
Regular Council Meeting



Agenda

6:00 PM July 10, 2025

Teri Murphy, Mayor

Council Members:

Ora Allen..... At-Large
Donald Burchett..... At-Large
Mike Daugherty..... Ward 1
Dave Miller..... Ward 2
Shirley Whitt..... Ward 3
Jeanette Marcus..... Ward 4

Michael Davis, City Manager
Martina Dillon, Law Director

Payne Recreation Center • 3800 Main Street, Moraine, OH 45439

I. Regular Meeting Call to Order

- A. Roll Call
- B. Pledge of Allegiance
- C. Approval of Minutes
 - 1. Regular City Council Meeting Minutes - June 26, 2025
- D. Special Presentations

II. Public Hearing - R-01-2025: Zoning District Change of 2705 Lehigh Place from R-4 to B-1

- A. Open Public Hearing
- B. Staff Report
- C. Opponents/Proponents
- D. Close Public Hearing - R-01-2025: Zoning District Change of 2705 Lehigh Place from R-4 to B-1

III. Reports from the Following

- A. Finance Committee
- B. Finance Director
- C. Committee of the Whole
- D. City Manager
 - 1. City Manager's Report - July 10, 2025
- E. Law Director
- F. Mayor
 - 1. Mayor's Court Monthly Report - May 2025

IV. Guest Speakers - None

V. Business

(Anyone wishing to raise a question about any piece of legislation listed on this agenda will have three (3) minutes at this time. All other topics to be addressed to Council will be heard later in this meeting.)

Ordinances

- 2191-25 An Ordinance to amend Moraine Codified Ordinance Section 159.01 entitled "Competitive Bidding".

Resolutions

- 8165-25 A Resolution approving the Plan of Operation and Governance for the Miami Valley Communications Council Natural Gas Aggregation Program for the purpose of jointly establishing and implementing a natural gas program.
- 8166-25 A Resolution to repeal prior Resolution No. 7880-22 and hereby approve a revised

fee schedule for Ellerton Cemetery.

Voice Vote

- VI. Persons Appearing Before Council**
- VII. Any Other Business**
- VIII. Executive Session**
- IX. Adjournment**

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 26, 2025

Public Hearing - Natural Gas Aggregation Plans of Operation and Governance

Open Public Hearing

Mayor Murphy opened the Public Hearing concerning Natural Gas Aggregation Plans of Operation and Governance at 6:00 PM.

Law Director Martina Dillon administered an Oath to Mr. Phil Dysard of Palmer Energy.

Staff Report

Mr. Dysard stated that Palmer Energy is the independent energy consultant for Miami Valley Communications Council (MVCC). He said Palmer Energy assists in running the electric aggregation program for MVCC. He noted this is the second public hearing for the natural gas aggregation program. He said the natural gas opt-out aggregation program is similar to the electric aggregation program. He reported that this program was passed on the ballot several years ago. He said the same communities are going out to bid except for two who still have to pass the natural gas aggregation ballot language. He reviewed the bid process. He stated that once an agreement is ready and executed, there is an opt-out period. Mr. Dysard noted that Palmer Energy is looking to start the program in October, and the opt-out letters would go out to residents in August. He said only customers of Centerpoint Energy are eligible, and those in the PIP Plan would not be eligible for the program. He said a customer who is currently enrolled with another supplier for gas would not be included in the initial opt-out. He explained how the opt-out process works. He said customers can leave or join the program at any time. He noted that with the gas rate it is more difficult to present a savings as the gas prices change frequently. He said the program fixed rate offers budget stability and acts as a cost ceiling.

Mayor Murphy asked what is the length of the contract?

City Manager Michael Davis said with the volatility in other countries, this program may get pushed back a month or two. He said two options were quoted, 20 month and 12 month, and he believes MVCC is looking at the 20 month option.

Mr. Dysard said Palmer Energy makes a recommendation to MVCC and then MVCC decides which option to choose.

Mayor Murphy said utility delivery costs are high and asked if there is any way to regulate those costs.

Mr. Dysard said those costs are regulated by the Public Utilities Commission of Ohio, and Palmer Energy only handles what is actually used.

Mrs. Whitt asked if there is a limit how many times a person can opt in or out?

Mr. Palmer said there is no limit, but there is a lead time to change the contract. He said Palmer Energy assists the public with questions and enrollment. He confirmed for an audience member that small businesses are eligible for the aggregation program as well if the business is at or below 500 Mcf (thousand cubic feet).

Mrs. Erica Watts asked if residents are paying the same as a small business, will the resident get reimbursed for their charges?

Mr. Palmer and Mr. Davis explained that every account is getting the same rate and consumers are being charged based on their own usage.

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 26, 2025

Ms. Marcus asked if pooling business and residential accounts helps keep rates down?

Mr. Palmer replied that the higher usage makes the load look more attractive when put out to bid. He said a resolution from the City is necessary for the City to join the natural gas aggregation program.

Opponents/Proponents

No one spoke for or against natural gas aggregation.

Close Public Hearing - Natural Gas Aggregation Plans of Operation and Governance

Mayor Murphy closed the public hearing concerning Natural Gas Aggregation Plans of Operation and Governance at 6:17 PM.

Regular Meeting Call to Order

Meeting called to order 6:18 PM.

Roll Call

Teri Murphy	Mayor	Present
Donald Burchett	At-Large	Absent
Ora Allen	At-Large	Present
Mike Daugherty	Ward 1	Present
Dave Miller	Ward 2	Present
Shirley Whitt	Ward 3	Present
Jeanette Marcus	Ward 4	Present

Staff Attendance:

City Manager Michael Davis	Law Director Martina Dillon
Deputy Police Chief Jason Neubauer	Fire Chief Traci Kuzminski
Finance Director Annetta Williams	Street Superintendent Chris Dunn
Build. Maint. Superintendent Rocky Bangert	Build. & Zoning Admin. Brent Carpenter
City Planner Nick Sorice	Public Information Officer Aaron Vietor
Parks and Recreation Director Brent Shane	Clerk of Council Karen Powell

Mrs. Whitt moved to excuse Mr. Burchett's absence.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Shirley Whitt
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus
NAYS: None
ABSTAIN: None

Pledge of Allegiance

Mayor Murphy led the Pledge of Allegiance.

Approval of Minutes

Regular City Council Meeting Minutes - June 12, 2025

Mayor Murphy asked if there were any changes or corrections to the June 12, 2025, Regular Council meeting minutes.

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 26, 2025

Clerk of Council Karen Powell stated a correction is needed under Staff Attendance as she listed the Finance Director as being in attendance instead of Deputy Finance Director Lora Perry. Hearing no other corrections, the minutes were approved as submitted with one correction.

Special Presentations - None

Reports from the Following

Finance Committee

No report.

May Finance Director Report

No additional report.

Committee of the Whole

Ms. Marcus noted the last Committee of the Whole meeting was on June 12, 2025. She reported there would be a meeting this evening.

City Manager

City Manager's Report - June 26, 2025

Mr. Davis said there is nothing further unless there are questions regarding the City Manager's Report.

Law Director

No report.

Mayor

Mayor's Court Monthly Report - April 2025

Mayor Murphy reported for the month of April 2025, Mayor's Court received \$20,580.00. She noted after various expenses and disbursements, a total of \$16,034.00 was deposited into the General Fund.

Guest Speakers - None

Business

Ordinances

2177-25 An Ordinance amending Moraine Codified Ordinance Chapter 149 ("Merit System Commission") to incorporate updated Merit System Commission Rules and Regulations therein.

Ms. Allen said this is the second reading of the Ordinance. She noted that adoption of this legislation will codify changes made to the Merit System Commission Rule Book in October

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 26, 2025

2024, and will bring the MSC Rules current in the Moraine Codified Ordinances. Ms. Allen moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Ora Allen
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus
NAYS: None
ABSTAIN: None

2189-25 An Ordinance approving amendment to the Table of Organization and approving a Memorandum of Understanding with the Dayton Public Service Union Ohio Council 8, Local 101, AFSCME, AFL-CIO.

Ms. Marcus reported that this Ordinance allows for a change in the TO Chart, which require new hires to the Streets Division to possess a Commercial Drivers License (CDL) upon hire. She said this is the second reading and moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Jeanette Marcus
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus
NAYS: None
ABSTAIN: None

2191-25 An Ordinance to amend Moraine Codified Ordinance Section 159.01 entitled “Competitive Bidding” .

Mr. Daugherty remarked that this legislation approves changes to the Moraine Codified Ordinances clarifying competitive bidding processes when two or more same bids are received. He said this is the first reading, and second reading and vote will take place at the July 10, 2025, Regular City Council meeting.

Resolutions

8162-25 A Resolution approving membership in the National League of Cities.

Mr. Daugherty said this legislation approves Council membership in the National League of Cities for 2025-2026 at a cost of \$1,314.00 in annual dues. Mr. Daugherty moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus
NAYS: None
ABSTAIN: None

8163-25 A Resolution authorizing the City Manager to enter into a Memorandum of Understanding with the Board of Education of the West Carrollton City School District for the provision of a School Resource Officer for the 2025-2026 school year.

Mr. Miller reported that this Resolution allows the City Manager to enter into an agreement with the West Carrollton City Schools to provide continued SRO services for the 2025-2026 school year. Mr. Miller moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Dave Miller

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 26, 2025

AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus
NAYS: None
ABSTAIN: None

8164-25 A Resolution accepting the bid of and authorizing the City Manager to enter into a contract with Buck Pavement Restoration, LLC for the 2025 Crack Sealing Program for the total amount of \$69,600.00 and further authorizing the City Manager to execute needed change order(s), if any, in specified amount.

Mr. Daugherty stated this Resolution awards the 2025 Crack Sealing Program to Buck Pavement Restoration, LLC with the accepted bid amount of \$69,600.00 and approves a total of \$76,560.00. He moved to approve.

RESULT: Passed (*Yes 6, No 0, Abstained 0*)
MOVER: Mike Daugherty
AYES: Teri Murphy, Ora Allen, Mike Daugherty, Dave Miller, Shirley Whitt, Jeanette Marcus
NAYS: None
ABSTAIN: None

Voice Vote - None

Persons Appearing Before Council - None

Any Other Business

Parks and Recreation Director Brent Shane reminded all about the July 4, 2025, Star Spangled Boom at Wax Park. He noted the festival begins at 6:00 p.m., Stranger plays at 7:00 p.m., and there are 15 food trucks.

Deputy Police Chief Jason Neubauer congratulated Sgt. Andrew Dyer who is graduating from Police Executive Leadership College tomorrow. He noted the program is a three-month-long intensive leadership program, and he said the Fire Division is proud of Sgt. Dyer's accomplishment.

Mrs. Whitt said Council recognized Deputy Chief Neubauer at the last Regular City Council Meeting, and he was not in attendance. Council applauded Deputy Police Chief Neubauer for his accomplishments.

Ms. Marcus asked Deputy Chief Neubauer if the driver who hit the City sign on Lehigh Place and Ned Drive was caught.

Deputy Chief Neubauer said he would look into that for Ms. Marcus.

Mr. Shane reported the Shane Miller Disc Golf Tournament is Saturday, June 28, 2025, at Deer Meadow Park.

City Planner Nick Sorice shared with Council an update on the sign project and noted that 14 signs have been installed. He said the signs help bring a fresh look to the City, help with the branding, and help with the Comprehensive Plan as well. He invited Council to contact him with any questions.

Ms. Allen said the signs look great. She asked Mr. Sorice about the durability and lifespan of the signs.

RECORD OF PROCEEDINGS

Minutes of City Council

Held June 26, 2025

Mr. Sorice said the City is hoping for a ten-year cycle. He said the wooden signs are probably from the 1990's. He said the aluminum signs will not rust and will hopefully last at least ten years. He said he and Mr. Shane will work on new wayfinding signs for the City.

City Manager – No report.

Law Director – No report.

Finance Director – No report.

Clerk of Council – No report.

Ms. Allen invited everyone out to the 4th of July celebration.

Ms. Marcus said she and Ms. Allen attended the First Suburbs Consortium meeting. She said a representative from the Montgomery County Engineering Division discussed roads and bridges. She said he gave out a very nice map, and if anyone would like to see the map it is available on the Montgomery County Engineering website.

Mrs. Whitt wished everyone a Happy 4th of July.

Mr. Miller complimented Mr. Sorice regarding the sign project. He said he, Mr. Sorice, Aaron Vietor, and Kim Wallace are on a subcommittee to upgrade historical markers. He said hopefully they will have a recommendation soon. He said the signs will have QR codes so the public can read about Moraine's history.

Mr. Daugherty said he is excited about the installation of the new streetlights. He invited everyone out to the 4th of July celebration.

Mayor Murphy congratulated Sgt. Dyer on his training. She also invited everyone to the 4th of July celebration. She said the City of Moraine puts on a good fireworks show. Mayor Murphy thanked the Miami Valley Communications Council for broadcasting this meeting live as well as any future rebroadcasts.

Executive Session - None

Adjournment

Open Public Hearing

Department: Clerk of Council

Request: Presentation

Item Background and Purpose:

The Moraine Planning Commission held a Public Hearing on May 20, 2025 regarding the Zoning District Change of 2705 Lehigh Place from an R-4 District to a B-1 District. This public hearing is taking place as Planning Commission voted all 5 ayes for the recommendation of a Zoning District Change from R-4 to B-1 for the 2705 Lehigh Place property. This is a formality of MCO Chapter 1127 as all legal notices were posted. The City Planner will ask for legal legislation to be drafted in the July 10 COW Meeting, following the Public Hearing, in order for a first reading/voting to take place by City Council at the July 24 Meeting, followed by a second reading/voting at the August 14 Meeting.

Financial Impact:

Is Item Budgeted?: No

Funding Source: N/A

Attachments:

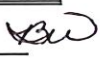


City of Moraine Planning Commission

Application for Zoning District Change

Revised 1/2006

Received via Email by Nick Sorice 04/29/2025

Paid: 4-29-25 

Office Use (This Section only)

Receipt # 6782

Date Received: 04/29/2025 Application No.: R-01 - 2025 Fee: \$200.00

Proposed Zoning District: B-1 PUD Application? N/A PUD Spec. Site Plan? N/A

Location Information - General

City Lot Number(s): 5191

Total Area: 0.4535 acres Subdivision: Brand and Woolley Plat, Plat Book 180, P. 43

2705
Street: Lehigh Pl Sect: 10 Town: 01 Range: 06

Applicant(s) - Please include additional owners or applicants on back of application

Owner: Highdale LLC

Address: 3549 Lenox Dr., Kettering, OH 45429 Phone: _____

Developer (if other): Jeffrey R. Anderson Real Estate, Inc.

Address: 3825 Edwards Rd., Ste 200, Cincinnati, OH 45209 Phone: 513-366-3531

Zoning Data

Present Use: Multifamily Apartment

Present Zoning Dist.: R4 Proposed Zoning Change: B1

Proposed Use(s): Convenience store that specializes in prepared food and beverage sales, that also sells gas.

Supporting Information

Your Application must include the following information. This information should be provided as an attachment to this application at the time of its filing. Failure to provide such information may delay the processing of your application.

- Vicinity Map, showing property lines, streets, existing and proposed zoning
- List of owners for all property within 200 feet of any property included in this application. This includes properties immediately contiguous, across any streets, or properties that are non-adjacent but within the 200 foot radius.
- If applying for PUD approval, include all materials and information required by MCO Chapters 1155.05(c) and/or 1155.06(d), as applicable.


Applicant Signature
www.ci.moraine.oh.us

4/29/25
Date
Telephone 937.535.1000

Fax 937.535.1284

City of Moraine Planning Commission

Application for Zoning District Change

Revised 1/2006

Office Use Only

Date Received: 04/29/2025 Application No.: R-01 - 2025

10-day Notice Published for Planning Commission Public Hearing on: 05/06/2025

10-day Notice Published for Planning Commission Public Hearing Cost: N/A

Notice of PC Public Hearing sent to Adjacent Property Owners on: 05/06/2025

PC Public Hearing held on: 05/20/2025 PC Recommendation: Yes 5, No 0, Abstained 0

Reasons given for PC Recommendation: Redevelopment of the former Frisch's property, which will bring an economic impact, clear the abandoned Frisch's, bring patrons to Moraine, as well as to add food & beverage services on top of fueling convenience.

Total Fees Paid: Fees paid by applicant for Zoning District Change on 04/29/2025

Additional Comments: This Zoning District Change of the 2705 Lehigh Place Parcel is for the planning of a WaWa Convenience Store to encompass both the 4830 S. Dixie Dr. and 2705 Lehigh Place. This redevelopment of the former Frisch's will help bring a fresh facelift to this corner of Moraine. WaWa is known for providing fresh food and beverage services outside of being a convenience store and fuel service. This will also bring about a healthy economic impact of jobs, attraction to Moraine, foods & beverages, fueling services, and much more. Currently, the only WaWa stores in Ohio are in Liberty Township and (soon to be) Huber Heights. Which will make this a unique location to the Moraine area, attracting many from the greater Dayton area, Kettering, West Carrollton, Miamisburg, Jefferson Township, Miami Township, and much more. A replat will also be required if Zoning is approved after City Council voting.


Signature of City Planner

05/06/2025
Date

April 29th, 2025



Nicholas Sorice
City Planner, MPA
City of Moraine
Office: (937) 535-1037

RE: Wawa Rezoning Application

Site Location: 2705 Lehigh Pl., Moraine, Ohio

Mr. Sorice,

Enclosed you will find our application for rezoning property from R4 to B1 for a Wawa convenience store and gas station. Wawa is known for its family-like atmosphere, built-to-order fresh food, competitive fuel pricing, community devotion, and emotional connection with its customers. Wawa recently opened its first store in Ohio and aims to include this Moraine site as part of its expansion strategy within the state.

We look forward to attending the Planning Commission meeting on May 20th for review of the application.

If you have any questions or require further information, please do not hesitate to reach out.

Sincerely,

Casey Abney
Development Manager
Jeffery R. Anderson Real Estate, Inc.

Fw: WaWa - Apartment Complex Inquiry

From Nicholas Sorice <Nsorice@moraineoh.org>

Date Thu 5/15/2025 9:43 AM

To Michael Davis <mdavis@moraineoh.org>; Lauren Alvarado <lalvarado@moraineoh.org>; Brent Carpenter <ccarpenter@moraineoh.org>

Good morning,
Statement from apartment owner below. Thank you.

From: George Brand

Sent: Thursday, May 15, 2025 9:41 AM

To: Casey Abney

Cc: Nicholas Sorice; Brent Carpenter

Subject: Re: WaWa - Apartment Complex Inquiry

Nick,

I am George Brand, Managing Member of Highdale LLC the owner of 2705 Lehigh Place in Moraine. As Casey has said, all of the tenants of 2705 Lehigh Place are on a month-to-month lease except one. Many of these tenants have been with me for many years. To date I have only had conversation with one tenant about this project. He has been a tenant of mine for a long time. I am currently working with him to find a house for him that he can rent from me in the Moraine or West Carrollton area as he wants to keep his family in the West Carrollton school district.

I have not spoken with the other tenants in the building as this project has just begun.

I do own 2 other apartment buildings in Moraine. One at 4825 Lauderdale Drive and one at 4833 Lauderdale Drive. I also own apartment buildings in West Carrollton, Kettering, and the City of Dayton. As this project progresses, it is my intent to offer the tenants of 2705 Lehigh Place apartments at these other properties as apartments become available. I would love to retain all of the tenants at 2705 Lehigh Place as my tenants because they are a great group of people.

Unfortunately, I will not be able to attend the May 20th meeting. I was just operated on for the removal of cancer on May 13, 2025, and I am just beginning my recovery.

I do believe this project will be a great asset to the city of Moraine. It will provide another thriving business and create jobs in the City. It will also increase the value of all the properties in the neighborhood.

Since I will not be able to attend the meeting, if it would be beneficial to have a representative for me as a property owner, I could have my son attend.

Please let me know.

If there is anything else you need from me as the owner of 2705 Lehigh Place, please let me know.

Thanks

Highdale, LLC

George Brand

Managing Member

On Wed, May 14, 2025 at 1:55 PM Casey Abney <cabney@anderson-realestate.com> wrote:

Nick-

I do not want to speak for Mr. Brand, whom I've copied to this email, regarding the discussions he's had with his tenants. I'll let him make a statement to that point.

I can share that all but one tenant is currently on a month-to-month lease. Rather than take the eviction route, we will be working with Mr. Brand to relocate his tenants. It sounds like he has good standing relationships with all of the tenants there currently. Mr. Brand also owns other

properties close by that may have units available. We will be working with Mr. Brand to assist relocating should we get to a successful Closing date together.

No tenant will be forced out.

Regards,

Casey Abney

[Jeffrey R. Anderson Real Estate, Inc.](mailto:Jeffrey.R.Anderson@moraineoh.org)

3825 Edwards Rd., Ste 200

Cincinnati, Ohio 45209

(513) 366-3531 (w)

(937) 903-4912 (c)

From: Nicholas Sorice <Nsorice@moraineoh.org>

Sent: Wednesday, May 14, 2025 1:12 PM

To: Casey Abney <cabney@anderson-realestate.com>

Cc: Brent Carpenter <ccarpenter@moraineoh.org>

Subject: WaWa - Apartment Complex Inquiry

CAUTION: This email is from outside our organization.

Good afternoon Casey,

I hope you are doing well. I did want to follow up as I had a question from the City Manager regarding the tenants of the apartment complex. I wasn't sure if you would be a good contact for this or if you have contact information for the Highdale LLC owned complex.

He was wondering if the current tenants are aware of the potential eviction if this rezoning moves forward. As this question will most likely be brought up in the Planning & Council Meetings.

Thank you and I appreciate any information that you can provide.

Nick Sorice

City Planner, MPA

City of Moraine

937-535-1037

<https://ci.moraine.oh.us/>

The Community Development Office is currently located in the Payne Recreation Center at 3800 Main St. Moraine, OH 45439, until further notice due to the Government Center remodel.

