

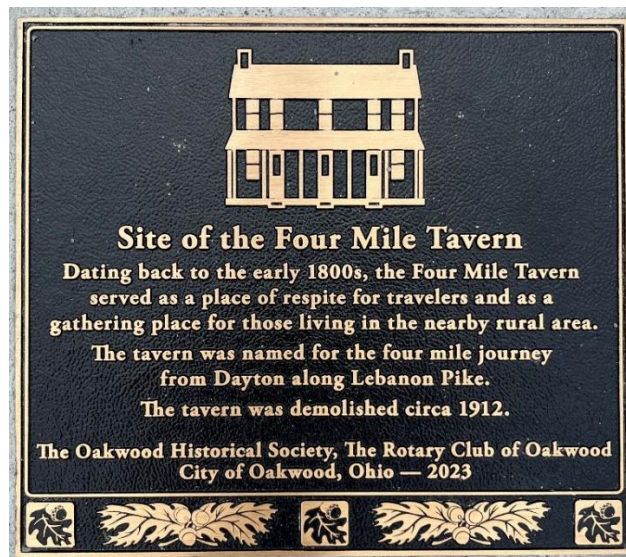
**CITY MANAGER'S NEWSLETTER**  
**JUNE 14, 2024**

**IMPORTANT COUNCIL DATES:**

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)  
September 10, Tuesday, 5:30 p.m. – BRC Meeting (30 Park)  
September 16, Monday, 6:30 p.m. – Regular Session (30 Park)  
October 7, Monday, 6:30 p.m. – Regular Session (30 Park)  
October 15, Tuesday, 5:30 p.m. – BRC Meeting (30 Park)  
October 21, Monday, 5 p.m. – Council/Staff Retreat (Smith Gardens)

**BUSINESS UPDATE:**

- **Juneteenth Holiday:** City offices are closed next Wednesday, June 19. Enclosed are *DDN* and *Register* articles.
- **June 17 Work Session:** We meet at 5 p.m. on Monday in the conference room. Enclosed is the agenda. The meeting will include executive sessions for property matters and personnel matters.
- **BOE:** Enclosed is a letter from Bill mailed this week to the Board of Elections board members, with copies to the Montgomery County Commissioners and Carol Holm.
- **BZA:** The BZA met yesterday to consider an application to vary the front yard setback for a front porch addition at 825 Harman Avenue. The request was approved by a vote of 3 – 0, with Don O'Connor excused absent. Linda Weprin notified Ethan yesterday afternoon that she was not attending the meeting and was resigning from the BZA.
- **Codification Update:** Enclosed are updated pages for our Subdivision Code.
- **Historical Marker:** Enclosed is a press release we distributed this week about the newest historical marker commemorating Four Mile Tavern. Debra Edwards assisted with it.



- **Dr. Waller:** Enclosed are two *DDN* articles and a *Register* article.

- Property Taxes: Enclosed is a *DDN* article about a proposed state constitutional amendment that would limit property tax increases to no more than 4% in any given year, regardless of the rise in property values.
- Permissive Tax: Enclosed is a *DDN* article about the city of Dayton considering an increase in its permissive tax on motor vehicle registrations to help fund road and infrastructure improvements. At our June 3, 2019 council meeting, we increased our permissive tax by \$5, which took us to the \$30 maximum.
- DDN Photo: Enclosed is a photo from Tuesday's *DDN* of an Oakwood resident walking his dog in the street on a Onewheel electric scooter. Not sure this is safe for the man... or dog, but it is not illegal.
- Mental Health Crisis Center: Enclosed is another *DDN* article about the failed ADAMHS crisis care center. I will comment on this in work session on Monday.
- Public Properties Master Plan: Enclosed is the map of Oakwood that I briefly addressed with the BRC at the May 7 meeting. We will discuss this on Monday.
- Pride Picnic: The Citizens for a Better Oakwood group reserved the Shafor Park shelter for their third annual Oakwood Family Pride Picnic to be held from 12-3 p.m. on Sunday, June 23.
- Employee Picnic: Our 2024 summer employee picnic is scheduled for 12-3 p.m. on Friday, July 12 at Shafor Park. Please join us for lunch if you are available and interested.
- Far Hills Resurfacing: At this point, we anticipate that Barrett Paving will begin work on resurfacing Far Hills in late June or early July and that the project will take about three weeks to complete.
- June 9 Blanket Concert: Carol estimates that we had over 150 people attend the Blanket Concert at Smith Gardens last Sunday.
- Long-Romspert Property: Representatives from The Oakwood Historical Society are scheduled to attend the July 3 Planning Commission meeting to present a request for modifications to their special use permit addressing authorized uses at the Long-Romspert property.
- Mack Hummon Stadium Lighting: The Oakwood Schools will have an application at the July 3 Planning Commission meeting requesting approval for a major improvement to the stadium lighting at Mack Hummon. We are awaiting specific details but understand that the project will involve installation of some new light poles (the very large and tall ones) and conversion to LED lighting technology.
- Managed Natural Landscape Areas: Enclosed is a letter from Nancy Bain, 444 Acorn Drive, to JT Ferguson, our Code Enforcement Officer. Nancy specifically copied Rob S., Leigh and Healy on the letter. We will discuss this on Monday.
- Farmers' Market: Enclosed is a *Register* article about our Oakwood Farmers' Market.
- First Suburbs Networking Event: Enclosed is an invitation to the annual First Suburbs Consortium Networking Event which will be held at the Rose Music Center at the Heights on the evening of Tuesday, July 9. This invitation is extended to all elected officials, city managers and township administrators of our twelve member communities. Each invitee may bring one additional guest. Debbie and I plan to attend. Please let Lori know by June 27 if you wish to attend and she will RSVP for all of us.

- E. Schantz Avenue and Oakwood Avenue Entrance Pillars: We are in the process of restoring the metal lanterns affixed to the top of the historic stone entrance pillars at E. Schantz and Oakwood Avenues. We asked Debra Edwards about the history of the lanterns and here is what we received from her:

*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).*



- Far Hills Storm Sewer Reconstruction: Restoration work continued this week. Enclosed is the email I forwarded to you on Wednesday from David Stackhouse complimenting Chris Kuzma.
- 1313 Far Hills: Today we advertised the property for sale. Enclosed is a press release. It includes a link to our website with details about the property and how to submit a bid.
- Major General Sherman: Enclosed is a neat *DDN* article about Tom Sherman, who we remember as Colonel Sherman, a former commander of the 88th Air Base Wing (affectionately called the “Mayor of Wright Patt”) just a few short years ago. Now a two-star General, MJ Sherman’s newest assignment is vice superintendent of the United States Air Force Academy in Colorado Springs, CO.



- Sidewalk, Curb and Apron Project: A to Z Property Maintenance will start concrete work in the Far Hills business district in the middle to late part of next week.
- ESID/PACE: We will have a resolution on the July 15 council meeting agenda addressing the membership in the Dayton Regional Energy Special Improvement District (ESID.) At present, ESID membership is only open to political subdivisions that are contiguous to Dayton. At the recent ESID board meeting, it was decided that the ESID should be expanded to allow participation by any political subdivision in Montgomery County, regardless of whether they are contiguous to Dayton. In 2019, we created a new fund within our annual budget called the Special Improvement District Assessment Fund (page 80 of our budget book.) It was needed to support a request by Beth Abraham Synagogue to use Ohio's Property Assessed Clean Energy (PACE) program to fund major energy efficiency upgrades on the Sugar Camp property. We incur no net expenses through participation in this program. The money distributed annually from our Special Improvement District Assessment Fund is covered by PACE property tax assessment revenues that we receive annually. The city acts as a pass-through entity. The property owner borrows funds to make an improvement; the city assesses the cost of the improvement against the property and collects the assessment revenue; and then we forward that revenue annually to the lender who financed the improvement.
- RTA Trolley System Removal: Work continued this week on electric feeder wire removal and work began on pole removals.



HAVE A GREAT WEEKEND!



