

CIVIC FOCUS

CITY OF MIAMISBURG

Development activity reaches historic levels

An unprecedented level of building activity is taking place in Miamisburg. Projects totaling nearly \$100 million began or were approved in 2021, and that is likely an all-time record, according to the Development Department.

The following is an update on a few of the major projects:

Residential

While work continues on homes in the new Aberdeen subdivision (pictured below) near the intersection of Medlar and Miamisburg-Springboro roads, two other subdivisions have been approved for construction. At Deer Valley near the corner of Benner and Mound roads, a revised plan for Section 2 was recently approved that includes turn lane improvements on Benner and two

entrances into the development. One of these entrances will align with Mound, while the other will align with Kelly Marie Court. Although preliminary work may begin this winter, major construction is scheduled to begin in the spring. Deer Valley will have 200 new Ryan Homes.

Meanwhile, infrastructure work has begun on a new subdivision behind the White Allen auto dealership on State Rte. 741. The initial phase of Chamberlin Crossing includes a new access road from Rte. 741 back to the development, along with seven single-family lots. Phase 1B includes an additional 58 single-family lots with construction on that phase beginning in late spring. This development also includes a section called Redwood Living, which features 141 apartment units in 31 buildings. Work on the Redwood component will also begin in the spring.

Kroger

Site preparation has begun on a new, larger Kroger Marketplace store immediately north of the existing Kroger building on Heincke Road. The existing store will remain open during the construction period, which is scheduled to conclude in late 2022. The plan also includes a new fueling center on the site.

Austin Business Park

Construction continues on new multi-tenant commercial buildings along Byers Road. Recently, a company named Spintech Holdings announced it will relocate to this development from its current location in Xenia. Spintech manufactures products primarily for the aerospace industry. The company expects to double its employment to approximately 40 in the next 3-5 years.

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Winter 2021-22

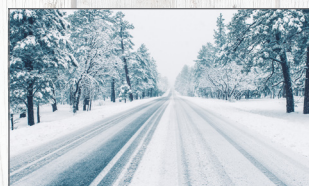
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AT A GLANCE



Mayor and City Council

Michelle Collins, Mayor 313-6793
 Ryan Colvin
 At-Large 272-6547
Mike McCabe
 4th Ward 866-4077
Jeff Nestor
 At-Large 344-1092
Tom Nicholas
 3rd Ward 859-0297
John Stalder
 1st Ward 866-7172
Sarah Clark Thacker
 2nd Ward 478-9101
Greg Thompson, Vice Mayor
 At-Large 865-0550
Kim Combs
 Clerk of Council 847-6456
City Administration offices and Council Chambers are located in the Robert H. Mears, Sr., Miamisburg Civic Center at 10 North First Street.

City Council meetings are held the first and third Tuesdays of each month beginning at 6 p.m. Meetings can be seen live on Spectrum Cable, channel 5.

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All phone numbers (937).

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 Emily Christian Assistant City Manager
 Anthony Covington Asst. to the City Manager

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 Ryan Davis Parks & Recreation Director
 Chris Fine Development Director
 Gary Giles Public Information Officer
 Valerie Griffin Public Works Director
 TBA City Planner
 Jennifer Johns Finance Director
 Leslie Kohli Human Resources Director
 John Sedlak Police Chief
 Bob Stanley City Engineer
 Ben Trick Downtown Coordinator

Andy Harp Interim Chief, Miami Valley Fire District

Public Safety

EMERGENCY 9-1-1
Non-Emergency Service. 225-HELP
 225-(4357)
Non-Emergency TDD. 228-HELP
 228-(4357)
Police – General Info 847-6600
Fire – General Info. 560-2152

