

CITY OF OAKWOOD
STATE OF OHIO
FEBRUARY 4, 2019

The Council of the city of Oakwood, State of Ohio, met in a work session at 7:00 p.m. in the conference room of the city of Oakwood, 30 Park Avenue, Oakwood, Ohio, 45419. Council then met in a regular session at 7:30 p.m., in the council chambers of the city of Oakwood.

The Mayor, Mr. William Duncan, presided, and the Clerk of Council, Ms. Lori Stacel, recorded. Mayor Duncan opened the meeting by asking all present to participate in the Pledge of Allegiance.

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

MR. WILLIAM D. DUNCAN.....PRESENT
MR. STEVEN BYINGTONPRESENT
MR. ROBERT P. STEPHENS.....PRESENT
MRS. ANNE S. HILTON.....PRESENT
MR. CHRISTOPHER B. EPLEYPRESENT

Officers of the city present were the following:

Mr. Norbert S. Klopsch, City Manager
Mr. Robert F. Jacques, City Attorney
Mrs. Jennifer Wilder, Personnel and Properties Director
Ms. Lori Stacel, Clerk of Council

The following visitors registered:

Stefanie Campbell, 271 Schenck Avenue, Oakwood, OH 45409
Brian Barr, *Oakwood Register*

Mrs. Hilton advised Council she had read the meeting minutes of the January 7, 2019 regular session, work session and executive session, and the January 28, 2019 work session and executive session. Mrs. Hilton reported she found the minutes correct and complete. Therefore, it was moved by Mrs. Hilton and seconded by Mr. Epley that the minutes of the sessions of Council aforementioned be approved as written and the reading thereof at this session be dispensed with. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

STATUS REPORTS

2019 State of the City Address – Mayor Duncan gave the following address:

“Members of City Council, honored guests, City staff and citizens of Oakwood:

30 years ago my family moved to the City of Oakwood. Like many of you, we wanted our eight year old daughter and our five year son to attend an excellent school district. We were excited about being able to walk to school, Wright Memorial Library, Dorothy Lane Market and the Oakwood Community Center. We fell in love with our home and its distinct architectural style. When we arrived, we were immediately accepted and welcomed as new neighbors.

30 years ago, I had no idea I would have the opportunity to serve our community as a member of Oakwood City Council. I am honored to begin my 17th year as a member of City Council and my 10th year as your Mayor.

20 years ago, Steven Byington moved to the City of Oakwood. As an architect, he was attracted to the diverse architectural history and character of our housing stock. He was also attracted by the safety of our neighborhoods and the community engagement of our citizens.

20 years ago, Mr. Byington also had no idea he would have the opportunity to serve our community as a member of Oakwood City Council. Steve is also honored to begin his 12th year as a member of Oakwood City Council and his 10th year as our Vice Mayor.

Council members Rob Stephens, Anne Hilton and Chris Epley were born and raised in Oakwood, graduated from our excellent school district and have served our community with distinction. Council members Stephens and Hilton begin their 10th year on City Council and council member Epley begins his sixth year on City Council.

This Council, like those that preceded it, operates in a collegial style and everyone believes in doing the right thing for the citizens of Oakwood. We listen to one another, no one has hidden agendas, and we believe in community service.

On behalf of Oakwood City Council it is my honor to proclaim that Oakwood continues to be the premier residential community in the Dayton region.

We have this distinction because of our beautiful neighborhoods, our excellent public schools and library, unmatched city services, including public safety, public works, recreation and leisure, and most of all because of our citizens.

City Staff and Volunteers: We have an outstanding city staff led by City Manager Norbert Klopsch. He is recognized throughout the region as an outstanding city manager.

Under the leadership of Alan Hill, our Public Safety Director, we added experienced Public Safety Officers Justin Slone, Jesse Schaffer, Ryan Wells and Chris Slone. Justin Slone earned top honors from the Sinclair police academy in academics, top gun and physical fitness. This has only happened three times in the history of Sinclair's police academies out of about 2,000 graduates. All three are Oakwood Public Safety Officers. Justin joins Sarah Whitaker and Cameron McElroy in this elite group.

We offered our first Citizens Police Academy in 2018. This 10 week program is designed to educate citizens about the functions of our Public Safety Department and the challenges of modern day policing matters.

We look forward to implementing a new program entitled Assisting and Contributing to Oakwood Resident Needs (ACORN) in 2019.

