

CITY MANAGER'S NEWSLETTER
JUNE 7, 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)

BUSINESS UPDATE:

- Far Hills Construction: Enclosed is a *DDN* article about the upcoming removal and replacement of our entire asphalt roadway surface on Far Hills Avenue.
- Marijuana Dispensaries: Enclosed is a *Register* article about our legislation at the June 3 meeting prohibiting marijuana operations in Oakwood. Also enclosed are two *DDN* articles about the medical marijuana dispensaries in the area and the local cities prohibiting them.
- Citizen Police Academy: Enclosed is a June 3 press release announcing the 2024 Citizen Police Academy. Also enclosed is a *Register* article.
- Planning Commission: The PC met on Wednesday and voted 4 – 0, with Andy Aidt being excused absent, to recommend approval of a Zoning Code amendment addressing the placement and use of Temporary Outdoor Restroom Facilities. This matter will come to you for a public hearing at the July 15 council meeting.
- Home Sales: Enclosed is the May sales report showing that 96% of the properties sold above appraised value.
- 2024 Blanket Concerts: Enclosed is a *Register* article about the free concerts at Smith Gardens this summer. They are always well attended.
- Monthly Finance Report: Enclosed are the May finance report and Cindy's highlights memo.
- May Income Tax Receipts: Enclosed is the May report showing that gross collections are 2.98% behind last year and net collections are 3.22% behind.
- Smith Fourth Grade Tour: Enclosed is a cute thank you note from the Smith fourth graders who toured the city building and public safety department last month.
- Dave Dickerson: Enclosed is a *DDN* article about Dave Dickerson receiving the 2024 NAIOP (National Association of Industrial and Office Parks) of Ohio President's Award for Excellence. What a great honor... and very deserving.

- MVCC Fiber Network: Enclosed is a *DDN* article about MVCC's plan to sign a contract with Independents Fiber Network (IFN) on use of our Gateway Fiber Network. We continue to hope that the Gateway Fiber Network will generate annual revenue at levels that will help keep MVCC financially afloat.
- Shoppe Smitten: Enclosed is a *DDN* article about Shoppe Smitten moving the business to Centerville.
- Garden Gems Tour: Enclosed is a *DDN* article about homes in Oakwood, Kettering and Washington Township showcased by the Garden Club of Dayton in their 2024 Garden Gems Tour.
- Tipp City: Enclosed is a *DDN* article about Eric Mack being hired as Tipp City's new city manager, replacing Tim Eggleston.
- Vandalia City Manager: Enclosed is a *DDN* article about Vandalia City Manager Dan Wendt receiving the Distinguished Early Career Award & the Forty Under 40 Award... and a *DDN* article announcing Dan's resignation.
- Road Diet: Enclosed is a *DDN* article about Dayton's plans to improve a section of North Main Street with a "road diet" very similar to what we did on Shroyer Road.
- Roundabouts: Enclosed is a *DDN* article about state funding being made available for roadway safety projects, including roundabouts. It mentions our "Five Points" proposal.
- Farmers' Market: The 2023 market opened last Saturday.
- Far Hills Strom Sewer Project: Enclosed is a letter explaining upcoming restoration work along Devereux Drive. This letter was hand-delivered yesterday to residents along Devereux, part of Ashridge, and part of Forrer Road.
- Concrete Roadway Repairs: A to Z Property Maintenance is finishing the first phase of concrete roadway repair on the western portion of Raleigh Road. The remainder of the work on Raleigh Road, and on Woodstock, the northern half of Devereux, and Ashridge will take place after the SCA Program is completed (see below).
- Sidewalk, Curb and Driveway Apron (SCA) Project: As mentioned above, A to Z Property Maintenance is finishing the first phase of concrete repair on the western portion of Raleigh Road. Once that is completed, they will begin SCA work in the Far Hills business district. That SCA work is anticipated to take a couple months to complete. We will work hard to minimize negative impacts on the businesses.
- Unsung Oakwood Heroes: Enclosed is an email from Andy Lloyd to Bill noting the various codebreaker events that took place over the past month.
- Rooftop Solar Installations: We now have 55 residential rooftop solar power generating systems in Oakwood.

➤ Manhole Adjusting: We completed our first manhole adjustment using the Mr. Manhole machine and are extremely pleased with how it performed. The test manhole adjustment you see below was done at the public works yard. Over the next few weeks and beyond, we will be adjusting numerous manholes around town.



➤ June BZA Meeting: The June BZA meeting will take place on Thursday, June 13. The Board will address a side and rear yard variance request for a front porch addition at 825 Harman Avenue. Enclosed is the meeting packet.

- Old River Parking Lot: The Old River parking lot was sealed and restriped this week. It looks great. This is the first time it has been sealed and restriped since the parking lot was built in 2016.



- Carmel's: The former Carmel's Southwest Bar and Grill was a local favorite for many Oakwood residents. It closed last October. Enclosed is a *DBJ* article about the new restaurant opening later this year in the space... Three Birds.

HAVE A GREAT WEEKEND!

TRANSMITTALS NOTED WITHIN NEWSLETTER

DDN article re: Far Hills Construction

Register article re: June 3 Council Meeting

Press Release & *Register* article re: Citizen Police Academy

May Home Sales

Register article re: 2024 Blanket Concerts

May Finance Report & Highlights Memo

May Income Tax Receipts

Smith Fourth Grade Tour Thank You Note

DDN article re: Dave Dickerson

DDN article re: MVCC Fiber Network

DDN article re: Shoppe Smitten

DDN article re: Garden Gems Tour

DDN article re: Tipp City

DDN articles re: Vandalia City Manager

DDN article re: Road Diet

DDN article re: Roundabouts

Far Hills Strom Sewer Project Letter

Unsung Oakwood Heroes Email

June BZA Meeting Packet

DBJ article re: Carmel's



All Ohio 48 lanes in Oakwood are expected to reopen by week's end before the state starts resurfacing the city's main thoroughfare next month. JIM NOELKER/STAFF

OAKWOOD

All Ohio 48 lanes in Oakwood reopening, but Far Hills Avenue repaving closures to start soon

By **Nick Bilzard**
Staff Writer

All lanes of Ohio 48 in Oakwood are expected to be open late this week, but that's just in time for the state to start resurfacing the city's main thoroughfare next month, resulting in more lane closures.

The impact of Oakwood's months-long \$2.1 million sewer reconstruction between Dayton and Kettering on the state route, also called Far Hills Avenue, is in its final days, city Engineer Chris Kuzma said.

"There will still be some intermittent and minor construction activity, mostly restoration, with the 'softscape,'" Kuzma said. "They're also reconstructing a median at Forrer and Far Hills that was taken out as part of the project for the traffic shift. That should be contained in the median area."

Oakwood's section of the state route should be free of lane closures for a few weeks before the Ohio Department of Transportation starts resurfacing, he added.

The start date of that work, the first repaving for Ohio 48 through Oakwood since 2011, remains undecided, according to Loryn Bryson, an ODOT spokeswoman.

But Kuzma said the work, which he expects to last a few weeks weather permitting, will likely involve closing one lane at a time on Far Hills.

"Just like the city, ODOT wants to minimize the (impact of) the construction as much as possible," he said. "They're not reconstructing anything."

"There will be areas where it's milled up. It's that rough, grooved pavement. But it should be open and drivable for the most part."

The estimated \$1.75 mil-

lion project was awarded to Barrett Paving Materials Inc. with the city paying \$345,858, Kuzma said.

More details about the resurfacing will be made available as the project start date nears, Bryson said.

Meanwhile, Oakwood's new sewer lines are installed, Kuzma said. The remaining parts of the project will involve restoration and work on side streets, he said.

Much of the replaced sewer system had been installed before the 1950s on what is now one of the most traveled roads in the Montgomery County suburbs south of Dayton, Oakwood officials have said.

The average number of vehicles using Ohio 48 daily ranges from about 14,700 at Stewart Street in Dayton to more than 41,500 at Interstate 675 in Centerville, ODOT records show.

Council votes to ban marijuana sales in Oakwood

Oakwood City Council on Monday introduced and passed legislation that would effectively ban commercial sales of marijuana in the city despite the fact that recreational use of the drug was legalized by Ohio voters in November 2023.

City lawmakers had previously prohibited the establishment of medical marijuana dispensaries in Oakwood, and had issued an earlier temporary

moratorium on the commercial cultivation or dispensing of marijuana for business purposes in the city.

The new ban was enacted citing home rule authority under the Ohio Constitution, as well as the Ohio Revised Code which authorizes municipal corporations to prohibit or limit the number of cannabis operators within defined city limits.

In making the decision to ban

commercial marijuana sales in the city, Council said it “finds that it is in the best interests of the public health, safety, and welfare to prohibit these activities within the city on a permanent basis.”

Recreational use of marijuana remains legal for consumers in the city and state code allows individuals to grow marijuana for personal use.

THE OAKWOOD REGISTER June 5, 2024



Marijuana cultivation operations such as Pure Ohio Wellness' operation in Springfield are expecting a spike in demand when Ohio adults can begin buying recreational products. BILL LACKEY / STAFF

Pot sellers set for recreational sales

Medical dispensaries can apply for dual sales licenses next month.

By Sydney Dawes
Staff Writer

Medical marijuana dispensaries across the region are preparing for the rollout of state-issued licenses to sell recreationally, with the application period

opening next month.

Adult-use sales have been up in the air since last year, when an initiated statute approved by voters went into effect. Since then, many Ohioans 21 and over can legally grow and possess cannabis at home, but Ohioans still have nowhere to legally buy it as of this week.

Last week, the Joint Committee on Agency Rule Review allowed rules to proceed that clear the

way for a dual licensing program that will allow existing medical marijuana dispensaries to also sell non-medical marijuana products.

Division of Cannabis Control officials said the applications will be available by no later than June 7, and recreational marijuana could be available for sale in Ohio by mid-June.

Marijuana continued on A8

Marijuana

continued from A1

There are roughly 20 dispensaries in Montgomery, Greene, Butler, Warren, Clark and Miami counties.

Pure Ohio Wellness, which operates a cultivation and processing site in Springfield and dispensaries in Dayton and London, will be pursuing dual licensing for its dispensary locations, according to chief operations officer Tracey McMillin.

“We’re ready, and we’re most excited for the opportunity to share all the information about what cannabis can do for people,” she said.

Guaranteed Dispensary, located at Wayne Avenue in Dayton, will also be among dispensaries seeking dual licensing, according to general manager Sara Hawkins.

“We are already preparing to see new faces as soon as the state approves our application,” she said. “We have 18 kiosks setup on our sales floor to help people navigate our menu and 10+ registers ready to serve. We already offer online ordering so people can view our menu ahead of time and hold items they wish to purchase later in the day when they come in.”

Dispensaries will need to take a few steps before and after submitting their applications for dual licensing, said Adam Goers, the senior vice president of corporate affairs for The Cannabist Company.

The Cannabist Company owns five Ohio locations, including Columbia Care Dayton and Monroe.

Extra training will be necessary to brush up dispensary employees on rules surrounding state-issued ID cards and how to help customers find products they want.

“I’d say from a training perspective, they’ll be look-

ing at consumers that are maybe using cannabis for a different reason than what a medical patient has. A lot of ‘canna-curious’ people, as we call them, will come in. They maybe tried cannabis once upon a time, and now can come in and get a legal tested and trusted product. That’s one thing we’re really training our folks on.”

Goers said when dispensaries roll out recreational sales for the first time, customers should keep in mind that the first few days will be busy.

“On the first day or two you might see a short line or a slight delay in getting your adult use cannabis, and maybe one or two of the products that you wanted may be out of stock for a few days. We will quickly adjust and it’ll be back to business as usual,” Goers said.

McMillin agreed about the expected surge in demand. Pure Ohio Wellness’ cultivation and processing location in Springfield has been busy preparing for an expected spike in demand.

For medical marijuana dispensaries that exist in towns that passed moratoriums barring the sale of recreational cannabis, it’s unclear when they’ll receive dual licensing.

Moratoriums have passed in Beavercreek, Kettering, Vandalia, Miamisburg, Centerville, Springboro, Carlisle, Monroe, Xenia, Franklin, Waynesville, Tipp City and several other cities throughout Ohio.

Beavercreek’s six-month moratorium is set to expire in June. The city’s only dispensary, Harvest of Beavercreek, acknowledged but did not return a request for comment regarding its plans surrounding recreational sale.

Contact this reporter at Sydney.Dawes@coxinc.com

Medical marijuana dispensaries in the area

Medical marijuana dispensaries will be the first in Ohio to be able to sell recreational marijuana. Below are the locations of those dispensaries in our area.



1	AYR Dispensary	4918 Airway Road	Riverside
2	Bloom Medicinals	403 S. Main St.	Seven Mile
3	Cannascend Alternative, LLC	333 Wayne Ave.	Dayton
4	Cannascend Alternative, LLC	300 N. Main St.	Monroe
5	Consume Oxford	3620 Southpoint Parkway	Oxford
6	Ethos	1525 Genntown Drive, Suite B5	Lebanon
7	Green Releaf	3620 Germantown St.	Dayton
8	Guaranteed Dispensary	1910 Wayne Ave.	Dayton
9	Harvest of Beavercreek	4370 Tonawanda Trail	Beavercreek
10	Off The Charts	3145 Salem Ave.	Dayton
11	Ohio Patient Access, LLC	1206 Recker Road	Piqua
12	Pure Iconic	5280 College Corner Pike	Oxford
13	Pure Ohio Wellness	1875 Needmore Road	Dayton
14	Shangri-La Dispensary	211 Brooks Drive	Monroe
15	Shangri-La Dispensary	100 Clarence F. Warner Drive,	Monroe
16	Terrasana	183 Raydo Circle	Springfield
17	The Forest Springfield, LLC	1711 W. Main St.	Springfield
18	The Green Goat Dispensary, LLC	8866 N. County Road 25A	Piqua
19	The Landing Dispensary	1312 SR-63	Monroe
20	Zen Leaf Dayton	5604 Airway Road	Riverside

Source: Ohio Board of Pharmacy

Ohio's adult-use cannabis licensing process starts today

Officials say it's unclear when recreational sales will begin.

By Sydney Dawes
Staff Writer

Applications for licenses needed to sell recreational marijuana will be available starting today, but it's too soon to say how quickly sales could begin after licenses are issued, according to Ohio Division of Cannabis Control officials.

After the recreational marijuana initiated statute went into effect last year, many Ohioans 21 and older have been legally growing and possessing cannabis at home.

But as of this week, adults

still have nowhere to legally buy cannabis.

Division of Cannabis Control spokesperson Jamie Crawford said the new division under the Ohio Department of Commerce aims to get adult Ohioans to a place where they can legally purchase nonmedical cannabis that has been tested before it hits shelves.

Medical marijuana dispensaries will be the first entities eligible to hold licensing for recreational sales. There are roughly 20 dispensaries in Montgomery, Greene, Butler, Warren, Clark and Miami counties.

Division officials say there isn't a day selected as the first day of recreational sale, but

Marijuana continued on A5

Marijuana

continued from A1

applications will be reviewed roughly in the order they are received.

Current medical permit holders who are looking to apply for dual licensing have already gone through many state-overseen steps needed to sell cannabis. These dispensaries are anticipated to have a quicker turnaround for issuance over the summer, said Crawford.

"We will start issuing licenses and it will be up to the retailer based on staffing, stock and other considerations as to which day they will begin sales," Crawford said.

Dual license application turnaround will in part depend on the application being filled out correctly and inspection requirements

being met.

It will also be important for medical marijuana dispensaries to ensure their sales are distinguished between medical and nonmedical products at checkout, Crawford said.

Recreational sale will also depend on the location of each medical marijuana dispensary. According to Ohio State University's Drug Enforcement and Policy Center, more than 50 localities have passed moratoriums barring or limiting recreational sale within their borders.

Kettering, Vandalia, Miamisburg, Centerville, Springboro, Carlisle, Monroe, Xenia, Franklin, Waynesville, Tipp City and other cities throughout the region have passed moratoriums.

If a dispensary license is issued by DCC for a town that does not have a moratorium in place, the locality

has 120 days to enact an ordinance prohibiting the operations of the dispensary. If an ordinance is passed, the dispensary has 60 days to cease operations or begin the process of initiating a petition to operate, to be voted on in the next general election, according to the Drug Enforcement and Policy Center.

The Dayton Daily News last month reported that area dispensaries that aren't in a city that has a moratorium against recreational sales were gearing up to apply for dual licensing and expecting a surge in demand.

Dispensaries will need to take a few steps after submitting their applications for dual licensing, said Adam Goers, the senior vice president of corporate affairs for The Cannabist Company, which owns the Columbia

Care dispensary in Dayton.

Extra training will be necessary to review with dispensary employees rules surrounding state-issued ID cards and how to help customers find products they want, for instance.

Goers said when dispensaries roll out recreational sales for the first time, customers should keep in mind that the first few days will be busy.

"On the first day or two you might see a short line or a slight delay in getting your adult-use cannabis, and maybe one or two of the products that you wanted may be out of stock for a few days. We will quickly adjust and it'll be back to business as usual," Goers said.

Contact this reporter at
Sydney.Dawes@coxinc.com

PRESS RELEASE



The City of Oakwood
30 Park Avenue
Oakwood, Ohio 45419

Subject: Citizen Police Academy

Date: June 3, 2024

OAKWOOD, OHIO:

The Oakwood Public Safety Department is excited to announce that we are accepting applications for our 2024 Citizen Police Academy (CPA), September 4, 2024 through November 6, 2024. The CPA will consist of a ten-week curriculum educating the participants about the functions of the Oakwood Public Safety Department. Classes will be held from 6:30pm to 8:45pm every Wednesday starting September 4, at the City Building, 30 Park Avenue.

Representatives from the Oakwood Safety Department will instruct a different subject each week with the goal creating greater understanding of modern policing and its challenges, and an introduction to fire prevention. Topics to be covered include: Safety Department Orientation, Patrol Operations, Traffic Enforcement, Use of Force, Evidence Collection, and Fire Prevention / Education.

The CPA is free of charge, and class size is limited to the first 12 applicants. Applications will be processed as they are received. Applicants must be an Oakwood resident or employed in the city of Oakwood, at least 21 years of age and pass a limited background check. Automatic disqualifying criteria would include any prior felony conviction, sex-related offense, or conviction for a defined misdemeanor crime of violence.

Chief Alan Hill stated, "The purpose of this program is to create a unique opportunity for citizens to better understand the job of a public safety officer and also serve as a way for Safety Department personnel to hear the needs and expectations of the community."

Applications can be obtained at the Safety Department or on the city's website, www.oakwoodohio.gov. The deadline to register is August 2.

For additional information about the CPA, please contact Lieutenant Damian Baggett at (937) 298-2122.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

Alan Hill, Director of Public Safety
(937) 298-2122
Hill@oakwood.oh.us

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For additional information about the Citizen Police Academy, contact Lieutenant Damian Baggett at (937) 298-2122.



MAY 2024 OAKWOOD PROPERTY SALES

SALES ABOVE APPRAISED VALUE					
<u>ADDRESS</u>	<u>DATE SOLD</u>	<u>SALE PRICE</u>	<u>DATE LAST SOLD</u>	<u>LAST SALE PRICE</u>	<u>COUNTY APPRAISED VALUE</u>
621 GARDEN RD	5/31/24	\$ 662,000	3/26/19	\$ 444,000	\$ 520,990
120 DELLWOOD AVE	5/1/24	\$ 632,900	4/28/00	\$ 300,000	\$ 625,870
19 MONTERAY RD	5/21/24	\$ 630,000	9/25/20	\$ 530,000	\$ 404,660
501 SWEETWOOD LN	5/29/24	\$ 589,000	3/24/16	\$ 420,000	\$ 588,200
546 HATHAWAY RD	5/9/24	\$ 549,000	2/2/05	\$ 278,500	\$ 346,750
58 E DIXON AVE	5/20/24	\$ 515,000	6/3/08	\$ 320,000	\$ 388,790
977 E SCHANTZ AVE	5/1/24	\$ 501,000	5/1/17	\$ 359,900	\$ 404,220
829 FAR HILLS AVE	5/9/24	\$ 489,900	10/7/15	\$ 279,900	\$ 289,790
91 PATTERSON RD	5/30/24	\$ 489,900	12/13/18	\$ 297,000	\$ 323,440
317 LONSDALE AVE	5/23/24	\$ 485,000	6/6/18	\$ 300,000	\$ 348,310
416 GREENMOUNT BLVD	5/20/24	\$ 481,500	2/24/21	\$ 287,500	\$ 300,680
2221 FAR HILLS AVE	5/10/24	\$ 479,900	7/5/05	\$ 329,000	\$ 341,940
63 E THRUSTON BLVD	5/29/24	\$ 468,400	8/13/08	\$ 340,000	\$ 468,390
227 RIDGEWOOD AVE	5/3/24	\$ 458,338	1/2/02	\$ 236,000	\$ 331,430
412 HARMAN BLVD	5/24/24	\$ 436,000	3/17/20	\$ 295,000	\$ 262,570
14 E DIXON AVE	5/14/24	\$ 410,000	NOT LISTED	NOT LISTED	\$ 382,890
236 POINTE OAKWOOD WAY	5/1/24	\$ 390,000	6/2/20	\$ 275,000	\$ 266,690
2420 SHROYER RD	5/15/24	\$ 380,000	4/20/20	\$ 183,000	\$ 204,890
533 ACORN DR	5/7/24	\$ 376,000	8/10/22	\$ 285,000	\$ 312,310
337 E PEACH ORCHARD AVE	5/21/24	\$ 300,000	2/2/09	\$ 120,000	\$ 195,830
324 CLARANNA AVE	5/1/24	\$ 299,900	8/24/15	\$ 162,000	\$ 206,280
312 IRVING AVE	5/21/24	\$ 275,000	5/9/13	\$ 95,000	\$ 173,570
1915 SHROYER RD	5/31/24	\$ 272,000	12/23/22	\$ 140,000	\$ 206,660
236 MONTERAY AVE	5/30/24	\$ 243,000	5/12/20	\$ 189,900	\$ 183,300
1211 FAR HILLS AVE #203	5/29/24	\$ 105,000	3/1/21	\$ 38,000	\$ 62,250
96% ABOVE APPRAISED VALUE					
SALES BELOW APPRAISED VALUE					
<u>ADDRESS</u>	<u>DATE SOLD</u>	<u>SALE PRICE</u>	<u>DATE LAST SOLD</u>	<u>LAST SALE PRICE</u>	<u>COUNTY APPRAISED VALUE</u>
314-316 E SCHANTZ AVE	5/2/24	\$ 400,000	NOT LISTED	NOT LISTED	\$ 531,350
4% BELOW APPRAISED VALUE					

Smith Gardens Blanket Concert Series starts June 9

The 2024 Smith Gardens Blanket Concert Series will kickoff at 7 p.m. Sunday, June 9, with a performance by the Madcap Puppets presenting “Annie Oakley’s Wild West Show.”

