requirements would be as follows:

- Established within the General Fund
- **Funding Mechanism:** The reserve will be funded based on the Contingency Reserve policy. The newly proposed Contingency Reserve Policy states, in part:



- A minimum reserve will be maintained in the General Fund at thirty percent (30%) of the current year's General Fund operating budget. At the end of each fiscal year, to the extent the General Fund balance exceeds fifty percent of the current year's General Fund operating budget, the excess amount above fifty percent (50%) shall be transferred as follows:
 - Fifty percent (50%) of the excess shall be transferred to the Facilities Maintenance Reserve under the following conditions:
 - The amount of money to be reserved in any fiscal year shall not exceed 5% of the revenue credited in the preceding fiscal year (ORC 5705.13).
- **Use of Fund:** To accumulate funds to ensure adequate funding for operating equipment replacement of City facilities (HVAC, roofing, etc.). (Note: this is a current financial policy.)
- **Restrictions:** The following restrictions are established for this account:
 - The Facilities Maintenance Reserve account balance shall not exceed 10% of the General Fund operating budget. All amounts in excess of such threshold shall be transferred to the Capital Asset Management Fund.
 - Any amount transferred from the Facilities Maintenance Reserve to the General Fund shall require separate legislative approval by City Council apart from City Council's approval of the City's annual budget.

History

See the history provided in the staff report for Resolution No. 14-2025, regarding the newly proposed reserve policy.

Alternatives

This Resolution is tied to the Resolution proposing the new reserve financial policy (Resolution No. 14-2025). If amendments are made to that policy, or if that policy is not approved, this account will need to be amended and/or eliminated.

Attachments

1.	Resolution No. 15-2025
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RECORD OF RESOLUTIONS

CITY OF UPPER ARLINGTON

STATE OF OHIO

RESOLUTION NO. 15-2025

TO ESTABLISH A FACILITIES MAINTENANCE RESERVE WITHIN THE CITY'S GENERAL FUND

- WHEREAS,** the City Council currently maintains a financial policy requiring a Facilities Maintenance Reserve to ensure adequate funding for operating equipment replacement of City facilities, including HVAC systems, roofing, and other capital maintenance needs; and
- WHEREAS,** this reserve has historically been incorporated into the City's General Fund balance and has not been separately tracked; and
- WHEREAS,** City Council has identified reviewing and addressing City reserves as one of its priorities for 2025; and
- WHEREAS,** a revised financial policy is currently being proposed under a separate resolution to formally establish a Facilities Maintenance Reserve and define specific requirements for its funding, use, and restrictions; and
- WHEREAS,** it is in the best interest of the City to formally establish a Facilities Maintenance Reserve account within the General Fund for internal accounting purposes while maintaining it as part of the General Fund for external reporting purposes.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. City Council hereby establishes a Facilities Maintenance Reserve account within the General Fund in accordance with the requirements outlined below:

1. **Establishment:** The Facilities Maintenance Reserve account shall be established within the General Fund.
2. **Funding Mechanism:**
 - a. The reserve shall be funded in accordance with the Contingency Reserve Policy.
 - b. A minimum reserve shall be maintained in the General Fund at thirty percent (30%) of the current year General Fund operating budget.
 - c. At the end of each fiscal year, to the extent the General Fund balance exceeds fifty percent (50%) of the current year General Fund operating

budget, fifty percent (50%) of the excess shall be transferred to the Facilities Maintenance Reserve, provided that the total amount reserved in any fiscal year does not exceed five percent (5%) of the revenue credited in the preceding fiscal year, in accordance with ORC 5705.13.

3. **Use of Fund:** The Facilities Maintenance Reserve shall accumulate funds to ensure adequate funding for operating equipment replacement of City facilities, including HVAC, roofing, and other critical infrastructure.

4. **Restrictions:**

- a. The Facilities Maintenance Reserve account balance shall not exceed ten percent (10%) of the General Fund operating budget. Any amounts in excess of this threshold shall be transferred to the Capital Asset Management Fund.
- b. Any transfer of funds from the Facilities Maintenance Reserve to the General Fund shall require separate legislative approval by City Council, independent of the City's annual budget approval.

SECTION 2. The Finance Director is hereby authorized and directed to implement and maintain the Facilities Maintenance Reserve account in accordance with the Financial Policies - Reserves and this resolution.

SECTION 3. This resolution shall take effect immediately upon passage.



Authors:	Darren Shulman, City Attorney
Council Meeting Date:	December 1, 2025
Subject/Legislative Item:	Ordinance No. 44-2025 - An ordinance to amend Chapter 155 - Personnel Code of the Upper Arlington Code of Ordinances
Purpose:	These code sections were reviewed as part of the administrative code cleanup project. This legislation is being brought this year to allow substantive changes to take effect with the new calendar year.
Executive Summary:	This legislation includes cleanup changes and substantive changes that impact employees. The most notable substantive change is to allow the city manager to create an hour-for-hour (not time and a half) compensatory time program for overtime exempt employees.

**Purpose and Impact
Summary of Changes:**

- Clarifies that employees don't get a raise for performance until they've completed probation.
- Added language authorizing a compensatory time program for exempt employees as long as its 1-1 (straight) time. This provision is being added to help address situations where flexing a schedule within a pay period to account for evening/weekend assignments is not possible. A copy of the proposed program is attached to this item.
- Under holidays, provides City Manager, City Clerk, and City Attorney the power to designate part time employees who work less than 30 hours to get the holiday pay for days they are normally scheduled to work but don't due to holiday. This is intended to cover situations we did not account for when we amended the code last year to account for community center opening.
- Clarified the time and a half overtime for working a holiday is for non-exempt employees
- Added language on vacation for deceased employees noting we'll pay according to applicable state and federal requirements. This clarifies how city will handle a final payout while making sure we comply with any law changes.
- Removes language requiring employees to tell us what they have when they use sick leave, as this is a potential HIPAA violation.
- Per HR Director recommendation, strikes injury leave (wage continuation) for safety forces executives (155.07). If they are in union, that would control.



- Short and long term disability section amended to spell out the pension names.
- Clarifies that insurance is maintained during leaves of absence but employees still have to pay their portion of the premium. This matches current practice.
- Strike reference to employees who are “residing in the United States” which seems not to be relevant given the location of City employees

History

Alternatives

1. Council can decline to adopt these changes, resulting in the status quo
2. Staff can adjust the compensatory time program

Attachments

1.	Exempt Compensatory Leave Policy_DRAFT
2.	Ordinance No. 44-2025
3.	Exhibit A - CHAPTER 155 PERSONNEL CODE Proposed Changes





No. yr – mo - day

- I. TITLE:** Exempt Non-FLSA Compensatory Leave
- II. PURPOSE:** To establish policies and procedures for exempt employee overtime
- III. DISTRIBUTION:** All employees who are exempt from the overtime provisions of state and federal law
- IV. ACTION:** The City Manager is hereby adopting the following policy to be administered by Finance
- V. RETENTION:** Until such time it is amended or modified

The hiring manager or his/her designee may authorize exempt employees to accrue compensatory time, at their straight time rate, for time spent in excess of their normal working schedule, that contributes to the City's mission, goals and objectives. When the accrued compensatory time is used for time off it is considered exempt compensatory leave. The following provisions will apply exempt compensatory leave:

1. Compensatory time is earned on an hour-for-hour basis for each hour of overtime worked beyond a standard schedule or eighty (80) hours per pay period. The employee must report the hours on the employee's official time record, or no compensatory time will be earned.
2. The employee must obtain approval from their supervisor to work hours which may result in the accrual of exempt compensatory time. Supervisors should do their best to flex schedules in lieu of awarding exempt compensatory time.
3. Exempt compensatory leave cannot be earned for travel or time exceeding eight (8) hours per day when attending conferences or training events.
4. Each fiscal year (ending with the last payroll period of the same fiscal year), exempt employees are allowed up to earn a maximum of forty (40) hours of accrued compensatory time for exempt compensatory leave.
5. Any compensatory time exceeding forty (40) hours will not be considered for the exempt compensatory leave and should be flexed within the eighty (80) hour pay period.
6. Exempt employees must request to use exempt compensatory leave in the same manner as any other benefit leave and it must be approved by their supervisor prior to it being used.
7. Exempt Compensatory Leave can be used in same intervals as other leave usage 0.25 hours intervals up to forty (40) hours.
8. Exempt compensatory leave has no monetary value and **will not** be converted to a cash pay under any circumstances.
9. Any unused exempt compensatory leave **will not** be paid out at the time of an employees' separation or retirement from City employment.



10. Exempt compensatory leave expires at the end of the last pay period of the fiscal year it was accrued.
11. Nothing in this policy guarantees any employee in an exempt position will be allowed to work hours resulting in the accrual or use of exempt compensatory leave.
12. Employees will continue to record all hours worked, even after hitting the forty (40) hours Exempt Compensatory Leave time.
13. This policy takes effect on January 2, 2026



RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON

STATE OF OHIO

ORDINANCE NO. 44-2025

TO AMEND CHAPTER 155 – PERSONNEL CODE OF THE UPPER ARLINGTON CODE OF ORDINANCES

WHEREAS, Chapter 155 of the Personnel Code has been reviewed as part of the City's administrative code cleanup project; and

WHEREAS, the amendments include both technical corrections and substantive changes affecting employee compensation and benefits; and

WHEREAS, the most significant substantive change authorizes the City Manager to create an hour-for-hour compensatory time program for overtime-exempt employees, intended to address situations when schedule flexing within a pay period is not possible.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio, that:

SECTION 1. Chapter 155 – Personnel Code of the Upper Arlington Code of Ordinances is hereby amended as described in Exhibit A.

SECTION 2. This ordinance shall take effect 30 days after passage.

CHAPTER 155. PERSONNEL CODE

§ 155.02 COMPENSATION.

- (A) The compensation plan is designed as a fair and equitable method for payment of employees in the city with a target market rate of one hundred three percent (103%). The plan shall establish a basic salary schedule as approved by the city council. The salary schedule shall include minimum and maximum rates of pay for all positions included in the classification plan. In addition to the basic salary schedule, the compensation plan consists of two (2) components. These two (2) components, market adjustments and performance award, shall be used to determine the employee compensation.
- (1) *Market adjustment:* The market adjustment is the component that is used ~~to insure that~~ to ensure that the salary schedule is adjusted equally across-the-board to reflect changes in the wage index. Three (3) considerations, not all inclusive, dictate whether or not a wage adjustment will be administered: changes in union contract positions which cause salary compression with positions not covered by the contract, changes in the wage index based upon the Bureau of Labor Statistics wage index for state and local governments (BLS wage index) and the budgetary constraints of the city. Each year city council may vote on wage adjustment(s) to the salary schedule; a percentage increase will be applied to the salary ranges as determined by council. City council may utilize the BLS wage index to determine any wage adjustment(s) to the salary schedule.
- (2) *Performance award:* The performance award component is designed to reward job performance, therefore, serving as an incentive system. Base salary increases and bonuses are awarded to employees whose performance is evaluated as consistently ~~competent, satisfactory and/or exceed expectation~~ meeting expectations, exceeding expectations, or outstandings. The performance appraisal is essential to the effective utilization of this component. The merit system is based upon the principle that satisfactory, or above, performance should be rewarded because such performance is a greater contribution to the city than unsatisfactory. The performance award is strictly used to monetarily reward satisfactory or above satisfactory performance.
- (B) Employees shall be paid a salary or wage based on the salary range for their position as set forth in the salary schedule adopted by city council. Salary increases from the performance award component shall be effective beginning in the payroll period that includes the employee's anniversary date. The resulting salary shall not exceed the maximum rate for the position. New employees shall not be entitled to a salary increase from the performance award component unless they have ~~completed probation~~ been employed by the city for at least six (6) months.
- (C) *Part-time employment:* The same principles, which apply to the compensation plan for full-time regular employees shall determine salary procedures for part-time employees.
- (D) It shall be the responsibility of the appointing authority to implement the performance appraisal process by conducting or having conducted, an appraisal of performance.
- (E) The pay schedule of all employees, except city council members, shall be on a bi-weekly basis. The pay schedule of city council members shall be on a monthly basis.
- (F) The entry level of pay for all positions shall be recommended to the appointing authority or determined by the appointing authority at the amount necessary to employ that applicant with the best overall set of qualifications, as determined by the employment process.