We continually receive notes and comments from citizens complementing our Public Works Department for their courteous and outstanding service. Of particular note, the Oakwood Rotary Club presented its Community Service Award to Kenneth Perkins. Mr. Perkins has 28 years of public service in Oakwood and in the words of Mr. Klopsch, "has distinguished himself as a man with a very strong work ethic and impeccable character. He is recognized on city staff and throughout the Oakwood community as an outstanding employee and leader."

A special mention also belongs to Carol Collins, our leisure services director, who has served our city for 44 years. She and her staff are directly responsible for our beautiful city parks, our designation as a Tree City USA for the 36th year and for operating our Oakwood Community Center and all the excellent recreation programs available to our citizens of all ages.

Our finance director, Cindy Stafford, received another Auditor of State Award for Excellence in Financial Reporting. She and her staff continue our tradition of transparency in all financial respects.

Our assistant finance director, Alice Young, received the Jesse Haines Award presented by Montgomery County Auditor Karl Keith. The award was established to acknowledge local government finance professionals who have served with distinction and integrity. Alice Young has served our city for over 40 years and is a worthy recipient of this award.

Rob Jacques continues to serve as our law director consistently providing sound and timely legal counsel and advice to the city manager, staff and City Council.

Jennifer Wilder joined staff as director of personnel and properties, filling a position vacated with the 2017 retirement of Assistant City Manager Jay Weiskircher. Jennifer is a fine addition to staff.

Dr. Richard Garrison retired as our Health Commissioner after serving our city in various positions for 35 years. We appointed Dr. Stephen Enseleit as only our fifth Health Commissioner since our incorporation as a city in 1931.

We are blessed to have over 100 citizen volunteers who serve on our Planning Commission, Board of Zoning Appeals, Board of Health, Property Maintenance Board, Budget Review Committee, Beatification and other committees.

Of particular note, Jeffrey Shulman, retired as Chair of our Planning Commission after serving our city for 18 years. Jeff was a tireless volunteer who epitomizes what it means to give back to the community in a meaningful way.

Bill Frapwell received the Oakwood Rotary Club Civic Leadership Award. He has served on our Budget Review Committee for over 25 years, the last 15 years as vice chair. He also served on the Oakwood Public Facilities Focus Group and the Oakwood Comprehensive Planning Committee.

Skip and Martha Ordeman stepped down as co-chairs of our annual Friends of Smith Gardens membership/fundraising drive. Over the last 12 years of their leadership, they raised over \$240,000 to support and maintain this unique public asset. Steve Kelch, the grandson of Carlton Smith, chaired our 2018 fundraiser and is excited to celebrate the 45th anniversary of Smith Gardens in 2019.

We will issue our 2018 Annual Report to every household in the near future. This report provides an abundance of information about our city and the services we provide to our citizens. Accordingly, I will not repeat tonight the good news found in the report. Please read this interesting report at your leisure.

Oakwood Schools and Wright Library: Everyone knows Oakwood has great schools but did you know US News and World Report ranked Oakwood High School #1 in the Dayton area.

The OHS Academic Decathlon team won the Division II National Championship for the seventh year in a row. They earned their highest score ever competing against students from the United States, China and England.

In 2019, Wright Memorial Public Library celebrates its 80th anniversary. Under the leadership of Director, Kristi Hale, they received their first four-star rating from Library Journal's 2018 Star Libraries report. The index measures circulation, visits, program attendance and public internet use. Wright Library ranked in the top 1% of libraries under \$4.9 million in expenditures. They also completed a \$500,000 renovation and restoration of their beautiful building which is on the National Historic Register.

Notable Community Events: In May, around 350 people participated in the 17th annual Care Walk to fight cancer. The event raised \$15,000 this year and over \$250,000 since its inception.

That Day in May continued its tradition of the pancake breakfast, 5k and 10k runs, parade, car show, games, rides and food trucks.

In August, over 300 people enjoyed the OHS Marching Band at John and MJ Gray's farm in Oakwood.

Dorothy Lane Market celebrated its 70th anniversary with a carnival.

Hundreds of music lovers attended the 19th annual Giving Strings concert to benefit a local charity. The event raised about \$2,900.

More than 1,500 people walked in the 5th annual Out of Darkness walk for suicide prevention. The event has raised over \$60,000 in 2018 and over \$250,000 since inception.

