

CITY MANAGER'S NEWSLETTER
SEPTEMBER 8, 2023

IMPORTANT COUNCIL DATES:

September 12, Tuesday, 5:30 p.m. – BRC (30 Park)
September 18, Monday, 6 p.m. – Regular Session (30 Park)
October 2, Monday, 6:30 p.m. – Regular Session (30 Park)
October 8, Sunday, 2 – 5 p.m. – Family Fall Festival/Scarecrow Row (Shafor Park)
October 17, Tuesday, 5:30 p.m. – BRC (30 Park)
October 23, Monday, 5 p.m. – Council Retreat (Smith Gardens)
November 6, Monday, 6:30 p.m. – Regular Session (30 Park)
November 20, Monday, 5 p.m. – Work Session (30 Park)
November 28, Tuesday, 5:30 p.m. – BRC Meeting (30 Park)
December 4, Monday, 6:30 p.m. – Regular Session (30 Park)
December 10, Sunday, 6:30 p.m. – Holiday of Lights (Shafor Park)

BUSINESS UPDATE:

- BRC Meeting: We meet with the BRC at 5:30 p.m. next Tuesday. Enclosed is an email with the meeting packet mailed to the committee members yesterday.
- Shred Event: Our annual shred event is on Saturday, September 30. Enclosed is a press release distributed this week.
- Five Points: Enclosed are citizen comments that we received this week. Also enclosed is a letter to the editor in this week's *Register*.
- Ohio Job Market: Enclosed is a *DDN* article about an increase in employment opportunities and wages in Ohio. The photo shows Kinnison working on Far Hills.
- 8/29 Incident: Enclosed is a *Register* article about a suspect being arrested and charged with theft, attempted theft and identify fraud at Fifth Third Bank in Oakwood. The investigation is ongoing. Given the nature of the case, it appears that federal charges will be filed by the US Attorney's office.
- Tree Root Damage: Enclosed is a *Register* letter to the editor. This is an issue that arises pretty much each year. The degree to which tree roots must be removed to properly replace sidewalk panels can be a tough call.
- Dog Splash: Enclosed is a *Register* article about our September 10 dog splash event.
- September 14 BZA Meeting: Enclosed is the information packet for the September 14 BZA meeting. The BZA will hear an application to vary the interior side yard setback for a new home at 1030 Runnymede Road.
- Income Tax: Enclosed is the collections report through August. Our gross receipts are 0.57% below last year and net collections are 0.79% below.
- Finance Report: Enclosed is the August report, along with Cindy's highlights memo.

- Far Hills Storm Sewer Reconstruction Project: Progress continues. We anticipate the first phase of the project (on Dellwood and on the east side of Far Hills) to be completed by the last week of September. The next phase will begin on Devereux Drive at the open channel that flows through Elizabeth Gardens and through Houk Stream. The crews will work northward along Devereux before ultimately crossing Far Hills and connecting to the newly constructed storm sewer network from the first phase of the project.
- Garden Road Concrete Repairs: Enclosed is a letter that we hand-delivered yesterday to all of the Garden Road residents. Saw cutting started today. The contractor surprised us with late notice. Many of the Garden Road property owners were already aware that the work was pending.
- Thank you: Enclosed is a very nice thank you note that Chief Hill received from the 88-year-old resident at 2123 Shroyer Road. A number of our Lieutenants and PSOs had a hand in assisting this family in need.
- CPA: The first class of the 2023 Citizen Police Academy was this past Wednesday.
- Home Sales: Enclosed is the list of August sales showing that 86% of the homes sold above the appraised values. The appraised values listed are the new ones based on the recent update.
- Flyboy's Deli: Enclosed is a *DDN* article about Flyboy's Deli closing its downtown Dayton location. I believe that focusing all of their attention on the Oakwood restaurant will be a good thing.

HAVE A GREAT WEEKEND!