-
- (G) Eligible Employees shall be compensated for overtime, as follows:
- (1) Employees working a forty-hour work week, at the rate of one and one-half (1½) times their regular hourly rate.
 - (2) All overtime compensation shall be by cash payment unless the employee elects to receive compensatory time off in accordance with this section. An eligible full-time employee, prior to performing overtime, may elect to receive compensatory time in lieu of the cash payment. For seasonal and part-time employees, the city expressly reserves its right to require compensation of overtime by cash payment in the manner provided in C.O. § 155.02(G)(1). No one should coerce or pressure the employee to receive compensatory time instead of the cash payment. Such compensatory time shall not exceed a total accumulation of over two hundred forty (240) hours.
 - (3) The use of compensatory time shall be approved in advance by the department head or designee.
 - (4) Any compensatory time earned in excess of the two hundred forty-hour limitation or earned during the month of December shall be by cash payment. Public service employees shall be paid a cash payment for earned but unused compensatory time in the pay period prior to November 1. For all other eligible employees, compensatory time that has not been used by December 1 of each year shall be paid by cash payment at the rate of pay in effect in the first December pay period unless otherwise approved by the appointing authority. An employee may be permitted to carry over compensatory time to the following year upon approval by the appointing authority.
- (H) The City Manager may establish a compensatory time program for employees exempt from overtime, provided any hours earned under this program are accrued at an hour for hour (straight time) rate.
- (I) Reinstated employees: A reinstated employee shall be paid at a salary rate within the approved salary range for the position in which the employee is reinstated. The salary level in the range will be related to, but not limited to, such factors as performance, experience and length of previous service in the jurisdiction and shall be set by the city manager.
- (J) Temporary work at a higher classification: An employee assigned temporarily to a position of higher classification shall be compensated at the minimum of that class or seven percent (7%) above the employee's present rate, whichever is higher, for all hours worked at the higher classification, provided a minimum of sixteen (16) consecutive hours are worked in the higher class.
- (K) The city manager shall maintain a performance bonus program not to exceed .0066 of non-union wages as an incentive for highly meritorious service. The performance bonus may include, but is not limited to, a certificate of appreciation or a cash payment.
- (L) The city manager shall maintain a discretionary fund to be used for acts of appreciation to employee teams, not to exceed .001 of total wages.
- (M) The city manager shall have the authority to make salary adjustments within the established ranges, exclusive of the collective bargaining agreements, for good cause shown and to ensure that the goal of a fair and equitable compensation system is properly administered.

(Ord. No. 6-2012; Ord. No. 6-2012, 2-13-2012; Ord. No. 54-2013; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.03 HOLIDAYS.

- (A) The following days are declared paid holidays from which employees will be excused from work:

New Year's Day: January 1

Martin Luther King Day: Third Monday in January

President's Day: Third Monday in February

Memorial Day: Last Monday in May

Juneteenth: June 19

Independence Day: July 4

Labor Day: First Monday in September

Veteran's Day: November 11

Thanksgiving Day: Fourth Thursday in November

Christmas Day: December 25

- (B) Full-time employees are eligible to receive eight (8) hours of holiday pay. Part-time employees who work an average of thirty (30) or more hours a week on a year-round basis are eligible to receive holiday pay for the number of hours normally scheduled to work on that day, up to eight (8) hours. Part-time employees who work an average of less than thirty hours per week are not eligible to receive holiday pay unless authorized by the city manager. The city attorney and city clerk ~~is~~ are authorized to designate ~~deputy clerks~~ part-time employees in their departments who work less than thirty (30) hours a week to receive the holiday pay described in this section.
- (C) When any holiday listed above falls on Saturday, the preceding work-day shall be considered the holiday. When the holiday falls on a Sunday, the following work-day shall be considered the holiday. In the event the federal and state governments shall designate a day of the week for any of the holidays specified above, then said day shall be observed in accordance with said designation.
- (D) In order for an employee to receive holiday pay, the employee must have actually worked on their scheduled day before and after the holiday unless the employee had scheduled approved leave time. Employees on an approved leave of absence, such as FMLA or parental leave, are eligible for holiday pay.
- (E) When any holiday listed above falls while an employee is on approved vacation time, such holiday shall not be charged against vacation leave.
- (F) Each non-exempt full-time and part-time employee who is required to work on a day designated as a holiday shall, in addition to receiving holiday pay for the holiday (if applicable), be paid at the rate of one and one-half (1½) times the rate of pay for all hours worked on the holiday. When the actual holiday and observed holiday do not fall on the same day and the employee is assigned to work on either or both, the employee will be eligible to be paid at the rate of one and one-half (1½) times the rate of pay for all hours worked on those days. Holiday pay does not count towards the forty-hour workweek for the purpose of overtime.
- (G) If an employee's work schedule is other than Monday through Friday, the employee will receive holiday pay for holidays observed on their day off regardless of the day of the week on which they are observed.
- (H) Each full-time employee working four (4) workdays of ten (10) hours per day shall be paid eight (8) hours pay for a holiday. The employee has the option of supplementing the remaining two (2) hours with leave time or modifying work week to eight (8) hour days so that the employee's hours for the week are still forty (40) hours.

(Ord. No. 32-2022, § 1, 4-11-2022; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022; Ord. No. 62-2024, § 1(Exh. A), 11-4-2024)

§ 155.05 VACATION TIME.

- (A) *Accruals*: Each full-time employee shall accrue vacation based on the schedules listed in the tables below effective January 1, 2022. The appointing authority may approve a member of the senior executive class who is within three (3) years of his or her retirement date to maintain the vacation plan effective prior to January 1, 2022 if that person provides notice of retirement for a date prior to January 1, 2025 by December 31, 2021. Employees currently on the grandfathered vacation accrual plan will be given the option to move to the current vacation accrual plan effective January 1, 2022 for the remainder of their service with the city.

Table 1: Current Vacation Accrual Plan (Full-time general employees hired after January 1, 2011)

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	3.077	80
5	4.615	120
15	6.154	160
20	7.690	200

Table 2: Grandfathered Vacation Accrual Plan (Full-time general employees hired before January 1, 2011)

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	3.077	80
5	4.615	120
10	5.385	140
13	6.154	160
13+	Additional .3077 per pay for each additional 3 years of continuous service	

Table 3: Full-time employees in the senior executive class hired after January 1, 2011

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	4.615	120
5	6.154	160
15	7.077	184
20	7.690	200

Table 4: Full-time employees in the senior executive class hired before January 1, 2011

Years of Service	Accrual per pay period (hours)	Annual rate (hours)
<1	4.615	120
5	6.154	160
12	7.69	200
12+	Additional .3077 per pay for each additional 3 years of continuous service	

- (B) *Accrual exceptions*: The appointing authority shall have the authority to make adjustments in the amount of vacation leave accrued or credited for new hires in non-bargaining unit positions to ensure the hiring of the best qualified candidate for the position. The appointing authority may consider previous public or private

employment and credit the employee with time worked in the relevant positions. Such credit will be applied on an individual basis to a placement within this vacation schedule.

- (C) Vacation time shall be at full pay at the current salary rate.
- (D) All full-time employees shall begin accrual of vacation in the first full pay period and upon completion of all regular work days within a pay period thereafter. Vacation time is not accrued if separation occurs prior to completion of all regular work days within a pay period.
- (E) The accrual balance will appear to the credit of the employee, but will not be available for use as approved vacation leave until the employee has served for a period of one hundred eighty (180) days, unless otherwise approved by the appointing authority. Vacation use will not be permitted within one hundred eighty (180) days unless negotiated at the time of hire because of previous commitments, or unless approved by the appointing authority. Only requests for vacation less than or equal to the accrued balance will be approved.
- (F) *Vacation carryover:* Each full-time employee shall be permitted an annual standard maximum carryover of three (3) times the employee's annual vacation accrual rate. Any accrued vacation leave in excess of the maximum carryover limits standing to the credit of the employee on December 31 shall become void on that date. Requests to carry over additional hours into the following year may be approved by the appointing authority. Approval of such requests will be limited to instances where factors beyond the employee's control or directly related to the operational needs of the city prevented the employee from using the accrued vacation.
- (G) The city is permitted to offer a program under which employees with five (5) years of service with Upper Arlington may elect to cash in up to eighty (80) hours of vacation time each year.
- (H) *Scheduling:* Employees shall request vacation leave as far in advance as possible and approval is at the discretion of the supervisor. In the event of conflicting requests, the department director shall resolve the conflict based on the operating needs of the department/division.
- (I) *Vacation payout upon ending employment:*
 - (1) Where an employee becomes deceased while in paid status in city employment, any accrued but unused vacation leave to the employee's credit shall be paid in a lump sum [pursuant to applicable state and federal requirements](#).
 - (2) Any employee leaving the city shall be paid a lump sum amount for any accrued but unused vacation leave.
 - (3) Prior to their retirement, an employee who anticipates being a rehired retiree may make a request in writing to the city manager to carryover vacation into their rehired position. The city manager has the authority to approve this request.
- (J) Accrual of the annual vacation rate is based upon twenty-six (26) regular pay dates within the calendar year. No additional accrual will be credited when a 27th pay date occurs within the calendar year.

(Ord. No. 118-2009; Ord. No. 5-2011; Ord. No. 6-2012; Ord. No. 79-2012; Ord. No. 82-2021, § 1, 12-13-2021; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.06 SICK LEAVE.

- (A) All full-time employees shall accrue sick leave at the rate of 4.615 hours for each pay period.
- (B) After the third consecutive day of illness, the employee may be required to secure a certificate from a doctor [giving information as to the circumstances involved or nature of the illness](#).
- (C) Unused sick leave shall be cumulative with no maximum.

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- (D) Employees may use sick leave upon approval by their supervisor or manager. The employee must give the ~~reason for the sick leave and~~ location of convalescence, if different than the home address.
- (E) Sick leave may be used in as small as one-fourth of an hour (fifteen-minute) increments.
- (F) Reserved.
- (G) Reserved.
- (H) Reserved.
- (I) Reserved.
- (J) Reserved.
- (K) New employees may transfer unused sick leave credit which was not converted to a cash benefit from another Ohio public agency as long as: 1) Employment occurs within ten (10) years of the employee's termination date from the transferring agency. 2) The employee has not already converted the sick leave credit into a cash benefit with the transferring agency. 3) The sick leave credit to transfer does not exceed one thousand nine hundred twenty (1,920) hours. 4) The employee submits required documentation from the transferring agency within ninety (90) days of their start date, as specified in the city's personnel rules.
- (L) Reserved.
- (M) Payment for unused sick leave.
- (1) All full-time employees shall at the time of their retirement, receive payment in a lump sum of one (1) hour of pay for each four (4) hours of accumulated unused sick leave to their credit for accruals up to and including one thousand nine hundred twenty (1,920) hours.
 - (2) *Senior executive sick leave conversion upon retirement:* Executives at the time of retirement shall receive payment in a lump sum in accordance with the following schedule:
 - (a) Up to one thousand four hundred forty (1,440) hours, at the rate of one (1) hour of pay for each four (4) hours of accumulated and unused sick leave to the executive's credit.
 - (b) From one thousand four hundred forty (1,440) hours to one thousand nine hundred twenty (1,920) hours, at the rate of one (1) hour of pay for each three (3) hours of accumulated and unused sick leave to the executive's credit.
 - (c) Above one thousand nine hundred twenty (1,920) hours, at the rate of one (1) hour of pay for each two (2) hours of accumulated and unused sick leave to the executive's credit.
 - (d) For executives, the hourly rate of pay shall be computed on the basis of a forty-hour work week.
 - (3) Executives who have in excess of one thousand nine hundred twenty (1,920) hours to their credit at the end of the calendar year may convert the hours in excess of one thousand nine hundred twenty (1,920) into cash at the rate of one (1) hour of pay for each two (2) hours of sick leave.
 - (4) Prior to their retirement, an employee who anticipates being a rehired retiree may make a request in writing to the city manager to carry over sick leave into their rehired position. The city manager has the authority to approve this request.
- (N) *Donating sick leave.* When any employee of the City of Upper Arlington (non-contractual and/or contractual, if not governed by a bargaining unit agreement which is contradictory to this section) has exhausted all sick leave, vacation, personal, compensatory or other time bank available to them due to a disabling illness or injury of themselves or an immediate household family member, other employees of the city may volunteer to donate sick leave, vacation, compensatory time, personal or holiday time to the affected employee according to the administrative guidelines established by the city manager

(Ord. No. 6-2012, 2-13-2012; Ord. No. 5-2017, § 4, 2-13-2017; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.07 WAGE CONTINUATION POLICY.

(A) Wage continuation.

- (1) A full-time employee may be granted wage continuation not to exceed two hundred forty (240) hours per injury or occupational disease. ~~Safety forces' executives shall be granted wage continuation not to exceed one thousand forty (1,040) hours per injury.~~ Wage continuation shall be charged at the rate of one (1) hour for each hour absent.
- (2) Wage continuation may be granted to any full-time employee only for injuries or other disabilities which are incurred in the performance of city employment and which are determined by a licensed physician to have so disabled such employee that the duties of his/her position cannot be performed and have been approved as workers compensation. Musculoskeletal, cardiovascular, respiratory, and pulmonary disabilities are some, but not all, possible examples of such service-related injuries.
- (3) Pending the determination of the workers compensation claim, wage continuation request approval will be pending that determination. An employee may use other leave, which would be re-credited to the employee if the wage continuation is approved.

(Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.08 SHORT-TERM AND LONG-TERM MEDICAL DISABILITY.

- (A) Each full-time employee is eligible for the short-term medical disability program. Each full-time employee, not eligible under the ~~Ohio P~~public ~~E~~mployees ~~R~~etirement ~~S~~ystem (OPERS) or the ~~Ohio P~~olice and ~~F~~ire ~~P~~ension ~~F~~und (OP&F) for disability coverage, is eligible for the long-term medical disability program for non-work-related illnesses and injuries. Such illnesses and injuries include, but are not limited to serious diseases; disabilities caused by pregnancy, child-birth, or related medical conditions or physical impairment due to accidents. The city may require certification of an employee's continuing illness or disability by a physician.
- (B) The short-term program provides ~~for~~ payment to the employee from the 46th day of accident or illness for a maximum of one hundred eighty (180) days at sixty percent (60%) of the employee's gross wages.
- (C) The long-term program provides for payment to the employee from the 181st day of the accident or illness until the employee becomes eligible under ~~the public employees retirement system~~OPERS or ~~the police and fire pension fund~~OP&F, up to a maximum of two (2) years at sixty percent (60%) of the employee's gross wages in effect at that time.
- (D) The employee may elect to use all or part of their accumulated sick leave in order to make up any difference between one hundred percent (100%) of their gross wages and the amount which they receive under the disability programs.
- (E) If an employee exhausts all sick leave benefits, other approved leave may be granted by the city manager.
- (F) If, while receiving payments for short-term or long-term disability, the employee performs work for the city or another employer, the amount of payment under the disability program shall be reduced by the compensation which he receives during that time period.
- (G) While an employee is paid short-term or long-term disability benefits pursuant to this section, vacation and sick leave accruals shall cease and step/merit increases would not be awarded until returning to work.
- (H) The city shall maintain applicable insurance benefits for the employee while on short-term disability.