Madcap Puppets is based in Cincinnati and is nationally recognized for engaging audiences through their original children’s theatre production that include life size puppets. Come have a rootin’ tootin’ good time telling stories with Ohio’s favorite gal, Annie Oakley. Hear Madcap’s famous puppets tell some Midwest classic tall tales like Johnny Appleseed, Big Eared Bo, Davy Crockett, and Paul Bunyan. This life-size play is sure to delight audiences of all ages.

The three-part concert series will continue at 7 p.m. Sunday, July 14,

with a performance by the folk-rock quartet Honey & Houston, and at 7 p.m. Sunday, Aug. 18 with Puzzle of Light.

Honey & Houston is an eclectic folk-rock quartet from northern Kentucky. Defined by the sweet, gypsy harmonies of songwriters Heather Turner and Lauren Houston anchored by drummer Daniel Peterson and multi-instrumentalist Mark Cretcher, the group manages to blend all of their diverse influences into an unpretentious blend that’s all their own. Turner and Houston are like sisters from different mothers, who write and sing songs that jump from sweet country ballad to roadhouse rock.

Puzzle of Light “is a world-flavored quintet whose music is

influenced by jazz, blues, folk, African rhythms, Middle Eastern harmonies and Old World sounds. The band leaps nimbly from one inspiration to the next, wrapping them all in the signature Puzzle sound; in the course of one set, listeners might hear sources as varied as Van Morrison, Leonard Cohen, Duke Ellington, Sting, Stanley Turrentine, John Hyatt and Dave Brubeck, among numerous original tunes,” one reviewer noted.

All 2024 Smith Gardens Blanket Concerts are free and open to the public. Smith Gardens is located in the 800 block of Oakwood Avenue at the corner of Walnut Lane.

In case of rain, concerts will be held at the Oakwood Community Center, 105 Patterson Road.

Financial Reports



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

**Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances
for the period ended May 31, 2024
GENERAL CITY SERVICES FUNDS**

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
General Fund												
101	General	8,745,359	129,771	8,875,130	7,080,456	15,955,586	7,071,050	8,884,536	592,817	8,291,719	9,406	(453,640)
Major Operating Funds												
220	Street Maintenance and Repair	500,000	94,664	594,664	752,419	1,347,083	687,811	659,272	159,272	500,000	64,608	-
228	Leisure Activity	500,000	12,188	512,188	667,026	1,179,214	389,997	789,217	232,601	556,616	277,029	56,616
230	Health	200,000	15	200,015	184,461	384,476	93,314	291,162	10,379	280,783	91,147	80,783
510	Sidewalk, Curb & Apron	200,000	-	200,000	93,588	293,588	236	293,352	404	292,948	93,352	92,948
308	Equipment Replacement	1,171,736	450,778	1,622,514	699,828	2,322,342	234,135	2,088,207	723,928	1,364,279	465,693	192,543
309	Capital Improvement	993,848	322,354	1,316,202	950,000	2,266,202	295,456	1,970,746	194,915	1,775,831	654,544	781,983
707	Service Center	100,000	4,976	104,976	585,052	690,028	292,380	397,648	297,648	100,000	292,672	-
Other Funds												
208	Bullock Endowment Trust	51,709	-	51,709	594	52,303	-	52,303	-	52,303	594	594
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	-	-	-	56,139	56,139	56,139	-	-	-	-	-
211	Smith Memorial Gardens	400,000	1,127	401,127	69,375	470,502	42,847	427,655	12,584	415,071	26,528	15,071
212	Indigent Drivers Alcohol Treatment	41,743	-	41,743	807	42,550	-	42,550	-	42,550	807	807
213	Enforcement and Education	9,875	-	9,875	-	9,875	-	9,875	-	9,875	-	-
214	Law Enforcement	18,272	-	18,272	-	18,272	6,090	12,182	910	11,272	(6,090)	(7,000)
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	43,659	-	43,659	2,988	46,647	2,637	44,010	1,667	42,343	351	(1,316)
218	Court Computerization	35,328	-	35,328	1,266	36,594	1,870	34,724	430	34,294	(604)	(1,034)
219	Court Special Projects	49,816	-	49,816	2,297	52,113	20,618	31,495	-	31,495	(18,321)	(18,321)
221	OneOhio Fund	20,783	-	20,783	1,404	22,187	-	22,187	-	22,187	1,404	1,404
224	State Highway Improvement	163,170	19,219	182,389	19,270	201,659	5,672	195,987	32,397	163,590	13,598	420
240	Public Safety Endowment	169,434	2,785	172,219	1,984	174,203	-	174,203	4,710	169,493	1,984	59
250	Special Projects	4,642,839	-	4,642,839	53,470	4,696,309	-	4,696,309	-	4,696,309	53,470	53,470
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	-	451,163	451,163	-	451,163	451,163	-	-	-	(451,163)	-
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	138,212	18,000	156,212	167,865	324,077	69,621	254,456	95,879	158,577	98,244	20,365
706	Self-Funding Insurance Trust	25,000	-	25,000	4,905	29,905	3,783	26,122	1,122	25,000	1,122	-
810	Fire Insurance Trust	-	-	-	31,255	31,255	-	31,255	-	31,255	31,255	31,255
811	Contractors Permit Fee	-	-	-	-	-	-	-	-	-	-	-
Total		18,220,783	1,507,040	19,727,823	11,426,449	31,154,272	9,724,819	21,429,453	2,361,663	19,067,790	1,701,630	847,007

CHART NE1

**Current Revenue as Compared to Annual Estimates
for the period ended May 31, 2024
GENERAL CITY SERVICES FUNDS**

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
General Fund											
101	General	13,317,456	7,080,456	53	(6,237,000)	-	-	-	13,317,456	7,080,456	53
Major Operating Funds											
220	Street Maintenance and Repair	622,500	238,517	38	(383,983)	938,337	513,902	55	1,560,837	752,419	48
228	Leisure Activity	565,750	332,804	59	(232,946)	793,802	334,222	42	1,359,552	667,026	49
230	Health	159,874	141,948	89	(17,926)	60,164	42,513	71	220,038	184,461	84
510	Sidewalk, Curb & Apron	85,000	93,588	110	8,588	116,700	-	-	201,700	93,588	46
308	Equipment Replacement	-	74,828	-	74,828	625,000	625,000	100	625,000	699,828	112
309	Capital Improvement	1,206,400	-	-	(1,206,400)	950,000	950,000	100	2,156,400	950,000	44
707	Service Center	330,125	220,120	67	(110,005)	491,590	364,932	74	821,715	585,052	71
Other Funds											
208	Bullock Endowment Trust	1,000	594	59	(406)	-	-	-	1,000	594	59
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	117,306	56,139	48	(61,167)	-	-	-	117,306	56,139	48
211	Smith Memorial Gardens	66,300	47,151	71	(19,149)	86,950	22,224	26	153,250	69,375	45
212	Indigent Drivers Alcohol Treatment	2,600	807	31	(1,793)	-	-	-	2,600	807	31
213	Enforcement and Education	200	-	-	(200)	-	-	-	200	-	-
214	Law Enforcement	-	-	-	-	-	-	-	-	-	-
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	7,000	2,988	43	(4,012)	-	-	-	7,000	2,988	43
218	Court Computerization	3,000	1,266	42	(1,734)	-	-	-	3,000	1,266	42
219	Court Special Projects	5,500	2,297	42	(3,203)	-	-	-	5,500	2,297	42
221	OneOhio Fund	13,400	1,404	10	(11,996)	-	-	-	13,400	1,404	10
224	State Highway Improvement	47,400	19,270	41	(28,130)	-	-	-	47,400	19,270	41
240	Public Safety Endowment	3,000	1,984	66	(1,016)	-	-	-	3,000	1,984	66
250	Special Projects	100,000	53,470	53	(46,530)	-	-	-	100,000	53,470	53
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	-	-	-	-	-	-	-	-	-	-
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	130,000	131,217	101	1,217	42,400	36,648	86	172,400	167,865	97
706	Self-Funding Insurance Trust	-	-	-	-	17,500	4,905	28	17,500	4,905	28
810	Fire Insurance Trust	-	31,255	-	31,255	-	-	-	-	31,255	-
811	Contractors Permit Fee	2,000	-	-	(2,000)	-	-	-	2,000	-	-
Total		16,785,811	8,532,103	51	(8,253,708)	4,122,443	2,894,346	70	20,908,254	11,426,449	55

**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended May 31, 2024**

GENERAL CITY SERVICES FUNDS

#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
General Fund													
101	General	10,724,010	4,295,199	40	592,817	4,888,016	46	3,907,501	2,775,851	71	14,631,511	7,663,867	52
Major Operating Funds													
220	Street Maintenance and Repair	1,448,579	536,568	37	159,272	695,840	48	206,922	151,243	73	1,655,501	847,083	51
228	Leisure Activity	1,367,730	386,371	28	232,601	618,972	45	4,010	3,626	90	1,371,740	622,598	45
230	Health	213,707	89,688	42	10,379	100,067	47	4,010	3,626	90	217,717	103,693	48
510	Sidewalk, Curb & Apron	201,700	236	-	404	640	-	-	-	-	201,700	640	-
308	Equipment Replacement	1,245,278	234,135	19	723,928	958,063	77	-	-	-	1,245,278	958,063	77
309	Capital Improvement	2,552,254	295,456	12	194,915	490,371	19	-	-	-	2,552,254	490,371	19
707	Service Center	826,691	292,380	35	297,648	590,028	71	-	-	-	826,691	590,028	71
Other Funds													
208	Bullock Endowment Trust	500	-	-	-	-	-	-	-	-	500	-	-
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	117,306	56,139	48	-	56,139	48	-	-	-	117,306	56,139	48
211	Smith Memorial Gardens	154,377	42,847	28	12,584	55,431	36	-	-	-	154,377	55,431	36
212	Indigent Drivers Alcohol Treatment	1,500	-	-	-	-	-	-	-	-	1,500	-	-
213	Enforcement and Education	1,500	-	-	-	-	-	-	-	-	1,500	-	-
214	Law Enforcement	10,500	6,090	58	910	7,000	67	-	-	-	10,500	7,000	67
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	8,500	2,637	31	1,667	4,304	51	-	-	-	8,500	4,304	51
218	Court Computerization	9,500	1,870	20	430	2,300	24	-	-	-	9,500	2,300	24
219	Court Special Projects	28,500	20,618	72	-	20,618	72	-	-	-	28,500	20,618	72
221	OneOhio Fund	-	-	-	-	-	-	-	-	-	-	-	-
224	State Highway Improvement	66,819	5,672	8	32,397	38,069	57	-	-	-	66,819	38,069	57
240	Public Safety Endowment	33,285	-	-	4,710	4,710	14	-	-	-	33,285	4,710	14
250	Special Projects	-	-	-	-	-	-	-	-	-	-	-	-
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	451,163	451,163	100	-	451,163	100	-	-	-	451,163	451,163	100
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	190,400	69,621	37	95,879	165,500	87	-	-	-	190,400	165,500	87
706	Self-Funding Insurance Trust	17,500	3,783	22	1,122	4,905	28	-	-	-	17,500	4,905	28
810	Fire Insurance Trust	31,255	-	-	-	-	-	-	-	-	31,255	-	-
811	Contractors Permit Fee	2,000	-	-	-	-	-	-	-	-	2,000	-	-
Total		19,704,554	6,790,473	34	2,361,663	9,152,136	46	4,122,443	2,934,346	71	23,826,997	12,086,482	51

(1) Prior years encumbrances closed (money not spent) as of May 31, 2024:

\$ 10,357

CHART NE3

GENERAL FUND RECEIPTS

5-YEAR HISTORY

YTD at May 31, 2024

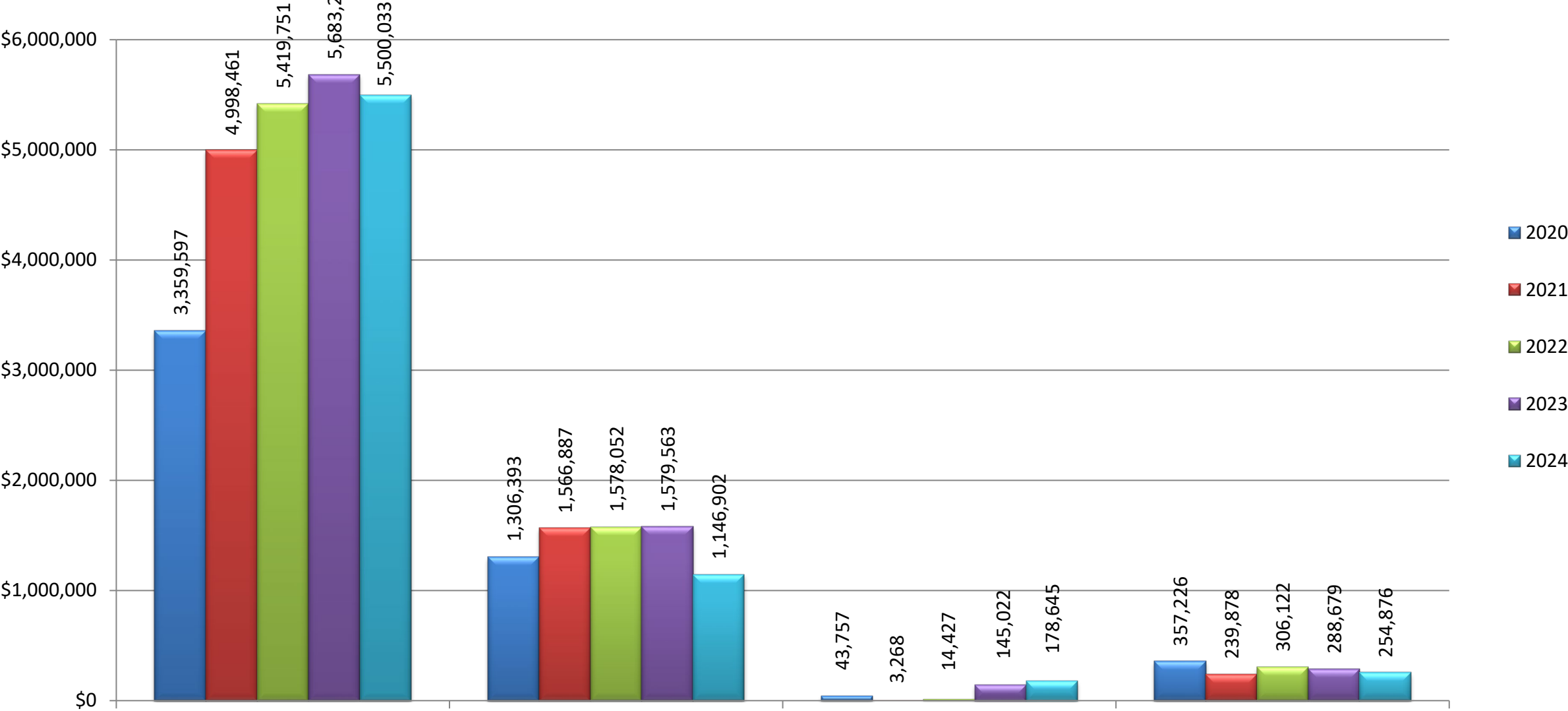
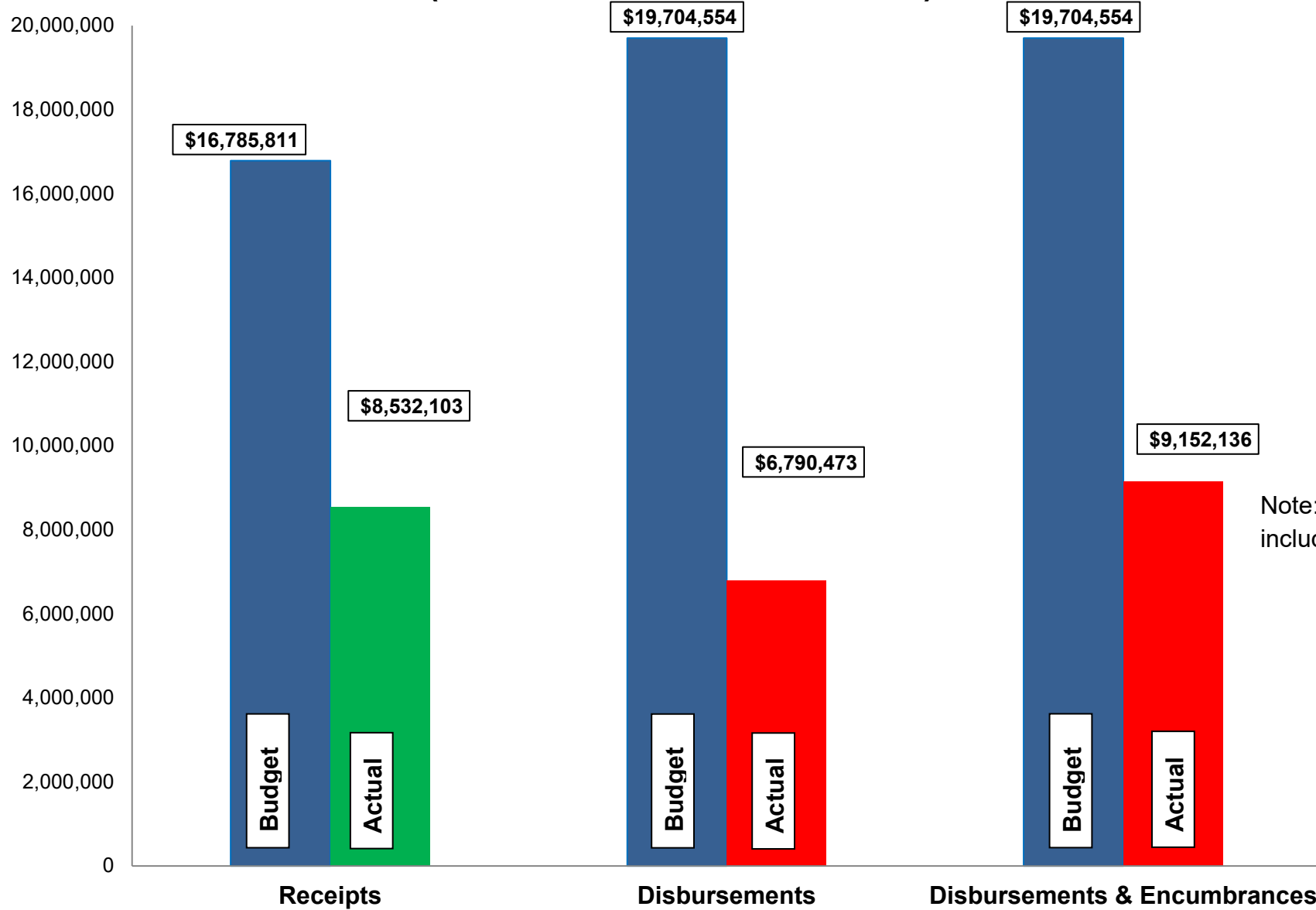


Chart NE4

**Budget, Revenues & Expenditures
as of May 31, 2024
GENERAL CITY SERVICES
(Excludes Internal Transfers)**



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

CHART NE5

**Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances
for the period ended May 31, 2024
REFUSE FUND**

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
205	Refuse	433,118	7,207	440,325	595,713	1,036,038	700,920	335,118	120,319	214,799	(105,207)	(218,319)
206	Refuse Equipment Replacement	53,713	445	54,158	90,000	144,158	140,000	4,158	445	3,713	(50,000)	(50,000)
	Total	486,831	7,652	494,483	685,713	1,180,196	840,920	339,276	120,764	218,512	(155,207)	(268,319)

**Current Revenue as Compared to Annual Estimates
for the period ended May 31, 2024**

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
205	Refuse	1,380,600	595,713	43	(784,887)	-	-	-	1,380,600	595,713	43
206	Refuse Equipment Replacement	-	-	-	-	100,000	90,000	90	100,000	90,000	90
	Total	1,380,600	595,713	43	(784,887)	100,000	90,000	-	1,480,600	685,713	46