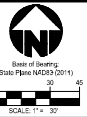


*The City of Moraine, Ohio
"Progress Through Unity"
Established 1965*



CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	3°11'40"	810.60'	45.19'	S30°29'14"W 45.19'
C-2	9°21'29"	482.41'	78.79'	S24°12'39"W 78.70'

CURVE TABLE				
Curve	Delta	Radius	Length	Chord
C-1	3°11'40"	810.60'	45.19'	S30°29'14"W 45.19'
C-2	9°21'29"	482.41'	78.79'	S24°12'39"W 78.70'



**bayer
becker**
www.bayerbecker.com
6900 Tylenville Road, Suite A
Mason, OH 45040 • 513.336.6600

1/1



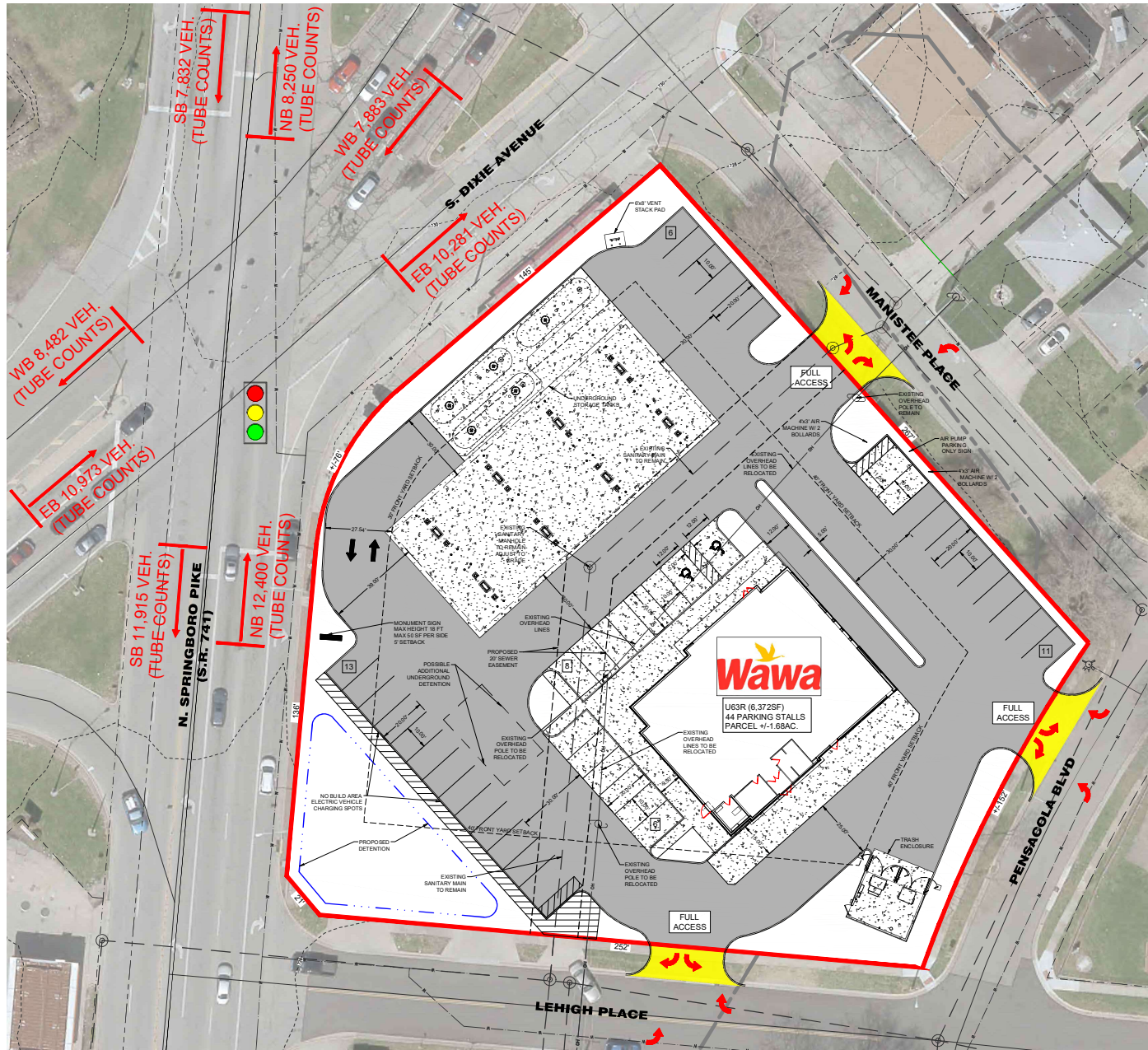
VICINITY MAP
NO SCALE

NOTE:

PLAN REQUIRES A REZONE OF 2705 LEHIGH PLACE FROM R-4 TO B-1
PLAN REQUIRES A VARIANCE OF THE FRONT SETBACK ALONG
N. SPRINGBORO PIKE AND S. DIXIE DRIVE

SITE DATA TABLE

JURISDICTION	CITY OF MORAINE, MONTGOMERY COUNTY
TOTAL LEASE AREA	1.68 ACRES
BUILDING AREA	+6,372 SQ FT
LOT COVERAGE	62%
CURRENT ZONING	B-1 NEIGHBORHOOD BUSINESS DISTRICT R-4 MULTI-FAMILY RESIDENCE DISTRICT
FRONT SETBACK (R/W)	40'
SIDE SETBACK	10'
REAR SETBACK	40'
PARKING REQUIRED	TWO SPACES PER EACH SERVICE BAY PLUS ONE SPACE FOR EACH EMPLOYEE AND SERVICE VEHICLE-MINIMUM 6 SPACES- 16 PARKING STALLS REQUIRED
PARKING PROVIDED	44 STALLS (2 ADA SPACES)
ZONE A	14 SPACES (INCLUDING 2 ADA SPACES)
ZONE B	24 SPACES
ZONE C	6 SPACES
BUILDING TYPE	U63R
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	SLOPED
#MPD'S	8
TYPE OF MPD'S	(6) 3+1+1 & (2) 4+1



PRELIMINARY

PROPOSED WAWA
MORAINE
CITY OF MORAIN, MONTGOMERY COUNTY, OH
GOVERNANCE PLAN



Drawn By: MGS
Checked By: JAB
Issue Date: 3-11-25

PL

NEIGHBORHOOD BUSINESS (B-1)

The Neighborhood Business district is intended to encourage small businesses for daily staple needs. Permitted uses are categorized into Minor B-1 District and Major B-1 District. Minor Districts are those abutting residential districts, and the district area is less than five acres. Permitted uses include eating and drinking establishments without live entertainment, commercial parking lots, retail sales and services, offices, automotive services, and uses permitted within the R-4 District.

All areas outside of Minor Districts are classified as Major Districts. In addition to Minor District uses, permitted uses include theaters (excluding drive-ins), hotels, and automotive repair garages.



These Moraine neighborhood businesses are within a B-1 district.
Source: American Structurepoint Inc.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made as of the 17TH day of APRIL 2025 (the "Effective Date"), by and between HIGHDALE, LLC ("Seller"), with an address of, 3549 Lenox Drive, Kettering, Ohio 45429, and Jeffrey R. Anderson Real Estate, Inc., an Ohio Corporation, or its assigns ("Buyer"), with an address of 3825 Edwards Road, Suite 200, Cincinnati, Ohio 45209.

RECITALS

A. Seller is the owner of an approximate 0.4535-acre parcel of land with a Parcel ID of J44128201 0070, (the "Property") with the address of 2705 Lehigh Pl., Moraine, Ohio.

B. Seller desires to sell to Buyer, and Buyer desires to purchase from Seller, the Property (as hereinafter defined), in accordance with and subject to the terms and conditions set forth in this Agreement.

NOW THEREFORE, for and in consideration of Ten and 00/100 Dollars (\$10.00), the covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Buyer and Seller agree as follows:

1. PURCHASE AND SALE. Subject to and in accordance with the terms and conditions set forth in this Agreement, Buyer shall purchase from Seller and Seller shall sell to Buyer the Property, together with:

(a) all easements, rights of way, privileges, appurtenances, covenants, strips and gores pertaining to or benefiting the Property, if any, together with all right, title and interest of Seller, if any, in and to (i) any land within the right-of-way of any street, road, avenue, open or proposed, public or private, in front of or adjacent to the Property or any portion thereof, to the center line thereof, and (ii) all oil, gas and mineral rights appurtenant to the Property (collectively, the "Appurtenances");

(b) in an as-is condition subject to Buyer's inspections, all right, title and interest in the tangible personal property listed on Schedule 1(b);

(c) all plans, drawings and specifications relating to the Property (the "Plans and Specs");

(d) all rights to water service, sanitary and storm sewer service, electrical service, gas service, and telephone service benefiting the Property (the "Utilities");

IN WITNESS WHEREOF, Seller and Buyer have executed and delivered this Agreement as of the date first above written.

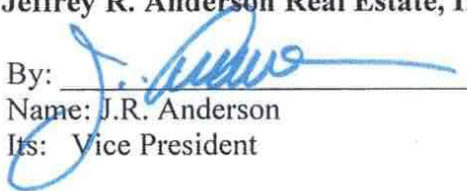
SELLER:

HIGHDALE, LLC

By: 
Name: George Brand
Its: Managing Member

BUYER:

Jeffrey R. Anderson Real Estate, Inc.

By: 
Name: J.R. Anderson
Its: Vice President

REAL ESTATE PURCHASE CONTRACT

Seller and Purchaser, as hereinafter defined, for good and valuable consideration given by each to the other, the receipt and sufficiency of which is hereby acknowledged, hereby enter into this REAL ESTATE PURCHASE CONTRACT (the "**Agreement**") and covenant and agree as follows:

1. **Defined Terms.** As used in this Agreement, including all exhibits hereto, the following terms shall have the respective meanings indicated below.

	<i>(Party Name)</i>	<i>(Address)</i>	<i>(Phone/Fax)</i>
SELLER:	NNN REIT, LP, a Delaware limited partnership formerly known as National Retail Properties, LP	450 S. Orange Avenue, Suite 900 Orlando, Florida 32801-3339 Attn: Matt Williams Email: mmattwilliams@nnnreit.com	Tel. (407) 650-1177
PURCHASER:	JEFFREY R. ANDERSON REAL ESTATE, INC., an Ohio corporation	3825 Edwards Road, Suite 200 Cincinnati, Ohio 45209 Attn: J.R. Anderson Email: janderson@andersonreal.com jeanderson@andersonreal.com	Tel. (513) 366-9509
ESCROW AGENT/TITLE COMPANY:	FIDELITY NATIONAL TITLE INSURANCE COMPANY	1 E. Washington Street, Suite 450 Phoenix, Arizona 85004 Attn: Michelle Burton Email: michelleburton@fnc.com	Direct (602) 342-7570 Main (602) 342-7550

PURCHASE PRICE: ~~ONE MILLION SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS (\$1,700,000.00)~~

EARNEST MONEY: ~~TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$25,000.00)~~

**INDEPENDENT CONTRACT
CONSIDERATION:** TEN AND 00/100 DOLLARS (\$10.00)

INSPECTION PERIOD: Inspection Period ends ~~ninety (90)~~ days after the Effective Date. Purchaser shall have the right to extend the Inspection Period for ~~three (3)~~ consecutive ~~thirty (30)~~ day periods by giving notice to Seller prior to the end of the Inspection Period and depositing a non-refundable deposit of ~~TEN THOUSAND AND 00/100 DOLLARS (\$10,000.00)~~ per extension period which shall be non-refundable but applicable to the Purchase Price.

CLOSING DATE: On a date mutually agreeable to Seller and Purchaser but in any event on or before thirty (30) days following the end of the Inspection Period.

PROPERTY: Shall mean the property located at 4830 South Dixie Drive, Moraine, Ohio as more particularly described on Exhibit "A" attached hereto.

BROKER(S): ~~On Site Retail and Jeffrey R. Anderson Real Estate~~

BROKER COMMISSION: ~~Six percent (6%)~~ of the Purchase Price to be paid by Seller and split evenly between Brokers.

2. Additional Terms. The terms and conditions set forth in Exhibit "B" attached hereto are incorporated herein by this reference and agreed to by Seller and Purchaser.

The parties have each caused this Real Estate Purchase Contract to be executed on their behalf as of the date set forth beneath their respective signatures below.

"SELLER"

NNN REIT, LP,
a Delaware limited partnership

DS Initial
RD MJ

By: NNN GP Corp., a Delaware corporation,
as general partner

Signed by:
By: Gina M. Steffens
Name: Gina M. Steffens
Title: Executive Vice President
Date: 04-22-2025

"PURCHASER"

JEFFREY R. ANDERSON REAL ESTATE, INC.,
an Ohio corporation

By: J. Anderson
Name: J.R. ANDERSON
Title: Vice President
Date: April 21, 2025



Technical Review Committee

Michael Davis, City Manager
Nick Sorice, City Planner
Doug Hatcher, Fire Inspector
Lauren Alvarado, City Engineer
Brent Carpenter, Building & Zoning Administrator
Beth Waters, Community Development Secretary

Planning Commission R-01-2025 Staff Report

Applicant: Jeffrey R. Anderson Real Estate, Inc.

Location: 2705 Lehigh Place

Lot Number: 5191

Current Zoning District: R-4

Proposed Zoning District: B-1

Description: The applicant, Jeffrey R. Anderson Real Estate, Inc., is applying for a Zoning District Change for the 2705 Lehigh Place Apartment Complex from R-4 to B-1. This is a preliminary developmental step for the construction of a WaWa store at the sites that currently house a vacant Frisch's and an apartment building. Changing the 2705 Lehigh Place Zoning District to a B-1 District will match the 4830 S. Dixie (Frisch's) Zoning District for proper lot combination to take place in the future, if the zoning is approved.

This formality will be brought before the Planning Commission prior to a 30-day legal notice for a public hearing brought before City Council. All legal notices were issued per Moraine Codified Ordinances Chapter 1127.

The owner of the apartment complex, George Brand, at 2705 Lehigh Place, is in a great relationship with the residents of the apartment complex proposed for a Zoning Change for the WaWa store. I will read a statement sent to me via email on the relocation of the residents as he will be actively assisting in this effort of relocating residents to other properties that he is in ownership of. (Statement attached)

The Moraine Police Department and Moraine Fire Department do not have any objections to the proposed use of this land for a 24-hour WaWa store.

The Technical Review Committee does not have any objections to the proposed Zoning District Change from an R-4 to a B-1 Zoning District for the purposes outlined. The Technical Review Committee would like to make sure that the WaWa store ensures that the lighting of the property does not encroach into the neighboring properties. The developer will need to abide by all Ohio Building Code standards, Zoning, and Landscape requirements as outlined in the Moraine

Codified Ordinances. Any variances that would occur from this development will need to be brought before the Board of Zoning Appeals if zoning and the lot combination is approved.

The Technical Review Committee is also in agreement that this redevelopment of the Frisch's property will help bring a refreshing entrance to Moraine for those traveling from the neighboring cities. This will also have a healthy economic impact of jobs, fueling services, fresh food and beverages, an attraction to Moraine, and much more. This will be a unique development to the Moraine area as it will be the only WaWa in the Moraine, West Carrollton, Miamisburg, Jefferson Township, Miami Township, Kettering, Oakwood, and Dayton areas. Currently there is one open in Liberty Township, with construction occurring currently in Huber Heights for a new WaWa store, as well as Fairborn giving approval for the development of a WaWa in recent news.

If there are any questions regarding the Technical Review Committee's report after our review of this zoning district change proposal, please feel free to ask at this time.

Thank you,

A handwritten signature in black ink, appearing to read "Nick Sorice".

Nick Sorice
City Planner

May 15, 2025

Ms. Lauren Alvarado, P.E.
City of Moraine
4200 Dryden Road
Moraine, Ohio 45344

**Re: Wawa
4830 S. Dixie Avenue & 2705 Lehigh Place
Abbreviated Traffic Evaluation**

Dear Ms. Alvarado,

Bayer Becker has prepared the following abbreviated Traffic Evaluation for a Wawa Convenience Store/Gas Station to be located in the City of Moraine, Montgomery County, Ohio. The proposed Wawa site is bound by S. Dixie Avenue on the northwest, Manistee Place to the northeast, Pensacola Blvd. to the east, Lehigh Place to the south and N. Springboro Pike (SR 741) to the west.

Proposed Development

The proposed Wawa shall consist of a convenience store containing 6,372 square feet with 16 fueling stations. Access to the site shall be provided as follows:

- A full access drive on Lehigh Place located approximately 115 feet west of Pensacola Boulevard, consisting one (1) lane entering and two (2) lanes exiting.
- A full access drive on Manistee Place located opposite an existing alley, 175 feet northwest of Pensacola Boulevard, consisting of one (1) lane entering and one (1) lane exiting.
- A full access drive on Pensacola Boulevard located approximately 135 feet north of Lehigh Place, consisting of one (1) lane entering and two (2) lanes exiting.

A concept plan is provided in Attachment A.

Area Conditions

In the vicinity of the site, S. Dixie Avenue is a northeast oriented one-way roadway consisting of 2 lanes with a posted speed limit of 35 mph.

N. Springboro Pike (SR 741) is a north-south 5 lane roadway, consisting of 2 thru lanes northbound, 2 thru lanes southbound and a northbound left turn lane. At the intersection with S. Dixie Avenue, northbound N. Springboro Pike has a sweeping right turn lane which terminates as a dedicated right turn lane at Manistee Place. N. Springboro Pike has a posted speed limit of 40 mph.

Manistee Place is a northwest-southeast oriented 2 lane roadway with a posted speed limit of 25 mph. At the intersection with S. Dixie Avenue, Manistee Place operates as a right in/right out/left in approach.

Pensacola Boulevard is a north-south oriented 2 lane roadway with a posted speed limit of 25 mph.

Lehigh Place is an east-west oriented 2 lane roadway with a posted speed limit of 25 mph. At the intersection with N. Springboro Pike (SR 741), Lehigh Place operates as a right in/right out approach.

To determine the existing traffic volumes along Manistee Place, Pensacola Boulevard and Lehigh Place, Bayer Becker conducted peak hour turning movement traffic counts at the intersections of N. Springboro Road and Lehigh Place, Jomar Avenue and N. Springboro Road, Manistee Place and S. Dixie Avenue, and Lehigh Place and Pensacola Boulevard on April 15, 2025, from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM. Additionally, directional peak hour counts were performed on Kettering Blvd north of S.

Dixie Avenue, N. Springboro Pike north of S. Dixie Avenue and on S. Dixie Avenue west of N. Springboro Pike on April 15, 2025 from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM.

The complete traffic count information is provided in Attachment B. The 2025 AM and PM peak hour existing traffic volumes are presented in Figure 1.

Projected Traffic

Trip generation for the proposed Wawa was estimated using the data and methodology presented in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Site trips generated during the weekday AM and PM peak hours are presented in the following table.

Table 1
Trip Generation

Land Use	ITE Code	Size	Units	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Convenience Store/Gas Station	945	6,372	GFA	291	291	582	251	252	503
Pass-by Trips (76% AM Peak/75% PM Peak)				-221	-221	-442	-188	-189	-377
New Site Trips				70	70	140	63	63	126

Trip generation rate information is attached for reference, in Attachment C.

Peak hour site trips generated by the proposed Wawa were distributed along the adjacent roadways and at the individual Proposed Site Access drives based on existing traffic patterns.

- Approximately 32% of site trips enter the study area from the south on N. Springboro Pike (SR 741), 30% from the south on S. Dixie Avenue, 18% from the north on Kettering Boulevard, 15% from the north on N. Springboro Pike and 5% from the east on Lehigh Pike, during the AM peak hour.
- Approximately 27% of site trips enter the study area from the south on N. Springboro Pike (SR 741), 18% from the south on S. Dixie Avenue, 26% from the north on Kettering Boulevard, 26% from the north on N. Springboro Pike and 3% from the east on Lehigh Pike, during the PM peak hour.

Complete site trip distribution percentage is presented in Figure 2, with the new site traffic volumes presented in Figure 3. Pass by distribution percentage and trips are reflected in Figures 4 and 5, in Attachment C.

Background Traffic

To assess future impacts of the site traffic on the adjacent roadways, volumes for 2035, the horizon year as defined by the City of Moraine were evaluated. A linear growth rate of 1% per year was provided by the City, which was applied to the 2025 traffic volumes to estimate future 2035 no build traffic volumes.

The 2035 No Build traffic volumes are presented in Figure 6, contained in Attachment D.

Total Traffic

The 2035 Build traffic volumes were obtained by adding the new site traffic volumes and pass by trips to the 2035 no build traffic volumes.

The 2035 Build traffic volumes are presented in Figure 7, contained in Attachment E.

Capacity and Level of Service

Level of Service (LOS), as defined in the *Highway Capacity Manual, 7th Edition*, is “a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.” LOS is a function of the control delay per vehicle, and it is the standard used to evaluate traffic flow at an intersection.

According to the *Traffic Impact Study Requirements*, contained within the *Montgomery County Access Management Regulations*, an overall LOS of D or better during peak traffic conditions is the goal for roadway operations.

The criteria used by *HCM* are provided in Table 2 below.

Table 2
Level of Service Criteria for Unsignalized Intersections

Level of Service	Delay Range (sec/veh)	Expected Delay
A	<10	Little or No Delay
B	>10 and < 15	Short Traffic Delay
C	>15 and < 25	Average Traffic Delay
D	>25 and < 35	Long Traffic Delay
E	>35 and < 50	Very long Traffic Delay
F	>50	Excessive Traffic Delay

Capacity analysis for the intersections of Lehigh Place and Proposed Site Access #1, Manistee Place and Proposed Site Access #2, and Pensacola Boulevard and Proposed Site Access #3 was performed for the 2035 Horizon analysis year Build scenario.

Intersection levels of service for the Proposed Site Access Drives are presented in Table 3. For complete capacity analysis, see Attachment F.

