

**CITY MANAGER'S NEWSLETTER**  
**MARCH 8, 2024**

**IMPORTANT COUNCIL DATES:**

March 11, Monday, 5 p.m. – Work Session (30 Park)  
March 16, Saturday, 9:30 a.m. – New Resident Breakfast (OCC)  
April 1, Monday, 6:30 p.m. – Regular Session (30 Park)  
April 15, Monday, 5 p.m. – Work Session (30 Park)  
May 6, Monday, 6:30 p.m. – Regular Session (30 Park)  
May 7, Tuesday, 5:30 p.m. – BRC Meeting (30 Park)  
May 18, Saturday – “That Day in May”  
May 20, Monday, 5 p.m. – Work Session (30 Park)  
June 3, Monday, 6:30 p.m. – Regular Session (30 Park)  
June 17, Monday, 5 p.m. – Work Session (30 Park)  
July 15, Monday, 6:30 p.m. – Regular Session (30 Park)

**BUSINESS UPDATE:**

- March 11 Work Session: We meet at 5 p.m. on Monday in the upstairs training room. Enclosed is the agenda.
- Citizen Committees: Enclosed is a letter that we mailed this week to Paul Kavanaugh who was appointed to the BZA at last Monday’s council meeting.
- March 19 Tax Levies: Enclosed is a *DDN* article about the March 19 tax levies. Also enclosed is the city council letter that was printed in the *Oakwood Register* this week. Aside from the one email forwarded to you this week, I have not received any inquiries about our levy.
- February Finance Report: Enclosed are the February finance report and Cindy’s highlights memo.
- Tree City USA: The annual awards banquet is in Tipp City this year. It takes place from 10:30 a.m. – 2:30 p.m. on Friday, April 19. Enclosed is the program. I plan to attend.
- Public Records Training: Lori recently attended a virtual public records training. Enclosed is a memo from her to document that she covered this State of Ohio requirement on your behalf.
- Miami Conservancy District: Enclosed is information about MCD and the 2024 Readjustment of Appraisal of Benefit. MaryLynn Lodor from MCD will discuss these items with us in work session on Monday.
- Property Taxes: Enclosed is a *DDN* article about the large number of Montgomery County property owners who are appealing the new property valuations.
- Sidewalk, Curb and Driveway Apron Program: We completed our review of the bids and are awarding the 2024 work to A to Z Property Maintenance, LLC, at a cost of \$316,215.
- Natural Gas Purchasing: Enclosed is a *DDN* article about a recent decision of the MVCC city managers to forego at this time establishing a governmental aggregation program for the purchase of natural gas. I will comment on this in work session on Monday.

- Safety Department: Enclosed is a *Register* letter to the editor supporting the structure of our Oakwood Public Safety Department.
- Leaf Mulch: Enclosed is a press release distributed this week about our 2024 leaf mulch program.
- New Resident Breakfast: So far, we have 90 people attending the March 16 event.
- Planning Commission: Kevin Hill attended his first Planning Commission meeting this past Wednesday. It is very obvious that he will be an excellent commission member. The PC re-elected Andy Aidt as chair and Harrison Gowdy as vice chair. By a 5-0 vote, the PC approved the extended hours for Insomnia Cookies. The store may now remain open for walk-in customers until 12 midnight seven days a week. Delivery service, as approved in 2022, remains open until 2 a.m. seven days a week. Also, by a 5-0 vote, the PC is recommending approval to City Council of amendments to the sign code. We will review those amendments in work session on Monday.
- Subdivision Code: Enclosed is the draft of a proposed revision to our Subdivision Code. We will discuss this in work session on Monday.



HAVE A GREAT WEEKEND!

#### TRANSMITTALS NOTED WITHIN NEWSLETTER

March 11 Work Session Agenda

Citizen Committee Letter

*DDN* article & *Register* letter re: March 19 Tax Levies

February Finance Report & Highlights Memo

Tree City USA Program

Public Records Memo

Miami Conservancy District

*DDN* article re: Property Taxes

*DDN* article re: Natural Gas Purchasing

*Register* article re: Safety Department

Leaf Mulch Press Release

Subdivision Code Draft

COUNCIL WORK SESSION AGENDA  
MARCH 11, 2024

Miami Conservancy District Update

- COUNCIL COMMITTEES
  - Court Liaison, Mrs. Turben
  - Finance, Vice Mayor Byington
  - Law & Minutes, Mrs. Jackson
  - Planning & Zoning, Vice Mayor Byington
    - Sign Regulation Amendment
    - Subdivision Code Amendment
  - Public Properties, Mrs. Turben
  - Public Utilities/Waterworks/Sewer, Mrs. Turben
  - Safety & Traffic, Mr. Stephens
  - Streets & Alleys, Mr. Stephens
  - Community Relations/Promotion/Appointments, Mayor Duncan
- REGIONAL AGENCIES
  - MVCC, Mr. Stephens
  - MVRPC, Vice Mayor Byington
  - Mayors & Managers, Mayor Duncan
  - First Suburbs, Vice Mayor Byington
- BOARDS & COMMISSIONS
  - Planning Commission, Vice Mayor Byington
  - Beautification Committee, Mr. Stephens
  - Sister City Association, Mrs. Turben
  - Historical Society, Mrs. Jackson
    - Update from Society President
  - Board of Health, Mayor Duncan
- MISCELLANEOUS
  - Natural Gas Purchasing
  - March 16 New Resident Breakfast
  - May 20 Work Session



# City of Oakwood

## Government Administration

Mayor

March 5, 2024

Paul Kavanaugh  
132 Lonsdale Avenue  
Oakwood, OH 45419

Dear Paul:

At the March 4 public meeting, Oakwood City Council appointed you to the Board of Zoning Appeals. It is because of the dedication of our citizen volunteers that we are able to provide high quality and cost-effective services to the community. We look forward to your contributions as a member of this important board.

Sincerely,

A handwritten signature in blue ink, which appears to read "William D. Duncan".

William D. Duncan  
Mayor

WDD:ls

c: Members of City Council  
Norbert Klopsch, City Manager  
Ethan Kroger, Planning & Zoning Manager





**HARRISON TWP.:**  
NEW LEVIES FOR FIRE, GENERAL FUND



**WARREN COUNTY CAREER CENTER:**  
NEW LEVIES FOR A CAMPUS EXTENSION



**TIPP CITY:**  
NEW BOND TO REPLACE SCHOOLS



**XENIA:**  
NEW POLICE, FIRE LEVY

# Property value hike snags levy requests

But tax increases have never been an easy sell.

By **Jeremy P. Kelley**  
Staff Writer

The March 19 election presents an interesting challenge for school districts, cities and others hoping their residents will vote yes on new tax levies.

Voters will be making those decisions a month or two after many of them saw their property taxes increase, tied not to elections and levies, but to soaring home prices and a regularly scheduled property revaluation by some counties.

In Montgomery County, the average property tax bill just went up 6% this year, but there's wide variation among individual cit-

## MORE DETAILS

A look at the tax levies on the ballot in the March election by county, **A14**.

ies and townships. Miami Twp.'s average increase was over 12%, according to the county auditor. Greene County's average property tax bill increase is 13%, while the city of Xenia average is a 21% rise.

Last fall, when it became clear that property valuations would soar and taxes would rise, county auditors tried to explain the impact and state legislators

considered changes in law.

"Everybody always likes to talk about seniors and that we've got to protect them, we can't tax them out of their homes, but it's not just seniors," Greene County Auditor David Graham said last fall. "We have people out there who are making less than \$30,000 a year who own a home, and we also have to worry about them. Are we taxing them out of their home?"

It's not like tax levies were an easy sell even back in the November election before people paid those new tax bills in February.

**Levies** continued on **A14**

## TAX LEVIES IN MARCH 2024 ELECTION

WARREN COUNTY								
Taxing District	Levy Purpose	Levy Type	Millage	Years	Increase?	Annual cost to homeowner per \$100,000 of value	Annual change from current cost if passed	Annual amount levy would raise if passed
City of Lebanon	Fire & EMS	Renewal w/ Decrease	6.000	5	No	\$210.00	-\$105.00	\$3,624,682
Franklin Schools	Emergency	Additional	6.301	5	Yes	\$220.54	\$220.54	\$3,615,000
Wayne Local Schools	Permanent Improve.	Additional	1.650	5	Yes	\$58.00	\$58.00	\$662,109
Kings Schools	Building bond	Additional	5.971	38	Yes	\$209.00	\$209.00	\$3,736,842
Warren County Career Center/JVS*	Building bond	Additional	0.618	30	Yes	\$21.63	\$21.63	\$2,243,333
Warren County Career Center/JVS*	Permanent Improve.	Additional	0.200	Permanent	Yes	\$7.00	\$7.00	\$1,345,717

\*These are on the ballot as one issue

MIAMI COUNTY								
Taxing District	Levy Purpose	Levy Type	Millage	Years	Increase?	Annual cost to homeowner per \$100,000 of value	Annual change from current cost if passed	Annual amount levy would raise if passed
Elizabeth Twp.	Fire & EMS	Additional	8.00	5	Yes	\$280.00	\$280.00	\$626,000
Tipp City Schools	Bond	Additional	8.68	30	Yes	\$303.80	\$303.80	See note 1
Milton-Union Schools	Operating expenses	Additional	1.0%IT	Permanent	Yes	See note 2	See note 2	Not listed
Bethel Schools	Operating expenses	Renewal	0.75% IT	Permanent	No	See note 2	See note 2	Not listed

Note 1: County Auditor does not list annual amount to be raised, but says principal amount over full term is \$87,008,933  
Note 2: For a person with \$50,000 in taxable income, Milton-Union income tax would cost additional \$500 per year, while Bethel levy would stay flat at existing \$375 per year.

MONTGOMERY COUNTY								
Taxing District	Levy Purpose	Levy Type	Millage	Years	Increase?	Annual cost to homeowner per \$100,000 of value	Annual change from current cost if passed	Annual amount levy would raise if passed
City of Oakwood	Current expense	Additional	2.41	5	Yes	\$84.00	\$84.00	\$1,138,000
City of Riverside	Police	Replacement	4.95	5	Yes	\$173.00	\$43.61	\$1,925,480
City of Dayton	City operations	Renewal	0.25% IT	8	No	See note 3	\$0.00	not listed
City of Clayton	City operations	Additional	1.0% IT	Permanent	Yes	See note 4	See note 4	not listed
Germantown Union Cemetery	Cemetery	Replacement	0.50	5	Yes	\$18.00	\$8.26	\$148,000
Harrison Twp.	Current expense	Additional	5.00	5	Yes	\$175.00	\$175.00	\$1,750,000
Harrison Twp.	Fire & EMS	Additional	5.00	Permanent	Yes	\$175.00	\$175.00	\$1,750,000
Jackson Twp.	South Fire	Replacement	2.50	Permanent	Yes	\$88.00	\$28.52	\$248,000
Miami Twp.	Police	Renewal	5.50	5	No	\$144.00	\$0.00	\$3,418,000
Brookville Schools	Emergency	Renewal	0.15	5	No	\$5.00	\$0.00	\$48,000
Brookville Schools	Permanent improve.	Renewal	0.80	5	No	\$5.00	\$0.00	\$44,000
Centerville Schools	Current expense	Additional	3.90	Permanent	Yes	\$136.50	\$136.50	\$11,188,000

Note 3: For a person with \$50,000 in taxable income, the 0.25% part of the Dayton levy would stay flat at existing \$125 per year.

Note 4: The cost impact of the Clayton levy will vary by individual. The tax would rise by 1%, but residents would start receiving full credit for local taxes paid to other jurisdictions.



## GREENE COUNTY

Taxing District	Levy Purpose	Levy Type	Millage	Years	Increase?	Annual cost to homeowner per \$100,000 of value	Annual change from current cost if passed	Annual amount levy would raise if passed
Village of Jamestown	Police	Additional	3.700	5	Yes	\$130.00	\$130.00	\$160,000.00
Greeneview Schools	Bond & Perm. Improvement	Additional	3.990	37	Yes	\$140.00	\$140.00	\$1,341,000
Yellow Springs Schools	Substitute	Emergency	9.000	Permanent	No	\$315.00	\$315.00	\$1,975,000
City of Xenia	Police & Fire	Additional	4.000	Permanent	Yes	\$140.00	\$140.00	\$2,429,000
City of Fairborn	Roads	Renewal	0.25% IT	10	No	See note 5	See note 5	not listed
City of Fairborn	Police, fire, EMS	Renewal	0.25% IT	10	No	See note 5	See note 5	not listed

Note 5: For a person with \$50,000 in taxable income, each of the two 0.25% Fairborn income tax levies would stay flat at the existing \$125 per year.

SOURCES: COUNTY AUDITORS, COUNTY BOARDS OF ELECTION

# Levies

continued from A1

In the November election, there were 17 basic tax-increase levies in Montgomery, Miami, Greene and Warren counties, and only four of them passed (school issues in Oakwood, Troy and Yellow Springs, plus a fire/EMS levy in the small Miami County town of Covington).

On the other hand, all 22 flat renewal levies passed, as residents were OK with extending existing tax rates out into future years.

And not surprisingly, levies that fall in between new ones and renewals (replacement levies, renewal-with-increase, etc.), basically split, with six passing and five being rejected.

The last time there was a large property value increase, back in 2021, fewer jurisdictions even tried new tax levies that spring. In Montgomery and Greene counties there were only four additional levies on the ballot combined — two school levies passing and two city levies failing. This year there are twice as many, plus replacement levies that would also raise taxes.

Some cities and schools putting the tax-increase levies on the March ballot say their hand is somewhat forced.

"We receive a very small amount of state funding, so we are reliant on local property taxes for the largest portion of our school funding. On top of that, the amount we receive each year from locally voted levies is frozen because of state law," said Centerville City Schools Superintendent Jon Wesley. "This means our revenue

remains relatively flat, so as costs increase, schools are faced with having to make significant cuts or ask voters to approve additional funding in order to maintain quality educational programming and services."

The levies on the March ballot are an interesting mix. There are new-money levies for school construction (Tipp City, Warren County JVS), and daily school operations (Centerville, Franklin and Milton-Union). There are city income tax renewals for a range of purposes (Dayton and Fairborn). And there are big levies and small ones — Tipp City schools are seeking an 8.68-mill increase, while Brookville schools have two levies on the ballot, and even combined they don't reach 1 full mill.

## School construction/facilities levies

Three school districts are asking residents to approve new tax/bond issues so they can build new or expanded facilities — Tipp City, Greeneview and the Warren County Career Center.

Tipp City's bond issue would pay to replace their three elementary schools and one middle school with a single new building for preschool to eighth grade. But even though they would get state funding help if voters approve, the bond issue would still cost a homeowner \$304 for each \$100,000 of appraised property value. Voters rejected a Tipp City schools bond issue in 2019 by a 53-47 ratio.

