

CITY MANAGER'S NEWSLETTER
APRIL 26, 2024

IMPORTANT COUNCIL DATES:

May 6, Monday, 6 p.m. – Regular Session (30 Park)
May 7, Tuesday, 5:30 p.m. – BRC Meeting (30 Park)
May 18, Saturday – “That Day in May”
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)
August 5, Monday, 6:30 p.m. – Regular Session (30 Park)
August 11, Sunday, 3:30 p.m. to 7 p.m. – Ice Cream Social (Shafor Park)
August 19, Monday, 5 p.m. – Work Session (30 Park)

BUSINESS UPDATE:

- May 6 Work Session: Our May 6 work session will begin at 6 p.m., rather than 6:30 p.m. It will include executive sessions for personnel matters and for conference with attorney.
- Short-term Rentals: Enclosed is a *DDN* article about the city of Centerville approving a plan to allow short-term rentals in their Architectural Preservation District (i.e., the old downtown Centerville area), but not in the rest of Centerville.
- Hefty ReNew Program: Enclosed is a *DDN* article about the Hefty ReNew Program being offered in several counties, now including Montgomery County. The program provides a way to dispose of hard-to-recycle plastics. Also enclosed is an information flyer from Montgomery County and information from Hefty’s website. We are reviewing this new program to see how it might be implemented in Oakwood.
- Wright at Home Event: The annual event at Hawthorn Hill is this Sunday from 12 noon until 5 p.m. Enclosed are two *DDN* articles.
- Traffic Enforcement: Enclosed is a *Register* letter to the editor.
- Miami Conservancy District (MCD): Enclosed are two more *DDN* articles about MCD readjusting its appraisal of flood protection and increasing assessments. The article in today’s paper reports that MCD is considering a pause in implementing the new assessments.
- Fire Hydrant Flushing: Enclosed is a *DDN* article about our annual fire hydrant flushing. All is going well.
- May 1 PC: The Planning Commission will review an application to consider a proposed text amendment to create a definition and provide specific regulations for the placement and use of Temporary Outdoor Restroom Facilities, aka “porta-potties,” at their May 1 meeting. Rob Jacques will deliver the presentation.
- Property Maintenance Board: Amy Honaker informed us that she moved out of Oakwood so has resigned from the PMB. We need to appoint a new member from Precinct G. The other two members from G are Larry Lamb and Michael O’Connell. With Amy’s departure, we currently have 11 women and 12 men... so should probably appoint a woman to fill Amy’s position.

- 2024 Tree City USA Awards Banquet: Below is a photo taken last Friday at the annual banquet. Our 42-year award was presented by David Lane... the Assistant Chief of Ohio Department of Natural Resources (ODNR).



- 9-1-1 Plan: As Bill reported at our meeting last Monday, the Montgomery County 9-1-1 Program Review Committee met on April 19. Enclosed is an email from Tyler Small, Assistant County Administrator, summarizing the action taken. Included with the email are spreadsheets that show how the 9-1-1 revenue will be distributed. As you can see... we will get almost nothing... 0.57% of the pot.
- Schantz Entry Gate Pillars: We are beginning the process of refurbishing the lights on the historic entry gate pillars at E. Schantz and Oakwood Avenue. Below is a note from Debra Edwards with some neat history of the gate pillars.

Hello Lori--

We don't have an official written history---- but can tell you what we do know.

The current gates were constructed c1911 at the same time as Adam Schantz Jr's Germanic Tudor home at 202 E. Schantz. The home and gates have been previously attributed to Louis Lott, but we now have evidence the home (and most likely the gates) were actually designed by architect Elmer Gerber-- who was a one-time associate of Lott.

The lanterns may have been added 10 to 20 years later.

Attached is a photo showing the gates being built-- with date noted. This photo was in the original Louis Lott library at the DAI.

The lighter stone on the gates is Dayton Limestone (from Centerville Quarry).

BTW-- The gates are currently in need of some TLC, as are the lanterns. We reviewed the condition briefly with Doug Spitzer when the Schantz Historical Marker was installed. Yes- - we can be a little pesky sometimes. :)

Let me know if you have any other questions-

*Debra Edwards
937.239.1253*



- Carol Collins: We had a very nice luncheon for Carol on Wednesday... recognizing her as now the longest serving Oakwood employee in our history.

HAVE A GREAT WEEKEND!

TRANSMITTALS NOTED WITHIN NEWSLETTER

DDN article re: Short-term Rentals

DDN article & information re: Hefty ReNew Program

DDN articles re: Wright at Home

Register article re: Traffic Enforcement

DDN articles re: Miami Conservancy District (MCD)

DDN article re: Fire Hydrant Flushing

9-1-1 Plan Email & Spreadsheets

CENTERVILLE

Centerville OKs short-term rentals in Uptown, sunsets them for rest of city

By **Eric Schwartzberg**
Staff Writer

Centerville is allowing new short-term rentals for its Uptown area starting this spring, but sunsetting them for the rest of the community by spring 2025.

New short-term rentals will be permitted starting next month in the Architectural Preservation District, which is essentially “at the heart of Uptown” along West Franklin, East Franklin, North Main and South Main, said Ian Vanness, Centerville’s city planner.

The district, which totals nearly 96 acres and 337 parcels, stretches north to Zengel Drive, south to a little past Peach Grove Avenue,

west to Normandy Lane and east to Cemetery Drive, Vanness said.

Short-term rentals are defined as any renting of a portion of a dwelling unit for anything less than 30 days. Common platforms include Airbnb and VRBO.