Table 3
Levels of Service (Delay, Seconds)

Lehigh Place and Proposed Site Access #1		2035 Build Conditions	
		LOS (Level of Service)	
		AM	PM
EB	LT	A (7.5)	A (7.4)
	Approach	A (7.2)	A (5.4)
SB	L	B (10.7)	B (10.2)
	R	A (9.0)	A (8.8)
	Approach	A (9.5)	A (9.3)

Pensacola Boulevard and Proposed Site Access #2		2035 Build Conditions	
		LOS (Level of Service)	
		AM	PM
NEB	LT	A (7.3)	A (7.4)
	Approach	A (0.0)	A (0.0)
EB	L	A (8.7)	A (8.9)
	R	A (8.6)	A (8.9)
	Approach	A (8.6)	A (8.9)

Manistee Place and Proposed Site Access #3		2035 Build Conditions	
		LOS (Level of Service)	
		AM	PM
NWB	LT	A (7.6)	A (7.7)
	Approach	A (0.0)	A (0.0)
NEB	LR	A (9.4)	A (9.4)
	Approach	A (9.4)	A (9.4)

Based on the capacity analysis completed for the Proposed Site Access Drives, the LOS for each movement and approach are acceptable (i.e., LOS of D or better), during the AM and PM peak hours, for 2035 build conditions.

Sight Distance Analysis

Sight distance analysis was conducted at each of the Proposed Site Access Drives to determine if any obstructions exist within the sight triangles which would obstruct the line of sight of a driver wishing to exit the site. The intersection sight distance was analyzed, using GIS mapping information. The following design standards from ODOT's *Location & Design Manual Volume 1*, and accompanying sections were used in analyzing the sight distance of the proposed site access drives:

- Design Speed: 25 MPH
- Height of Eye: 3.5 Feet
- Height of Object: 3.5 Feet
- Decision Point: 18 Feet from Edge of Pavement
- Intersection Sight Distance 280 Feet

The ***Sight Distance Analysis*** results are available in Attachment H.

Findings and Recommendations

Based on the traffic analysis contained herein, no roadway improvements are recommended to accommodate the proposed Wawa development. All trees located within the sight triangles of the Proposed Site Access Drives shall be removed.

Should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink that reads 'Etta Reed'.

Etta M. Reed, PE

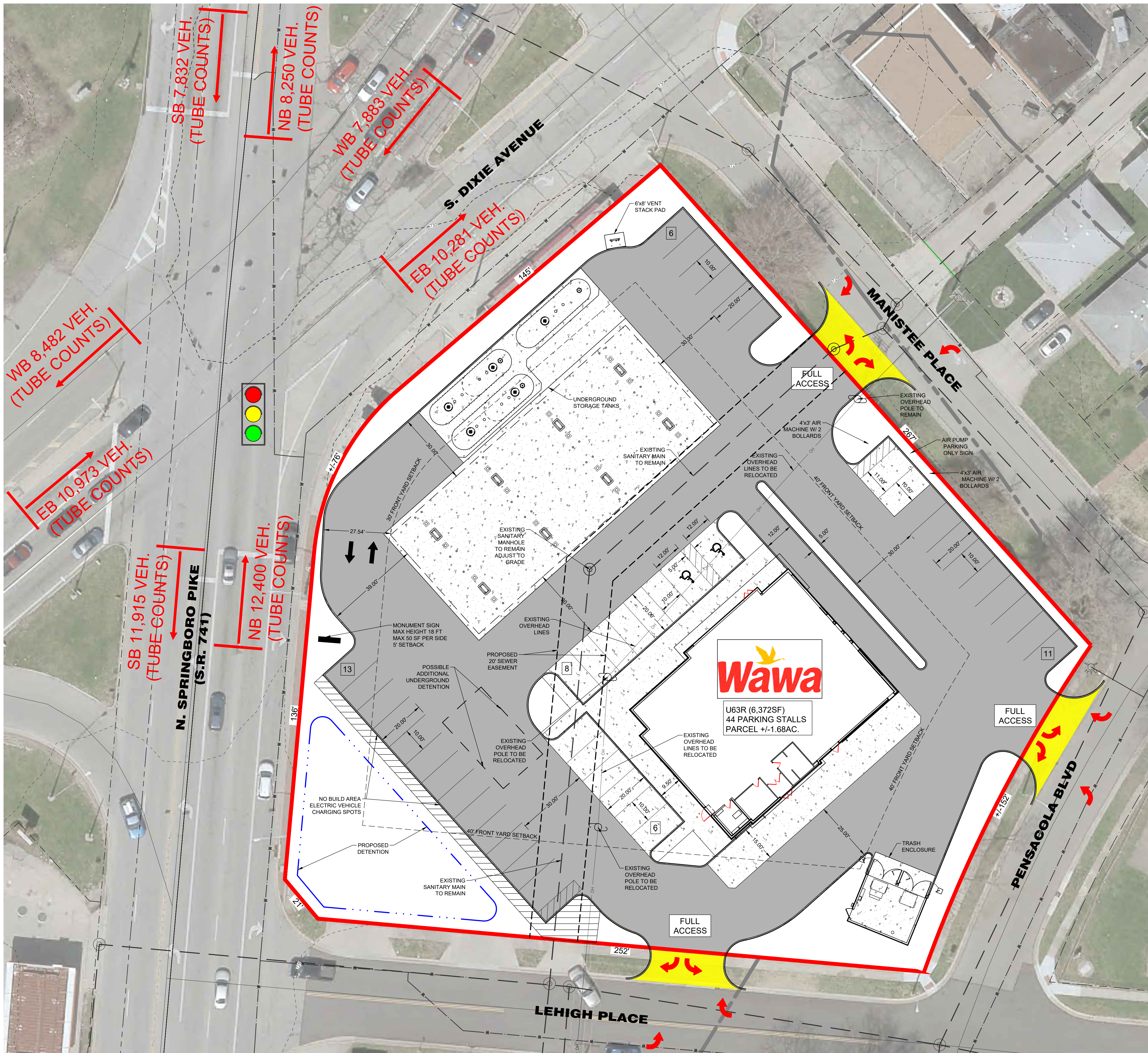
ATTACHMENT A



PLAN REQUIRES A REZONE OF 2705 LEHIGH PLACE FROM R-4 TO B-1

PLAN REQUIRES A VARIANCE OF THE FRONT SETBACK ALONG
N. SPRINGBORO PIKE AND S. DIXIE DRIVE

SITE DATA TABLE	
JURISDICTION	CITY OF MORAINE, MONTGOMERY COUNTY
TOTAL LEASE AREA	1.68 ACRES
BUILDING AREA	±6,372 SQ FT
LOT COVERAGE	62%
CURRENT ZONING	B-1 NEIGHBORHOOD BUSINESS DISTRICT R-4 MULTI-FAMILY RESIDENCE DISTRICT
FRONT SETBACK (R/W)	40'
SIDE SETBACK	10'
REAR SETBACK	40'
PARKING REQUIRED	TWO SPACES PER EACH SERVICE BAY PLUS ONE SPACE FOR EACH EMPLOYEE AND SERVICE VEHICLE- MINIMUM 6 SPACES- 16 PARKING STALLS REQUIRED
PARKING PROVIDED	44 STALLS (2 ADA SPACES)
ZONE A	14 SPACES (INCLUDING 2 ADA SPACES)
ZONE B	24 SPACES
ZONE C	6 SPACES
BUILDING TYPE	U63R
CANOPY CONFIGURATION	STACKED
CANOPY TYPE	SLOPED
#MPD'S	8
TYPE OF MPD'S	(6) 3+1+1 & (2) 4+1



ATTACHMENT B



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Jomar Avenue and N. Springboro Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 1

Turning Movement Data

Start Time	N. Springboro Pike Southbound				Jomar Avenue Westbound				N. Springboro Pike Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
7:00 AM	103	4	0	107	16	8	0	24	0	168	0	168	299
7:15 AM	142	11	0	153	12	12	0	24	2	202	0	204	381
7:30 AM	161	2	0	163	22	10	0	32	3	266	0	269	464
7:45 AM	199	3	0	202	14	14	0	28	3	280	0	283	513
Hourly Total	605	20	0	625	64	44	0	108	8	916	0	924	1657
8:00 AM	168	4	0	172	12	6	0	18	2	214	0	216	406
8:15 AM	140	4	0	144	12	7	0	19	0	224	0	224	387
8:30 AM	146	5	0	151	13	10	0	23	1	192	0	193	367
8:45 AM	174	3	0	177	6	9	0	15	1	207	0	208	400
Hourly Total	628	16	0	644	43	32	0	75	4	837	0	841	1560
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	302	9	0	311	7	7	0	14	6	264	0	270	595
4:15 PM	330	22	0	352	6	17	0	23	4	237	0	241	616
4:30 PM	319	10	0	329	17	11	0	28	9	239	0	248	605
4:45 PM	323	11	0	334	9	11	0	20	9	277	0	286	640
Hourly Total	1274	52	0	1326	39	46	0	85	28	1017	0	1045	2456
5:00 PM	357	11	0	368	11	14	0	25	5	257	0	262	655
5:15 PM	443	15	0	458	10	11	0	21	4	225	0	229	708
5:30 PM	450	9	0	459	15	18	0	33	6	275	0	281	773
5:45 PM	353	15	1	369	10	18	0	28	4	216	0	220	617
Hourly Total	1603	50	1	1654	46	61	0	107	19	973	0	992	2753
Grand Total	4110	138	1	4249	192	183	0	375	59	3743	0	3802	8426
Approach %	96.7	3.2	0.0	-	51.2	48.8	0.0	-	1.6	98.4	0.0	-	-
Total %	48.8	1.6	0.0	50.4	2.3	2.2	0.0	4.5	0.7	44.4	0.0	45.1	-
All Vehicles (no classification)	4110	138	1	4249	192	183	0	375	59	3743	0	3802	8426
% All Vehicles (no classification)	100.0	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Jomar Avenue and N. Springboro Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

Start Time	N. Springboro Pike Southbound				Jomar Avenue Westbound				N. Springboro Pike Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
7:30 AM	161	2	0	163	22	10	0	32	3	266	0	269	464
7:45 AM	199	3	0	202	14	14	0	28	3	280	0	283	513
8:00 AM	168	4	0	172	12	6	0	18	2	214	0	216	406
8:15 AM	140	4	0	144	12	7	0	19	0	224	0	224	387
Total	668	13	0	681	60	37	0	97	8	984	0	992	1770
Approach %	98.1	1.9	0.0	-	61.9	38.1	0.0	-	0.8	99.2	0.0	-	-
Total %	37.7	0.7	0.0	38.5	3.4	2.1	0.0	5.5	0.5	55.6	0.0	56.0	-
PHF	0.839	0.813	0.000	0.843	0.682	0.661	0.000	0.758	0.667	0.879	0.000	0.876	0.863
All Vehicles (no classification)	668	13	0	681	60	37	0	97	8	984	0	992	1770
% All Vehicles (no classification)	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Jomar Avenue and N. Springboro
Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 5

Turning Movement Peak Hour Data (4:45 PM)

Start Time	N. Springboro Pike Southbound				Jomar Avenue Westbound				N. Springboro Pike Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
4:45 PM	323	11	0	334	9	11	0	20	9	277	0	286	640
5:00 PM	357	11	0	368	11	14	0	25	5	257	0	262	655
5:15 PM	443	15	0	458	10	11	0	21	4	225	0	229	708
5:30 PM	450	9	0	459	15	18	0	33	6	275	0	281	773
Total	1573	46	0	1619	45	54	0	99	24	1034	0	1058	2776
Approach %	97.2	2.8	0.0	-	45.5	54.5	0.0	-	2.3	97.7	0.0	-	-
Total %	56.7	1.7	0.0	58.3	1.6	1.9	0.0	3.6	0.9	37.2	0.0	38.1	-
PHF	0.874	0.767	0.000	0.882	0.750	0.750	0.000	0.750	0.667	0.933	0.000	0.925	0.898
All Vehicles (no classification)	1573	46	0	1619	45	54	0	99	24	1034	0	1058	2776
% All Vehicles (no classification)	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Kettering Boulevard, north of S.
Dixie Avenue
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 1

Direction (Southbound)

Start Time	All Vehicles (no classification)	Total
7:00 AM	112	112
7:15 AM	146	146
7:30 AM	153	153
7:45 AM	130	130
8:00 AM	119	119
8:15 AM	123	123
8:30 AM	121	121
8:45 AM	121	121
4:00 PM	225	225
4:15 PM	233	233
4:30 PM	230	230
4:45 PM	235	235
5:00 PM	264	264
5:15 PM	281	281
5:30 PM	261	261
5:45 PM	186	186
Total	2940	2940
Total %	100.0	100.0
AM Times	7:15 AM	7:15 AM
AM Peaks	548	548
PM Times	4:45 PM	4:45 PM
PM Peaks	1041	1041



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Lehigh Place & Pensacola
Boulevard
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 1

Turning Movement Data

Start Time	Pensacola Boulevard Southbound					Lehigh Place Westbound					Pensacola Boulevard Northbound					Lehigh Place Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:00 AM	1	4	2	0	7	2	8	1	0	11	0	0	0	0	0	0	0	0	0	0	18
7:15 AM	1	2	0	0	3	0	12	2	0	14	1	3	0	0	4	0	1	1	0	2	23
7:30 AM	0	4	1	0	5	0	10	0	0	10	0	1	0	0	1	0	1	0	0	1	17
7:45 AM	1	2	0	0	3	0	8	2	0	10	1	0	1	0	2	0	1	0	0	1	16
Hourly Total	3	12	3	0	18	2	38	5	0	45	2	4	1	0	7	0	3	1	0	4	74
8:00 AM	1	2	1	0	4	0	6	0	0	6	1	1	0	0	2	0	3	0	0	3	15
8:15 AM	0	6	0	0	6	1	7	0	0	8	0	1	0	0	1	0	0	1	0	1	16
8:30 AM	0	3	2	0	5	1	4	1	0	6	0	1	0	0	1	0	2	0	0	2	14
8:45 AM	0	1	1	0	2	0	4	0	0	4	0	1	0	0	1	0	3	2	0	5	12
Hourly Total	1	12	4	0	17	2	21	1	0	24	1	4	0	0	5	0	8	3	0	11	57
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	1	1	3	0	5	0	8	1	0	9	1	0	0	0	1	0	5	0	0	5	20
4:15 PM	0	8	5	0	13	0	4	0	0	4	1	3	1	0	5	0	4	1	0	5	27
4:30 PM	4	3	6	0	13	0	3	0	0	3	0	1	0	0	1	1	2	1	0	4	21
4:45 PM	0	5	5	0	10	0	2	2	0	4	1	2	1	0	4	1	2	3	0	6	24
Hourly Total	5	17	19	0	41	0	17	3	0	20	3	6	2	0	11	2	13	5	0	20	92
5:00 PM	2	9	4	0	15	0	2	0	0	2	0	2	0	1	3	1	2	1	0	4	24
5:15 PM	0	6	5	0	11	0	7	2	0	9	0	0	0	0	0	3	2	1	0	6	26
5:30 PM	0	13	7	0	20	0	3	0	0	3	0	1	0	0	1	3	3	4	0	10	34
5:45 PM	1	5	7	0	13	1	4	0	0	5	1	4	0	0	5	1	2	0	0	3	26
Hourly Total	3	33	23	0	59	1	16	2	0	19	1	7	0	1	9	8	9	6	0	23	110
Grand Total	12	74	49	0	135	5	92	11	0	108	7	21	3	1	32	10	33	15	0	58	333
Approach %	8.9	54.8	36.3	0.0	-	4.6	85.2	10.2	0.0	-	21.9	65.6	9.4	3.1	-	17.2	56.9	25.9	0.0	-	-
Total %	3.6	22.2	14.7	0.0	40.5	1.5	27.6	3.3	0.0	32.4	2.1	6.3	0.9	0.3	9.6	3.0	9.9	4.5	0.0	17.4	-
All Vehicles (no classification)	12	74	49	0	135	5	92	11	0	108	7	21	3	1	32	10	33	15	0	58	333
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Lehigh Place & Pensacola
Boulevard
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 3

Turning Movement Peak Hour Data (7:00 AM)

Start Time	Pensacola Boulevard Southbound					Lehigh Place Westbound					Pensacola Boulevard Northbound					Lehigh Place Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:00 AM	1	4	2	0	7	2	8	1	0	11	0	0	0	0	0	0	0	0	0	0	18
7:15 AM	1	2	0	0	3	0	12	2	0	14	1	3	0	0	4	0	1	1	0	2	23
7:30 AM	0	4	1	0	5	0	10	0	0	10	0	1	0	0	1	0	1	0	0	1	17
7:45 AM	1	2	0	0	3	0	8	2	0	10	1	0	1	0	2	0	1	0	0	1	16
Total	3	12	3	0	18	2	38	5	0	45	2	4	1	0	7	0	3	1	0	4	74
Approach %	16.7	66.7	16.7	0.0	-	4.4	84.4	11.1	0.0	-	28.6	57.1	14.3	0.0	-	0.0	75.0	25.0	0.0	-	-
Total %	4.1	16.2	4.1	0.0	24.3	2.7	51.4	6.8	0.0	60.8	2.7	5.4	1.4	0.0	9.5	0.0	4.1	1.4	0.0	5.4	-
PHF	0.750	0.750	0.375	0.000	0.643	0.250	0.792	0.625	0.000	0.804	0.500	0.333	0.250	0.000	0.438	0.000	0.750	0.250	0.000	0.500	0.804
All Vehicles (no classification)	3	12	3	0	18	2	38	5	0	45	2	4	1	0	7	0	3	1	0	4	74
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	-	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Lehigh Place & Pensacola
Boulevard
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 5

Turning Movement Peak Hour Data (5:00 PM)

Start Time	Pensacola Boulevard Southbound					Lehigh Place Westbound					Pensacola Boulevard Northbound					Lehigh Place Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
5:00 PM	2	9	4	0	15	0	2	0	0	2	0	2	0	1	3	1	2	1	0	4	24
5:15 PM	0	6	5	0	11	0	7	2	0	9	0	0	0	0	0	3	2	1	0	6	26
5:30 PM	0	13	7	0	20	0	3	0	0	3	0	1	0	0	1	3	3	4	0	10	34
5:45 PM	1	5	7	0	13	1	4	0	0	5	1	4	0	0	5	1	2	0	0	3	26
Total	3	33	23	0	59	1	16	2	0	19	1	7	0	1	9	8	9	6	0	23	110
Approach %	5.1	55.9	39.0	0.0	-	5.3	84.2	10.5	0.0	-	11.1	77.8	0.0	11.1	-	34.8	39.1	26.1	0.0	-	-
Total %	2.7	30.0	20.9	0.0	53.6	0.9	14.5	1.8	0.0	17.3	0.9	6.4	0.0	0.9	8.2	7.3	8.2	5.5	0.0	20.9	-
PHF	0.375	0.635	0.821	0.000	0.738	0.250	0.571	0.250	0.000	0.528	0.250	0.438	0.000	0.250	0.450	0.667	0.750	0.375	0.000	0.575	0.809
All Vehicles (no classification)	3	33	23	0	59	1	16	2	0	19	1	7	0	1	9	8	9	6	0	23	110
% All Vehicles (no classification)	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Lehigh Place and N. Springboro
Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 1

Turning Movement Data

Start Time	N. Springboro Pike Southbound				Lehigh Place Westbound				N. Springboro Pike Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
7:00 AM	105	0	0	105	10	0	0	10	0	195	0	195	310
7:15 AM	133	0	0	133	13	0	0	13	1	212	0	213	359
7:30 AM	150	0	0	150	9	0	0	9	1	259	0	260	419
7:45 AM	196	0	0	196	10	0	0	10	1	272	0	273	479
Hourly Total	584	0	0	584	42	0	0	42	3	938	0	941	1567
8:00 AM	179	0	0	179	7	0	0	7	3	212	0	215	401
8:15 AM	131	0	0	131	8	0	0	8	0	218	0	218	357
8:30 AM	126	0	0	126	3	0	0	3	3	166	0	169	298
8:45 AM	158	0	0	158	3	0	0	3	4	186	0	190	351
Hourly Total	594	0	0	594	21	0	0	21	10	782	0	792	1407
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	279	0	0	279	10	1	0	11	7	261	0	268	558
4:15 PM	227	1	0	228	3	0	0	3	5	236	0	241	472
4:30 PM	281	0	0	281	6	1	0	7	2	262	0	264	552
4:45 PM	288	0	0	288	4	0	0	4	6	277	0	283	575
Hourly Total	1075	1	0	1076	23	2	0	25	20	1036	0	1056	2157
5:00 PM	304	0	0	304	3	0	0	3	3	262	0	265	572
5:15 PM	362	0	0	362	7	0	0	7	4	238	0	242	611
5:30 PM	307	0	0	307	3	0	0	3	6	276	0	282	592
5:45 PM	258	0	0	258	5	0	0	5	3	225	0	228	491
Hourly Total	1231	0	0	1231	18	0	0	18	16	1001	0	1017	2266
Grand Total	3484	1	0	3485	104	2	0	106	49	3757	0	3806	7397
Approach %	100.0	0.0	0.0	-	98.1	1.9	0.0	-	1.3	98.7	0.0	-	-
Total %	47.1	0.0	0.0	47.1	1.4	0.0	0.0	1.4	0.7	50.8	0.0	51.5	-
All Vehicles (no classification)	3484	1	0	3485	104	2	0	106	49	3757	0	3806	7397
% All Vehicles (no classification)	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Lehigh Place and N. Springboro
Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	N. Springboro Pike Southbound				Lehigh Place Westbound				N. Springboro Pike Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
7:15 AM	133	0	0	133	13	0	0	13	1	212	0	213	359
7:30 AM	150	0	0	150	9	0	0	9	1	259	0	260	419
7:45 AM	196	0	0	196	10	0	0	10	1	272	0	273	479
8:00 AM	179	0	0	179	7	0	0	7	3	212	0	215	401
Total	658	0	0	658	39	0	0	39	6	955	0	961	1658
Approach %	100.0	0.0	0.0	-	100.0	0.0	0.0	-	0.6	99.4	0.0	-	-
Total %	39.7	0.0	0.0	39.7	2.4	0.0	0.0	2.4	0.4	57.6	0.0	58.0	-
PHF	0.839	0.000	0.000	0.839	0.750	0.000	0.000	0.750	0.500	0.878	0.000	0.880	0.865
All Vehicles (no classification)	658	0	0	658	39	0	0	39	6	955	0	961	1658
% All Vehicles (no classification)	100.0	-	-	100.0	100.0	-	-	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Lehigh Place and N. Springboro
Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 5