**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended May 31, 2024**

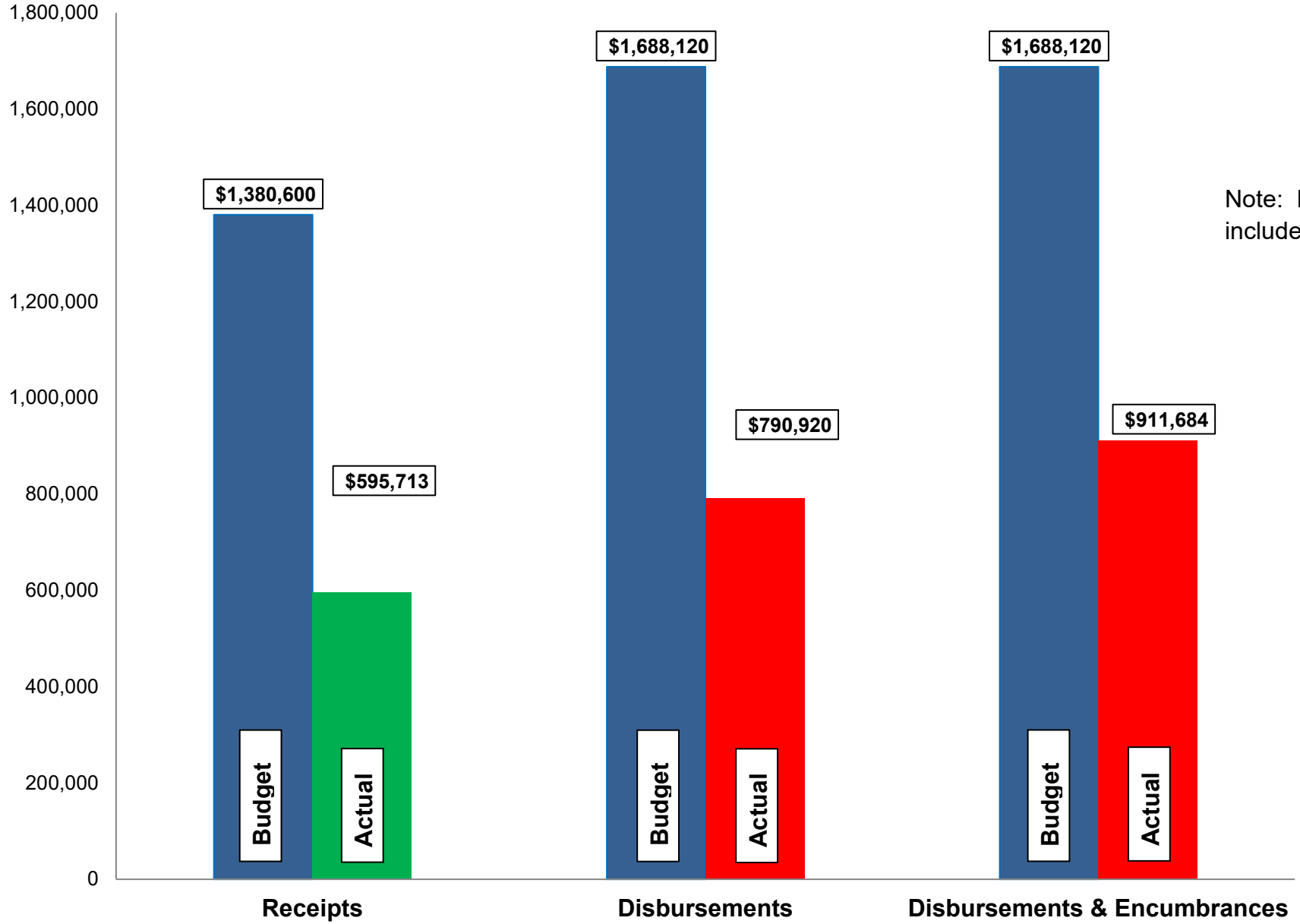
#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
205	Refuse	1,547,675	650,920	42	120,319	771,239	50	100,000	50,000	50	1,787,813	821,239	46
206	Refuse Equipment Replacement	140,445	140,000	100	445	140,445	100	-	-	-	140,445	140,445	100
	Total	1,688,120	790,920	47	120,764	911,684	54	100,000	50,000	-	1,928,258	961,684	50

(1) Prior years encumbrances closed (money not spent) as of May 31, 2024:

\$ -

CHART R1

Budget, Revenues & Expenditures as of May 31, 2024 REFUSE FUNDS



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

CHART R2

**Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances
for the period ended May 31, 2024
WATER FUNDS**

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
602	Waterworks	760,907	84,374	845,281	619,341	1,464,622	757,338	707,284	320,591	386,693	(137,997)	(374,214)
603	Water Improve/Equip Replace	135,248	270,582	405,830	275,000	680,830	60,394	620,436	304,118	316,318	214,606	181,070
Total		896,155	354,956	1,251,111	894,341	2,145,452	817,732	1,327,720	624,709	703,011	76,609	(193,144)

**Current Revenue as Compared to Annual Estimates
for the period ended May 31, 2024**

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
602	Waterworks	1,739,400	619,341	36	(1,120,059)	-	-	-	1,739,400	619,341	36
603	Water Improve/Equip Replace	-	-	-	-	525,000	275,000	52	525,000	275,000	52
Total		1,739,400	619,341	36	(1,120,059)	525,000	275,000	52	2,264,400	894,341	39

**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended May 31, 2024**

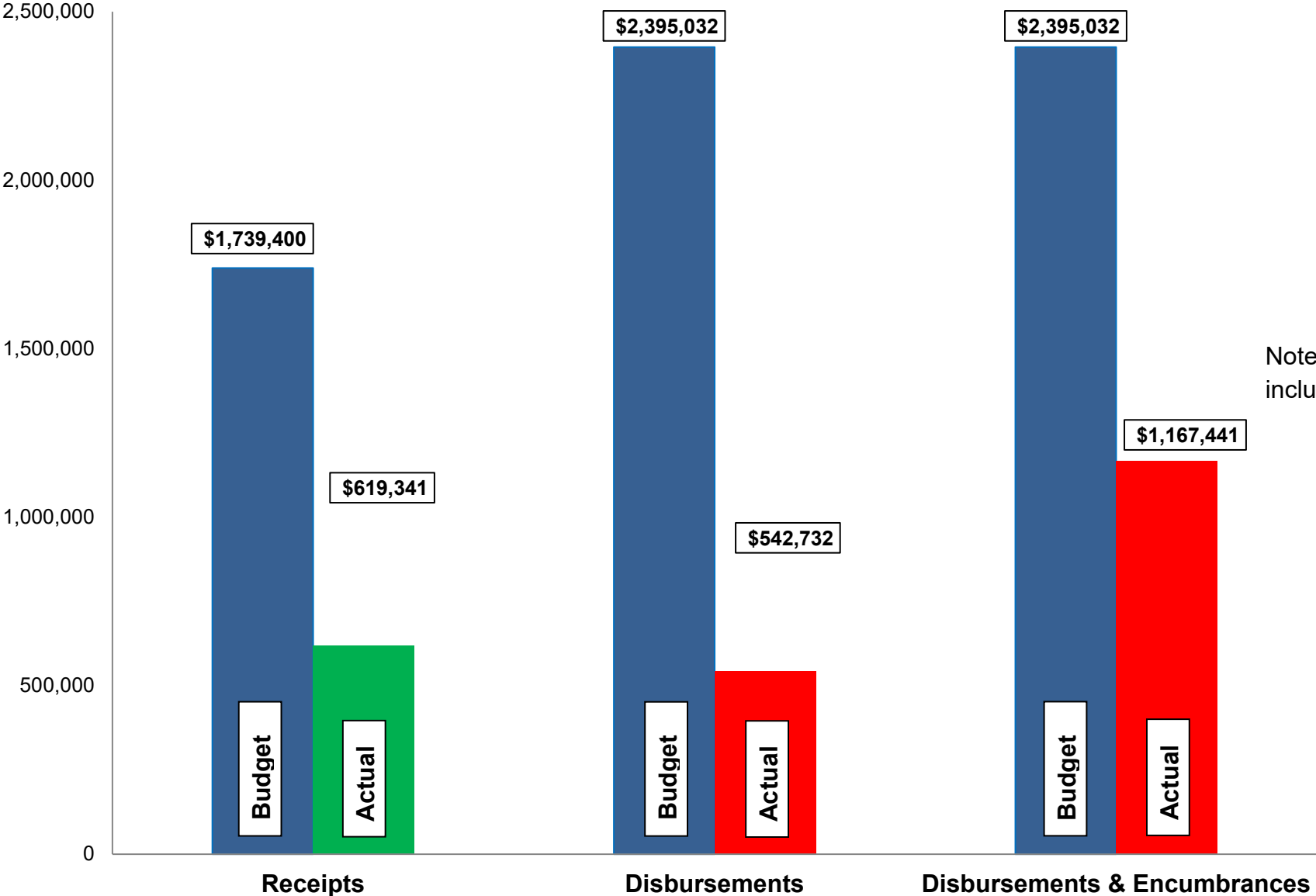
#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
602	Waterworks	1,493,450	482,338	32	320,591	802,929	54	525,000	275,000	52	2,111,522	1,077,929	51
603	Water Improve/Equip Replace	901,582	60,394	7	304,118	364,512	40	-	-	-	901,582	364,512	40
Total		2,395,032	542,732	23	624,709	1,167,441	49	525,000	275,000	-	3,013,104	1,442,441	48

(1) Prior years encumbrances closed (money not spent) as of May 31, 2024:

\$ 184

CHART W1

**Budget, Revenues & Expenditures
as of May 31, 2024
WATER FUNDS
(Excludes Internal Transfers)**



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

CHART W2

**Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances
for the period ended May 31, 2024
SANITARY SEWER FUNDS**

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
607	Sanitary Sewer Disp. and Maint.	1,232,278	379,201	1,611,479	927,705	2,539,184	1,227,738	1,311,446	31,887	1,279,559	(300,033)	47,281
608	Sewer Improve/Equip Replace	321,368	40,891	362,259	300,000	662,259	16,575	645,684	24,316	621,368	283,425	300,000
Total		1,553,646	420,092	1,973,738	1,227,705	3,201,443	1,244,313	1,957,130	56,203	1,900,927	(16,608)	347,281

**Current Revenue as Compared to Annual Estimates
for the period ended May 31, 2024**

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
607	Sanitary Sewer Disp. and Maint.	2,385,700	927,705	39	(1,457,995)	-	-	-	2,385,700	927,705	39
608	Sewer Improve/Equip Replace	-	-	-	-	300,000	300,000	100	300,000	300,000	100
Total		2,385,700	927,705	39	(1,457,995)	300,000	300,000	-	2,685,700	1,227,705	46

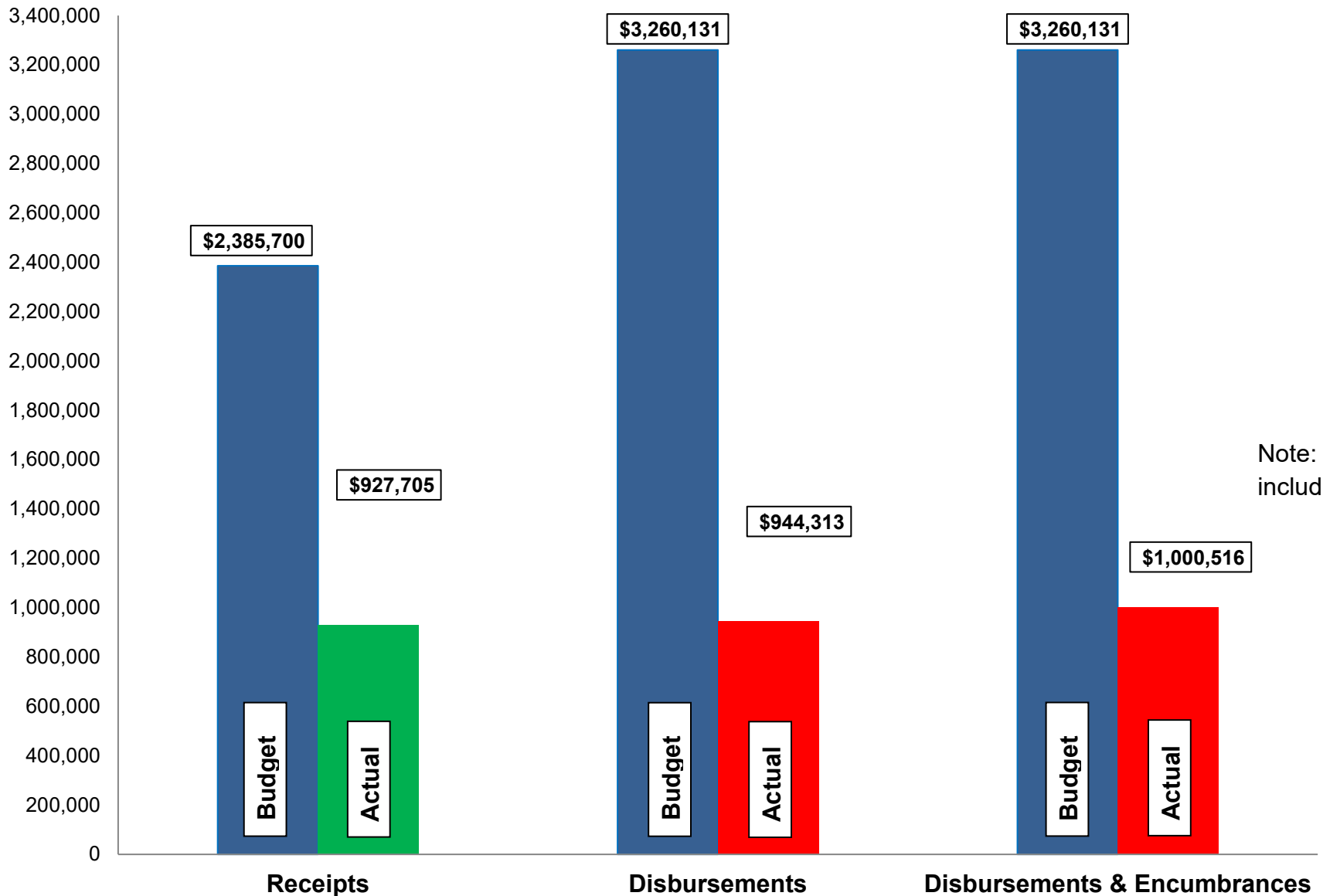
**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended May 31, 2024**

#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
607	Sanitary Sewer Disp. and Maint.	2,790,540	927,738	33	31,887	959,625	34	300,000	300,000	100	3,134,649	1,259,625	40
608	Sewer Improve/Equip Replace	469,591	16,575	4	24,316	40,891	9	-	-	-	469,591	40,891	9
Total		3,260,131	944,313	29	56,203	1,000,516	31	300,000	300,000	100	3,604,240	1,300,516	36

(1) Prior years encumbrances closed (money not spent) as of May 31, 2024: \$ -

CHART S1

**Budget, Revenues & Expenditures
as of May 31, 2024
SANITARY SEWER FUNDS
(Excludes Internal Transfers)**



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

CHART S2

**Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances
for the period ended May 31, 2024
STORMWATER FUNDS**

#	Fund Name	Beginning Unencumbered Balance	Encumbrances	Beginning Cash Balance	Y-T-D Total Receipts	Available Funds	Y-T-D Total Disbursements	Ending Cash Balance	Encumbrances	Ending Unencumbered Balance	Change in Cash Balance	Change in Unencumbered Balance
615	Stormwater Utility	453,960	14,193	468,153	212,149	680,302	369,390	310,912	32,700	278,212	(157,241)	(175,748)
616	Stormwater Improve/Equip Replace	30,828	1,156,974	1,187,802	250,000	1,437,802	885,408	552,394	543,056	9,338	(635,408)	(21,490)
Total		484,788	1,171,167	1,655,955	462,149	2,118,104	1,254,798	863,306	575,756	287,550	(792,649)	(197,238)

**Current Revenue as Compared to Annual Estimates
for the period ended May 31, 2024**

#	Fund Name	Budgeted Outside Receipts	YTD Outside Receipts	% of Budget	Net Difference (\$)	Budgeted Transfer Receipts	YTD Transfer Receipts	% of Budget	Budgeted Total Receipts	YTD Total Receipts	% of Budget
615	Stormwater Utility	475,100	212,149	45	(262,951)	-	-	-	475,100	212,149	45
616	Stormwater Improve/Equip Replace	-	-	-	-	250,000	250,000	100	250,000	250,000	100
Total		475,100	212,149	45	(262,951)	250,000	250,000	100	725,100	462,149	64

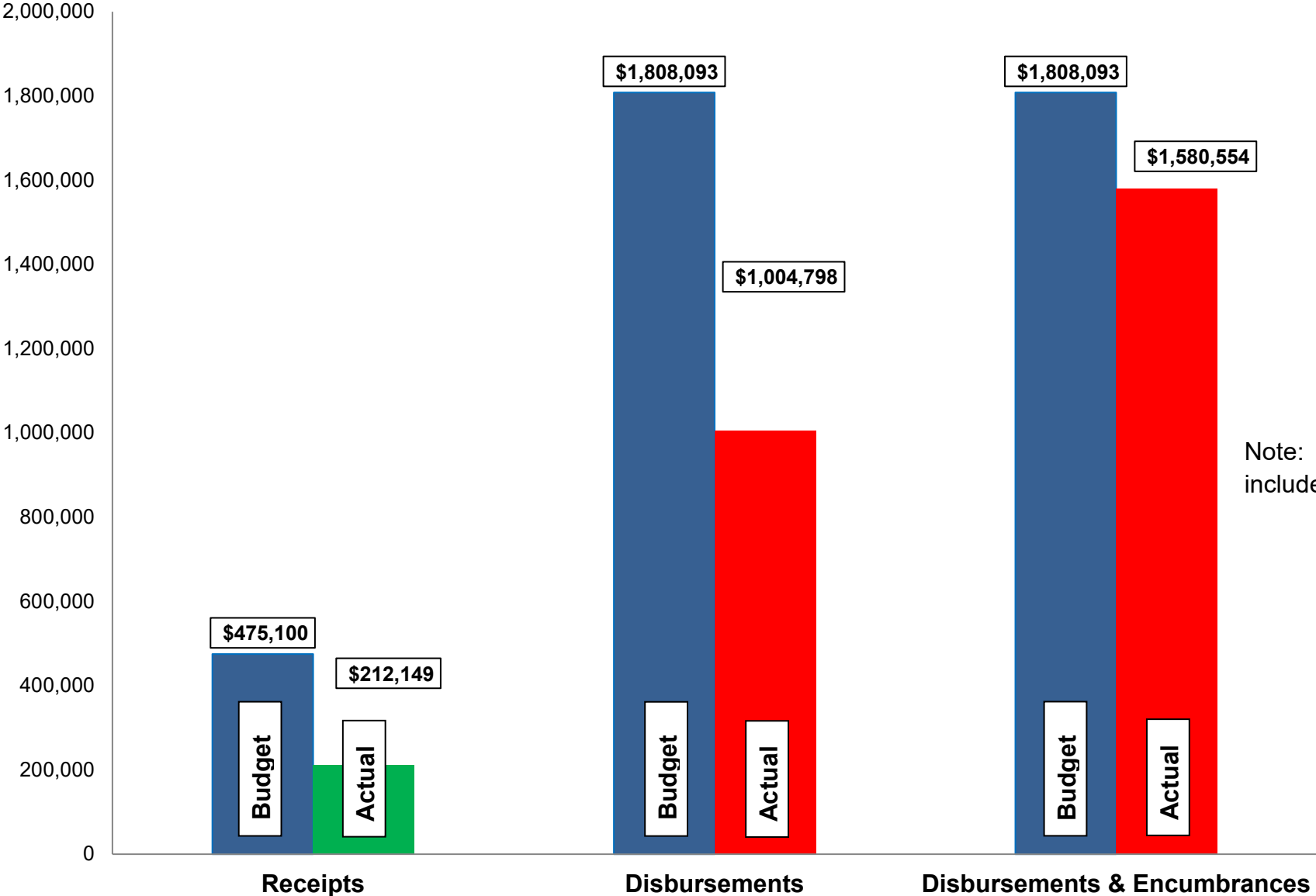
**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended May 31, 2024**

#	Fund Name	Budgeted Outside Disbursements	YTD Outside Disbursements	% of Budget	Encumbrances	YTD Outside Disbursements & Encumbrances	% of Budget	Budgeted Transfer Disbursements	YTD Transfer Disbursements	% of Budget	Budgeted Total Disbursements	YTD Total Disb., Enc. & Tfrs	% of Budget
615	Stormwater Utility	371,119	119,390	32	32,700	152,090	41	250,000	250,000	100	648,925	402,090	62
616	Stormwater Improve/Equip Replace	1,436,974	885,408	62	543,056	1,428,464	99	-	-	-	1,436,974	1,428,464	99
Total		1,808,093 (1)	1,004,798	56	575,756	1,580,554	87	250,000	250,000	100	2,085,899	1,830,554	88

(1) Prior years encumbrances closed (money not spent) as of May 31, 2024: \$ -

CHART ST1

**Budget, Revenues & Expenditures
as of May 31, 2024
STORMWATER FUNDS
(Excludes Internal Transfers)**



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

CHART ST2

Subject: Monthly Financials – May

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

General City Services:

- Gross Income Tax collections are at 52.24% of the budgeted \$10.80M. April and May are normally our largest collection months. The gross and net 2024 collections are less than YTD May 2023 by 2.98% and 3.22%, respectively.
- Our Real Estate tax collections total \$1,146,902; 66.05% of budget.
- General Fund revenues are 53% of budget and total General City Services revenues are 51% of budget.
- General Fund expenditures, including encumbrances, are 46% of budget and total General City Services expenditures, including encumbrances, are 46% of budget.
- Budgeted disbursements for General City Services include \$18,126,259 in original appropriations plus the following supplemental appropriation:
 - \$40,000 approved February 5, 2024 for the purchase of a power cot for Medic 27.
 - \$31,254.89 approved April 1, 2024 for the release of security for the repair of a residential premise damaged by fire.
- No unusual items in the month of May.