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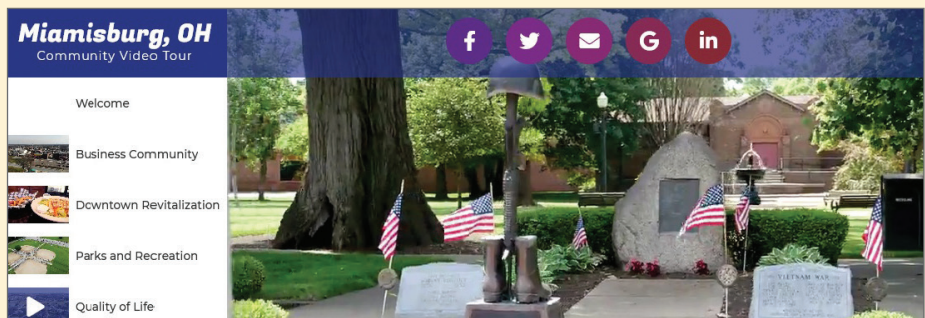
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Civic Focus is published quarterly by the City of Miamisburg to provide valuable public information to residents.
 Managing Editor: Gary Giles
 Design: Julie Zolman
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Video tour added to new website

There's another great reason to visit the City's redesigned website at cityofmiamisburg.com! A new video tour has been completed to promote various aspects of the community. The links to view these short promotional videos are at the bottom of the homepage. As a member of the National League of

Cities, Miamisburg was eligible to participate in a program free of charge with a company called CGI Communications. In exchange for producing the videos, CGI sold sponsorships to the local business community to improve their online presence. ★





AROUND TOWN



January auditions for youth theatre group



Young actors in the community are invited to try-out for the first 2022 production by Children’s Performing Arts of Miamisburg (CPAM). The organization is planning to hold auditions in January

for Little Shop of Horrors, a sci-fi comedy that went from cult hit to worldwide sensation.

From the superstar team of Howard Ashman and Alan Menken (Disney’s The Little Mermaid and Aladdin), this production has captured the hearts of theatre-goers for over 30 years.

Auditions will be conducted at the former Club Impact (and Youth Center) facility at 224 Maple Avenue. Performances are scheduled for June. To stay updated, visit cpamburg.com, email info@cpamburg.com or call 388-4814.

CPAM is a non-profit children’s theater that promotes, to all area youth, an appreciation of the performing arts through education, practice and performance. The organization’s goal is to enrich the lives of those participants by strengthening the performing arts community. ★

City Beautification Commission

Tom Zimpfer (847-9819), Chair

Many proud Miamisburg residents work hard to keep this an attractive community. Listed here are the final 2021 City Beautiful Awards presented for August, as selected by the City Beautification Commission (CBC). Congratulations to all of this year’s winners.

The CBC appreciates all the nominations that were submitted. Most importantly, thanks to all the property owners who helped enhance the appearance of our City.

AUGUST

The Wright Home	412 Genetta Drive
The Weidel Home	1201 Marsha Drive
The Zink Home	1000 E. Linden Avenue
The Collins Home	519 Nancy Drive
The Stebbins Home	520 Nancy Drive
The Matthews Home	734 E. Sycamore Street
The Miller Home	482 Sycamore Woods Drive
The Keeney Home	2140 Sycamore View Court
The Stebbins Home	222 Lawrence Avenue
The Skapik Home	1032 Hollow Creek Court
The Thoma Home	2369 Sydney’s Bend Drive
The Smiley Home	1749 Brandonhall Drive

Renovation Award

The Kenyon Home	325 Riverview Avenue
Ron’s Pizza	1 S. Main Street

Business

Bear Creek Donuts	80 S. Main Street
T.J. Chumps	12 E. Linden Avenue



Miamisburg Historical Society

Judy Wuerstl, President (866-1784)



As *Civic Focus* went to press, the Miamisburg Historical Society was planning to move forward with the return of its annual holiday gathering, Christmas at the

Tavern is scheduled for Dec. 5 at Heritage Village at the corner of Old Main and Lock streets. From 2 to 5 p.m., visitors can celebrate the season 1800s style with authentic decorations, dulcimer music and treats. Local entertainer LeeAnn Kinner will also be on hand to provide holiday tunes. Admission is free. ★

Biotech company at Mound making news

One of the newer firms located at Mound Business Park has enjoyed significant activity since coming to the site.