Turning Movement Peak Hour Data (4:45 PM)

Start Time	N. Springboro Pike Southbound				Lehigh Place Westbound				N. Springboro Pike Northbound				Int. Total
	Thru	Left	U-Turn	App. Total	Right	Left	U-Turn	App. Total	Right	Thru	U-Turn	App. Total	
4:45 PM	288	0	0	288	4	0	0	4	6	277	0	283	575
5:00 PM	304	0	0	304	3	0	0	3	3	262	0	265	572
5:15 PM	362	0	0	362	7	0	0	7	4	238	0	242	611
5:30 PM	307	0	0	307	3	0	0	3	6	276	0	282	592
Total	1261	0	0	1261	17	0	0	17	19	1053	0	1072	2350
Approach %	100.0	0.0	0.0	-	100.0	0.0	0.0	-	1.8	98.2	0.0	-	-
Total %	53.7	0.0	0.0	53.7	0.7	0.0	0.0	0.7	0.8	44.8	0.0	45.6	-
PHF	0.871	0.000	0.000	0.871	0.607	0.000	0.000	0.607	0.792	0.950	0.000	0.947	0.962
All Vehicles (no classification)	1261	0	0	1261	17	0	0	17	19	1053	0	1072	2350
% All Vehicles (no classification)	100.0	-	-	100.0	100.0	-	-	100.0	100.0	100.0	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Manistee Place & S. Dixie Avenue
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 1

Turning Movement Data

Start Time	Kettering Boulevard Southbound					S. Dixie Drive Westbound					Manistee Place Northbound					S. Dixie Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:00 AM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	2	3	219	0	0	222	224
7:15 AM	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	0	259	0	0	259	261
7:30 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2	268	0	0	270	271
7:45 AM	0	0	2	0	2	0	0	0	0	0	1	0	0	0	1	0	295	0	0	295	298
Hourly Total	0	0	4	0	4	0	0	0	0	0	4	0	0	0	4	5	1041	0	0	1046	1054
8:00 AM	0	1	0	0	1	0	0	0	0	0	1	0	0	0	1	0	232	0	0	232	234
8:15 AM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	244	0	0	244	247
8:30 AM	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	2	214	0	0	216	218
8:45 AM	0	0	3	0	3	0	0	0	0	0	2	0	0	0	2	1	221	0	0	222	227
Hourly Total	0	4	4	0	8	0	0	0	0	0	4	0	0	0	4	3	911	0	0	914	926
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	1	3	0	4	0	0	0	0	0	0	0	0	0	0	5	202	0	0	207	211
4:15 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	3	206	0	0	209	211
4:30 PM	0	1	1	0	2	0	0	0	0	0	3	0	0	0	3	11	205	0	0	216	221
4:45 PM	0	1	1	0	2	0	0	0	0	0	1	0	0	0	1	5	212	0	0	217	220
Hourly Total	0	5	5	0	10	0	0	0	0	0	4	0	0	0	4	24	825	0	0	849	863
5:00 PM	0	2	3	0	5	0	0	0	0	0	1	0	0	0	1	4	178	0	0	182	188
5:15 PM	0	3	1	0	4	0	0	0	0	0	1	0	0	0	1	3	201	0	0	204	209
5:30 PM	0	6	3	0	9	0	0	0	0	0	0	0	0	0	0	6	191	0	0	197	206
5:45 PM	0	1	1	0	2	0	0	0	0	0	2	0	0	0	2	9	189	0	0	198	202
Hourly Total	0	12	8	0	20	0	0	0	0	0	4	0	0	0	4	22	759	0	0	781	805
Grand Total	0	21	21	0	42	0	0	0	0	0	16	0	0	0	16	54	3536	0	0	3590	3648
Approach %	0.0	50.0	50.0	0.0	-	0.0	0.0	0.0	0.0	-	100.0	0.0	0.0	0.0	-	1.5	98.5	0.0	0.0	-	-
Total %	0.0	0.6	0.6	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.4	1.5	96.9	0.0	0.0	98.4	-
All Vehicles (no classification)	0	21	21	0	42	0	0	0	0	0	16	0	0	0	16	54	3536	0	0	3590	3648
% All Vehicles (no classification)	-	100.0	100.0	-	100.0	-	-	-	-	-	100.0	-	-	-	100.0	100.0	100.0	-	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Manistee Place & S. Dixie Avenue
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 3

Turning Movement Peak Hour Data (7:15 AM)

Start Time	Kettering Boulevard Southbound					S. Dixie Drive Westbound					Manistee Place Northbound					S. Dixie Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
7:15 AM	0	0	1	0	1	0	0	0	0	0	1	0	0	0	1	0	259	0	0	259	261
7:30 AM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2	268	0	0	270	271
7:45 AM	0	0	2	0	2	0	0	0	0	0	1	0	0	0	1	0	295	0	0	295	298
8:00 AM	0	1	0	0	1	0	0	0	0	0	1	0	0	0	1	0	232	0	0	232	234
Total	0	1	4	0	5	0	0	0	0	0	3	0	0	0	3	2	1054	0	0	1056	1064
Approach %	0.0	20.0	80.0	0.0	-	0.0	0.0	0.0	0.0	-	100.0	0.0	0.0	0.0	-	0.2	99.8	0.0	0.0	-	-
Total %	0.0	0.1	0.4	0.0	0.5	0.0	0.0	0.0	0.0	0.0	0.3	0.0	0.0	0.0	0.3	0.2	99.1	0.0	0.0	99.2	-
PHF	0.000	0.250	0.500	0.000	0.625	0.000	0.000	0.000	0.000	0.000	0.750	0.000	0.000	0.000	0.750	0.250	0.893	0.000	0.000	0.895	0.893
All Vehicles (no classification)	0	1	4	0	5	0	0	0	0	0	3	0	0	0	3	2	1054	0	0	1056	1064
% All Vehicles (no classification)	-	100.0	100.0	-	100.0	-	-	-	-	-	100.0	-	-	-	100.0	100.0	100.0	-	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: Manistee Place & S. Dixie Avenue
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 5

Turning Movement Peak Hour Data (4:00 PM)

Start Time	Kettering Boulevard Southbound					S. Dixie Drive Westbound					Manistee Place Northbound					S. Dixie Avenue Eastbound					Int. Total
	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	Right	Thru	Left	U-Turn	App. Total	
4:00 PM	0	1	3	0	4	0	0	0	0	0	0	0	0	0	0	5	202	0	0	207	211
4:15 PM	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	3	206	0	0	209	211
4:30 PM	0	1	1	0	2	0	0	0	0	0	3	0	0	0	3	11	205	0	0	216	221
4:45 PM	0	1	1	0	2	0	0	0	0	0	1	0	0	0	1	5	212	0	0	217	220
Total	0	5	5	0	10	0	0	0	0	0	4	0	0	0	4	24	825	0	0	849	863
Approach %	0.0	50.0	50.0	0.0	-	0.0	0.0	0.0	0.0	-	100.0	0.0	0.0	0.0	-	2.8	97.2	0.0	0.0	-	-
Total %	0.0	0.6	0.6	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.0	0.5	2.8	95.6	0.0	0.0	98.4	-
PHF	0.000	0.625	0.417	0.000	0.625	0.000	0.000	0.000	0.000	0.000	0.333	0.000	0.000	0.000	0.333	0.545	0.973	0.000	0.000	0.978	0.976
All Vehicles (no classification)	0	5	5	0	10	0	0	0	0	0	4	0	0	0	4	24	825	0	0	849	863
% All Vehicles (no classification)	-	100.0	100.0	-	100.0	-	-	-	-	-	100.0	-	-	-	100.0	100.0	100.0	-	-	100.0	100.0



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: N. Springboro Pike (SR 741), north
of S. Dixie Avenue
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 1

Direction (Southbound)

Start Time	All Vehicles (no classification)	Total
7:00 AM	74	74
7:15 AM	97	97
7:30 AM	107	107
7:45 AM	133	133
8:00 AM	125	125
8:15 AM	103	103
8:30 AM	88	88
8:45 AM	105	105
4:00 PM	168	168
4:15 PM	190	190
4:30 PM	184	184
4:45 PM	178	178
5:00 PM	210	210
5:15 PM	308	308
5:30 PM	282	282
5:45 PM	241	241
Total	2593	2593
Total %	100.0	100.0
AM Times	7:30 AM	7:30 AM
AM Peaks	468	468
PM Times	5:00 PM	5:00 PM
PM Peaks	1041	1041



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: N. Springboro Pike (SR 741), north
of S. Dixie Avenue
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 2

Direction (Northbound)

Start Time	All Vehicles (no classification)	Total
7:00 AM	123	123
7:15 AM	154	154
7:30 AM	149	149
7:45 AM	221	221
8:00 AM	149	149
8:15 AM	152	152
8:30 AM	127	127
8:45 AM	123	123
4:00 PM	169	169
4:15 PM	154	154
4:30 PM	149	149
4:45 PM	165	165
5:00 PM	186	186
5:15 PM	192	192
5:30 PM	190	190
5:45 PM	170	170
Total	2573	2573
Total %	100.0	100.0
AM Times	7:30 AM	7:30 AM
AM Peaks	671	671
PM Times	5:00 PM	5:00 PM
PM Peaks	738	738



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: S. Dixie Avenue, west of N.
Springboro Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 1

Direction (Southbound)

Start Time	All Vehicles (no classification)	Total
7:00 AM	128	128
7:15 AM	129	129
7:30 AM	167	167
7:45 AM	125	125
8:00 AM	118	118
8:15 AM	126	126
8:30 AM	116	116
8:45 AM	116	116
4:00 PM	172	172
4:15 PM	160	160
4:30 PM	162	162
4:45 PM	153	153
5:00 PM	122	122
5:15 PM	103	103
5:30 PM	136	136
5:45 PM	128	128
Total	2161	2161
Total %	100.0	100.0
AM Times	7:00 AM	7:00 AM
AM Peaks	549	549
PM Times	4:00 PM	4:00 PM
PM Peaks	647	647



Bayer Becker
6900 Tylersville Road
Suite A
Mason, Ohio, United States 45040
513-336-6600 tessaernst@bayerbecker.com

Count Name: S. Dixie Avenue, west of N.
Springboro Pike (SR 741)
Site Code: 24-0138
Start Date: 04/15/2025
Page No: 2

Direction (Northbound)

Start Time	All Vehicles (no classification)	Total
7:00 AM	190	190
7:15 AM	230	230
7:30 AM	216	216
7:45 AM	268	268
8:00 AM	159	159
8:15 AM	197	197
8:30 AM	193	193
8:45 AM	227	227
4:00 PM	195	195
4:15 PM	188	188
4:30 PM	169	169
4:45 PM	172	172
5:00 PM	154	154
5:15 PM	162	162
5:30 PM	159	159
5:45 PM	156	156
Total	3035	3035
Total %	100.0	100.0
AM Times	7:00 AM	7:00 AM
AM Peaks	904	904
PM Times	4:00 PM	4:00 PM
PM Peaks	724	724

External Station - Traffic and Percentages

	AM In		AM Out	
To/From North on N. Springboro Pike	468	15%	671	22%
To/From West on S. Dixie Avenue	904	30%	549	18%
To/From South on N. Springboro Pike	992	32%	705	23%
To/From South on Pensacola Boulevard	7	0%	17	1%
To/From East on Lehigh Place	142	5%	29	1%
To East on S. Dixie Avenue	----	----	1,061	35%
From East on Kettering Boulevard	548	18%	----	----
	3,061	100%	3,032	100%

	PM In		PM Out	
To/From North on N. Springboro Pike	1,041	26%	738	18%
To/From West on S. Dixie Avenue	724	18%	647	16%
To/From South on N. Springboro Pike	1,058	27%	1,627	41%
To/From South on Pensacola Boulevard	8	0%	43	1%
To/From East on Lehigh Place	118	3%	103	3%
To East on S. Dixie Avenue	----	----	834	21%
From East on Kettering Boulevard	1,041	26%	----	----
	3,990	100%	3,992	100%

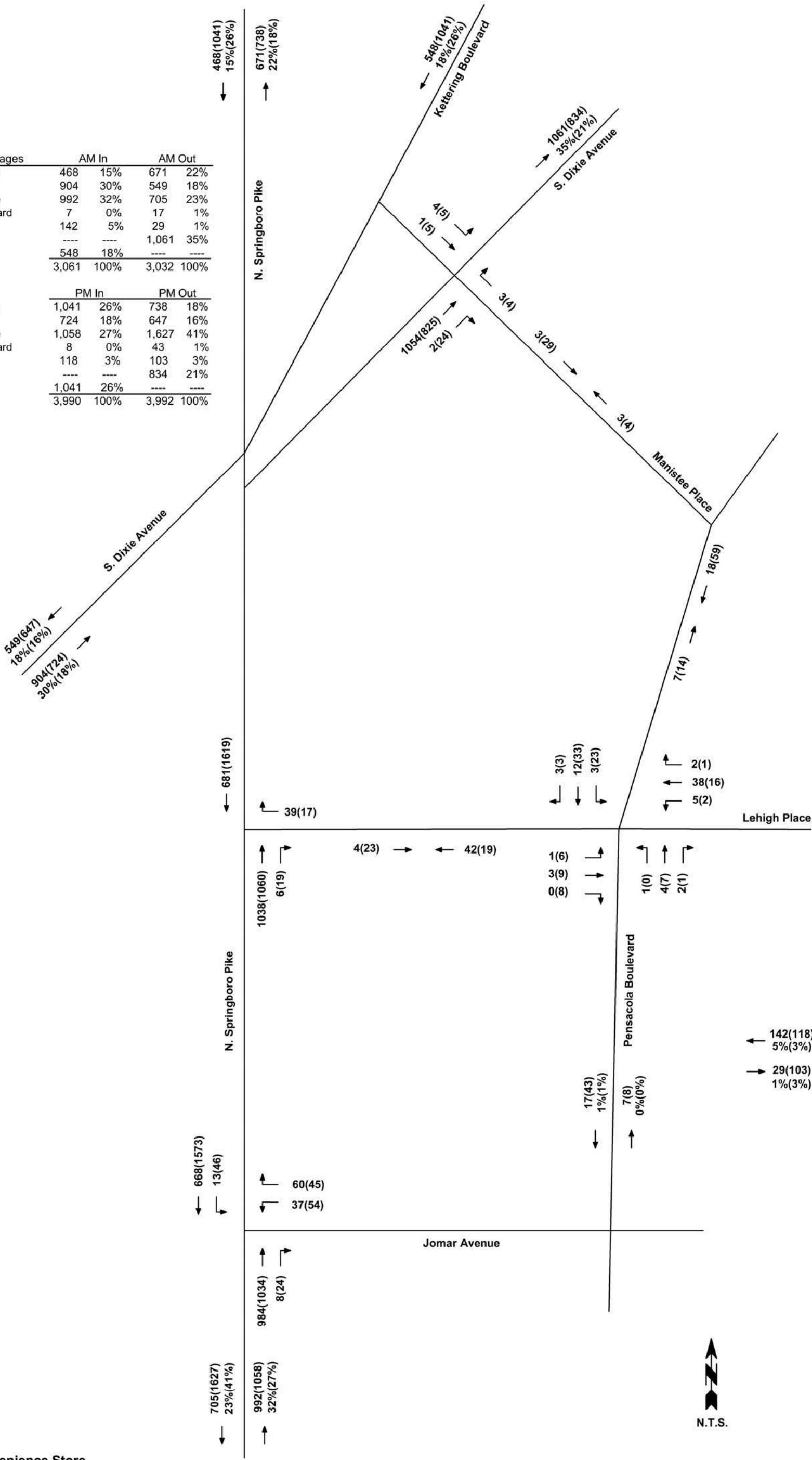


Figure 1

Proposed Wawa Fuel & Convenience Store

N. Springboro Pike & S. Dixie Avenue
City of Moraine, Montgomery County, Ohio

2025 Existing Traffic & Percentage Distributions

xx/xx%- AM Peak Hour
(xx)/(xx%) - PM Peak Hour



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

ATTACHMENT C

Land Use: 945

Convenience Store/Gas Station

Description

A convenience store/gas station is a facility with a co-located convenience store and gas station. The convenience store sells grocery and other everyday items that a person may need or want as a matter of convenience. The gas station sells automotive fuels such as gasoline and diesel.

A convenience store/gas station is typically located along a major thoroughfare to optimize motorist convenience. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities.

The convenience store product mix typically includes pre-packaged grocery items, beverages, dairy products, snack foods, confectionary, tobacco products, over-the-counter drugs, and toiletries. A convenience store may sell alcohol, often limited to beer and wine. Coffee and pre-made sandwiches are also commonly sold at a convenience store. Made-to-order food orders are sometimes offered. Some stores offer limited seating.

The sites in this land use include both self-pump and attendant-pumped fueling positions and both pre-pay and post-pay operations.

Convenience store (Land Use 851), gasoline/service station (Land Use 944), and truck stop (Land Use 950) are related uses.

Land Use Subcategory

Multiple subcategories were added to this land use to allow for multi-variable evaluation of sites with single-variable data plots. All study sites are assigned to one of three subcategories, based on the number of vehicle fueling positions (VFP) at the site: between 2 and 8 VFP, between 9 and 15 VFP, and between 16 and 24 VFP. For each VFP range subcategory, data plots are presented with GFA as the independent variable for all time periods and trip types for which data are available. The use of both GFA and VFP (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

Further, the study sites were also assigned to one of three other subcategories, based on the gross floor area (GFA) of the convenience store at the site: between 2,000 and 4,000 square feet, between 4,000 and 5,500 square feet, and between 5,500 and 10,000 square feet. For each GFA subcategory range, data plots are presented with VFP as the independent variable for all time periods and trip types for which data are available. The use of both VFP and GFA (as the independent variable and land use subcategory, respectively) provides a significant improvement in the reliability of a trip generation estimate when compared to the single-variable data plots in prior editions of *Trip Generation Manual*.

When analyzing the convenience store/gas station land use with each combination of GFA and VFP values as described above, the two sets of data plots will produce two estimates of site-generated trips. Both values can be considered when determining a site trip generation estimate.

Data plots are also provided for three additional independent variables: AM peak hour traffic on adjacent street, PM peak hour traffic on adjacent street, and employees. These independent variables are intended to be analyzed as single independent variables and do not have sub-categories associated with them. Within the data plots and within the ITETripGen web app, these plots are found under the land use subcategory “none.”

Additional Data

ITE recognizes there are existing convenience store/gas station sites throughout North America that are larger than the sites presented in the data plots. However, the ITE database does not include any site with more than 24 VFP or any site with gross floor area greater than 10,000 square feet. Submission of trip generation data for larger sites is encouraged.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Arkansas, California, Connecticut, Delaware, Florida, Indiana, Iowa, Kentucky, Maryland, Massachusetts, Minnesota, Nevada, New Hampshire, New Jersey, Pennsylvania, Rhode Island, South Dakota, Texas, Utah, Vermont, Washington, and Wisconsin.