The Warren Career Center hopes to build a secondary campus at their main site to increase capacity

and programming, similar to what career tech centers in Montgomery and Greene counties have done in the past few years. Because the project would get state support and draw tax funding from a much broader area if approved, the cost would be \$28 per year per \$100,000 of property value. Voters rejected a similar measure in November by a narrow margin.

Greeneview schools near Jamestown are also asking voters to reconsider a bond and tax levy for school construction after they soundly rejected a measure in November (63-37). The \$33 million project would include \$11 million from state and federal sources if voters approve the local share. The current middle school would be renovated and expanded and become the elementary school. A new academic wing for grades 5-8 would be added to the current high school building. And an athletic field house and outdoor practice fields would be constructed. The cost to a resident would be 3.99 mills, or \$140 per \$100,000 of property value, for 37 years.

Elsewhere, the Waynesville and Brookville school districts are seeking "permanent improvement" levies, which pay for facility maintenance and other long-term assets such as buses. Waynesville's levy is a five-year 1.65-mill levy that would cost residents an additional \$57 per \$100,000 in property value. Brookville's is a flat renewal for five years, still at 0.8 mills.

## School operating levies

Operating levies pay for

schools' day-to-day costs, which can include school materials, utilities and more, but are heavily focused on salary and benefits for the many educators, bus drivers and other staff at the heart of schools' mission.

Centerville schools voters in November solidly rejected a levy that would have increased taxes, by a 57-43 vote ratio. Now the district is seeking a 3.9-mill, \$11.2 million levy that would cost an extra \$136.50 per year for each \$100,000 of home value. Centerville has already committed to \$1.27 million in budget cuts. Because Centerville is a wealthier district, it gets less state funding. Recent community meetings have seen mixed comments on whether the district should get new tax funding or reallocate what it already gets.

In Franklin, the school district has been deficit-spending, and their cash balance (about 10% of a year's expenses) is one of the lowest in the Dayton region. Now Franklin Schools are seeking a five-year, \$3.615 million school levy in the March 19 election that would cost a homeowner about \$220 in additional taxes per year on a \$100,000 home. Treasurer Kevin Hawley said it has been 10 years since the district last asked for a new "additional" school levy for operations.

Milton-Union school voters will decide on a complex income tax increase, rather than all the property tax levies so far. The ballot issue is a permanent, 1% earned income tax for school operations, but if passed, residents' actual tax bump would be 0.5%

because the new levy would be paired with a decrease in a separate facilities-focused levy.

Elsewhere, there are renewal levies. Bethel schools in Miami County are asking voters to renew a 0.75% income tax for day-to-day operations and to make it permanent. Brookville schools are seeking a basic, five-year, 0.15-mill renewal, and Yellow Springs is asking voters to approve a permanent, 9-mill substitute levy.

## City/village/township levies

Dayton is asking voters to renew a 0.25% piece of their city income tax for another eight years at the same level. The tax would raise about \$15 million annually to pay for universal high quality preschool for kids in the city, fire and police services, road repairs, park improvements, vacant lot maintenance and housing investments.

Oakwood voters will decide on a levy that's labeled as a new, additional 2.41-mill tax, but there's an interesting backstory. The city intended to put their existing levy up for renewal in November, but because of a clerical error, it didn't make the ballot, and the levy expired. The new levy is the city's attempt to restore that \$1.14 million in annual funding for city operations.

The city of Clayton's income tax measure on the March ballot is complex. If it's approved, the city income tax rate would rise from 1.5% to 2.5%, but residents would also start getting full credit for taxes paid

to other cities. The impact would vary depending where people work, with the change in credit fully offsetting the increase for some residents, while others' costs would increase.

The city of Lebanon's fire/EMS levy is unusual in that it decreases tax millage, rather than increasing it. Voters in the city approved an income tax increase in November to pay for fire/EMS costs as the first part of a two-part adjustment. Now comes the vote to cut the property tax levy from 9 mills to 6 mills.

Other city levies on the ballot March 19 include an additional 4-mill public safety levy in Xenia that would be permanent, an additional 3.7-mill public safety levy in Jamestown, a 4.95-mill replacement levy for police services in Riverside that would raise taxes slightly, and two separate votes to renew pieces of Fairborn's city income tax.

Most of the township tax levies on the March ballot are either renewals or involve smaller communities. The exception is Harrison Twp. in Montgomery County, which will ask voters to approve a pair of 5-mill additional permanent levies — one for fire/EMS services, and the other for general township operations.

Elsewhere among townships, Miami Twp. in Montgomery County is seeking a no-increase renewal of its 5.5-mill police levy, while voters in Miami County's Elizabeth Twp. will decide on a large 8-mill additional public safety levy.

Contact this reporter at  
[jeremy.kelley@coxinc.com](mailto:jeremy.kelley@coxinc.com)



## **City Council, Mayor, Vice Mayor urge Oakwood voters to support tax levy**

On March 19, Oakwood residents will vote on a 2.41-mill property tax to provide funding for police, fire and EMS services, to maintain the city roadways and other public infrastructure, and to maintain parks and public recreation facilities. This tax issue replaces a 3.75-mill issue that expired last year and that had been in place over the past 10 years. The 2.41-mill value is set so that the tax issue will cost the same to property owners as did the expired issue. The issue will raise about \$1.1 million annually and will cost about \$84 per year for each \$100,000 in residential property valuation.

One of the primary responsibilities of City Council is to ensure that your tax dollars are spent wisely. The five of us, as your elected city officials, take this responsibility very seriously. We spend a significant amount of time overseeing how our city government spends money, and we use a 34-member citizen budget review

committee to assist us in this effort. The committee includes residents representing each of our eight voting precincts. These citizens come from a variety of professional backgrounds and have a good understanding of what makes Oakwood special. As representatives of their respective precincts, they bring to our meetings their personal opinions and also the voices and opinions of their neighbors. The citizen budget review committee supports this replacement levy.

We all choose to live in Oakwood for different reasons, yet all enjoy our first-class city services. Please help us to continue providing these outstanding city services by voting Yes on Issue 9, our Oakwood property tax.

**Mayor William Duncan**

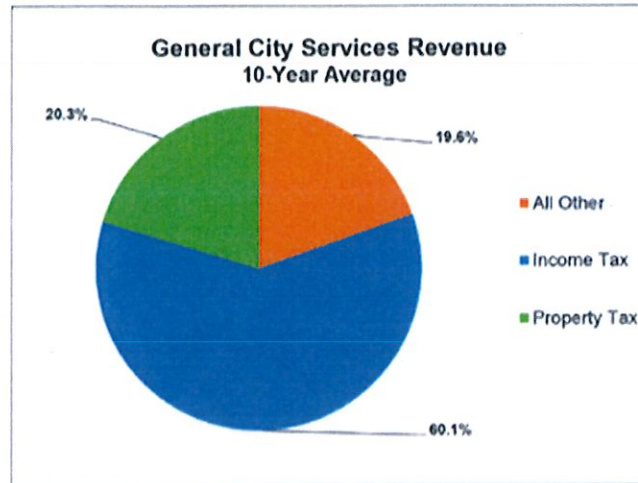
**Vice Mayor Steve Byington**

**Council Member Rob Stephens**

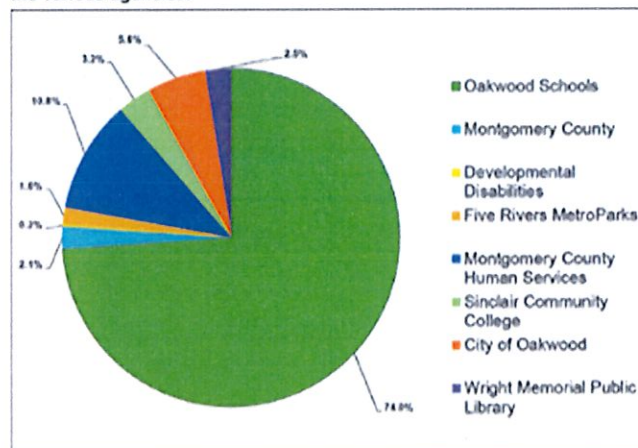
**Council Member Leigh Turben**

**Council Member Healy Jackson**

The pie chart below shows the three major sources of revenue that are needed to pay for our city services. As you can see, the property tax is a critically important component.



The chart below depicts how our total property taxes are distributed among the various agencies.



# **Financial Reports**



**thru the Month of February  
Fiscal Year 2024**



Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances  
for the period ended February 29, 2024  
GENERAL CITY SERVICES FUNDS

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
General Fund												
101	General	8,745,359	129,771	8,875,130	2,906,708	11,781,838	4,340,821	7,441,017	762,773	6,678,244	(1,434,113)	(2,067,115)
Major Operating Funds												
220	Street Maintenance and Repair	500,000	94,664	594,664	434,216	1,028,880	335,408	693,472	193,472	500,000	98,808	-
228	Leisure Activity	500,000	12,188	512,188	335,849	848,037	135,215	712,822	212,822	500,000	200,634	-
230	Health	200,000	15	200,015	165,252	365,267	41,919	323,348	15,254	308,094	123,333	108,094
510	Sidewalk, Curb & Apron	200,000	-	200,000	76,827	276,827	-	276,827	600	276,227	76,827	76,227
308	Equipment Replacement	1,171,736	450,778	1,622,514	697,809	2,320,323	167,350	2,152,973	679,510	1,473,463	530,459	301,727
309	Capital Improvement	993,848	322,354	1,316,202	950,000	2,266,202	109,615	2,156,587	343,027	1,813,560	840,385	819,712
707	Service Center	100,000	4,976	104,976	502,417	607,393	114,225	493,168	393,168	100,000	388,192	-
Other Funds												
208	Bullock Endowment Trust	51,709	-	51,709	128	51,837	-	51,837	-	51,837	128	128
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	-	-	-	-	-	-	-	-	-	-	-
211	Smith Memorial Gardens	400,000	1,127	401,127	41,459	442,586	12,961	429,625	16,830	412,795	28,498	12,795
212	Indigent Drivers Alcohol Treatment	41,743	-	41,743	334	42,077	-	42,077	-	42,077	334	334
213	Enforcement and Education	9,875	-	9,875	-	9,875	-	9,875	-	9,875	-	-
214	Law Enforcement	18,272	-	18,272	-	18,272	5,090	13,182	910	12,272	(5,090)	(6,000)
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	43,659	-	43,659	1,044	44,703	1,087	43,616	2,216	41,400	(43)	(2,259)
218	Court Computerization	35,328	-	35,328	433	35,761	700	35,061	1,460	33,601	(267)	(1,727)
219	Court Special Projects	49,816	-	49,816	803	50,619	10,309	40,310	10,309	30,001	(9,506)	(19,815)
221	OneOhio Fund	20,783	-	20,783	259	21,042	-	21,042	-	21,042	259	259
224	State Highway Improvement	163,170	19,219	182,389	7,748	190,137	3,516	186,621	32,903	153,718	4,232	(9,452)
240	Public Safety Endowment	169,434	2,785	172,219	422	172,641	-	172,641	3,035	169,606	422	172
250	Special Projects	4,642,839	-	4,642,839	11,386	4,654,225	-	4,654,225	-	4,654,225	11,386	11,386
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	-	451,163	451,163	-	451,163	-	451,163	451,163	-	-	-
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	138,212	18,000	156,212	36,508	192,720	28,141	164,579	64,579	100,000	8,367	(38,212)
706	Self-Funding Insurance Trust	25,000	-	25,000	3,623	28,623	2,217	26,406	1,406	25,000	1,406	-
810	Fire Insurance Trust	-	-	-	31,255	31,255	-	31,255	-	31,255	31,255	31,255
811	Contractors Permit Fee	-	-	-	-	-	-	-	-	-	-	-
Total		18,220,783	1,507,040	19,727,823	6,204,480	25,932,303	5,308,574	20,623,729	3,185,437	17,438,292	895,906	(782,491)

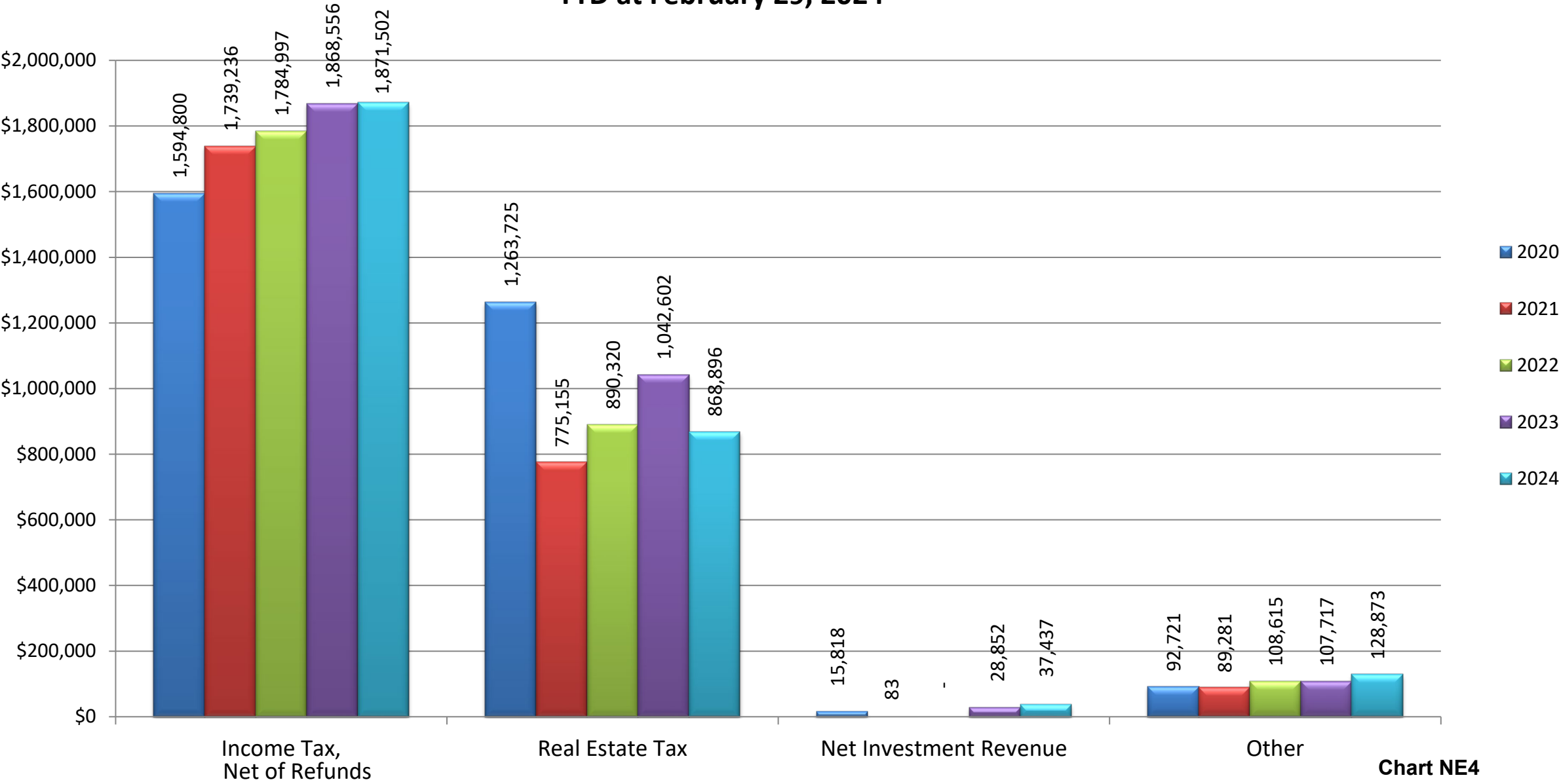
Current Revenue as Compared to Annual Estimates  
for the period ended February 29, 2024  
GENERAL CITY SERVICES FUNDS

