

MINUTES
OAKWOOD CITY COUNCIL WORK SESSION
AUGUST 19, 2019

The Council of the city of Oakwood, Ohio, met in a work session at 5:00 p.m. on Monday, August 19, 2019 at the Foell Public Works Center, 210 Shafor Boulevard. The Mayor of the City, William Duncan, presided.

Council members in attendance were Mayor William Duncan, Vice Mayor Steve Byington, Councilmember Rob Stephens, Councilmember Anne Hilton and Councilmember Chris Epley. Staff in attendance were City Manager Norbert Klopsch and City Attorney Rob Jacques. Also attending were Personnel and Properties Director Jennifer Wilder and Refuse Foreman Kenneth Perkins. Mrs. Wilder remained in the meeting through the executive session. Mr. Perkins departed the meeting after discussions on the Creager Field Recycling Center and Parking Lot, and the Public Works Center Storage Building.

Mayor Duncan called the meeting to order at 5 p.m. and welcomed Mrs. Wilder and Mr. Perkins to the meeting. He then led a discussion on the following agenda items:

- **COUNCIL COMMITTEES**

- Public Properties, Mr. Epley

- Creager Field Recycling Center and Parking Lot: Mr. Klopsch explained that staff has been working on improvements to the cardboard drop-off center using grant money from the Montgomery County Solid Waste District. While completing the project, it became apparent that the existing Creager Field parking lot does not provide adequate space to address parking needs for the dog park and the recycling center. Mr. Klopsch described a draft plan that would involve nearly doubling the size of the existing asphalt area to provide separate spaces for recycling and for dog park patrons. The new area is located between the existing parking lot and Irving Avenue. It would be dedicated to recycling, including the enhanced cardboard facility, as well as yard waste and co-mingled recycling. A rough cost estimate is \$100,000. This project will likely be presented for inclusion in the 2021 budget. At the conclusion of the meeting today, Mr. Klopsch will conduct a site visit to show the proposed location for this improvement.
 - Public Works Center Storage Building: Mr. Klopsch explained that when the Foell Public Works Center was designed in 1998, significant effort was made to design the vehicle and equipment storage space to accommodate the City needs. After about 20 years of operation, staff has determined that the existing space no longer accommodates all needs. Mr. Klopsch described the proposed pole barn-type building to be constructed in the northeast corner of the Public Works Center. The building would be of metal construction and would measure 42 feet wide, 75 feet long and 16 feet high. The building would be primarily used for storage of vehicles and equipment used by the Leisure Services Department. A preliminary cost estimate is about \$130,000. Staff is planning to present this project for inclusion in the 2020 budget. Mr. Jacques stated that the Creager Field recycling center and Public Works pole barn projects are both approvable under the current Zoning Code, with neither requiring a hearing before the Planning Commission.

Mr. Perkins departed the meeting at 5:23 p.m.

Mayor Duncan then continued the work session with the following discussion:

- Planning & Zoning, Vice Mayor Byington
 - Short-term Rentals: Mr. Klopsch explained that staff will send a letter around the middle of September to all Oakwood properties where it is believed that short-term rentals are taking place. That letter will explain that these uses are not permitted, and that enforcement action will begin on January 1, 2020.
 - ESID and Property Assessed Clean Energy (PACE) Financing: Mrs. Wilder explained that representatives from the Beth Abraham Synagogue/Sugar Camp Professional Offices are interested in using PACE financing to pay for major HVAC improvements at Sugar Camp. This would require legislative action for Oakwood to join the Dayton Regional ESID. Staff believes that the request is reasonable and should be supported. Staff expects that the applicant will submit a formal request for this PACE financing sometime in the near future. In anticipation of this action, the September 16 council agenda will include legislation to establish a new fund to address the revenues and expenses for this financing. The financing involves the applicant borrowing money from the local port authority, and then repaying the loan through annual property assessments.
 - 2600 Building: Mrs. Wilder provided an update on the status of the 2600 Building. Kettering Health Network officials are still assessing the property to determine the best re-use. Considerations continue to involve parking requirements and cell phone antennas.
 - Community Business District Permitted and Special Uses: Mr. Jacques mentioned that he recently spoke to the gentleman interested in opening a fitness center in the Far Hills Avenue Business District, and explained that this use is not permitted. Staff will study the current list of permitted and special uses within the Community Business District over the next few months and may recommend some changes. These changes would first go to the Planning Commission for a recommendation, and then to City Council for approval.

At 5:53p.m., Mayor Duncan moved to executive session for conference with attorney and for personnel matters.

At 6:14 p.m. Mayor Duncan closed the executive session for conference with attorney and for personnel matters, and council returned to work session. Mrs. Wilder departed the meeting at this time.

Mayor Duncan continued the work session discussing the following items:

- Public Utilities/Waterworks/Sewer, Mr. Epley
 - Ridgewood and Schenck Stormwater Drainage: Mr. Klopsch confirmed that the section of roadway around Ridgewood Avenue between Schenck and E. Schantz is the only section where catch basins are not connected to underground storm sewer piping. Staff will present the storm sewer construction project for inclusion in the 2020 budget. The preliminary cost estimate is \$160,000.
 - Dayton Water Issues: Mr. Klopsch commented on the dialog underway between the city of Dayton and Montgomery County regarding water issues. Area city managers are encouraging Dayton and Montgomery County officials to work cooperatively in addressing the water quality and system back-up issues.

- Hook Truck and Refuse Packer Purchase: Mr. Klopsch mentioned that the 2019 budget includes purchase of a new hook truck with v-box salt spreader. The hook truck cost is approximately \$120,000, and the salt spreader is approximately \$30,000. The 2019 budget authorizes a transfer of \$120,000 from the Refuse Fund to the Capital Equipment Replacement Fund for the purchase of the truck. Mr. Klopsch is planning to forego this transfer and complete the truck purchase through the General Fund. This is being done in anticipation of a \$300,000 Refuse Fund expense in the 2020 budget for the purchase of a new refuse packer.
- Safety & Traffic, Mr. Stephens
 - Scooters: Mr. Jacques reported that he is in discussions with officials from the city of Dayton and from Spin Electric Scooters to address concerns about the scooters being operated within the Oakwood city limits. It appears that Spin has technology options that will be used to keep the scooters within the city of Dayton.
 - Gun Safety Program: Mr. Klopsch mentioned that he and Chief Hill recently met with Oakwood School officials to discuss gun lock programs being offered in some area communities. Staff will have additional discussions with the Oakwood Schools before engaging in such a program.
- MISCELLANEOUS
 - October 7 and November 4 Meeting Absences: Mr. Stephens mentioned that he will miss the October 7 regular session, and Mayor Duncan shared that he will miss the November 4 regular session. Vice Mayor Byington will chair the November 4 meeting.
 - October 20 – 23 ICMA Conference – Nashville: Mr. Klopsch mentioned that he will attend the annual city manager conference from Sunday, October 20 through Wednesday, October 23.
 - November 20 – 23 NLC City Summit – San Antonio: Mr. Klopsch noted that the 2019 NLC City Summit will be held from November 20 – 23. Any council member wishing to attend should coordinate reservations through Lori Stacel.

There being no other business, at 7:00 p.m. Mayor Duncan adjourned the work session.



Mayor

ATTEST:



Clerk of Council