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(Supp. No. 12, Update 1)

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- (I) Upon returning to work following a short or long-term medical disability leave, an employee must present written certification from a physician attesting to the employee's ability to perform the duties listed in the employee's job description.
 - (J) In the event that a disability claim is denied by the ~~third-party~~third-party administrator, the employee may follow the appeal process in the employee benefit plan in the employee handbook.
 - (K) The city manager or designee shall be responsible for the administration of the short-term and long-term disability programs.

(Ord. No. 7-2013; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.10 LEAVES OF ABSENCE.

- (A) In an effort on behalf of the city to be flexible and provide latitude to employees in unique or special circumstances, leaves of absence may be granted to employees by the city under special circumstances. Eligibility for a leave of absence will be reviewed on a case-by-case basis and will be limited to full-time, regular employees with at least two (2) consecutive years of service or to situations where the city must accommodate a disability under the Americans with Disabilities Act ([ADA](#)).
- (B) Leaves of absence for the following situations or emergencies will be considered:
 - (1) To allow employees to attend courses in training, or recognized colleges or universities.
 - (2) Personal leave of absence may be granted to an employee to attend to personal matters in cases in which the city determines that an extended period of time off would be in the best interest of the employee and the city, including but not limited to inpatient substance abuse treatment.
 - (3) For other purposes deemed beneficial to the city and the employee.
- (C) Leaves of absence are granted without pay except in special and unusual circumstances. Insurance benefits are continued during leaves of absence [provided the employee continues paying the employee's portion of the premium--](#).
- (D) Requests for a leave of absence must be made in writing by the employee. All leaves must be approved by the department director and the appointing authority. permitted leaves are limited to six (6) weeks at which time any request for additional leave must be made.
- (E) An employee returning to work from leave shall be reinstated to the employee's former position or a comparable position.
- (F) If an employee fails to return to work at the conclusion of a permitted leave, the employee will be terminated from employment, unless the city manager and department director grant an extension.
- (G) Leave of absence may be paid leave by using personal days, vacation and sick leave. When an employee is on leave of absence without pay, vacation and sick leave accruals shall cease and merit increases would not be retroactive while in unpaid status.

(Ord. No. 62-2022, § 1(Exh. A), 10-3-2022)

§ 155.13 MISCELLANEOUS BENEFITS.

- (A) The city shall provide an employee assistance program (EAP) or similar mental health or substance abuse counseling services as offered by the city's chosen insurance provider, to improve the quality of life of employees and their families and as a result increase productivity of employees. The program will confidentially deal primarily, but not exclusively, with alcoholism, emotional disturbances, familial or marital crises, drug dependencies, work stress and other miscellaneous problems.
- (B) *Employee coverages*: The city shall provide health, life, accidental death and dismemberment and dental coverages for all full-time employees, all in accordance with the respective plans adopted by the city governing each such benefit.
- (C) *Dependent insurance*: The city shall provide health and dental coverages for the eligible dependents of employees, as defined by the city's health and dental programs. The provision of such dependent coverage shall be at the option of the employee.
- (D) *Premium costs*: The city and the employee shall pay the premium costs for employee and dependent insurance coverage as follows:
 - (1) The city shall pay the premium cost minus the employee's contribution as set forth in subsections (2) and (3).
 - (2) A non-bargaining unit employee shall pay the same amount of contribution paid by the bargaining unit employees.
 - (3) The employee shall equally incur the cost of any increase in premium costs.
 - (4) The year before implementation will serve as the base year for determining the city's premium cost and the employee's contribution of any premium increase.
- (E) Senior executive class group term life insurance coverage has a death benefit of an amount equal to two (2) times the executive's base salary rounded to the nearest one thousand dollars (\$1,000.00).
- (F) All active full-time employees ~~residing in the United States~~, excluding executives, firefighters, police officers, temporary and seasonal employees are eligible for city-paid employee group term life and accidental death and dismemberment insurance coverage with a death benefit of an amount of fifty thousand dollars (\$50,000.00) through the age of sixty-five (65) at which time the benefit reduces pursuant to the approved policy. Coverage amounts for police officers and firefighters are as specified in their respective bargaining unit agreements.

(Ord. No. 79-2012; Ord. No. 71-2014, § 1, 12-8-2014; Ord. No. 62-2022, § 1(Exh. A), 10-3-2022; Ord. No. 37-2024, § 1(Exh. A), 6-3-2024)



Authors:	Chad Gibson, AICP, Community Development Director
Council Meeting Date:	December 1, 2025
Subject/Legislative Item:	Ordinance No. 45-2025 - An ordinance authorizing the City Manager to enter into contract with OHM Advisors for the Master Plan Update and to appropriate funds
Purpose:	The purpose of this ordinance is to authorize the City Manager to enter into contract with OHM Advisors for the creation of an updated Master Plan and to appropriate funds for this expenditure. The current Master Plan was adopted in 2001, following a three-year visioning process that included defined study areas which set the course for thoughtful redevelopment. The Master Plan was updated internally in 2013 and has since been supplemented and supported by several key planning efforts (see list provided in the 'History' section of this report). This Master Plan update will be informed by extensive community outreach and involvement, including public meetings (in both remote and in-person formats), surveys, focus groups, pop-ups and similar events that will be held to identify significant community issues. A committee of residents will be appointed by City Council to help guide the planning process. The Upper Arlington Board of Zoning and Planning (BZAP), Parks and Recreation Advisory Board (PRAB) and City Tree Commission will also be involved in the process. The consultant team will work with all elements of the City of UA government. While land use and parks planning are central to this project, this effort will touch on all elements of City government operations. The result of this project will be a dynamic and innovative Master Plan that sets out the strategic vision for the City of Upper Arlington, and guides future development, investment, and decision-making for the next 10-20 years. At a minimum, the following will be addressed: • Development of a strategic framework for the City of Upper Arlington (Mission, Vision, and Values or an equivalent framework). • Development of a tactical framework to plan for key elements of city operations and community development, such as: housing, economic development,



community facilities, safety, resilience, recycling and green initiatives, infrastructure, and transportation/mobility.

- Consideration of appropriate areas for alternate housing types ('missing middle' housing), such as townhomes, duplexes, and similar non-single-family dwellings. Additionally, the study should consider the appropriateness of accessory dwelling units. Findings should balance the addition of alternate housing types with the preservation of the community's highly desirable single-family residential neighborhoods.
- An element of the project will include the development of a guiding document for Parks and Recreation to serve as a successor to the 2017 Parks and Recreation Comprehensive Plan and incorporating the 2025 tree canopy assessment for the creation of an urban forestry plan.
- The plan will include a forward-looking perspective that thoughtfully considers the potential influences of emerging technologies, and must be forward-looking enough to consider the potential impacts of AI and other disruptive innovations as they relate to the community.
- The plan will examine sustainability efforts in the community as they relate to regional and national trends, ensuring UA continues to be a leader in this topic, and reaches previous Council goals to achieve zero emissions by 2050.
- The final document will be transformed into an ArcGIS Story Map or other livable document for easy public access and interpretation.

The final plan will be subject to review and approval by City Council.

Executive Summary:

This is an ordinance authorizing the City Manager to enter into contract with OHM Advisors (<https://www.ohm-advisors.com/>) for an amount not to exceed **\$596,653** for an update to the City's Master Plan. Berry Dunn (<https://www.berrydunn.com/industries/parks-libraries>) is an award-winning sub-consultant who will collaborate on the Parks and Recreation components of the Plan. Should the ordinance be approved, this long-range planning effort will commence in early 2026 with a goal of completion in 2028.

The cost proposal breakdown is provided below.

- Phase I - 920 hours - \$174,628



- Phase II - 531 hours - \$97,966
- Phase III - 826 hours - \$162,839
- Phase IV - 632 hours - \$115,061
- Phase V - 108 hours - \$20,159
- **Total = 3,017 hours - \$596,653**

The item was included in the 2026 adopted appropriation budget. Due to some of the work beginning in 2025, we will need to move the budget to 2025. This adjustment was presented in the 2026 Biennial Budget Supplement. The funds will be appropriated for the General Fund unencumbered balance to the General Fund - City Manager - Other Personal Services category.

Purpose and Impact

The purpose of the City of Upper Arlington's Master Plan update, to be prepared in partnership with OHM Advisors, is to provide a clear, forward-looking framework that guides community growth, development, and public investment over the next decade and beyond. Building on the City's strong foundation and long-standing commitment to high-quality services, vibrant neighborhoods, and responsible stewardship of resources, the updated plan will establish a vision that reflects current community values, emerging trends, and future opportunities.

This update will evaluate the City's existing conditions, analyze demographic and market shifts, and incorporate extensive community input to better understand Upper Arlington's evolving needs. It will provide direction on land use, housing, transportation, sustainability, public spaces, infrastructure, and economic development - ensuring the City remains well-positioned to respond proactively to change while maintaining the character and quality of life that residents expect.

The impact of the Master Plan update is both immediate and long-term. It will equip City leaders with actionable strategies, prioritized initiatives, and policy recommendations that support informed decision-making and responsible budgeting. It will align departmental goals, capital improvement planning, and development review processes around a shared community vision. The plan will also serve as a communication tool, helping residents, businesses, and regional partners understand the City's objectives and invest confidently in its future.

Ultimately, the Master Plan update will strengthen Upper Arlington's ability to manage growth, preserve its unique identity, and enhance quality of life for current and future generations. By grounding decisions in data, best practices, and community aspirations, the Plan will ensure that Upper Arlington remains a thriving, connected, and resilient community for years to come.

Project Phasing:



- Phase I launches the project, establishing the Executive Committee, Steering Committee, and its Subcommittees. Communication and engagement plans are put into action, and existing conditions are modeled.
- Phase II will culminate into a community vision and core values (looking within), as well as a first draft future land use map and identified focus areas. The first community survey will poll residents' sentiments on the state of UA today.
- Phase III is structured around Workshop Weeks, wherein first drafts of the Master Plan and Parks & Recreation Plan are created.
- In Phase IV, the first draft plans will be reviewed by the Steering Committee and the public, and refined through two additional drafts. A second survey will provide additional verification for these revisions.
- Phase V is a time of celebration as the fully-vetted Master Plan and Parks and Recreation Plans are taken to adoption. The content released in the Video Documentary Series over the course of plan development will be expanded upon and turned into a feature-length film documenting the process, and telling the magnificent story of Upper Arlington - past, present, and future - through its plan.

History

Master Plan Update - Key Dates (2025):

- June 4 - Presented to PRAB
- June 9 - Presented to Council
- June 30 - RFP issued
- August 4 - RFP response deadline
- August - Internal RFP response review committee convened
- September - Consultant interviews and selection
- October - Scoping meetings with OHM Advisors
- December - Council review of proposed contract
- 2026 - Public process to commence

RFP Process:

On June 30, 2025, the City issued a Request for Proposals (RFP) to facilitate selection of a consultant to assist with the update of the city's Master Plan. On or before August 4, 2025, the City received qualification packages from the following ten (10) consulting teams: MKSK, OHM Advisors, PlanningNEXT, CZB, Kimley Horn, DKP, Houseal Lavigne, KZF, Design Workshop, and REA. These packages were subsequently scored based on evaluation criteria in the RFP.

Following City Staff's internal meeting to review and score the proposals, the top four (4) firms (MKSK, OHM Advisors, CZB and PlanningNEXT) were selected and asked to present a more detailed proposal in person, which occurred in early September. Ultimately, OHM Advisors scored and performed the best and was selected as the preferred consultant. On October 10, OHM Advisors met with Staff for a scoping meeting, and then submitted a formal scope and fee (attached) on October 29.

Long-Range Planning Context:



Over the years, City leadership has shown strong support of long-range planning efforts. These efforts have yielded extremely positive results for the community, as evidenced by successful transformations at Kingsdale and along W. Lane Avenue. The following list is not exhaustive but highlights significant forward-looking efforts:

- 2001 Master Plan (2013 internal update)
- 2011 Urban Forestry Master Plan
- 2017 Parks & Rec Comprehensive Plan (2024 internal update)
- 2018 River Ridge/Kingsdale West Study
- 2019 Arts & Culture Master Plan
- 2020 Lane Avenue Study
- 2021-22 Neighborhood Compatibility Review
- 2022-23 Police & Fire Operations Study
- 2024 Envision Henderson Study
- 2025 Housing Study

Alternatives

It is recommended that the City Manager be authorized to enter into contract with OHM Advisors for an amount not to exceed **\$596,693** for an update of the City's Master Plan. If City Council was not supportive of the proposed expenditure, Staff could be directed to reduce the scope of the project and therefore reduce the total fee.