Centerville’s Planning Commission voted earlier this year to recommend approval of a text amendment to the city’s Unified Development Ordinance. Centerville City Council on Monday voted to approve the text amendment, with the new ordinance going into effect 30 days later.

The vote ends a nearly year-and-a-half-long process that started in November 2022 when Centerville

enacted a yearlong moratorium on new short-term rentals. In October 2023, council approved a six-month extension of that moratorium to allow staff to further consider the matter and allow council members more time to talk with residents.

City officials say short-term rentals have grown in popularity over the past several years.

“Typically we have somewhere around 15 short-term rentals, at least as they appear on Airbnb or VRBO,” Vanness said. “Most of them are located in the Architectural Preservation District, but we do have some in single-family residential neighborhoods.”

Most of the dwelling types

are single-family residences or apartments, he said.

Any short-term rental that exists outside the city’s Architectural Preservation District will have a year to continue to operate, Vanness said.

Allowing short-term rentals in the city’s Uptown area aligns with the city’s Uptown Action Plan, which was approved in 2019, he said.

The changes would not affect anyone wishing to operate a bed and breakfast.

“The fundamental distinction between a bed and breakfast and a short-term rental is the fact that (for) a bed and breakfast ... the principal use is that of a residence, and the bed and breakfast is actually an accessory use and that the



Centerville City Council voted to greenlight new short-term rentals for its Uptown area, but sunset them for the rest of the city by spring 2025. Pictured is the Carriage House in Historic Uptown Centerville, a short-term rental on South Main Street that is listed on Airbnb. MARSHALL GORBY / STAFF

owner or operator of a bed and breakfast is actually present during the duration of the stay,” he said.

Contact this reporter at 937-503-4745 or email eric.schwartzberg@coxinc.com.

REGION

Hefty, Rumpke expand recycling program

Rumpke Waste & Recycling and the Hefty ReNew program have announced the expansion of the Hefty ReNew program to Dayton. Hefty ReNew is a hard-to-recycle plastics recovery program that will offer residents and businesses served by Rumpke Recycling a convenient way to divert more waste from landfills, beginning in April. The program will be offered in seven counties, including Montgomery, Greene, Clinton, Clark, Miami, Darke and Preble.

Residents can purchase the Hefty ReNew orange bags at their local Kroger, Walmart, Target or Meijer. For additional online purchasing options, visit [HeftyReNew.com](https://www.heftyrenew.com). Each orange bag features a list of hard-to-recycle items that can be collected in the bag for recycling. Simply fill the bag with those items and when it's full, tie it up and place the bag directly in a Rumpke Recycling bin or bring the bag to a participat-

ing Rumpke Recycling drop-off location. Rumpke will then collect the recycling bins, sort each material by commodity type and pull out the Hefty ReNew orange bags. Finally, the bags will be sent to specialized recyclers that will use the materials to create new and useful products.

The Hefty ReNew program is intended to complement, but not replace, current recycling routines. Therefore, it's important for Rumpke Recycling customers to continue putting paper, cardboard, cartons, glass and plastic bottles, tubs, cups, aluminum cans and steel cans in their Rumpke bins loose and unbagged.

Visit www.rumpke.com for more information.



MONTGOMERY
C O U N T Y

ENVIRONMENTAL SERVICES

Hefty® ReNew™ Orange Bag

PROGRAM



A new way to recycle
hard-to-recycle plastics!

Examples of items accepted in the Hefty® ReNew™ bags:

Cereal box liners

Chip bags

Cookie/cracker box liners

Foam egg cartons

Food storage bags

Plastic food wrap

Plastic grocery bags

Bubble wrap

Foam block packaging

Foam peanuts

Plastic air pillow packs

For a full list, visit HeftyReNew.com

Tie up the full orange bag and place it in your curbside recycling cart or at an approved drop-off location, along with comingled recyclables. It's that simple!



Residents in participating counties can request a free Hefty® ReNew™ starter kit by scanning the QR Code!



ACCEPTABLE
Hard-To-Recycle
Plastic Items

ALL ITEMS MUST BE CLEAN,
DRY AND FREE OF FOIL LINING



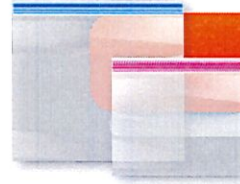
KITCHEN PANTRY

- Candy wrappers
- Cereal box liners
- Chip bags
- Cookie/cracker box liners
- Dry mix liners (cake, powder mixes)
- Foam egg cartons
- Fresh/frozen vegetable & fruit bags
- Granola & energy bar wrappers
- Plastic pet food bags
- Salad bags
- Shredded cheese packages
- Snack food bags
- Stand up pouches



OFFICE & SHIPPING

- Bubble wrap
- Clear plastic overwraps
- Foam block packaging
- Foam peanuts
- Plastic air pillow pack



STORAGE & CLEANING

- Dry and wet disposable cleaning cloths
 - Food Storage Bags
 - Plastic food wrap
 - Plastic grocery bags
 - Plastic wraps on paper towels and toilet paper
- *Please include plastic bags & wraps if store drop-off recycling programs are not available locally



DINING & EATING

- Foam cups
- Foam to-go boxes
- Plastic colored cups
- Plastic or foam plates and bowls
- Plastic straws and stirrers
- Plastic utensils

The following items **ARE NOT** accepted in the orange bags



NO batteries or electronics



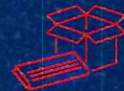
NO food, liquid or coffee grounds



NO cans, glass or PVC



NO plastic bottles, tubs or PET #1 containers



NO paper, cartons or boxes



NO medical products or hazardous waste



NO hoses, tubes or rope



NO foil, foil lining or aluminum



GREATER DAYTON PROGRAM

Program Launch Date: April 1

Greater Dayton Area Participating Counties:

- Clark
- Clinton
- Darke
- Greene
- Miami
- Montgomery
- Preble

Drop-Off Locations:

- Check solid waste district for recycling drop box locations

Request a Starter Kit

Residents within the Greater Dayton area participating counties can use the link below to request a starter kit. The kit includes an orange bag for the program and information about how to participate. Limit one per household.