TRANSMITTALS NOTED WITHIN NEWSLETTER

*DDN & Register* articles re: Juneteenth Holiday

June 17 Work Session Agenda

BOE Letter

Codification Update

Historical Marker Press Release

*DDN & Register* articles re: Dr. Waller

*DDN* article re: Property Taxes

*DDN* article re: Permissive Tax

*DDN* Photo re: Onewheel Dog Walk

*DDN* article re: Mental Health Crisis Center

Public Properties Master Plan Map

Managed Natural Landscape Areas Letter

*Register* article re: Farmers' Market

First Suburbs Networking Event Invitation

Far Hills Storm Sewer Reconstruction Email

1313 Far Hills Press Release

*DDN* article re: Major General Sherman

## OAKWOOD

### **City offices closed for Juneteenth**

Oakwood city offices are closed on Wednesday, June 19 in recognition of the Juneteenth federal holiday.

Trash pickup during the week of June 17 will be altered as follows: Monday and Tuesday routes will be unchanged; Wednesday's route will be picked up Thursday; and Thursday's route will be picked up Friday.



## City offices will close June 19

Oakwood city offices will be closed on Wednesday, June 19, in recognition of the Juneteenth federal holiday.

Trash pickup during the week of

June 17 will be altered as follows: Monday and Tuesday's route will be unchanged; Wednesday's route will be picked up Thursday; and Thursday's route will be picked up Friday.

COUNCIL WORK/EXECUTIVE SESSION AGENDA  
JUNE 17, 2024

- COUNCIL COMMITTEES
  - Court Liaison, Mrs. Turben
  - Finance, Vice Mayor Byington
  - Law & Minutes, Mrs. Jackson
  - Planning & Zoning, Vice Mayor Byington
    - Property Maintenance/Overgrown Vegetation/Managed Natural Landscape Areas
    - BZA
  - Public Properties, Mrs. Turben
    - 19-25 Wonderly Avenue
    - 1313 Far Hills Avenue
  - Public Utilities/Waterworks/Sewer, Mrs. Turben
    - Food Waste Recycling
  - Safety & Traffic, Mr. Stephens
    - E-Scooter and E-Bike Safety Training
    - Mental Health Crisis Center
  - Streets & Alleys, Mr. Stephens
    - Far Hills Resurfacing
  - 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
    - E. Schantz Entrance Pillars
    - Long-Romspert Property
  - Board of Health, Mayor Duncan
  
- MISCELLANEOUS

EXECUTIVE SESSION FOR PROPERTY MATTERS AND PERSONNEL MATTERS





# City of Oakwood

Government Administration

Mayor

June 11, 2024

Rhine McLin, Board Chair  
Thomas A. Routsong, Member  
Barbara P. Gorman, Member  
Erik Blaine, Member

Montgomery County Board of Elections  
451 W Third Street  
Dayton, OH 45422

Dear Members:

I am in possession of a letter dated April 22, 2024 from Deputy Director Russ Joseph to Oakwood resident Carol Holm (copy attached.) Ms. Holm's issue with the Board of Elections also affected me as I am a resident of Oakwood Precinct F, which was also moved for the March election.

His assertion that the City of Oakwood was unwilling to accommodate the Board of Elections for the delivery of voting equipment is categorically false.

Based on my inquiry, our law director, Rob Jacques, is our point of contact regarding the BOE use of the city building. He was not contacted by the BOE at any time in regard to using the council chamber as a March 19 polling location. We were unaware that the BOE had moved from the city building to St. Paul's Church until the day of the election.

We have always, and happily, made the council chamber at the city building available to the BOE. In cases where an election takes place on a day when there was not a public meeting (i.e., a regular session of city council) in the council chamber the night before, the BOE has been allowed to set up the polling space the day before, at the convenience of the BOE. In cases where there was a public meeting the night before, the BOE has been required to set up the polling space after the public meeting, which is typically between 8:30 and 9 p.m. When that is the case, we make accommodations for the BOE to drop off the polling equipment earlier in the day and temporarily store it at the rear of the council chamber, to make the setup as convenient as possible.

In the case of the March 19 election, there was no regular session of city council the day before, so the BOE could have set up the polling location at any time on March 18 that was convenient for them.

I personally talked to every BOE volunteer at my new voting location on March 19, 2024. All agreed the St. Paul's Church parking was poor, the site was difficult to access, and they preferred to be at Oakwood City Hall. They were also happy to set up the voting site after our city council meeting before the election, if necessary.

Oakwood City Council believes in full and complete access for all citizens to vote in free and fair elections. We also are very upset Deputy Director Joseph would misrepresent our position to one of our citizens regarding our use of facilities for voting. Accordingly, I have sent a copy of this correspondence to each of the members of the Board of County Commissioners.

We also request the polling location for Oakwood Precinct F & G be moved back to Oakwood City Hall, 30 Park Avenue, Oakwood, OH 45419 on November 5, 2024.

Sincerely,



William D. Duncan  
Mayor of Oakwood

c: Carolyn Rice  
Deborah Lieberman  
Judy Dodge  
Carol Holm  
Oakwood City Council





# MONTGOMERY COUNTY BOARD OF ELECTIONS

**RHINE  
MCLIN**

Board Chair

**THOMAS A.  
ROUTSONG**

Member

**BARBARA P.  
GORMAN**

Member

**ERIK  
BLAINE**

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**JEFFERY  
REZABEK**

Director

**RUSS  
JOSEPH**

Deputy Director

**MONTGOMERY  
COUNTY BOARD  
OF ELECTIONS**

451 W. Third Street  
Dayton, OH 45422

phone: (937) 225-5656

fax: (937) 496-7798

[www.montgomery.](http://www.montgomery.boe.ohio.gov)

[boe.ohio.gov](http://boe.ohio.gov)

April 22, 2024

Ms. Carol Holm  
2312 Far Hills Avenue  
Dayton, OH 45419

Dear Ms. Holm,

Chairwoman Rhine McLin forwarded me your letter concerning accessibility issues at the current polling location for Oakwood G at St. Paul's Episcopal Church. This precinct had to move because of the Oakwood City Building no longer being able to host us as a voting location. They were unwilling to make the accommodation for our voting equipment to be delivered when we needed to deliver it. We even asked them to allow us to use the firehouse nearby as a location instead of the city building, but that request was also not granted.

St. Paul's was approved as an accessible location, but my understanding is the ADA door for voting is a separate entrance and may not have been adequately marked for the March election as the entrance. I've asked our team to take another look at the location and see if better signage would help voters find the correct door, or if there is a better door for us to use. I believe there is a daycare operating at this location as well, and they were trying to keep our voting location separate from the daycare area.

Thank you for reaching out to us with your concerns about this location. We do take your concerns seriously and will work for a resolution to this issue before the November election. Please reach out to me if I can be of additional assistance with this or any other issue.

Sincerely,

Russ Joseph  
Deputy Director

cc: Chairwoman Rhine McLin

MEMORANDUM

TO: MEMBERS OF COUNCIL  
MR. KLOPSCH  
MS. COLLINS  
MRS. STAFFORD  
MR. JACQUES  
MR. SPITLER  
MR. KUZMA  
MR. KROGER  
MR. SANDERS (6 COPIES)  
MS. CLEVER

FROM: LORI STACEL, CLERK OF COUNCIL

SUBJECT: CODIFICATION UPDATE

DATE: JUNE 12, 2024

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Attached are updated pages to the Oakwood Subdivision Code for your Codified Ordinances binder. Legislation was adopted at the May 6, 2024 City Council meeting for amendments to the Subdivision Code so that minor lot splits and consolidations can be approved administratively.

The Codified Ordinances are also available on the city website.

Action Required: Remove and replace pages 19-22 with the attached updated pages.

Please let me know if you have any questions.

attachment

c: Year-End File  
Website  
Desk Copy

## Subdivision Regulations

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7. Setback building lines as fixed by the Zoning Code and any other setback lines or street lines established by public authority, and those stipulated in the deed restrictions.
8. Private restrictions, if any:
  - a. Boundaries of each type of use restriction.
  - b. Other private restrictions for each definitely restricted section of the subdivision.
9. Name of the subdivision and name or number of the largest subdivision or tract of which the tract now subdivided forms a part.
10. Names and locations of adjoining subdivisions and location and ownership of adjoining unsubdivided property.
11. Names and addresses of the owner of record, the subdivider, and of the engineer or surveyor.
12. North point, scale and date.
13. Statement that any lot transferred will have a minimum width and area substantially the same as those shown on the plat, and that only one principal building will be permitted on any such lot.
14. Certification by a registered professional engineer or surveyor to the effect that the plat represents a survey made by him and that all monuments indicated thereon actually exist and their location, size and material are correctly shown, and that all requirements of these Subdivision Regulations have been fully complied with.