Should City Council decide not to move forward with the Master Plan update at this time, two alternatives would be to either vote to disapprove the proposed ordinance, or vote to postpone the matter to a future date.

Attachments

1.	UA Comp Plan Revised Scope 11.12.25
2.	RFP Response - OHM Advisors
3.	Master Plan RFP - June 2025
4.	Ordinance No. 45-2025



Upper Arlington Master Plan Update

Revised Scope of Services



Revised
November 12th, 2025

Project Approach

The following proposed approach was designed to achieve the objectives outlined in the RFP, and is organized into five phases outlined below. We look forward to collaborating with the City during the initial scoping process to elaborate on task details and adjust the approach as needed to best meet the City's goals.



PHASE I: Launch

Theme: Looking Back (Months 1-5)

Phase I launches the project, establishing the Executive Committee, Steering Committee, and its Subcommittees. Communication and engagement plans are put into action, and existing conditions are modeled.

Key Tasks:

- **Project Orientation:** Meeting with staff to review and refine scope and schedule; form the Steering Committee and Subcommittees
- **Communication Plan:** Develop online web platform, project branding, and draft communication and outreach materials
- **Community Engagement Plan:** Finalize all aspects and details of public outreach
- **Existing Conditions:** Data collection and curation; conduct existing conditions analysis, with a key focus on Parks and Recreation
- **Executive Committee Meeting 1:** Orientation, review communication and engagement plans, and begin Subcommittee recruitment
- **Steering Committee Meeting 1:** Orientation, planning and development history, introduction to existing conditions and trends
- **Steering Committee Meeting 2:** Subcommittees orientation, roles & responsibilities; develop content for Community Survey 1

- **Video Documentary Series 1:** Overview and introduction to the planning process; a look at UA's history, and the importance of planning
- **Speaker Series 1 + 2:** Speakers to be part of the first public meeting to help educate on the process, value of planning, and bring excitement to the event.
- **Stakeholder Focus Group Meetings:** Up to 20 focus groups balanced between the Master Plan and Parks and Recreation Plan
- **Public Meeting 1:** Overview and introduction to the planning process; looking back at UA's history

Phase I Meetings:

- » *Project Orientation Meeting with Staff and subsequent bi-weekly meetings*
- » *Executive Committee Meeting 1*
- » *Steering Committee Meeting 1 and 2*
- » *Stakeholder Focus Group Meetings*
- » *Public Meeting 1*

Phase I Deliverables:

- » *Web/StoryMap Creation*
- » *Existing Conditions Analysis*
- » *Education and Outreach Materials*
- » *Community Engagement Plan*
- » *Data Collection and Curation*
- » *Video Documentary Series Installment 1*
- » *Speaker Series 1 and 2*

PHASE II: Educate & Engage

Theme: Looking Within (Months 6-10)

Phase II will culminate into a community vision and core values (looking within), as well as a first draft future land use map and identified focus areas. The first community survey will poll residents' sentiments on the state of UA today.

Key Tasks:

- **Executive Committee Meeting 2:** Launch Phase II; finalize community survey
- **Community Survey 1:** Online and/or statistically valid methodology, per City direction. (Stat. Valid additional service)
- **Steering Committee Meeting 3:** Present results of Public Meeting 1 and survey; workshop vision & core values with Subcommittees
- **Public Meeting 2:** Present vision & core values and solicit feedback
- **Steering Committee Meeting 4:** Refine vision & core values with Subcommittees; create goals and actions; Land Use Committee creates draft future land use map and identifies focus areas
- **Video Documentary Series 2:** Current community sentiment; articulating a vision
- **Elected Officials Update:** Briefing on work to-date, vision & core values, goals & actions

Phase II Meetings:

- » *Bi-weekly Meetings with Staff*
- » *Executive Committee Meeting 2*
- » *Steering Committee Meetings 3 and 4*
- » *Public Meeting 2*
- » *Elected Officials Update*

Phase II Deliverables:

- » *Web/StoryMap Content*
- » *Vision and Core Values*
- » *Community Survey 1*
- » *Video Documentary Series Installment 2*

PHASE III: Collaborate & Envision

Theme: Looking Forward (Months 11-12)

Phase III is structured around Workshop Weeks, wherein first drafts of the Master Plan and Parks & Recreation Plan are created.

Key Tasks:

- **Executive Committee Meeting 3:** Launch Phase III; prepare for Workshop Weeks
- **Workshop Weeks**
 - Subcommittees, staff, and consultant team work collaboratively, transparently, and in real time to produce the framework for the Master Plan in a series of multi-day workshops
 - Each workshop will be centered around a Subcommittee and topic area, however all Steering Committee members are welcome to attend all workshops
- **Draft Plan Development:** Synthesize preliminary framework into a complete a Draft Master Plan for review
- **Executive Committee Meeting 4:** Review Draft Master Plan
- **Steering Committee Meeting 5:** Review Draft Master Plan (online/virtual)
- **Video Documentary Series 3:** Draft plan story in film

Phase III Meetings:

- » *Bi-Weekly Meetings With Staff*
- » *Workshop Weeks (up to 7 focused, multi-day workshops)*
- » *Executive Committee Meetings 3 and 4*
- » *Steering Committee Meeting 5*

Phase III Deliverables:

- » *Web/Story Map Content*
- » *First Draft Master Plan, First Draft Parks & Recreation Plan*
- » *Video Documentary Series Installment 3*

Upper Arlington Comprehensive Plan Revised Scope - 11.12.25

PHASE IV: Synthesize & Refine

Theme: Looking To Verify (Months 13-16)

In Phase IV, the first draft plans will be reviewed by the Steering Committee and the public, and refined through two additional drafts. A second survey will provide additional verification for these revisions.

Key Tasks:

- **Executive Committee Meeting 5:** Launch Phase IV; prepare for Public Meeting 3
- **Steering Committee Meeting 6:** Refine Draft Plans as a whole and in subcommittees; finalize content for Community Survey 2
- **Public Meeting 3:** Present First Draft Plans and solicit feedback
- **Conduct Community Survey 2:** Test Draft Plan content, solicit feedback and analyze results; online and/or statistically valid methodology, per City direction
- **Video Documentary Series 4:** Getting to know the plans
- **Second Draft Plan Development:** Synthesize public feedback and refine into Second Draft Master Plan, Parks & Recreation Plan
- **Steering Committee Meeting 7:** Report results of Community Survey 2; review and refine Second Draft Plans as a whole and in subcommittees
- **Final Plan Development:** Synthesize and incorporate final refinements into an Adoption Draft Master Plan, Parks & Recreation Plan
- **Online Plan Platform:** To increase access, transparency, and long term implementation tracking, OHM will convert the Comprehensive Plan into an interactive digital GIS platform. This platform will allow the public and staff to click on any geography in Upper Arlington and see the vision, guiding principles, and priorities tied to that place. Each Focus Area, corridor, and initiative can be viewed and explored spatially so the plan becomes a working tool rather than a static document. Most importantly, the platform will include the ability to tag projects and actions as they move forward so the City can track progress over time and report

out what has been advanced, what is in motion, and what is still pending. This creates a direct and visual feedback loop between the plan and implementation.

Phase IV Meetings:

- » *Bi-Weekly Meetings with Staff*
- » *Executive Committee Meeting 5*
- » *Steering Committee Meetings 6 and 7*
- » *Public Meeting 3*

Phase IV Deliverables:

- » *Web/Story Map Content*
- » *Community Survey 2*
- » *Video Documentary Series Installment 4*
- » *Second Draft Master Plan, Second Draft Parks & Recreation Plan*
- » *Adoption Draft Master Plan, Adoption Draft Parks & Recreation Plan*

PHASE V: Finalize & Adopt

Theme: Looking To Celebrate (Months 17-20)

Phase V is a time of celebration as the fully-vetted Master Plan and Parks and Recreation Plans are taken to adoption. The content released in the Video Documentary Series over the course of plan development will be expanded upon and turned into a feature-length film documenting the process, and telling the magnificent story of Upper Arlington - past, present, and future - through its plan. The film will be premiered in UA at a Better Cities Film Festival custom-designed for the community, and later premiered nationally at the annual Better Cities Film Festival in Detroit.

Key Tasks:

- **Executive Committee Meeting 6:** Launch Phase V; prepare for adoption process
- **Steering Committee Meeting 8:** Review Adoption Draft of Master Plan and Parks and Recreation Plan, prepare for Film Festival
- **Adoption:** Assist the Executive Committee with the adoption process (up to three meetings)

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Phase V Meetings (Est. Hours):

- » *Executive Committee Meeting 6*
- » *Steering Committee Meeting 8*
- » *Adoption Meetings (up to three)*

Phase V Deliverables (Est. Hours):

- » *Web/Story Map Content*
- » *Final Master Plan, Final Parks & Recreation Plan*
- » *Final Master Plan Film*
- » *Online Interactive Plan Platform (add. service)*

Optional Services

Speaker Series 3 - 6: Topics may include housing and economic development; parks and recreation, sustainability and disruptive technology.

Better Cities Film Festival: Host a community film festival with a focus on planning and community, with the premiere of the Upper Arlington documentary as the featured film.

Housing Analysis: Housing Analysis: CommunityScale will be working with OHM to develop the Land Use, Housing, and Economic Development Chapter of the Master Plan. As part of this work, CommunityScale will serve in an advisory role, and participate virtually in steering committee meetings. Their role will be to translate the data and conclusions from the 2025 Housing Market Analysis to inform and educate the committee/subcommittee on housing, be the consistent tie to this study, and ensure those findings and recommendations help inform the development of the housing plan. Additional data-driven assessments beyond the scope of the existing housing study, example developer pro formas, or example revenue balance scenarios, may be needed based on the recommendations developed by the steering committee, but would be considered an additional service.

Parks and Recreation Master Plan Additional Services: The parks and recreation master plan will be integrated into the overall plan update process. The specific scope that will be led by Berry Dunn as part of this process is included herein as

Attachment A and is considered part of the overall scope. Optional scope items as part of this work include the following.

- **Capital Costing.** Planning-level cost estimates for priority capital projects using comparable project data, recent construction benchmarks, and input from staff. These estimates will support CIP budgeting, phasing strategies, and funding discussions.
- **Arts and Culture Review.** Assess the City's current arts and cultural assets, programs, and policies. Identify opportunities to strengthen public art, events, creative placemaking, and partnerships with local organizations. Evaluate how arts and culture contribute to community identity, economic vitality, and quality of life, and provide recommendations for enhancing access, funding, and integration with City services.
- **Public Safety Review.** Provide a high-level evaluation of the City's public safety systems, including police, fire, and emergency management, through the lens of community expectations, service delivery, and coordination with other City departments.

Statistically Valid Survey: If requested OHM will conduct a statistically valid survey with a third party provider.

Proposed Fee

Phase	Hrs.	Fee
Phase I	920	\$174,628
Phase II	531	\$97,966
Phase III	826	\$162,839
Phase IV	632	\$115,061
Phase V	108	\$20,159
Total	3017	\$596,653

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Exhibit A - Parks and Recreation Plan Update Scope

Work Plan Summary

- *Market Analysis:* Analyze demographics, past planning documents, benchmarks, and local service providers to assess current conditions and identify key trends, service gaps, and opportunities.
 - *Park and Facility Inventory Assessment:* Evaluate current park conditions, amenities, and usage patterns using GIS and mobility data to identify strengths and opportunities to improve access, equity, and service delivery.
 - *Program and Organization Review:* Assess internal operations, staffing, and recreational programming to identify opportunities for improved service delivery, alignment with community needs, and internal efficiency. Evaluate financial performance, cost recovery, and funding strategies to identify opportunities for long-term financial sustainability and alignment with community priorities.
 - *Action Plan:* Synthesize findings into a clear implementation framework with goals, objectives, capital recommendations, and performance measures, including optional planning-level cost estimates for priority projects. Incorporate reports and findings into a final Comprehensive Plan Update and Chapter in the City Master Plan.
- *services.* This research will inform our understanding of the Department's priorities, past planning efforts, and community expectations.
 - *Benchmarking and National Comparisons:* We will look at comparative trends and available benchmarks for financial sustainability, asset management, programs and services, and related planning aspects. Additional topics may be identified to help understand and prioritize other community concerns, including but not limited to sustainability and resilience, social equity and affordability, and other industry trends.
 - *Alternative Provider Analysis:* We will identify and map other recreational service providers in the region to understand market reach, potential partnerships, and service gaps. This will help assess the competitive landscape and uncover opportunities for collaboration.

Deliverable 1 – Market Analysis Report

2. Park and Facility Inventory Assessment

Work Plan

1. Market Analysis

- *Demographic Profile:* We will analyze population data to identify trends and specific service needs across Upper Arlington. This will allow us to better understand the diverse needs of the community and help ensure that recommendations are tailored to different neighborhood characteristics.
 - *Background Research:* A review of local planning documents, park usage data, and community history will provide context for the current state of parks and recreation
- *Assess Park Inventory:* We will conduct a detailed assessment of existing parks across Upper Arlington, focusing on their amenities and overall condition. This inventory will help identify the strengths, weaknesses, and opportunities for improvement in how parks meet the needs of the community. Our first step will involve a GIS request to gather detailed geographic data on each park, including its location, size, amenities, and current usage.
 - *Mobility Data and User Geo-analysis:* We will use advanced software powered by artificial intelligence (AI) to analyze anonymized and privacy-protected mobile device location data. This technology enables us to assess usage patterns—such as frequency, duration, and travel distance—across Upper Arlington's system. Importantly, all data is aggregated and stripped of any personally identifiable information, helping to ensure individual

Upper Arlington Comprehensive Plan Revised Scope - 11.12.25

privacy is fully protected throughout the analysis process.