TRANSMITTALS NOTED WITHIN NEWSLETTER

BRC Email & Meeting Packet
 Shred Event Press Release
 Five Points Citizen Comments & *Register* Letter to the Editor
DDN article re: Ohio Job Market
Register article re: 8/29 Incident
Register article re: Tree Root Damage
Register article re: Dog Splash
 BZA Meeting Packet
 Income Tax Report
 August Finance Report & Highlights Memo
 Garden Road Concrete Repairs Letter
 Thank You Note
 August Home Sales
DDN article re: Flyboy's Deli

From: [Klopsch, Norbert S.](#)
To: [Amanda Malusky Krauss \(amanda.k.krauss@gmail.com\)](#); [Beth Ritzert \(baritzert@gmail.com\)](#); [Bill Frapwell \(frapwellw@ctt.com\)](#); [Bill Meyer \(bdmeyer4@juno.com\)](#); [Bill Rieger \(rieger.bill@gmail.com\)](#); [cait.botschner@gmail.com](#); [Chas Kidwell \(kidwellc@childrensdayton.org\)](#); [Dan Ferneding \(danr@fernedinginsurance.com\)](#); [Dickerson, Dave S. \(dave.dickerson@mvg.com\)](#); [doug.kinsey@artifexfinancial.com](#); [Elizabeth Kussman \(ebiffbrown@gmail.com\)](#); [Ella Himes \(ellahimes@yahoo.com\)](#); [Ellen Fodge \(esfodge@gmail.com\)](#); [Erika Endsley \(erika.endsley@gmail.com\)](#); [Fred Dudding \(dudfl@email.msn.com\)](#); [Heidi Edwards \(edwards.heidi@oakwoodschoools.org\)](#); [Howard Boose \(hboose3@gmail.com\)](#); [Jeanne Boozell \(cjbooze@yahoo.com\)](#); [Jeff Woeste \(jwoeste@fhf-cpa.com\)](#); [Jim Vaughn \(jim.vaughn@taylor.com\)](#); [John Gray \(jcg@grayamerica.com\)](#); [John Jervis \(john_jervis@ml.com\)](#); [Kate Halpin \(halpinmail@yahoo.com\)](#); [kemmarcus@yahoo.com](#); [maew1981@gmail.com](#); [Mark Risley](#); [Megan O'Leary \(kennedmp51@gmail.com\)](#); [Michael Hayes \(mphayes@woh.rr.com\)](#); [Michael Vanderburgh \(michaelvanderburgh@yahoo.com\)](#); [Mike Ruetschle \(mike@ruetschle.com\)](#); [Raya Whalen \(raya.whelen@gmail.com\)](#); [Sarah Waechter \(sjwaechter@yahoo.com\)](#); [Susan Elliott \(Elliott@udayton.edu\)](#); [Yusaku Kawai \(ykawai@gmail.com\)](#)
Cc: [Stacel, Lori](#); [Anand, Sangita](#); [Collins, Carol D.](#); [Hill, Alan](#); [Jacques, Robert](#); [Kroger, Ethan](#); [Kuzma, Chris](#); [Spitler, Doug](#); [Stafford, Cindy](#); [Hilton, Anne](#); [Turben, Leigh](#); [Duncan, William](#); [Stephens, Rob](#); [Byington, Steve](#)
Subject: September 12 Budget Review Committee Meeting
Date: Thursday, September 7, 2023 1:36:29 PM
Attachments: [91223 BRC Meeting Packet.pdf](#)
[2022 AOS Award.pdf](#)

Greetings from City Hall!

Our budget committee meets at 5:30 pm next Tuesday, September 12 here at the city building. Attached is the agenda with enclosures.

For those wishing to attend remotely, please use the Zoom link below.

Amongst other things, we will comment on...

- our finances year-to-date.
- the 3.75 mill property tax levy renewal that will be on the November 7 ballot.
- the successful audit of 2022 finances and receipt of the Ohio Auditor's award for excellence in financial reporting (see attached).
- the traffic signal system study and Five Points intersection.
- all of the construction work taking place around town.
- the purchase of the all-electric Chevy Blazer police vehicle.
- proposed water and sanitary sewer rate increases. We last raised water rates in January 2017 and sanitary sewer rates in January 2018.
- electricity purchasing through the Miami Valley Communications Council (MVCC) aggregation program.