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
General Fund											
101	General	13,317,456	2,906,708	22	(10,410,748)	-	-	-	13,317,456	2,906,708	22
Major Operating Funds											
220	Street Maintenance and Repair	622,500	95,735	15	(526,765)	938,337	338,481	36	1,560,837	434,216	28
228	Leisure Activity	565,750	41,689	7	(524,061)	793,802	294,160	37	1,359,552	335,849	25
230	Health	159,874	122,739	77	(37,135)	60,164	42,513	71	220,038	165,252	75
510	Sidewalk, Curb & Apron	85,000	76,827	90	(8,173)	116,700	-	-	201,700	76,827	38
308	Equipment Replacement	-	72,809	-	72,809	625,000	625,000	100	625,000	697,809	112
309	Capital Improvement	1,206,400	-	-	(1,206,400)	950,000	950,000	100	2,156,400	950,000	44
707	Service Center	330,125	180,414	55	(149,711)	491,590	322,003	66	821,715	502,417	61
Other Funds											
208	Bullock Endowment Trust	1,000	128	13	(872)	-	-	-	1,000	128	13
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	117,306	-	-	(117,306)	-	-	-	117,306	-	-
211	Smith Memorial Gardens	66,300	19,235	29	(47,065)	86,950	22,224	26	153,250	41,459	27
212	Indigent Drivers Alcohol Treatment	2,600	334	13	(2,266)	-	-	-	2,600	334	13
213	Enforcement and Education	200	-	-	(200)	-	-	-	200	-	-
214	Law Enforcement	-	-	-	-	-	-	-	-	-	-
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	7,000	1,044	15	(5,956)	-	-	-	7,000	1,044	15
218	Court Computerization	3,000	433	14	(2,567)	-	-	-	3,000	433	14
219	Court Special Projects	5,500	803	15	(4,697)	-	-	-	5,500	803	15
221	OneOhio Fund	13,400	259	2	(13,141)	-	-	-	13,400	259	2
224	State Highway Improvement	47,400	7,748	16	(39,652)	-	-	-	47,400	7,748	16
240	Public Safety Endowment	3,000	422	14	(2,578)	-	-	-	3,000	422	14
250	Special Projects	100,000	11,386	11	(88,614)	-	-	-	100,000	11,386	11
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	-	-	-	-	-	-	-	-	-	-
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	130,000	-	-	(130,000)	42,400	36,508	86	172,400	36,508	21
706	Self-Funding Insurance Trust	-	-	-	-	17,500	3,623	21	17,500	3,623	21
810	Fire Insurance Trust	-	31,255	-	31,255	-	-	-	-	31,255	-
811	Contractors Permit Fee	2,000	-	-	(2,000)	-	-	-	2,000	-	-
Total		16,785,811	3,569,968	21	(13,215,843)	4,122,443	2,634,512	64	20,908,254	6,204,480	30

Current Disbursements, including Encumbrances, as Compared to Annual Estimates  
for the period ended February 29, 2024  
GENERAL CITY SERVICES FUNDS

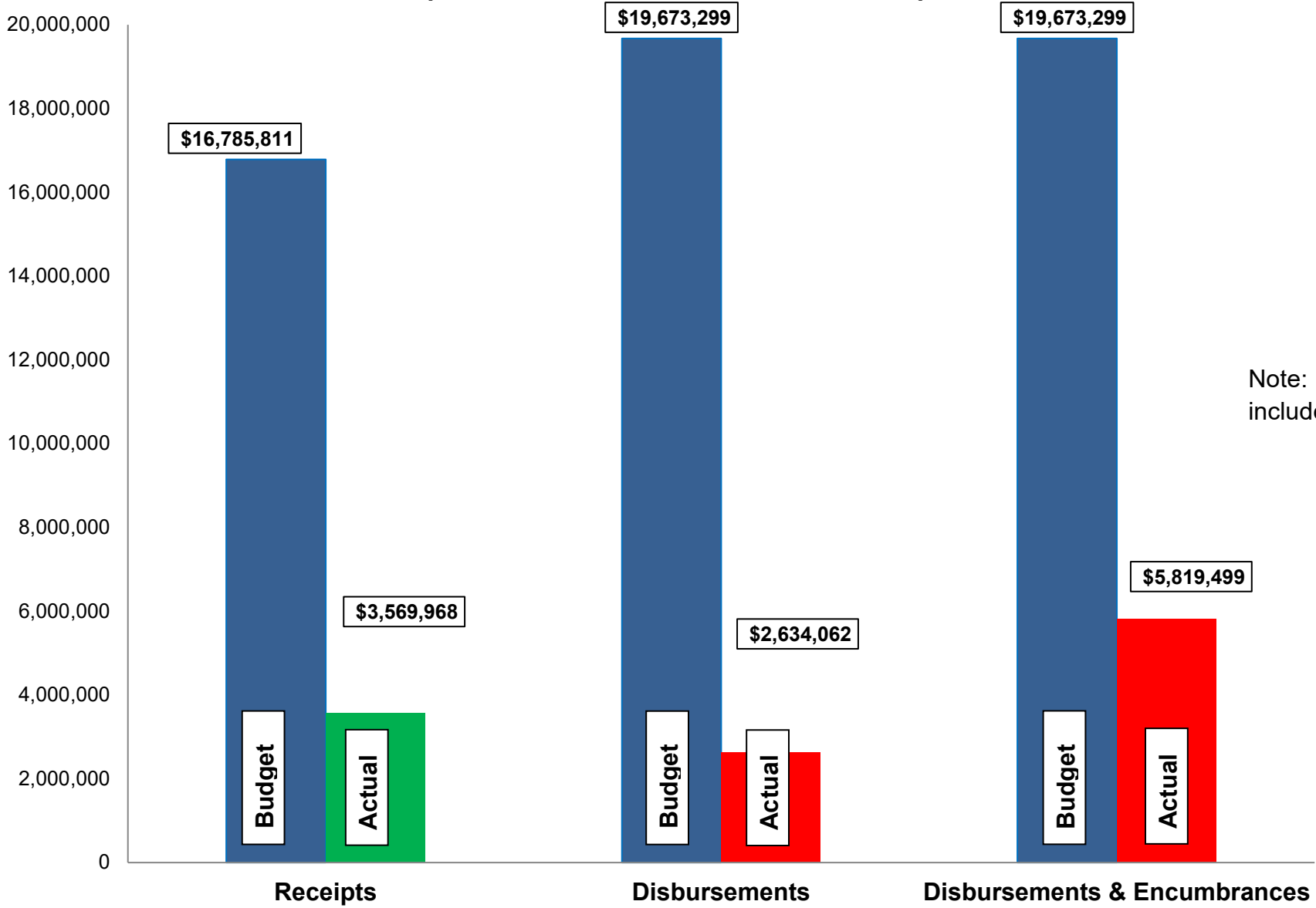
#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
General Fund													
101	General	10,724,010	1,805,479	17	762,773	2,568,252	24	3,907,501	2,535,342	65	14,631,511	5,103,594	35
Major Operating Funds													
220	Street Maintenance and Repair	1,448,579	203,464	14	193,472	396,936	27	206,922	131,944	64	1,655,501	528,880	32
228	Leisure Activity	1,367,730	131,602	10	212,822	344,424	25	4,010	3,613	90	1,371,740	348,037	25
230	Health	213,707	38,306	18	15,254	53,560	25	4,010	3,613	90	217,717	57,173	26
510	Sidewalk, Curb & Apron	201,700	-	-	600	600	-	-	-	-	201,700	600	-
308	Equipment Replacement	1,245,278	167,350	13	679,510	846,860	68	-	-	-	1,245,278	846,860	68
309	Capital Improvement	2,552,254	109,615	4	343,027	452,642	18	-	-	-	2,552,254	452,642	18
707	Service Center	826,691	114,225	14	393,168	507,393	61	-	-	-	826,691	507,393	61
Other Funds													
208	Bullock Endowment Trust	500	-	-	-	-	-	-	-	-	500	-	-
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	117,306	-	-	-	-	-	-	-	-	117,306	-	-
211	Smith Memorial Gardens	154,377	12,961	8	16,830	29,791	19	-	-	-	154,377	29,791	19
212	Indigent Drivers Alcohol Treatment	1,500	-	-	-	-	-	-	-	-	1,500	-	-
213	Enforcement and Education	1,500	-	-	-	-	-	-	-	-	1,500	-	-
214	Law Enforcement	10,500	5,090	48	910	6,000	57	-	-	-	10,500	6,000	57
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	8,500	1,087	13	2,216	3,303	39	-	-	-	8,500	3,303	39
218	Court Computerization	9,500	700	7	1,460	2,160	23	-	-	-	9,500	2,160	23
219	Court Special Projects	28,500	10,309	36	10,309	20,618	72	-	-	-	28,500	20,618	72
221	OneOhio Fund	-	-	-	-	-	-	-	-	-	-	-	-
224	State Highway Improvement	66,819	3,516	5	32,903	36,419	55	-	-	-	66,819	36,419	55
240	Public Safety Endowment	33,285	-	-	3,035	3,035	9	-	-	-	33,285	3,035	9
250	Special Projects	-	-	-	-	-	-	-	-	-	-	-	-
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	451,163	-	-	451,163	451,163	100	-	-	-	451,163	451,163	100
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	190,400	28,141	15	64,579	92,720	49	-	-	-	190,400	92,720	49
706	Self-Funding Insurance Trust	17,500	2,217	13	1,406	3,623	21	-	-	-	17,500	3,623	21
810	Fire Insurance Trust	-	-	-	-	-	-	-	-	-	-	-	-
811	Contractors Permit Fee	2,000	-	-	-	-	-	-	-	-	2,000	-	-
Total		19,673,299	(1)2,634,062	13	3,185,437	5,819,499	30	4,122,443	2,674,512	65	23,795,742	8,494,011	36

**GENERAL FUND RECEIPTS**  
**5-YEAR HISTORY**  
**YTD at February 29, 2024**



**Chart NE4**

**Budget, Revenues & Expenditures  
as of February 29, 2024  
GENERAL CITY SERVICES  
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$1,507,041 appropriated from prior year budgets.

**CHART NE5**

Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances  
for the period ended February 29, 2024  
REFUSE FUND

#	Fund Name	Beginning Unencumbered Balance		Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
205	Refuse	433,118		7,207	440,325	225,323	665,648	369,767	295,881	164,525	131,356	(144,444)	(301,762)
206	Refuse Equipment Replacement	53,713		445	54,158	90,000	144,158	140,000	4,158	445	3,713	(50,000)	(50,000)
Total		486,831		7,652	494,483	315,323	809,806	509,767	300,039	164,970	135,069	(194,444)	(351,762)

Current Revenue as Compared to Annual Estimates  
for the period ended February 29, 2024

#	Fund Name	Budgeted Outside Receipts		YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
205	Refuse	1,380,600		225,323	16	(1,155,277)	-	-	-	1,380,600	225,323	16
206	Refuse Equipment Replacement	-		-	-	-	100,000	90,000	90	100,000	90,000	90
Total		1,380,600		225,323	16	(1,155,277)	100,000	90,000	-	1,480,600	315,323	21

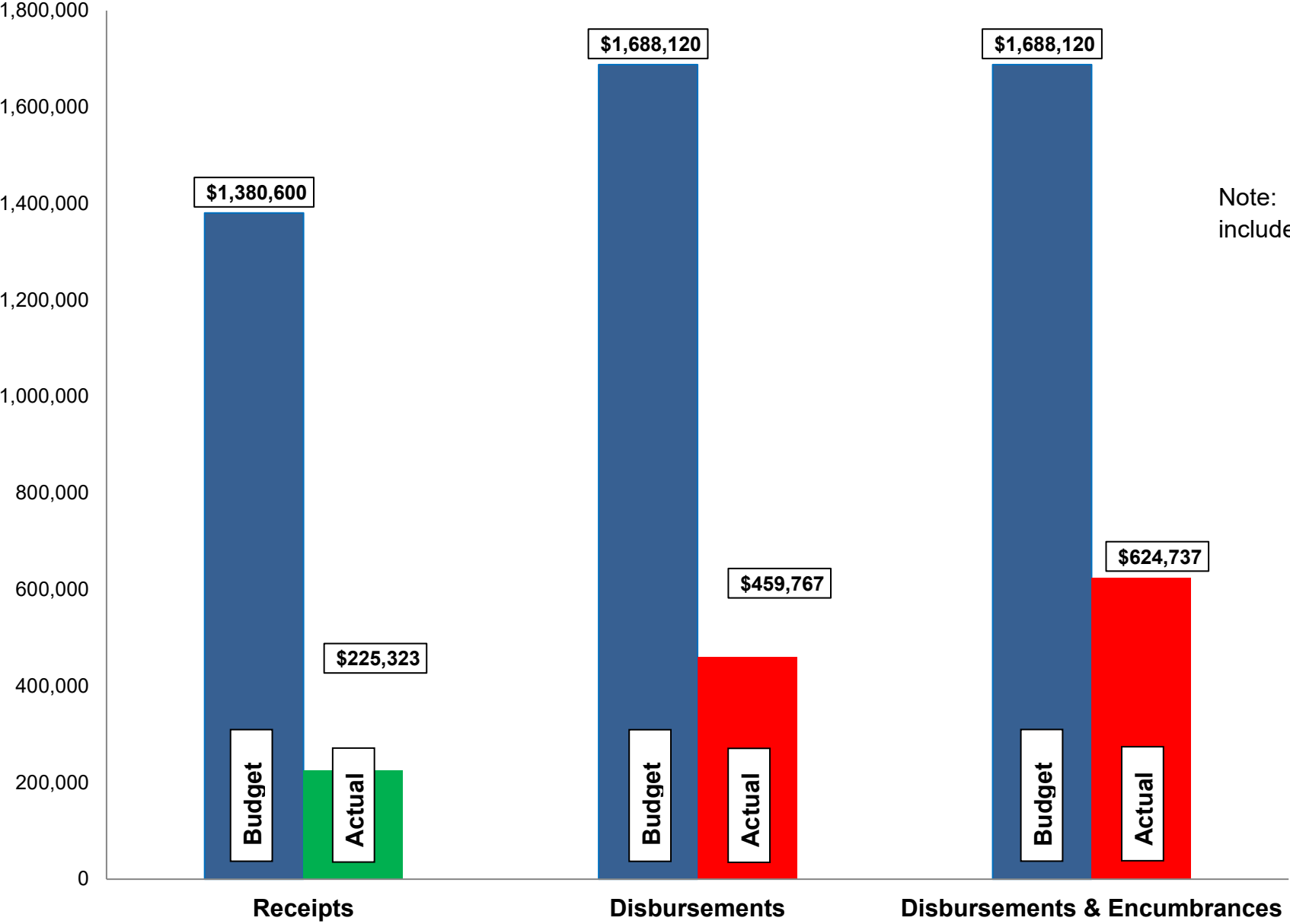
Current Disbursements, including Encumbrances, as Compared to Annual Estimates  
for the period ended February 29, 2024

#	Fund Name	Budgeted Outside Disbursements		YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
205	Refuse	1,547,675		319,767	21	164,525	484,292	31	100,000	50,000	50	1,787,813	534,292	30
206	Refuse Equipment Replacement	140,445		140,000	100	445	140,445	100	-	-	-	140,445	140,445	100
Total		1,688,120	(1)	459,767	27	164,970	624,737	37	100,000	50,000	-	1,928,258	674,737	35

(1) Prior years encumbrances closed (money not spent) as of February 29, 2024:

\$-CHART R1

**Budget, Revenues & Expenditures  
as of February 29, 2024  
REFUSE FUNDS**



Note: Disbursements and Disbursements & Encumbrances bars include \$7,652 appropriated from prior year budgets.