- *Level of Service:* We will evaluate the quality, distribution, and accessibility of parks, open spaces, trails, and facilities. This analysis will assess how well existing assets meet current community needs and how effectively they are positioned to serve future growth. We will identify opportunities to close service gaps, make better use of existing resources, and explore potential partnerships. The resulting insights will guide data-driven decisions that promote equity, maximize investment, and deliver long-term value to the community

Deliverable 2 – Level of Service Report

3. Program and Organization Review

- *Operational Assessment:* We will evaluate the Department's existing policies, procedures, agreements, and partnerships to help ensure they align with organizational goals and industry best practices. This review will help identify areas for operational improvement and enhanced service delivery.
- *Organizational Assessment:* An analysis of the staffing structure, roles, and responsibilities will be conducted through staff engagement activities such as surveys, workshops, and leadership meetings. This will allow us to identify opportunities for improving internal efficiency and helping ensure that the Department's resources are aligned with its goals.
- *Recreation Assessment:* We will review current recreational programs and facilities, including participation trends and access, to evaluate their effectiveness. This assessment will provide insights into how well the system is serving the community and inform recommendations for future program offerings and facility improvements.
- *Financial Analysis:* We will review the Department's financial performance, including revenues, expenditures, cost

recovery, and funding sources. This analysis will identify trends, highlight areas for improved financial sustainability, and help ensure alignment with community priorities and best practices in Parks and Recreation financial management.

- *Assess Funding Resources:* Based on the strategic recommendations that arise out of the needs assessment, we will identify recommendations for potential funding sources and mechanisms for the next ten years.

Deliverable 3 – Program and Organizational Assessment Report

4. Parks and Recreation Comp Plan Update

- *Prepare a Key Findings Analysis Matrix:* During the findings phase of each project, our project manager will compile a key findings analysis matrix, identifying focus areas from the various tools and methodologies used to collect information. This matrix will help Upper Arlington determine progress on goals set forth in the plan and will serve as a basis for plan updates in the future.
- *Develop Goals, Objectives, and an Action Plan:* We will work with staff develop Goals, Objectives, and an Action Plan. The Action Plan will contain action steps, mission and vision, strategic themes and objectives, key performance indicators, and mid- and long-term initiatives. The plan will also present prioritized strategic initiatives based on input from the workshops, aligned with a clear timeline for implementation.
- *Develop Capital Recommendations:* Our team will update/develop the Capital Improvement Plan (CIP) including development of a long-range prioritized capital projects list and recommendations for developing a CIP replacement program.

Deliverable 4 + 5 – Draft Parks and Recreation Comprehensive Plan Update and Final Parks and Recreation Plan

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Exhibit B - Urban Forestry Plan Scope Overview

Building on the recently completed tree inventory by Davey Resource Group, the Urban Forestry Plan will establish clear policies and strategies to strengthen, protect, and expand Upper Arlington's tree canopy. The focus will be on canopy equity, right-of-way and private realm planting practices, and policy alignment with current management and best practices in urban forestry. This plan will complement the City's Comprehensive Plan and Parks & Recreation Master Plan efforts currently underway, creating one cohesive vision for a sustainable and equitable urban forest.

Phase 1 – Project Initiation & Integration

- Conduct a kickoff meeting with project taskforce to set goals, schedule, and review and finalize the scope.
- Review existing resources including the Davey Resource Group tree inventory, GIS data, and relevant plans.
- Confirm project goals, deliverables, and community engagement approach.
- Establish coordination points with the ongoing Comprehensive Plan and Parks & Recreation Plan.

Meetings:

- Kickoff with City staff
- Follow-up coordination meeting to confirm data and scope alignment (virtual)

Phase 2 – Organizational Assessment

- Work with Berry Dunn to participate in and integrate the work from the Program and Organization Review in Phase 3 of the Parks and Recreation Plan update scope in the Urban Forestry Plan related to operations and staffing..
- Evaluate current contracting agreements and processes to evaluate effectiveness and best practices for maintenance.

Meetings:

- Work session with taskforce to review organizational assessment.

Phase 3 – Right-of-Way and Private Realm Strategies

- Evaluate current right-of-way tree planting and maintenance practices.
- Review existing management plans and policies and update or develop best-practice guidelines for street tree species diversity, spacing, and maintenance.
- Identify barriers and opportunities for private realm planting—both residential and development-related.
- Prepare a Community Forestry Toolkit to support education, incentives, and neighborhood planting programs.

Meetings:

- Meet with taskforce to review draft strategies and gather input on implementation tools

Phase 4 – Code and Policy Review

- Review zoning, subdivision, and landscape codes for consistency with current urban forestry standards.
- Benchmark against regional and national best practices.
- Prepare a concise Policy and Code Audit Memorandum with recommended updates to:
 1. Tree preservation and replacement
 2. Landscape standards for new development
 3. Incentives for canopy enhancement and native planting
 4. Maintenance and enforcement provisions

Meetings:

- Staff review session to discuss draft recommendations
- Meet with taskforce to discuss policy/code change recommendations

Phase 5 – Urban Forestry Plan Development and Implementation Framework

- Prepare a concise, illustrated Urban Forestry Plan summarizing findings, canopy goals, policies, and actions.
- Include an implementation matrix with lead

Upper Arlington Comprehensive Plan Revised Scope - 11.12.25

- departments, timeframes, and resource needs.
- Align recommendations with the Comprehensive Plan and Parks & Recreation Plan implementation strategies.
- Present the draft and final plan to City leadership.

Meetings:

- Draft Plan Review with taskforce
- Final Presentation (integrated and as part of Master Plan presentations).

Deliverables

- Kickoff summary and project framework
- Operation and management memorandum
- Policy and code audit memorandum
- Draft and Final Urban Forestry Plan
- Implementation Matrix
- Concept design for a pilot neighborhood planting or a “signature green street” corridor.



Request for Proposals

Master Plan

The City of Upper Arlington
Community Development Department
Bid Number: UA25-63



Proposal Due Date
August 4, 2025

August 4, 2025

City of Upper Arlington
Community Development Department
c/o Chad Gibson, AICP
3600 Tremont Road
Upper Arlington, Ohio 43221



Upper Arlington Master Plan

Dear Selection Committee Members:

Upper Arlington stands at an important moment — one that calls for a bold, clear, and community-driven vision to guide its future. We understand the gravity of this work because we have lived it alongside you for the past decade. From the Parks and Recreation Master Plan, Lane Avenue Corridor Plan, Community Center Feasibility Study, Tremont Pool, and Northam Park, we have been working with you and the community to shape Upper Arlington's future. Through these projects, we've demonstrated our ***culture of care*** — one rooted in truly listening to the community, respecting its history, and translating its aspirations into meaningful action.

Our approach to this Master Plan is clear and tested: ***build a vision directly from community aspirations***, then translate that vision into implementable projects, programs, and policies. This plan will not exist as a static document, but as a ***living framework*** with detailed strategies for key focus areas — such as the Mall, Tremont Road, Riverside Drive, and senior housing opportunities near Kingsdale. This is where our team shines. We know how to take community input and shape it into transformative, grounded strategies, as we've proven through our successful work along Lane Avenue, balancing redevelopment pressures with community priorities to create a shared path forward.

To make this plan truly unforgettable, we are bringing on ***Brainstorm Media*** as a creative partner to produce a ***documentary series*** capturing the story of this planning process. This will culminate in a ***community film festival***, a celebration of the City's journey and a powerful platform for unveiling the final plan. We are also excited to partner with ***Better Cities Film Festival***, who will frame the film festival experience and integrate into the speaker series events during the plan's early educational sessions. These creative elements are designed to make the process as inspiring and inclusive as the vision it will deliver.

On a personal note, working with Upper Arlington over the past ten years has been one of the highlights of my career. I've seen firsthand how much this community cares about its future, and I am deeply honored by the opportunity to help craft a plan that reflects its aspirations. This Master Plan isn't just another project for OHM — it's a continuation of our shared journey with Upper Arlington, and we are committed to advancing that journey with the same care, energy, and passion that has defined our partnership from the start.

Sincerely,

A handwritten signature in blue ink, appearing to read "Aaron Domini". The signature is fluid and cursive, with a large initial "A" and "D".

Aaron Domini

Principal and Planning Practice Leader
aaron.domini@ohm-advisors.com | 614.843.0862

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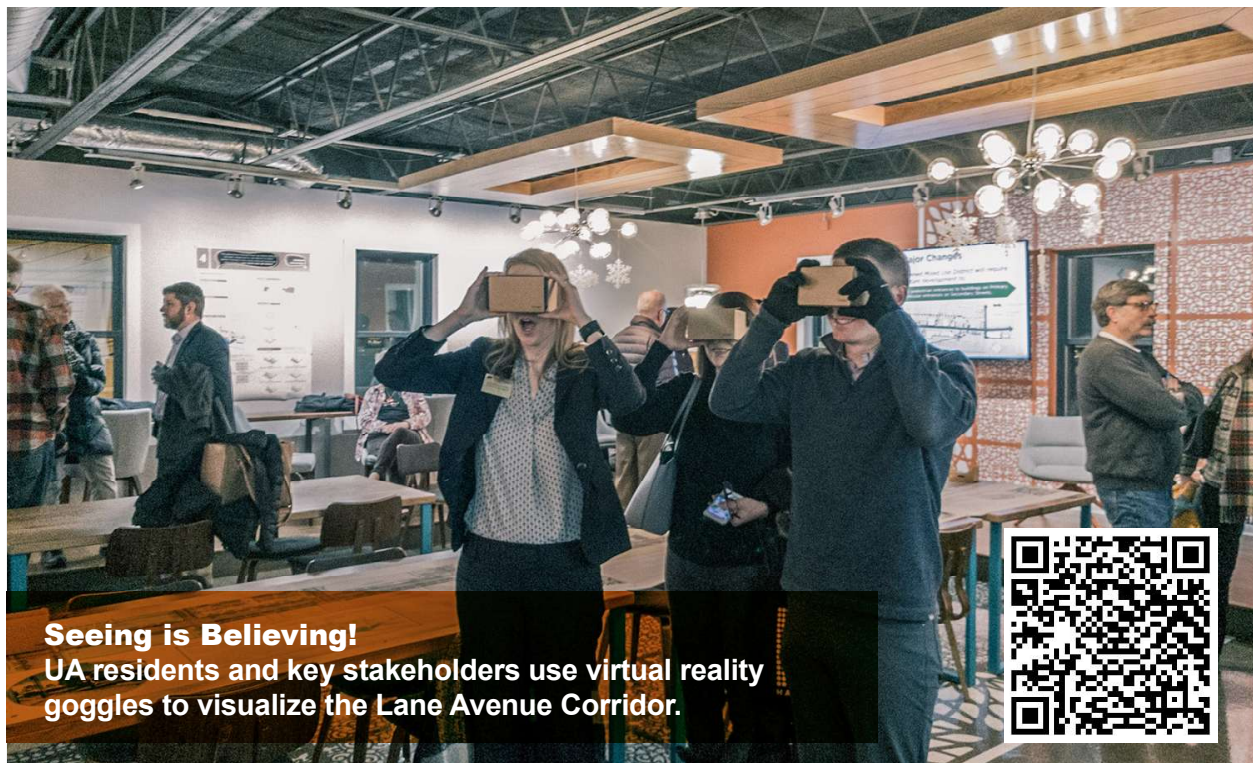
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2. UNDERSTANDING + APPROACH

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3. REQUIRED ATTACHMENTS

- Tax Affidavit
- Affidavit
- Acknowledgement of Required Terms



Seeing is Believing!
UA residents and key stakeholders use virtual reality goggles to visualize the Lane Avenue Corridor.



SECTION ONE:

PROJECT TEAM + QUALIFICATIONS

1. PROJECT TEAM + QUALIFICATIONS

Meet Our Team

OHM ADVISORS



Advancing UA through integrated planning and design.

CIVIC UPLIFT



Fostering positive change and resilient communities through meaningful engagement.

PROS CONSULTING



Positioning UA at the forefront of parks and recreation planning and programming.

BRAINSTORM MEDIA



Capturing community perspectives through visual storytelling to build trust and connection.

BETTER CITIES PROJECT



Amplifying UA's story of community development, locally and nationally.

COMMUNITY SCALE



Driving innovation in urban development & real estate.

Key Staff Qualifications



Aaron Domini \ Principal + Project Manager

30% Available \ 23 years experience \ Master of City & Regional Planning, The Ohio State University; B.S., Sustainable Community Development, Fort Lewis College

Aaron plays a key role in developing a variety of plans for urban, suburban, and regional areas throughout the country. His experience includes community planning, economic development, and public policy. Aaron leads planning projects that build community and promote new economic opportunities for his clients. Passionate about including citizens at the heart of the planning process, Aaron excels at leading and facilitating public participation to build stewardship, consensus, and support throughout the communities he serves. **Select experience includes:** Hudson Comprehensive Plan, Hudson, OH; Perrysburg Comprehensive Plan, Perrysburg, OH; Wooster Comprehensive Plan, Wooster, OH; Medina Comprehensive Plan, Medina, OH; and Comprehensive Parks Master Plan, Upper Arlington, OH.