Source Numbers

221, 245, 274, 288, 300, 340, 350, 351, 352, 355, 359, 385, 440, 617, 718, 810, 813, 844, 850, 853, 864, 865, 867, 869, 882, 883, 888, 904, 926, 927, 936, 938, 954, 960, 962, 977, 1004, 1024, 1025, 1027, 1052

Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 32

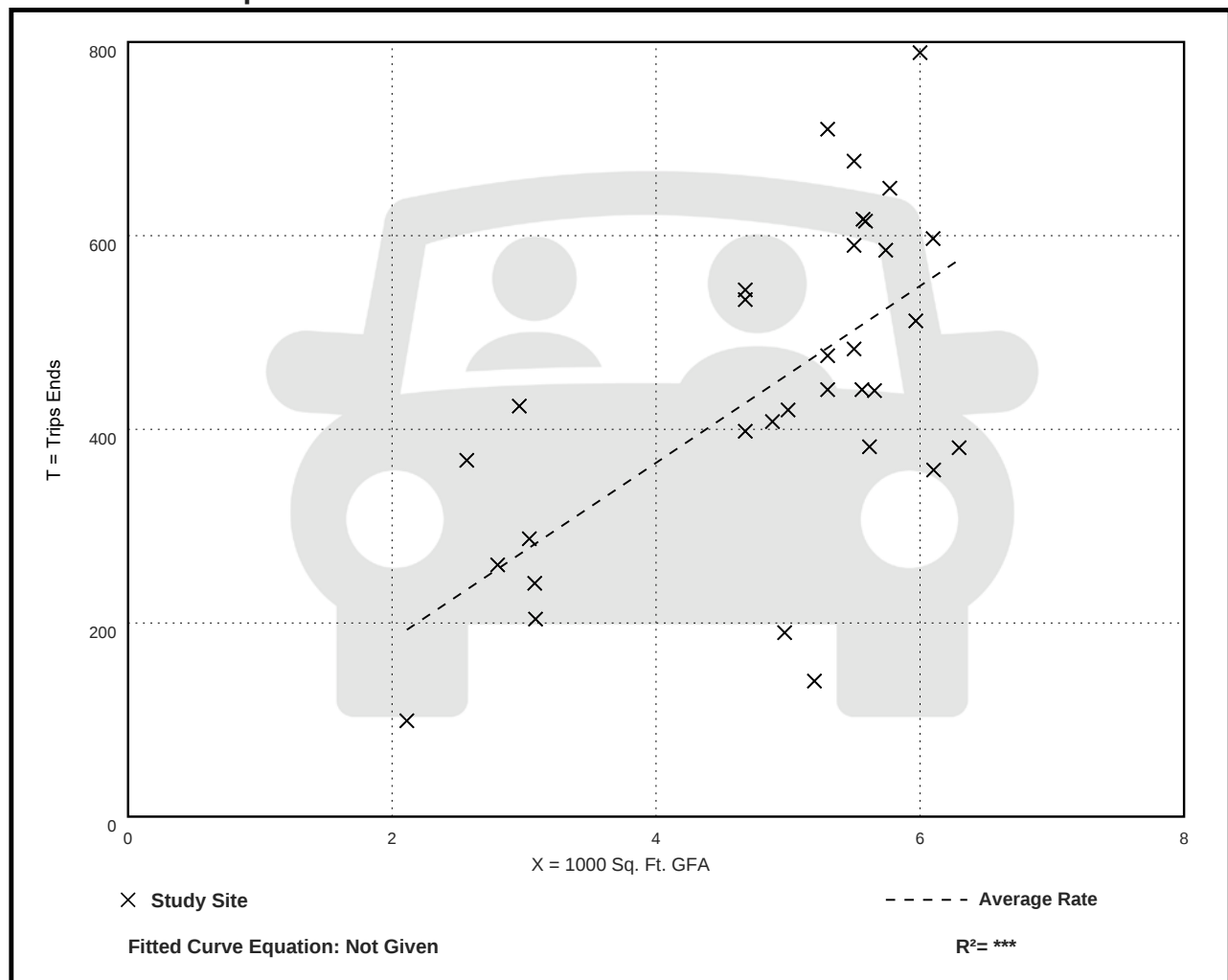
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
91.35	26.92 - 143.41	27.59

Data Plot and Equation



Convenience Store/Gas Station - VFP (16-24) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 39

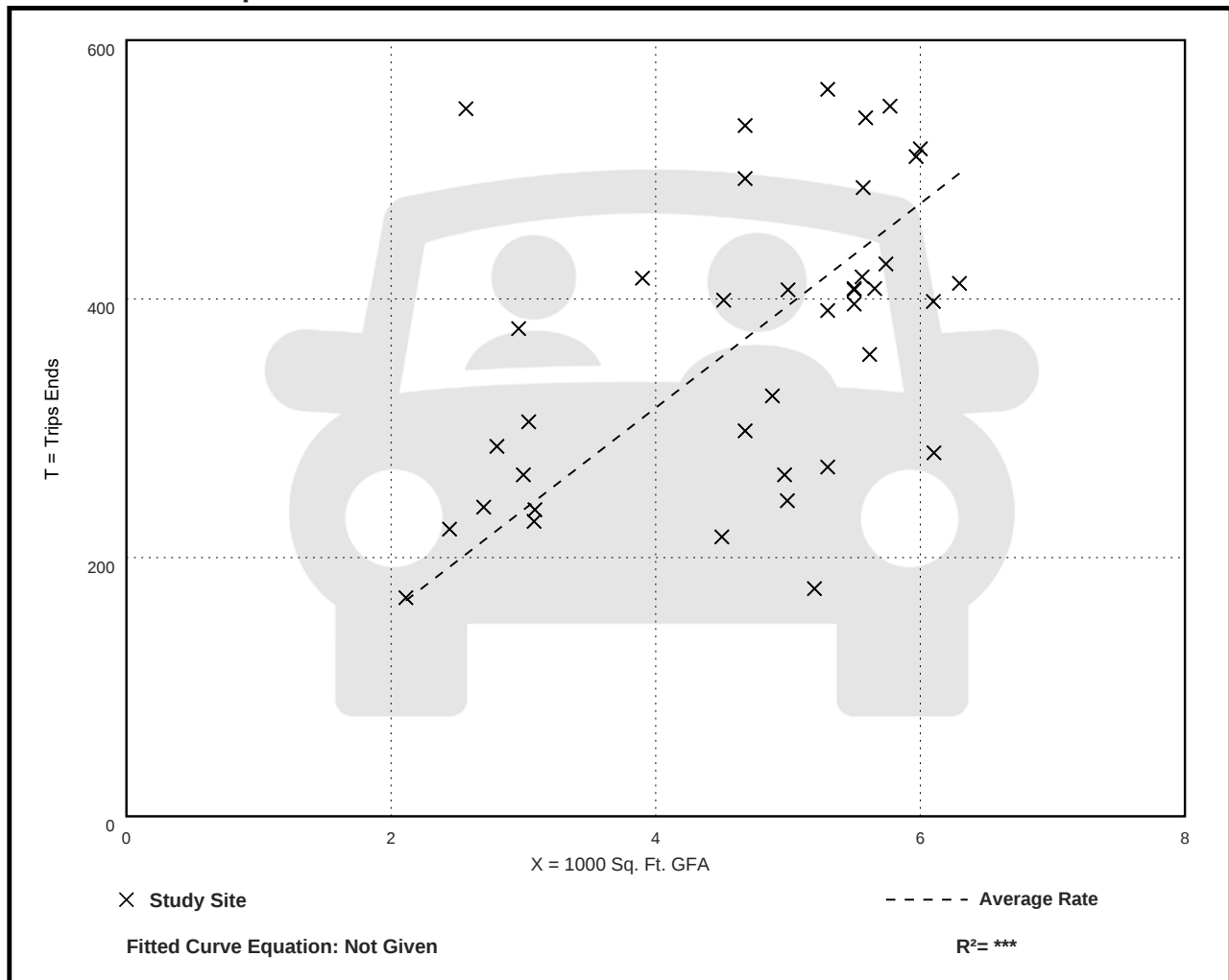
Avg. 1000 Sq. Ft. GFA: 5

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
78.95	33.85 - 213.17	25.75

Data Plot and Equation



Vehicle Pass-By Rates by Land Use										
Source: ITE Trip Generation Manual , 11th Edition										
Land Use Code	945									
Land Use	Convenience Store/Gas Station									
Setting	General Urban/Suburban									
Time Period	Weekday PM Peak Period									
# Data Sites	12 Sites with between 2 and 8 VFP					28 Sites with between 9 and 20 VFP				
Average Pass-By Rate	56% for Sites with between 2 and 8 VFP					75% for Sites with between 9 and 20 VFP				
	Pass-By Characteristics for Individual Sites									
GFA (000)	VFP	State or Province	Survey Year	# Interviews	Pass-By Trip (%)	Non-Pass-By Trips			Adj Street Peak	
						Primary (%)	Diverted (%)	Total (%)	Hour Volume	Source
2.1	8	Maryland	1992	31	52	13	35	48	1785	25
2.1	6	Maryland	1992	30	53	20	27	47	1060	25
2.2	< 8	Indiana	1993	115	48	16	36	52	820	2
2.3	< 8	Kentucky	1993	67	57	16	27	43	1954	2
2.3	6	Maryland	1992	55	40	11	49	60	2760	25
2.4	< 8	Kentucky	1993	—	58	13	29	42	2655	2
2.6	< 8	Kentucky	1993	68	67	15	18	33	950	2
2.8	< 8	Kentucky	1993	—	62	11	27	38	2875	2
3	< 8	Indiana	1993	80	65	15	20	35	1165	2
3.6	< 8	Kentucky	1993	60	56	17	27	44	2505	2
3.7	< 8	Kentucky	1993	70	61	16	23	39	2175	2
4.2	< 8	Kentucky	1993	61	58	26	16	42	2300	2
4.694	12	Maryland	2000	—	78	—	—	22	3549	30
4.694	12	Maryland	2000	—	67	—	—	33	2272	30
4.694	12	Maryland	2000	—	66	—	—	34	3514	30
4.848	12	Virginia	2000	—	71	—	—	29	2350	30
5.06	12	Pennsylvania	2000	—	91	—	—	9	4181	30
5.242	12	Virginia	2000	—	70	—	—	30	2445	30
5.242	12	Virginia	2000	—	56	—	—	44	950	30
5.488	12	Delaware	2000	—	73	—	—	27	—	30
5.5	12	Pennsylvania	2000	—	84	—	—	16	4025	30
4.694	16	Maryland	2000	—	89	—	—	11	2755	30
4.694	16	Delaware	2000	—	73	—	—	27	1858	30
4.694	16	Delaware	2000	—	59	—	—	41	1344	30
4.694	16	Delaware	2000	—	72	—	—	28	3434	30
4.694	16	New Jersey	2000	—	81	—	—	19	1734	30
4.694	20	Delaware	2000	—	76	—	—	24	1616	30
4.848	16	Virginia	2000	—	67	—	—	33	2.954	30
4.848	16	Virginia	2000	—	78	—	—	22	3086	30
4.848	16	Virginia	2000	—	83	—	—	17	4143	30
4.848	16	Virginia	2000	—	73	—	—	27	2534	30
4.993	16	Pennsylvania	2000	—	72	—	—	28	2917	30
5.094	16	New Jersey	2000	—	86	—	—	14	1730	30
5.5	16	Pennsylvania	2000	—	90	—	—	10	2616	30
5.543	16	Pennsylvania	2000	—	87	—	—	13	2363	30
5.565	16	Pennsylvania	2000	—	81	—	—	19	2770	30
5.565	16	Pennsylvania	2000	—	76	—	—	24	3362	30
5.565	16	New Jersey	2000	—	61	—	—	39	1713	30
5.565	16	New Jersey	2000	—	86	—	—	14	1721	30
5.565	16	New Jersey	2000	---	81	---	---	19	2227	30



xx - AM Peak Hour
(xx) - PM Peak Hour

External Station - Traffic and Percentages	AM In	AM Out
To/From North on N. Springboro Pike	10	15
To/From West on S. Dixie Avenue	21	13
To/From South on N. Springboro Pike	22	16
To/From South on Pensacola Boulevard	0	1
To/From East on Lehigh Place	4	1
To East on S. Dixie Avenue	----	24
From East on Kettering Boulevard	13	----
	70	70

	PM In	PM Out
To/From North on N. Springboro Pike	17	11
To/From West on S. Dixie Avenue	11	10
To/From South on N. Springboro Pike	17	26
To/From South on Pensacola Boulevard	0	1
To/From East on Lehigh Place	2	2
To East on S. Dixie Avenue	----	13
From East on Kettering Boulevard	16	----
	63	63

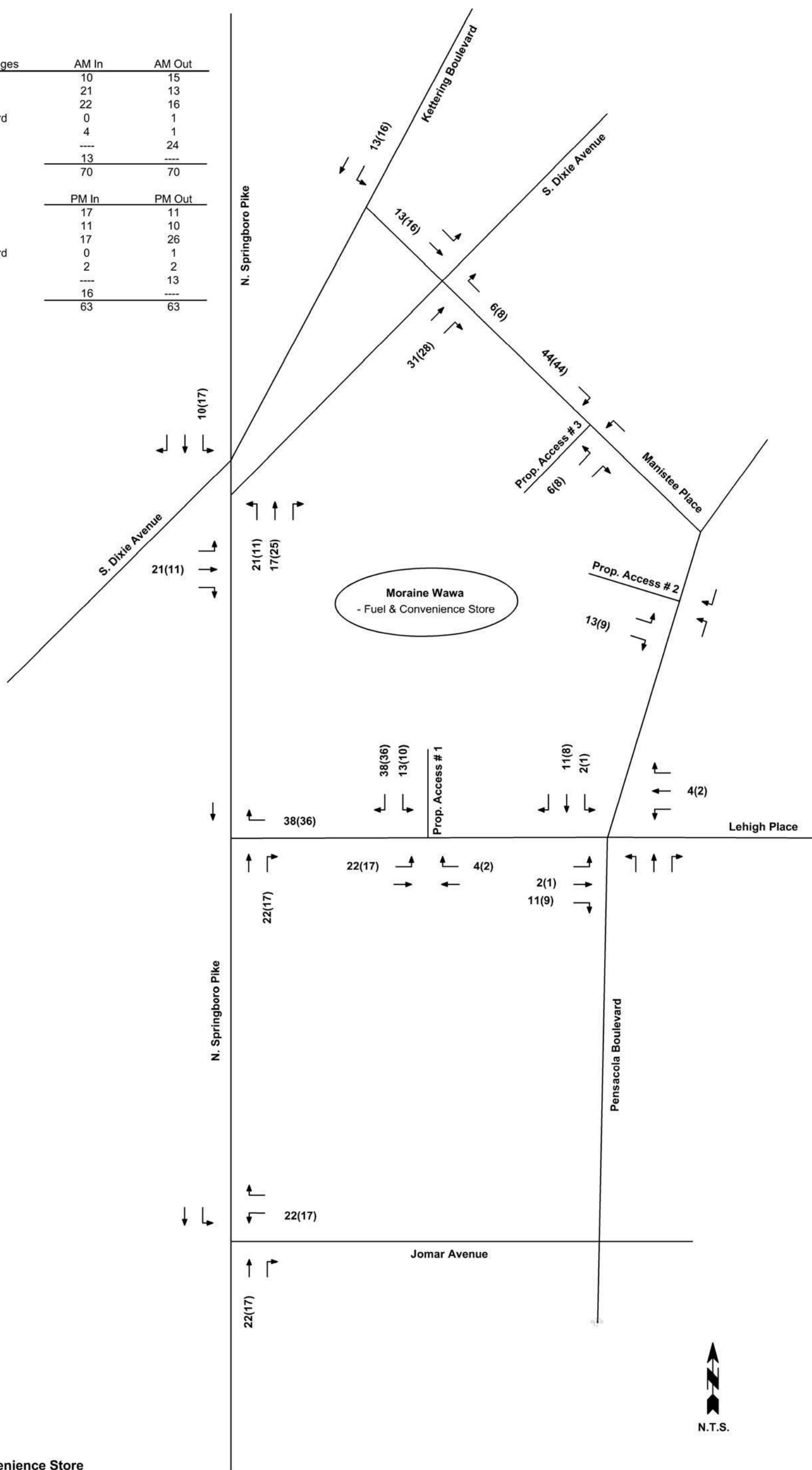


Figure 3

Proposed Wawa Fuel & Convenience Store

N. Springboro Pike & S. Dixie Avenue
City of Moraine, Montgomery County, Ohio

New Site Traffic Volumes

xx - AM Peak Hour
(xx) - PM Peak Hour



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

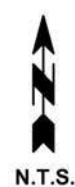
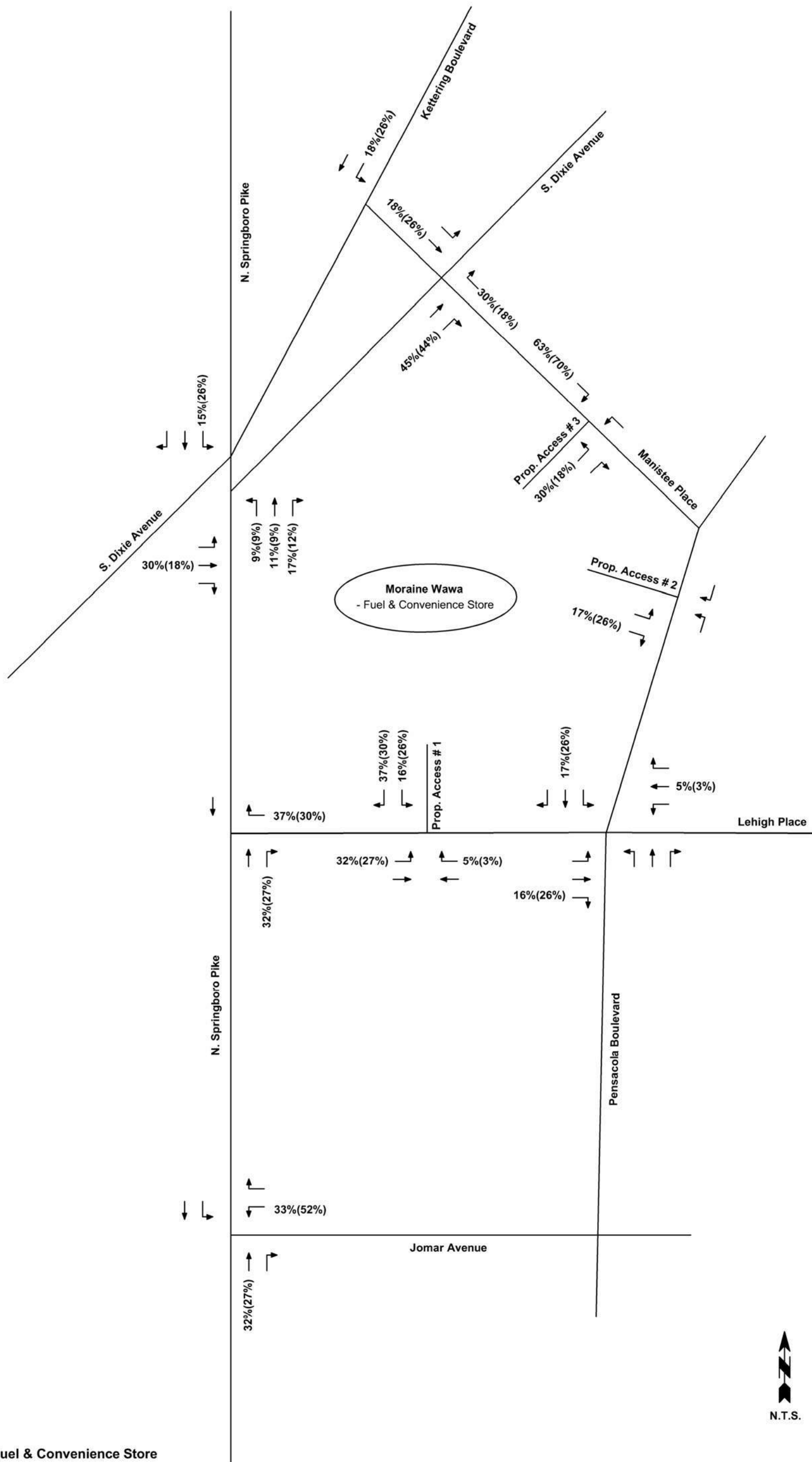