**CHART R2**



Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances  
for the period ended February 29, 2024  
WATER FUNDS

#	Fund Name	Beginning Unencumbered Balance		Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
602	Waterworks	760,907		84,374	845,281	208,206	1,053,487	208,169	845,318	402,425	442,893	37	(318,014)
603	Water Improve/Equip Replace	135,248		270,582	405,830	-	405,830	6,704	399,126	268,278	130,848	(6,704)	(4,400)
Total		896,155		354,956	1,251,111	208,206	1,459,317	214,873	1,244,444	670,703	573,741	(6,667)	(322,414)

Current Revenue as Compared to Annual Estimates  
for the period ended February 29, 2024

#	Fund Name	Budgeted Outside Receipts		YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
602	Waterworks	1,739,400		208,206	12	(1,531,194)	-	-	-	1,739,400	208,206	12
603	Water Improve/Equip Replace	-		-	-	-	525,000	-	-	525,000	-	-
Total		1,739,400		208,206	12	(1,531,194)	525,000	-	-	2,264,400	208,206	9

Current Disbursements, including Encumbrances, as Compared to Annual Estimates  
for the period ended February 29, 2024

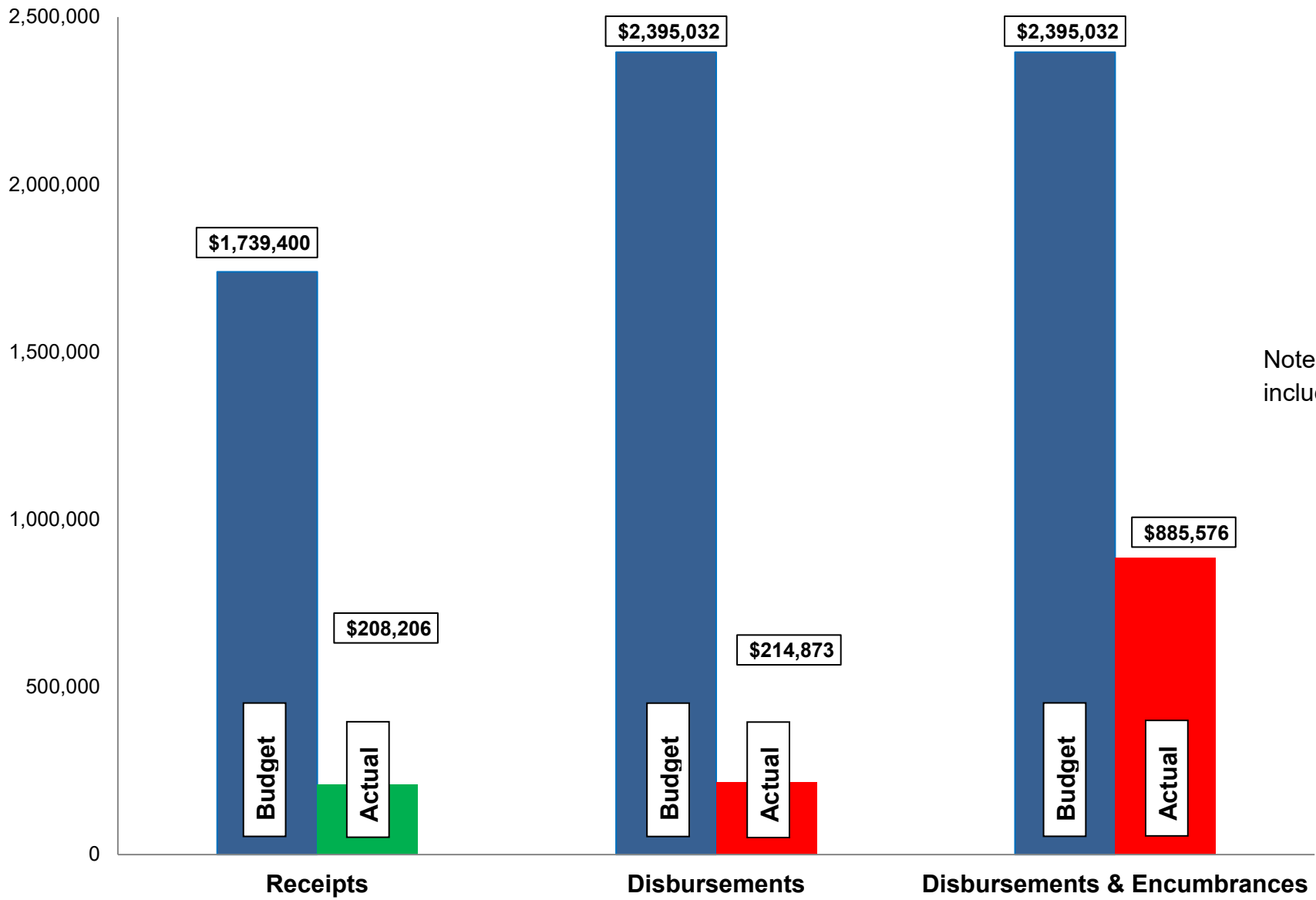
#	Fund Name	Budgeted Outside Disbursements		YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
602	Waterworks	1,493,450		208,169	14	402,425	610,594	41	525,000	-	-	2,111,522	610,594	29
603	Water Improve/Equip Replace	901,582		6,704	1	268,278	274,982	30	-	-	-	901,582	274,982	30
Total		2,395,032	(1)	214,873	9	670,703	885,576	37	525,000	-	-	3,013,104	885,576	29

(1) Prior years encumbrances closed (money not spent) as of February 29, 2024:

\$184

CHART W1

**Budget, Revenues & Expenditures  
as of February 29, 2024  
WATER FUNDS  
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$354,956 appropriated from prior year budgets.

**CHART W2**

Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances  
for the period ended February 29, 2024  
SANITARY SEWER FUNDS

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
607	Sanitary Sewer Disp. and Maint.	1,232,278	379,201	1,611,479	338,214	1,949,693	747,258	1,202,435	90,417	1,112,018	(409,044)	(120,260)
608	Sewer Improve/Equip Replace	321,368	40,891	362,259	300,000	662,259	16,575	645,684	24,316	621,368	283,425	300,000
Total		1,553,646	420,092	1,973,738	638,214	2,611,952	763,833	1,848,119	114,733	1,733,386	(125,619)	179,740

Current Revenue as Compared to Annual Estimates  
for the period ended February 29, 2024

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
607	Sanitary Sewer Disp. and Maint.	2,385,700	338,214	14	(2,047,486)	-	-	-	2,385,700	338,214	14
608	Sewer Improve/Equip Replace	-	-	-	-	300,000	300,000	100	300,000	300,000	100
Total		2,385,700	338,214	14	(2,047,486)	300,000	300,000	-	2,685,700	638,214	24

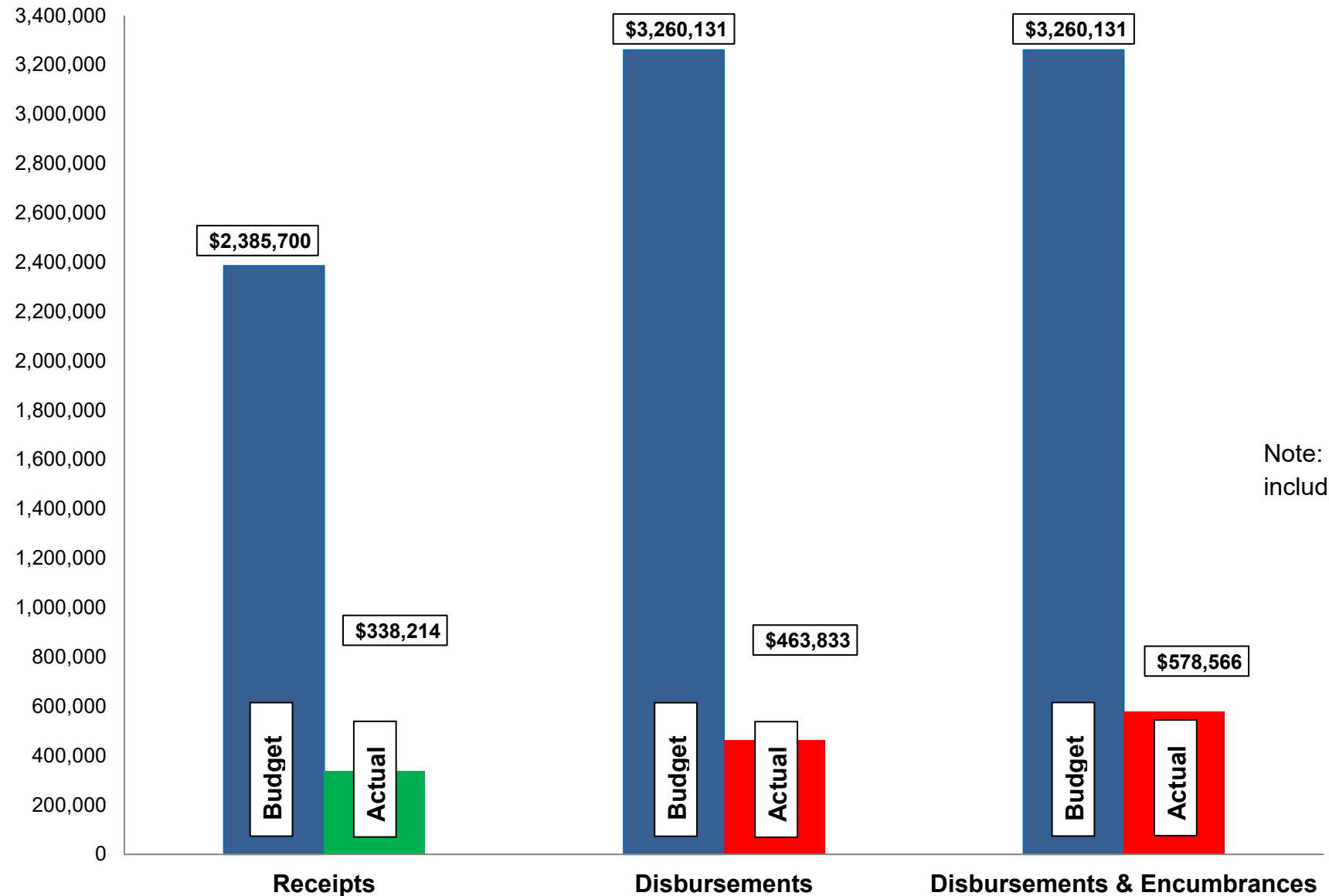
Current Disbursements, including Encumbrances, as Compared to Annual Estimates  
for the period ended February 29, 2024

#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
607	Sanitary Sewer Disp. and Maint.	2,790,540	447,258	16	90,417	537,675	19	300,000	300,000	100	3,134,649	837,675	27
608	Sewer Improve/Equip Replace	469,591	16,575	4	24,316	40,891	9	-	-	-	469,591	40,891	9
Total		3,260,131	463,833	14	114,733	578,566	18	300,000	300,000	-	3,604,240	878,566	24

(1) Prior years encumbrances closed (money not spent) as of February 29, 2024:

\$-CHART S1

**Budget, Revenues & Expenditures  
as of February 29, 2024  
SANITARY SEWER FUNDS  
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$420,092 appropriated from prior year budgets.