1. PROJECT TEAM + QUALIFICATIONS



Adam Cook, CNU-A, NCI, FBCI \ Lead Planner

40% Available \ 12 years experience \ MSc. (ABD) Urban and Regional Planning, Eastern Michigan University; B.S., Mathematics/Economics, The University of Michigan-Dearborn

Adam is an experienced planner with expertise in urban design, economics, and community development. He specializes in market analysis and strategic development, bringing a collaborative, detail-oriented approach to building vibrant, resilient communities. **Select experience includes:** Master Plan, Birmingham, MI; Zoning Code, Zionsville, IN; and Unionville Master Plan, Markham, Ontario, Canada.



Carolyn Thurman, AICP \ Community Engagement Lead

25% Available \ 10 years experience \ Master of City & Regional Planning, The Ohio State University; B.S., Psychology (Minor in Economics), Case Western Reserve University

Carolyn is an urban planning and economic development professional with experience advancing inclusive community engagement. Carolyn specializes in designing and leading participatory planning processes that ensure residents, businesses, and stakeholders have a meaningful voice in shaping their communities. **Select experience includes:** Assistant Director of Economic Development & Planning, Franklin County, OH and Deputy Director of Planning & Development, Westerville, OH.



Nels Nelson \ Housing Lead

25% Available \ 16 years experience \ Master of Urban Environmental Management, Wageningen University and Research Center; B.A., Art and Visual Culture, Bates College

Nels brings deep expertise in urban planning, zoning, and spatial data analysis. He has built a strong reputation for delivering swift, accurate, and transparent insights to a wide range of clients. **Select experience includes:** Housing Market Analysis, Upper Arlington, OH; Housing Production Plan, Lancaster, MA; and Housing Needs Assessment, Stowe, VT.



Leon Younger, CPRP \ Parks and Recreation Lead

20% Available \ 40 years experience \ M.P.A., University of Kansas B.S., Kansas State University

Leon is a recognized leader in applying innovative approaches to managing parks and recreation organizations. **Select experience includes:** Comprehensive Parks Master Plan, Upper Arlington, OH; Parks & Recreation Master Plan, Dublin, OH; and Comprehensive Parks & Recreation Master Plan, Carmel Clay Parks & Recreation, IN.



Ron Thielman \ Visual Storytelling Lead

25% Available \ 30 years experience \ Bachelor's Degree, Video Production - Management, Ohio University, 1986

Ron's passion for visual storytelling began at age 10, creating short films with a Super 8 movie camera. He earned his degree in video production, went on to work with CBS and ABC affiliates, and founded Brainstorm Media in 1997. Under his leadership, Brainstorm has earned a reputation for producing engaging, visually compelling content for a wide range of clients.

1. PROJECT TEAM + QUALIFICATIONS

Supporting Cast

KEY STAFF + ROLE	EDUCATION	EXPERIENCE
Jason Sudy  Mobility Planning	<i>Master of City and Regional Planning The Ohio State University; B.A., Political Science, Case Western Reserve University</i>	<i>26 years</i>
Sean Gillian, PE, LEED AP  Transportation & Infrastructure	<i>B.S., Civil Engineering, The Ohio State University</i>	<i>27 years</i>
Anne Herron, PLA  Parks & Landscape Architecture	<i>B.S., Landscape Architecture, The Ohio State University</i>	<i>15 years</i>
Zeke Bolon  3D Modeling & Visualization	<i>B.S., Landscape Architecture, The Ohio State University</i>	<i>8 years</i>
Ramon Fischer  Planning	<i>B.S. in Urban Planning and German Studies, University of Cincinnati</i>	<i>8 years</i>
Kat Donovan  GIS	<i>Master of Urban Planning and Development, Cleveland State University; B.A. in Architectural Studies, Kent State University</i>	<i>9 years</i>
Philip Parnin, CPRP  Parks & Recreation Planning	<i>B.S., Recreation & Parks Management, Indiana University</i>	<i>26 years</i>
Jeff Sauser  Housing	<i>Master of City and Regional Planning and Architecture, Georgia Institute of Technology; B.A. Metropolitan Studies, New York University</i>	<i>15 years</i>
Shayanna Hinkle-Moore  Community Engagement	<i>B.A. in Public Affairs, Public Management & Policy, City and Regional Planning</i>	<i>2 years</i>
Jen Duffy  Visual Storytelling	<i>B.S. in Communication and Media Studies, Miami University</i>	<i>24 years</i>

Past Performance

We offer an extensive portfolio of master plans for communities including:

- Allegheny County, PA
- Avon Lake, OH
- Buckeye Lake, OH
- Fairborn, OH
- Gahanna, OH
- Hilliard, OH
- Hinckley, OH
- Hocking County, OH
- Jeffersonville, OH
- Lorain, OH
- Marysville, OH
- Medina, OH
- Oberlin, OH
- Oregon, OH
- Pataskala, OH
- Reynoldsburg, OH
- Vandalia, OH
- Whitehall, OH
- Baraga Twp, MI
- Livonia, MI
- Farmington, MI

1. PROJECT TEAM + QUALIFICATIONS

Select Case Studies

Hudson Comprehensive Plan

Client Reference: *Greg Hannan, Community Development Director // 330.342.1881 // CommunityDevelopment@hudson.oh.us*



OHM partnered with the City of Hudson to lead a comprehensive planning process to guide growth over the next decade. The suburban city of 23,000 residents sought a plan that honored community values while addressing future development.

Delivered on time and within budget, the project featured a robust engagement strategy developed in collaboration with a 20-member steering committee.

Engagement included workshops, stakeholder interviews, a statistically valid survey, and pop-up events, resulting in thousands of community insights.

The final plan reflected Hudson's values and brought the community together around a shared vision for key redevelopment areas. OHM's clear communication, logistical coordination, and technical expertise helped reinforce the City's reputation for thoughtful and effective planning.

Perrysburg Comprehensive Plan

Client Reference: *Brody Walters, City Planner // 419.872.8010 // pandz@ci.perrysburg.oh.us*

Perrysburg, a growing city of 22,000 with a historic downtown on the Maumee River, partnered with OHM to update its aging Comprehensive Plan. The effort responded to development pressures affecting infrastructure, schools, and community character. OHM collaborated closely with City staff and a steering committee, prioritizing

public engagement through meetings, a phone survey, and an interactive online platform. Over 1,000 residents shared more than 3,000 ideas, which were thoughtfully integrated into the plan. The final plan identified key redevelopment areas and included detailed, market-informed design scenarios. Clear communication and attention to community priorities resulted in a strategic, actionable plan aligned with Perrysburg's vision. *Delivered on time and within budget, the project reinforced OHM's dependability.*

Wooster Comprehensive Plan

Client Reference: *Joel Montgomery, Director of Administration // 330.263.5244 // jmontgomery@woosteroh.com*

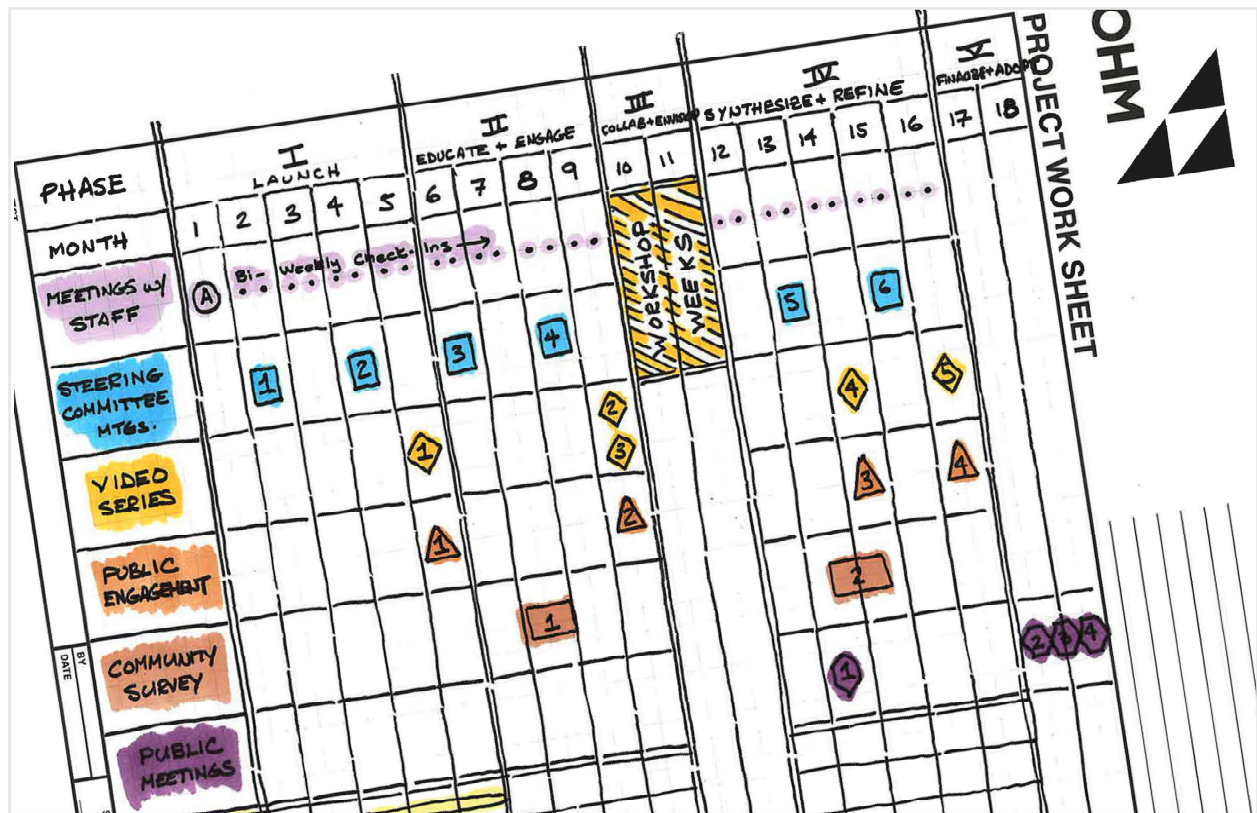


In 2023, the City of Wooster partnered with OHM to create a comprehensive plan guiding land use, zoning, housing, transportation, and economic development for the next decade. *Building on the success of the 2014 plan, the renewed partnership reflected continued trust in OHM's ability to deliver actionable, high-quality solutions.*

The plan serves as a blueprint for Wooster's future, addressing current market, environmental, and transportation trends. It also identifies priority development areas with strong potential for redevelopment and catalytic community impact.

Previous UA Experience

- Lane Avenue Streetscape & Zoning
- Parks and Recreation Master Plan
- Community Center Feasibility Study
- Northam Park & Tremont Pool Improvements



SECTION TWO:

UNDERSTANDING + APPROACH

2. Understanding + Approach

Project Understanding

Upper Arlington began in 1914 as an elegant, garden city retreat, an enclave of tree-lined, curvilinear streets conceived by King G. Thompson and designed by William Pitkin Jr. as a green escape from Columbus. That founding vision—resulting in spacious lots, green corridors, and a deep sense of place—remains intact, even as UA is now fully built and surrounded by one of the fastest-growing regions in the Midwest. This Master Plan offers a rare opportunity: to press “pause,” honor UA’s historic garden city roots and communal values, and deliberately shape a future that balances preservation with promise.

Capturing this opportunity will require a shared framework to guide thoughtful decision-making. The Master Plan will address the pressing needs and emerging opportunities facing Upper Arlington today, while staying grounded in the community’s enduring character. The following Understanding reflects the values, priorities, and challenges that must be considered to shape a future that feels *authentically UA*.

Forge Consensus & Celebrate UA’s Shared Vision. To do this well means more than merely crafting policies, it means bringing people together. This project is an opportunity for Upper Arlington to reflect, listen, and build a shared understanding of what comes next. By creating a process that is open, accessible, and rooted in dialogue, the community can align around a common vision, one that honors its past while embracing the future.

Context First: Build on Past Plans With Parks, Housing, & Corridors. Upper Arlington has a strong foundation of thoughtful plans and community initiatives from parks and open space investments to corridor studies and housing conversations. This planning effort builds on that momentum, weaving together past insights with current needs and future aspirations. By taking a context-first approach, we can ensure that new ideas are not only responsive to changing conditions, but also deeply rooted in the form, character, and values that make Upper Arlington distinct.

Plan New Growth to Fit UA’s Unique Character.

As Central Ohio grows, so too will the pressure for reinvestment and change within Upper Arlington. While the city is largely built-out, strategic infill and redevelopment opportunities will emerge and with them, the responsibility to ensure new growth fits seamlessly within UA’s established fabric. This plan will provide clear guidance to shape development that respects scale, complements neighborhood character, and strengthens the sense of place that residents value so deeply.

Integrate “Missing Middle” Housing Thoughtfully.

As housing needs evolve in Central Ohio, Upper Arlington faces the challenge and opportunity of expanding choice without compromising character. We understand there is a need to build on the housing work completed by Community Scale to thoughtfully integrate “missing middle” housing types including duplexes, townhomes, and accessory dwelling units, which can provide options for residents at all life stages.

Building a Smart, Focused Steering Committee

OHM will help form a multi-tiered Steering Committee built for collaboration. An Executive Committee comprised of a Chair, Co-Chair, and Subcommittee Chairs will lead and coordinate efforts. Subcommittees (five to seven members) will focus on key themes, including:

- Engagement & Outreach
- Land Use, Housing, & Economic Development
- Parks & Recreation
- Mobility
- Sustainability, Resiliency, & Emerging Technologies

This structure taps into community expertise and keeps discussions focused and productive, ensuring a deeply informed and highly actionable plan.