WHERE TO BUY ORANGE BAGS

Residents can purchase Hefty. ReNew. orange bags online or at these participating retailers, located in the trash bag aisle. Please check local stores for on-shelf date.

BUY AT KROGER.COM

BUY AT TARGET.COM

BUY AT WALMART.COM

Retailer	Address	City	State	Zip
Target	5700 Executive Blvd	Huber Heights	OH	45424
Target	2490 N Fairfield Rd	Beavercreek	OH	45431
Target	4341 Feedwire Rd	Dayton	OH	45440
Target	2300 Miamisburg Centerville Rd	Dayton	OH	45459
Kroger	4506 Brandt Pike	Dayton	OH	45424
Kroger	2115 E Dorothy Ln	Kettering	OH	45420
Kroger	1555 Wayne Ave	Dayton	OH	45410
Kroger	3520 W Siebenthaler Ave	Dayton	OH	45406
Kroger	965 N Bechtle Ave	Springfield	OH	45504
Kroger	1024 S Smithville Rd	Dayton	OH	45403
Kroger	2989 Derr Rd	Springfield	OH	45503
Kroger	1700 W Park Square	Xenia	OH	45385
Kroger	2728 E Main St	Springfield	OH	45503
Kroger	731 W Market St	Troy	OH	45373
Kroger	2921 W Alex Bell Rd	Dayton	OH	45459
Kroger	1510 Covington Ave	Piqua	OH	45356
Kroger	6480 Wilmington Pike	Centerville	OH	45459
Kroger	200 Lease Ave	Greenville	OH	45331
Kroger	1095 S Main St	Centerville	OH	45458
Kroger	1161 E Dayton Yellow Springs Road	Fairborn	OH	45324
Kroger	5400 Cornerstone North Blvd	Centerville	OH	45440
Kroger	1603 N Barron St	Eaton	OH	45320
Kroger	3165 Dayton Xenia Rd	Beavercreek	OH	45434
Kroger	1230 Rombach Ave	Wilmington	OH	45177
Kroger	601 Woodman Dr	Dayton	OH	45431
Kroger	575 Harry Sauner Rd	Hillsboro	OH	45133
Kroger	700 Spinning Rd	Dayton	OH	45431
Kroger	1001 Cherry St	Blanchester	OH	45107
Kroger	530 E Stroop Rd	Kettering	OH	45429
Kroger	7747 Troy Pike	Huber Heights	OH	45424
Walmart	2825 Progress Way	Wilmington	OH	45177

Retailer	Address	City	State	Zip
Walmart	1801 W Main Street	Troy	OH	45373
Walmart	70 Hospitality Drive	Xenia	OH	45385
Walmart	7680 Brandt Pike	Huber Heights	OH	45424
Walmart	6244 Wilmington Pike	Dayton	OH	45459
Walmart	8800 Kingsridge Drive	Dayton	OH	45458
Walmart	1501 Wagner Avenue	Greenville	OH	45331
Walmart	3360 Pentagon Blvd	Beavercreek	OH	45431
Walmart	2100 N Bechtle Ave	Springfield	OH	45504
Walmart	200 S Tuttle Road	Springfield	OH	45505
Walmart	1300 E Ash Street	Piqua	OH	45356
Walmart	3465 York Commons Blvd	Dayton	OH	45414
Walmart	1701 W Dorothy Lane	Moraine	OH	45439
Walmart	100A E Washington JA	Eaton	OH	45320

Showing 1 to 44 of 44 entries

RETHINK RECYCLING WITH THE HEFTY RENEW™ PROGRAM

We believe in the **Hefty® Responsibility** to make sure hard-to-recycle plastics you collect (program-acceptable) get repurposed and are kept out of landfills.

We help pick up where traditional recycling leaves off. The Hefty ReNew Program™ is an opportunity to give some hard-to-recycle plastics a second life as a valued resource.

Together, we can ReThink ReCycling with ReNew™!



WHAT DO ACCEPTABLE HARD-TO-RECYCLE PLASTICS BECOME?

Hefty® Responsibility means we are committed to finding the best and most environmentally-friendly ways to use the collected plastics.

We are continually reviewing and identifying new potential end markets as opportunities change and grow.