**CHART S2**

Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances  
for the period ended February 29, 2024  
STORMWATER FUNDS

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
615	Stormwater Utility	453,960	14,193	468,153	80,291	548,444	305,120	243,324	47,345	195,979	(224,829)	(257,981)
616	Stormwater Improve/Equip Replace	30,828	1,156,974	1,187,802	250,000	1,437,802	131,945	1,305,857	1,293,504	12,353	118,055	(18,475)
Total		484,788	1,171,167	1,655,955	330,291	1,986,246	437,065	1,549,181	1,340,849	208,332	(106,774)	(276,456)

Current Revenue as Compared to Annual Estimates  
for the period ended February 29, 2024

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
615	Stormwater Utility	475,100	80,291	17	(394,809)	-	-	-	475,100	80,291	17
616	Stormwater Improve/Equip Replace	-	-	-	-	250,000	250,000	100	250,000	250,000	100
Total		475,100	80,291	17	(394,809)	250,000	250,000	-	725,100	330,291	46

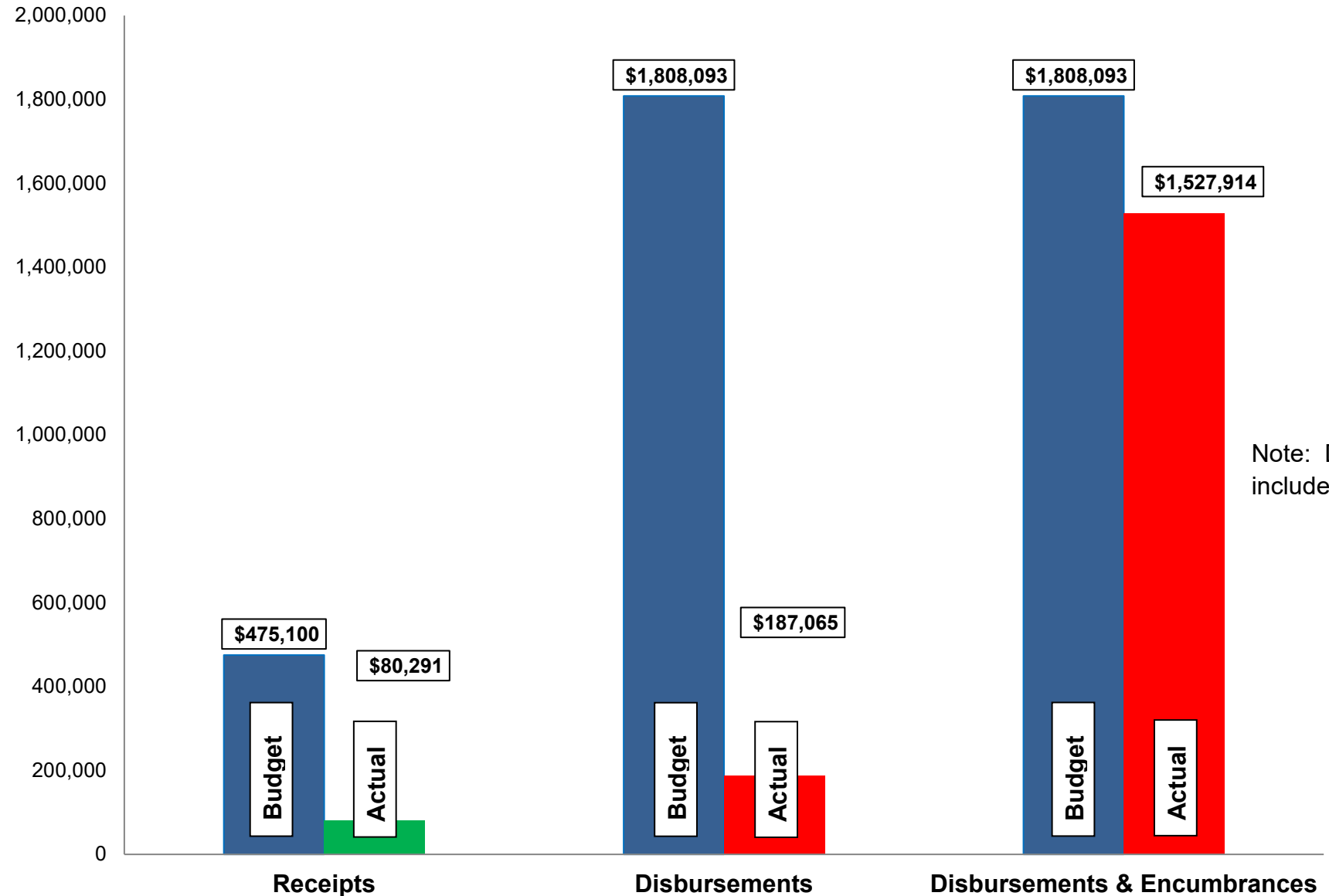
Current Disbursements, including Encumbrances, as Compared to Annual Estimates  
for the period ended February 29, 2024

#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
615	Stormwater Utility	371,119	55,120	15	47,345	102,465	28	250,000	250,000	100	648,925	352,465	54
616	Stormwater Improve/Equip Replace	1,436,974	131,945	-	1,293,504	1,425,449	-	-	-	-	1,436,974	1,425,449	1
Total		1,808,093	(1) 187,065	10	1,340,849	1,527,914	85	250,000	250,000	-	2,085,899	1,777,914	85

(1) Prior years encumbrances closed (money not spent) as of February 29, 2024: \$ -

CHART ST1

**Budget, Revenues & Expenditures  
as of February 29, 2024  
STORMWATER FUNDS  
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$1,171,167 appropriated from prior year budgets.

**CHART ST2**

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Subject: Monthly Financials – February

The following are the items to note when reviewing February's financials:

General City Services:

- Gross Income Tax collections are at 17.51% of the budgeted \$10.80M. April and May are normally our largest collection months. The gross 2024 collections are less than YTD February 2023 by 0.05% and net 2024 collections are more than YTD February 2023 by 0.16%.
- Our Real Estate tax collections total \$868,896; 50.04% of budget.
- General Fund revenues are 22% of budget and total General City Services revenues are 21% of budget.
- General Fund expenditures, including encumbrances, are 24% of budget and total General City Services expenditures, including encumbrances, are 30% of budget.
- Budgeted disbursements for General City Services include \$18,126,259 in original appropriations plus the following supplemental appropriation:
  - \$40,000 approved February 5, 2024 for the purchase of a power cot for Medic 27.
- No unusual items in the month of February.

Refuse Fund:

- Refuse revenues are approximately 16% of budget. Expenditures, including encumbrances, are approximately 37% of budget.
- Budgeted disbursements for Refuse include \$1,680,468 in original appropriations.
- No unusual items in the month of February.

Enterprise Funds:

- Water revenues are approximately 12% of budget. Expenditures, including encumbrances, are approximately 37% of budget.
- Budgeted disbursements for Water include \$2,040,076 in original appropriations.
- Sewer revenues are approximately 14% of budget. Expenditures, including encumbrances, are approximately 18% of budget. 67% of our 2022 costs were a result of payments to Dayton and Montgomery County for wastewater treatment.
- Budgeted disbursements for Sanitary Sewer include \$2,840,039 in original appropriations.
- Stormwater revenues are approximately 17% of budget. Expenditures, including encumbrances, are approximately 85% of budget.
- Budgeted disbursements for Stormwater include \$636,926 in original appropriations.
- No unusual items in the month of February.

Cindy





## **The City of Tipp City**

**CORDIALLY INVITES YOU AND YOUR REPRESENTATIVES  
TO ATTEND THE**

### **2024 TREE CITY USA AWARDS PROGRAM**

**Friday, April 19, 2024  
Tipp Center  
855 N. 3<sup>rd</sup> Street  
Tipp City, OH 45371**

<b>10:30-11:00</b>	<b>Registration</b>
<b>11:00-11:30</b>	<b>Welcome and Opening Remarks</b>
<b>11:30-12:00</b>	<b>Lunch and Networking</b>
<b>12:00-1:00</b>	<b>Keynote Address</b>
<b>1:00-2:15</b>	<b>Tree City USA Awards</b>
<b>2:15-2:30</b>	<b>Closing Remarks</b>



**Arbor Day Foundation®**

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MEMORANDUM

TO: MEMBERS OF CITY COUNCIL  
CITY MANAGER NORBERT KLOPSCH

FROM: LORI STACEL

SUBJECT: PUBLIC RECORDS TRAINING

DATE: MARCH 8, 2024

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Under Section 149.43(E)(1) of the Ohio Public Records Act, elected officials are required to attend periodic public records training sessions sponsored by the Ohio Attorney General, or to appoint a designee to attend on their behalf. Commonly, elected officials will designate the person responsible for maintaining their official records, which is the Clerk of Council.

At the March 4, 2013 public meeting, Council designated the Clerk of Council to serve as their designee for purposes of attending Public Records trainings. This designation was made by Council as a collective body of elective officials and on behalf of each Council member individually.

This year, I virtually attended certified public records training on March 1, 2024 on behalf of Mayor Duncan (2024 term), Vice Mayor Byington (2024 term) and Mrs. Jackson (2024 term).

The Sunshine Law Manual is available on the Ohio Attorney General's website at:  
<https://www.ohioattorneygeneral.gov/Files/Publications-Files/Publications-for-Legal/Sunshine-Laws-Publications/2023-Sunshine-Manual>

Please let me know if you have any questions.



# - OHIO ATTORNEY GENERAL -

## RECOGNITION OF COMPLETION AWARD

*This certificate of completion is awarded to*

**Lori Stacel**

In recognition of successfully completing the Sunshine Laws Training regarding  
Ohio Public Records Act and Open Meetings Act as required by  
Section 149.43 and 109.43 of the Ohio Revised Code.



DAVE YOST, OHIO ATTORNEY GENERAL

**Date of Completion**     **March 01, 2024**



**DAVE YOST**  
OHIO ATTORNEY GENERAL





# MCD

MIAMI CONSERVANCY DISTRICT

## Our Vision

Thriving communities, a healthy watershed, and a higher quality of life, sustained by well-managed water resources.

## Our Mission

Protect lives, property, and economic vitality within Ohio's Great Miami River Watershed through an integrated and balanced system that provides unfailing flood protection, preserves water resources, and promotes enjoyment of our waterways.

# Strategic Plan

**Protecting. Preserving. Promoting.**

## Our Values

### Commitment to the Great Miami Watershed

We are mindful of our mission. We realize what we do is crucial to the health of our region, and we are devoted to providing value to the people we serve.

### Stewardship of the Public Trust

We carefully and responsibly manage the resources entrusted to our care.

### Honesty and Integrity

We strive to be recognized as an organization with the highest ethical standards and integrity.

### Teamwork and Cooperation

Teamwork is critical to our success. Trust and mutual respect for each other's responsibilities, functions, skills, and experience are essential.

### Engineering Excellence

Efficiency and effectiveness in providing flood protection, water and land preservation and recreational opportunities to enhance the region. It requires continuous learning, collaboration, adaptation to a changing world, and actively pursuing emerging technologies to ensure MCD's systems are resilient and will not fail.

### Continuous Improvement

Exceptional contributions by individuals and teams are critical to our successful performance. Contributions at all levels will be appreciated and recognized.

### Communication

Open, candid communication flowing in all directions is the norm. We emphasize listening as a critical component of effective communication.

[www.MCDwater.org](http://www.MCDwater.org)

# Goals 2023-2028

## Flood Protection

- Prevent floods to communities along the Stillwater, Mad, and Great Miami rivers and Twin Creek by maintaining, improving, and protecting the system of dams, storage basins, levees, improved channels, and other flood protection assets.
- Prepare for and improve readiness to respond, as necessary, to potential riverine flooding or other catastrophic events.
- Enhance community climate resilience by preparing and planning for the possibility of more frequent and intense storms.

## Water Stewardship

- Protect the safety and availability of water throughout the region.
- Improve water quality (aesthetic, ecological and biological outcomes) of the region's rivers, streams, and aquifers.
- Pilot a program to better align MCD land use and management practices with MCD's Mission.

## Recreation and Heritage

- Develop and maintain river corridor recreation, including bike trails, and activity zones for public use.
- Promote the Great Miami Riverway as a destination for sustainable economic development and enhanced quality of life.

## Be the Best Conservancy District

- Position MCD as a regional, trusted leader in the water sector.
- Attract and retain a talented workforce.
- Diversify funding sources for MCD.



# Flood Protection System



**THE MIAMI  
CONSERVANCY  
DISTRICT**

Created after the Great Flood of 1913, the Miami Conservancy District Flood Protection System is an integrated system of dams, levees, storage basins, floodplains, and channels that work together. The system currently protects **\$10 Billion** of property value and:

Built between 1918 and 1922, the system pre-dates the U.S. Army Corps of Engineers and other similar federal and state programs. Over time, exposure and repetitive freeze-thaw cycles have deteriorated concrete structures. Some repairs were made in the 1970s, but a recent analysis determined that concrete walls may be unstable or have reduced factors of safety at higher storage events. Ongoing maintenance and repairs, including damage from burrowing animals, unwanted vegetation, and cracked and broken pipes, are also crucial for public safety.

**The Flood Protection System has protected the area from flooding more than 2,100 times.**



**1 million**  
people



**47,000**  
properties



**5**  
counties



**22**  
cities



**19**  
townships



**11**  
hospitals



**60**  
school and colleges



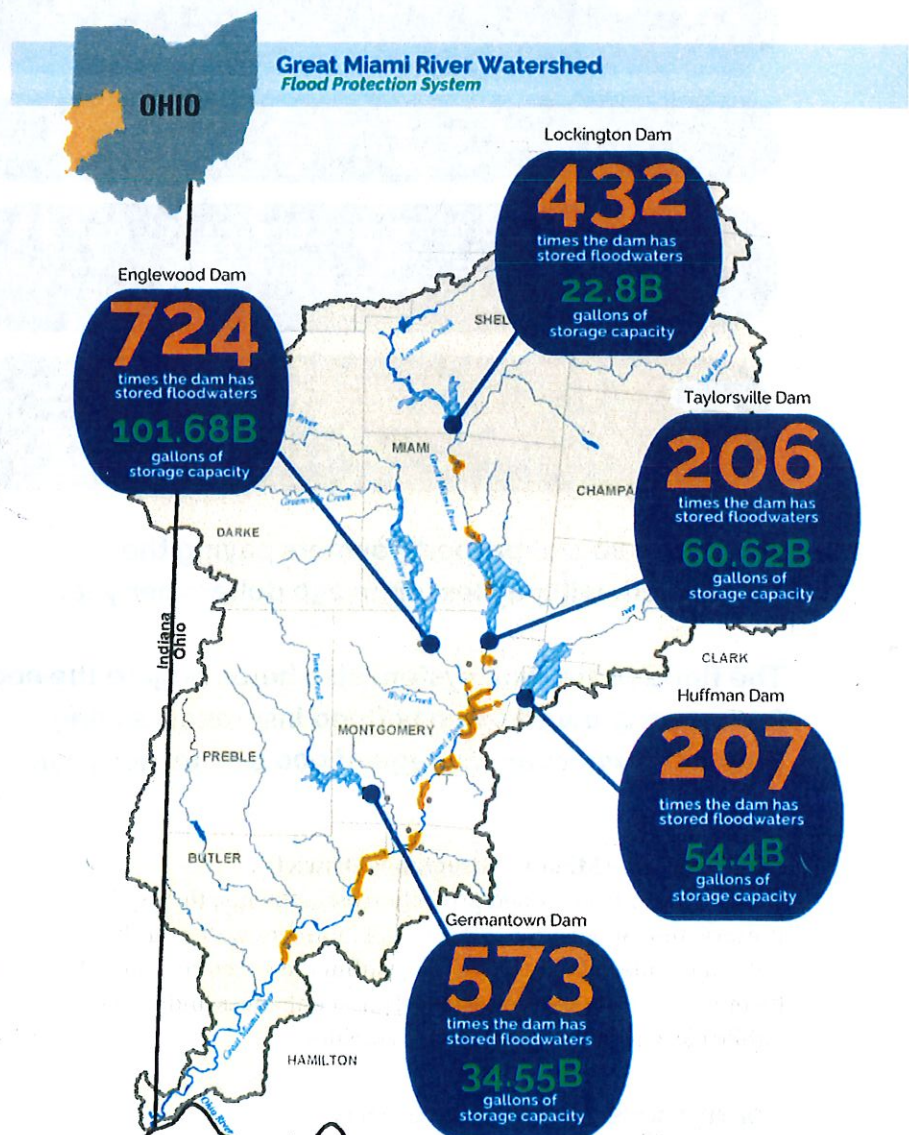
**23**  
water and wastewater treatment plants



**814**  
miles of roads



**4,000**  
square miles of property







## How is the Flood Protection System Funded?

Individuals, business and municipalities pay assessments based on HOW MUCH PROTECTION they receive from the Miami Conservancy District flood protection system. This is determined based on property value and the potential for flooding of each property. Some properties are protected by multiple infrastructure, others fewer. Each property owner or municipality contributes based on the protection they need.