Figure 4

Proposed Wawa Fuel & Convenience Store

N. Springboro Pike & S. Dixie Avenue
City of Moraine, Montgomery County, Ohio

Pass-By Trip Distribution

xx - AM Peak Hour
(xx) - PM Peak Hour



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

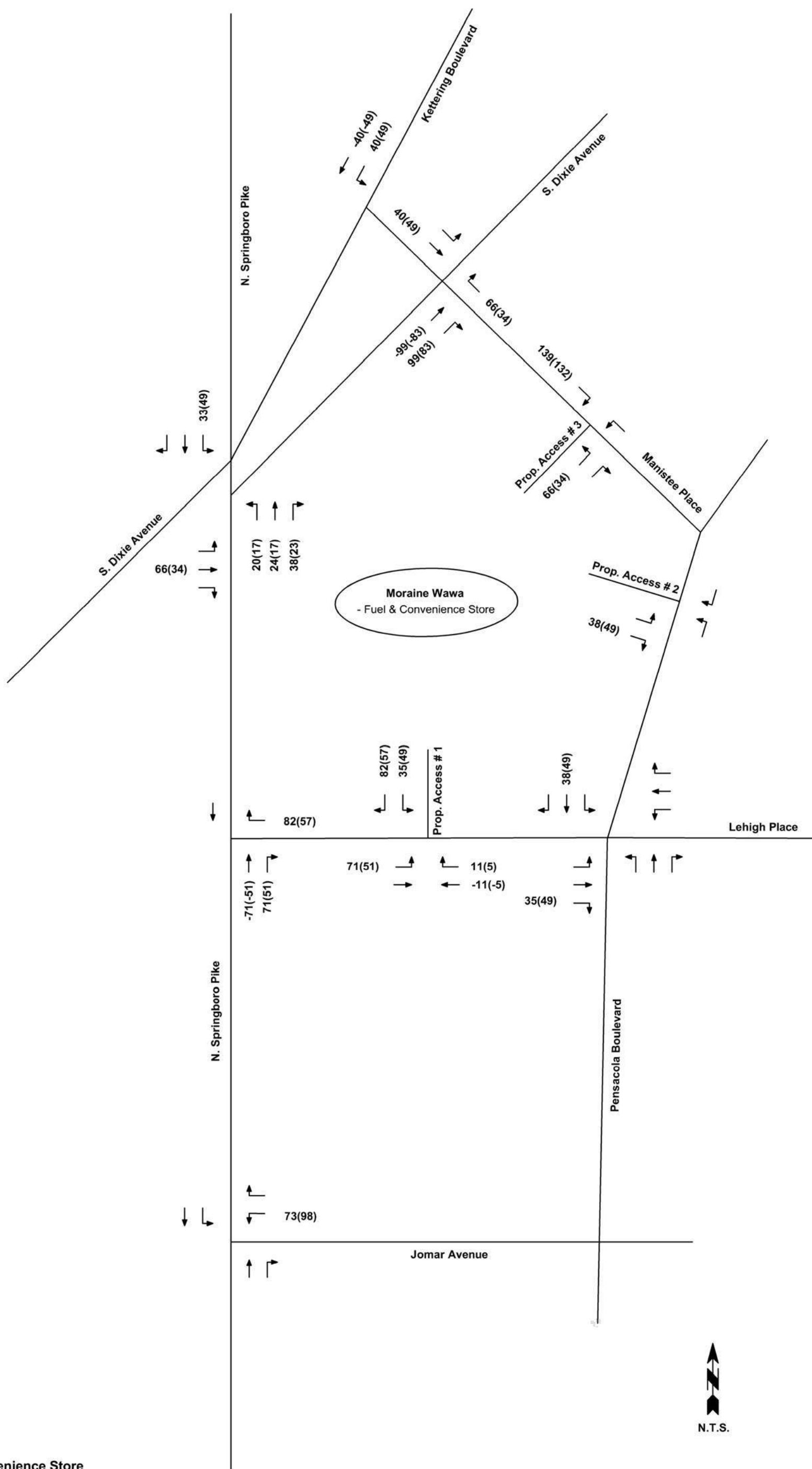


Figure 5

Proposed Wawa Fuel & Convenience Store

N. Springboro Pike & S. Dixie Avenue
City of Moraine, Montgomery County, Ohio

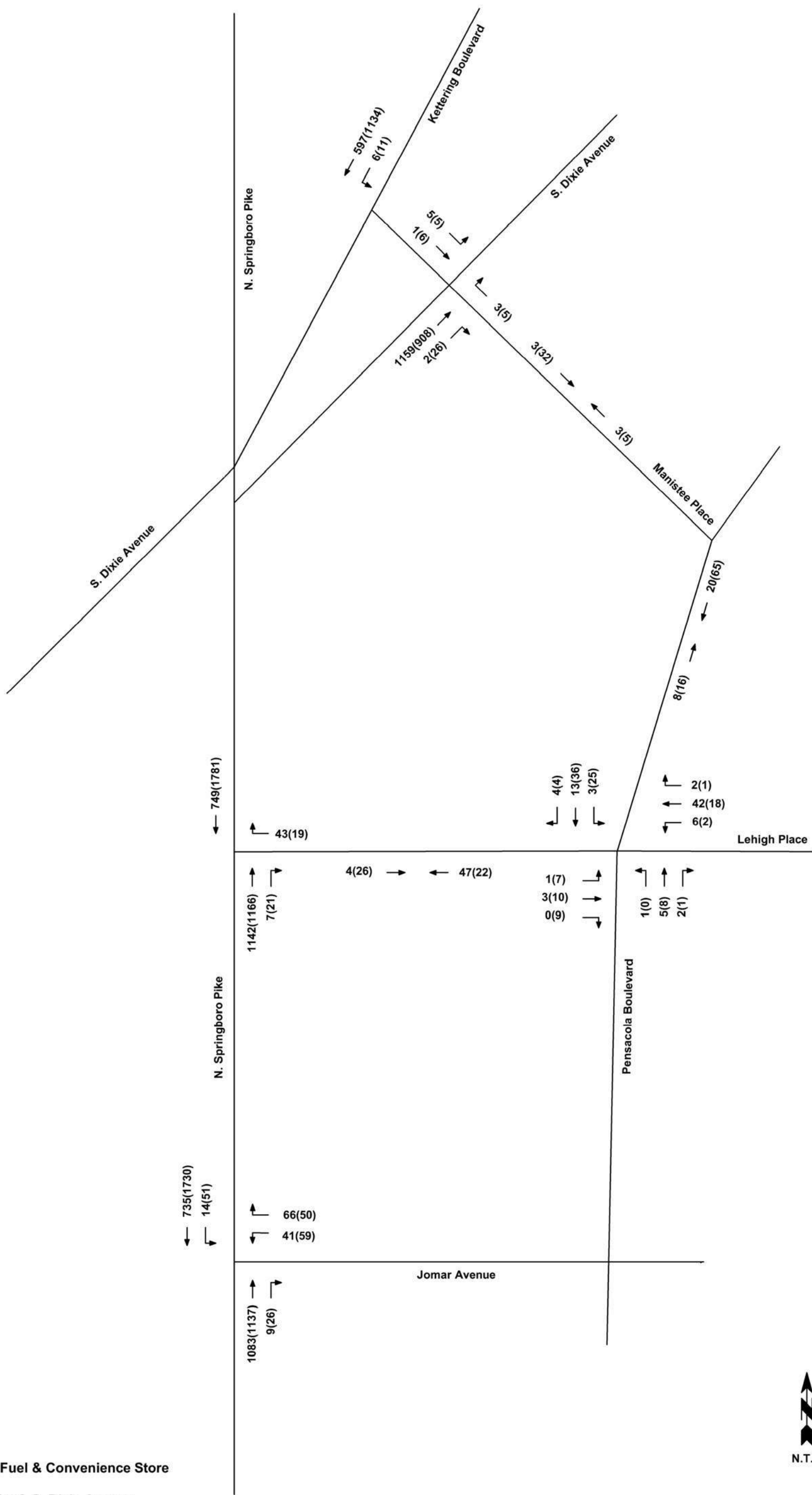
Pass-By Traffic Volumes

xx - AM Peak Hour
(xx) - PM Peak Hour



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

ATTACHMENT D



www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

ATTACHMENT E

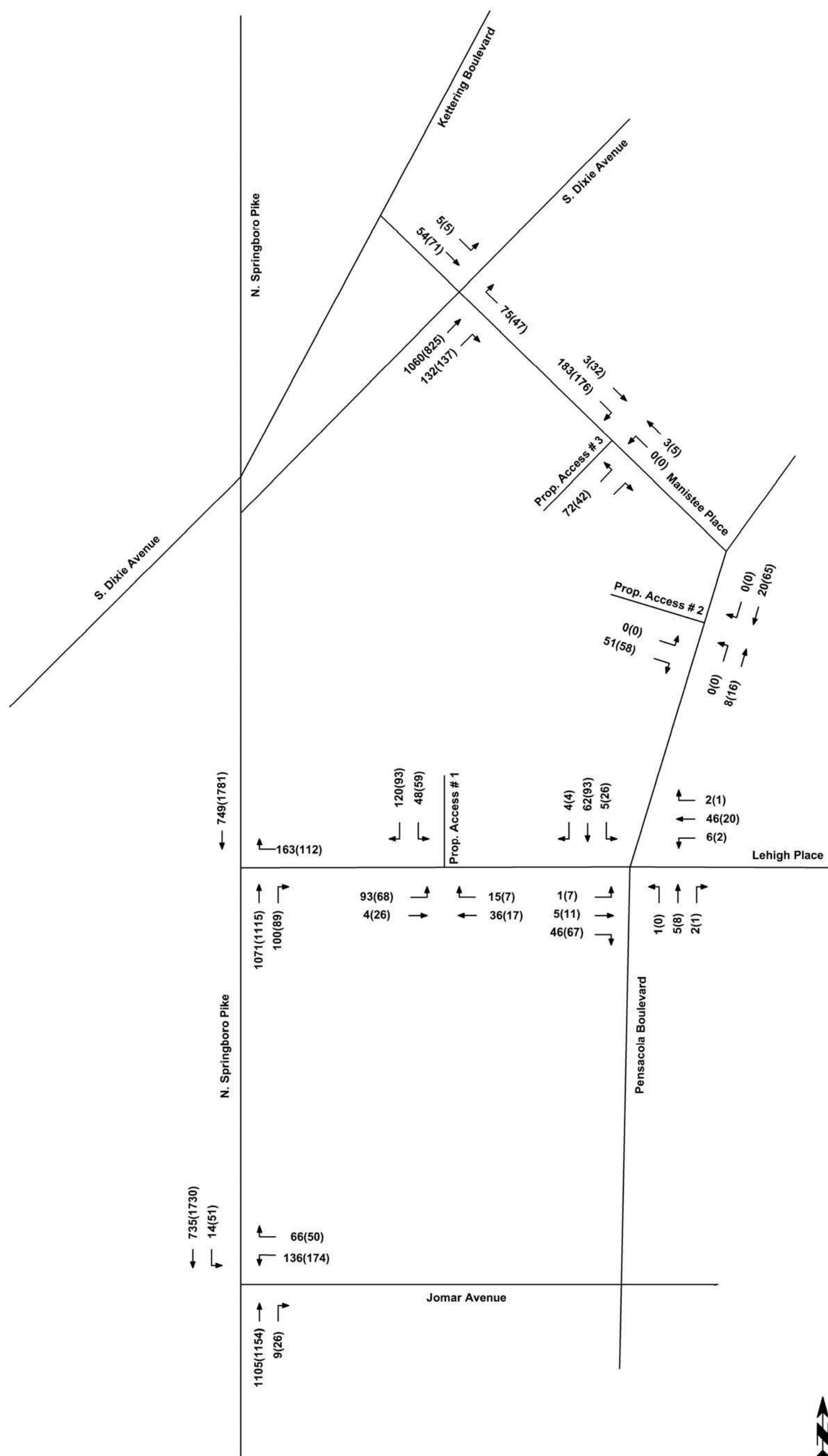


Figure 7

Proposed Wawa Fuel & Convenience Store

N. Springboro Pike & S. Dixie Avenue
City of Moraine, Montgomery County, Ohio

2035 Build Traffic Projections

xx - AM Peak Hour
(xx) - PM Peak Hour

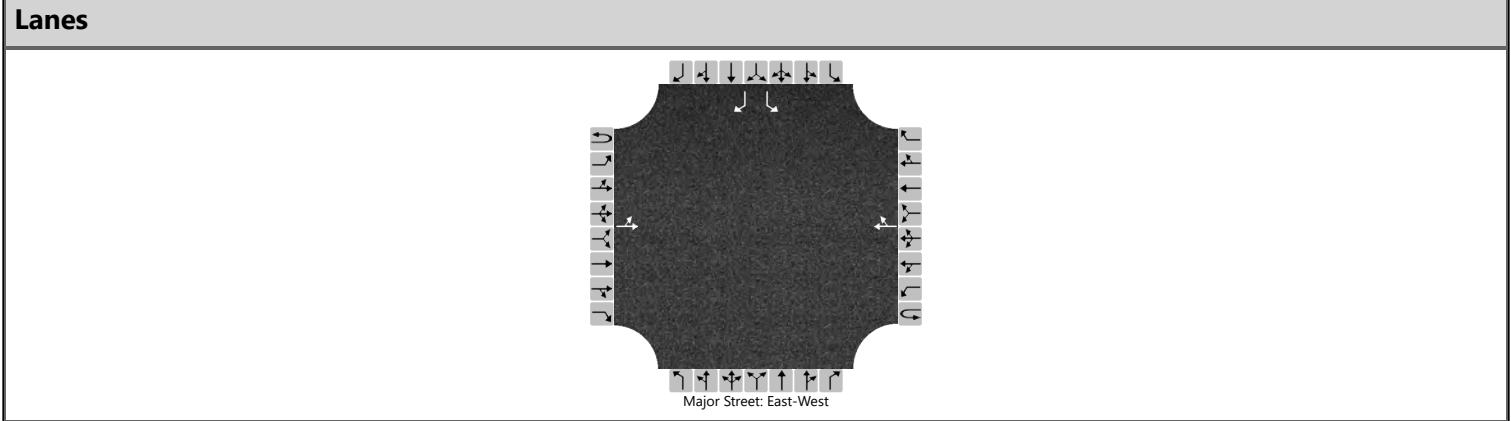


www.bayerbecker.com
6900 Tylersville Road, Suite A
Mason, OH 45040 - 513.336.6600

ATTACHMENT F

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SEM	Intersection	Lehigh Place and Prop. Access 1
Agency/Co.	Bayer Becker	Jurisdiction	City of Moraine
Date Performed	5/5/2025	East/West Street	Lehigh Place
Analysis Year	2035	North/South Street	Prop. Access 1
Time Analyzed	Build - AM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	24-0138 Wawa Fuel + Convenience Store		



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		LT						TR						L		R
Volume (veh/h)		93	4				36	15						48		120
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

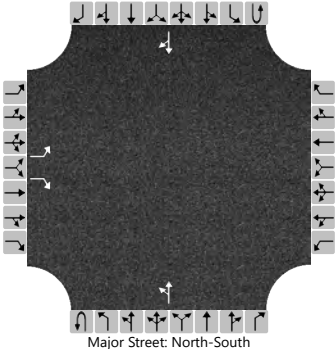
Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		101												52		130
Capacity, c (veh/h)		1549												687		1022
v/c Ratio		0.07												0.08		0.13
95% Queue Length, Q ₉₅ (veh)		0.2												0.2		0.4
95% Queue Length, Q ₉₅ (ft)		5.1												5.1		10.2
Control Delay (s/veh)		7.5	0.5											10.7		9.0
Level of Service (LOS)		A	A											B		A
Approach Delay (s/veh)	7.2												9.5			
Approach LOS	A												A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SEM	Intersection	Pensacola Blvd. and Prop. Access 2
Agency/Co.	Bayer Becker	Jurisdiction	City of Moraine
Date Performed	5/5/2025	East/West Street	Prop. Access 2
Analysis Year	2035	North/South Street	Pensacola Blvd.
Time Analyzed	Build - AM	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	24-0138 Wawa Fuel + Convenience Store		

Lanes



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		0		51						0	8				20	0
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

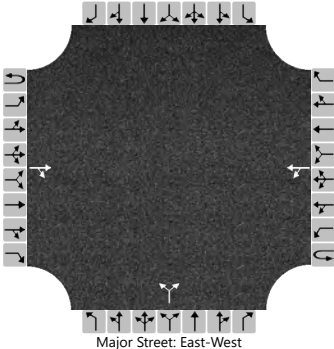
Critical and Follow-up Headways																
Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		0		55						0						
Capacity, c (veh/h)		984		1055						1594						
v/c Ratio		0.00		0.05						0.00						
95% Queue Length, Q ₉₅ (veh)		0.0		0.2						0.0						
95% Queue Length, Q ₉₅ (ft)				5.1												
Control Delay (s/veh)		8.7		8.6						7.3	0.0					
Level of Service (LOS)		A		A						A	A					
Approach Delay (s/veh)	8.6								0.0							
Approach LOS	A								A							

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SEM	Intersection	Manistee Place and Prop. Access 3
Agency/Co.	Bayer Becker	Jurisdiction	City of Moraine
Date Performed	5/5/2025	East/West Street	Manistee Place
Analysis Year	2035	North/South Street	Prop. Access 3
Time Analyzed	Build - AM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	24-0138 Wawa Fuel + Convenience Store		

Lanes



Major Street: East-West

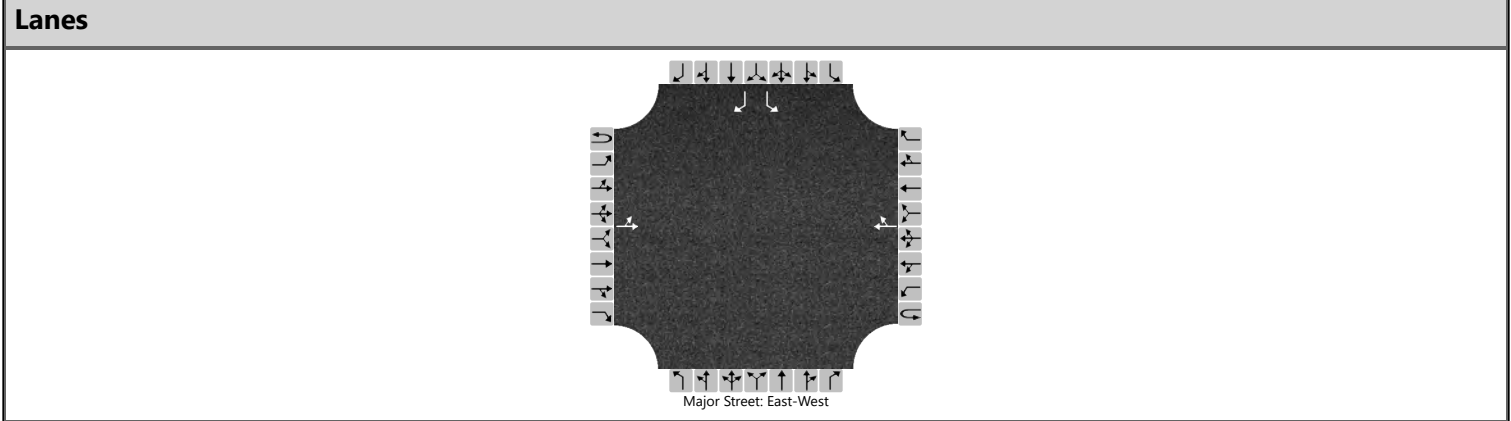
Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			3	183		0	3			72		0				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)						0					78					
Capacity, c (veh/h)						1370					892					
v/c Ratio						0.00					0.09					
95% Queue Length, Q ₉₅ (veh)						0.0					0.3					
95% Queue Length, Q ₉₅ (ft)											7.6					
Control Delay (s/veh)						7.6	0.0				9.4					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.4							
Approach LOS					A				A							

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SEM	Intersection	Lehigh Place and Prop. Access 1
Agency/Co.	Bayer Becker	Jurisdiction	City of Moraine
Date Performed	5/5/2025	East/West Street	Lehigh Place
Analysis Year	2035	North/South Street	Prop. Access 1
Time Analyzed	Build - PM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	24-0138 Wawa Fuel + Convenience Store		



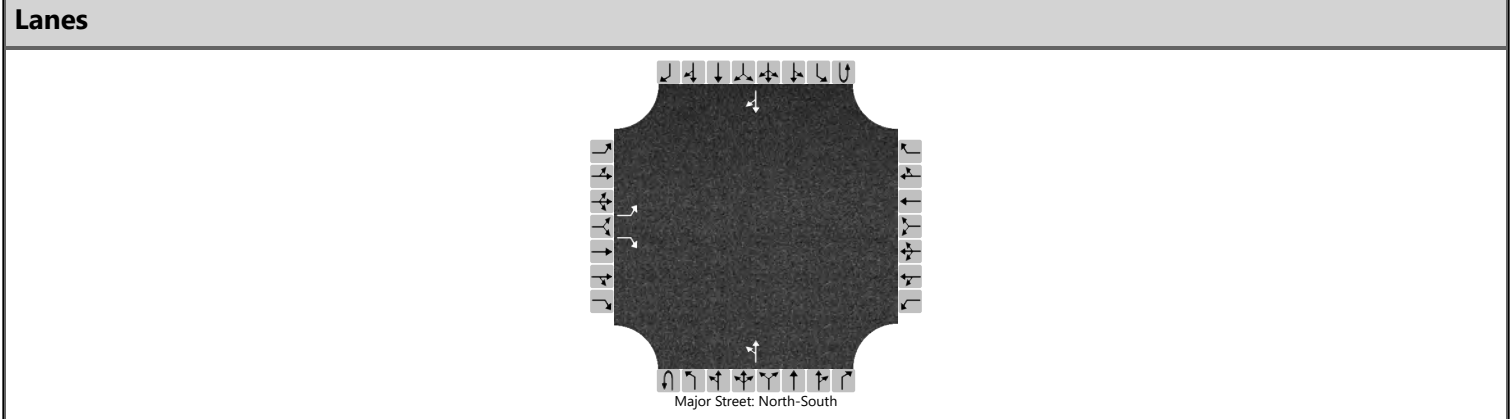
Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		1	0	1
Configuration		LT						TR						L		R
Volume (veh/h)		68	26				17	7						59		93
Percent Heavy Vehicles (%)		2												2		2
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized													No			
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.12												6.42		6.22
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.22												3.52		3.32

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		74												64		101
Capacity, c (veh/h)		1588												753		1055
v/c Ratio		0.05												0.09		0.10
95% Queue Length, Q ₉₅ (veh)		0.1												0.3		0.3
95% Queue Length, Q ₉₅ (ft)		2.5												7.6		7.6
Control Delay (s/veh)		7.4	0.3											10.2		8.8
Level of Service (LOS)		A	A											B		A
Approach Delay (s/veh)	5.4												9.3			
Approach LOS	A												A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SEM	Intersection	Pensacola Blvd. and Prop. Access 2
Agency/Co.	Bayer Becker	Jurisdiction	City of Moraine
Date Performed	5/5/2025	East/West Street	Prop. Access 2
Analysis Year	2035	North/South Street	Pensacola Blvd.
Time Analyzed	Build - PM	Peak Hour Factor	0.92
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	24-0138 Wawa Fuel + Convenience Store		



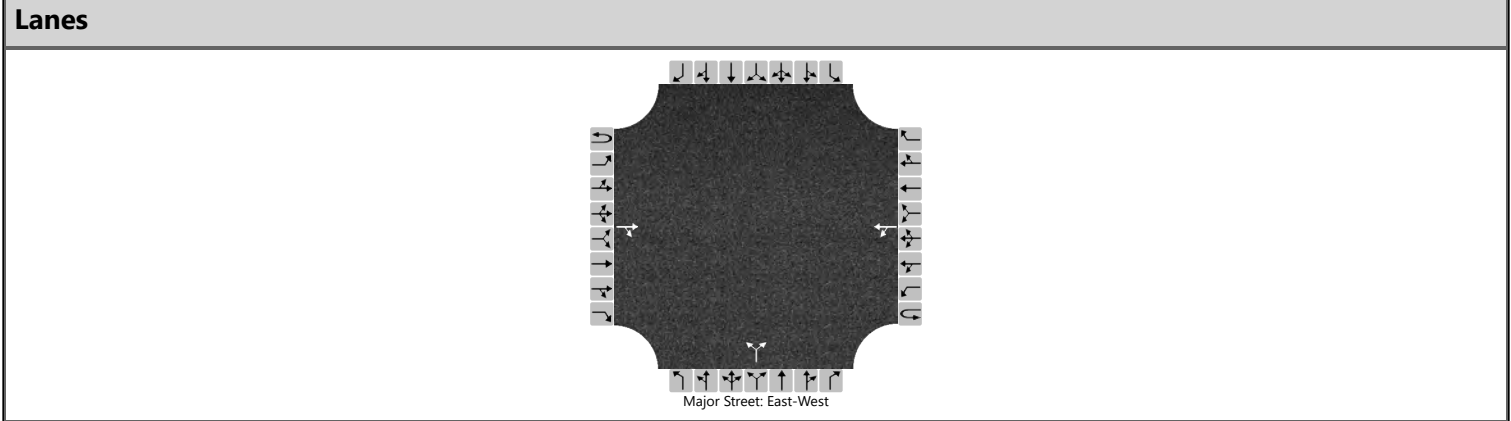
Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	0	1		0	0	0	0	0	1	0	0	0	1	0
Configuration		L		R						LT						TR
Volume (veh/h)		0		58						0	16				65	0
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)	0															
Right Turn Channelized	No															
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		0		63						0						
Capacity, c (veh/h)		913		992						1530						
v/c Ratio		0.00		0.06						0.00						
95% Queue Length, Q ₉₅ (veh)		0.0		0.2						0.0						
95% Queue Length, Q ₉₅ (ft)				5.1												
Control Delay (s/veh)		8.9		8.9						7.4	0.0					
Level of Service (LOS)		A		A						A	A					
Approach Delay (s/veh)	8.9								0.0							
Approach LOS	A								A							

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	SEM	Intersection	Manistee Place and Prop. Access 3
Agency/Co.	Bayer Becker	Jurisdiction	City of Moraine
Date Performed	5/5/2025	East/West Street	Manistee Place
Analysis Year	2035	North/South Street	Prop. Access 3
Time Analyzed	Build - PM	Peak Hour Factor	0.92
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	24-0138 Wawa Fuel + Convenience Store		



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			32	176		0	5			42		0				
Percent Heavy Vehicles (%)						2				2		2				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.12				6.42		6.22				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.22				3.52		3.32				

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)						0					46					
Capacity, c (veh/h)						1342					858					
v/c Ratio						0.00					0.05					
95% Queue Length, Q ₉₅ (veh)						0.0					0.2					
95% Queue Length, Q ₉₅ (ft)											5.1					
Control Delay (s/veh)						7.7	0.0				9.4					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.0				9.4							
Approach LOS					A				A							

ATTACHMENT G



1. INTERSECTION SIGHT DISTANCE TO THE EAST OF THE PROPOSED ACCESS ON LEIGH PLACE IS 280 FEET FOR 25 MPH PER OHIO DEPARTMENT OF TRANSPORTATION LOCATION AND DESIGN MANUAL, VOLUME 1.
2. 167 FEET OF INTERSECTION SIGHT DISTANCE IS AVAILABLE TO THE WEST OF THE PROPOSED ACCESS ON LEIGH PLACE. BASED ON THE LOCATION OF THE PROPOSED ACCESS, INTERSECTION SIGHT DISTANCE IS LIMITED BY THE ADJACENT INTERSECTION WITH N. SPRINGBORO PIKE.