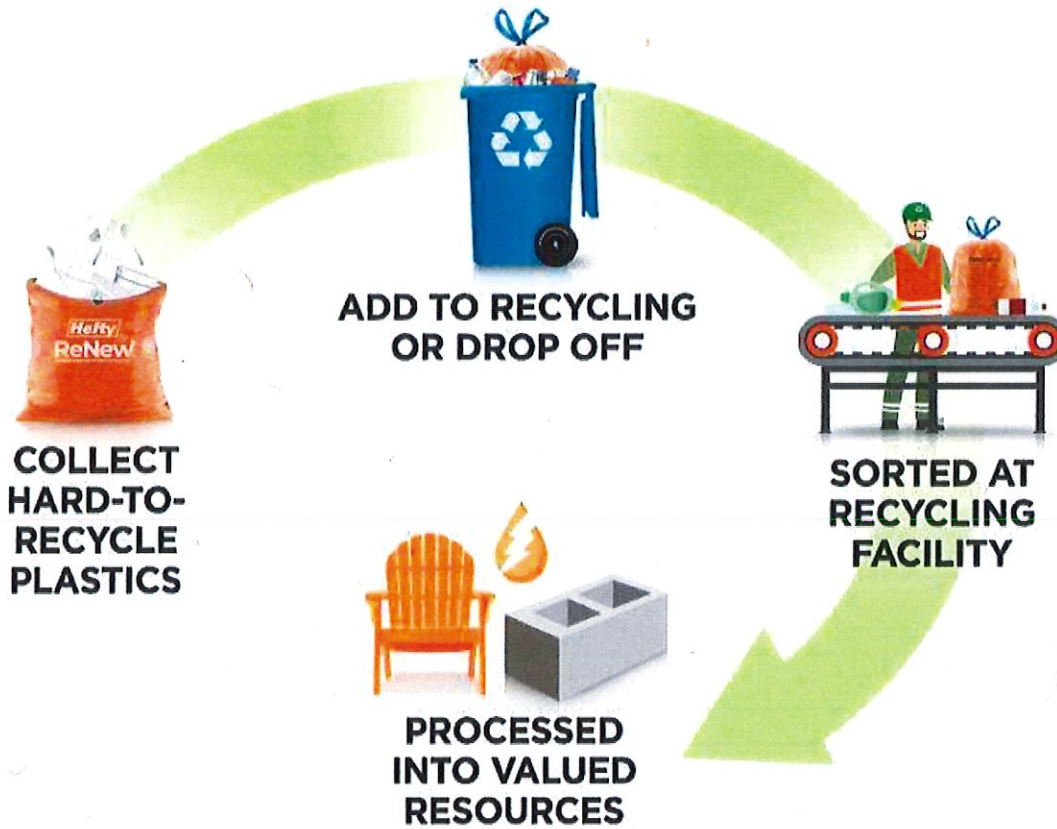
Our priority is mechanical end markets which use the hard-to-recycle plastics to make items including building products, construction materials and plastic lumber. Companies have included: Hydroblox , ByFusion, and First Star Fiber PPRF. When this is not possible, materials may be used in advanced recycling or to replace some of the coal that fuels the kilns used in cement manufacturing. In all cases our team has conducted research to make sure any alternative we use is better for the environment than simply landfilling.



ACCOUNTABILITY IS IMPORTANT

Knowing where our materials go, how they get there, and ensuring they are processed in the manner intended is all part of the **Hefty® Responsibility**.

We audit our program and regularly work with our partners to validate the process. We also conduct third party Life Cycle Assessments (LCA) to measure the environmental impact of the program compared to landfilling the material.



EXPANDING ACCESS TO THE HEFTY RENEW™ PROGRAM

The Hefty ReNew™ Program believes it's important for everyone to be able to recycle to build a sustainable future. We're working on making it easier for more communities to have access to our specially designed recycling bags while supporting program costs. We look forward to growing our program, offering more free starter kits, and adding additional drop-off locations as more communities join in so we can all work together to make a positive difference!

Tour to offer rare glimpse of Hawthorn Hill

History groups' event showcases Wright family mansion.

By Greg Lynch
and Daniel Susco
Staff Writers

An event in Oakwood will provide visitors with the opportunity to explore the Wright family mansion, Hawthorn Hill.

This year will feature a celebration of Katharine Wright's 150th birthday with pictures, artifacts and anecdotes.

During a walking tour, visitors can learn about historic Wright family neighbors, including the founder of Cheez-It crackers, a famous Dayton architect, a man nicknamed the "Maker of Machines" and others.

Stephen Wright, the brothers' great grandnephew, will be present, and light refreshments will be provided.

The Wright at Home event is a collaboration between Dayton History and the Oakwood Historical Society. Proceeds from this event will benefit both history organizations.



Hawthorn Hill, 901 Harman Ave., was the home of Orville, Katharine and Milton Wright.

The event will be held from noon-5:00 p.m. Sunday. Hawthorn Hill is at 901 Harman Ave., Oakwood.

Fun historical facts about Hawthorn Hill

■ Hawthorn Hill was built in 1914, and Orville Wright moved in with his sister, Katharine, and father, Milton.

■ The property originally covered 17 acres, though most have been sold, leav-

ing 3 acres.

■ During maintenance in 2020, crews uncovered a pair of historic signatures on the wall. The first was written in 1914 by Frank Lutzenberger, who put up gold damask to cover the walls, writing "This entire floor put up by F. Lutzenberger, April 12 / 1914." Next to that signature was a message from a designer who redecorated the home in 1949 after it was purchased by National Cash Register: "Remodeled by Clem Welty

Deiter 1949 / NCR."

■ Hawthorn Hill was named for the abundant Hawthorn trees on the property. The Wright family also lived at 7 Hawthorn Street in West Dayton.

■ The home was in a much more rural area when it was built; in 1914, it took half an hour to reach Oakwood from downtown Dayton by street car.