Refuse Fund:

- Refuse revenues are approximately 43% of budget. Expenditures, including encumbrances, are approximately 54% of budget.
- Budgeted disbursements for Refuse include \$1,680,468 in original appropriations.
- No unusual items in the month of May.

Enterprise Funds:

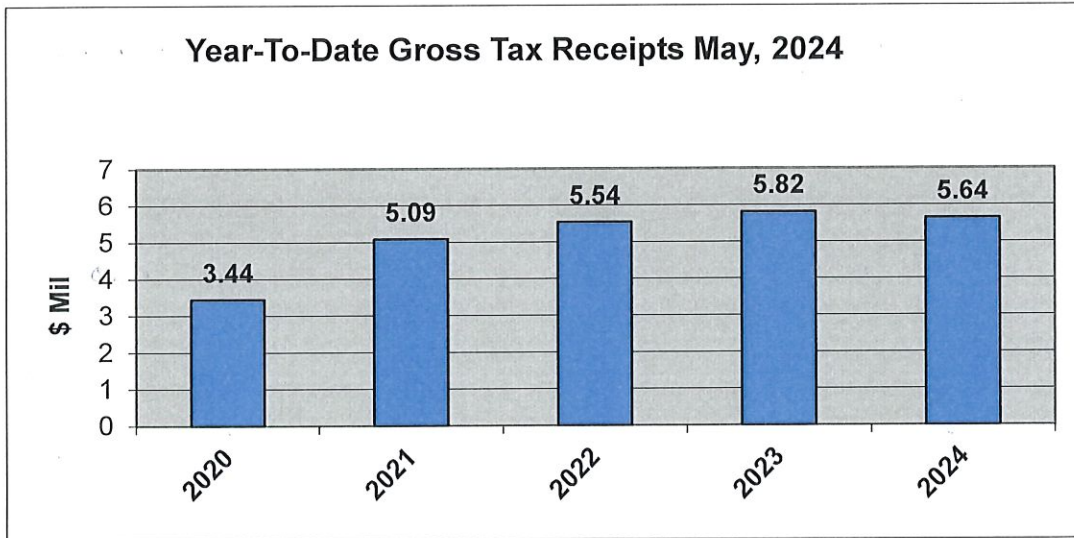
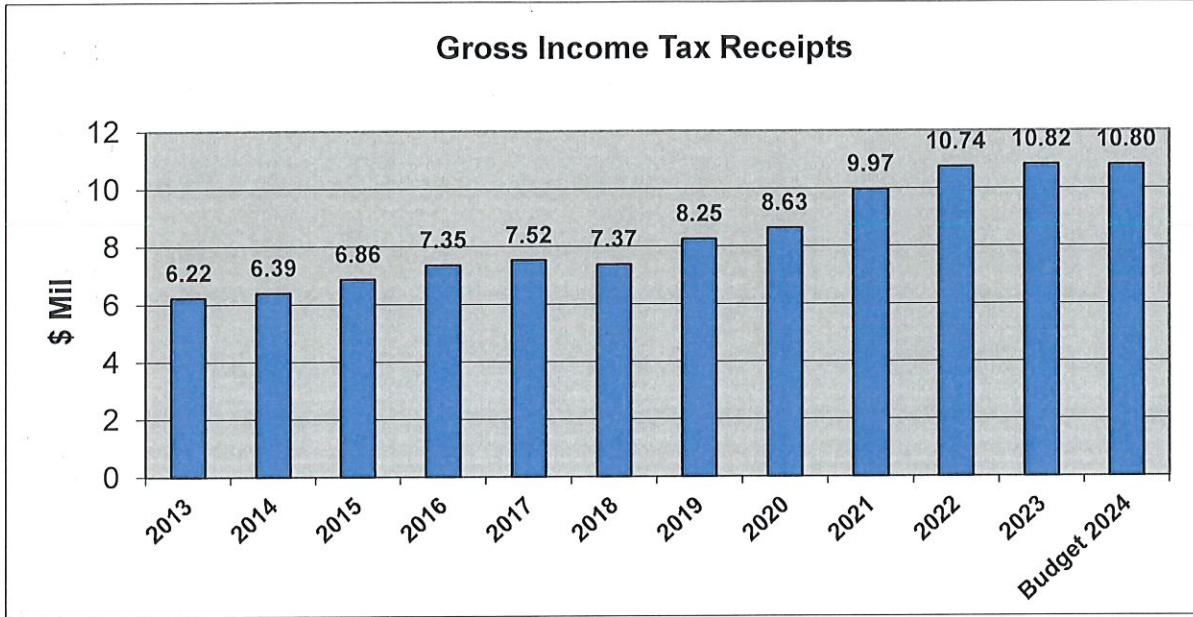
- Water revenues are approximately 36% of budget. Expenditures, including encumbrances, are approximately 49% of budget.
- Budgeted disbursements for Water include \$2,040,076 in original appropriations.
- Sewer revenues are approximately 39% of budget. Expenditures, including encumbrances, are approximately 31% of budget. 67% of our 2023 costs were a result of payments to Dayton and Montgomery County for wastewater treatment.
- Budgeted disbursements for Sanitary Sewer include \$2,840,039 in original appropriations.
- Stormwater revenues are approximately 45% of budget. Expenditures, including encumbrances, are approximately 87% of budget.
- Budgeted disbursements for Stormwater include \$636,926 in original appropriations.
- No unusual items in the month of May.

Cindy

TAX REVENUE ANALYSIS

2024

The following graphs depict total income tax receipts and do not include tax refunds issued.



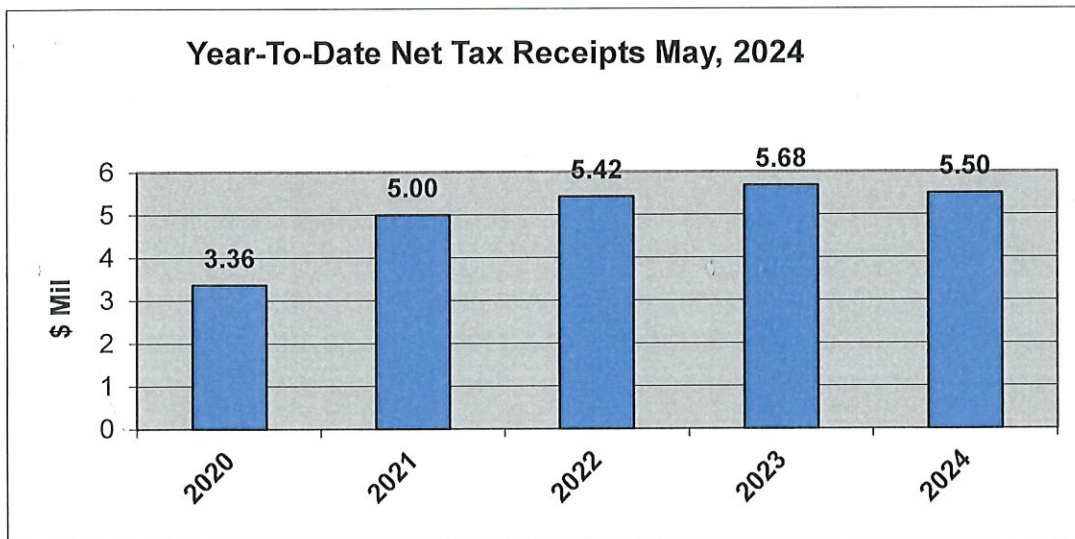
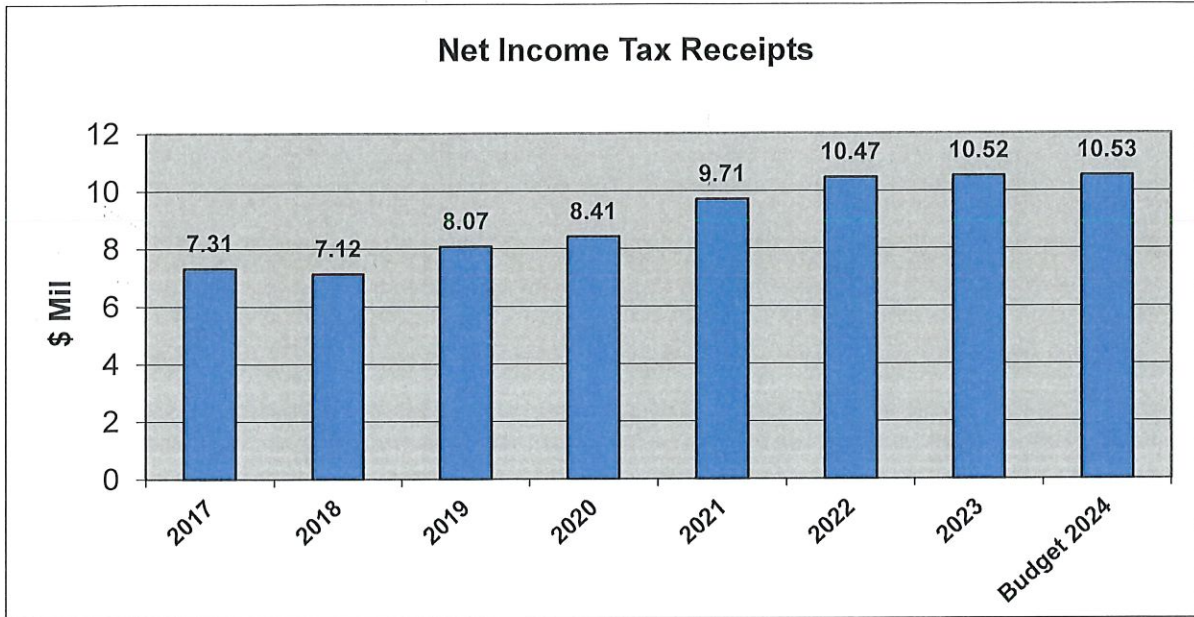
Year-To-Date Gross Collections vs Prior Year

2023	\$5,815,443.86
2024	\$5,641,932.89
Change	-2.98%

TAX REVENUE ANALYSIS

2024

The following graphs depict total income tax receipts less refunds issued.



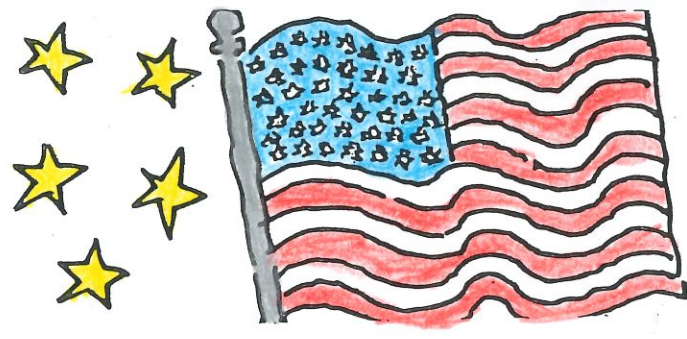
Year-To-Date Net Collections vs Prior Year

2023	\$5,683,255.79
2024	\$5,500,033.48
Change	-3.22%

INCOME TAX COMPARISON - GROSS RECEIPTS

2021 through 2023

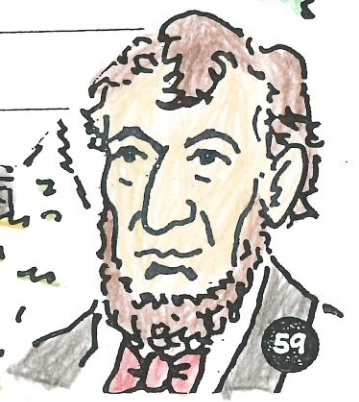
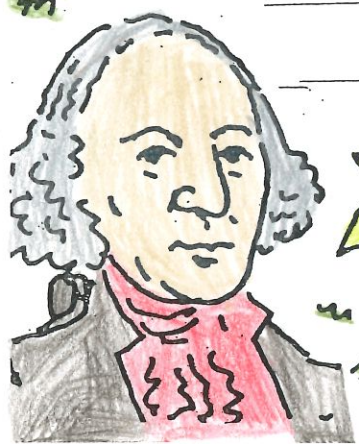
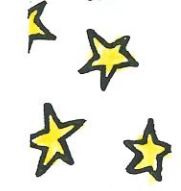
				DAILY	MONTHLY	YEAR-TO-DATE
	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>INCR / DECR</u>	<u>INCR / (DECR)</u>	<u>INCR / (DECR)</u>
JANUARY	\$1,206,895.03	\$1,187,541.97	\$1,160,804.79	N/A	(\$26,737.18)	(\$26,737.18)
FEBRUARY	\$589,786.40	\$704,541.69	\$729,092.02	N/A	\$24,550.33	(\$2,186.85)
MARCH	\$774,848.77	\$700,349.49	\$714,729.05	N/A	\$14,379.56	\$12,192.71
APRIL	\$1,525,835.38	\$1,616,405.65	\$1,769,961.52	N/A	\$153,555.87	\$165,748.58
MAY	\$1,439,747.23	\$1,606,605.06	\$1,267,345.51	<<<MONTH-TO-DATE	(\$339,259.55)	(\$173,510.97)
JUNE	\$1,049,802.24	\$779,738.25		N/A		
JULY	\$622,825.88	\$736,266.50		N/A		
AUGUST	\$778,874.65	\$611,330.64		N/A		
SEPTEMBER	\$789,166.14	\$764,411.27		N/A		
OCTOBER	\$820,891.56	\$934,516.00		N/A		
NOVEMBER	\$646,466.31	\$597,648.50		N/A		
DECEMBER	\$494,045.92	\$581,402.63		N/A		
TOTAL	\$10,739,185.51	\$10,820,757.65	\$5,641,932.89			
				DAILY	MONTHLY	YEAR-TO-DATE
MAY	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>INCR / (DECR)</u>	<u>INCR / (DECR)</u>	<u>INCR / (DECR)</u>
1	0.00	66,137.66	67,107.12	\$969.46	\$969.46	\$166,718.04
2	29,161.26	80,042.07	21,614.12	(\$58,427.95)	(\$57,458.49)	\$108,290.09
3	109,773.72	82,007.29	40,182.08	(\$41,825.21)	(\$99,283.70)	\$66,464.88
4	89,304.57	82,751.34	0.00	(\$82,751.34)	(\$182,035.04)	(\$16,286.46)
5	74,754.48	75,029.87	0.00	(\$75,029.87)	(\$257,064.91)	(\$91,316.33)
6	70,887.69	0.00	41,904.00	\$41,904.00	(\$215,160.91)	(\$49,412.33)
7	0.00	0.00	27,610.54	\$27,610.54	(\$187,550.37)	(\$21,801.79)
8	0.00	51,067.82	106,159.54	\$55,091.72	(\$132,458.65)	\$33,289.93
9	70,127.72	101,548.30	27,228.00	(\$74,320.30)	(\$206,778.95)	(\$41,030.37)
10	58,779.72	101,393.71	129,171.64	\$27,777.93	(\$179,001.02)	(\$13,252.44)
11	79,700.86	72,050.80	0.00	(\$72,050.80)	(\$251,051.82)	(\$85,303.24)
12	61,260.14	89,523.96	0.00	(\$89,523.96)	(\$340,575.78)	(\$174,827.20)
13	141,894.70	0.00	93,006.48	\$93,006.48	(\$247,569.30)	(\$81,820.72)
14	0.00	0.00	53,920.99	\$53,920.99	(\$193,648.31)	(\$27,899.73)
15	0.00	25,603.36	11,830.48	(\$13,772.88)	(\$207,421.19)	(\$41,672.61)
16	50,990.17	76,915.35	15,412.53	(\$61,502.82)	(\$268,924.01)	(\$103,175.43)
17	31,347.16	123,556.37	51,036.48	(\$72,519.89)	(\$341,443.90)	(\$175,695.32)
18	51,599.03	25,200.23	0.00	(\$25,200.23)	(\$366,644.13)	(\$200,895.55)
19	211,447.18	112,879.08	0.00	(\$112,879.08)	(\$479,523.21)	(\$313,774.63)
20	45,393.39	0.00	38,440.46	\$38,440.46	(\$441,082.75)	(\$275,334.17)
21	0.00	0.00	3,061.58	\$3,061.58	(\$438,021.17)	(\$272,272.59)
22	0.00	113,904.66	65,513.16	(\$48,391.50)	(\$486,412.67)	(\$320,664.09)
23	76,347.71	135,222.69	111,330.04	(\$23,892.65)	(\$510,305.32)	(\$344,556.74)
24	104,379.79	33,057.92	118,977.61	\$85,919.69	(\$424,385.63)	(\$258,637.05)
25	10,129.72	11,779.23	0.00	(\$11,779.23)	(\$436,164.86)	(\$270,416.28)
26	8,166.97	20,710.36	0.00	(\$20,710.36)	(\$456,875.22)	(\$291,126.64)
27	21,476.88	0.00	0.00	\$0.00	(\$456,875.22)	(\$291,126.64)
28	0.00	0.00	35,100.89	\$35,100.89	(\$421,774.33)	(\$256,025.75)
29	0.00	0.00	114,488.59	\$114,488.59	(\$307,285.74)	(\$141,537.16)
30	0.00	51,041.48	47,635.33	(\$3,406.15)	(\$310,691.89)	(\$144,943.31)
31	42,824.37	75,181.51	46,613.85	(\$28,567.66)	(\$339,259.55)	(\$173,510.97)
				NEED		
TOTAL	\$1,439,747.23	\$1,606,605.06	\$1,267,345.51	\$339,259.55		
				TO MATCH		
				MAY '22		



May 3, 2024

Dear Mayor Duhaan and Chief Hill,
Thank you for taking time out
of your day to teach us
about the Government, City
Council, and taxes. We learned
so much. We loved going to
the Oakwood Safety Department!
Thanks again!

Sincerely,
Oakwood fourth grade



Dayton-area businessman and community leader



Dave Dickerson

Dave Dickerson was announced as the 2024 recipient of the NAIOP of Ohio President's Award for Excellence during the organization's

annual Meeting & Legislative Day at the Ohio Statehouse. Established in 2023, the award is given to a member of the statewide organization that has demonstrated excellence both in their professional career and committed service to the organization.

Dickerson's multi-decade involvement with the organization has included a tenure as NAIOP of Ohio board president and long-time chairman of the Legislative Day Committee, which annually helps connect commercial real estate professionals statewide to their legislators in Columbus on public policy issues impacting economic development.

President of business development for Miller Valentine Construction, Dickerson leads the company's strategic agenda for building and managing business and community relationships that support and enhance the market position of the company. As a leader in community economic development, his career has included service to the Commercial Investment Real Estate Council, Ohio Economic Development Association, and I-70/75 Development Association.

Group of cities' deal aims to add internet options

'We need to monetize the infrastructure,' MVCC director says.

By Nick Blizzard
Staff Writer

The completion of a fiber network will allow a south suburban group to market a section of that system to internet service providers for seven cities, expanding options in those areas.

The Miami Valley Communications Council plans to sign a long-term deal to allow service providers in Centerville, Kettering, Miamisburg, Moraine, Oakwood, Springboro and West Carrollton to tap into 17 miles of strands and conduit in its Gateway Fiber Network, MVCC Executive Director Jay Weiskircher said.

The agreement with the Independents Fiber Network is expected to be signed in the next several weeks with the looming completion of Phase II of the 34-mile ring, Weiskircher said.

"Now we could sell this empty conduit to internet service providers. Or they might be interested in buying some of the fiber as well," he said. "So that's what

we're going to do be doing from here on out, is marketing that to internet service providers."

Some strands still need splicing to complete the network, Weiskircher said. And what started as a \$1.1 million initial investment by the seven cities now has a value of about \$2.8 million, he added.

"We want to monetize the infrastructure," Weiskircher said. "And we're able to do that now."

More than 30 businesses provide internet services in Ohio, according to broadbandnow.com. However, home service options are limited based on location, the website states.

For instance, about 10 providers are available to homes in the 45429 and the 45459 ZIP codes that include Kettering and Centerville, respectively, broadbandnow.com data shows.

Meanwhile, the 45066 ZIP code that involves Springboro has 12 providers, according to the website.

"Our leaders understand how critical connectivity is to a thriving community," Centerville Mayor Brooks Compton, a member of the MVCC board, said in an email.

"By opening up options for

Search Internet Providers by Zip Code

Enter zip code Search Providers

The Miami Valley Communications Council board has approved a plan to contract with a business to market 17 miles of conduit in the council's Gateway Fiber Network to internet service providers. The deal involves member cities Centerville, Kettering, Miamisburg, Moraine, Oakwood, Springboro and West Carrollton. NICK BLIZZARD/STAFF

'Our leaders understand how critical connectivity is to a thriving community. By opening up options for internet service providers to utilize the network, we hope residents will benefit from increased competition, which can lead to better pricing and potentially faster internet speeds.'

Centerville Mayor Brooks Compton
Member of the Miami Valley Communications Council board

internet service providers to utilize the network, we hope residents will benefit from increased

competition, which can lead to better pricing and potentially faster internet speeds."