Norb

Norbert S. Klopsch
Oakwood City Manager
(937) 298-0600

From: Stacel, Lori <stacel@oakwood.oh.us>
Sent: Thursday, September 7, 2023 8:34 AM
To: Klopsch, Norbert S. <Klopsch@oakwood.oh.us>
Subject: 9/12 BRC Zoom

Norb,

Here is the Zoom info for next week's BRC meeting:

Join Zoom Meeting
[https://us06web.zoom.us/j/81619119612?
pwd=Q1JWMytHT2FUYU1neU5mTUZHk02UT09](https://us06web.zoom.us/j/81619119612?pwd=Q1JWMytHT2FUYU1neU5mTUZHk02UT09)


Meeting ID: 816 1911 9612
Passcode: 109724

Thanks,
Lori

Lori Stacel | Admin Assistant to City Manager/Clerk of Council
City of Oakwood | 30 Park Avenue | Oakwood, Ohio 45419
T: (937) 298-0600
F: (937) 297-2940
stacel@oakwoodohio.gov | www.oakwoodohio.gov



City of Oakwood
30 Park Avenue
Oakwood, Ohio 45419

To: Budget Review Committee
From: Norbert Klopsch 
Date: September 7, 2023
Subject: September 12 BRC Meeting

Greetings from City Hall!

Our Budget Review Committee meets at 5:30 pm next Tuesday, September 12. We will conduct the meeting in the council chambers at the city building. We also have a Zoom option via the link below:

Join Zoom Meeting

<https://us06web.zoom.us/j/81619119612?pwd=Q1JWMytHT2FUYU1neU5mTUZHk02UT09>

Meeting ID: 816 1911 9612

Passcode: 109724

Enclosed are the following items:

- Meeting agenda.
- Minutes of our May 16, 2023 meeting.

We hope to see you next Tuesday, either in person or via Zoom.

cc: Members of City Council
Department Heads



City of Oakwood
30 Park Avenue
Oakwood, Ohio 45419

BUDGET REVIEW COMMITTEE
MEETING AGENDA

5:30 p.m., Tuesday, September 12, 2023

WELCOME AND INTRODUCTIONS

APPROVE MAY 16, 2023 MEETING MINUTES

OPENING COMMENTS

2022 FINANCIAL AUDIT

2023 FINANCIALS – THROUGH AUGUST

3.75 MILL PROPERTY TAX RENEWAL

2023 CONSTRUCTION PROJECTS/CAPITAL EQUIPMENT

2024 CONSTRUCTION PROJECTS/CAPITAL EQUIPMENT

OTHER

ADJOURN

Oakwood, Ohio
May 16, 2023

The Oakwood citizen Budget Review Committee (BRC) met at 5:30 p.m. on Tuesday, May 16, 2023. The meeting took place in the council chambers at the city building, 30 Park Avenue, and was available via the Zoom.com remote teleconferencing platform.

The following people attended:

Budget Review Committee

In-person:

Howard Boose
Jeanne Boozell
Cait Botschner
Fred Dudding
Ellen Fodge
Bill Frapwell, Vice Chair
William Meyer
Bill Rieger
Mark Risley
Mike Ruetschle
Michael Vanderburgh
Jim Vaughn
Raya Whalen
Sarah Waechter

Via Zoom:

Susie Elliott
Erika Endsley
Ella Himes
Yusaku Kawai
Amanda Malusky Krauss
Kristina Marcus
Beth Ritzert
Jeff Woeste

Oakwood City Council

In-person:

Mayor William Duncan
Vice Mayor Steve Byington
Council Member Rob Stephens
Council Member Anne Hilton
Council Member Leigh Turben

City Staff

In-person:

City Manager Norbert Klopsch
Leisure Services Director Carol Collins
Finance Director Cindy Stafford
Law Director Rob Jacques
Engineering & Public Works Director Doug Spitler
Public Safety Captain Kevin Pruszynski
Staff Engineer Chris Kuzma

Mayor Bill Duncan opened the meeting with a welcome. He introduced the three new members of the committee (Jeanne Boozell, Jim Vaughn and Raya Whalen) and then asked the committee members to do self-introductions. He asked if there were any suggested edits to the minutes of the November 29, 2022 meeting. There being no edits, Mayor Duncan asked for a motion to approve those minutes. Motion to approve by Bill Frapwell; second by Howard Boose. Upon viva voce vote, motion passed and the minutes were approved.