C. In lieu of the completion of the improvements in connection with a subdivision, the Commission may accept a bond executed by a surety company as a condition of final plat approval. Such bond shall be based upon an estimate by the City Engineer of the cost of completing such improvements, shall be furnished by the subdivider in an amount equal to the estimated cost of the completion of such improvements, shall be written by a surety company satisfactory to the Commission and shall be conditioned upon the satisfactory completion of such improvements within one year after approval of the final plat and full payment by the subdivider of all claims of subcontractors, materialmen, laborers, general contractors and employees of such subdivider in connection with the work and materials involved in such improvements. As an alternative, the subdivider may deposit a cashier's check with, and payable to, the City Treasurer in place of such surety bond and such deposit shall be deemed to be upon the same conditions as described immediately above. In the event such improvements are not completed within the period of one year, the City shall proceed with the work of completing such improvements and shall hold the subdivider and the bonding company jointly responsible for the costs thereof if a surety bond has been posted, or shall first exhaust the cashier's check deposit and shall hold the subdivider responsible for any remaining costs in the event the subdivider has elected to deposit a cashier's check instead of posting a surety bond.

D. All streets, alleys, thoroughfares, boulevards, parkways and highways, together with the required right-of-way therefor, shall be offered for dedication in fee simple to the City through language on the final plat.

## Subdivision Regulations

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### 1171.08 VARIANCES.

In any particular case where, because of topographic or other conditions, strict compliance with the foregoing provisions would cause practical difficulties or exceptional and undue hardship on the subdivider, the Commission may authorize a variance from the strict application of these provisions so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of these Regulations or the desirable general development, in accordance with the plans of the Commission, the City and the surrounding area.

### 1171.09 SUBDIVISIONS 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 formal platting process if the proposed subdivision 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 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 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. All lots involved shall have been surveyed 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 submitted with the application. Such 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.

## Subdivision Regulations

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B. If the City Manager exercises his discretion so as to approve the proposed subdivision without necessity of 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 the proposed record mylar, deed or other conveyance the words "Approved by the City Manager; No further authorization required if recorded within 30 days from this approval. Ord. 1171.09.," or words of similar import. Such stamp or signature block shall provide a place for 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 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.

### 1171.10 FEES FOR SUBDIVISIONS.

The following fees shall be applicable to subdivisions:

A. An application fee shall be charged for the submission to the Planning Commission of the plat of any proposed subdivision of real estate within the City. The amount of the fee shall be set by the City Manager under Chapter 153 of the Administrative Code.

B. An engineering fee shall be charged for the filing with the Planning Commission of a plat for any proposed subdivision, such fee to be applied to engineering costs incurred by the City in connection with the subdivision. The amount of the fee shall be set by the City Manager under Chapter 153 of the Administrative Code. An additional engineering fee deposit also shall be charged for such filing of a proposed plat with this additional fee to be applied to engineering costs incurred by the City in reviewing the drainage plan and opinion required for new plats under Section 1171.05 C 20. Any direct or indirect expenses incurred by the City for engineering and/or advertising in excess of the total engineering fee and deposit shall be paid by the applicant before the plat of the proposed subdivision is approved or disapproved by the Planning Commission. If the engineering expenses incurred by the City for drainage review are lower than the engineering fee and deposit, the difference shall be refunded to the applicant as soon as reasonably possible after the plat of the proposed subdivision is approved or disapproved by the Planning Commission.

Legislative History: Ord. 2536, passed 2/19/68; Ord. 2537, passed 3/4/68; Ord. 2690, passed 7/6/70; Ord. 2694, passed 8/3/70; Ord. 2737, passed 5/17/71; Ord. 2738, passed 5/17/71; Ord. 2940, dated 11/17/75; Ord. 3127, passed 4/17/80; Ord. 3211, passed 7/6/81; Ord. 3243, passed 1/4/82; Ord. 3263, passed 5/3/82; Ord. 3311, passed 11/15/82; Ord. 3314, passed 11/15/82; Ord. 3352, passed 6/6/83; Ord. 3369, passed 8/1/83; Ord. 3390, passed 12/19/83; Ord. 3559, passed 7/14/86; Ord. 3588, passed 10/20/86; Ord. 3594, passed 11/3/86; Ord. 3768, passed 6/20/88; Ord. 3868, passed 6/26/89; Ord. 3869, passed 6/26/89; Ord. 4152, passed 8/24/92; Ord. 4298, passed 6/19/95; Ord. 4516, effective 9/5/02; Ord. 4518, effective 10/16/02; Ord. 5000, effective 6/5/2024.



CHAPTER 1175  
Underground Utility Lines

1175.01 Required underground installation.      1175.02 Restoration; costs.

CROSS REFERENCE

Underground conduits - see Z. 1171.07D.

1175.01 REQUIRED UNDERGROUND INSTALLATION.

The City Planning Commission is hereby authorized and empowered to require that certain new utility lines and certain extension of existing utility lines be installed underground. Such underground installation shall be required in those instances where underground lines are in keeping with the character of the neighborhood and where overhead service would not be appropriate in view of existing and proposed development.

1175.01 RESTORATION; COSTS.

The disturbance of any public street, sidewalk, paved area, right-of-way or public land which occurs in connection with such underground installation shall be repaired and restored to as good a condition as existed before such installation, at no cost to the City. The City shall not pay any part or all of the cost of such installation.

Legislative History: Ord. 2535, passed 2/19/68.



The Oakwood Historical Society  
1947 Far Hills Avenue  
Oakwood, OH 45419



City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

## **PRESS RELEASE**

**Subject:** Oakwood's Newest Historical Marker: Four Mile Tavern

**Date:** June 12, 2024

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OAKWOOD, OHIO:

Oakwood's newest historical marker, the fifth in the series developed by The Oakwood Historical Society, commemorates the Four Mile Tavern, a storied building that dated to the early 1800s. The marker was installed with the assistance of the City of Oakwood in the sidewalk near the corner of Far Hills and Hilltop Avenues.

This marker is the third historical marker that The Oakwood Historical Society has unveiled thanks to a generous grant from The Rotary Club of Oakwood.

The Four Mile Tavern served as a place of respite for travelers and a gathering place for those living in the nearby rural area. The tavern was named for the four mile journey from downtown Dayton along Lebanon Pike. It was demolished circa 1912.

The Rotary Club of Oakwood grant also funded the markers for the Kramer's Wine & Pleasure Gardens and the Schantz Park Historic District, both installed in 2023.

"The Rotary Club of Oakwood is honored to be part of this project. Oakwood has such a rich history and we are very pleased to see the historical marker project unfold" said Joe Scott, Rotary Club of Oakwood President.

These three newest historical markers join the existing historical markers commemorating the Town of Oakwood and Oakwood's first library. Both are located on Park Avenue, and were placed in 2022.

"The historical marker project has been a wonderful and very well-received endeavor for our community," said City Manager Norbert Klopsch.

The Oakwood Historical Society is currently planning the next historical marker, to be announced this fall.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

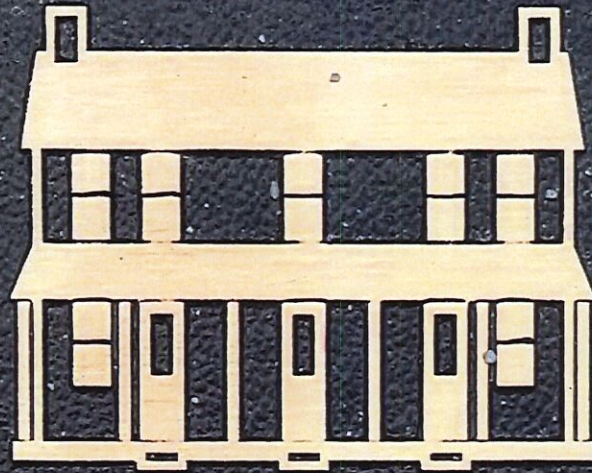
Debra Edwards, The Oakwood Historical Society

(937) 299-3793

[info@oakwoodhistory.org](mailto:info@oakwoodhistory.org)

###





## Site of the Four Mile Tavern

Dating back to the early 1800s, the Four Mile Tavern served as a place of respite for travelers and as a gathering place for those living in the nearby rural area.