The Independents Fiber Network agreed four years ago to pay for Phase II of the MVCC's network in what IFN executive Robert Shema said then was "one of the first-of-its-kind public-private partnerships that will deliver state-of-the-art technology."

A measure recently approved by the MVCC board allows the council and the IFN to sign an exclusive contract, Weiskircher said.

The deal would include the council transferring its Phase I ring assets to the Wapakoneta-based business, he said. In turn, the MVCC would have the rights to 120 optic fibers and 17 miles of empty conduit "to use, sell or lease as we deem appropriate," according to Weiskircher.

IFN would receive an annual maintenance fee for the fiber and conduit, and oversee taps for future service providers using the MVCC network, he said.

Talks have started with businesses which may want to use the network and IFN will be involved in those negotiations, Weiskircher said.

Contact this contributing writer at 937-610-7438 or email Nick.

blizzard@coxinc.com

Shoppe Smitten, a women's boutique, opens new location

By **Eric Schwartzberg**
Staff Writer

A women's boutique made its Uptown Centerville debut last week.

Shoppe Smitten owner Leslie Moss said the business opened Thursday at 11 S. Main St. just south of Franklin Street and offer a variety of clothing, home decor, jewelry, accessories and

gift items.

"Our motto is 'Things we love and believe in,'" she said. "Inspired shopping, artisan gifts and locally sourced goods."

Shoppe Smitten launched in 2015 in Historic Springboro and has grown throughout the years, adding locations and eventually relocating to Oakwood in 2022. Now it's moving into what Moss said is its "per-

manent home" in Centerville.

"As a CHS grad born and raised here, this feels like a personal homecoming for my business," she said. "I have always loved this building, I grew up a couple streets away from Uptown Centerville, and my parents' record store, Dingleberry's, used to be a mile down the road, so this is definitely home to me and my entrepre-

neurial upbringing."

Revamping the store, which formerly was home to Morning Sun Florist, took considerable effort.

"We completely redid the interior of this space ourselves over the course of four weeks," Moss said. "We made major cosmetic updates to the 2,344 square feet including our downstairs retail space and our upstairs work-

shop and retail loft."

Thursday's grand opening featured complimentary wine and seltzers from the shop's event bar, "all donated from local businesses that are near and dear to our hearts," she said.

"It's all about supporting other local businesses," Moss said.

Boutique continued on **B4**



Leslie Moss is the owner of Shoppe Smitten, which opened Thursday in Uptown Centerville. The women's boutique will feature a variety of clothing, home decor, jewelry, accessories and gift items. MARSHALL GORBY / STAFF

Boutique

continued from B1

Shoppe Smitten will initially open from 11 a.m. to 7

p.m. Mondays through Saturdays but will be "experimenting with hours," so customers should check the shop's social media accounts for updates, Moss said.

7 homes in Kettering, Washington Twp., Oakwood part of Garden Gems Tour

By Jessica Graue
Contributing Writer

A “She Shed,” a giant chess board game and lots of unique foliage will be on display at this year’s Garden Gems Tour presented by The Garden Club of Dayton.

The tour has been wowing lovers of plants, beautiful backyards and porches since 2019. This is the fifth year for the event as the tour was canceled for 2020 due to COVID. The Garden Club just celebrated its 100th year in 2023.

It takes place from 9 a.m. to 3 p.m. June 8 and includes seven homes in the Oakwood, Kettering and Washington Twp. areas that patrons can tour at their leisure throughout the day. According to Lisa Reeder, chair of the 2024 Garden Gems Tour, the homes are chosen by word-of-mouth.

“Someone will say ‘you should go see this garden,’ and we’ll take a look at it. We definitely want a variety of large and small because we like to show that you don’t have to have an estate to have a wonderful garden,” Reeder said.

There are some specific criteria for the homes, which include water features, outdoor living spaces, adult spaces, artwork or sculpture, native plants, horticulture, pollinators, outstanding plants, manicured gardens, estate-like homes and family outdoor space. One of the homeowners on the tour this year, Candace Holthouse, said the garden needs to draw people into it.

“Coming in and seeing a winding path is a big deal. Having different zones or rooms they talk about that you can divide. It makes it



The Garden Gems tour will be held on June 8 from 9 a.m. to 3 p.m. and will feature seven private gardens in Oakwood, Kettering and Washington Twp. that patrons can tour at their leisure. JESSICA GRAUE / CONTRIBUTED

more interesting by nature to have a sloped yard. Because when you look at just a flat yard, it’s hard to break it up or make layers,” Holthouse said.

Being able to enjoy the homes and gardens doesn’t mean a person has to be a plant buff. Holthouse said she got into gardening later in life. Her family was more into farming and planting vegetables. However, that didn’t stop her.

“I’ve always liked to be outside. I like digging in the dirt and making mud pies. I’m not a big studier of plants. I like more garden design. I like reading books about French garden design and British garden design,” Holthouse said.

During the tour, patrons will learn a lot about different types of plants. While someone doesn’t have to be a gardener to enjoy the tour, Susan Riordan, member of the Garden Club, said that there are many benefits to gardening and just being

in nature.

“My husband always says that he can tell when I’ve been in the backyard. It just makes me so happy when spring comes and you can really start putting things out in your yard and making it a beautiful place to look at and also to come outside and listen to the sounds around,” Riordan said.

One important aspect of the tour is the inclusion of native plants. According to the U.S. Forest Service, native plants are “indigenous terrestrial and aquatic species that have evolved and occur naturally in a particular region, ecosystem and habitat.” Riordan, who is also a Master Gardener, said non-native plants can take over a garden.

“If it’s native it is going to be a more controlled habitat. It’s going to be more conducive to local animals that want to nest in it and it’s just going to be almost more predictable as far as how it’s going to grow,” Riordan

said.

Last year, Reeder said around 700 people walked the tour. She advises it is best to create a route and start early. Anyone on the tour should be entering their final garden by 2:30 p.m. And of course, good weather is something she hopes for.

“I’m confident that our gardens are going to be enjoyed and then just a good turnout. The goal of this is obviously to enjoy the gardens, but it’s also to raise money to give back to the community,” Reeder said.

The Garden Club helps the community in many ways through grants and the work they do in the community. The club works to maintain the Marie Aull Tribute Garden at Carillon Park and the Wright brothers’ gravesite at Woodland. Recently, the club awarded grants to various local groups for their efforts.

Tickets for the event are \$30 per person in advance and \$35 per person paid in cash on the day of the tour. Addresses for the homes will be provided to those who purchase tickets online once they download the tickets and print them out. A booklet with the gardens’ addresses and a map will also be provided. Mobile tickets will not be accepted.

The event will take place rain or shine, and no refunds will be given. Some gardens are not wheelchair accessible, and some will have stairs and uneven terrain. It is advised to wear comfortable, sturdy shoes. Although the gardens are close in proximity, it is recommended that visitors plan to drive from garden to garden.

Tickets can be purchased by visiting www.gardenclubdayton.org.

City Council hires Eric Mack as city manager to replace retiring Eggleston

Mack has been Tipp government worker for over a decade.

By Nancy Bowman
Contributing Writer
and Jeremy P. Kelley
Staff Writer



Eric Mack will take over as Tipp City's new city manager on June 29.

TIPP CITY – Eric Mack, who has been a Tipp City government employee for more than a decade, will be the community's new city manager, effective June 29.

Tipp City Council voted unanimously Monday night to hire Mack for the top management position. He will take the position being vacated with the retirement of Tim Eggleston at the end of June.

Mack was one of the three finalists for the city manager position.

"We welcome Mr. Mack. He's been a great employee here for several years. This was a long process and we had several candidates to consider," City Council President Kathryn Huffman said Monday night.

To Mack, she added, "We appreciate your application, and I think all of council was very happy to have the opportunity to welcome you as city manager."

Mack has been the city's director of municipal services and engineering for six years. He was first hired by the city in 2012 as project manager/GIS manager before becoming the deputy director of municipal services and engineering in August 2015. A promotion to the current position came in June 2018.

Mack holds a bachelor's

degree in urban affairs and a master's in public administration, both from Wright State University.

He will be paid \$150,000 a year plus benefits, according to the contract approved by City Council. Council worked with search firm Raftelis on the manager search.

City Finance Director John Green said the hiring was "a long and thorough process," and he called Mack "an excellent candidate."

Eggleston came to Tipp City from Conneaut, Ohio in late 2014, taking the position as city manager. When he first announced his pending retirement several months ago, he said his municipal government career had always been in small towns, and he spoke highly of Tipp City.

"Tipp has been and always will be a remarkable community to raise a family and work," Eggleston said then. "I am grateful that I was given this opportunity to serve the community."

City manager receives Distinguished Early Career & Forty Under 40 awards

Vandalia City Manager Dan Wendt has been honored by two organizations over the past several months. The Ohio City and County Management Association named Wendt as the recipient of the 2024 Distinguished Early Career Award. The award recognizes an individual who is leading, changing and establishing the standard for professional management of the next decade. In naming Wendt the recipient of this award, the OCMA noted that he has thrust the City of Vandalia into the spotlight as a regionally known community. The organization noted that Wendt has worked diligently to gain the trust and confidence of Council, staff, and the community, and he has tenaciously, and successfully, tackled modern, lingering hurdles of community and



City Manager Dan Wendt has been named the 2023 Business Professional of the Year by the Vandalia-Butler Chamber of Commerce.

economic development in our community.

The Dayton Business Journal named Wendt one of the region's "Forty Under 40" winners. The Forty Under 40 Awards honor the region's brightest young business leaders who have demonstrated business success during the past year.

As Vandalia City Manager, Wendt has worked to elevate Vandalia's reputation as a top-tier suburb with top-tier city services.

City manager resigns after closed-door meeting

City Council gave no reason for Wednesday's move.

By Aimee Hancock
Staff Writer

Vandalia City Manager Dan Wendt will resign from his position after three-plus years on the job, pending the execution of a settlement agreement, Mayor Richard Herbst announced Wednesday night after a three-hour City Council executive session.

Herbst said that Wendt has been placed on paid administrative leave pending the settlement agreement and resignation, although there was no council vote to that extent during the public session of the meeting. Council did vote to elevate Rob Cron to interim city manager. Cron is a longtime city employee who moved from public service director to assistant city manager in December.

Herbst and the city's law director, Jerry McDonald, declined to comment on details Wednesday night, but the city released a statement Thursday afternoon.

"On June 5, 2024, City Council discussed potentially removing the city man-

ager primarily due to ongoing general concerns relating to management style, communication, and direction," the statement reads. "There was no single specific item that lead to the discussion for change. Prior to a vote on the matter, Mr. Wendt tendered his resignation pending the execution of a separation agreement."

Wednesday's council agenda said the closed part of the meeting was to discuss action about a public employee or official, but did not specify who or why. Nevertheless, residents and others attending the meeting knew Wendt was the subject of conversation. Prior to entering executive session, council members heard from more than a dozen attendees over the course of an hour-long public comment segment.

Wendt was in his usual spot on the dais for the early, public part of the meeting, including while speakers were talking about him. He was not there at the end, when Herbst announced the outcome. In between, he declined comment when approached by the Dayton Daily News.

"Nobody knows why we're here (for this meeting), just



Vandalia City Manager Dan Wendt (left) listens as residents address City Council as part of a public comment segment during a special meeting held Wednesday. AIMEE HANCOCK/STAFF

that there's a concern from the council," Liz Cicchetti said during the public comment portion. "If Dan himself is not a good enough city manager for our council, my concern is who's going to be ... for the next 15 or 20 years, are we just going to be on a hamster wheel and be here every three years questioning our city manager?"

There has been one especially high-profile issue in the city in 2024. The Vandalia-Butler school district sued the city in April, for what the school system alleged were years-long "breaches of revenue sharing related to tax-abated properties."

That root issue began before Wendt was hired in

2021, but the lawsuit was only filed after months of recent discussions. The sides reached a settlement agreement in May that calls for the city to pay the schools \$4.35 million.

City officials did not say that issue was the cause of the personnel change Wednesday night

The next currently scheduled City Council meeting is on June 17.

City Council meeting details

The private "executive session" parts of the meeting were split into two: an initial two-hour session among only the seven city council mem-

bers, and a subsequent one-hour session during which Wendt addressed the council members.

A majority of the members of the public who addressed council expressed their support of the city's top administrative official, highlighting Wendt's efforts in his three-year tenure, such as his support of various city infrastructure projects, including new playground equipment at city parks and renovations at the Rec Center.

Amber Holloway, who was Vandalia's assistant city manager under Wendt until December and is the current city manager of West Carrollton, also spoke Wednesday in support of her former boss.

"(Dan) has unparalleled energy (and) is one of the most charismatic and people-centric leaders that I've ever known," said Holloway, who spent nine years with Vandalia, first as city planner, then assistant city manager for six years. "... When Dan came to the city in 2021, he really pushed us to think more strategically and to share a collective vision ... under his guidance, I feel that we were able to really move the needle in a way that we hadn't before."

Two of Wednesday's speakers shared skepticism of Wendt's time in office.

Resident Jack Froschauer said he felt Wendt did not support residents who opposed a 1 million square-foot warehouse/office complex proposed along Northwoods Boulevard in 2022. The project was ultimately abandoned months later prior to a council vote, with the developers citing concerns from residents.

"At the meetings for the planning group and subsequent meetings with the developers, there was no evidence that Dan was on our side," Froschauer said. "... Dan got here and he didn't familiarize himself with the neighborhoods and the city, and right away he wanted to make a big impression."

Froschauer also expressed concern about the lawsuit between the city and the schools, saying the city failed to give residents an explanation of how the alleged breaches occurred.

"Nobody ever had any idea what happened. (City officials) just said, 'Okay, we've got it taken care of and we only owe \$5 million,' " he said. "... Somebody's got to be accountable."

North Main Street ‘road diet’ to improve safety

Work on Harrison Twp. project set to begin in July or August.

By Cornelius Frollk
Staff Writer

After years of resident complaints, planning and work, Dayton is going to put North Main Street on a “road diet” that officials and community members hope will slow down vehicles and reduce crashes on the busy roadway.

A 3.3-mile section of the corridor between Great Miami Boulevard north of Interstate 75 and

Shoup Mill Road in Harrison Twp. will shrink to one lane of travel in each direction, and a middle turn lane will be added.

The project also will install traffic islands, bump-outs and high-visibility pavement markings on the busy corridor, which handles about 18,500 vehicles every day. Bike lanes will be added to a small section of the roadway in Harrison Twp.

“The overall objective of the project is to slow the traffic and improve the safety of the vehicular and pedestrian users of the

Road diet continued on **A8**



Dozens of accidents involving pedestrians have occurred on North Main Street in the last seven years. Officials say that over \$6 million in upgrades will lead to fewer and less severe incidents.

MARSHALL GORBY
/ STAFF



A section of North Main Street north of Great Miami Boulevard will be modified from four lanes to two, with a turn lane in the middle. STAFF

Road diet

continued from A1

corridor,” said Joe Weinel, Dayton’s chief engineer.

The project is expected to begin in July or August and last through summer 2025. The road work will result in lane restrictions, but no detours are planned.

Big changes

The Dayton City Commission recently approved a \$6.2 million contract with John R. Jurgensen Co. for the project.

Most of North Main has four traffic lanes, though some intersections have a fifth lane for turning left.

An 8-foot-wide parking lane will be installed on parts of the roadway between Great Miami Boulevard and Norman Avenue. Norman is near Dayton fire station 14. Jurgensen also will construct enhanced curb lawns, marked shoulders and parking lanes.

New curb extensions at multiple intersections will reduce the pedestrian crosswalk distance, Weinel said.

Three new mid-block crossings will offer raised pedestrian medians, rapid flashing beacons and enhanced lighting.

A sharp curve at the Santa Clara Avenue intersection will be softened. Some community members call that part of North Main “dead man’s curve.”

“It’s an opportunity to really increase the safety for pedestrians, to make it easier for pedestrians to cross,” said Dayton City Manager Shelley Dickstein. “It’ll be a great improvement to that area.”

New bike lanes are planned for a ¼-mile section of North Main between Forest Park Drive and Castlewood Avenue in Harrison Twp., according to information shared by the Ohio Department of Transportation.

Some people who live near North Main have long complained about motorist and pedestrian safety on the corridor. Speeding and reckless driving are common.

ODOT says the North Main Street corridor is heavily used by pedestrians, which is a safety concern. The agency says studies have found that road diets can reduce vehicular crashes by 19% to 47%.

Road’s history

Weinel said North Main Street has not undergone any major reconstruction

since the 1970s.

North Main Street previously had only two lanes of traffic, with parking on both sides of the street, but the parking was removed in the 1990s to create four lanes of traffic, Weinel said.

Several intersections on the roadway were widened to five lanes in the early 2000s to create left-turn lanes, he said.

Weinel said the city has evaluated this section of North Main since 2017, and a safety study was completed in 2020.

He said the study found that crashes on North Main increased every year between 2011 and 2017.

There were about 900 crashes between 2015 and 2017, including seven that were fatal. Five pedestrians were killed in that time period.

A few community members have said they worry that putting North Main Street on a road diet will lead to more congestion.

ODOT says some of the traffic on North Main might move to Riverside Drive, which has greater traffic capacity and fewer intersections that could contribute to traffic snarls.

Contact this reporter at Cory.Frolik@coxinc.com

Ohio gives millions for new roundabouts, three planned in area

By Almee Hancock
Staff Writer

Nearly \$87 million in state funding will be invested into 28 roadway safety projects in 22 Ohio counties over the next six years, Gov. Mike DeWine and the Ohio Department of Transportation announced this week.

The majority of the projects will focus on improving dangerous intersections, including \$11 million of the funding going toward the construction of roundabouts at three different intersections in the Dayton area.

Crashes at intersections account for roughly 30% of all traffic deaths each year, killing 362 people in 2023 and 104 people so far this year, according to ODOT.

In Butler Twp., \$3.4 million has been allocated for a 2029 project to install a single-lane roundabout at the Frederick Pike and Old Springfield Road intersection, near the Dayton International Airport.

This intersection was the site of a fatal crash last June.

A roundabout was completed nearby last year at



The roundabout at the intersection of Mad River Rd. and West Alex Bell Rd. in Washington Twp. during construction. JIM NOELKER/STAFF

Union Airpark Boulevard and Dog Leg Road to improve truck traffic flow through the commercial development in the area.

Studies by the Federal Highway Administration show roundabouts achieve a 44% reduction in crashes and reduce serious and deadly crashes by nearly 90% at two-way stop intersections.

When roundabouts replace a traffic signal, FHWA found a 48% reduction in crashes and a nearly 80% drop in serious and deadly crashes.

In Harrison Twp., \$3.9 million of the state funding will go toward the construction of a single-lane roundabout at the intersection of Siebenthaler Avenue and

Catalpa Drive.

This intersection was the subject of a safety study conducted by the Montgomery County Engineer's Office last year.

This project is set to commence in 2030.

Just north of Huber Heights in Miami County, \$3.4 million has been allocated to construct a single-lane round-

about at the State Route 201 and State Route 571 intersection in 2028.

Several traffic collisions have occurred in the area near this intersection. Last March, a semi smashed through a house near the corner with a resident inside.

Situated in a rural/suburban area between Tipp City and New Carlisle, five miles north of the I-70 interchange in Huber Heights, the intersection was subsequently the subject of a safety study.

Results of the analysis concluded a single-lane roundabout may provide crash reductions and improve safety, officials said last year.

Other funds allocated in the region include \$2 million for the installation of a cable median barrier on US 68, from US 40 to State Route 334 in 2025; and \$935,000 for construction of a single-lane roundabout at West Chester and McCauly Road in 2027.

A roundabout installed at the intersection of Mad River and West Alex Bell roads in Washington Twp., which was completed in August 2022, was the first constructed by Montgom-

ery County.

While the circular intersection idea has been gaining steam locally and nationwide, not all communities are ready to get on board.

In December, Oakwood suspended a proposal for a roundabout at the Far Hills Avenue intersection of Oakwood Avenue and Thruston Boulevard, also known as Five Points.

This decision came despite preliminary state notice that \$3 million – more than half of projected construction costs – was to be made available, according to the city.

Oakwood officials said at the time the number of access points at the intersection complicates the process of choosing the safest solution.

Earlier this year, the city of Kettering also scrapped an idea to construct a roundabout at an odd T-intersection at a curve on Marshall Road, instead opting to reduce lanes to increase safety near the Marshall/Lincoln Park Boulevard intersection just off Wilmington Pike.

Contact this reporter at

alme.hancock@coxinc.com



City of Oakwood

Department of Engineering & Public Works

June 6, 2024

Oakwood Resident
4 Ashridge Road
Oakwood, Ohio 45419

Dear Oakwood Resident,

I hope this letter finds you enjoying the summer weather. I am writing to provide you with an important update regarding the final phase of the Far Hills Storm Sewer Reconstruction project.

Initially, the project included plans to reconstruct Devereux Drive as an asphalt roadway following the completion of the storm sewer work. However, after receiving valuable feedback from residents in the neighborhood, City staff reevaluated restoration options.

On Monday, June 3, 2024, City Council appropriated additional funds towards the project to facilitate the reconstruction of Devereux Drive as a concrete roadway, as it existed prior to the project. The funds will also cover additional concrete roadway repairs within your neighborhood. This decision was made to ensure that roadway construction and repair within the vicinity of your home is condensed into a single construction season rather than over the course of multiple years. The appropriation also ensures that Devereux Drive retains its original character and maintains consistency with the surrounding streets, thereby preserving the aesthetic integrity of your neighborhood.