■ The mansion features a whole-home central vacuum system. Housekeep-



The dining room of Hawthorn Hill, the Oakwood home designed by the Wright brothers. Though Wilbur Wright died before the home was finished, Orville Wright oversaw completion of the residence in 1914. CONTRIBUTED

ers could connect vacuum hoses to special outlets in the floor or walls to sweep the entire house, using a motor housed in the basement. Despite the convenience, the home's housekeeper reportedly hated using it.

■ The basement also contains a vault where Orville Wright stored his patents and documents, since banks at the time didn't have safe deposit boxes.

■ Orville Wright lived in Hawthorn Hill until he died

of a heart attack in 1948, at the age of 76.

■ The house was sold to National Cash Register, which refurnished every room except for Orville's library, which was left untouched to honor his memory. The clock on the shelf is always set to the same time – the hour that he passed away.

Contact this reporter at 937-684-3790 or email greg.lynch@coxinc.com

OAKWOOD

Wright at Home open house event returns this month

The Oakwood Historical Society and Dayton History announce the return of Wright at Home from noon to 5 p.m. April 28.

Wright at Home features an open-house style experience of Hawthorn Hill, where Orville, Katharine and their father, Bishop Milton Wright, lived.

The Oakwood mansion hosted some of the 20th century's notable figures, Henry Ford, Thomas Edison, and Charles Lindbergh among them.

This year the tour will feature the 150th anniversary celebration of Katharine Wright's birth in 1874, including pictures, artifacts and anecdotes of her role in the Wright family's success.

Docents also will be available to guide a short neighborhood walking tour during which attendees will hear about Orville Wright's famous neighbors.

Tickets may be purchased at daytonhistory.org. Proceeds will benefit Dayton History and The Oakwood Historical Society.

For more information, call the historical society at 937-299-3793.

Oakwood police need to enforce traffic code in city

It appears after passing the most current levy that the Oakwood police force is exempt. Speeding cars are becoming excessive. With little or no consequences. On Sunday, April 14, I noticed a group of motorcycles speeding and revving their motorcycles after exiting the downtown Oakwood area northbound on State Route 48. Upon exiting

downtown, one motorcycle pulled a "wheelie" while another behind him cut off a car, to catch up ... obviously they are fearless and know what to expect in Oakwood. I am told officers are not allowed to pull over people who are recklessly driving in our city. How are you able to enforce the law when you only have one patrol car on Sunday that is joyriding with a teenage passenger?

Thirty-six years in Oakwood and I've never noticed it this bad! This is the second observation of the same speeding situation in Oakwood, is there anyone reacting? We are setting a precedent...and everyone is watching! Protect our neighborhood!

Charles Weir

April 24, 2024 THE OAKWOOD REGISTER

Conservancy rate changes could hit hard

Hundreds of properties affected; dozens could pay more than \$10K.

By **Sydney Dawes**
Staff Writer

Owners of hundreds of properties across the region could end up paying more than \$1,000 a

year to the Miami Conservancy District for flood protection after proposed rate increases go into effect, according to data obtained by this newspaper.

This includes dozens of properties that could pay more than \$10,000 per year; one property owner is looking at assessments of roughly \$478,000.

The data shows more than

83% of people paying proposed maintenance and capital assessments to the Miami Conservancy District would spend less than \$250 per year on the charges.

The Miami Conservancy District has proposed a new 1% capital assessment and a 0.59% increase to the 2.19% maintenance assessment thousands of residents are already paying.

The assessments will cover costs related to upkeep and rehabilitation of the levee and dam system.

The new assessment and increased rates are being applied to updated values. Rates are currently based on values from 12 years ago. So combined with recent, historic increases to property values the charge increase on some properties is substantial.

The newspaper requested a breakdown of assessment charges by county from the district that oversees the region's dam and levee system in a public records request.

The 69 properties in Montgomery, Butler and Miami counties that will be charged more

Flood continued on **A8**

Flood

continued from A1

than \$10,001 account for less than 1% of the 43,000 properties paying the assessments. By comparison, 14,692 properties – or more than a third – would end up paying \$25 or less.

Other properties will pay significantly more than \$10,001.

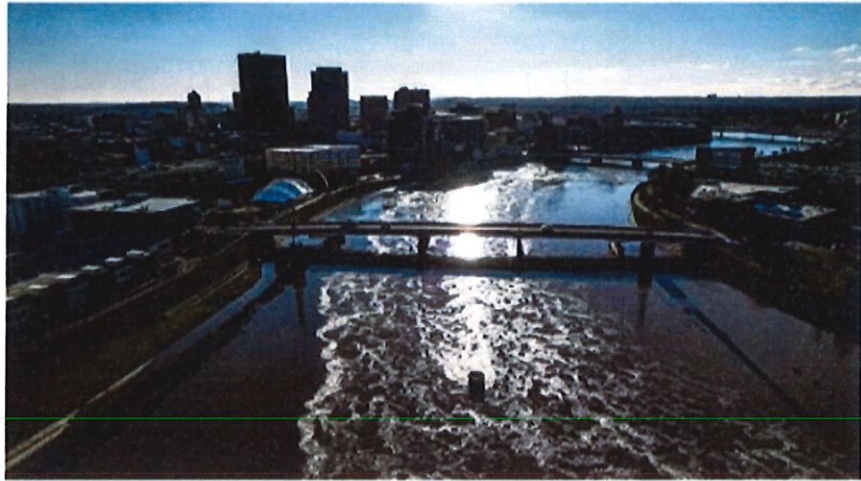
Spooky Nook Sports, an indoor sports complex and convention center in Hamilton, has conservancy district assessment charges of roughly \$478,000 the company would need to pay in 2025.