Since arriving at Mound in 2019, Bluegrass Pharmaceuticals has expanded with an additional laboratory and secured a strategic partnership with three-time Grammy winning and triple platinum recording artist Nelly to develop products branded as "KLOUD5 By Nelly."

"Bluegrass Pharmaceuticals' consumer-centric approach and its refusal to compromise on quality and purity excites me," Nelly said. "I am proud to be the company's partner in this venture."

Nelly also indicated that he was extremely impressed with the Bluegrass laboratory facilities

at Mound. The space provides the company with an optimal setting for pharmaceutical grade/clean room cGMP product development and manufacturing.

Bluegrass Pharmaceuticals, a women and minority-owned firm that has filed 14 patents since its founding, holds a research and hemp processing license in the State of Ohio. Its hemp processing license and research plan has allowed the company to study rare cannabinoids and other CBD derivatives. Many of the CBD derivatives documented within its chemical library have shown promise in ameliorating ailments such as PTSD, anxiety and sleep disorders.

For more information about Mound Business Park, visit mound.com. ★



Aquatic Center adding splash pad

Sycamore Trails Aquatic Center (STAC) will celebrate its 25th anniversary in 2022, and visitors can expect to see an exciting new feature. Between now and opening day, a splash pad will be constructed at the current location of the sand play area.

As part of this year's capital improvements, water spray features in the shallow end of the pool were removed due to ongoing maintenance issues. Parks and Recreation Director Ryan Davis said his staff then investigated ways to effectively provide spray experiences at the facility again.

"Over the lifetime of STAC, there have been various iterations of the amenities available to the public," Davis said. "We think this new attraction will be a welcome addition and popular with local families. Our goal is to keep the facility fresh and an important part of summer in Miamisburg."

The splash pad will be 80 feet in diameter and include 27 individual play features that have over 120 water nozzles. Davis said the Parks and Recreation Advisory Board provided important feedback on the specific features and designs to be included.★



Miamisburg Library Notes

All Dayton Metro Library branches are now offering free home COVID test kits. To request a kit, please call Dayton Metro's Ask Me Line at 463-BOOK (2665). Requests cannot be made in person, and all pick-ups must be done through curbside service. There is a maximum of five kits allotted per vehicle pick-up.

The Miamisburg branch is pleased to provide the following sample of program information for winter. Except for Story Times, all programs listed will be held in person. Facial coverings are not currently required at any branch location.

Children

Story Times @ Home
(age 3-5 years)
Tuesdays, 10:30 a.m.

Join us each week for 15- to 20-minute story times online. A Children's Services librarian will read a story and lead songs, rhymes and activities. Please visit daytonmetrolibrary.org for more information.

DIY Story Time

Stop by any Tuesday in December for a fun, self-guided Story Time kit, which includes books, rhymes, songs and/or activities. Feel free to explore the Story Time during your library visit, choose to take it home or even schedule for curbside pickup. Only while supplies last.

Find Pip

On Thursdays in December, Cosmo and Pip are playing hide and seek around the library, and Cosmo needs help finding Pip in the Children's area. Children are invited to stop by anytime that day to assist. If you need a clue, ask us for a hint. When you find Pip, stop by the Ask Me desk for a small prize.

Teens

Color & Calm
Dec. 16, 5 p.m.

Stressed out? Treat yourself to an hour of calm. We'll provide a quiet, ambient space for you to relax and refocus your mind. Coloring sheets and supplies provided, or teens can bring their own.

Slime Time

Dec. 16, 5 p.m.

Another program designed to ease stress, each Slime Time event will focus on one specific type of slime experience.

Adults

Excel Basics
Dec. 6, 4 p.m.

Learn to quickly and easily handle numbers and math operations using a spreadsheet. Join us and get comfortable with basic Excel worksheet navigation, data entry and formatting, and develop a helpful skill for today's job market.