The demolition of curbs along Devereux Drive, from Forrer Road to the extents of the storm sewer project limits, is scheduled to begin the week of June 10, 2024. Due to the nature of constructing roads with concrete, the reconstruction process is expected to take approximately 4-6 weeks as opposed to 1-2 weeks as was originally planned. Roadway repair on the northern portion of Devereux, outside of the storm sewer project limits, is expected to occur later this summer.

We understand that construction activities may continue to cause some inconvenience, and we want to assure you that the City and the contractor will work diligently to minimize disruptions to your daily routines to the extent possible. The contractor will implement measures to control noise and dust, manage traffic flow, and address any concerns that may arise.

If you have any questions or require further information, please feel free to contact me at (937) 298-0777 or kuzma@oakwoodohio.gov. We appreciate your patience and cooperation during the final phase of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Kuzma".

Chris Kuzma, P.E.
City Engineer

Klopsch, Norbert S.

Subject: FW: [Non-DoD Source] DESCH PROCLAMATION

From: Unsung Oakwood Heroes <unsungoakwoodheroes@gmail.com>

Sent: Tuesday, June 4, 2024 9:54 AM

To: Duncan, William <duncan@oakwoodohio.gov>

Cc: Klopsch, Norbert S. <Klopsch@oakwoodohio.gov>

Subject: Fwd: [Non-DoD Source] DESCH PROCLAMATION

Mayor Duncan

As we come to a close on the Codebreaker Month, I firstly wanted to thank you for the Proclamation and for giving us a few moments the evening of 6 May to reflect on Joseph Desch's (and the WAVES) achievements and why they continue to matter. Throughout the month there were a number of activities and follow-on actions, notably:

- a. Below you will see how the Acting Chief of the National Cryptologic Museum reacted to the Proclamation, including his decision to distribute within the NSA.
- b. The NSA have offered us the opportunity to have on long term loan in Oakwood an Enigma machine, American bombe rotor and other ancillary codebreaking equipment; we are working with TOHS and the Wright-Memorial Library on how to make the most of the offer
- c. The Wright Memorial Library showing of the PBS Codebreaker documentary had 70 attendees mid-week, a great success and a fantastic introduction from Alex Heckman (VP Dayton History). The Wright Memorial Library staff was truly fantastic; increased their stock of relevant books, dvd's and other media, put out cryptic games for adults and children and generally promoted the month. The staff were open-minded, helpful and are already planning events for the forthcoming months and even into next May.
- d. The Oakwood Historical Society dressed the bookcase display within Wright Memorial Library in theme, and we continue to have discussions with them, with 2 members regularly attending the Oakwood Unsung Heroes meetings
- e. The table at That Day in May generated great interest and was another opportunity to gather names of folks who wanted to be kept informed of progress within Oakwood.
- f. We have had numerous parties interested in becoming involved in our planned activities to commemorate VE Day in 2025

We continue to get interest and support from for e.g. the NSA especially with the 80th anniversary of D-Day this year and VE Day next.

Thank you again and Best regards

Andy

----- Forwarded message -----

From: Simpson, Robert J

Date: Sat, 25 May 2024 at 11:27

Subject: RE: [Non-DoD Source] DESCH PROCLAMATION

To: [Unsung Oakwood Heroes <unsungoakwoodheroes@gmail.com>](mailto:unsungoakwoodheroes@gmail.com)
Cc: [Chris Froehlich <ctfroehlich230@gmail.com>](mailto:ctfroehlich230@gmail.com)

This is awesome. Thanks so much for forwarding it to me.

I'll share it with the Museum staff and inside NSA.

- rob

Rob Simpson

Acting Museum Chief

Museum Archivist/Librarian

National Cryptologic Museum

(301) 688-2145 | rjsimps@nsa.gov

<https://museum.nsa.gov>



National Cryptologic Museum

From: [Unsung Oakwood Heroes <unsungoakwoodheroes@gmail.com>](mailto:unsungoakwoodheroes@gmail.com)
Sent: Sunday, May 19, 2024 7:55 PM
To: Simpson, Robert J <rjsimps@radium.ncsc.mil>
Cc: [Chris Froehlich <ctfroehlich230@gmail.com>](mailto:ctfroehlich230@gmail.com)
Subject: [Non-DoD Source] DESCH PROCLAMATION

Hello Rob and hope all is well with you

Just dropping you the copy of the Proclamation from Oakwood City / Mayor wrt Joseph Desch.

We have significant interest, and more to follow.

vr

Andy

MEMORANDUM

TO: BOARD OF ZONING APPEALS MEMBERS
FROM: ETHAN KROGER
SUBJECT: JUNE 13, 2024 MEETING
DATE: JUNE 7, 2024

We will need to take a few minutes at the start of the meeting to elect a chair and vice chair for the 2024 calendar year.

At this meeting, I will present an application filed by George Kordalis to seek variance approval for a front and interior side yard setback in conjunction with a covered porch structure to be added onto the existing single-family residence located at 825 Harman Avenue.

The R-1 zoning district requires a 70-foot front yard setback and 20-foot interior side yard setback for building additions to be added to the primary structure. However, the home is currently non-conforming and has current setback of approximately 55 feet from the front yard and an interior side yard setback of approximately 13 feet. The applicant's proposal involves adding a new covered porch structure. This would require a variance that would change the front yard setback by approximately 10 feet, reducing it from 55 feet to approximately 45 feet. The interior side yard setback would also need to be varied by approximately 7 feet, reducing it to 13 feet where 20 feet is required.

It is important to note that while 825 Harman Avenue is located in the R-1 Zoning District the home is located directly across the street from homes in the R-4 Zoning District. The R-4 Zoning District has a 25-foot front yard setback and 6-foot interior side yard setback requirement. The configuration of this lot is consistent with the R-4 Zoning District.

APPLICATION #24-2

ADDRESS: 825 Harman Avenue

APPLICANT: George Kordalis

VARIANCE

The applicant's proposal involves adding a new covered porch structure. This would require a variance that would change the front existing yard setback by approximately 10 feet, reducing it from 55 feet to approximately 45 feet. The existing setback is non-conforming, as 70 feet is required. The interior side yard setback would also need to be varied by approximately 7 feet, reducing it to 13 feet where 20 feet is required.

PRELIMINARY STAFF FINDINGS

VARIANCE FACTORS

- A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
PRELIMINARY STAFF FINDINGS:
➤ The property can yield a reasonable return with or without the variance.
- B. Whether the variance is substantial;
PRELIMINARY STAFF FINDINGS:
➤ Staff believes this variance request is not substantial in nature. The covered porch structure will complement the existing principal and accessory structures. The variance request would change the front yard setback from 55 feet to 45 feet. This is a relatively minor change and will still be setback a reasonable distance from the street, consistence with homes in the R-4 Zoning District.
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
PRELIMINARY STAFF FINDINGS:
➤ The essential character of the neighborhood would remain intact should the BZA be inclined to grant this variance request. As mentioned above, the proposed front porch structure would be setback a reasonable distance from the front yard property line, consistent with surrounding homes located in the R-4 Zoning District.
- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, refuse, police/fire);
PRELIMINARY STAFF FINDINGS:
➤ There is no reason to believe governmental services would be adversely affected due to the granting of the variance. (See attached comment forms.)
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
PRELIMINARY STAFF FINDINGS:
➤ Staff has no information as to the owner's knowledge at the time of purchase.
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
PRELIMINARY STAFF FINDINGS:
➤ Due to existing layout of the lot and the nature of the covered porch structure, it would be impossible for the applicant to complete the proposed project without a variance.

G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;

PRELIMINARY STAFF FINDINGS:

- The spirit and intent of the setback requirement is to ensure a reasonable distance between the principal structure and the property line, and to align houses with other homes in the block for aesthetic purposes. There are several homes in the area with covered porches in the front and corner side yards in the surrounding neighborhood. It is important to note that while 825 Harman Avenue is located in the R-1 Zoning District, it is surrounded by homes located in the R-4 Zoning District.
- The applicants have chosen the most logical location for the proposed covered porch structure.

H. Any other relevant factors.

PRELIMINARY STAFF FINDINGS:

- None.

STAFF COMMENTS

Should the BZA be inclined to grant this setback variance, staff requires the following:

1. The property owner must obtain appropriate permit through the city of Kettering;
2. Any drainage pattern disruption resulting from the installation of the covered patio must be addressed by the applicants so that there is no resulting negative effect on neighboring or city-owned property.

EMK:ls

cc w/enc: Members of Council
Norbert Klopsch, City Manager
Rob Jacques, Law Director
Applicant

Enclosures

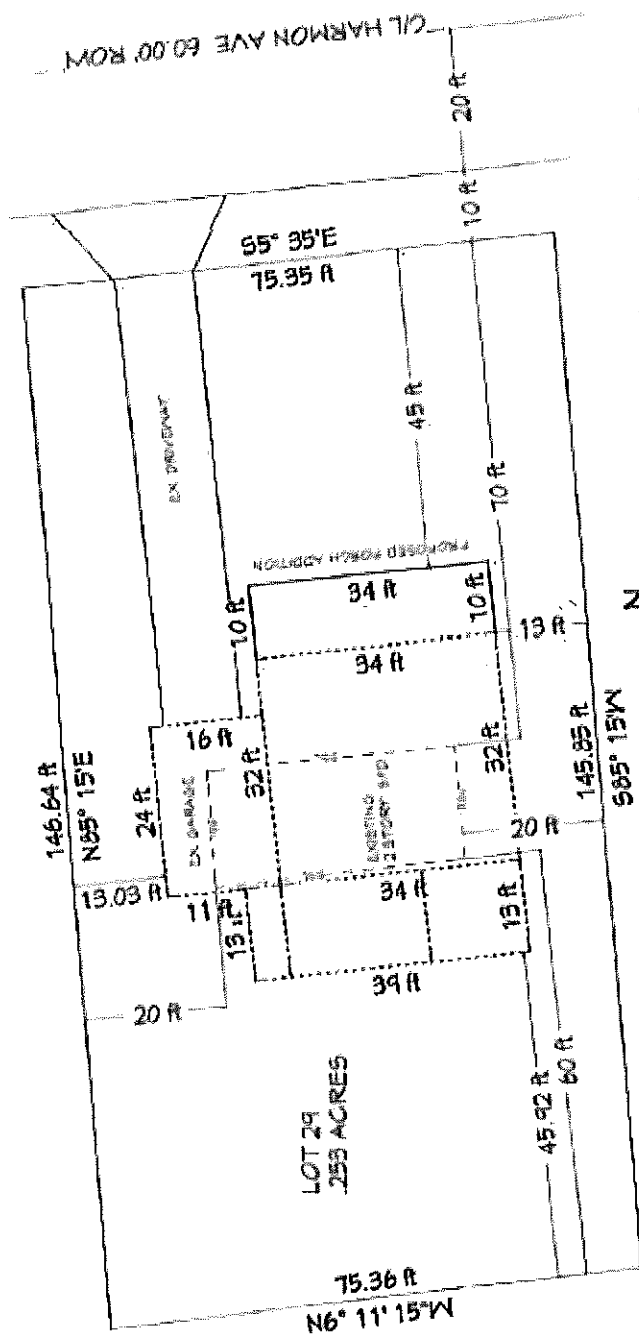
Project Plans

Board of Zoning Appeals Application

Public Safety & Public Works Planning/Zoning Comment Sheets

BZA Meeting Agenda

Draft January 11, 2024 BZA Minutes



C/L HARMON AVE 60.00' ROW

GEORGE AND SARAH KORDALIS
 525 HARMAN AVE
 DAYTON, OHIO 45419-3433
 LOT #14
 PARCEL# QT1 00610 0014



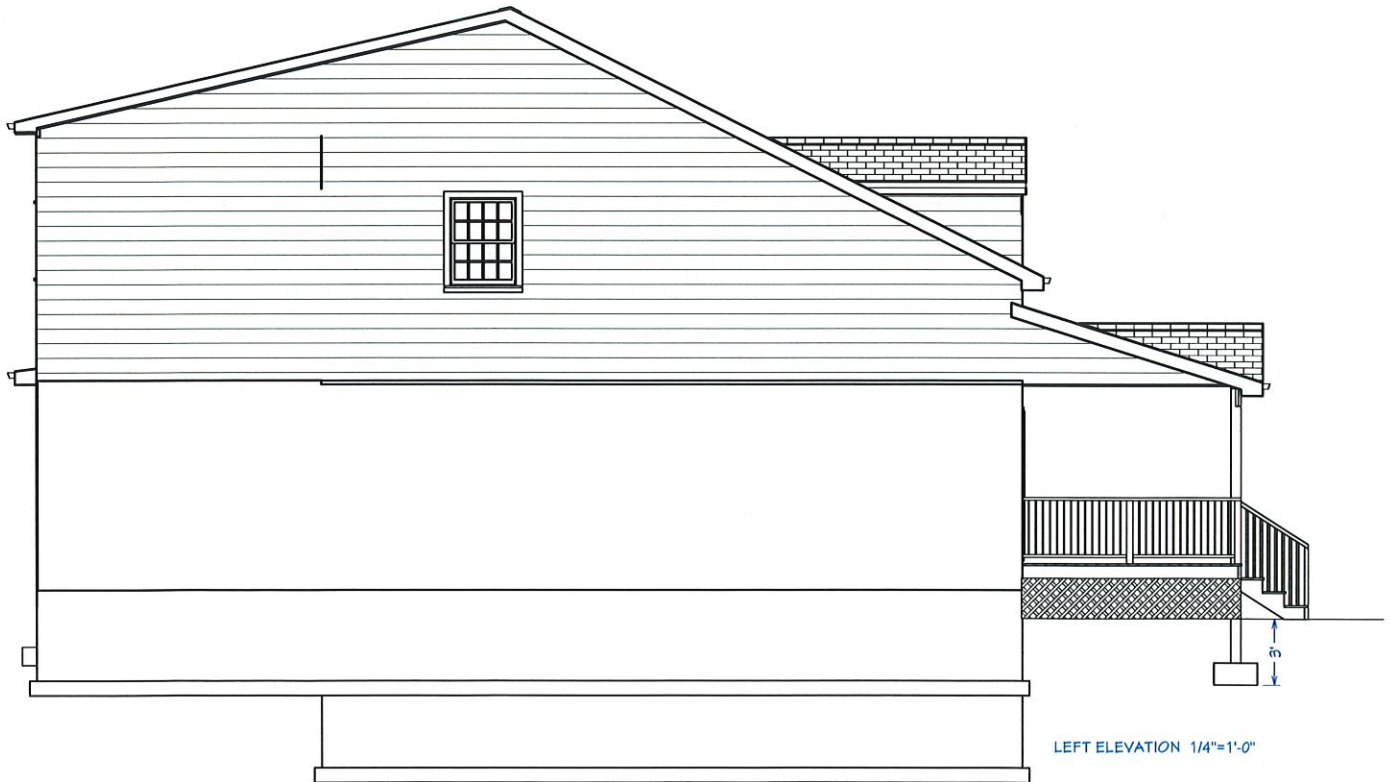
SITE PLAN
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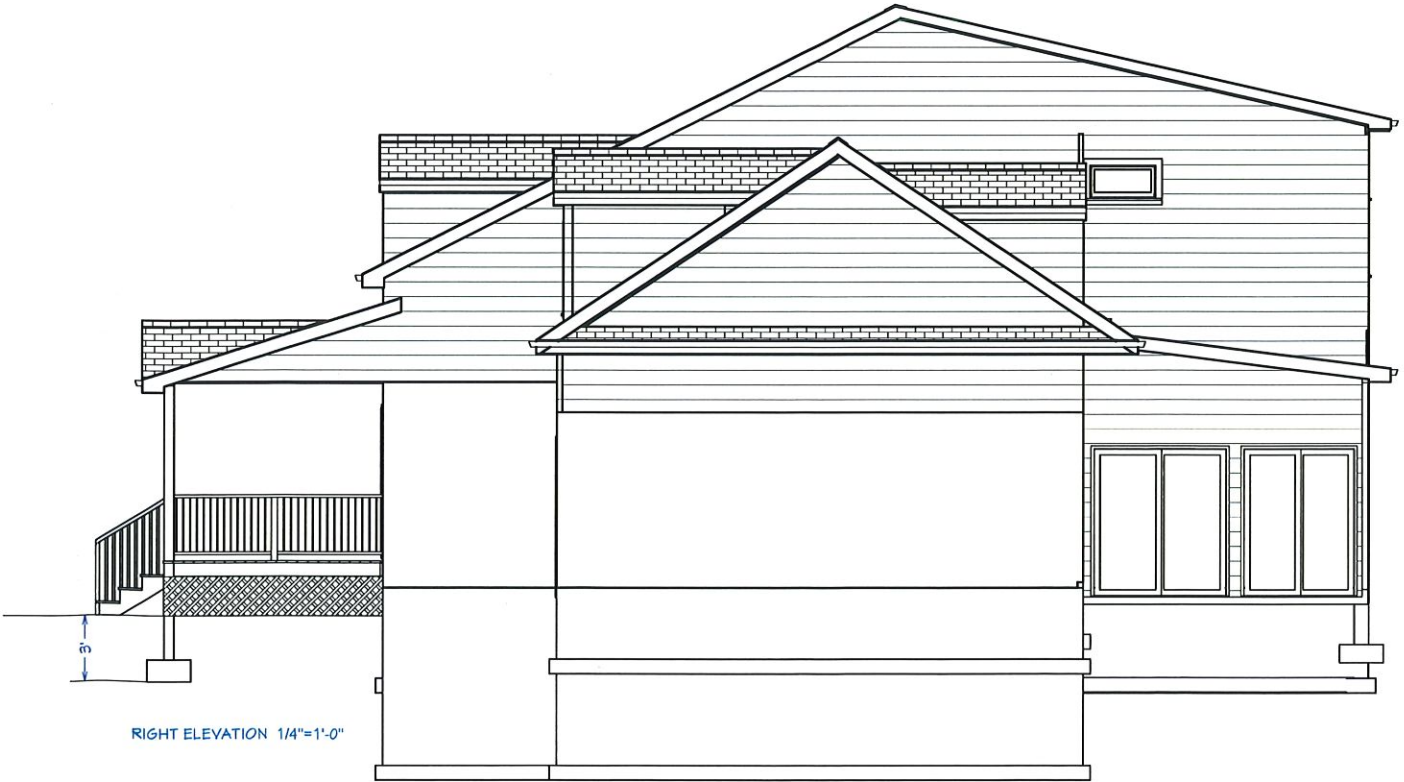
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FRONT ELEVATION 1/4"=1'-0"



LEFT ELEVATION 1/4"=1'-0"



RIGHT ELEVATION 1/4"=1'-0"

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

George and Sarah Kordalis
 825 Harman Ave
 Oakwood, Ohio 45419
 (937) 689-5130

Front Porch Addition:
 825 Harman Ave
 Oakwood, Ohio 45419

DRAWINGS PROVIDED BY:
 Tim Hobgood
 1100 Eyer Drive
 Springboro, Ohio 45066
 (937) 684-5660
 es1942@auoh.ir.com

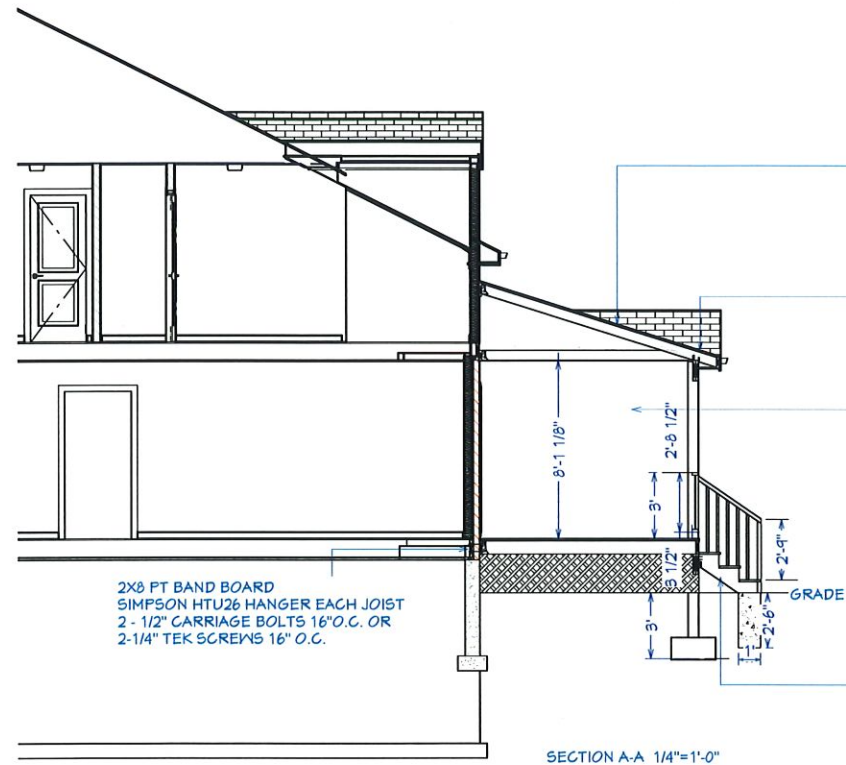
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1/18/2024

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SHEET: 1



SECTION A-A 1/4"=1'-0"