Twelve years ago, Spooky Nook was not a multi-million-dollar development; rather, it was the old Champion Paper Mill.

Spooky Nook owner Sam Beiler attended a special Hamilton City Council meeting on Thursday, which included a presentation by Miami Conservancy District officials, to express dismay over the proposed charges, pointing out the bill he'd begin paying in 2025 would be 50 times more than what he's currently paying.

He called the approach of and the timing of the assessments "absolute foolhardiness."

The reappraisal of assessments follows the historic



The Great Miami River is swollen from the multiple days of rain that moved slowly through the Miami Valley. The control system that prevents the Great Miami River from flooding worked as designed over the previous week, the Miami Conservancy District said then. JIM NOELKER / STAFF

MIAMI CONSERVANCY DISTRICT ASSESSMENT TOTALS BY COUNTY

Amount paid in assessments	Butler	Hamilton	Montgomery	Miami	Warren
Over \$10,001	17	0	49	3	0
\$5,001 - \$10,000	21	0	55	3	0
\$1,001 - \$5,000	179	3	471	35	6
\$501 - \$1,000	381	5	1,124	192	22
\$251 - \$500	1,538	21	1,934	681	216
\$101 - \$250	2,875	87	2,359	1,047	418
\$26 - \$100	5,114	342	5,993	1,403	1,980
\$2 - \$25	3,376	417	5,648	586	513
Less than \$2	1,573	251	1,918	255	155
Total	15,074	1,126	19,551	4,205	3,310

SOURCE: MIAMI CONSERVANCY DISTRICT

rise in property values in Ohio. Montgomery County saw an average increase of 34% in residential property value countywide as a part of the state-mandated triennial update last year. The average increase in Butler County is 37%.

Assessment totals are calculated in a formula that weighs the level of flood protection the property receives, the property's land and building value and other factors.

The Miami Conservancy District says it has identified about \$140 million in short-term and long-term projects needed to ensure levees, dams and channels across the region remain safe and effective. Aging infrastructure, extreme

weather events and increasing rainfall are putting pressure on the regional flood protection system, which has critical maintenance, repair, rehabilitation and reinvestment needs.

The system protects properties worth a combined \$10 billion, including about \$2.8 billion in Dayton alone.

These assessments are not taxes and are currently based on property values from 12 years ago, according to the Miami Conservancy District. By law, the conservancy district cannot make adjustments more frequently than every six years.

The conservancy district planned to reappraise property in 2020, but it was

delayed because of the January 2021 Butler County property tax appeal by former county auditor Roger Reynolds, which he lost. That delay caused, MCD officials said, an annual deficit of \$3 million, which was covered by the district's cash reserves.

The conservancy district created a database for property owners covered by flood protection to check what they'll be charged for the two assessments. The newspaper requested the data from this database in a public records request, which the conservancy district is processing as of this week.

Conservancy district lead-

ers said property owners have until May 3 to file exceptions for their flood benefits. More information about exceptions can be found on the Miami Conservancy District's website.

A board of county common pleas court judges in July is tasked with considering the appraisal record and proposed rates for assessments. These assessments will be filed with county auditor's offices in September. Assessments will be collected in early 2025.

Staff writer Michael Pitman contributed to this report.

Contact this reporter at sydney.dawes@coxinc.com

MCD mulls pause on assessments

Lawmakers ask board to delay flood protection plan that would hike property owners' costs.

By Michael D. Pitman
and Sydney Dawes
Staff Writers

HAMILTON — The Miami Conservancy District's general manager will ask board members to approve a pause in implementing new rates for flood protection services that had upset many property owners in recent weeks. General Manager MaryLynn

Lodor told the Dayton Daily News on Thursday she would ask the three-member board of directors next week to approve a pause in the reappraisal of assessments to allow time for a deep look into methods the district uses to assign assessments to properties.

"We care very much about the economic growth and vitality of the region," she said.

"We want to see all of the areas

up and down the river thrive. I really want to work with communities so we can continue that vision of this is an oasis along the river that will get to benefit from a resilient flood protection system."

Data obtained by the Dayton Daily News shows the proposed assessments would have left owners of hundreds of properties across the region paying more than \$1,000 a year for flood protection. This includes dozens of

Letter continued on A4

DDN 4/26/24

Letter

continued from A1

properties that could pay more than \$10,000 per year; one property owner is looking at assessments of roughly \$478,000.

The MCD provides flood protection in Butler, Hamilton, Montgomery, Miami and Warren counties.

Lodor said the MCD wants to help ensure and protect the economic vitality of the communities by protecting them from future flooding events, such as the one in 1913 that devastated the region. The conservancy district was created in the years after the Great Flood more than 100 years ago.

Lodor's announcement came a day after state lawmakers and a U.S. Congressman sent letters to the MCD asking for a pause.

"I think what we're trying to do right now is to slow the car down a little bit, and then I'm looking forward to getting into this a little bit and figure out what we can do to help MCD," said state Rep. Rodney Creech, R-West Alexandria. "The big thing is that a lot of this came as a shock to many."

In the letter, lawmakers asked the Miami Conservancy District, which is funded through the assessments on properties impacted by the 1913 flood, to "pause their current property value reappraisal and reconsider the methodology used." The letter was signed by 18 lawmakers.

While this assessment impacts more than 43,000 properties across the region, an estimated 842 properties



'The big thing is that a lot of this came as a shock to many.'