Adult Craft Night

Dec. 14, 6:30 p.m.

Join us to create your own mini-cactus garden for winter. We'll paint rocks to make a unique decoration for the home or a gift for family or friends. We'll supply the materials, and you supply the talent.

The Miamisburg branch library is located at 545 E. Linden Avenue. For more information about these and other programs, contact the branch at 463-BOOK. Be sure to also follow Dayton Metro Library on social media. ★





PUBLIC SAFETY



Holiday safety guidelines from Fire District

The traditional holiday season is a time for family gatherings and celebrations. However, citizens should be aware that these parties, dinners and events increase the risk of fire-related emergencies in the home.

For example, more than 500 fires occur nationwide during the holiday week due to the ignition of Christmas trees. An estimated \$11 million of property loss occurs as a result of these fires, not to mention the sorrow and emotional distress experienced by family members.

The following safety tips are provided by the Miami Valley Fire District to keep the holidays safe and enjoyable for local families this holiday season.

- Be sure all candles are kept away from decorations and other combustible materials. Make sure they are extinguished before retiring for the evening.
- Never leave children unattended in a room with lit candles.
- Do not display lighted candles in windows or near exits in case of the need to escape from the home.
- Never use candles to decorate a

Christmas tree.

- Use only Underwriters Laboratory – approved decorative lights.
- Do not overload electrical outlets and always unplug lights before leaving home or retiring for the evening.
- Never put electrical lights on a metal Christmas tree.
- When installing outside lights with a ladder, make sure it is properly footed and attended by another person.
- Choose a fresh Christmas tree.
- Use a Christmas tree stand specifically designed to prevent tip-over.
- Place the Christmas tree well away from heat sources and exits.
- Keep live Christmas trees watered.
- Do not burn fires in fireplaces where stockings are mounted or hung.
- When using extension cords, do not place them under rugs, carpets, furniture or across doorways.
- Make sure extension cords used outdoors are intended for outdoor use.
- Unplug and do not use any extension

cord that is hot to the touch.

- Do not use any extension cord that has frayed/exposed wiring or a loose plug.

The Miami Valley Fire District would like everyone in the community to have a safe, enjoyable and stress-free holiday season. Please apply these safety tips in your home this year in hopes of keeping it safe and fire free. If you have any questions regarding this information, please call the Fire District at 560-2152.

Choosing a chief

The process to hire a new chief with the Miami Valley Fire District progressed this fall, and an announcement by the Board of Trustees is expected soon.

Matthew Queen retired from the position last summer, and veteran Andy Harp has been serving as interim chief since that time. The Ohio Fire Chiefs Association has been coordinating the search and selection process for a permanent chief. Finalists went through a day-long assessment in October, and interviews with the Board began shortly thereafter. ★

Plan ahead for winter driving hazards



Anyone who drives in the Miami Valley knows that weather conditions can change in an instant. With that in mind, the Miamisburg Police Department encourages local

residents to think ahead and prepare for winter driving now—before the snow flies.

For example, one—or maybe four—of the first things motorists should consider are their tires. Bald tires may still be effective on clear, dry roads, but they're mostly ineffective in the snow. So drivers should check their tire tread now and consult with a dealer before they start slipping and sliding in hazardous conditions.

It is also possible that drivers might find themselves stranded inside their vehicle this winter. This is never a pleasant experience, but there are some things people can keep in their vehicle to lessen the impact and ensure all occupants stay safe. These useful items may include:

- A flashlight (with a set of extra batteries).
- Snacks and drinking water.
- Road flares or reflectors.
- A cell phone charger.
- Warm blankets.
- A first aid kit.
- Jumper cables.
- A raincoat and boots.
- Tools to change a tire.

- A small, or folding, shovel.
- Books or other activities for the kids.
- A traction aid – such as sand, salt or cat litter.

Plan now and avoid potential trouble later.