The tavern was named for the four mile journey from Dayton along Lebanon Pike.

The tavern was demolished circa 1912.

The Oakwood Historical Society, The Rotary Club of Oakwood  
City of Oakwood, Ohio — 2023





# Oakwood principal resigns amid investigation

District launches search for Waller's replacement.

By Eileen McClory and Nick Blizzard  
Staff Writers



Paul Waller

Oakwood School District has begun looking for a high school principal after former Principal Paul Waller submitted his resignation Wednesday, according to Oakwood school district officials, four

months after being put on administrative leave.

Oakwood Schools said in a press release that Waller will provide ongoing consulting services to the district upon request of the superintendent, "which will allow for a smooth transition of leadership at Oakwood High School."

Waller was hired as princi-

pal of Oakwood High School in 2009.

Oakwood Superintendent Neil Gupta placed Waller on administrative leave Feb. 2. The move came after a Jan. 23 theft involving a male student caught in a girls' locker room stealing clothes, including undergarments, according to district records. Questions were raised later about what discipline Waller may have given the male student.

"The district appreciates

and extends its thanks for his years of service and wishes him well in his future endeavors," Oakwood Schools said in a statement Wednesday.

Patrick Masters, a retired administrator from Dayton and Northmont schools, has been serving as interim principal of Oakwood High School.

Waller has not responded to requests for comment during the investigation.

In response to written

questions in May, the school district provided the following statement:

"Oakwood High School Principal Dr. Paul Waller remains on paid administrative leave as the Oakwood School District conducts an internal investigation. The investigation is overseen by an independent external investigator unaffiliated with the Oakwood school district. We are not working on any investigation with Oakwood Safety" (the police department).

"During this period of administrative leave, Dr. Waller is allowed to participate in school and athletic events in his capacity as a parent. However, it's important to note that he does not represent the district in any official capacity during these occasions.

"Given that the investigation is still in progress, the district is unable to provide additional comments at this time regarding ongoing investigations."

# Records detail deal between ex-Oakwood principal, district

By Nick Blizzard  
and Eileen McClory  
Staff Writers

The resignation of Oakwood High School's long-time principal after an ordered four-month leave includes pay and benefits to him through January 2025, according to a separation agreement.

Oakwood City Schools announced last week Paul Waller had resigned. He had been on paid leave since Feb. 2 amid an investigation after a theft at the high school.

The suspension ordered by Superintendent Neil Gupta followed a Jan. 23 theft involving a male student caught stealing clothes in a girls' locker room,

including undergarments, district records show.

Questions were raised later about what discipline Waller may have given the male student.

The separation agreement obtained through a public records request indicates "the parties agree to maintain the confidentiality of any investigative report by or for the district, as well as circumstances surrounding Waller's separation from employment, subject to the requirements in Ohio's Public Records Act."

Waller did not submit a letter of resignation, according to the district.

In the announcement last week, Oakwood officials said Waller will provide consulting services to the district



Ex-Oakwood High School Principal Paul Waller will receive full pay and benefits through January 2025, according to an agreement. CONTRIBUTED

upon request of the superintendent, "which will allow for a smooth transition of leadership at Oakwood High School."

The separation agreement states Waller's contract, which started Aug. 1, 2022, and was set to end

July 31, 2026, "will no longer be in effect as of the date of the execution of this agreement."

Waller was hired as principal in 2009. His salary as of Aug. 1, 2023, was \$156,093, plus a \$10,810 annuity, according to school district records. The agreement will "continue Waller's base salary through" Jan. 31, 2025, "at his current rate of pay," the document states.

The deal signed by Waller also includes:

- Group health and dental benefits.

- Accrued vacation leave of 1.67 days a month from Aug. 1, 2024, through Jan. 31, 2025.

- Continued accrued sick leave "in accordance with Ohio law."

- A tax-sheltered annuity. Patrick Masters, a retired administrator from Dayton and Northmont schools, has been serving as interim principal of Oakwood High School. The district said in its announcement last week it had started looking for a new principal.

Waller has not responded to requests for comment during the investigation.

In response to written questions in May, the school district provided the following statement: "Oakwood High School Principal Dr. Paul Waller remains on paid administrative leave as the Oakwood School District conducts an internal investigation. The investigation is overseen by an independent external investigator unaf-

filiated with the Oakwood school district. We are not working on any investigation with Oakwood Safety" (the police department).

"During this period of administrative leave, Dr. Waller is allowed to participate in school and athletic events in his capacity as a parent. However, it's important to note that he does not represent the district in any official capacity during these occasions.

"Given that the investigation is still in progress, the district is unable to provide additional comments at this time regarding ongoing investigations."

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Contact this writer at 937-610-7438 or email [Nick.Blizzard@coxinc.com](mailto:Nick.Blizzard@coxinc.com)



# School Board, Waller strike a deal on separation agreement

Oakwood Schools announced that Oakwood High School Principal Dr. Paul Waller submitted his resignation as of June 5. District officials said Waller has agreed to provide ongoing consulting services to the district upon request of Superintendent Dr. Neil Gupta, “which will allow for a smooth transition of leadership at Oakwood High School.”

On Monday the Oakwood Board of Education voted to approve a separation agreement with Waller which stipulates an official resignation date of Jan. 31, 2025, and leaves Waller on the district payroll until that date. The district has agreed to pay Waller’s full salary as well as all fringe benefits including health and dental insurance coverage, continued vacation at the rate of 1.67 days per month, continued accrual of sick leave and continued payments on Waller’s behalf into a tax-sheltered annuity. The agreement also stipulates that both Waller and the school district “agree to maintain the confidentiality of any investigative report by or for the District, as well as circumstances surrounding Waller’s separation from employment.” District officials also agreed to provide Waller a positive letter of recommendation and issue a press release “that is mutually acceptable” to both parties.

Waller joined Oakwood Schools as Oakwood High School Principal in 2009. “The district appreciates and extends its thanks for his years of service and wishes him well in his future endeavors,” the district said

in its press release. “The district will initiate an immediate search for a new high school principal to lead our students, staff, and community.”

Students and school parents were notified in an email that Waller was placed on administrative leave on Feb. 2, 2024, but district officials declined to say why Waller had been removed from the top job at the high school, adding at the time that “The district does not discuss ongoing personnel concerns, and further information is not available.”

According to various accounts, however, Waller was removed from office after disciplining a male student for stealing articles of personal clothing from a female locker room at Oakwood High School and district officials disagreed with how the situation was handled.

According to some district staff the relationship between Waller and Gupta, who stepped into the role of superintendent at the start of the 2023-24 school year, was strained prior to the disciplinary dispute – one described the two administrators as incompatible – leading some to speculate off the record that the new Oakwood superintendent seized on an opportunity to “clean house” after replacing former Oakwood Schools Superintendent Dr. Kyle Ramey who retired in 2023.

Patrick Masters was named interim principal at Oakwood High School after Waller was placed on administrative leave.

# Measure would cap property tax hikes

Amendment that would limit increases to 4% is unlikely to be on November ballot.

**By Denise Callahan**  
Contributing Writer

Republican lawmakers have introduced a proposal to amend Ohio's constitution to limit property tax increases in any given year to no more than 4%.

The measure, dubbed "Save Ohio Homes" is unlikely to make the ballot this November because there isn't time for legislators to vet the issue and get it on the general election ballot by the Aug. 7 deadline.

"If we could, it would be so nice to be able to get it on this fall's ballot; I realize that's a pipe-dream," state Rep. Beth Lear,

**Property** continued on **A7**



Montgomery County property values are expected to increase by more than 30% this summer, per recommendation by the Ohio Taxing Department, as the area continues to see a record-setting pace in its housing market JIM NOELKER/STAFF

## ON TOP OF TAX ISSUES

With historic property value increases leading to tax concerns across our region, the Dayton Daily News is providing in-depth coverage of proposed solutions. Your subscription makes this coverage possible.