Girl Scout Troup 30149, as part of their Silver Award project, commissioned and raised money to pay for a veteran's memorial sculpture at Orchardly Park to commemorate the 100th anniversary of the end of World War I.

The Oakwood Historical Society sponsored its first-ever holiday home tour featuring homes on Schantz Avenue, Oakwood Avenue, Volusia Avenue and Southview Road. These homeowners are commended for the pride in their homes and for welcoming others to view these beautiful properties.

On a sad note, Harry Ebeling passed away on July 14, 2018 at the age of 85. Harry, the man affectionately known as "Mr. Oakwood", was a founding member of the Oakwood Historical Society and was instrumental in building the foundation upon which our wonderful historical society now thrives.

We also lost Bill Hager at the age of 89. Bill was very passionate about historical preservation and played a significant role in the creation of The Schantz Park Historic District, Oakwood's first national historic district.

Neighborhoods: We have outstanding diversity in housing choices. Although most of our housing stock is over 70 years old, our homes and properties are better maintained than any other city around and our home values prove it. In 2018, 75% of Oakwood home sales were higher the County appraised value.

Financial Stewardship: The last eight years of the Governor Kasich administration have been difficult for counties, cities and villages. The State of Ohio broke a 75 year partnership between state and local governments.

Instead of us working together as partners, and recognizing the enormously important role that local government plays in providing services to the citizens of Ohio, the State chose to treat us as an expenditure to be reduced.

Under the leadership of City Council, our outstanding city staff and the advice and counsel of our 35 member Budget Review Committee, we met these challenges to our financial stability. We reduced expenses each year between 2009 and 2014. We had modest increases in spending in the last few years but that included major capital expenditures to redesign Shroyer Road and the replace our 65 year old tennis courts at the Oakwood Community Center.

Our spending in 2018 was about the same as we spent in 2011 and only 2.5% higher than our 2008 spending. We now offer a 90% credit for city taxes paid to other jurisdictions. This important action reduced our continuing loss of revenue when surrounding cities raise their tax rates and ensures that all Oakwood residents with taxable income pay at least 0.25% to Oakwood.

A New Relationship: We congratulate our newly elected Governor Mike DeWine and Lt. Governor Jon Husted. They have publically stated their interest in improving relations with local governments and we will support them with their efforts.

*We also support the Ohio Municipal League's 2019 Public Policy Agenda. It includes:
Restoration of the Local Government Fund
Preservation of Home Rule
Respect Municipal Income Tax Authority
Invest in Public Infrastructure, and
Partner to fight the Opioid Crisis*

Well Governed, Well Managed and Financially Strong: Steve, you and I made a good decision when we moved to Oakwood so many years ago. Rob, Anne and Chris made good decisions to stay in Oakwood.

When I joined City Council in 2003, it was my belief that Oakwood was well governed, well managed and financially strong. I still hold that belief and will continue this tradition.

With the help of City Council, city staff and the citizens of Oakwood, we will continue to be well governed, well managed and financially strong.

Thank you again for the opportunity to serve you."

Citizen Committee Appointments – Mayor Duncan explained that there are several vacancies on citizen committees. City Council and City staff are in the process of identifying citizen volunteers for appointment at the March City Council meeting.

VISITORS – There were no visitors wishing to address Council.

LEGISLATION

AN ORDINANCE

BY MR. STEPHENS NO. 4877
TO AMEND EXISTING SECTIONS 951.103, 951.117.2, AND
951.120.1 OF THE OAKWOOD STREETS AND PUBLIC
SERVICES CODE TO CLARIFY REQUIREMENTS FOR THE
REMOVAL OF INDIVIDUAL ABANDONED OR TOPPED
FACILITIES IN THE PUBLIC RIGHTS-OF-WAY.

A copy of the ordinance, having been placed on the desks of each member of Council prior to introduction, was read by title.

Mr. Stephens explained that this is the first reading of an ordinance to update the City's regulations for administering public utilities located in City rights-of-way. These are the rules that must be followed by electric, gas, and telephone companies, and any other utilities that may have facilities located in the public right-of-way.

This ordinance would amend the rules to address so-called "double poles." Double pole situations happen when a utility company installs a new replacement pole but does not remove the original pole within a reasonable timeframe. Often, the original pole is cut short or topped but not removed because other utility providers still have facilities on that original pole, and communication among the utility providers is not always optimal.