Traffic stop safety

Multiple Miamisburg police cruisers have been damaged during traffic stops in recent months when they were struck by passing vehicles. There were no injuries to officers, but these incidents can be extremely hazardous. Motorists are reminded that Ohio has a “move over” law that requires drivers to slow their speed and move one lane away from stationary vehicles with flashing lights on the side of the road. ★



STREET BEAT



Snow Emergency Routes

- Alexandersville Road
- Belvo Road
- Benner Road
- Byers Road
- Central Avenue
- Cherry Hill Drive
- Dunaway Street
- Eleventh Street
- Fifth Street
- First Street
- Gebhart Church Road
- Heincke Road
- Jefferson Street
- Kercher Street
- King Richard Parkway
- Lawrence Avenue
- Linden Avenue
- Leiter Road
- Lower Miamisburg/Germantown Rd.
- Lyons Road
- Main Street (Old 25)
- Manning Road
- Maue Road
- Mound Road
- Orchard Hill Drive
- Pearl Street
- Richard Street
- Riverview Avenue
- Robin Hood Drive
- Rosina Drive
- Second Street
- Seventh Street
- Sherwood Forest Drive
- Sixth Street
- Soldiers Home-Miamisburg Road
- State Route 725
- State Route 741
- Twelfth Street
- Union Road
- Upper River Road

Know the local Snow Emergency Routes

If the upcoming winter season is typical, there are sure to be times when driving conditions are dicey.

By ordinance, the City has the authority to declare a snow emergency "when the (city) manager has reason to believe that snow or ice has accumulated or will accumulate in such quantities as to endanger the health, safety and welfare of the residents of the City... ." The purpose of this declaration is to provide adequate passageways for snowplows by

temporarily eliminating parking along certain streets designated as Snow Emergency Routes. In these instances, vehicles must be removed from the street within two hours and remain off the street until the snow emergency is lifted.

The list of streets designated as Snow Emergency Routes, which receive priority plowing status, is listed at left.

For more information, please call the Engineering Department at 847-6531. ★

Roadway project update



I-75/State Rte. 725

The Ohio Department of Transportation (ODOT) has completed a feasibility study and preliminary engineering work for a safety improvement project planned for the busy intersection of I-75 and State Rte. 725.

After a public participation and comment period in June, ODOT identified

The planned project to rehabilitate the bridge on Ninth Street (pictured above) is on schedule to begin next spring. Located near Beachler Field, this bridge has a posted reduced vehicle load rating. Construction will include replacement of the bridge box beams, support walls, box beam supports on top of the bridge, asphalt roadway and sidewalks. The bridge will be closed to all traffic for the duration of the work, which is scheduled to be completed by the end of 2022. A \$546,000 grant from the Ohio Department of Transportation's Municipal Bridge Program is providing funding support for this \$700,000 project.

a diverging diamond interchange as the preferred design alternative. The overall project will feature that new ramp design, along with upgraded traffic signals between the SR 725 intersections at Byers Road and Mall Woods Drive/Prestige Plaza and new sidewalk from Byers to State Rte. 741. As a key project stakeholder, City staff and traffic consultants have engaged with ODOT in discussions over coordination timings and flow of traffic through this area. Construction is expected to begin in 2024. ★

Rental mediation

A program designed to help people maintain housing and assist with landlord/tenant issues is now available at no charge throughout Montgomery County.

The Dayton Mediation Center has received federal Emergency Solutions Grant funds to expand this program

outside the City of Dayton to support homeless prevention. Services include mediation, conflict coaching, landlord/tenant education and referrals to agencies that can provide rental assistance and other support.

Eviction is not the only option when landlord/tenant issues arise. To learn more, visit daytonmediationcenter.org or call 333-2349. ★

Snow is coming: Helpful hints for wintertime



Equipment has been prepared and over 3,000 tons of road salt are on hand.