# Property

continued from A1

R-Galena, told this news outlet. “But nevertheless, it is a dream of ours. If it doesn’t happen, we’ll continue to push it through.”

Galena sponsored the measure, recorded as House Joint Resolution 6, with Rep. Scott Wiggam, R-Wooster. It was introduced May 15 and sent to the House Ways and Means Committee May 21.

The Legislative Services Commission estimated the cap could cost \$820 million to the various local taxing bodies statewide but “with the passage of time, losses could tend to cumulate, depending on how much taxes would rise in the absence of the limit.”

Ways and Means Chairman Rep. Bill Roemer, R-Richfield, said he is glad his colleagues introduced the resolution, but the measure likely won’t be heard in committee before the summer recess. “Because of the amount of work that has to go into reviewing this testimony, we would want to vet it very well, and that’s going to make it very difficult,” he said.

Wiggam said making it a constitutional amendment was imperative: “It has to be a constitutional amendment to supersede any other laws that may be governing how property taxes are placed on the ballot and then how they are divvied out.”

## Local increases

Historic property value hikes during the triennial reappraisal update last year produced average countywide value increases of 37% in Butler, 34% in Montgomery and 30% Greene counties.

Properties statewide are reappraised every six years, and property values are updated every third year based on sales data. The shifts are reflected on tax bills the following year.

Value increases don’t automatically trigger tax increases of the same magnitude. A major factor in tax increases is whether school districts are at a statutorily mandated 20-mill floor where they can’t reduce their millage further to adjust for value increases.

Butler County Auditor’s Office Real Estate Director Mike Stein said the two districts in the county that are



Monroe Crossings in Monroe. Property values rose 37% on average in Butler County.

NICK GRAHAM / STAFF

above the 20-mill floor had an average tax increase of 6%, while the eight districts at the 20-mill floor experienced an average 24% hike.

Mike Brill, the Montgomery County Auditor’s Office communications manager, said the average countywide residential tax increase was 5.8%, except in school districts at the 20-mill floor, where the average hikes ranged from 8% to 16%.

The pandemic-induced value explosion produced huge, unexpected and unbudgeted revenue windfalls for many schools and local governments and the taxpayers are paying the price.

“It’s almost like ill-gotten gains,” Wiggam said. “Nobody voted for those increases that they received.”

## Proposed amendment

The proposed constitutional amendment would work like this, according to sponsors: It would “use 2023 property tax payments as the base rate for all property taxes and all subsequent property tax increases cannot exceed the prior year’s inflation rate or 4%, whichever rate is lower. This amendment would freeze property taxes at the 2023 rate and then throttle property taxes by not allowing them to increase faster than inflation.”

It allows for the full amount of new levies passed in 2023 and 2024, but thereafter levy increases can’t exceed the 4% cap. Wiggam explained it depends on the amount and how many levies are passed in a jurisdiction in a given year. If one

or more levies total 5% for example, they would both be “proportionally rolled back” to the cap level.

In the next year, if the inflation rate is below 4% the new levies can increase up to the total 4% cap.

“This is a yearly small increase instead of those once-every-three-years large increases,” Wiggam said.

“So you can catch up. This is not starving anybody, it just means we’re throttling how much you can take at one time, so we don’t have these 24% and 26% and 36% increases in property tax payments.”

## Property tax debate

This newspaper studied taxation legislation introduced since the start of the 135th General Assembly and found 19 House and Senate bills that touch the topic of property tax relief.

Nearly all of the pending bills target those who need financial assistance the most, namely the elderly, low income, and most deal with the homestead exemption and veterans’ families.

Both Lear and Wiggam sit on the Ways and Means Committee, where all bills involving taxation are vetted, so they have heard testimony both pro and con on the measures that have been presented to the committee and had hearings so far.

“We cannot solve the property tax problems by picking and choosing groups of people to provide homestead exemptions,” Lear said. “Because it’s really robbing Peter to pay Paul, you’re not eliminating the tax, you’re just changing who pays for it.”

Only two bills, both related to the homestead exemption, have been enacted and Lear said it’s because leadership in the legislature isn’t taking the matter seriously.

“It does get exasperating when you know that there are things that absolutely need to be done for the sake of Ohioans and those are being put on the back burner, if they’re even being considered. So we just keep trying,” Lear said.

The Joint Committee on Property Tax Review and Reform has also been working since the beginning of the year, but the pair of legislators didn’t formally offer their idea to that group.

“I tend to think that before these committees get together there’s probably already plans on what kind of solutions they can come up with and what kind of solutions they can’t,” Wiggam said. “So we’re taking it to the public at large.”

Roemer co-chairs the joint committee with Sen. Bill Blessing, R-Colerain Twp., and they have said they hope to have their report by the summer recess.

Sen. George Lang, R-West Chester Twp., is on the committee and said he hopes to offer the cap proposal, which he has favored for some time, as part of the joint committee recommendations and will introduce “model legislation” after summer break.

“At least we can have the hearings this year and figure out where all the arrows are coming from, and hopefully expedite in the next (General Assembly),” Lang said. “I’d love it to be a constitutional amendment that would solve a lot of problems.”

# Dayton may increase permissive tax on motor vehicle registrations

**By Cornelius Frolik**  
Staff Writer

The city of Dayton is considering increasing its permissive tax on motor vehicle registrations, to generate additional revenue for road and infrastructure improvements.

The Dayton City Commission recently had the first reading of an ordinance that would add a new \$5 permissive tax.

Municipalities in Ohio are allowed to approve up to half a dozen \$5 levies – they cannot charge more than \$30 per vehicle registration per year, says the Ohio Bureau of Motor Vehicles (BMV).

Dayton's current permissive tax rate is \$25, meaning if this proposal is approved, it would max out the Gem City's permissive tax allowance.

The new \$5 permissive tax would be paid by people who

register vehicles with the Ohio Bureau of Vehicles within the city of Dayton. The new ordinance would take effect Jan. 1, 2025.

The ordinance “will increase the tax by \$5 – it's not a big money burden on an individual, but it is significant for continuation of investment in our roadways,” said Dayton City Manager Shelley Dickstein.

Under Ohio Revised Code,

funds generated by a local motor vehicle license tax can only be used to plan, construct, improve, maintain and repair public roads, streets and highways or maintain or repair bridges and viaducts.

Dickstein said the city's permissive tax generates hundreds of thousands of dollars each year.

Other municipalities across the region and state have upped their permissive tax

rates in recently years. Urbana approved a new \$5 vehicle registration permissive tax in 2019. Springboro approved a new \$5 permissive tax in 2022, to raise its total to the maximum \$30.

According to the Ohio Taxing District Code Book for 2024, 10 of the 29 cities, townships and villages in Montgomery County are already at the \$30 maximum for permissive tax – Brookville, Engle-

wood, Germantown, German Twp., Harrison Twp., Jefferson Twp., Oakwood, Riverside, Union and West Carrollton. All other jurisdictions in the county are at \$20 or \$25.

In Warren County, Springboro, Franklin and Carlisle are at \$30, as are four of the 11 townships. Every jurisdiction in Greene County is between \$15 and \$25. Miami County is also at \$15 to \$25, except for Piqua (\$30).



OAKWOOD

# 1 wheel and a 4-legged friend



A sunny day, man's best friend and a ride on a ... what? Ben Mutz rides a Onewheel electric skateboard and walks his dog, Payton, on Hathaway Road in Oakwood last month. MARSHALL GORBY / STAFF

DAYTON DAILY NEWS | TUESDAY, JUNE 11, 2024



# Crisis services remain in limbo

Montgomery County unlikely to replace provider this year.

**By Samantha Wildow**  
Staff Writer

Millions in public funds paid for mental health crisis services in

Montgomery County as part of a three-tiered model first promoted by the federal government, but a quick exit from the provider and discontent from other county entities has since led to a breakdown in those services.

A new provider will likely not come on board until next year while the Montgomery County

Alcohol, Drug Addiction and Mental Health Services board comes up with a new plan of action to replace previous provider RI International. Two contracts that would have filled those roles until the end of the year failed to get the necessary votes to pass last month.

At upcoming community stakeholder meetings to help develop

that plan, a neutral party will be moderating the sessions, underlining strained relations between county entities and calls for more collaboration.