2. Understanding + Approach

Engagement: Creative, Accessible & Uniquely UA. Meaningful planning starts with meaningful conversation—and OHM is well-positioned to lead that dialogue in Upper Arlington. Through our past work in the community, we’ve built a deep understanding of what makes UA unique and how residents prefer to engage. From pop-up events and community sessions to accessible digital platforms, our approach is grounded in creativity, trust, and responsiveness. Together with our teaming partner Civic Uplift, we will build on this foundation to conduct an engagement process that meets people where they are and ensures this plan is shaped by the voices of those who call UA home.

Align with Regional Initiatives & Elevate UA’s Role. Upper Arlington doesn’t plan in isolation—it thrives as part of a dynamic, growing region. As Central Ohio experiences unprecedented growth, regional initiatives like the LinkUS Northwest BRT Corridor, OSU’s Carmenton district, MORPC’s Insight2050 initiative, and Columbus’ Zone In initiative are reshaping how communities connect, grow, and collaborate. OHM brings extensive experience working across these efforts and geographies, positioning us to help UA align local priorities with regional momentum. This plan is an opportunity to elevate Upper Arlington’s voice, influence, and leadership role within the broader Central Ohio landscape.

Make it “Living” — Interactive, Digital & Innovative. A successful plan isn’t just something you read—it’s something you use. To ensure

the Master Plan stays relevant, accessible, and engaging, OHM will craft a digital interactive experience that brings the content to life well beyond the final document. Through our partnership with Brainstorm Media, we’ll deliver a visually rich, user-friendly platform that allows residents, staff, and decision-makers to explore, update, and share the plan in real time, culminating in a **cutting edge documentary series** unveiled at a film festival co-produced with Better Cities. This living format reflects Upper Arlington’s forward-thinking spirit and ensures the plan is engaging and accessible.

Infuse Sustainability Throughout the Plan. Sustainability should be a foundational lens across every aspect of the Master Plan. From stormwater and urban forestry to mobility and redevelopment, environmentally responsible design can help UA remain both resilient and desirable. With growing interest in walkability, green infrastructure, and energy efficiency, the plan should reflect a future that’s climate-smart, ecologically sound, and aligned with regional goals like MORPC’s Sustainable2050.

Plan for Innovation and a Changing Future. Disruptive technologies like autonomous vehicles and smart infrastructure are already reshaping how communities grow. This plan presents an opportunity to help UA proactively adapt to emerging trends while protecting its character. Embracing innovation will ensure the city remains economically resilient, connected, and future-ready in the face of technological change.



Telling UA’s Story Through Film

*In partnership with **Brainstorm Media**, a documentary film will be created to capture Upper Arlington’s Master Plan journey—from the first community conversation to the bold final vision. Through interviews, behind-the-scenes footage, and compelling visuals, the film will highlight the voices and values shaping the plan. Premiering at a local Better Cities Film Festival, and showcased at the national Better Cities Film Festival in Detroit, the film will position Upper Arlington as a leader in creative, community-driven planning—transforming the process into a story the entire community can celebrate and share.*

2. Understanding + Approach

Project Approach

The following proposed approach was designed to achieve the objectives outlined in the RFP, and is organized into five phases outlined below. We look forward to collaborating with the City during the initial scoping process to elaborate on task details and adjust the approach as needed to best meet the City's goals.



PHASE I: Launch

Theme: Looking Back (Months 1-5)

Phase I launches the project, establishing the Executive Committee, Steering Committee, and its Subcommittees. Communication and engagement plans are put into action, and existing conditions are modeled. A bi-monthly speaker series kicks off, bringing locally- and nationally-prominent experts to UA to discuss relevant topics. The theme “Looking Back” understands that the community should study its past to clearly envision its future.

Key Tasks:

- **Project Orientation:** Meeting with staff to review and refine scope and schedule; form the Steering Committee and Subcommittees
- **Communication Plan:** Develop online platform, and draft communication and outreach materials
- **Community Engagement Plan:** Finalize all aspects and details of public outreach
- **Existing Conditions:** Data collection and curation; conduct existing conditions analysis, with a key focus on Parks and Recreation
- **Executive Committee Meeting 1:** Orientation, review communication and engagement plans, and begin Subcommittee recruitment
- **Steering Committee Meeting 1:** Orientation, planning and development history, introduction to existing conditions and trends

- **Steering Committee Meeting 2:** Subcommittees orientation, roles & responsibilities; develop content for Community Survey 1
- **Video Documentary Series 1:** Overview and introduction to the planning process; a look at UA's history, and the importance of planning
- **Speaker Series 1 + 2:** Community Planning 101; Central Ohio conditions and trends
- **Stakeholder Focus Group Meetings:** Up to 20 focus groups balanced between the Master Plan and Parks and Recreation Plan
- **Public Meeting 1:** Overview and introduction to the planning process; looking back at UA's history

Phase I Meetings (Est. Hours):

- » *Project Orientation Meeting with Staff and subsequent bi-weekly meetings (30)*
- » *Executive Committee Meeting 1 (10)*
- » *Steering Committee Meeting 1 and 2 (40)*
- » *Stakeholder Focus Group Meetings (60)*
- » *Public Meeting 1 (30)*

Phase I Deliverables (Est. Hours):

- » *Web/StoryMap Creation (50)*
- » *Existing Conditions Analysis (50)*
- » *Education and Outreach Materials (50)*
- » *Community Engagement Plan (20)*
- » *Data Collection and Curation (50)*
- » *Video Documentary Series Installment 1 (80)*
- » *Speaker Series Installments 1 and 2 (40)*

2. Understanding + Approach



PHASE II: Educate & Engage

Theme: Looking Within (Months 6-10)

Phase II will culminate in a statement of community vision and core values (looking within), as well as a first draft future land use map and identified focus areas. The first community survey will poll residents' sentiments on the state of UA today, and the speaker series will continue bi-monthly.

Key Tasks:

- **Executive Committee Meeting 2:** Launch Phase II; finalize community survey
- **Community Survey 1:** Online and/or statistically valid methodology, per City direction
- **Steering Committee Meeting 3:** Present results of Public Meeting 1 and survey; workshop vision & core values with Subcommittees
- **Public Meeting 2:** Present vision & core values and solicit feedback
- **Speaker Series 3 + 4:** Housing and economic development; parks and recreation
- **Steering Committee Meeting 4:** Refine vision & core values with Subcommittees; create goals and actions; Land Use Committee creates draft future land use map and identifies focus areas
- **Video Documentary Series 2:** Current community sentiment; articulating a vision
- **Elected Officials Update:** Briefing on work to-date, vision & core values, goals & actions

Phase II Meetings (Est. Hours):

- » *Bi-weekly Meetings with Staff (30)*
- » *Executive Committee Meeting 2 (10)*
- » *Steering Committee Meetings 3 and 4 (40)*
- » *Public Meeting 2 (30)*
- » *Elected Officials Update (10)*

Phase II Deliverables (Est. Hours):

- » *Web/StoryMap Content (40)*
- » *Vision and Core Values (45)*
- » *Community Survey 1 (45)*
- » *Video Documentary Series Installment 2 (80)*
- » *Speaker Series Installments 3 and 4 (40)*



PHASE III: Collaborate & Envision

Theme: Looking Forward (Months 11-12)

Phase III is structured around Workshop Weeks, wherein first drafts of the Master Plan and Parks & Recreation Plan are created. The speaker series will conclude with the fifth and sixth installations.

Key Tasks:

- **Executive Committee Meeting 3:** Launch Phase III; prepare for Workshop Weeks
- **Workshop Weeks**
 - Subcommittees, staff, and consultant team work collaboratively, transparently, and in real time to produce the framework for the Master Plan in a series of multi-day workshops
 - Each workshop will be centered around a Subcommittee and topic area, however all Steering Committee members are welcome to attend all workshops
- **Speaker Series 5 + 6:** Sustainability and disruptive technology
- **Draft Plan Development:** Synthesize preliminary framework into a complete First Draft Master Plan for review
- **Executive Committee Meeting 4:** Review First Draft Master Plan
- **Steering Committee Meeting 5:** Review First Draft Master Plan (online/virtual)
- **Video Documentary Series 3:** Draft plan story in film

Phase III Meetings (Est. Hours):

- » *Bi-Weekly Meetings With Staff (15)*
- » *Workshop Weeks (up to 7 focused, multi-day workshops) (300)*
- » *Executive Committee Meetings 3 and 4 (20)*
- » *Steering Committee Meeting 5 (20)*
- » *Speaker Series Installments 5 and 6 (40)*

Phase III Deliverables (Est. Hours):

- » *Web/Story Map Content (50)*
- » *First Draft Master Plan, First Draft Parks & Recreation Plan (200)*
- » *Video Documentary Series Installment 3 (80)*

2. Understanding + Approach

PHASE IV: Synthesize & Refine

Theme: Looking To Verify (Months 13-16)

In Phase IV, the first draft plans will be reviewed by the Steering Committee and the public, and refined through two additional drafts. A second survey will provide additional verification for these revisions.

Key Tasks:

- **Executive Committee Meeting 5:** Launch Phase IV; prepare for Public Meeting 3
- **Steering Committee Meeting 6:** Refine First Draft Plans as a whole and in subcommittees; finalize content for Community Survey 2
- **Public Meeting 3:** Present First Draft Plans and solicit feedback
- **Conduct Community Survey 2:** Test First Draft content, solicit feedback and analyze results; online and/or statistically valid methodology, per City direction
- **Video Documentary Series 4:** Getting to know the plans
- **Second Draft Plan Development:** Synthesize public feedback and refine into Second Draft Master Plan, Parks & Recreation Plan
- **Steering Committee Meeting 7:** Report results of Community Survey 2; review and refine Second Draft Plans as a whole and in subcommittees
- **Final Plan Development:** Synthesize and incorporate final refinements into an Adoption Draft Master Plan, Parks & Recreation Plan

Phase IV Meetings (Est. Hours):

- » *Bi-Weekly Meetings with Staff (25)*
- » *Executive Committee Meeting 5 (10)*
- » *Steering Committee Meetings 6 and 7 (40)*
- » *Public Meeting 3 (30)*

Phase IV Deliverables (Est. Hours):

- » *Web/Story Map Content (50)*
- » *Community Survey 2 (45)*
- » *Video Documentary Series Installment 4 (80)*
- » *Second Draft Master Plan, Second Draft Parks & Recreation Plan (200)*
- » *Adoption Draft Master Plan, Adoption Draft Parks & Recreation Plan (100)*

PHASE V: Finalize & Adopt

Theme: Looking To Celebrate (Months 17-20)

Phase V is a time of celebration as the fully-vetted Master Plan and Parks and Recreation Plans are taken to adoption. The content released in the Video Documentary Series over the course of plan development will be expanded upon and turned into a feature-length film documenting the process, and telling the magnificent story of Upper Arlington - past, present, and future - through its plan. The film will be premiered in UA at a Better Cities Film Festival custom-designed for the community, and later premiered nationally at the annual Better Cities Film Festival in Detroit.

Key Tasks:

- **Executive Committee Meeting 6:** Launch Phase V; prepare for adoption process
- **Steering Committee Meeting 8:** Review Adoption Draft of Master Plan and Parks and Recreation Plan, prepare for Film Festival
- **Better Cities Film Festival:** Host a community film festival with a focus on planning and community, with the premiere of the Upper Arlington documentary as the featured film
- **Adoption:** Assist the Executive Committee with the adoption process (up to three meetings)

Phase V Meetings (Est. Hours):

- » *Executive Committee Meeting 6 (10)*
- » *Steering Committee Meeting 8 (20)*
- » *Adoption Meetings (up to three) (20)*

Phase V Deliverables (Est. Hours):

- » *Web/Story Map Content (50)*
- » *Final Master Plan, Final Parks & Recreation Plan (40)*
- » *Final Master Plan Documentary Film and Better Cities Film Festival (500)*



SECTION THREE:

REQUIRED ATTACHMENTS

**CITY OF UPPER ARLINGTON
TAX AFFIDAVIT**

**DELINQUENT PERSONAL PROPERTY TAX STATEMENT
(O.R.C. SECTION 5719.042)**

I, Aaron Call, Vice President, Ohio Of _____
Name Title

Orchard, Hiltz & McCliment, Inc. (dba OHM Advisors) affirm that at the time that I
Name of Company

Submitted the Bid for the UA25-63 (Request for Proposals to Update the Upper Arlington Master Plan

to the City of Upper Arlington on this 4 day of August, 2025

that OHM Advisors was/was not charged with
Name of Company (circle one)

delinquent Personal Property Taxes by the Franklin County Auditor or any other
county at the time the bid was submitted.

(If Personal Property Taxes are delinquent, complete the following sentence):

The amount of delinquent Personal Property Taxes due Franklin
(insert county)
County are 0 and unpaid penalties and interest are 0.

Signature *Aaron Call*

Company OHM Advisors Date 7/29/25

Before me appeared Aaron Call on this 29th day
of July, 2025

Keira Darter
Notary Public



KEIRA DARTER
Notary Public
State of Ohio
My Comm. Expires
October 2, 2029

AFFIDAVIT

(TO BE FILLED IN AND EXECUTED IF THE CONTRACTOR IS A CORPORATION.)