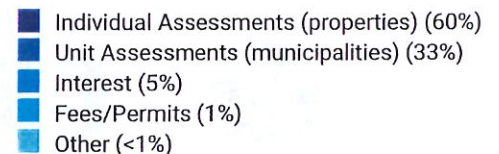
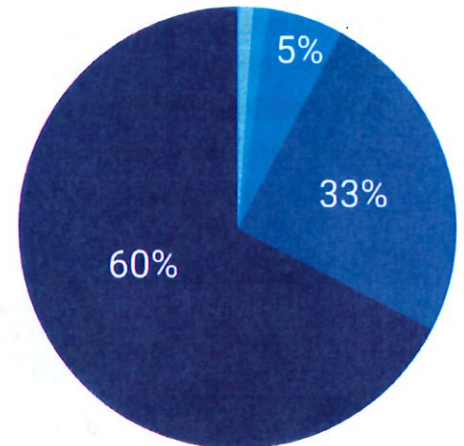
There has been no adjustment of the funding since 2012, although by law, reappraisals can be done every 6 years.

A readjustment is now complete, and property owners will be notified in March 2024 of new assessment levels.

Funds at the new levels will be collected beginning in 2025.

Property owners with buildings constructed after 2012 or those whose property values have changed may be paying more or less than they need to.

**THE BOTTOM LINE:** The adjustment will right-size assessments based on the level of protection property owners receive from the flood protection system.



**More than 80% of property owners paying the assessment will pay less than 250 dollars per year.**

**The flood protection system also helps negate the need for property owners to pay flood insurance, saving property owners an average of 900 dollars per year.**

### **More about the Miami Conservancy District:**

While not funded by flood protection assessments, the Aquifer Preservation Subdistrict protects and improves water for the 2.3 million people living and working within the watershed; and the River Corridor Improvement Subdistrict enhances and promotes public use and enjoyment of river corridors.



**Learn more at [mcdwater.org](https://mcdwater.org)**





# Flood Protection System



**THE MIAMI  
CONSERVANCY  
DISTRICT**

## Integrated storage system

- 5 dry dams
- 55 miles of levee
- 35,000 acres of storage basins

## Protection for:

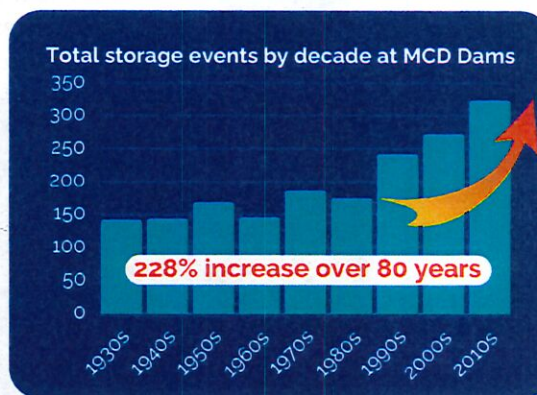
- 22 cities
- 5 counties
- 19 townships

**2,140**

total times the  
Miami Conservancy District  
Dams have  
stored floodwaters



## Frequency of storage increasing

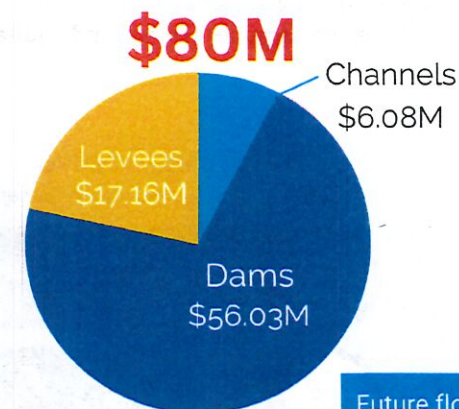


## Maintenance costs rising

- Age of infrastructure >100 years
- Impacts from more frequent and more intense storms
- Repairs to unexpected damage to earthen levees
- Impacts from other utilities that penetrate levees
- No adjustment to maintenance assessment since 2012
- No funds for capital projects

## Aging infrastructure needs repair

Priority projects over next ten years to avoid catastrophic failure is estimated in 2023 dollars.



Future flood protection could be impacted by failing infrastructure.

The Germantown Dam lost part of its upstream wall during March 2023 high water events.

## What MCD Protects

The MCD flood protection system significantly reduces flood risk for



More than 47,000 properties in five counties



More than \$10 billion worth of buildings and land



6 hospitals



9 water treatment plants



Nearly 60 schools and colleges



814 miles of public roads



14 wastewater treatment plants



1 million people who use or rely on all of these facilities





## Funding for maintenance

### Readjustment of the Appraisal of Benefits

- The maintenance assessment has not been adjusted since 2012.
- Because property values increase or decrease over time, the Ohio Revised Code (O.R.C. 6101.54) allows conservancy districts to perform a readjustment no more frequently than every six years.
- Updated property values and conditions are used to ensure assessments are fair and equitable.

#### Projected Timeline

##### Readjustment to Appraisal of Benefits

MAY  
2023

Benefits methodology approved by MCD Board of Appraisers

FEB  
2024

Appraisal Record certified by MCD Board of Appraisers

FEB  
2024

Assessment rate set by MCD Board of Directors

MAR  
2024

MCD notifies property owners. Exceptions process begins

JUL  
2024

Conservancy Court considers Appraisal Record and rate

SEPT  
2024

Assessments filed by MCD with County Auditors

2025

Assessments collected in first quarter

## Subdistricts of the Miami Conservancy District

The Main District and two subdistricts are individually funded, and the funds are not interchangeable. Funds are supplemented with a variety of local, state, and private sources, including grants, donations, and land use fees.



### Water Stewardship - Aquifer Preservation Subdistrict

To protect and improve water for people living and working within the Great Miami River Watershed, water stewardship helps support the overall health and growth of our region.



Includes all of the land that drains to the Great Miami River



1.5 trillion gallons of good quality water are stored in the watershed's buried valley aquifer



68 percent of the land in the watershed is used for agriculture



2.3 million people get their water from the buried valley aquifer



6,600 miles of rivers and streams flow within the watershed



75 percent of stream miles meet state standards



### Recreation - River Corridor Improvement Subdistrict

To enhance and promote public use and enjoyment of river corridors through river access, 35 miles of bike trail, and placemaking within and along the river corridors.



Charming riverfront downtowns with unique shopping, delicious food, and fun events



100+ natural and urban parks for every activity



Ohio's first National Water Trail - 291 miles of rivers and streams



350 miles of connected paved trails



10 whitewater play kayak parks



The U.S. only National Aviation Heritage Area



117 public access points.



World-class fishing - and the best smallmouth bass fishing in Ohio





**THE MIAMI  
CONSERVANCY  
DISTRICT**

## Readjustment of Appraisal of Benefits 2024

### *Keeping the Promise Since 1915*

The Miami Conservancy District (MCD) has protected people, property, and communities for over 100 years. MCD's flood protection system includes 55 miles of levees and 5 large earthen dams that require diligent, ongoing maintenance and repair. The system's age, coupled with intensifying rainfall, requires an increasing level of care to protect over \$10 billion of property value.

Maintenance challenges include maintaining stable soils and slopes, repairing damage from burrowing animals or unwanted vegetation, dealing with cracked or broken pipes and other utilities that penetrate the levees and require additional attention and resources. Maintaining the system and addressing issues requires adequate funding and special expertise.

By keeping a close watch on the system, the risk for failure is reduced but not eliminated. Ongoing monitoring, rehabilitation, and replacement of MCD's assets is needed to avoid the kind of catastrophic failure that communities in other parts of the U.S. have experienced.

### *Readjustment of Appraisal of Benefits*

Because property values increase or decrease over time, the Ohio Revised Code (O.R.C. 6101.54) allows conservancy districts to perform a readjustment of the appraisal of benefits no more frequently than every six years. MCD's last readjustment of appraisal of benefits was completed in 2012. The Conservancy Court ordered MCD to perform the readjustment in 2020.

The readjustment updates the flood protection benefits based on updated property values and conditions, ensuring assessments are fair and equitable. MCD is using 2023 county auditor property values to calculate readjusted flood protection benefits. It is anticipated that the new assessment fees would be collected in 2025. MCD will issue a public notice in March 2024.



*Maintenance includes caring for steep slopes and conducting inspections of places difficult to access.*



### *How is MCD funded?*

Individual properties that flooded in 1913 - and now benefit from MCD's flood protection system - pay an annual Individual Assessment. The amounts are based on many factors including how each property is protected by the flood protection system, and property value determined by each county auditor of the five protected counties.

Municipalities and counties protected by MCD also pay a Unit Assessment. The amount is based on benefits provided within each jurisdiction. Property owned by a municipality or county is exempt if the property is used expressly for a government purpose such as city hall, water treatment plant, or fire station.

## What MCD Protects

The MCD flood protection system significantly reduces flood risk for



More than 47,000 properties  
in five counties



More than \$10 billion worth  
of buildings and land



6 hospitals



9 water treatment plants



Nearly 60 schools and colleges



814 miles of public roads



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1 million people who use or  
rely on all of these facilities



## Key Challenges

### *Aging infrastructure needs repair*

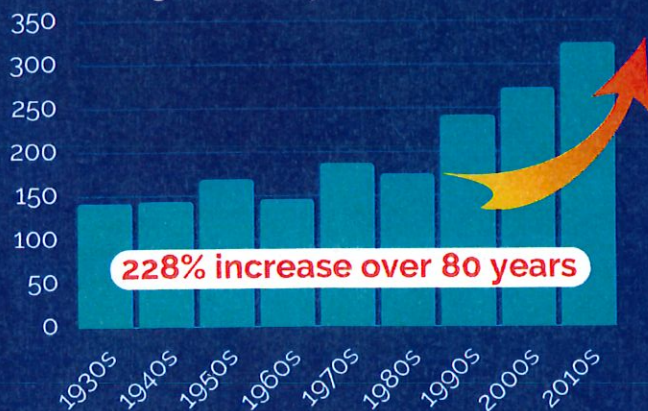
Most of the system is over 100 years old and exposed to harsh conditions such as high water and freeze-thaw cycles. The materials used, concrete and steel, have finite life spans. Earthen materials, like soil and gravel, can settle, erode, and wash away. Without renewed and sustained investment these materials will continue to deteriorate, and this poses a risk of infrastructure failure.



### *Weather trends are causing faster rates of erosion and deterioration*

Increasing amounts of rainfall in our region are adding stress to the system and contributing to more loading on the earthen structures. More frequent high water events mean the dam and levee soils are saturated more often and exposed to more frequent erosive forces. The Germantown Dam, shown above, lost part of its upstream wall during March 2023 high water events.

### Total storage events by decade at MCD Dams



Precipitation trends are increasing the number of high-water storage events. The flood protection system has worked harder in the last three decades; this coupled with its age and deterioration could have devastating effects without rehab and repair.

PROTECT. PRESERVE. PROMOTE.

## Financial Outlook

The readjustment of the appraisal of benefits was authorized by the Conservancy Court in 2020. However, an appeal by some counties concerning the state property valuation delayed the readjustment timeline.

As an interim measure during the appeal, the Conservancy Court authorized a slight increase to the maintenance assessment rate of 0.54 percent. That increase was equal to the capital assessment rate that expired in 2022. This slight increase allowed MCD to collect an additional \$1.6 million for maintenance. This resulted in Individual and Unit assessments remaining the same as the combined assessment for capital and maintenance from 2012-2022.

The slight increase in maintenance revenue helped advance unfunded mandates of FEMA levee accreditation, and other necessary technical evaluations, and development of a prioritization of other critical rehab and repair needs.

At this time, additional revenue is needed for daily maintenance and a separate assessment is needed to ensure capital needs are addressed through rehab and repair.

### *Additional Capital Needs*

With the 2022 expiration of the capital assessment, MCD has no long-term capital fund to make necessary improvements. The Dam Safety Initiative (DSI) was limited and did not provide for rehabilitation or replacement of levees. MCD has identified approximately \$140 million (in 2023 dollars) of short-and long-term projects at dams, levees, and channels. MCD is prioritizing these needs for a future capital assessment.



*MCD contractors rehabilitate deteriorated concrete at Lockington Dam in Shelby County, September 2023*



# Keeping The Promise

## *Dam Safety Initiative (DSI) 1999 - 2022*

The Dam Safety Initiative (DSI) was a capital assessment that expired in 2022. The DSI was authorized to address a limited scope of high-risk concerns related to dam underseepage, crest permeability, and concrete deterioration. MCD has no long-term funding since the DSI expired.

# \$24.5M

***Spent through 2022 for analysis, design, and construction of projects which improved the safety of the flood protection system.***

- Installed over 208 relief wells to control threat of underseepage at all five MCD dams
- Placed impervious material at the crest of three dams to protect against seepage
- Repaired concrete and walls at Lockington Dam to improve stability
- Improved floodgates, revetment, and floodwalls in multiple cities



*Improvements were made to the crest of Englewood Dam during the Dam Safety Initiative.*



*Inspecting concrete during rehab work on Lockington Dam.*

### *DSI projects wrapping up*

In the next two years MCD will be completing the final \$6M of DSI projects including:

- Underseepage performance monitoring
- Germantown Dam spillway, stability, and floor improvements
- Taylorsville Dam hydraulic analysis
- Wall stability design
- Concrete revetment projects
- Rehabilitation of Lockington Dam left wall

### *Critical repairs still needed*

More capital work is still needed at the MCD Dams. In addition, levee stability represents a risk to the system and very little funding was allocated to levees in the original DSI program. The total cost of projects over the next ten years is estimated at \$80M in 2023, and much more work is anticipated beyond the next ten years.