✓ CLEAR SIGHT TRIANGLE



INTERSECTION SIGHT DISTANCE TO THE NORTH AND SOUTH OF THE PROPOSED ACCESS ON PENSACOLA BOULEVARD IS 280 FEET FOR 25 MPH PER OHIO DEPARTMENT OF TRANSPORTATION LOCATION AND DESIGN MANUAL, VOLUME 1.

[illegible]

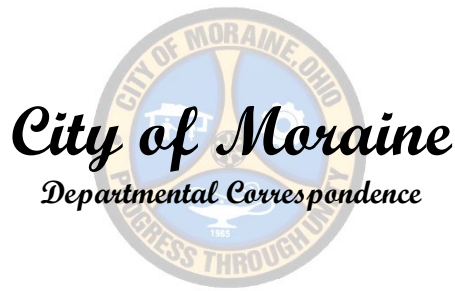
**PROPOSED WAWA
MORaine**

CITY OF MORaine, MONTGOMERY COUNTY, OH
PENSACOLA BOULEVARD
INTERSECTION SIGHT DISTANCE ANALYSIS



Drawing:	24-0138 PL
Drawn by:	SEM
Checked By:	EMR
Issue Date:	05-05-25

2/3



TO: Mayor
City Council

FROM: Michael Davis, City Manager

DATE: July 7, 2025

SUBJECT: City Manager's Report

1) City Manager

- a) Attended the City Managers MVCC GovTech meeting on June 25, 2025. Discussion included an update on TCSU.
- b) Attended the Dayton Area Managers Assoc. monthly meeting on June 27, 2025. A presentation was provided by the Ohio Municipal league on several pending state legislative initiatives.
- c) Palmer Energy provided an update to MVCC stating that due to recent events in the middle east, they will pause and reevaluate the best time to pursue and lock in a gas rate which may likely push back a start date to November.
- d) Enjoyed the City's 4th of July activities with the family. Another great event with kudos going to Parks staff and other departments who assisted prior and during the event.

2) Engineering

- a) An undocumented culvert crossing Pinnacle Road near Deer Meadow Park is beginning to fail and affect the road. Engineer Lauren Alvarado has contacted Barrett for cost estimates to possibly fix the issue as part of the existing Asphalt Paving Program.

3) Parks and Recreation

- a) Planning is underway for the Boo Bash Halloween event.
- b) The Kids Taco with Eat Pretty Darlings was held on June 28, 2025, and was a wonderful class with eight participants. The City will be collaborating again with the owner for a Ladies Night class on July 26, 2025.
- c) The Fall Youth Flag Football league will begin soon, and registration is now open.
- d) Director Brent Shane reported the Payne Recreation Center Member Appreciation Breakfast was a big success. Approximately 45 members participated, and they received incredibly positive responses.
- e) Just a reminder, registration for the Annual School Supply Giveaway will take place from July 14 to July 28, 2025, and can only be completed through MyRec (<https://moraineoh.myrec.com/>). Registered participants can pick up their supplies on August 8, 2025, at the Gerhardt Civic Center from 11:00 a.m. to 2:00 p.m.

4) Planning

- a) The Citywide sign project has been completed. The project included 14 signs being installed on the east side of the river and 19 signs on the west side for a total of 33 signs. The completion is a direct-action item from our Comprehensive Plan.

5) Police

- a) June 24: A report of two cars shooting at each other in the area of Hemple Road and Union Road. Officers were unable to located either vehicle or evidence.
- b) June 25: A stolen vehicle was recovered at Dryden Road and Arbor Blvd. Detectives are investigating.
- c) June 26: A four-wheeler was stolen from the garage on Charlotte Mill Drive. An investigation is ongoing.
- d) June 28: A burglary in progress at Johnson Trail led to the arrest of a juvenile.
- e) July 1: Pursuit of a stolen U-Haul truck ensued after the vehicle rammed into a detective's car. A GPS device and stop sticks were deployed during the chase. Two suspects were taken into custody, while a third suspect fled on foot but was later identified and has outstanding warrants for his arrest.
- f) July 2: Patrol officers located an individual who had been illegally dumping trash in City-owned dumpsters. Charges are pending.
- g) Sergeant Dyer graduated from the Ohio Police Chief's Association's Police Executive Leadership College (PELC).
- h) National Night Out is scheduled for August 5, 2025, from 6:00 p.m.- 8:00 p.m.
- i) During this time there were 12 calls for service to Wal-Mart, 8 calls to Red Roof. 13 calls to Fuyao, 20 calls to Kroger and 34 calls to I-75.

6) Street

- a) Potholes were patched Citywide
- b) Staff assisted with Star Spangled Boom event's setup and cleanup.
- c) Seasonal maintenance was performed - including flower beds, mowing, park, and baseball field. Ellerton Cemetery was cleaned, and large road debris were removed.
- d) Street Division vehicles were undercoated to prevent rust.

Bi-Monthly Report

To: Michael Davis, City Manager

From: Traci Kuzminski, Fire Chief



Date: July 2nd 2025

Subject: Activity Report

The Fire Division responded to a total of 123 incidents from June 15th- June 28th 2025

EMS/ Fire & Rescue –

- Division Responded to 7 Motor Vehicle Incidents
- Division responded to 80 EMS Incidents
- Division responded to 16 Fire Alarm/Detector Activations
- Division Responded to 20 all other calls

Long-term projects/issues:

- New Medic ordered. Still Waiting
- Tornado Siren replacement moving forward. Tornado upgrades for Germantown and Cobblegate (COMPLETE).
- Parts ordered for a new motor for Siren on Soldier Home and Pinnacle, and a new box and motor for siren on Dryden. Works intermittently.
- In house monitoring system ordered
- Received new Staff truck, waiting to outfit it-to K.E. Rose
- Order of new ladder E-One Metro Quint Fire Truck through Vogelpohl Fire Equipment.

Full time hiring/promotions:

- Lieutenant Promotion-List is certified. Waiting to promote until July 27th.
- PT FF John Coyle and FF Hannah Flosi started full time status July 1st and 2nd.

Part time hiring:

- We have 5 part time personnel currently on the roster

Short term projects/issues:

- Beginning phase of Station 30 Bathroom remodel-Contract Signed
- Station 28 painting complete.
- Prepping for July 4th fireworks celebrations.

Number of Inspections/Re-Inspections:

- 24 Inspections

Meetings:

- Council Meeting / Committee of the Whole

Other:

Five car seat checks for safety
EMS Training with Kettering Health 6/18, 6/19, 6/20
CSX Rail Team Training 6/23, 6/24, 6/25
CPR Class Building Composites 6/26

MAYORS' COURT MONTHLY STATEMENT TO COUNCIL

Fines and Other Monies Collected or Received
Rev. Code Sec. 733.40

To the Council of The City of Moraine Ohio:

The following is a full statement of all fines, forfeitures, and costs in ordinance cases and all fees collected by me, or which have in any manner come to my hands, or which are due me as Mayor, Chief of Police or other officer of the city and any other fees and expenses which have been advanced out of the city treasury, and all monies received by me as Mayor for the use of the city and paid over by me to the Treasury of the city as required by law.

Prepared: June 30, 2025

BALANCING FOR MONTH OF: MAY 2025

BOND ACCOUNT

Balance retained in Bond Account Beginning:	5/1/2025	\$	304.00
Amount received and deposited - CASH		+	30.00
Amount received and deposited - SURETY		+	6,864.00
Less amount returned to Defendants		-	5,271.00
Less amount retained in Bond Account (end of month)		-	1,730.00
Additions, Subtractions or Changes, etc.		+/-	-
EQUALS BONDS FORFEITED		\$	197.00

MAYOR'S ACCOUNT

Fines & Court Costs

Amount received and deposited		\$	17,833.62
Monthly reimbursement to City for Kett "LEAF"		(-)	0.00
Additions, Subtractions or Changes, etc.	R/C 25D367 & O/P 25D323	+/-	(214.00)
EQUALS GROSS REVENUE		\$	17,816.62

DISBURSEMENTS

Mo. Co. Booking Fees	Check #	4014	202.00
Police Dept Traffic School ACCT# 101-0600-40603	Check #	4015	55.00
IDAM-Ind Drvrs Alc Mntr (15%) - Kettering \$\$	Check #	4016	114.15

Computer Fund:

B4 12-13-18	Computer Fund (CF)	ACCT# 301-0800-40820	\$	-		
12-13-18	Mayor's Court CF	208-0800-40820		318.00		
& AFTER	Clerk of Court CF	209-0800-40820		212.00	Check #	4017
						530.00

Treasurer of State:

Victims of Crime	\$	827.00		
IDSF-Ind Def Support Fund (50%)		2,220.12		
CJDE - Crim Just Drug Enf Fund (35%)		266.35		
Expungements		105.00		
Child Restraint		75.00		
Seatbelt Fines		25.00		
Attorney General Reimbursement		105.00	Check #	paid on-line
			\$	3,623.47

City-General Fund: Acct# 101-0600-40601

ADTS - Admin T/School Fee	\$	15.00		
City Fines		13,277.00		
Miscellaneous Fees		-		
Parking Tickets		-		
Truck Fund Overweights		-		
Witness Fees		-		
Kettering Fees		-	Check #	4018
			\$	13,292.00

An Ordinance to amend Moraine Codified Ordinance Section 159.01 entitled “Competitive Bidding” .

Department: Law Director

Request: Action Item

Item Background and Purpose:

Law Director Martina Dillon is requesting an amendment to Moraine Codified Ordinance (MCO) 159.01 entitled "Competitive Bidding". A draft Ordinance is attached and represents the proposed changes. This is the second reading for this legislation.

Financial Impact:

Is Item Budgeted?: No

Funding Source: N/A

Attachments:

1. Ordinance (Amend MCO 159.01)

RECORD OF ORDINANCES

Ordinance No. 2191-25

AN ORDINANCE TO AMEND MORaine CODIFIED ORDINANCE SECTION 159.01 ENTITLED “COMPETITIVE BIDDING” .

WHEREAS, upon recommendation of staff, the following amendment to Section 159.01 of the Moraine Codified Ordinances is hereby approved for enactment.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MORaine, STATE OF OHIO:

SECTION 1: That Moraine Codified Ordinance Section 159.01 is hereby amended by adding the language in **boldtype** and deleting the language in ~~strikethrough~~:

159.01 COMPETITIVE BIDDING.

(a) Except as herein otherwise set forth, the minimum threshold for competitive bidding for goods and services for the City of Moraine, Ohio shall be fifty thousand dollars (\$50,000).

(b) The following expenditures may be exempted by Council from competitive bidding:

(1) Goods and services which can be at State Bid Pricing pursuant to Ohio R.C. 125.04 and goods and services which can be obtained from sources at a price less than the State bid price as provided for in Ohio R.C. 125.04(B) may be purchased by the City of Moraine, Ohio, without the necessity of competitive bidding provided the request to Council contains all appropriate information demonstrating compliance with this provision;

(2) Intergovernmental contracts or expenditures and purchases and expenditures made via participation in a cooperative purchasing program;

(3) Where there exists only a sole source to provide the needed goods or services;

(4) Emergency contracts or expenditures authorized by a vote of two-thirds of the members of Council;

(5) Other exceptions to the requirements of competitive bidding as set forth by the general laws or established by the common law of the State of Ohio.

(c) When an expenditure or contract is required to be competitively bid under the provisions of this Chapter, the City may solicit competitive bids without prior approval of Council. The award will be made by the City Manager after approval by majority vote of Council to the lowest and best, responsive bid submitted by a responsible bidder. The City shall have the right to waive defects in a bid and to reject any and all bids.

(d) For purposes of this Section “lowest and best” shall mean that bid which provides the best combination of quality and service to the City taking into such factors as, but not limited to, past performance, price, warranty, reliability, delivery date, adequacy of equipment, bidder’s experience, financial solvency, adherence to specifications, and any other factor determined to be relevant.

(Ord. 2137-23 ____ . Passed 5-11-23. ____)

SECTION 2: That the remaining provisions of MCO Chapter 159 not amended hereby shall remain unchanged and in full force and effect.

SECTION 3: That this Ordinance shall become effective 30 days after its second reading and adoption by Council.

RECORD OF ORDINANCES

Ordinance No. **2191-25**

SECTION 4: The Clerk is hereby directed to forward a certified copy of this Ordinance to the City Manager.

AN ORDINANCE TO AMEND MORaine CODIFIED ORDINANCE SECTION 159.01 ENTITLED “COMPETITIVE BIDDING”

WHEREAS, upon recommendation of staff, the following amendment to Section 159.01 of the Moraine Codified Ordinances is hereby approved for enactment.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MORaine, STATE OF OHIO:

SECTION 1: That Moraine Codified Ordinance Section 159.01 is hereby amended by adding the language in **boldtype** and deleting the language in ~~strikethrough~~:

=====

159.01 COMPETITIVE BIDDING.

(a) Except as herein otherwise set forth, the minimum threshold for competitive bidding for goods and services for the City of Moraine, Ohio shall be fifty thousand dollars (\$50,000).

(b) The following expenditures may be exempted by Council from competitive bidding:

(1) Goods and services which can be at State Bid Pricing pursuant to Ohio R.C. 125.04 and goods and services which can be obtained from sources at a price less than the State bid price as provided for in Ohio R.C. 125.04(B) may be purchased by the City of Moraine, Ohio, without the necessity of competitive bidding provided the request to Council contains all appropriate information demonstrating compliance with this provision;

(2) Intergovernmental contracts or expenditures and purchases and expenditures made via participation in a cooperative purchasing program;

(3) Where there exists only a sole source to provide the needed goods or services;

(4) Emergency contracts or expenditures authorized by a vote of two-thirds of the members of Council;

(5) Other exceptions to the requirements of competitive bidding as set forth by the general laws or established by the common law of the State of Ohio.

(c) When an expenditure or contract is required to be competitively bid under the provisions of this Chapter, the City may solicit competitive bids without prior approval of Council. The award will be made by the City Manager after approval by majority vote of Council to the lowest and best, responsive bid submitted by a responsible bidder. The City shall have the right to waive defects in a bid and to reject any and all bids.

(d) For purposes of this Section “lowest and best” shall mean that bid which provides the best combination of quality and service to the City taking into such factors as, but

not limited to, past performance, price, warranty, reliability, delivery date, adequacy of equipment, bidder's experience, financial solvency, adherence to specifications, and any other factor determined to be relevant.

(Ord. ~~2137-23~~ ____ . Passed ~~5-11-23~~. ____)

=====

SECTION 2: That the remaining provisions of MCO Chapter 159 not amended hereby shall remain unchanged and in full force and effect.

SECTION 3: That this Ordinance shall become effective 30 days after its second reading and adoption by Council.

SECTION 4: The Clerk is hereby directed to forward a certified copy of this Ordinance to the City Manager and Chief of Police.

APPROVED:

MAYOR

ATTEST:

CLERK OF COUNCIL

APPROVED AS TO FORM:

LAW DIRECTOR

CERTIFICATE OF THE CLERK

I, ____, Clerk of the City of Moraine, Ohio, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. _____ passed by the Moraine City Council on the ____ day of ____, 2025.

IN TESTIMONY WHEREOF, witness my hand and official seal this ____ day of ____, 2025.

CLERK

A Resolution approving the Plan of Operation and Governance for the Miami Valley Communications Council Natural Gas Aggregation Program for the purpose of jointly establishing and implementing a natural gas program.

Department: Administration

Request: Action Item

Item Background and Purpose:

Two (2) public hearings were required in order for the City to join a Natural Gas Aggregation Plan.

Public hearings were held on June 12, 2025, and June 26, 2025. Council will discuss and decide to move ahead or postpone membership.

Financial Impact:

Is Item Budgeted?: No

Funding Source: (i.e. Capital, Operating, etc...)

Attachments:

1. Exhibit A - 8165-25

RECORD OF RESOLUTIONS

Resolution No. 8165-25

A RESOLUTION APPROVING THE PLAN OF OPERATION AND GOVERNANCE FOR THE MIAMI VALLEY COMMUNICATIONS COUNCIL NATURAL GAS AGGREGATION PROGRAM FOR THE PURPOSE OF JOINTLY ESTABLISHING AND IMPLEMENTING A NATURAL GAS PROGRAM.

WHEREAS, this Council enacted legislation authorizing the City to establish a natural gas aggregation program pursuant to Section 4929.26, Ohio Revised Code (the “Aggregation Programs”) for the residents, businesses, and other natural gas consumers in the City, and for that purpose, to act jointly with any other municipal corporation, township, or county or other political subdivision of the State of Ohio, as permitted by law; and

WHEREAS, by joining the Miami Valley Communications Council (“MVCC”), the City will be able to act jointly with other member political subdivisions and thereby maximize the potential benefits of natural gas deregulation through group purchasing efforts; and

WHEREAS, this Council, pursuant to Section 4929.26 of the Ohio Revised Code, has held two (2) public hearings on the Plan of Operation and Governance for the MVCC natural gas aggregation programs.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MORaine, STATE OF OHIO:

SECTION 1: That it is hereby found and determined that this Council held two (2) public hearings, with the first hearing taking place on the 12th day of June 2025, at 6:00 pm, and the second hearing taking place on the 26th day of June 2025, at 6:00 pm, with each hearing meeting the necessary notice requirements as set forth in Section 4929.26 of the Ohio Revised Code.

SECTION 2: That this Council hereby approves and adopts the Plan of Operation and Governance of the MVCC natural gas aggregation program to this Council and on file with the Clerk, with a copy of said Plan attached in a substantially similar form as Exhibit A.

SECTION 3: That this Council hereby joins MVCC to act jointly with other member and affiliate political subdivisions for the acquisition and aggregation of natural gas supply.

SECTION 4: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council, and that all deliberations of this Council and any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

SECTION 5: That this Resolution shall become effective immediately upon its passage.

Miami Valley Communication Council

Amended Natural Gas Aggregation Operation and Governance Plan

For additional information contact Miami Valley Communications Council:

Jay Weiskircher, Executive Director

Phone: 937-424-1660

Email: jweiskircher@mvcc.net

Introduction

The Miami Valley Communications Council (“MVCC”) has developed this Plan of Operation and Governance on behalf of its member and affiliate communities regarding government aggregation of firm, full requirements power supply of natural gas for its consumers (the “Plan” or “Aggregation Program”). The Plan contains information on the structure, governance, operations, management, funding, and policies of the Aggregation Program to be utilized for participating consumers.

MVCC was formed in 1975 as a council of governments according to chapter 167 of the Ohio Revised Code. MVCC has acted as an agent for its members and affiliate communities to monitor, regulate and administer common cable television franchise agreements, manage the operation of the council’s cable access television channels, and develop and implement intergovernmental projects. The council is governed by a policy-making body consisting of delegates representing member cities. The council also has affiliate agreements with 24 other Miami Valley cities.

Now MVCC communities wish to proceed jointly to authorize MVCC to perform as their agent for development and administration of the Aggregation Program. Current communities expressing an interest in natural gas aggregation are Centerville, Germantown, Kettering, West Carrollton, Trotwood, Brookville, Englewood, Xenia, Miamisburg, Moraine, Huber Heights, Union, Clayton, Riverside, Troy, Eaton, Fairborn, and Monroe. The Program may add other communities and thereby combine additional residential and small commercial customers into a buying pool that will be attractive to third party suppliers (Suppliers). Participation in the Program is voluntary. Any individual customer can decline to be a member of the aggregation program and remain with Centerpoint’s (Local Utility) standard choice offer pricing or enter into a supply contract with any competitive retail natural gas service (CRNGS) supplier.

The MVCC communities have passed the necessary ordinances to place the issue of natural gas governmental aggregation on the ballot. Voters in each community approved natural gas aggregation and the community decided to utilize MVCC and the following Plan outlined below. This Plan will not be adopted until two public hearings are held in accordance with Section 4928.20(C) of the Ohio Revised Code.

Process

This Plan allows municipalities to join as either an opt-in municipality (“OIM”) or an opt-out municipality (“OOM”).

If a community joins the Program as an OIM, that community’s eligible residential and small business customers in the authorized areas shall receive an offer letter setting forth the rates, terms, and conditions of the program. To participate the eligible residential and

small business customers must affirmatively enroll in the Program by a specific deadline described in the offer letter.

If a community elects to become an OOM, all eligible residential and small business customers in the authorized areas of MVCC are automatically included as participants in the Aggregation Program unless they opt-out of the program by providing written notice of their intention not to participate. As required by Ohio Law, the various communities jointly participating in the MVCC natural gas governmental aggregation passed a Resolution or Ordinance, which authorized submitting the selection of opt-out aggregation to the community's voters. The voters approved opt-out aggregation in each community and the community decided to join the MVCC Program.