The ordinance would define a reasonable timeframe for removing the original pole as 90 days after the pole has been topped or replaced, which should allow ample time for multiple providers to coordinate work with each other. After the time expires, the City would be authorized to deny permits for other right-of-way work until the pole is removed.

This is a first reading of the ordinance, so Mr. Stephens made no motion.

A RESOLUTION
BY VICE MAYOR BYINGTON NO 1853
RATIFYING AND CONFIRMING A POLICY
FOR CITY CREDIT CARD ACCOUNTS

A copy of the resolution, having been placed on the desks of each member of Council prior to introduction, was read by title.

Vice Mayor Byington explained that with the passage of House Bill 312, the Ohio General Assembly now requires cities to adopt a formal policy, including certain terms required by the State, for the use of city credit cards and credit accounts. Oakwood has had a policy for many years, and the City Manager recently updated it to include the new terms required by the State.

Under the Oakwood Charter and Administrative Code, the adoption of administrative policies falls under the responsibility of the City Manager rather than Council. However, House Bill 312 specifically requires this policy to be adopted by the city’s “legislative authority,” which is Council. This resolution will ratify and approve the policy already adopted by the City Manager, with which Council is in full agreement.

Thereupon, it was moved by Vice Mayor Byington and seconded by Mrs. Hilton that the resolution be passed.

Upon call of the roll on the question of the motion, the following vote was recorded:

MR. WILLIAM D. DUNCAN.....YEA
MR. STEVEN BYINGTONYEA
MR. ROBERT P. STEPHENS.....YEA
MRS. ANNE HILTONYEA
MR. CHRISTOPHER EPLEY.....YEA

There being five (5) yea votes and no (0) nay votes thereon, said resolution was declared duly passed and it was so ordered.

Mayor Duncan shared that City staff has provided credit card use information to City Council for many years as a matter of sound business practice.

STAFF REPORT

Personnel & Properties Report: Mrs. Jennifer Wilder, Personnel & Properties Director, referenced a PowerPoint presentation and updated Council on the following topics: zoning and property maintenance, the pre-sale/rental inspection program, the Vectren gas line improvement project, development/construction updates, business updates and personnel updates.

The Zoning Department exists to protect Oakwood residents. By enforcing the Zoning and Property Maintenance Codes of the city of Oakwood, the City is working to protect property values. This is done by reviewing & analyzing land use, zoning proposals, requests, and administering permits for improvements made to properties. The Zoning Department’s number one goal is compliance with the Council-approved Oakwood Zoning Code and Oakwood Property Maintenance Code.

Mrs. Wilder encouraged residents to contact Code Enforcement Officer Ethan Kroger before taking any steps on property improvement projects. She explained that Ethan will meet residents at their property and walk them through the permitting process so that residents have a clear understanding of the process.

The Oakwood Zoning Department is a busy place, with 364 permits issued in 2018.

In addition to on-going property maintenance efforts, the Zoning Department annually conducts a city-wide automobile tour to identify violations of the Oakwood Property Maintenance Code. Property owners are sent a letter advising them of the violation(s) and establishing a date to complete the repair(s). There were 183 property maintenance violation letters sent in 2018. The most common violations were dead or diseased trees and/or peeling paint. City staff works with property owners who require additional time to correct violations. In the rare circumstance that a

property owner makes no attempt to correct a violation, citations are issued to appear in Oakwood Municipal Court. Of the 183 property violations, 181 were corrected and two were referred to the court.

Yellow door hangers are the main way the City communicates with residents when there is a property concern. The tag is not a citation, but rather the first step in communication. This could potentially lead to a citation if the property maintenance concern is not corrected within the prescribed timeframe.

The Zoning Department also administers a Pre-sale and Rental Inspection Program. This program was established in 1968 to ensure that properties are code-compliant at the time of sale, or brought into compliance shortly thereafter. Inspections are also required upon an occupancy change in rental units. This program is especially important to a community like Oakwood with an aging housing stock, further protecting property values by ensuring homes are maintained throughout the transfer of property. Inspections are scheduled once a completed application is received. An inspector will meet the property owner or agent and perform a brief inspection of the interior and exterior of the property for compliance with the building, zoning, and property maintenance codes. This includes confirming placement of smoke detectors, hand rails, and other safety requirements, as well as general property maintenance concerns. Also the inspector will verify that HVAC equipment has been properly inspected through the city of Kettering's building department. Once an inspection is complete, and any violations are remedied, an occupancy certificate is generated which is necessary for closing on the property.