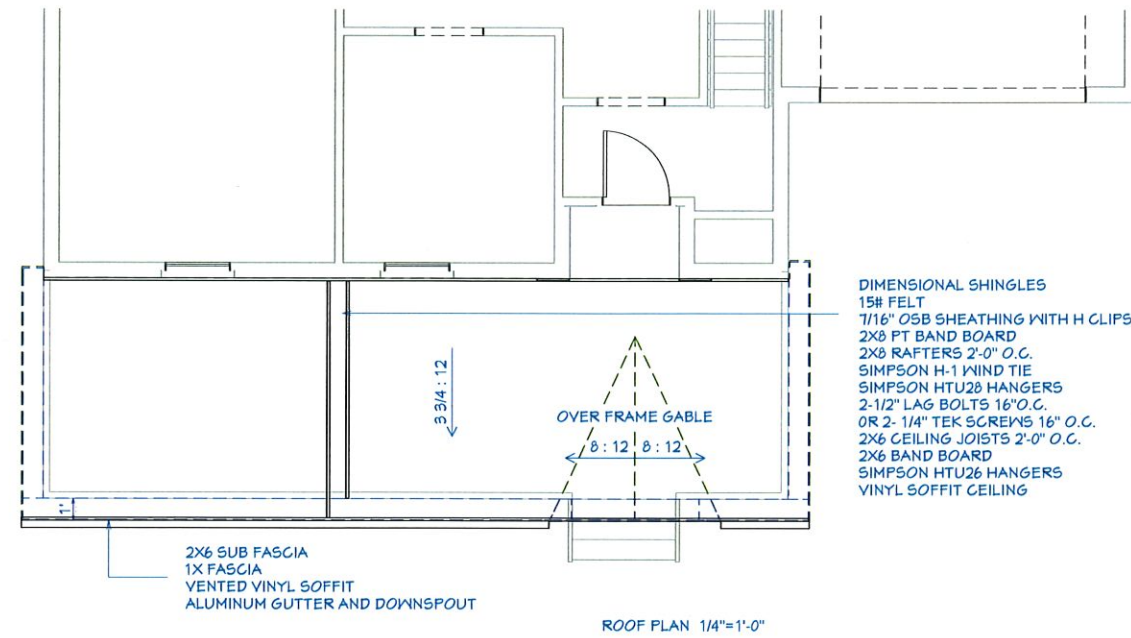
DIMENSIONAL SHINGLES
 15# FELT
 7/16" OSB SHEATHING WITH H CLIPS
 2X8 PT BAND BOARD
 2X8 RAFTERS 2'-0" O.C.
 SIMPSON H-1 WIND TIE
 SIMPSON HTU28 HANGERS
 2-1/2" LAG BOLTS 16" O.C.
 OR 2- 1/4" TEK SCREWS 16" O.C.
 2X6 CEILING JOISTS 2'-0" O.C.
 2X6 BAND BOARD
 SIMPSON HTU26 HANGERS
 VINYL SOFFIT CEILING

2X6 SUB FASCIA
 1X FASCIA
 VENTED VINYL SOFFIT
 ALUMINUM GUTTER AND DOWNSPOUT

3'-0" GUARD RAIL
 2 X 2 PT SPINDLES 5" O.C.
 PT 2 X 4 TOP AND BOTTOM RAIL
 5/4" X 6" PT DECKING
 2 X 8 PT BAND
 2- 1/2" LAG BOLTS 16" O.C. OR
 2-1/4" TEK SCREW 16" O.C.
 2 X 8 PT JOISTS 12" O.C.
 SIMPSON HTU-26 JOIST HANGERS
 2 - 2 X 12 PT BEAM
 2-1/2" CARRIAGE BOLTS WITH
 WASHERS EACH CONNECTION
 6 X 6 PT POSTS
 2'-0" X 1'-0" CONG. FTG

2X4 PT LEDGER
 ATTACH WITH 1/4" TEK SCREWS 12" O.C. STAGGERED
 4- 2X12 PT STRINGERS NOTCH BOTTOM TO LEDGER
 AND ATTCHED WITH 2 - 1/4" TEK SCREWS THROUGH BAND TO EACH TREAD
 2 - 5/4" X 6" PT DECKING TREADS
 RISE 1 1/2"
 TREAD 11"
 12" X 30" CONCRETE FOOTING

2X8 PT BAND BOARD
 SIMPSON HTU26 HANGER EACH JOIST
 2 - 1/2" CARRIAGE BOLTS 16" O.C. OR
 2-1/4" TEK SCREWS 16" O.C.



ROOF PLAN 1/4"=1'-0"

DIMENSIONAL SHINGLES
 15# FELT
 7/16" OSB SHEATHING WITH H CLIPS
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 ALUMINUM GUTTER AND DOWNSPOUT

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

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 Oakwood, Ohio 45419
 (937) 689-5130

Front Porch Addition:
 825 Harman Ave
 Oakwood, Ohio 45419

DRAWINGS PROVIDED BY:
 Tim Hobgood
 7100 Elyer Drive
 Springboro, Ohio 45066
 (937) 634-5660
 es@t42@woh.tr.com

DATE:

1/18/2024

SCALE:

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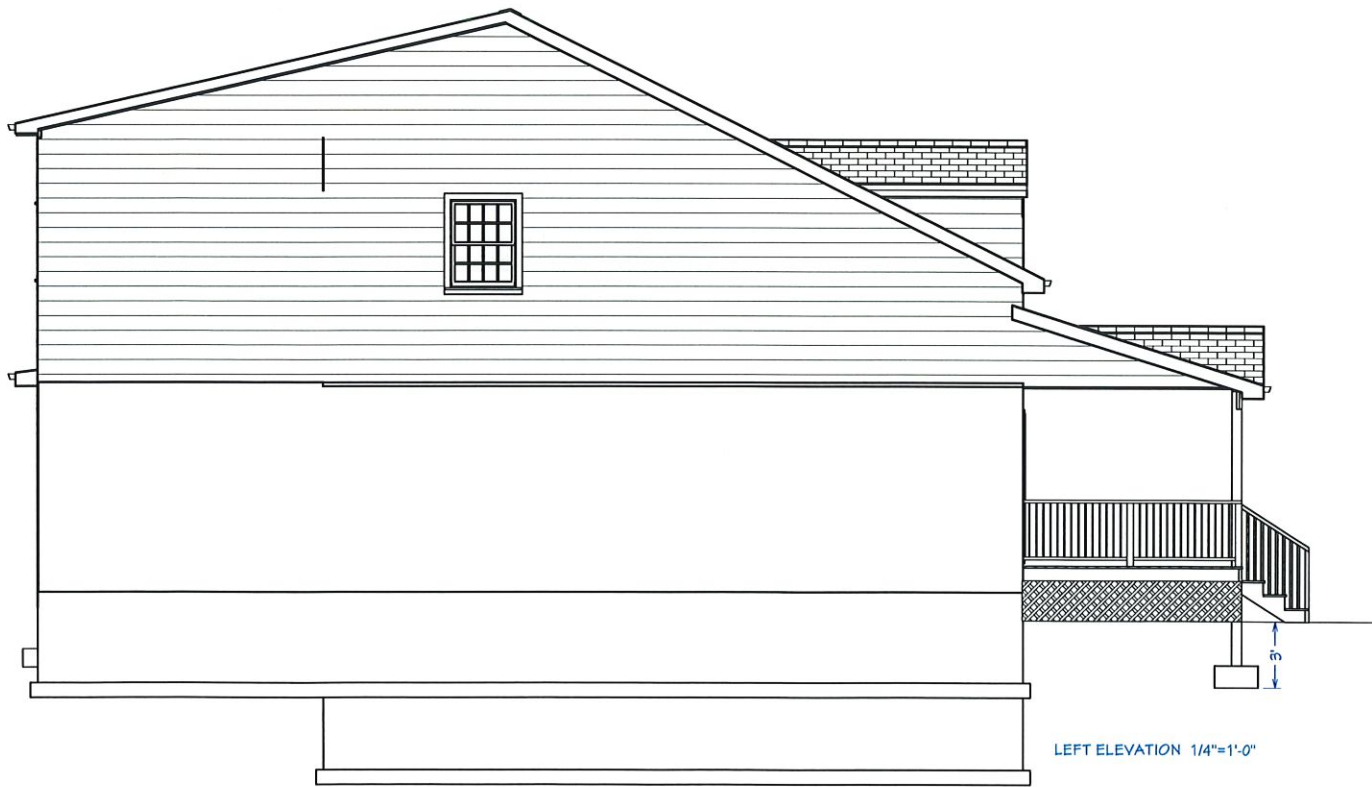
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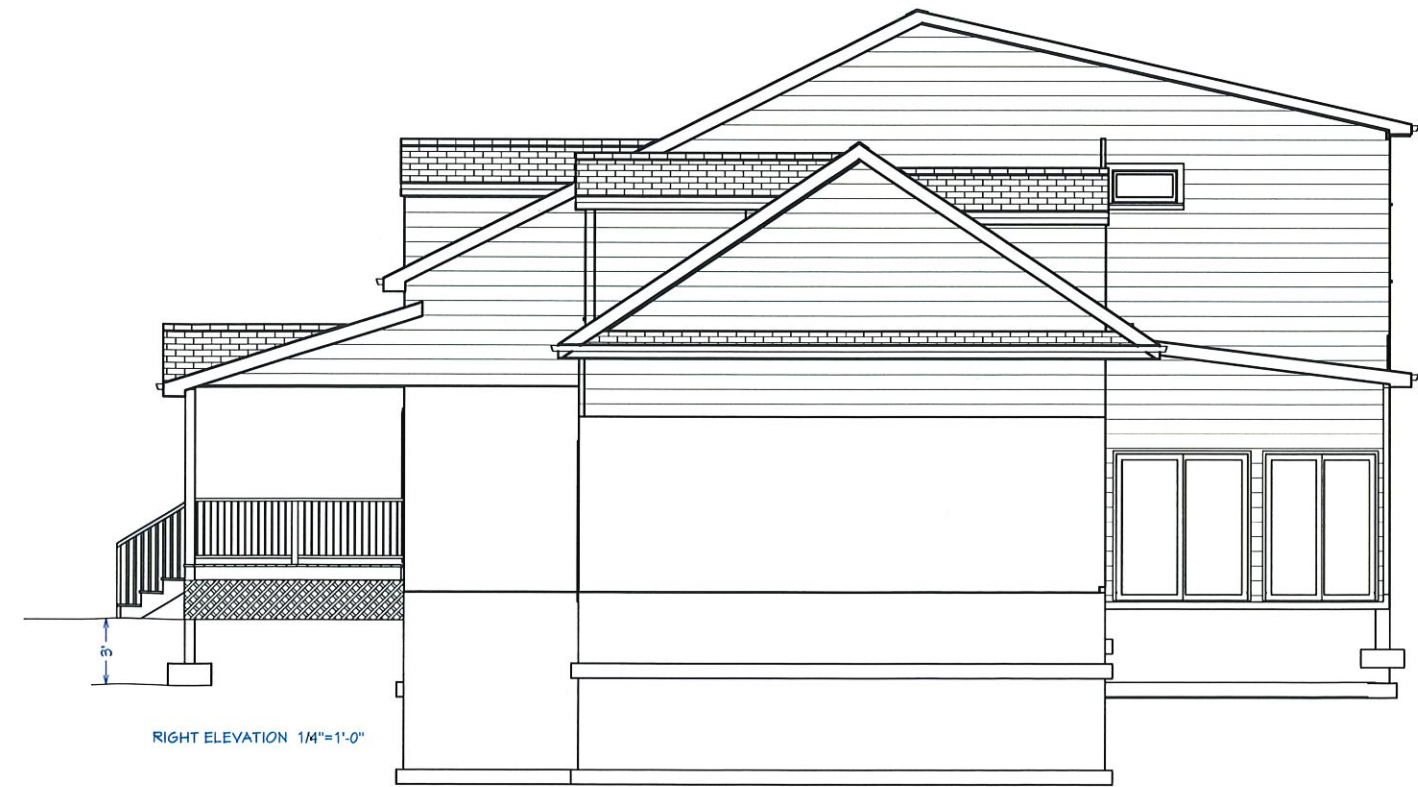
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FRONT ELEVATION 1/4"=1'-0"



LEFT ELEVATION 1/4"=1'-0"



RIGHT ELEVATION 1/4"=1'-0"

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

George and Sarah Kordalis
825 Harman Ave
Oakwood, Ohio 45419
(937) 684-5130

Front Porch Addition:
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Oakwood, Ohio 45419

DRAWINGS PROVIDED BY:
Tim Hobgood
1100 Ejler Drive
Springboro, Ohio 45066
(937) 684-5660
es1942@uoh.ir.com

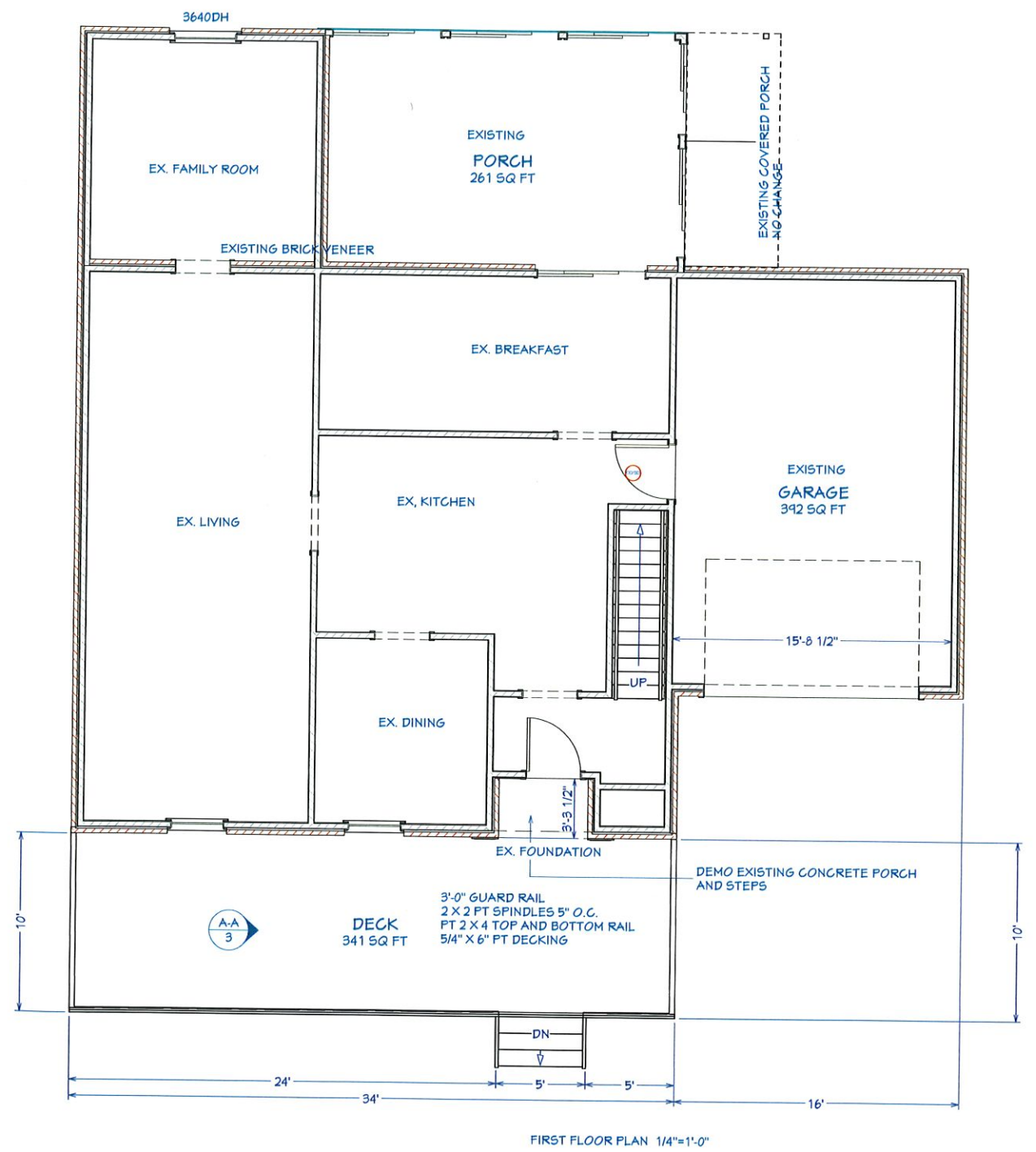
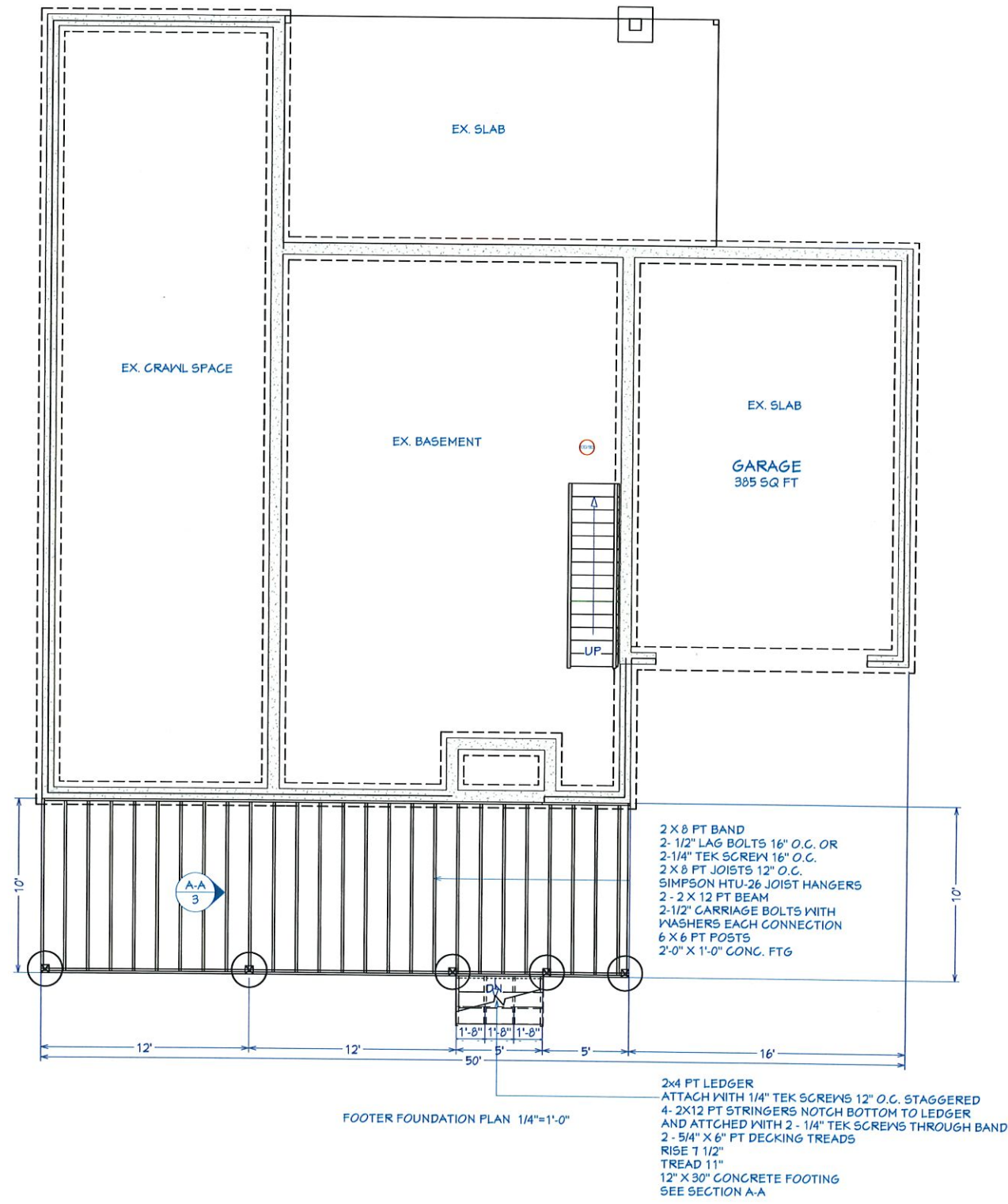
DATE:

1/18/2024

SCALE:

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SHEET: 1



REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

George and Sarah Kondalis
825 Harman Ave
Oakwood, Ohio 45419
(937) 689-5130

Front Porch Addition:
825 Harman Ave
Oakwood, Ohio 45419

DRAWINGS PROVIDED BY:
Tim Haggard
7100 Euler Drive
Springboro, Ohio 45066
(937) 694-5600
es1942@uohi.r.com

DATE:

1/18/2024

SCALE:

1/4"=1'-0"

SHEET: 2

**CITY OF OAKWOOD
BOARD OF ZONING APPEALS/PLANNING COMMISSION APPLICATION**

Please submit one paper copy or a digital set of building plans, drawn to scale, and an Ohio Registered Civil Engineer or Surveyor's plat of survey with the application. Any proposed structures must be included on said survey, if applicable. All costs incurred by the city in processing the application will be charged to the applicant. A copy of the deed and easement may also be required.

1. Project Address 825 HARMAN AVE
2. Applicant GEORGE KORDALIS Telephone 937-689-5130
3. Owner GEORGE KORDALIS Telephone 937-689-5130
Address 825 HARMAN AVE
Email GKORDALIS@YAHOO.COM
4. Applicant is (check one) Owner () Agent () or other _____
If rented or leased property, name of owner and/or Lessor _____
(Submit letter of authorization from owner)
5. Legal description of subject property (check one):
() Single Family () Multiple Family () Business
6. Request: The applicant requests the following proposed use and/or improvement:
Proposed front porch addition. Seeking variance for side/rear yard setback.

I hereby certify that all of the above statements and all accompanying information and drawings are correct and true.