Ohio Rep. Rodney Creech,
R-West Alexandria

would see Miami Conservancy assessments on the annual tax bills exceeding \$1,000. Several would see increases of tens of thousands of dollars.

More than 83% of the people paying the maintenance and capital assessments would see their MCD assessment at less than \$250.

The Miami Conservancy District has proposed a new 1% capital assessment and a 0.59% increase to the 2.19% maintenance assessment thousands of residents are already paying. The assessments would cover costs related to the upkeep and rehabilitation of the levee and dam system.

According to the Miami Conservancy District, the region's flood protection system is seeing more frequent and intense rainfall now than in the system's history.

Storage events occur when heavy rainfall is held back by dams in the system — the conservancy district has seen a 228% increase in the number of storage events over the past 80 years.

The new assessment and increased rates are being applied to updated property values. Rates are currently based on values from 12 years ago. So combined with recent, historic increases in property values, the charge increase on some properties is substantial.

Lodor said her recommended pause could take perhaps 12 to 14 months, and they would reflect on the current funding approach, benchmark with other similar organizations and evaluate other models to seek best practices. The goal would be trying to find "what is the best way to do this for really the next 50 years."

In the meantime, Lodor said, they will manage the assets they have.

"We are good stewards of the financial resources we have," she said.

The issue has also grabbed the attention of Congressman Warren Davidson, R-Troy, who sent a letter Monday to Gov. Mike DeWine, Senate President Matt Huffman and House Speaker Jason Stephens, encouraging them to "review and update (Ohio's) laws governing conservancy districts" as the recent assessment announcements "have highlighted substantial taxation authority lacking adequate public recourse that threatens taxpayers and the vitality of communities."

Davidson applauded community and elected leaders rallying opposition to the new assessments, but he highlights there are thousands of assessed property owners who essentially "lack representation" in this matter.

The nine Common Pleas

Court judges who are involved in the review and approval of the reappraisal of benefits methodology are the only elected representation for taxpayers, Davidson said. However, the Ohio Code of Judicial Conduct says a judge "shall not be swayed by public clamor or fear of criticism" and "shall not convey or permit others to convey the impression that any person or organization is in a position to influence the judge."

When the assessments were made public, some property owners went into sticker shock. Spooky Nook Sports Champion Mill in Hamilton would have seen its assessments of its two properties increase more than 50 times, collectively jumping from just more than \$8,800 a year to nearly \$478,000.

Before Lodor said she would recommend the pause, Creech said "the timing couldn't be worse" for the assessment announcements.

"My thinking was we need to come together as legislators and say, 'Hey, we understand there's a problem and we need to sit down and talk about it, and not rush into this,'" he said. "They need funding, and I can't say enough great things about MCD and what they do, but we cannot just be wiping out people and businesses to accomplish the goal."

Creech said nothing legislatively would be done until they sit down and talk with conservancy district officials.

Contact this reporter at 513-581-6538 or email Michael.Pitman@coxinc.com.

OAKWOOD

2024 fire hydrant flushing scheduled

The city of Oakwood continues its annual fire hydrant flushing throughout the city through May 3. These dates may be adjusted as the work progresses.

East side of Far Hills Avenue:

■ Wiltshire Boulevard to Triangle Avenue - April 26 and April 29

■ Orchard Drive to East Drive - April 30 and May 1

All of Far Hills Avenue - May 2-3

While the hydrant flushing may cause some tempo-

rary water discoloration, the water is safe to use and will clear shortly after areas are flushed. Please check your water for clarity prior to doing any laundry. Should your laundry become discolored, do not dry clothes until you have had an opportunity to re-wash them in an iron-removing detergent.

If you have any questions, contact the Oakwood Public Works Department at 937-298-0777.

Klopsch, Norbert S.

From: Tyler Small <SmallT@mcoho.org>
Sent: Wednesday, April 24, 2024 3:20 PM
To: Dzik, Richard; Smith Eric; mdavis; Klopsch, Norbert S.; wdavis; Matt Greeson; Dan Wendt
Cc: Jay Weiskircher; Snyder, Chris; Michael Colbert; Derek Eby
Subject: Countywide 911 Plan Updates
Attachments: Mont Co PSAP Statistical Analysis - 2021 to 2023.xlsx

All,

Good afternoon. On Friday, April 19th, the 911 Program Review committee met and approved several updates to the Countywide 911 plan. The plan will be updated and sent to all jurisdictions; however, please see a summary of the updates below.

1. General Updates
 - a. Call taking positions for Kettering were updated from 4 to 7
 - b. PSAP name for Huber Heights updated to Huber Heights Communication Center
 - c. PSAP name for Vandalia updated to Vandalia Division of Police
2. 911 Coordinator Duties
 - a. The plan was updated to formalize the actual duties of the 911 coordinator that are currently performed.
3. Technical Advisory Committee Implementation
 - a. In preparation for the transition to NextGen 911, it has been decided that the implementation of a Technical Advisory Committee is necessary to assist in this transition. The Technical Advisory Committee will consist of a representative from each dispatch center and will be required to meet at least once per year or as needed.
4. Funding Model
 - a. A new model for the distribution of State 911 fees has been approved by the committee. All 8 dispatch centers across Montgomery County will now receive a portion of the 911 fees collected by the State each month. The distribution of fees will be based on a 3-year average call volume method. An excel spreadsheet has been attached to this email that shows the percentage allocation (red text) to each dispatch center based on call volume for the remainder of this year. The call volume numbers will be updated each calendar year in January to reflect the year prior and will be applied to the disbursements in February of each calendar year since the payments are one month in arrears. Additionally, prior to distributing funds, the shared costs consisting of Countywide ILEC fees as well as the shared portion of the salary (20% allocation) for the 911 Coordinator will be deducted from the State fees prior to distribution and paid by the County. The distribution of this funding will happen monthly starting next month. Please note that any of these funds received must be spent in accordance with ORC 128.57. If you have any questions regarding qualifying expenses or reporting, please contact the Montgomery County 911 Coordinator, Derek Eby. In preparation for the payments that will go out in May, please send me remit to and contact information for each of your jurisdictions for these payments.