Mayor Duncan invited Mr. Klopsch to make opening comments and deliver the meeting presentation.

Mr. Klopsch began the meeting by discussing the following city projects:

- Five Points Intersection: The Five Points intersection will be discussed later in the meeting. A decision will not be made on the Five Points intersection design until a thorough analysis is completed, and until city leaders receive feedback from the citizens of Oakwood and the general public.
- Medic Vehicle: Captain Pruszynski will explain the need to purchase a new medic vehicle in 2024.
- Finances: Finance Director Cindy Stafford will speak in detail about our city finances. Overall, our finances are in good shape. That said, Mrs. Stafford will explain that we need to discuss rate increases in 2024 in our water and sanitary sewer utilities.
- LED Street Lights: The majority of the street lights throughout Oakwood are in the process of being upgraded to LED fixtures. The new lights have a different look than the previous High Pressure Sodium fixtures, but the upgrade was necessary because LED lights are the new standard for street lighting. About 500 fixtures are being replaced.
- Solar Panels: There are 49 residential solar power generating systems installed on Oakwood rooftops. Mr. Klopsch commented on a recent *Dayton Daily News* article about the city of Vandalia prohibiting the installation of solar panels that face the street. Oakwood does not have that prohibition.
- Fiber Optic Infrastructure: The fiber optic broadband market is close to reaching its saturation point. There have been four different companies requesting to put fiber in Oakwood over the past few years.
- CenterPoint Energy Project: The CenterPoint gas line replacement project that began in 2010 is scheduled to be completed this year. At the end of this year, all of the underground gas distribution pipes and home service lines in Oakwood will have been renewed.
- RTA Trolley System: The RTA trolley system in Oakwood dates back to the early 1900s and is now obsolete and RTA no longer uses it. It is likely that RTA will remove the overhead trolley infrastructure in the next few years.
- Oakwood RTA Bus: The Oakwood RTA bus will debut in the ‘That Day in May’ parade on Saturday, May 20. Following the parade, it will be displayed on Dellwood Avenue for citizens to view before it starts operating on normal transit routes.

Mr. Klopsch reported that the audit of the 2022 city finances was recently completed. No items were noted and an unqualified “Clean” opinion is expected. He thanked Finance Director Cindy Stafford and the finance department for their diligence.

He then invited Finance Director Cindy Stafford to present the following financial data:

- 2022 FINANCIAL HIGHLIGHTS:
 - Total 2022 spending for General City Services was \$14.15 million. A review of city spending over the past 15 years shows tight cost controls. The increase in 2021 was for the construction of a new Recycling Facility and a storage building at the Public Works Center. The increase in 2022 was for Gardner Pool upgrades, engineering costs for the Far Hills Storm Sewer Reconstruction project and also inflation in general.

Mrs. Fodge asked if actual costs have been compared to projected inflation costs.

Mrs. Stafford shared that inflation did not hit until last year. Hopefully inflation comes down this year, but if not, a determination will be made on whether a comparative graph is needed.