Between May and July this year, Vectren will replace underground gas distribution pipes and home service lines in two Oakwood neighborhoods. The northern section is bounded by Volusia Avenue, Acacia Drive, E. Schantz Avenue and Oakwood Avenue. The work in the southern section is along the alley east of Far Hills Avenue between Telford Avenue and Hadley Avenue, and in the area bounded by Corona Avenue, Shroyer Road, Hadley Avenue and Far Hills Avenue. In both work areas, Vectren is installing new polyethylene pipes in place of old steel and cast iron pipes and is moving indoor gas meters to outside wall locations. This is the continuation of a multi-year Vectren infrastructure replacement project in Oakwood. Oakwood residents personally affected by the work will receive detailed information from Vectren. Public Works Inspector/Foreman Tom Long will work alongside Vectren and their subcontractors to ensure the work is completed as safely and expeditiously as possible, and with the least impact on Oakwood residents.

Element Oakwood, which was approved by Oakwood City Council in 2017, is located at 310 Old River Trail, across from the Old River Sports Complex. The 84-unit condominium community will feature a variety of sizes ranging from one bedroom to two bedrooms with a den. Pre-leasing will begin onsite in March with move-in's anticipated to begin in the fall.

Russell Wealth Management returned to City Council last summer and gained approval of a revised building plan, which includes a smaller office building, now slated to be a 2-story 16,600 square foot structure. A groundbreaking ceremony was held this past Friday.

In 2018, there were some new businesses that moved into the Far Hills Business District. Morning Sun Florist, 2411 Far Hills Avenue (formerly Rife's Jewelers), is completing updates including exterior finishes and interior remodeling. The shop features flowers, art, jewelry, home furnishings, tableware, etc. Salon 5, 2521 Far Hills Avenue, offers spa and salon services. J. Gilbert's Men's Clothing, 2504 Far Hills Avenue, was opened by the owner of Wild Poppy, and named for former Dayton Country Club head golf pro Jim Gilbert. The store offers men's clothing and accessories. Bonavista Optics, 2541 Far Hills, offers personal appointments for eyewear, both ready-made and fully custom frames. Maria Gossard Designs, 2509 Far Hills Avenue opened a new showroom featuring custom printing of luxury stationary and invitations, as well as event planning and design.

Kettering Health Network purchased the 2600 Far Hills Building in April 2017 for the purpose of converting the space to medical offices and related support services. In 2019, Kettering Health Network intends to move forward with an extensive rehabilitation of the existing building. As part of their plans, Kettering Health Network also intends to add supporting parking in the immediate area.

Mrs. Wilder then reviewed the 2018 employee retirements and hires. PSO Bruce Upchurch retired on October 28 with 25 years of service in public safety, 11 of those years at the city of Oakwood. Linda Cramer retired from her position as Receptionist at the OCC in November. PSO Bryan Shaw separated from the City in September after serving Oakwood for three years. New hires include: PSO Ryan Wells; PSO Chris Slone; and OCC Receptionist Corrie Taylor.

CITY MANAGER'S COMMENTS

Mr. Klopsch recognized the Public Works Department for all of their efforts during the recent snow events and cold weather, particularly regarding refuse collection.

The annual Sidewalk, Curb and Driveway Apron Project will take place in the area bounded by Far Hills, Aberdeen, Shroyer, Acorn and Patterson. Public Works Foreman David Shuey will begin marking the sidewalks and other concrete structures requiring repair, and residents will be notified in April of their responsibilities.

Mr. Klopsch shared that Mrs. Wilder is coming up on her one year anniversary of joining city staff. He thanked her for all of her hard work over the past year.

COUNCIL COMMENTS

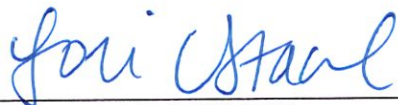
Mayor Duncan shared that he and his wife celebrated their 45th anniversary last December. He then shared that today is her birthday, and he wished her a happy birthday.

The public meeting concluded at 8:04 p.m.



MAYOR

ATTEST:



CLERK OF COUNCIL