*Concrete repair and rehab is needed throughout the system.*

MCD Report No. 2023-08



# Keeping The Promise

## Capital Improvement Plan (CIP) 2025-2032

To improve the integrated flood protection system so communities continue to stay safe, the Capital Improvement Plan (CIP) includes short and long-term investment projects. Without improvement, there is an increased risk of failure and threat from catastrophic flooding.

### Immediate need

The flood protection system has stayed strong for over 100 years. It now requires reinvestment and repair to continue to protect communities from destructive flooding.

- Inspections by regulatory agencies resulted in reports that require MCD to make necessary repairs and maintenance to all dams immediately, but there is no adequate funding source.
- MCD levees are subject to the costly, federally mandated FEMA accreditation process, but there is no adequate funding source.

### Types of improvements needed

- MCD Dams have held back floodwaters over 2,100 times. They need concrete wall and spillway improvements to restore the stability of the structures.
- Levees, floodwalls, revetments, floodgates, and outfalls undergo harsh conditions and protect densely populated areas. Many require major repairs, replacement, or upgrade.
- Erosion problems in maintained channels such as the Great Miami, Stillwater, and Mad Rivers are threatening levee stability. This also threatens community assets including critical infrastructure such as water treatment facilities, roads, bridges, and more.
- Multiple MCD facilities do not meet current standards including ADA requirements.
- MCD's fleet is not secure from weather, vandalism, and damages, which reduces their life cycle.

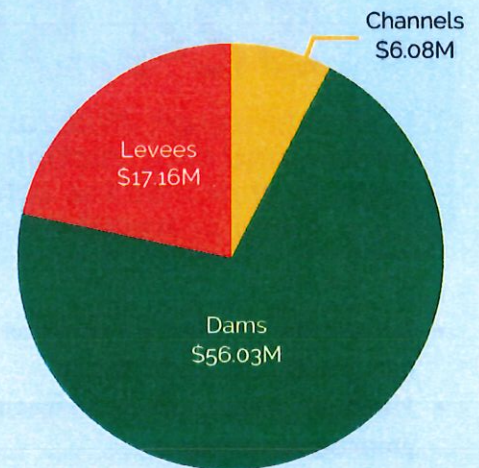
### Common sense approach

- Prioritize projects using rigorous monitoring, inspections, and risk analysis.
- Develop strategies to ensure a high level of protection.
- Pursue diverse funding opportunities such as grants.

**Prioritized rehabilitation  
of the flood protection  
system estimated to cost**

# \$40-80M

(2023\$)



*10 year estimated rehabilitation need  
by asset type.*



*Deteriorating concrete of an emergency spillway.*



Scan to watch a  
90 second video  
about the flood  
protection system.



# Assessment Projections

MCD's integrated flood protection system protects over \$10 billion of property value within Butler, Hamilton, Miami, Montgomery and Warren counties. The maintenance needs are projected to be approximately \$11.5 million each year from 2025 to 2032 which requires a new maintenance assessment rate of 2.78%.

The MCD's Board of Appraisers will review and certify a Revised Appraisal Record in February 2024. MCD will then issue public notices and notify property owners of the change. A website for property owners will help them easily check their benefits and the projected assessment. The Conservancy Court will appoint a magistrate to hear exceptions and consider the rate recommended by MCD. If approved, collection would start in 2025. MCD's intention is that the maintenance assessment rate would remain flat through 2032, but reviewed annually for additional needs.



Scan for important updates

## Projected Timeline

### Readjustment to Appraisal of Benefits

MAY  
2023

Benefits methodology approved by MCD Board of Appraisers

FEB  
2024

Appraisal Record certified by MCD Board of Appraisers

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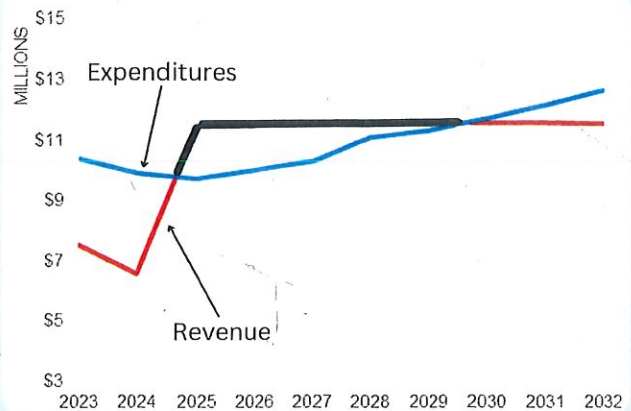
SEPT  
2024

Assessments filed by MCD with County Auditors

2025

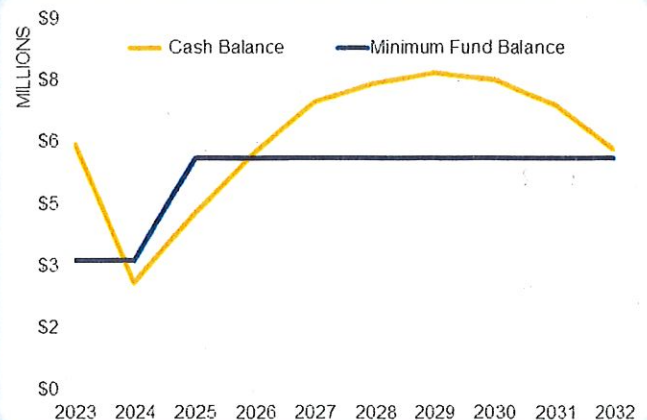
Assessments collected in first quarter

## Revenues & Expenditures 2023 - 2032



To maintain the flood protection system through 2032, \$11.5 million will be needed annually to cover the costs of maintenance of the flood protection system through the next readjustment (2032 or later), as depicted above.

## Projected Fund Balance 2023 - 2032



The Financial Plan and the readjustment of the appraisal of benefits will allow MCD to end 2032 with a cash balance comparable to the 2023 year end cash balance of \$6 million, as illustrated above.



**THE MIAMI  
CONSERVANCY  
DISTRICT**

FOR MORE INFORMATION VISIT [MCDWATER.ORG](http://MCDWATER.ORG)





OHIO

## Great Miami River Watershed

MCD's Integrated Flood Protection System

### Keeping the Promise

After the devastating Great Flood of 1913, Ohio's greatest natural disaster, people came together in an unmatched show of community spirit and resilience, raising over \$2 million dollars in 1913 to fund the region's flood protection system with the promise: never again.

From these efforts, the Miami Conservancy District was created as a political subdivision to design, construct, and preserve a highly advanced flood protection system that has stored floodwater over 2,140 times. That system is the same one protecting us today and remains strong, providing over \$400 million in flood protection benefits.

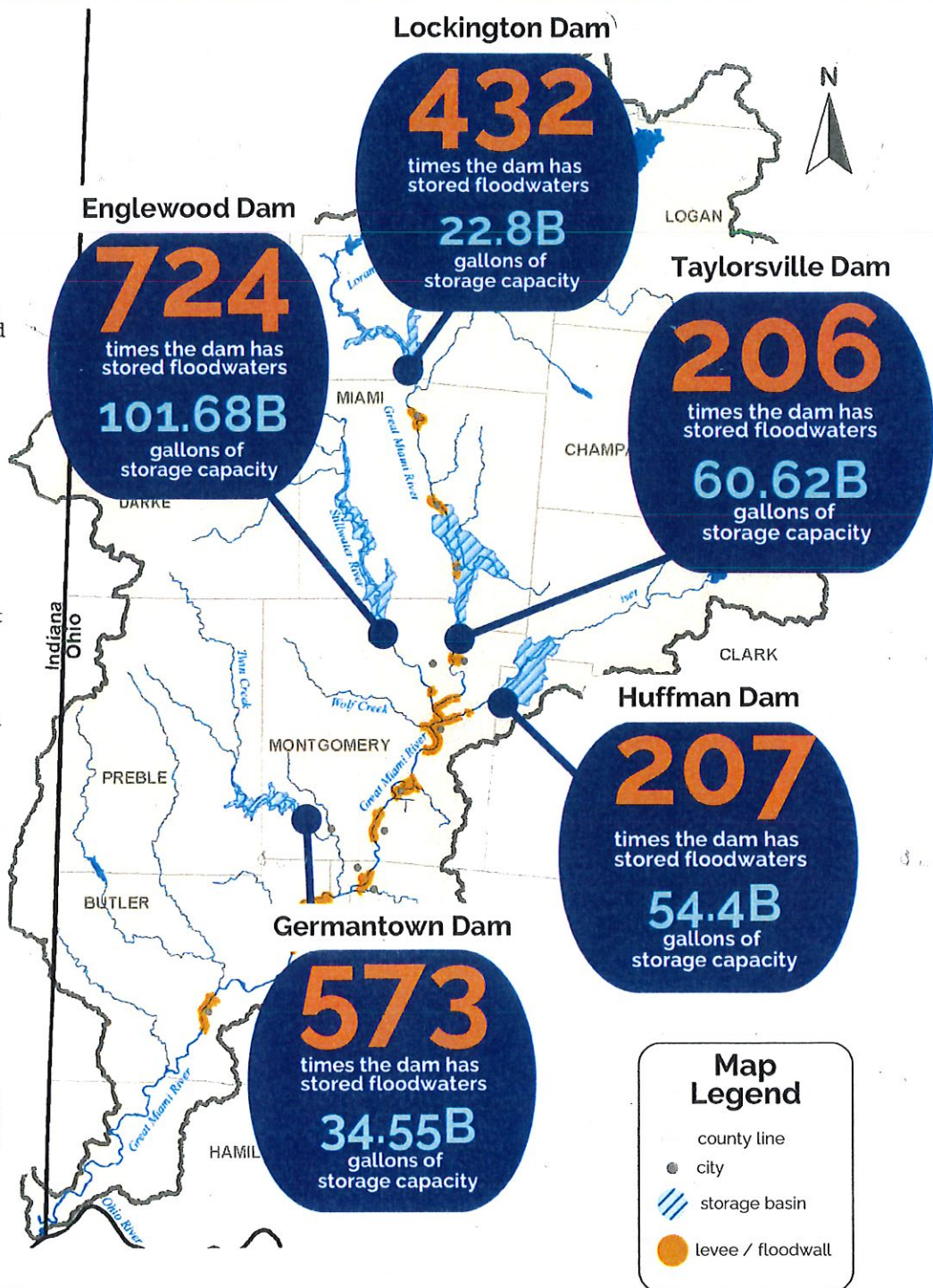
Our work is not done. Communities across the U.S. are experiencing an increase in significant destructive flood events and infrastructure failure, costing billions of dollars in damages. We are not immune to this fate. That is why the Miami Conservancy District is critical to the region's safety and quality of life.



Scan to watch a go second video about the flood protection system.



THE MIAMI  
CONSERVANCY  
DISTRICT

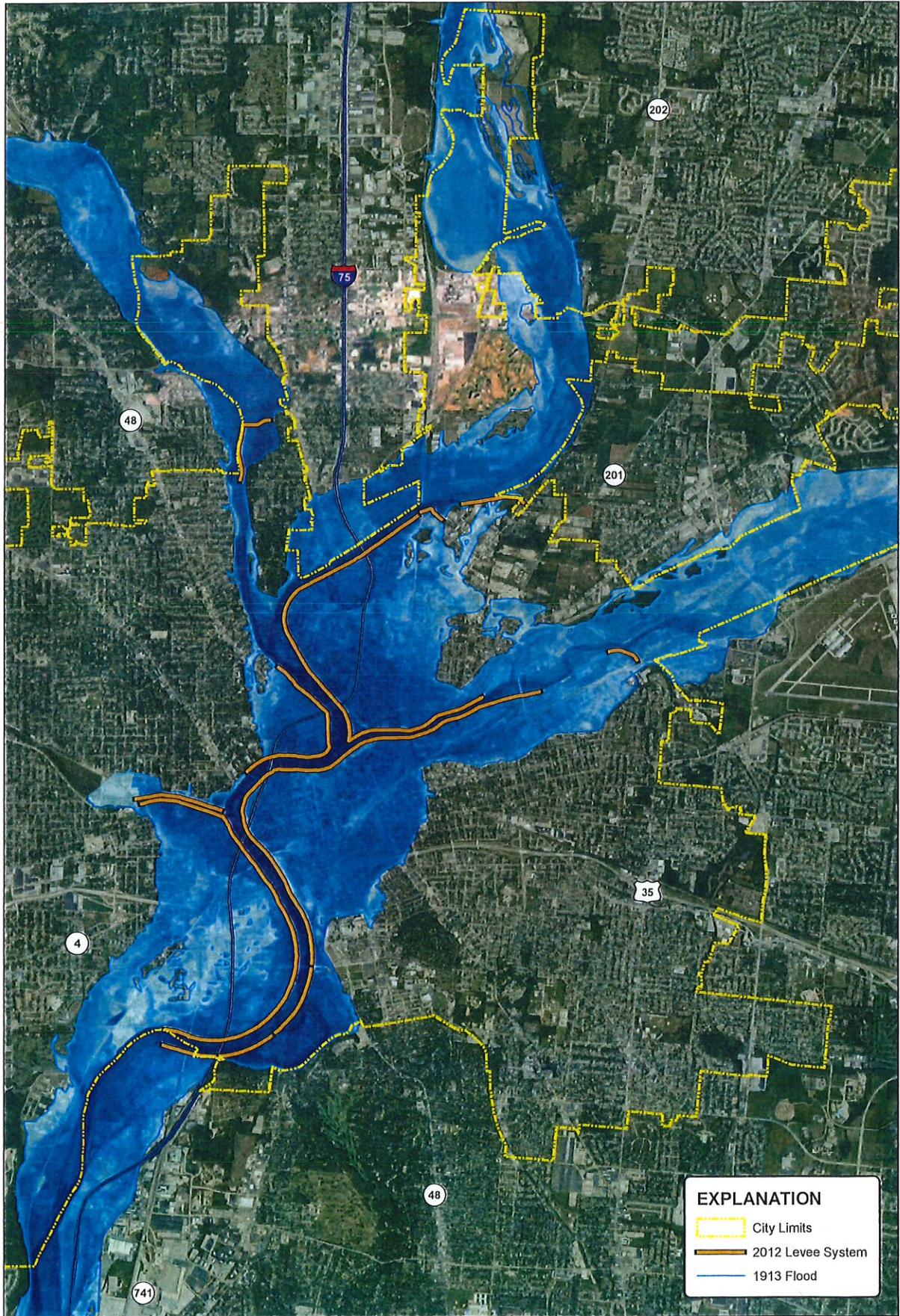


MCD Report No. 2023-07

FOR MORE INFORMATION VISIT [MCDWATER.ORG](http://MCDWATER.ORG)