While the City is well-prepared to provide snow and ice control

service on local roadways this winter, assistance from motorists and residents is also necessary to ensure an effective level of service and maintain safe conditions. Please note the following information from the Public Works Department:

Salt brine use continues

Salt brine is used in an anti-icing procedure that prevents or weakens the chemical bond that forms between the roadway and ice or snow. Prior to an anticipated severe weather event, the liquid brine is applied on primary roads, hills, bridges and select side streets. City crews will continue to use brine this winter when weather

conditions allow.

On-street parking

Residents are asked to please move parked cars off the street while snow and ice control efforts are underway. When streets and cul-de-sacs are clear of vehicles, snowplow operators are able to efficiently and safely remove snow and ice from curb to curb. Assistance is very much appreciated.

Shoveling snow

When clearing snow from driveways, residents are urged to shovel snow to the right side of the drive when facing toward the street. This practice will minimize the amount of snow that remains at the end of the driveway after snowplows pass by. Remember that during heavy snow events, the snowplow driver will first make one pass through your street just to open it up for emergency vehicles. Once the driver has done the first pass on each street on his route, he returns to each street and clears it curb to curb. Residents may want to wait to shovel their driveway until the driver completes that street.

Residents are not permitted to throw or blow snow from driveways or walks into the roadway. This practice is a safety

hazard, a violation of City ordinance and hampers efforts to control snow and ice.

Safe driving

- Avoid driving during snow and ice events, unless absolutely necessary.
- Allow more time for trips.
- Avoid fast starts and stops while driving on hazardous roadways.
- Slow down. Increase following distance.
- Yield right-of-way to snowplows/salt spreaders.
- Watch for icy patches on bridges, overpasses and shaded areas. ★

Did you know?

Not all roadways within Miamisburg are maintained by City crews. Many roads are maintained by other governmental entities or private contractors.

Examples include:

- State Routes
- Condo/Apt Complexes
- Mobile Home Park Streets
- Newly Constructed Streets (not yet formally accepted by the City)

Holiday collection schedule

Refuse and recycling collection will not be affected by the Christmas, New Year's or Dr. Martin Luther King, Jr. holidays this winter. Pick-ups will occur as usual during those weeks. ★

City offices closed

December 23-24

Christmas holiday

December 31

New Year's holiday

January 17

Dr. Martin Luther King Jr. Day

Reporting information

Potholes and water main breaks become more common as temperatures plummet during the winter months. To report a pothole, contact the Public Works Department at 847-6635 or streets@cityofmiamisburg.org. Main breaks may be reported to the same phone number during normal business hours or to 225-HELP after hours. ★

< "Development" continued from cover story

Think Patented

Think Patented recently completed an expansion project at its CrossPointe Drive location. The printing and marketing execution company built its 75,000-square-foot facility and moved to Miamisburg in 2013, and the expansion adds another 46,500 square feet. The new space will be used as an industry-leading fulfillment center to allow Think Patented to better serve clients' printing needs.

Staco Energy

Staco Energy Products also found itself in need of additional space at a newer facility. Staco's parent company decided to relocate work currently being done in Texas to the Miamisburg building on Technical Drive that opened in 2019. As a result, a 40,400-square-foot expansion project has begun to accommodate that work and 8-10 new jobs at the site. Staco manufactures power stabilization equipment.

Other

Construction of two new healthcare facilities is ongoing. The CareSpring nursing facility across from Kettering Health Miamisburg and the Post-Acute Medical building on Alexandersville Road continue moving forward.

Also progressing is a new structure at the Castrucci Auto Mall on Mall Woods Drive that will be home to Honda sales. ★

ECRWSS
Residential Customer



CITY STAFF



New Faces



Ciarra Davis
Police Department



Kevin Evers
Parks & Recreation
Department



Cody Gebele
Police Department



Trevor Hurles
Police Department



Justin Shatto
Parks & Recreation
Department



Troy Snyder
Police Department



Kylie Stanton
Public Works Department



Jamison Steinway
Parks & Recreation
Department



Beatrice Tomasoski
Parks & Recreation
Department



Retirement



Russ Tusing
Police Department