In addition to each community joining the MVCC program, it is also required to comply with various PUCO regulations. As required by PUCO regulations MVCC will file an application with the PUCO for certification as a Government Aggregator after MVCC approves this Plan. As required by regulations, MVCC advertised public hearing dates to discuss the Plan and held two hearings on the Plan.

MVCC anticipates selection of a Provider after receiving approval from the PUCO as a governmental aggregator. Upon Provider selection an opt-out notice for the MVCC Program will be sent to all eligible natural gas customers in MVCC's OOM communities setting forth the rates, terms, and conditions of the program. This notice will provide potential Aggregation participants with at least 21 days to return an opt-out card or other similar notice.

MVCC Aggregation Program

The purpose of the aggregation program is to reduce the amount consumers pay for natural gas. MVCC will not buy and resell natural gas for the participants of the program. Instead, MVCC will work with its energy consultant to competitively bid and negotiate a contract with a CRNGS to provide natural gas to the members of the aggregation program.

MVCC will obtain the list of customers within its boundaries from Centerpoint or other natural gas distribution utility, either by zip code or by method provided by the utility. MVCC will have its CRNGS cleanse the data to ensure that it does not contain customers with alternate suppliers, PIPP customers, and any other excludable consumers, and only those who live within the jurisdictional boundaries of MVCC communities. MVCC will then have its CRNGS send an opt-out notice to each eligible customer which discloses the offered price for natural gas along with any applicable contract terms. The opt-out notice will clearly inform potential customers that they may opt-out of the program during the 21-day period following the mailing of the notification, along with instructions on how to opt-out. Customers who opt-out of MVCC's aggregation program during this initial notification period will continue to receive SCO supplies until the customer chooses an alternative CRNGS or chooses to opt-in to the aggregation program later.

Operation

Existing MVCC staff, the program energy consultant and the CRNGS will provide all necessary technical analysis, competitive procurement of services, regulatory approvals, accounting and fiscal management, contract maintenance, communications, program coordination and administrative support.

Funding

The primary expenses associated with operating this program are printing and mailing cost of the opt-out notices, and fees for an energy consultant. Instead of paying for these costs upfront, MVCC expects to embed its fees into the chosen CRNGS rates offered to potential program participants.

Notification of Customers

All eligible customers in an MVCC municipality will receive opt-out information in the mail. MVCC will adhere to all eligibility requirements of R.C. 4929.26. Essentially, eligible customers cannot be under contract to buy natural gas from an alternate CRNGS or a mercantile customer.

The opt-out notice shall clearly inform customers of the offered rate, and that they have the right to opt-out of MVCC's aggregation program within twenty-one days after the mailing of the notice without paying a switching fee. The opt-out notice will fully describe how to opt-out. After the completion of the opt-out process, the residents who did not opt out will be included in MVCC's aggregation program.

Customer opt-out

Customers may opt-out of MVCC aggregation program at no charge within the twenty-one-day period following the mailing of the notice containing the rates and terms of the aggregation program. Customers who return the required opt-out notice will continue to receive SCO supplies through Centerpoint. MVCC will offer the twenty-one-day period during which customers can opt-out of the aggregation program without charge at least every two years pursuant to state law.

Customer opt-in and Refresh Mailings

MVCC intends on having its supplier allow customers who move into or within MVCC's municipalities to opt into MVCC's aggregation program by calling and voluntarily signing up with the supplier. MVCC will strive to provide these new customers with a similar rate to those already participating in the aggregation. Additionally, MVCC's supplier may obtain a refreshed customer list from Centerpoint approximately every six

months. MVCC's supplier may then send aggregation information to newly eligible customers identified on the refresher list. Whether this information is in opt-in or opt-out format will depend on the negotiated language of the supplier contract. If interim opt outs are to take place; a twenty-one day opt-out will occur in the manner described above.

Disputes

The procedure for handling complaints will be in accordance with the rules set by the PUCO and managed by the CRNGS. Dispute resolution provisions will also be in accordance with PUCO regulations. The opt-out package will contain the telephone numbers and websites for the PUCO and the Ohio Consumers Counsel, as well as the supplier's toll-free number.

MVCC's supplier will maintain this toll-free number for all customer related questions and complaints. MVCC shall require that the personnel assigned to answer these calls are trained and provided the knowledge specific to MVCC's program.

Termination of natural gas supply program

The natural gas supply program may be terminated at the expiration of the supply contract without any extension, renewal or subsequent supply contract being negotiated.

In either event, the aggregation pool customers will return to Centerpoint unless and until they switch to an alternate supplier. Each individual customer receiving natural gas supply service under MVCC aggregation program will receive notification of the termination of the program before termination.

Rates

MVCC shall authorize its energy program consultant to receive proposals on its behalf from CRNGS using a competitive selection process. Bidders will provide pricing offers such as a fixed price, floating price, a percent off rate, or a combination of the above. If consumers have the option of choosing between fixed and floating prices, the opt-out package will contain ample and easy to understand information to aid the consumer in deciding which option best suits their natural gas needs. MVCC will decide which pricing structure(s), to offer based on the bids received, and an analysis of the current and projected market status as well as the bids received.

Billing and Payment

MVCC will continue to have Centerpoint invoice customers using an itemized format approved by the PUCO. MVCC will not become involved in any payment delinquency issues and thus will not require any type of consumer credit or deposit. If MVCC's

supplier wishes to pursue payment delinquency issues, details of the supplier's credit and deposit policies will be included in the opt-out package.

Centerpoint will continue to deliver the natural gas purchased on MVCC's aggregation program through its natural gas distribution system. Participants with questions or concerns regarding service delivery or safety, such as a natural gas outage or gas odor should continue to contact Centerpoint. Meter readings and other billing questions should also continue to be directed to Centerpoint.

Questions or concerns regarding the aggregation program should be directed to the CRNGS or MVCC.

Question or Concern	Contact	Telephone Number
Gas Odor or leaks	Centerpoint Energy	1-800-227-1376
Turn on or off gas service	Centerpoint Energy	1-800-227-1376
Billing Disputes	Centerpoint Energy	1-800-227-1376
Enroll or opt-out of program	CRNGS	1-800-XXX-XXXX
Program Questions or Concerns	CRNGS	1-800-XXX-XXXX
Unresolved Disputes	Public Utilities	1-800-686-7826 (voice)
	Commission of Ohio	1-800-686-1750 (TDD)
Unresolved Disputes	Ohio Consumers Council	1-877-742-5622 or occ@occ.state.oh.us

Liability

MVCC shall not be liable to Members in the Aggregation Group for any claims whatsoever arising out of the aggregation program or the provision of aggregation services by the MVCC or the Provider. Aggregation Group members shall assert any such claims solely against the Provider pursuant to the Power Supply Agreement, under which such participants are express third-party beneficiaries.

Copies of Plan

Copies of this plan are available from MVCC free of charge. Contact the MVCC office at 937-438-8887, for a copy or for more information.

Consumer Right to Contact PUCO

Any natural gas customer, including any participant in The MVCC Natural Gas Aggregation Program, may contact the Public Utilities Commission of Ohio (PUCO) for information, or make a complaint against the Program, the Provider, or CGO. The PUCO may be reached toll free at 1-800-686-7826. The PUCO may be reached at 1-800-686-1570 for all TDD/TYY calls. The Ohio Consumers' Counsel may be reached at 1-877-742-5622.

A Resolution to repeal prior Resolution No. 7880-22 and hereby approve a revised fee schedule for Ellerton Cemetery.

Department: Community Development

Request: Action Item

Item Background and Purpose:

With the increase in burial fees, new cemetery management software, and improvements needed at the cemetery - an updated fee schedule is requested as a resolution to repeal Resolution 7880-22. The cemetery is not currently making a profit on cremation burials, which have become a popular form of burial. In addition, to simplify the cost of foundation order pricing, to put a fair value on the pricing. This update is needed to keep the Ellerton Cemetery fund healthy. I (Nick Sorice) would like to ask for legal legislation to be created for an updated resolution pertaining to the fee schedule of the Ellerton Cemetery (shown in Exhibit A) and to repeal Resolution 7880-22.

Financial Impact:

Is Item Budgeted?: No

Funding Source: N/A

Attachments:

1. Exhibit A - 8166-25
2. Ellerton Cemetery Rates Exhibit A
3. Monu-Bright Pricing
4. Foundation Requirements
5. WebCemeteries - Ellerton
6. 7880-22
7. City of Trotwood Fee Schedule 2024-09
8. City of Beavercreek Fee Schedule
9. Poplar Hill Cemetery Fee Schedule Vandalia, OH
10. Butler Township Fee Schedule

RECORD OF RESOLUTIONS		
	Resolution No. 8166-25	
A RESOLUTION TO REPEAL PRIOR RESOLUTION NO. 7880-22 AND HEREBY APPROVE A REVISED FEE SCHEDULE FOR ELLERTON CEMETERY. WHEREAS, upon report and recommendation from City staff and the City Manager, it is the desire of City Council to modify certain fees for services provided at Ellerton Cemetery. NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MORaine, STATE OF OHIO: <u>SECTION 1:</u> That the revised Ellerton Cemetery Rates appended hereto as Exhibit A is hereby adopted and prior Resolution No. 7880-22 is repealed. <u>SECTION 2:</u> That the Clerk be and is hereby authorized and directed to forward a certified copy of this Resolution to the City Manager, Finance Director, and City Planner. <u>SECTION 3:</u> That this Resolution shall take effect and be in force from and after the date of its passage.		

EXHIBIT A

Ellerton Cemetery Rates

Purchase of Grave Site:

Adult: \$700.00

Juvenile: \$500.00

Credit for Moraine Residents: (\$250.00)

Credit for Immediate Family Members: (\$250.00)

Openings/Closings – Standard Burials:

Monday-Friday: \$850.00

Saturday-Sunday: \$1,000.00

Cremation (7 days): \$500.00

Holidays: \$300 surcharge

Openings/Closings – Disinterment*:

Disinterment and Reburial (7 days): \$2,000.00

*Disinterments where decedent is relocated to another grave within Ellerton Cemetery are billed as shown. Disinterments where the decedent is to be moved to another cemetery are billed at the standard Opening/Closing rate.

Placement of Foundations:

Flat Rates:

Single Lot: \$450.00

Double Lot: \$600.00

Precast Concrete for Bronze Veteran's Markers: \$100.00

Single Lot: 42" x 12" Headstone and 48" x 18" Foundation.

Double Lot (Centered across two graves): 48" x 12" Headstone and 54" x 18" Foundation.

This includes the 3-inch foundation border that is around the headstone itself that is required.

For the Bronze VA Markers, the markers are made at 24" x 12" in size.

Prices Established by Resolution No. 8166-25 adopted July 10, 2025 (Sales) and Resolution No. 6533-10 (Services). For more information, please contact: 937-535-1030.

Exhibit A

Ellerton Cemetery Rates

Purchase of Grave site

***Price adjustments made in red**

- Adult – \$700.00
- Juvenile – \$500.00
- Credit for Moraine Residents – (\$250.00)
- Credit for Immediate Family Members – (\$250.00)

No Changes to purchase price & credit

Openings / Closings – Standard Burials

- Monday – Friday – \$750.00 **\$850**
- Saturday – Sunday – \$850.00 **\$1,000**
- Cremation (7 Days) – \$250.00 **\$500**
- Holidays – up to \$200.00 surcharge **\$300**

Openings / Closings – Disinterment*

- Disinterment & Reburial (7 Days) – \$1,000.00 **\$2,000**

* Disinterments where the decedent is relocated to another grave within Ellerton Cemetery are billed as shown. Disinterments where the decedent is to be moved to another cemetery are billed at the standard Opening/Closing rate.

Placement of Foundations

Flat Rate
Single Lot - \$450
Double Lot - \$600

- Standard Poured Concrete (with 3 in. Border) – \$0.50 per sq. in.
- Precast Concrete for Bronze Veteran's Markers – \$100.00 **This will remain at \$100**

Prices Established by Resolutions 7880-22 (Sale), 6533-10 (Services). For more information, please contact: 937-535-1030



MONU-BRIGHT
CEMETERY SERVICES
WWW.MONUBRIGHT.COM

BURIAL INFO

To request grave digging services, please call or text **(937) 681-7889** at least 48 hours prior to funeral service.

PRICING

- Open & Close: \$400 (weekend +\$100)
- Open Only: \$300
- Open & Close Cremation: \$250
- On-Call Fee: \$100 (less than 48 hours notice)
- Miscellaneous: please contact us for pricing

INVOICING

- Invoices will be given to a cemetery associate when we arrive to dig, and are due 7 days from that date.
- If you would prefer your invoices to be sent electronically, please email randi@monubright.com.
- Any questions regarding invoicing arrangements, please contact Randi at randi@monubright.com.

Thank You & We Look Forward to Working with You!

Tim Walters - Owner
Randi Walters - Office Manager
& the Monu-Bright Team!

Foundation Max Sizes

Single Lot 42 in x 12 in headstone
(48 x 18) Base

Double Lot 48 in x 12 in headstone
(54 x 18 Base)

Base includes 3" Border

Cost is configured on the Base Size

Ex: 48 x 12 Headstone

= 54 x 18 Foundation Order

$$54 \times 18 = 972$$

$$972 \times .50 = 486^{00}$$

Grave Sizes

* Single Lot
4 ft wide
8 ft deep

* Double Lot
8 ft wide
8 ft deep



Project Point of Contact:
Brittni Gholson, Project Coordinator
brittni.gholson@webCemeteries.com

Phase	Imports	Mapping	Training	Independent Phases:	Dynamic Forms	Public Tools & Websites
Technical Contact	Brittni Gholson Brian Fowler	Courtney McClure	Eric Marte		Kelsey Waters	Megan Warner/Sarah Whitaker
Timeline	3-6 Weeks	2-4 Weeks	-90 Days			
Steps:	Data File Our team requires a recent data export to begin the modeling process. Meeting A meeting will be scheduled to review and discuss your data. Conversion Our team will convert and import the data into the appropriate fields in webCemeteries, following the conversion list on pages 8-10 of your proposal. Review and Sign off You will receive a review sheet and access to our staging environment. The review sheet must be completed within 10 days. At this stage, a fresh data set is requested to ensure all updates are applied. Live Account Once the updated data is received our team will make any necessary corrections and move your data to your live account.	Source Maps- Our team will need access to any maps available. This project is for 6 acres. Meeting & Rule Development- Based on your feedback rules are established for the mapping phase. Mapping- Our team will work to convert the provided maps into interactive maps. Maps will generate GPS coordinates for navigation purposes. Review- You will be given a review sheet and access to your system to review the mapping completed.	Schedule Meeting- Meeting scheduled to discuss the training topics to cover. Training Sessions- Your contract includes up to 2 one-hour sessions of remote training. Timeline- Training sessions are to be completed within 90 days of the first training session. Additional Training- If additional training is needed, this can be provided at an hourly rate.		Forms- Our team will need any forms that you wish to be converted into dynamic forms. Conversion- Our team will work on modeling your forms into our system. Review- You will be asked to review the work completed and note any possible adjustments needed.	Schedule Meeting- Meeting scheduled to discuss the tools/ website. Integrate- Our team will begin integrating the necessary components. Review- You will be asked to review the completed work and provide feedback.

RECORD OF RESOLUTIONS

Resolution No. **7880-22**

Passed **November 10, 2022**

A RESOLUTION ESTABLISHING A REVISED FEE SCHEDULE FOR ELLERTON CEMETERY.

WHEREAS, upon report and recommendation from City Staff and the City Manager it is the desire of City Council to modify certain fees for services provided at Ellerton Cemetery.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MORaine, STATE OF OHIO:

SECTION 1: That the revised Master Price List appended hereto as ***Exhibit A*** is hereby adopted.

SECTION 2: That the Clerk be and is hereby authorized and directed to forward a certified copy of this Resolution to the City Manager, Finance Director and City Planner.

SECTION 3: That this Resolution shall take effect and be in force from and after the date of its passage.

APPROVED:


WARD 3 SHIRLEY WHITT

ATTEST:


CLERK OF COUNCIL

APPROVED AS TO FORM:


LAW DIRECTOR

RECORD OF RESOLUTIONS

Resolution No. **7880-22**

Passed **November 10, 2022**

CERTIFICATE OF THE CLERK

I, Amy Brown, Clerk of Council for the City of Moraine, Ohio, do hereby certify that the foregoing Resolution is a true and correct copy of Resolution No. **7880-22** passed by the Moraine City Council on the 10th day of November 2022.

IN TESTIMONY WHEREOF, witness my hand and official seal this 10th day of November 2022.



Amy Brown, Clerk of Council

CITY OF TROTWOOD, OHIO

TABLE OF FEES

Trotwood City Council Resolution No. R24-66

Previous Version Resolution No. R23-46

CHART I

CEMETERY GRAVE PRICES AND BURIAL SERVICE CHARGES

GRAVE LOT PURCHASE

Standard Grave (Vault/Cremation/Infant)	\$ 900.00
Infant Section (Cedar Hill/Bear Creek Only)	\$ 500.00
Cremation Section (Cedar Hill Only)	\$ 500.00

OPENING AND CLOSING

Standard Grave (Vault)	\$ 1,000.00
Standard Grave (Infant/Cremation)	\$ 500.00
Infant Section (Cedar Hill/Bear Creek Only)	\$ 500.00
Cremation Section (Cedar Hill Only)	\$ 500.00
After 3:30 p.m. Monday – Friday	Add \$ 75.00/hour
Saturdays, Sundays, Holidays	Add \$ 500.00

FOUNDATIONS

Poured Concrete (4-inch border on all sides)	\$0.75/Square Inch
Precast Installation – Flat Bronze Marker	\$ 200.00
Flush Installation – Flat Stone Marker	\$ 200.00

DISINTERMENT	\$ 2,500.00
--------------	-------------

DEEDS

New Purchase	No Additional Charge
Deed Transfer	\$ 150.00
Lost Deed	\$ 50.00

Pricing

Mount Zion Park Cemetery is the only city-owned cemetery where graves and columbariums are available for purchase. Below are the pricing details for services at the cemetery.

Graves and Niches

Traditional Grave (Resident)	\$1,000
Tradition Grave (Non-resident)	\$1,300
Double Columbarium Niche	\$3,300 - \$3,700*
Single Columbarium Niche	\$1,800 - \$2,000*
In-ground Niche	\$1,500
Granite Bench with Double Niche	\$5,300
Scattering Garden	\$1,200

*Tiered pricing based on niche location.

Opening and Closing Traditional Burial Fees

Monday - Friday before 3 p.m.	\$1,000
After 3 p.m. or Saturday	\$1,500

Cremations

Monday - Friday before 3 p.m.	\$600
After 3 p.m. or Saturday	\$900
Niche/Headstone Placement	\$450

Footer Charges

40" x 18"	\$500
54 x 18 or 58 x 18"	\$700

Credit card charges will account for 3% of the sale. Please note that all prices are subject to change.

For additional information, to make a purchase, or schedule a visit, please contact the city's cemetery staff by calling (937) 427-5549.

Poplar Hill Cemetery

Poplar Hill Cemetery, which is located on South Dixie Drive, was established on October 28, 1895. It became a municipal cemetery in 1968 when the general area was annexed by the City of Vandalia. The cemetery is now maintained by the City's Public Works and Parks Departments. The cemetery records of ownership and burials are kept on file in the Development and Engineering Services Department. Each owner will receive a Certificate of Burial Rights, issued by the City and signed by the city manager.



Upkeep

The City of Vandalia takes pride in the appearance of Poplar Hill Cemetery. To better facilitate mowing and maintenance of the grounds, all gravesite decorations must be placed on the gravestone or cement base. Our lawn crews are instructed to remove any decorations not on the gravestone or cement base. This policy is in place from



April 1 – November 1.

Veteran flag posts, however, will NOT be removed.

This policy allows our maintenance crews to efficiently maintain the cemetery grounds. All removed decorations are taken to the Parks and Recreation Maintenance Garage, located in the northwest corner of the Vandalia Sports Complex. If you have questions, please call (937) 415-2353.

Upkeep is provided by the City. Only sod or grass is permitted on any lot. Artificial flowers, wreaths, etc. are permitted from November 1 to April 1. Concrete foundations are required for all monuments. Those will be installed by the City for a nominal fee and will include a four-inch-wide border along each side of the monument base. Concrete foundations are required for all monuments. Those will be installed by the City for a nominal fee and will include a four-inch-wide border along each side of the monument base.

Rates

The rates for purchasing cemetery plots are as follows;

- Baby Land Area - \$150 per grave
- City Residents - \$350 per grave
- Non-Residents - \$450 per grave

Opening & Closing Charges for Graves

Effective April 17, 2024.

- Weekdays (before 2 pm)
 - Adults (18 and older): \$700
 - Ash Receptacles: \$300
 - Children (7 through 17 years): \$300
 - Infants (under 7 years): \$150
- Weekdays (after 2 pm) and Saturdays
 - Adults (18 and older): \$1000
 - Ash Receptacles: \$500
 - Children (7 through 17 years): \$500
 - Infants (under 7 years): \$200



Polk Grove Cemetery Rates

Effective March 1, 2023

Resolution No. 23-03

Grave(s)	Resident	Non-Resident
1 Grave	\$560.00	\$672.00
2 Graves	\$1,100.00	\$1,320.00
3 Graves	\$1,620.00	\$1,944.00
4 Graves	\$2,120.00	\$2,544.00
5 Graves	\$2,600.00	\$3,120.00
6 Graves	\$3,060.00	\$3,672.00
7 Graves	\$3,500.00	\$4,200.00
8 Graves	\$3,920.00	\$4,704.00
1 Grave (Twp Choice)	\$490.00	\$588.00

Burial Fees – Resident & Non-Resident

Infant under 7	\$460.00
Adult	\$660.00
Burial after 2PM	\$860.00
Weekend & Holiday Burial	\$1,060.00
Cremation Burial	\$270.00
Cremation (Weekend and Holiday)	\$460.00
Disinterment Fee	\$1,060.00
Base Per Square Inch	\$0.75
Veteran Marker	\$95.00