“Real collaboration matters. True, authentic collaboration,” said Montgomery County Probate Court Judge David Brannon.

Some of those groups recently

sat down with the Dayton Daily News to talk about the discontent between the county and Montgomery County ADAMHS, including where this crisis services model originated, what possibly went wrong during the build-out since it was proposed, and

**Crisis** continued on **A7**



# Crisis

continued from A1

where the county is going from here.

"The loss of crisis services evoked very strong reactions. But all of the parties involved are working together to bring ideas and solutions to the table," said Sarah Hackenbracht, president and CEO of the Greater Dayton Area Hospital Association.

## Where the crisis services model originated

In February 2020, the federal Substance Abuse and Mental Health Services Administration released national guidelines on crisis care for behavioral health.

"It was the best, state-of-the-art, evidence-based practice to serve our community," said Helen Jones-Kelley, executive director of Montgomery County ADAMHS.

The guidelines included the three-tiered model, which includes a hotline for people to call when they are having a mental health crisis, community-based mental health crisis response teams, and a place for people to go for help without crowding area emergency rooms.

RI International was one of the case studies featured SAMHSA's national guidelines for behavioral health crisis services.

RI International's crisis recovery center model first included a living room-style, 23-hour temporary treatment center before combining it with direct access to its own emergency department in the form of a sub-acute crisis program.

## ADAMHS partners with RI

Montgomery County ADAMHS would later partner with RI International after the release of SAMHSA's crisis care guidelines, modeling the county's crisis services after RI International's center.

They were not required to put out an RFP, Jones-Kelley said. An RFP, or request for proposals, is when an organization solicits proposals from outside vendors where the vendors explain how they can meet the organization's needs.

Montgomery County ADAMHS researched and met with the different providers, and they also hosted community meetings, which were held over Zoom at that time due to the pandemic, Jones-Kelley said.

"We do think we did our due diligence," Jones-Kelley said.

In previous years, Samaritan Behavioral Health had contracted with Montgomery County ADAMHS to take crisis care calls, but they and other local entities lacked the capacity ADAMHS was looking for, Jones-Kelley said.

## The crisis receiving center

While there were complaints about the competing crisis phone numbers Crisis Now, which was partially funded by grant dollars, versus 988, which received federal startup funds at the state level, much of the discontent appears to center largely on the Montgomery County Crisis Receiving Center.

"We were told from the beginning it was supposed to be a 72-hour crisis receiving center, and it never came to that," said Butler Twp. Police Chief John Porter, who is vice president of the Miami Valley Association of Police Chiefs.

The Montgomery County Crisis Receiving Center was supposed to have a 23-hour observation area with recliners, along with a short-term psychiatric area with beds for people who need to be hospitalized on a 72-hour hold.

"This was supposed to help relieve the burden of law enforcement officers on the road, relieve the burden of the jail taking crisis individuals and relieve the burden of the hospital emergency room, and we never saw all of that come together," Porter said.

Community partners have been working toward crisis services for years, with Hackenbracht calling the formation of OneFifteen, an addiction treatment provider that opened in 2019, a win for those with substance use disorders. The community wanted to see something similar for mental health.

"What had unified partners previously was a shared goal of ensuring individuals are connected to the right treatment and services at the right time," Hackenbracht said.

"The concept of a crisis stabilization center or crisis receiving center was a shared goal. Unfortunately, we have not been successful in meeting that objective."

The original vision of the center never fully came to fruition following lengthy discourse on where to put it.

"It took them a while to get launched, longer than any of us would have anticipated, but the pandemic played a lot into that," Jones-Kelley said.

The 72-hour hold aspect was not part of the vision for phase 1 of the stabilization center project, Jones-Kelley said.

"Phase 1 was getting the observation unit in place. Phase 2, because it was going to be even costlier, was going to come after," Jones-Kelley said. "And the biggest obstacle with the location they landed in was space."

One of the previous locations under consideration would have provided RI International with additional space above the observation area in order to put in beds for the 72-hour hold area, which would have been set up more like a residential unit, Jones-Kelley said.

RI International and ADAMHS originally wanted to put the crisis receiving center at the former AAA building at 825 S. Ludlow St., but the Dayton Board of Zoning Appeals denied a variance request in March 2022.

With the location at 601 S. Edwin C. Moses Blvd., RI International would have had to lease additional space to build out the 72-hour hold area.

"The zoning should have been ironed out before any agreements were done,"

Brannon said.

While there is a lingering perception in the community that public funds were spent on the center itself, Montgomery County ADAMHS says no public funds were used for capital costs for the center, such as for purchases or leasing.

"We only pay for services rendered," Jones-Kelley said.

Between 2022 and 2024, approximately \$3.6 million in human services levy dollars were used to fund those direct services, according to ADAMHS records.

The rest of the funds for services included about \$1.3 million in state allocated funds from Ohio MHAS and \$1.8 million in federal funds, totaling approximately \$6.7 million spent, according to Montgomery County ADAMHS records.

## Where is the county going now?

Montgomery County ADAMHS will be holding public meetings, with both in-person and virtual options, to take input for an RFP process for new crisis services.

"We welcome all to participate in these community meetings as we learn from each other how best to provide crisis mental health services to the most vulnerable citizens of Montgomery County," Jones-Kelley said.

It is not clear if all three services will be replaced or just some of them. ADAMHS board members expressed interest in sticking with 988 as a crisis line to reduce competing crisis numbers.

"We are continuing to work with our hospitals, ADAMHS and all community partners as ADAMHS prepares for listening sessions with the public, community partners and stakeholders," Hackenbracht said.

The Montgomery County Association of Police Chiefs said its goal was not to seem like it was their association against ADAMHS.

"Our goal here is in this specific arena with mental health services is having that voice and addressing those concerns as our officers are active with them on a daily basis," said Vandalia Chief of Police Kurt Althouse.

Details for the meetings are as follows:

■ 5:30 p.m. June 24 at Woodbourne Library, 6060 Far Hills Ave., Centerville.

■ 1 p.m. June 25 at the Montgomery County Business Solutions Center, 1435 Cincinnati St., Dayton.

■ 9 a.m. June 27 at the Montgomery County Employment Opportunity Center, 4303 West Third St., Dayton.

Scott McGohan, former CEO of McGohan Brabender, will moderate the community meetings.

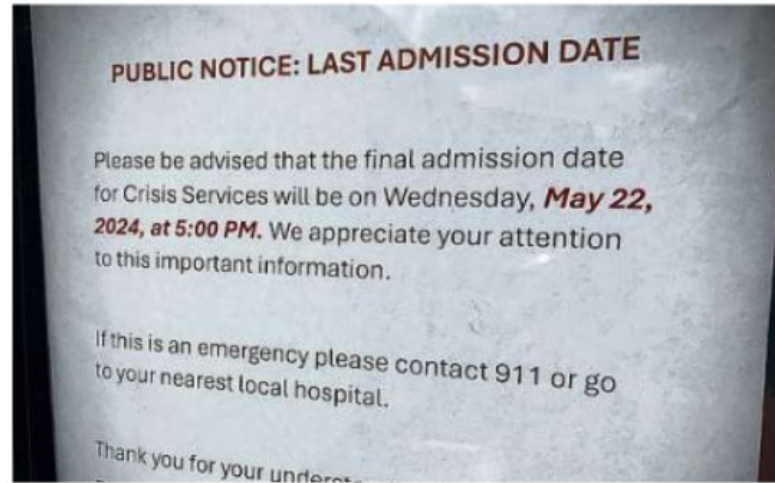
If you or someone you know is experiencing a mental health emergency, please call 988.





Butler Twp. Chief of Police John Porter (left), Brookville Chief of Police Douglas Jerome (middle) and Vandalla Chief of Police Kurt Althouse, each of the Montgomery County Association of Police Chiefs, Inc., talk about mental health crisis services after RI International pulled out of Montgomery County last month.

MARSHALL GORBY PHOTOS / STAFF









A public notice includes the final admission date for the RI International Montgomery County Crisis Receiving Center, 601 S. Edwin C. Moses Blvd., May 22.