Please let Derek Eby or I know if you have any further questions.

Thanks.



Tyler Small

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Montgomery County

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	2023		2022		2021		3-year Average	
Centerville	13,204	3.64%	12,240	3.42%	12,263	3.34%	12,569	3.47%
Englewood	14,320	3.94%	13,278	3.72%	13,913	3.79%	13,837	3.82%
Huber Heights	31,870	8.78%	36,245	10.14%	41,058	11.17%	36,391	10.03%
Kettering	33,836	9.32%	32,959	9.22%	18,574	5.05%	28,456	7.85%
RDC	252,378	69.50%	245,310	68.64%	261,688	71.21%	253,125	69.80%
Moraine	8,496	2.34%	8,155	2.28%	9,160	2.49%	8,604	2.37%
Oakwood	1,773	0.49%	2,047	0.57%	2,428	0.66%	2,083	0.57%
Vandalia	7,267	2.00%	7,149	2.00%	8,391	2.28%	7,602	2.10%
Total	363,144	100.00%	357,383	100.00%	367,475	100.00%	362,667	100.00%

2023 Totals

Class of Service	CENTERVILLE		ENGLEWOOD		HUBER HTS		KETTERING		RDC		MORAINE		OAKWOOD		VANDALIA		Totals	
	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Count	% of Total
Wireline	1,353	10.25%	377	2.63%	886	2.78%	2,397	7.08%	10,536	4.17%	402	4.73%	122	6.88%	249	3.43%	16,322	4.49%
Wireless	10,061	76.20%	11,639	81.28%	28,337	88.91%	28,148	83.19%	219,184	86.85%	7,187	84.59%	1,449	81.73%	6,199	85.30%	312,204	85.97%
VoIP	1,663	12.59%	2,087	14.57%	2,297	7.21%	3,291	9.73%	19,587	7.76%	858	10.10%	190	10.72%	796	10.95%	30,769	8.47%
Other	127	0.96%	217	1.52%	350	1.10%	0	0.00%	3,071	1.22%	49	0.58%	12	0.68%	23	0.32%	3,849	1.06%
Totals	13,204	3.64%	14,320	3.94%	31,870	8.78%	33,836	9.32%	252,378	69.50%	8,496	2.34%	1,773	0.49%	7,267	2.00%	363,144	100.00%

2022 Totals

Class of Service	CENTERVILLE		ENGLEWOOD		HUBER HTS		KETTERING		RDC		MORAINE		OAKWOOD		VANDALIA		Totals	
	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Count	% of Total
Wireline	1,332	10.88%	849	6.39%	1,381	3.81%	4,590	13.93%	11,222	4.57%	284	3.48%	341	16.66%	277	3.87%	20,276	5.67%
Wireless	9,222	75.34%	10,507	79.13%	31,451	86.77%	25,991	78.86%	209,077	85.23%	7,104	87.11%	1,448	70.74%	6,003	83.97%	300,803	84.17%
VoIP	1,670	13.64%	1,720	12.95%	3,283	9.06%	2,366	7.18%	18,950	7.72%	732	8.98%	258	12.60%	728	10.18%	29,707	8.31%
Other	16	0.13%	202	1.52%	130	0.36%	12	0.04%	6,061	2.47%	35	0.43%	0	0.00%	141	1.97%	6,597	1.85%
Totals	12,240	3.42%	13,278	3.72%	36,245	10.14%	32,959	9.22%	245,310	68.64%	8,155	2.28%	2,047	0.57%	7,149	2.00%	357,383	100.00%

2021 Totals

Class of Service	CENTERVILLE		ENGLEWOOD		HUBER HTS		KETTERING		RDC		MORAINE		OAKWOOD		VANDALIA		Totals	
	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Retrievals	% of Total	Count	% of Total
Wireline	1,516	12.36%	1,111	7.99%	2,073	5.05%	2,354	12.67%	11,223	4.29%	731	7.98%	724	29.82%	378	4.50%	20,110	5.47%
Wireless	9,108	74.27%	11,176	80.33%	35,368	86.14%	14,554	78.36%	228,955	87.49%	7,626	83.25%	1,476	60.79%	7,107	84.70%	315,370	85.82%
VoIP	1,636	13.34%	1,626	11.69%	3,611	8.79%	1,666	8.97%	18,588	7.10%	727	7.94%	222	9.14%	737	8.78%	28,813	7.84%
Other	3	0.02%	0	0.00%	6	0.01%	0	0.00%	2,922	1.12%	76	0.83%	6	0.25%	169	2.01%	3,182	0.87%
Totals	12,263	3.34%	13,913	3.79%	41,058	11.17%	18,574	5.05%	261,688	71.21%	9,160	2.49%	2,428	0.66%	8,391	2.28%	367,475	100.00%