- General City Services receipts were 106.83% for the year and disbursements were 93.93% of budget. The year finished in a strong financial position with receipts exceeding disbursements by about \$1.3 million. This is attributed to several things: income generated by the additional people living at Pointe Oakwood; an increase in Oakwood residents working from home, thereby directing their local income taxes to Oakwood rather than other jurisdictions; and total earned income of Oakwood residents remains strong.
 - Refuse Fund receipts were 100.57% for the year and disbursements were 95.01% of budget. The budget included capital expenditures for the purchase of a new front-end loader and two new refuse scooters.
 - Enterprise Funds receipts were 98.86% for the year and disbursements were 96.04% of budget. The Enterprise Funds include Water, Sanitary Sewer and Stormwater. The budget included planned capital expenditures.
- 2023 FINANCIALS THROUGH APRIL
 - General City Services receipts through April are at 41.83% of budget, while disbursements and encumbrances are at 40.64% of budget. The first of two property tax and property tax assessments are received in April and May. Blanket purchase orders are submitted for many purchases at the beginning of the year to cover expenses for the entire year.
 - Refuse Fund receipts through April are at 33.89% of budget and disbursements and encumbrances are at 49.09% of budget.
 - Water Fund receipts through April are at 31.25% of budget and disbursements and encumbrances are at 42.45% of budget. This includes \$500,000 of capital expenditures. We strive to have the Water Fund start the year at a minimum of \$1 million to maintain the fund. 2023 started with \$1.3 million. If everything goes as planned, the fund will end the year below \$1 million, which is why a water rate increase may be considered for 2024.
 - Sanitary Sewer Fund receipts through April are at 32.14% of budget and disbursements and encumbrances are at 36.41% of budget. Like the Water Fund, we strive to have the Sanitary Sewer Fund start with a \$1 million minimum to maintain the fund. If the year goes as planned, the fund will be below \$1 million at the end of 2023. Most of the Sanitary Sewer Fund expenses relate to wastewater treatment, the cost of which is about 63% of our budget. Montgomery County and Dayton's wastewater treatment rates increased by about 29%. These increases have been factored into the 2023 budget. A sanitary sewer rate increase may be considered to cover the Montgomery County and Dayton increases. There are also planned capital expenditures over the next few years.
 - Stormwater Fund receipts through April are at 12.41% of budget and disbursements and encumbrances are at 25.99% of budget. This includes \$985,000 for the Far Hills Storm Sewer Reconstruction Project. This project was dependent on a grant that was not received which is why a supplementation appropriation was passed by Council to allow for the transfer of these dollars from the General Fund. The total project is budgeted at \$2.2 million, with the other \$940,000 coming from American Rescue Plan Act monies that were received in 2021 and 2022.

Mr. Klopsch then delivered the following presentation:

- 2023 CONSTRUCTION PROJECTS/CAPITAL EXPENSES: The following capital expenses are in the 2023 Budget. Mr. Klopsch provided a brief overview of the items highlighted in blue.
 - General City Services
 - S-44 2016 John Deere Mower Replacement: \$15,000
 - Georgia Buggy: \$20,000
 - S-82S 1994 Henderson Salt Spreader Replacement: \$30,000
 - S-86S 2003 Henderson Salt Spreader Replacement: \$30,000
 - S-91S 1997 Henderson Salt Spreader Replacement: \$30,000
 - S-51 2011 John Deere Gator: \$20,000
 - Vermeer Brush Chipper: \$25,974
 - Orchardly Park Playset: \$50,000
 - Marked Public Safety EV Vehicle #40 : \$75,000
 - Unmarked Public Safety Vehicle #75: \$36,000
 - S-87 2009 International Dump Truck Replacement: \$150,000
 - S-71 2008 Ford F250 Replacement: \$ 40,500
 - Safety Department Flooring Replacement: \$25,000
 - Gardner Pool Upgrades: \$70,600
 - Shafor Park Safety Surface Replacement: \$90,000
 - OCC Carpet, Wallpaper & Paint: \$ 32,000
 - Asphalt Street Program: \$450,000
 - Concrete Street Program: \$100,000
 - Far Hills Catch Basin, Curb, Sidewalk & Apron Repairs: \$297,000
 - Sidewalk, Curb & Driveway Apron Program: \$229,000
 - Far Hills Avenue Resurfacing: \$220,000 (2024 project)
 - Refuse Utility
 - S-79 2008 Crane Refuse Packer Refurbishment: \$55,000
 - S-06 2019 Scooter Replacement: \$25,000 (Insurance Proceeds)
 - Water Utility
 - Iron & Manganese Filter Rebuild: \$175,000
 - Emergency Power Generator - Springhouse: \$40,000
 - EZ Valves: \$50,000
 - Utility Line Locater: \$25,000
 - Valve Turner: \$76,000
 - Water Line Repairs: \$50,000
 - Water Tower Overflow Upgrades: \$20,000
 - Various Water Tools: \$43,500
 - Sanitary Sewer Utility
 - S-74 2012 GMC Sierra Pick-up Truck Replacement: \$45,000
 - Sewer Line Camera: \$95,000
 - Sanitary Sewer Repairs: \$50,000
 - Stormwater Utility
 - Far Hills Storm Sewer Reconstruction Project: \$2,163,394
 - S-30 1998 ODB Leaf Vacuum Replacement: \$35,000
 - (Plus \$75,000 from 2022)
- TRAFFIC SIGNAL STUDY: Mr. Klopsch displayed an aerial map of the current Five Points intersection showing Far Hills Avenue, Oakwood Avenue and Thruston Boulevard.