OAKWOOD CITY-OWNED PROPERTIES MASTER PLAN MAP  
SCALE = 1"=1,000'



LEGEND

- |   |                 |   |                      |
|---|-----------------|---|----------------------|
|  | PARK/OPEN SPACE |  | PUBLIC PARKING       |
|  | DEVELOPED       |  | ATHLETIC MASTER PLAN |
|  | UNDEVELOPED     |  | WELLFIELD            |



**CITY OF OAKWOOD**  
DEPARTMENT OF ENGINEERING & PUBLIC WORKS  
210 SHAFOR BOULEVARD  
OAKWOOD, OHIO 45419  
O: 937.298.0777 | F: 937.297.2919

**CITY-OWNED PROPERTIES MASTER PLAN**  
CITY OF OAKWOOD, OHIO

SHEET TITLE
OVERALL MAP (DRAFT)
DATE: 4/26/24
DRAWN: CAK
SHEET NO. 1 OF 1



Join us for  
the City of Oakwood's  
Annual Employee Wellness



**Friday, July 12, 2024**

**Noon at Shafor Park**

**(In case of rain, meet at the OCC)**

**Join us in celebrating summer!  
Fried chicken, fruit and sides,  
cornhole, volleyball, crafts  
and more!!!**

**Please R.S.V.P. by Friday, July 5th  
OCC ~ 937-298-0775 or  
OCC@oakwoodohio.gov**



*Hope to see you there!!!*





TO: JT Ferguson / City of Oakwood Code Enforcement Officer

From: Nancy Bain (937-294-3836)

Date: June 12, 2024

**Re:** *May 31, 2024, Notice of Property Maintenance Code Violation(s) (received June 5, 2024) with a mandate to "trim overgrown vegetation and/or weeds throughout property (WITHIN 15 DAYS OF THIS NOTICE)"*

Mr. Ferguson—

This regards the difficulty I'm having getting a response from you (or anyone else) about the notice of property maintenance code violations. Because of the deadline, after receiving the notice, I called a.m. the next day. But the person who answered the phone was not able to connect me with you, nor clarify what violations I'm committing or give any answers about the ambiguous "violations" statement.

On Monday June 10<sup>th</sup> I still had no reply from you. So, I drove to city hall to drop off hard-copy documents that explain my side of the issue and to convey that I take this matter and the deadline seriously. Interestingly, though, as I left the building and decided to check out the city's flower borders and beds, I observed confusing messages about landscape maintenance. On the east wall, a large tangle of vines, including Virginia Creeper, Japanese Honeysuckle, Moonseed, Sand Vine, etc. was growing vigorously up the downspouts, much like "overgrown vegetation." In the beds I saw browning, flopped-over foliage of fading spring flowers and weeds crawling about—rather unkempt, I'd say, and made me question the meaning of "enforcement of the Property Maintenance Code requires constant vigilance." Next, I observed what I consider weeds meandering about and popping up here and there—Canada thistle, dandelions, a couple of grasses more than 8" tall, nutsedges, grapevine, and lots of tree seedlings (ash, Sweetgum, Chinese mulberry, maple, etc.). **So, wouldn't this be what I'm accused of—having "weeds throughout property"?**

The next day (Tuesday), with still no reply from you, I decided to inspect the building grounds more closely and doublecheck my notes from yesterday. To me, a Code Enforcement Officer would make sure that a building representing a "first-class residential community" would exemplify "consistent" messaging re landscaping and make clear to passersby the meaning of first-class maintenance practices. Viewing the flower beds in the parking lot, I saw that the Knockout Roses and other flowers I can't identify had not been deadheaded, giving a weedy look. Next, I saw the ubiquitous Vinca vine sprawling over and past the border into the walk. Isn't this also a form of "overgrown vegetation"? If not, then what is? Maybe it's a sign that Oakwood has relaxed its mandate requiring "constant vigilance" in keeping vegetation and weeds trimmed. Although, having lived in Oakwood since 1984, my yards have always been native-plant/habitat friendly. On two occasions when concerns did come up, both Dave Bunting

and Jay Weiskircher graciously made personal visits, agreed that neither yard violated any code, and skillfully and quickly resolved the complaints.

Perhaps there is difficulty in reconciling Chapter 551 in the Property Maintenance Code with more restrictive views. To me, Chapter 551 offers several advantages: it is more democratic; it can be used to save Code Enforcement Officers from being overwhelmed with nitpicky or snobby-yard complaints; it helps educate residents about the value of natural habitats; and it underscores the importance of national and local initiatives being taken to address concerns about the global degradation of Earth's ecosystems. Chapter 551 is an important component to landscaping laws that will prepare Oakwood citizens to be more aware of the value of earthly biodiversity, especially as the world faces an increasingly crowded planet. With more open-mindedness, my natural habitat yard can be an important part of that future.

As I prepare my case, here are some questions:

1. What is the definition of "overgrown vegetation"?
2. What is the definition of "nuisance"?
3. How is the city incorporating the added Chapter 551 to the Property Maintenance Code?
4. What is the city's view of habitat and pollinator protection?
5. Is the Code Enforcement Officer aware of national initiatives such as Bee City USA, Homegrown National Park, Quilt Lawns, No Mow May, Certified Wildlife Habitat designation, and 30 by 30?
6. What's a weed? Is a list available? There are different understandings of what a weed is. And here one can learn the difference between a naturally landscaped yard for habitat and a "hort" yard focused on looks. E.g., years ago, Oakwood was recommending 250 Callery Pear trees to be planted at Pointe Oakwood. Enviro's were horrified because they knew the trees would soon be on Ohio's noxious weed register and become another landscape plant that wastes taxpayer dollars. Oakwood, however, seems to not care that much about environmental nightmares. As long as it looks pretty, it's good to plant! How do we settle those differences in perspectives?
7. Is Oakwood's property maintenance code being applied equitably?
8. Why are lawn services permitted to spray toxic pesticides into the air that kill pollinators and other beneficial insects, are implicated in many health problems, and add to carbon emissions? Shouldn't landscaping codes keep people's health in mind, as well?
9. Is there a way to engage in effective and amicable discussions on these crucial matters that human society faces today and in the future?

I'm still hoping to hear from you soon.  
Ccs to Mr. Stephens, Ms. Turben, Ms. Jackson



To: JT Ferguson / Oakwood Zoning

From: Nancy Bain / 937-294-3836

Date: June 6, 2024

RE: Notice received about landscape violations

Years ago, Jay Weiskircher notified me of concerns about what he thought were weeds in my yard. After I requested him to come to my place to discuss the issue, he learned that the plants were native species valuable to pollinators. The matter was cleared up congenially.

Nothing is overgrown in my yard. I do not have noxious weeds. The lawn areas are mowed, permitting any kind of access that might be needed for emergency purposes or anyone wanting to walk around to look at the native animal/plant species that grace my yard.

My yard is landscaped for the following four purposes:

- 1) To keep water on my property to prevent it from going into the storm drains, which accords with stormwater concerns and regulations. My yard demonstrates such conservation.
  
- 2) To maintain biodiversity with a focus on habitat for pollinators and birds. A couple of years ago, Green Oakwood Biodiversity (GO Bio) worked with Oakwood officials to enact within the codes acknowledgement that globally declining biodiversity is a concern we all must pay attention to. Oakwood's expanded code allows for landscapes to protect pollinators with a realization that such habitat has a different look. Over the next two decades, two billion more people will be added to the human population. They will need food, clean soil, air, and water. Current yard-keeping practices pollute and poison soil, air, and water, and increase costs to taxpayers. My yard does NOT contribute to any of that. As responsible people, we cannot continue to prioritize turf yards over biodiversity. Oakwood needs to lead the way to encourage people to change their ideas of what is considered a beautiful yard in a premiere community.

- 3) To demonstrate natural yard keeping. Wright Library educates the public to this end:
  - a) It featured the entomologist Dr. Douglas Tallamy on the Homegrown National Park concept that strives to counter the American obsession with overly prioritized “pesticided/fertilized” turf. Dr. Tallamy reminds us that current lawn practices contribute at least 5% of carbon emissions that lead to habitat loss, now at a critical tipping point. If we want to live well on this planet, we need plants and animals—not turf yards. B) It featured Dr. Ryan McEwan, founder of UD’s tree lab, who promotes the “Quilt Lawn” concept.
  