COUNTY OF: Wayne

STATE OF: Michigan

Tracey R Poteat, being duly sworn, deposes and says
(NAME OF AFFIANT*)

that he/she is Secretary of Orchard, Hiltz & McCliment, Inc. (dba OHM Advisors), a
(NAME OF CORPORATION)

Corporation organized and existing under and by virtue of the Laws of the State of Michigan

and having its principal office at 34000 Plymouth Road Wayne
(NUMBER & STREET) (COUNTY)

Livonia Michigan 48150
(CITY) (STATE) (ZIP)

Affiant further says that he is familiar with the records, minutes, books and by-laws of

Orchard, Hiltz & McCliment, Inc.
(NAME OF CORPORATION)

Affiant further says that Aaron Call
(NAME PERSON(S) SIGNING CONTRACT DOCUMENTS)

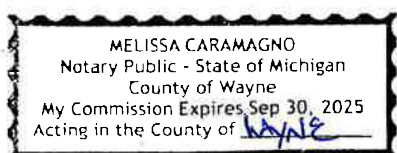
Is duly authorized to sign any contract documents covered by this bid, for said corporation by virtue of
its Resolution of Corporate Authority, adopted June 18, 2025
(State provision of by-laws or Resolution of Board of Directors. If by Resolution, give date of adoption)

Tracey R. Poteat
Signature of Affiant*

Sworn to me this 28 day of July, 2025.

Melissa Caramagno
Notary Public

*Affiant must be someone other than the Signer of the Proposal of Contract.

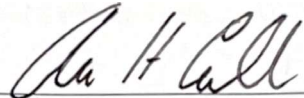


Acknowledgement:

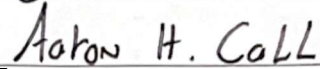
The undersigned hereby acknowledges that:

- The undersigned has read and understands the terms and conditions of the RFP, including the required contract terms.
- The undersigned has the lawful authority to sign this document on behalf of the Proposer.
- If the Proposal is selected, the undersigned's signature incorporates the required contract terms into the final contract and shall supersede any subsequent contract terms provided by the Proposer, unless otherwise agreed to by the City.

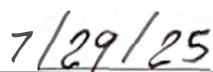
Signature: _____



Print Name: _____



Date: _____





City of **Upper
Arlington®**

Request for Proposals to Update the Upper Arlington Master Plan

Community Development Department

Bid Number: UA25-63
Issue Date: June 23, 2025
Close Date and Time: August 4, 2025 @ 3:00 PM

- ✓ Bid Requirements
- ✓ Bidding Forms
- ✓ Required Contract Terms
- ✓ Information to Bidders

Notes:

- Bidder must quote firm or fixed prices for a period of 60 calendar days, unless otherwise noted in the specifications.
- The bid prices or agreed price will remain firm once a purchase order has been issued and delivered to the Bidder/Vendor.
- By submitting a bid for the City's consideration, bidder acknowledges and agrees that the attached terms will be part of any contract with the City.

Response due date and time:
Monday, August 4, 2025
3:00 p.m., E.S.T.

Deliver to:
City of Upper Arlington
Community Development Department
c/o Chad Gibson, AICP
3600 Tremont Road
Upper Arlington, Ohio 43221

REQUEST FOR PROPOSALS

Date:	June 23, 2025
Local Authority:	City of Upper Arlington, Ohio
Project Name:	Upper Arlington Master Plan Update
Project Extents:	City of Upper Arlington Corporate Boundaries
Response Deadline:	Monday, August 4, 2025
Time:	3:00 p.m.
Location:	3600 Tremont Road, Upper Arlington, OH 43221
Number Copies:	3 hard copies, 1 electronic

The City of Upper Arlington (population 36,000) is seeking proposals for services necessary to update the community's Master Plan. The current Master Plan was adopted in 2001 following a three-year visioning process and included eight defined study areas that set the course for thoughtful redevelopment.

The Master Plan was updated internally in 2013 and has since been supplemented and supported by several key planning efforts such as: the 2017 Parks & Recreation Comprehensive Plan, the 2018 River Ridge/Kingsdale West Study, the 2019 Arts & Culture Master Plan, the 2020 Lane Avenue Planning Study, the 2021 Economic Development Blueprint, the 2021-22 Neighborhood Compatibility Review, the 2022-23 Police and Fire Operations Study, the 2024 Envision Henderson Study, and the 2025 Housing Market Analysis Study. Additionally, infrastructure projects are guided by the annually updated 10 Year Capital Improvement Program along with a 2025 Facilities Assessment. These successful planning efforts will provide context to the Master

Plan update but should not be replicated. Some of the Development Plans can be found on the City's website at <https://upperarlingtonoh.gov/community-development/>.

Concurrent with significant regional growth, the City of Columbus, Upper Arlington's surrounding neighbor, recently adopted a significant update to their zoning code (Zone In), which could dramatically transform development along key adjacent corridors. The Central Ohio Transit Agency (COTA) will be installing a bus rapid transit line near the City's north and east boundaries in 2030. The Ohio State University is redeveloping its West Campus into "Carmenton", which seeks to add millions of square feet of commercial and research uses, creating nearly 10,000 jobs. The establishment of Quarry Trails Metro Park on the City's western border has created recreational opportunities which have yet to be fully realized. Finally, the recent opening of the Bob Crane Community Center at Kingsdale has fulfilled a major social, programmatic, and recreational need in the community.

The Master Plan update will be directly impacted by extensive community outreach and involvement, including public meetings (in both remote and in-person formats), surveys, focus groups, pop-ups and similar events that will be held to identify significant community issues. A committee of residents will be appointed by City Council to help guide the planning process. The Upper Arlington Board of Zoning and Planning (BZAP), Parks and Recreation Advisory Board and City Tree Commission will also be involved in the plan process. City Council will approve the final plan.

The consultant team will work heavily with all elements of the City of UA government. While land use and parks planning are central to this project, this effort should touch on all elements of City government operations.

The result of this project will be a dynamic and innovative Master Plan that sets out the strategic vision for the City of Upper Arlington, and guides future development, investment and decision-making for the next 10-20 years. In addition to the more traditional areas of focus in a Master Plan, the following must also be included:

- Development of a strategic framework for the City of Upper Arlington. (Mission, Vision, and Values or an equivalent framework.)
- Development of a tactical framework to plan for key elements of city operations and community development such as housing, economic development, community facilities, safety, resilience, recycling and green initiatives, infrastructure and transportation.

- Consideration of appropriate areas for alternate housing types (a.k.a. ‘missing middle’ housing) such as townhomes, duplexes, and similar non-single-family dwellings. Additionally, the study should consider the appropriateness of accessory dwelling units. Findings should balance the addition of alternate housing types with the preservation of the community’s highly desirable single-family residential neighborhoods.
- An element of the project will include the development of a guiding document for Parks and Recreation to serve as a successor to the 2017 Parks and Recreation Comprehensive Plan and incorporates the 2025 tree canopy assessment for the creation of an urban forestry plan.
- The plan should include a forward-looking perspective that thoughtfully considers the potential influences of emerging technologies. It must be forward-looking enough to consider potential impacts from AI and other disruptive innovations as it relates to the community.
- The final document must be transformed into an ArcGIS Story Map or other livable document for easy public access and interpretation.

1. Scope of Services

The scope of services follows. Note that modifications to better meet the project objectives will be accepted and will be evaluated in the firm’s understanding and approach.

1.1 Project Vision:

Consultant will lay out its overall understanding of the project and provide a comprehensive vision for the project, including but not limited to project management, community outreach, collaboration with staff, research needs, data analytics, and structure and delivery of the final work product.

1.2 Project Schedule:

The Consultant shall prepare and maintain a project schedule that includes periods for ample public input, reviews, and approvals with an estimated project completion date. Staff anticipate a two-year process from start to finish.

1.3 Attendance at progress meetings, public input meetings, and council meeting presentations, including the preparation of presentations and exhibits.

1.4 Review of existing regulations and policies, and an evaluation of potential upgrades or modifications, including any potential legal review or case study.

1.5 An estimate of staff hours required for tasks outlined in the scope of work, if authorized, should be provided. These tasks may include, but are not limited to:

- Review and recommendation on existing policies and regulations
 - Public Outreach and Meeting attendance
 - Report creation
- 1.6 The Master Plan should build from those plans and studies adopted or accepted within the last ten years. The creation of additional review boards, a new zoning ordinance, historic structure review or streamlined process mapping is not to be included.
- 1.6 Optional survey as an ‘add-on’ to supplement 2025 community survey. Information about the current survey can be found at <https://upperarlingtonoh.gov/?s=survey> .
- 1.7 Other items not listed, however, beneficial to the overall creation of the Plan.

2. Submittal Requirements

- 2.1 Proposals will be received by the City until **3:00 PM E.S.T. on August 4, 2025**. All questions must be submitted through IonWave by July 14, 2025 and responses will be provided by July 21, 2025.

Submit Proposal Package to:

City of Upper Arlington
Community Development Department
3600 Tremont Road
Upper Arlington, Ohio 43221

Attention: Chad Gibson, AICP
Community Development Director
cgibson@uaoh.net

Please be advised that failure to comply with the following criteria will be grounds for disqualification:

- 2.1.1 Receipt of submittal by the specified date and time
- 2.1.2 Three hard copies and one electronic copy of the proposal submitted as specified
- 2.1.3 Adherence to maximum page limits (this includes the proposal and cover letter)
- 2.1.4 Deposit of submittal in correct location (the City is not responsible for responses that are not received by the Community Development Department at 3600 Tremont Road)
- 2.1.5 Prohibition against contact or communication with any elected official, representative, or employee of the City of Upper Arlington regarding this

solicitation or the type of work contemplated therein, unless otherwise provided for within subsequent instructions. The City is not responsible for the accuracy of the information received outside of IonWave.

2.1.6 Any potential conflict of interests

Submittals are not returnable and will become the property of the City of Upper Arlington. Please be advised that once awarded, they become "public record" and are available to all for inspection and copying, upon request.

2.2 Proposal Format (only the following format will be accepted):

2.2.1 Submit proposals in a sealed envelope. The firm name and project title shall be displayed on the front of the envelope. Three hard copies and one electronic copy shall be provided.

2.2.2 Consultant shall limit the proposal to no more than ten (10) total pages including the cover letter. The 10 pages does not include the proposal cover, table of contents, or sections dividers. A 'page' is one side of a sheet of paper with text, graphics, etc. If both sides of a sheet of paper have text, that is two pages.

2.2.3 The proposal shall be accompanied by a one-page cover letter that shall be bound with the proposal as the first page inside of the front cover.

2.2.4 All pages shall be 8-1/2" by 11", with 1-inch margins (headers and footers may encroach with the margins).

2.2.5 The minimum font size shall be 11 point, Times New Roman or Arial.

3. Evaluation Criteria

3.1 Project Team (based on the training, education, experience, and availability of the individuals assigned to the project) (20 points)

3.2 Past Performance (past performance on similar projects based on quality of work, ability to meet deadlines, previous communication history, organizations skills, and the ability to maintain a project budget) (30 points)

3.3 Understanding of Project/Project Approach (35 points)

3.4 Quality of RFP response in terms of research, accuracy and graphics (15 points)

4. Selection Process

Following City review of all proposals, in-person interviews of the finalists may be scheduled. The firm ranked highest in the Technical Proposals will be deemed to be the most-qualified firm and will be selected to negotiate Scope and Fee for the work.

RECORD OF ORDINANCES

CITY OF UPPER ARLINGTON
STATE OF OHIO

ORDINANCE NO. 45-2025

TO AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT WITH OHM ADVISORS FOR THE MASTER PLAN UPDATE AND TO APPROPRIATE FUNDS

- WHEREAS,** the City of Upper Arlington seeks to update its Master Plan to provide a clear, forward-looking framework to guide community growth, development, and public investment; and
- WHEREAS,** the Master Plan update will evaluate existing conditions, analyze demographic and market trends, incorporate community input, and provide strategic direction on land use, housing, transportation, sustainability, public spaces, infrastructure, and economic development; and
- WHEREAS,** the update will be completed through a five-phase process including committee formation, community visioning, draft plan development, public review, and plan adoption; and
- WHEREAS,** the City issued a Request for Proposals on June 30, 2025, for consulting services for the Master Plan update and received ten qualification packages by August 4, 2025; and
- WHEREAS,** after staff review, scoring, and in-person interviews with the top four firms in early September, OHM Advisors was identified as the highest-rated and preferred consultant; and
- WHEREAS,** it is therefore recommended that City Council authorize the City Manager to enter into contract with OHM Advisors; and
- WHEREAS,** work on the Master Plan update will begin in 2025, requiring adjustment of appropriations included in the 2026 Adopted Budget and the 2026 Biennial Budget Supplement.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Upper Arlington, Ohio:

SECTION 1. The City Manager is hereby authorized to enter into contract with OHM Advisors for the Master Plan update, for an amount not to exceed \$596,693.

SECTION 2. The Finance Director is hereby authorized and directed to amend the 2026 Biennial Budget Supplement to appropriate and transfer funds from the General Fund unencumbered balance to the General Fund –

City Manager – Other Personal Services category to support project activities beginning in 2025.

SECTION 3.

The City Manager, Finance Director, and the City Attorney are hereby authorized to take all actions, including the execution of all documents or amendments necessary to enter into, implement, and administer the agreement, that are not substantially inconsistent with this ordinance.

SECTION 4.

This ordinance shall take effect immediately upon passage.