# Areas of Dayton, Ohio Affected by 1913 Flood

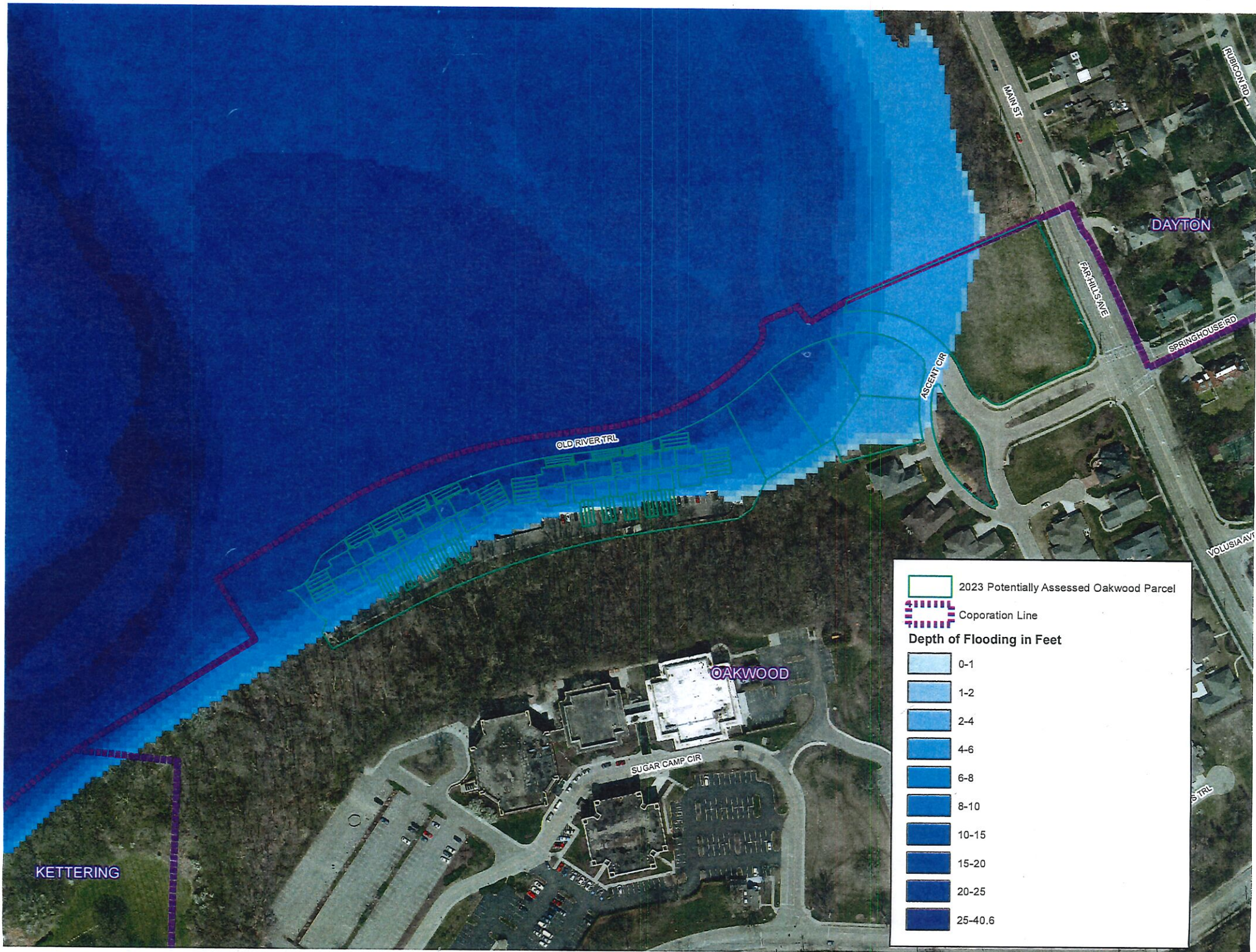


**EXPLANATION**

- City Limits
- 2012 Levee System
- 1913 Flood

0 2,000 4,000 8,000 12,000 16,000 Feet







# Property tax hike: Thousands of appeals filed, workshops set

Property owners  
have until April 1  
to file formal appeal.

By **Sydney Dawes**  
Staff Writer

The Montgomery County Auditor's Office has received property value appeals for more than 1,474 parcels as of this week, and auditor officials are rolling

out workshops to help residents with the appeal process.

Montgomery County saw an average increase of 34% in residential property value county-wide as a part of the state-mandated triennial update last year. The auditor's office estimated that this could result in an average 5.8% increase in property taxes.

**Taxes** continued on B8

## Taxes

continued from B1

Property owners who disagree with their property's new value have until April 1 to file a formal appeal with the Board of Revision.

Informational workshops will be held around the county in March for residents to learn how to file a property value appeal with the Board of Revision (BOR) and what types of evidence to prepare for an appeal hearing.

"We know the property value appeal process may feel daunting for property owners," Montgomery County Auditor Karl Keith said. "We're trying to make that process more welcoming and accessible by hosting these workshops. We hope property owners take advantage of this opportunity to learn if a value appeal is right for them."

The BOR is responsible for conducting hearings to determine the fair market value of property, allowing individuals to present evidence to suggest a change in a property's value. Boards of Revision can only hear complaints regarding property value, not tax amounts.

The Board includes representatives from the offices of the County Auditor, the County Treasurer and the Board of County Commissioners.

Final property values were released in January; and property owners received a notice of their property value in the mail. The final values can also be viewed online.

After a property owner files an appeal, they will be scheduled for a hearing where they can make a case for a change in their property's value. Hearings will be held by Zoom video conferencing or phone, a practice Keith started in 2020 during the COVID-19 pandemic.

Eight sessions around

Montgomery County will be held throughout March:

■ Dayton Metro Library - West: March 5, 5:30-6:30 p.m.

■ Wright-Memorial Public Library: March 6, 5:30-6:30 p.m.

■ Dayton Metro Library - Brookville: March 9, 1-2 p.m.

■ Harrison Township Government Center: March 13, 5:30-6:30 p.m.

■ Dayton Metro Library - Vandalia: March 21, 5:30-6:30 p.m.

■ Dayton Metro Library - Main (American Sign Language interpretation provided): March 26, 5:30-6:30 p.m.

■ Dayton Metro Library - Miamisburg: March 27, 4:45-5:45 p.m.

■ Woodbourne Library: March 29, 5:30-6:30 p.m.

The Washington-Centerville Public Library requires guests to RSVP in advance for the workshop that will be held at Woodbourne Library. Attendees can register for that session at [www.mc-bor.org](http://www.mc-bor.org). Registration is not required for the other seven events.

Each workshop will include an informational presentation followed by a question-and-answer period. After each session, auditor's office staff will be available to help property owners sign up for an appeal.

Residents can also file an appeal or learn more about the process at [www.mc-bor.org](http://www.mc-bor.org).

Thousands of Montgomery County residential property owners had their projected taxable property values lowered – totaling \$37.4 million in changes – by requesting informal reviews last year. Nearly half of the 5,462 parcels discussed during informal reviews had their values lowered as a result of the review, the auditor's office said.

Contact this reporter at

[Sydney.Dawes@coxinc.com](mailto:Sydney.Dawes@coxinc.com)



# Natural gas effort delaying supplier search for area cities

'Our preference would be to hold off until sometime down the road.'

By Nick Blizzard  
Staff Writer

Residents and small businesses in several Dayton-area communities wanting a new choice to supply natural gas will have to wait, perhaps until next year.

A natural gas aggregation group that could involve more than a dozen cities is delaying further steps in that process.

Miami Valley Communications Council Executive Director Jay Weiskircher said the organization recently took no action on one supplier's natural gas aggregation proposals — one for a year and the other for two years — after talking with MVCC city managers.

"To a person ... our preference would be to hold off on doing natural gas until sometime down the road," Weiskircher told MVCC board members earlier this month.

Resuming that effort could range from six to 18 months, but MVCC consultant Palmer Energy suggested starting a natural program in warmer weather commonly results in more competitive rates, Weiskircher told the board.

"You would not want to start a program in the wintertime," he said. "So that's probably the window that we're looking at."

"If we decide to hold off for a year, next year at this time would be an appropriate time to be looking at that," Weiskircher added.

Communities expressing interest in joining an MVCC natural gas program have been Brookville, Centerville, Eaton, Englewood, Fairborn, Germantown, Huber Heights, Kettering, Miamisburg, Mon-



A Dayton-area natural gas aggregation group that could involve more than a dozen cities is delaying further steps in that process. AP FILE

**'Due to the volatility of gas prices, it was determined that gas aggregation would not have the same impact on monthly gas utilities.'**

Matt Greeson  
Kettering city manager

roe, New Lebanon, Trotwood, Troy, Union, Vandalia and West Carrollton, Weiskircher has said.

Several of those cities are part of an electric aggregation coalition the MVCC formed last year. That group in June signed a 28-month contract with Akron-based electric supplier Energy Harbor, which is charging 6.57 cents per kilowatt-hour (kWh).

The AES Ohio standard service offer for electricity as of June 1, 2023, was 10.807 cents per kWh.

Palmer said the MVCC electric program is projected to save residential customers \$350 a year and small busi-

nesses about \$984 annually.

But the savings Kettering residents and small businesses have seen with electricity may not be mirrored in a natural gas group effort, according to City Manager Matt Greeson.

"Due to the volatility of gas prices, it was determined that gas aggregation would not have the same impact on monthly gas utilities, and Kettering and surrounding cities will not participate in gas aggregation," Greeson told the Dayton Daily News.

CenterPoint Energy's standard choice offer from Feb. 1-29 was 3.66 cents per ccf, or 100 cubic feet, according to Energy Choice Ohio.

The main rate differences with electricity and natural gas is that with the first "you're shooting for cost saving," but with the second the goal is "more of a stabilized rate," Weiskircher said.

The MVCC in December received one natural gas proposal recommended by Palmer Energy. The organization's board was set to talk about Constellation Energy's plan, but the Baltimore-based business then told Palmer it was no longer interested in natural gas aggregation, Weiskircher said.

## Eliminating triple-certification would be wrong

This is in response to the Feb. 28 letter about the tax levy. I'm all for tax cuts, but the letter writer is just plain wrong about eliminating the triple-certification of Oakwood police, paramedics, and firefighters.

If you disagree with me, you'll likely change your mind when an Oakwood police officer races to your

house in a blazing 30 seconds to save a family member's life in an emergency, as they did for me in 2019. I was still on the phone reporting the emergency when the officer arrived.

About one minute later, an entire crew was in my house administering life-saving care to my husband. One minute! That is nothing short of

amazing, and other towns can't come close to that. Their fast response time is one of the primary reasons we live in and love Oakwood.

I hope anyone reading this never has an emergency like that, but if you do, you'll be forever grateful our officers are cross-trained. I certainly am.

**Lauren Zamarron**



## PRESS RELEASE

The City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

**Subject:** 2024 Leaf Mulch Program

**Date:** March 5, 2024

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OAKWOOD, OHIO:

The city of Oakwood annual leaf mulch program begins on Saturday, April 13. The leaves collected throughout the city last fall have been converted into leaf mulch. The leaf mulch is available to Oakwood residents for spring yard and garden projects.

Citizens have two options for obtaining the leaf mulch. For those who want mulch delivered, the city offers 3 cubic yards for \$100 and 6 cubic yards for \$150. Call (937) 298-0777 to place an order.

Mulch deliveries will take place on the five Saturdays from April 13 to May 11. On the same five Saturdays, residents can obtain free mulch from the Foell Public Works Center at 210 Shafor Blvd. between the hours of 8:00 a.m. and 2:00 p.m., but must haul the mulch themselves and must provide proof of residency. The free mulch is for Oakwood residents only and no commercial vehicles are permitted.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT  
K. Douglas Spitler, P.E., Director of Public Works  
(937) 298-0777  
spitler@oakwoodohio.gov

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1171.09 LOT SPLITS SUBDIVISIONS ON FOR WHICH NO FORMAL PLATTING PROCESS IS REQUIRED.

- A. The City Manager shall have authority to approve small subdivisions, **to include carve-offs and parcel consolidations**, without necessity of a ~~preliminary and final plat~~ **formal platting process** if the proposed subdivision of land meets all of the conditions set forth below **and if, in the City Manager's discretion, such subdivision is of a *de minimis* nature and does not rise to the level of necessitating Planning Commission review to ensure compatibility with the standards within this Subdivision Code.** The City Manager shall not be obligated or required, however, to grant such **administrative** approvals without a **formal platting process**, and the action of the City Manager in approving any one or more such subdivisions without a plat or plats shall not be deemed to constitute a precedent in favor of similar approvals on other subdivisions:
1. The proposed subdivision is located along an existing dedicated public street and involves no opening, widening or extension of any street or road.
  2. ~~No more than five lots will be involved after the original tract has been completely subdivided.~~ **No single lot shall be divided into more than five lots, nor shall more than five lots be consolidated into a single lot, under this Section 1171.09.**
  3. The proposed subdivision is not contrary to applicable zoning or subdivision regulations of this City (in this respect, the subdivision regulations specifically require a ~~preliminary and final plat~~ **formal platting process**; and the requirement that the proposed subdivision is not contrary to the subdivision regulations can be met only if the City Manager exercises his discretion under this Section 1171.09 so as to waive the **formal platting process** requirement).
  4. ~~The~~ **All lots involved shall have** property has been surveyed (~~both the remaining tract and the parcel to be split off~~) and a survey drawing showing the entire property and all buildings and driveways thereon and a metes and bounds **or other legal** description, **satisfactory to the City Attorney**, of the original tract of land and any parcel or parcels to be split off, ~~shall be have been~~ submitted with the application. Such a survey drawing and description shall have been prepared by a surveyor or engineer registered with the State of Ohio and shall be certified by that surveyor or engineer to be accurate and complete.
  5. With the application for approval without a **formal platting process**, there must also be submitted the proposed **record mylar**, deed, or other instrument of conveyance.
- B. If the City Manager exercises his discretion so as to approve the proposed subdivision without necessity of any plat **a formal platting process**, the City Manager shall, within seven working days after the application has been filed and after the above conditions have been met, stamp **or endorse upon** the proposed **record mylar**, deed, or other conveyance the words "Approved by the City Manager; No Plat Required if Recorded within Thirty Days from This Approval. **No formal platting process or Planning Commission authorization required if recorded within 30 days from this approval.**" Such stamp **or signature block** shall provide a place for the **City Manager** authorized representative of the City Manager (~~who may be an employee of the City designated by the City Manager~~) **or his designee** to sign and date the approval, and **only** upon such

approval by the City Manager the authorized representative shall so sign and date the conveyance.

- C. A **nonrefundable** fee shall be charged for the City Manager's review of any ~~lot split~~ **subdivision** application **under this Section 1171.09**. The amount of the fee shall be set by the City Manager under Chapter 153 of the Administrative Code.

DRAFT