(Signature of Applicant) / (Date)

FOR STAFF USE ONLY

() Planning Commission () Board of Zoning Appeals
Application #: _____ Date Filed: _____
Date of Public Hearing: _____
Reason for Hearing: _____

Recommendation of the Planning Commission or Board of Zoning Appeals:

Special Use or Variance (Granted/Denied): _____
Permit(s): _____

PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety ✓
Department of Public Works

From: Ethan M. Kroger, Building Commissioner

Date: 6/5/24

Application #: 24-2

825 Harman Avenue - Covered porch structure to be added onto existing single-family residence.

Please review the attached application and return your comments to me.

Your response is requested on or before: 6/5/24 DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here:

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.



City of Oakwood
30 Park Avenue
Oakwood, Ohio 45419

Completed by:

MS (MIKE TANNER)
6/5/24

Date:

PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety
Department of Public Works ✓

From: Ethan M. Kroger, Building Commissioner

Date: 6/5/24

Application #: 24-2

825 Harman Avenue - Covered porch structure to be added onto existing
Single-Family Residence.

Please review the attached application and return your comments to me.

Your response is requested on or before: 6/5/24
DATE

If your Department has **NO** questions, comments, or concerns about the impact of the attached application on the delivery or provision of governmental services, please check here:

Otherwise, please describe any questions, comments, or concerns below, and attach additional pages as necessary.



City of Oakwood
30 Park Avenue
Oakwood, Ohio 45419

Completed by: *Ethan M. Kroger*

Date: 6/5/2024

CITY OF OAKWOOD
BOARD OF ZONING APPEALS AGENDA
JUNE 13, 2024

4:30 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. ORGANIZATIONAL MEETING

IV. MINUTES OF JANUARY 11, 2024 MEETING

V. PUBLIC HEARING

- APPLICATION #24-2, GEORGE KORDALIS, TO VARY THE FRONT AND YARD SETBACK FOR A FRONT PORCH ADDITION LOCATED AT 825 HARMAN AVENUE.

VI. ADJOURN

NEXT MEETING SCHEDULED FOR JULY 11, 2024

Oakwood, Ohio
January 11, 2024

The Board of Zoning Appeals of the city of Oakwood met in regular session at 4:30 p.m., in the council chambers of the City of Oakwood, 30 Park Avenue, Oakwood, Ohio 45419. The Chair, Mr. Kip Bohachek, presided and the Clerk, Ms. Lori Stacel recorded.

Upon call of the roll, the following members of the Board responded to their names:

MR. KIP BOHACHEK.....PRESENT
MR. KEVIN HILL.....PRESENT
MRS. LINDA WEPRIN.....PRESENT
MR. NICK ENDSLEYPRESENT
MR. DONALD O’CONNORABSENT

The following officers of the city were present:

Mr. Robert F. Jacques, City Attorney
Mr. Ethan M. Kroger, Planning & Zoning Manager
Ms. Lori Stacel, Clerk of Council

The following visitors registered:

Jonathan Riedel, Applicant, 42 Forrer Road

There were no Zoom visitors in attendance.

Mr. Bohachek called the meeting to order at 4:30 p.m. He shared that Mr. O’Connor was unable to attend the meeting and asked to be excused. It was moved by Mr. Bohachek and seconded by Mrs. Weprin that his absence be excused; the motion was approved by viva voce vote.

Mr. Jacques noted that since this is the first meeting of the Board of Zoning Appeals for 2024, the Board will need to appoint a Chair and Vice Chair. He announced that Mr. Bohachek is retiring from the Board of Zoning Appeals and this will be his last meeting.

Following a brief discussion, the Board decided to retain the existing slate of officers and elect a Chair and Vice Chair at the Board’s next meeting.

Mr. Hill recognized that Mr. Bohachek has served on the Board of Zoning Appeals for 22 years. He thanked him for his service to the Oakwood community.

It was moved by Mr. Hill and seconded by Mrs. Weprin to retain the existing slate of officers and elect a Chair and Vice Chair at the Board’s next meeting. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Bohachek said that he has served with a lot of great people on the Board of Zoning Appeals and he’s had fun.

Mr. Bohachek asked if there were any questions or concerns with the minutes from the September 14, 2023 meeting. There being none, it was moved by Mr. Hill and seconded by Mr. Endsley that the minutes be approved as submitted and the reading thereof be dispensed with at this session. Upon a viva voce vote on the question of the motion, the same passed unanimously and it was so ordered.

Mr. Bohachek explained that the only agenda item is Application #24-1 to consider a variance for a side and rear yard setback for an attached two-car garage at 42 Forrer Road.

Mr. Bohachek asked Mr. Jacques to administer an oath to those who wished to testify.

Mr. Jacques proceeded to swear in the applicant, Jonathan Riedel, who was the only visitor who planned to testify.

Mr. Bohachek then asked Mr. Kroger to present a staff report before opening the public hearing.

Mr. Kroger referenced a PowerPoint presentation and provided the following information.

Application #24-1 was filed by Jonathan Riedel to vary the side and rear yard setback for an attached two-car garage at 42 Forrer Road. The property is located in the R-3 (single-family) Zoning District which is intended to preserve those residential areas which are best suited for large-sized lot development and to maintain the character of existing low-density, single-family developments. The R-3 zoning district requires a 10-foot side yard setback and a 40-foot rear yard setback for building additions to be added to the primary structure.

The home is legally non-conforming and has a current rear setback of 25'. The side yard setback is conforming and has a setback of 30' where 10' is required. The Applicant's proposal involves adding a new attached two-car garage. This would require a variance that would change the side yard setback by approximately 3 feet, reducing it from 10 feet to approximately 7 feet. The 25' non-conforming rear yard setback is grandfathered; the variance request would be measured from that point. This proposal would result in a setback of 14' for the rear yard where 25' is required, for a difference of 11'.

Mr. Kroger displayed the proposed site plan, a rendering of the property, and an image of the home from the street.

Mr. Kroger closed his presentation by stating that if the Board of Zoning Appeals is inclined to grant this setback variance, staff requests that the Board impose the following conditions:

1. The property owner must obtain appropriate permits through the city of Kettering.
2. Any drainage pattern disruption resulting from the installation of the garage must be addressed by the applicants so that there is no resulting negative effect on neighboring or city-owned property.
3. Trench drain to be installed and inspected per Oakwood rules and regulations.

Mr. Endsley asked if the neighbors were notified of this public hearing.

Mr. Kroger explained that a notification letter was sent to neighbors within 200 feet of the subject property and a legal notice was placed in the *Oakwood Register*. None were in attendance.

Mr. Bohachek thanked Mr. Kroger for his presentation and opened the public hearing.

Mr. Riedel, Applicant, 42 Forrer Road, shared that he is a lifelong Oakwood resident. His house was built in 1941 with a side entry garage that is non-conforming. The driveway layout creates almost a 14-point turn to get cars in the garage. Several designs were considered and the proposed attached garage is the most conforming design while still being functional. The design will match the appearance of the house.

Mr. Endsley asked why the garage couldn't be flush with the back line of the house.

Mr. Riedel explained that this is due to the location of the existing side entry door and interior

layout. The proposed garage will be 10' from the back-property line. The plan is to use half of the existing garage for a mud room leading to the kitchen. The current side door would be moved 4-6' and become a natural entry into the mud room.

Mr. Endsley asked about the width of the proposed garage.

Mr. Riedel shared that the dimensions would be 24' x 24' which is a standard two-car garage.

Mr. Bohachek asked what the existing garage will be converted into.

Mr. Riedel explained that the existing garage would be converted into a living space and the other side would be used for storage and a mud room.

Mrs. Weprin noted that the driveway already goes into the backyard.

Mr. Riedel explained that this is how the driveway was built.

Mr. Bohachek asked if the retaining wall in the back would be removed and re-landscaped.

Mr. Riedel answered yes. The east and rear foundation walls will roughly be the same height as the existing retaining wall, so the structure will be nestled into the hillside.

Mr. Endsley asked if the area behind the existing driveway is completely wooded.

Mr. Riedel shared that the area is not completely wooded. Several mature trees will remain. There is also some landscaping between the rear neighbors and his property.

Mr. Bohachek closed the public hearing and the Board began their deliberations.

Mr. Bohachek shared that 24' x 24' is a standard-size garage. The proposed garage could not be moved further forward because it would interfere with the intent to retain the side entry door.

Mr. Hill noted that he does not have concerns with the application as presented. There is a provision in the Oakwood Zoning Code giving a five-foot allowance if there is an accessory structure that is completely behind the footprint of the existing primary structure.

Mr. Endsley proposed imposing more screening so the adjoining property doesn't look like it is abutting the garage.

Mr. Hill commented that he doesn't believe this is necessary due to space and he prefers to let the applicant work out the screening details.

Mrs. Weprin asked if city staff received any questions from the neighbors.

Mr. Kroger noted that he spoke with surrounding neighbors to answer a few questions about the application but legally he is not able to give their testimony since they are not at the meeting to testify. He noted they did not feel it was necessary to attend.

Therefore, it was moved by Mr. Hill and seconded by Mrs. Weprin that the staff findings be adopted and application #24-1, a request by Jonathan Riedel the side and rear yard setback for an attached two-car garage at 42 Forrer Road be approved with the following conditions:

1. The property owner must obtain appropriate permits through the city of Kettering.

2. Any drainage pattern disruption resulting from the installation of the garage must be addressed by the applicants so that there is no resulting negative effect on neighboring or city-owned property.
3. Trench drain to be installed and inspected per Oakwood rules and regulations.

VARIANCE FACTORS

- A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
PRELIMINARY STAFF FINDINGS:
 - The property can yield a reasonable return with or without the variance.
- B. Whether the variance is substantial;
PRELIMINARY STAFF FINDINGS:
 - Staff believes this variance request is substantial in nature. The home is already non-conforming as to the rear yard setback and the garage addition would be increasing the non-conformity.
- C. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
PRELIMINARY STAFF FINDINGS:
 - It is the opinion of staff that the essential character of the neighborhood would remain intact should the BZA be inclined to grant this variance request.
- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, refuse, police/fire);
PRELIMINARY STAFF FINDINGS:
 - There is no reason to believe governmental services would be adversely affected due to the granting of the variance. (See attached comment forms.)
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
PRELIMINARY STAFF FINDINGS:
 - Staff has no information as to the owner's knowledge at the time of purchase.
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
PRELIMINARY STAFF FINDINGS:
 - Due to existing layout of the lot and the nature of the garage structure, it would be difficult for the applicant to complete the proposed project without a variance. The applicant could reduce the overall size of the structure, but it is likely that setback variances would still be required.
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;
PRELIMINARY STAFF FINDINGS:
 - The spirit and intent of the setback requirement is to ensure a reasonable distance between the principal structure and the property line, and to align houses with other homes in the block for aesthetic purposes.
 - It is staff's opinion that the applicants have chosen the most logical location

for this building addition to minimize the impact on surrounding properties. Either house to the west and east of 42 Forrer Road are not currently not aligned for aesthetic purposes.

H. Any other relevant factors.

PRELIMINARY STAFF FINDINGS:

➤ None.

Mr. Kroger thanked Mr. Bohachek for his service to the Oakwood community, surrounding communities and to him personally.

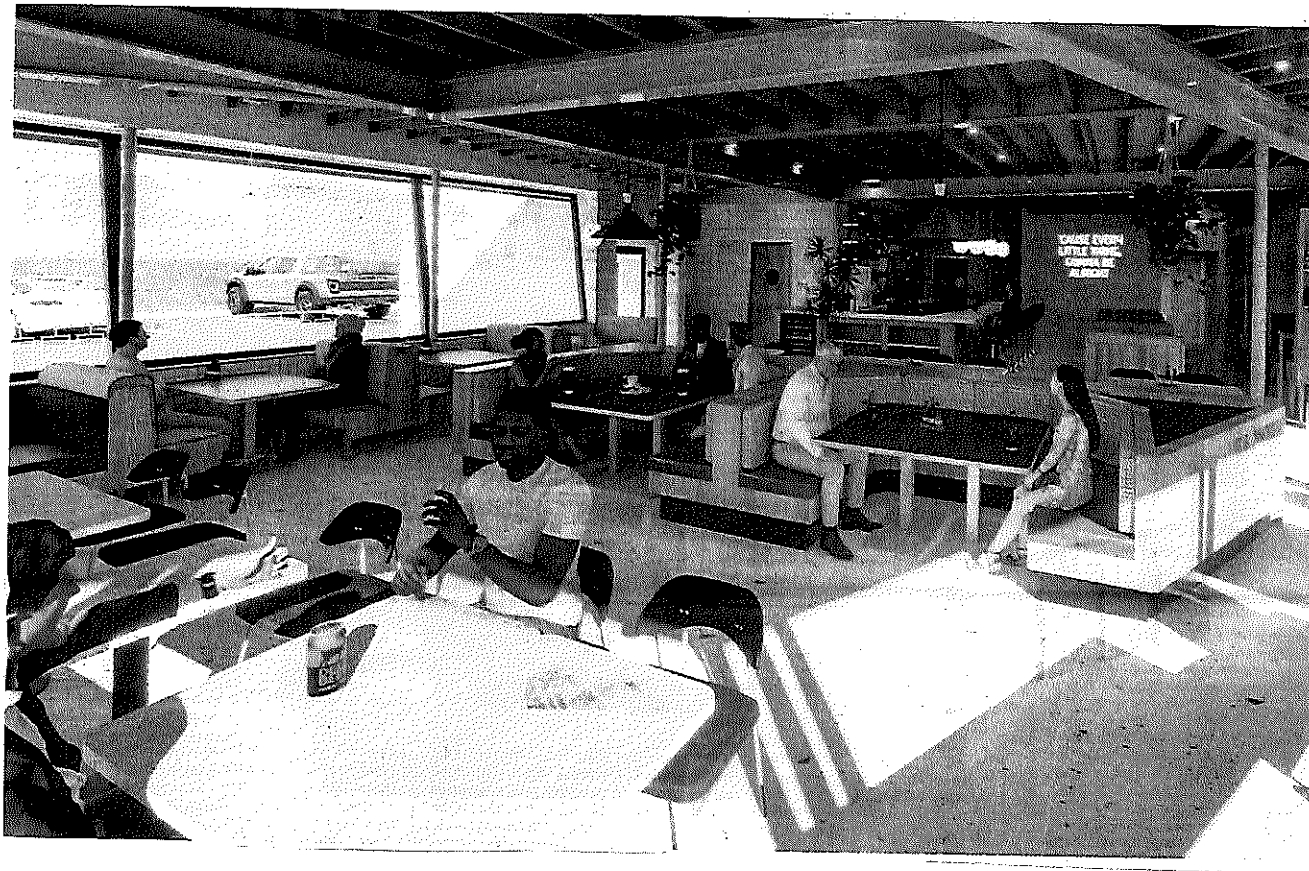
Mr. Bohachek said that it has been an honor to be involved and he has enjoyed his time serving.

There being no further business, the Board of Zoning Appeals adjourned. The public meeting concluded at 5:03 p.m.

CHAIR

ATTEST:

CLERK



THE STORY BEHIND THREE BIRDS

*The next concept from the creators
of Sueño and Tender Mercy.*

BY NICOLE MISTRETTA | nmistretta@bizjournals.com

Carmel's Southwest Bar and Grill Owner Bob Byers was looking to retire. When he called, Chris Dimmick, owner of The Idea Collective – the company behind Dayton's Sueño and Tender Mercy – picked up the phone. Throughout many months of planning, the concept for Three Birds restaurant was born. ¶ The driving force behind the Three Birds restaurant concept is family-friendly with neighborhood accessibility while maintaining quality of product and hospitality. ¶ “This is cuisine for everyone,” Dimmick said. “Whatever neighborhood you’re from, whatever clothes you’re wearing, whatever mood you’re in. We just want to put really good food on the plate without any pretense and have a lot of fun and create a really comfortable environment that still makes you feel prideful and happy to be there.”

Where does Three Birds come from? What will it offer?

The unique name comes from reference to a Bob Marley song "Three Little Birds," which Dimmick said has become somewhat of a "rallying cry or an anthem" for the company.

"Over the years, whenever we're faced with some adversity or a little down on our luck - like wondering how we're going to survive this pandemic or get these restaurants off the ground," Dimmick said. "We would always listen to this song, and it was just a reminder to stay positive and control what you can control and the idea that this too shall pass and everything's gonna be alright."

Dimmick remained fairly vague about the upcoming theme for the menu in order to avoid restricting the culinary team's creativity around the offered "New American" cuisine. He did offer some "craveable" menu highlights including the Oklahoma Smashburger, steaks and salads, while hinting at additional entrees and creative appetizers.

"There's a gap in that space of what's approachable from a vibe standpoint, from a decor standpoint and from a price point perspective," Dimmick said. "Three Birds is a place you can come in and be comfortable, feel good about spending your money there and spending your time with us... It's really just going to be quality food, locally sourced - something for everyone that we feel good about putting in our bodies."

What's happening to former Carmel's and when does Three Birds open?

The existing space will be renovated and slightly expanded to just under 5,000 square feet, with a capacity of 140. Companies involved in the major transformation include architect Moda4 Design and general contractor Level MB Construction.

Dimmick eyes an intentional opening in the "off-season" before the end of 2024. It will open five days a week, still to be determined, for both lunch and dinner service.

"We have a lot of work to do still," Dimmick said. "For a restaurant with a patio that doubles its capacity, we are strategically going to open without the patio so we can find our footing and iron out the kinks before expanding the footprint to open the patio in the spring."

Dimmick anticipates doubling his employment with Three Birds, hiring about 60 employees on top of his 70 existing workers.

The building was originally constructed for a Parkmoor chicken concept. While the restaurant will lean into rotisserie chicken as an offering, the menu will also take heavy inspiration in the form of callbacks to its previous restaurants within the space.

Dimmick said it was one of the reasons the Idea Collective held off on demolishing the structure and starting from scratch - something he said would have been much more economically feasible.

"We love the opportunity to creatively pay homage to the four restaur-

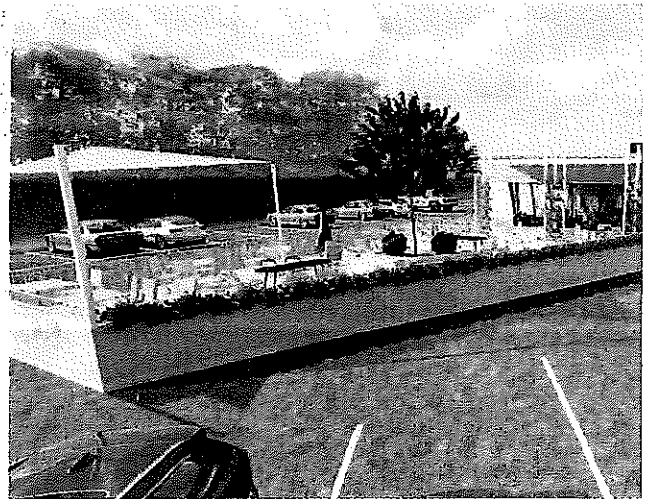
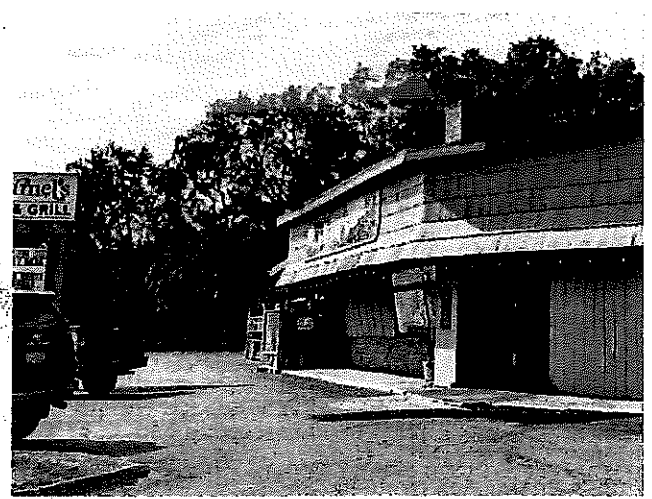
rants that preceded us in those four walls," Dimmick said. "We love breathing new life into structures and places that have been a part of the community's life for decades."

The Idea Collective strays away from acquiring and maintaining existing restaurants as well as creating new ones from scratch. Instead, Dimmick focuses on replacing restaurants or operators closing their doors.

"I think that's best for a local economy when it comes to competition and saturation of the market and all of those things," Dimmick said. "So, this fit the perfect profile of what we're looking for as we continue to grow."

What's next for Idea Collective?

In terms of growth, Dimmick believes the Idea Collective has grown faster in the post-pandemic world than he would have imagined pre-pandemic. With two commitments in downtown Dayton, where economics have shift-



Opposite page: Rendering shows the planned interior of Three Birds restaurant.

Top right: How the property looks in its current state.

Bottom right: Rendering shows how the patio of former Carmel's will be reworked.

ed drastically, Dimmick plans to be patient on future growth, prioritizing Sueño, Tender Mercy and Three Birds.

"If another similar opportunity comes across our plate like the Carmel's deal, we'll certainly entertain it," Dimmick said. "But I think there's a lot of great food and a lot of great things happening."

Prior to the unspecified opening of Three Birds later this year, Sueño plans to launch its curbside service in June.

On local investors for the Idea Collective's three brands, Dimmick said each new concept brings a unique deal with challenges and upsides. He said Three Birds will likely provide a chance to work with new investors, a process the company is currently in.

"We are taking a long view at this, and really value working with folks who appreciate what we're doing and why it matters for Dayton and the neighborhoods we invest in." ❧