- 4) To offer a different perspective of what makes up a vital landscape. Dr. Tallamy refers to modern yards as deadscapes because they do not afford a place where wildlife can live. Although it may look messy to some, a natural yard is a “livescape.” Granted, with all the rain of late, the native species in my yard are having a heyday. In comparison with turf lawns that dominate Oakwood, my yard may make people uncomfortable. BUT—walk down Shafor from Thruston to Irving and what do you see? “Messy” hillside properties that, despite having weeds, nevertheless convey a woodsy look. Oakwood is a wooded place; my yard reflects that. It connects with the woods in the back. People need to understand how important that connection is. Wildlife cannot thrive in fragmented habitats. Our turf yards, our deadscapes, are food deserts for wildlife. In good conscience we cannot continue to be blind to the deleterious effects of the fastidiously maintained yard.

Consider that Smith Gardens harbors a couple of noxious weeds, e.g., Purple Loosestrife and Amur Bush Honeysuckle. Some Oakwood properties maintain the noxious Tree of Heaven. Yet, Oakwood officials do not require Smith Gardens or homeowners to get rid of them, do they? Why? Please give me a call so we can discuss this important issue further. The perspectives we have about yards need to change. We can all be a part of that.

## Oakwood Farmers' Market open through Oct. 12

Oakwood residents, guests, visitors, parents, grandparents, kids, and four-legged friends are all sure to enjoy spending their Saturday mornings at the Oakwood Farmers' Market, which has officially opened for the 2024 season.

This season, the Farmers' Market will feature artisan crafts, fresh produce, baked goods, fresh coffee, and special treats for pets from 46

unique local vendors and small businesses.

The Oakwood Farmers' Market is sponsored by The Kunal Patel Group - Glass House Realty, Space 3 Dayton, The Kawai Family Foundation, Little Acorn Academy, Ziehler Lawn Care and LCNB National Bank. Space 3 Dayton will also host free morning workouts one weekend each month (beginning June 29) - just one of the

many community activities planned for the season.

The Oakwood Farmers' Market will also host the annual Kids' Market and Fall Fest, both to be announced at a later date.

Visitors can find the Oakwood Farmers' Market at 22 Orchard Drive open every Saturday from 9 a.m. until 12 noon through Oct. 12.





# FIRST SUBURBS CONSORTIUM

## ANNUAL NETWORKING EVENT

Tuesday, July 9<sup>th</sup> at

*The Rose Music Center at the Heights*

Dinner at 6:00 pm

In the VIP Club (COD Bar)

*Catered by Warped Wing*

followed by a reserved seat @ 8:00 pm show

featuring the legendary band

## THE OLD CROW MEDICINE SHOW

COMPLIMENTARY EVENING  
FOR YOU AND ONE GUEST

PLEASE **RSVP** BY FRIDAY,  
JUNE 28<sup>th</sup> with Names, Phone No.,  
Email Address & attending Dinner,  
Show or both to [arodgers@hhoh.org](mailto:arodgers@hhoh.org)



Hosts: City of Huber Heights & Dayton First Suburbs Consortium



## Klopsch, Norbert S.

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**From:** Dave Stackhouse <davestackhouse@outlook.com>  
**Sent:** Tuesday, June 11, 2024 10:37 PM  
**To:** Klopsch, Norbert S.  
**Subject:** Chris Kuzma

Good evening Mr. Klopsch,

My name is David Stackhouse. I live at 51 Forrer Road at the corner of Forrer and Devereux. That location has given me a bird's eye view of the ongoing storm drainage work in my area. It's been interesting and at times anxiety inducing to observe the goings on.

A few weeks ago, the contractors committed some unforced errors doing cement work to the great consternation of many living on Devereux. Perhaps you were made aware.

I wrote a long email to Chris Kuzma. His response was comprehensive, professional, and a model for responding to someone expressing shock and frustration at an unfortunate situation. He then followed up with a personal visit, took notes, and listened patiently. All of that with a friendly attitude. What a great person to have on your staff.

I assume Chirs must have relayed the neighborhood's wishes for concrete over asphalt on Devereux in order to preserve the appearance to which we have all become accustomed. We received the letter that it will now indeed be concrete. Wonderful!

I can only imagine how difficult and complex a project this has been for you and the team. The contractors have been friendly and accommodating when approached and the work seems to be of high quality. Your efforts are recognized and appreciated.

I understand that you will be retiring soon after 30+ years of service. Congratulations and thank you for all you've done to make this a great place to live.

David Stackhouse

## PRESS RELEASE



City of Oakwood  
30 Park Avenue  
Oakwood, Ohio 45419

**Subject:** Sale of 1313 Far Hills Avenue

**Date:** June 14, 2024

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OAKWOOD, OHIO:

The City of Oakwood is selling the vacant land at 1313 Far Hills Avenue, Oakwood, Ohio 45419 for the site of a new single-family residential property. The property consists of 0.5042 acres and is located on the west side of Far Hills Avenue, north of Ashridge Road. The property was the previous site of a single-family home that was demolished to accommodate the removal of an old storm sewer and construction of a replacement sewer. The new sewer was installed in a designated easement area along the southern line of the property, outside the area where a new home can be constructed.

Sealed bids for the purchase of the property will be accepted by the City of Oakwood until 5 p.m. on Thursday, July 11, 2024. For details about the property and the bidding process, please visit the City of Oakwood website at <https://oakwoodohio.gov/1313FarHillsAvenue> or scan this QR code:



FOR ADDITIONAL INFORMATION, PLEASE CONTACT  
Robert F. Jacques, City Attorney  
(937) 298-0600  
[jacques@oakwoodohio.gov](mailto:jacques@oakwoodohio.gov)

# Ex-base commander lands key post at Air Force Academy

Maj. Gen. Sherman to be school's vice superintendent.

By Thomas Gnau  
Staff Writer

A former installation commander of Wright-Patterson Air Force Base has been named vice superintendent at the Air Force Academy.

Secretary of the Air Force Frank Kendall has named Maj. Gen. Thomas P. Sherman the next U.S. Air Force Academy vice superintendent, the academy recently announced.

Sherman is set to serve as the interim superintendent after Lt. Gen. Richard



Then-Col. Thomas P. Sherman was commander of the 88th Air Base Wing at Wright-Patterson Air Force Base for three years. FILE

Clark retires and until the next superintendent is confirmed by the Senate. Lt.

Gen. Tony Bauernfeind, a 1991 academy graduate, has been nominated to be the academy's 22nd superintendent and is awaiting Senate confirmation.

"It is a true honor and a dream to be assigned and serve our academy as its vice superintendent," Sherman said in a statement from the academy. "I am tremendously excited and humbled to join a team so deeply devoted to the important mission of this premier military and academic institution. I look forward to working side-by-side with our dedicated professionals to further the environment and climate that develops, fos-

ters and inspires today's cadets to become tomorrow's leaders of our airmen and guardians."

Then a colonel, Sherman served as commander of the 88th Air Base Wing at Wright-Patterson from June 2018 to June 2020.

From June 2020 until May 2022, Sherman served as principal military assistant to the deputy secretary of defense, at the Pentagon in Arlington, Va. He held other roles at the Pentagon until recently.

Now a two-star general, Sherman helmed the Air Base Wing at Wright-Patterson at a crucial time, early in a historic pandemic. Beginning in late

March 2020, only about a tenth of the base's workforce physically worked on the installation, with the rest of the workforce working from other locations. For months, base leadership held to an ever-shifting mix of on-base and remote work as pandemic conditions improved or worsened in the Dayton area and in Ohio.

"The United States Air Force at Wright-Patterson never stopped working," Sherman said in an interview on social media late in his tenure at Wright-Patt. "We were able to incorporate technology and virtual capabilities, and we were able to really remarkably

continue the mission of the U.S. Air Force, just in a very different manner."

Sherman's time as base commander also was notable for an August 2018 active shooter scare that brought law enforcement units to the base from across the Dayton area.

The 88th Air Base Wing is the host organization for Wright-Patterson, which has more than 8,000 acres of land and some 38,000 military and civilian employees, the largest concentration at a single site in the state.

Contact this reporter at 937-681-5610 or email tom.gnau@coxinc.com.