He commented on the current movement of vehicle and pedestrian traffic through the Five Points intersection. Over a four year period between 2008-2021, there were a total of 21 crashes, 29% of which resulted in injuries. The primary reason roundabouts are being built is because they have proven to slow down traffic. By slowing down traffic, the number of crashes and the severity of crashes involving serious injury are reduced. The main purpose of this potential project is to slow down vehicles and to improve safety at the intersection. The traffic signal study that began last year identified that a roundabout intersection design was worth studying, given the vehicle and pedestrian movements, volume and land ownership. This type of project would also compete well for state and/or federal funding, but could take approximately 4-5 years before it would be built. Mr. Klopsch displayed a conceptual plan to show how a roundabout might be designed at the Five Points intersection. There was discussion on the traffic flow of the potential roundabout as well as control options for pedestrian safety. Mr. Klopsch played a video showing how a beacon signal is used to address pedestrian traffic. An information mailer will be delivered to every residence and business in Oakwood with an invitation to three open houses that will be held to get citizen input and feedback. The community open house events will be conducted from 6 – 8 p.m. on June 14, June 29, and July 11 at the Oakwood Community Center. A general discussion took place amongst committee members regarding the pros and cons of a roundabout.

- **3.75 MILL PROPERTY TAX:** The city’s 3.75 mill property tax expires this year. City Council will place the issue on the November 2023 ballot for a renewal only, meaning it would, if approved by the voters, continue to generate the same annual revenue, and would represent no increase in property taxes.
- **POSSIBLE 2024 CAPITAL PROJECTS/EXPENSES:** Mr. Klopsch briefly reviewed the following possible capital projects scheduled for 2024:
 - Far Hills Repaving: \$880,000 (ODOT expense)
 - Gardner Pool Liner: \$100,000
 - Harman Boulevard Median: \$200,000 – \$500,000
 - Shafor and Orchardly Parks: \$400,000 & \$300,000)
 - Medic Vehicle: \$300,000
 - Asphalt Repaving: \$450,000
 - Sidewalk, Curb and Driveway Aprons: \$175,000
 - Salt Storage Structure: \$?
 - E. Schantz Hill: \$?
 - Harman Boulevard Median: \$200,000 – \$500,000

There being no other business, at 6:52 p.m. Mayor Duncan and Mr. Klopsch thanked the committee members for their service and the meeting was adjourned.

Chairman



PRESS RELEASE

The City of Oakwood
30 Park Avenue
Oakwood, Ohio 45419

Subject: COMMUNITY DOCUMENT SHRED EVENT FOR OAKWOOD
RESIDENTS SCHEDULED FOR SATURDAY, SEPTEMBER 30, 2023

Date: SEPTEMBER 6, 2023

OAKWOOD, OHIO:

The city contracted with Shred-It, a mobile document destruction company, to be at the J. D. Foell Public Works Center at 210 Shafor Blvd. from 8:00 to 11:00 a.m. on Saturday, September 30, 2023, to provide document destruction services for citizens of Oakwood. Besides paper products, Shred-It can destroy microfilm, microfiche, and other materials of a secure or confidential nature. All material will be destroyed beyond recognition on-site and, if recyclable, will be baled and shipped to paper mills to be manufactured into new paper products. Any non-recyclable material processed will be disposed of in a secure location. If you have confidential papers or other material of a private nature being stored at your home and would like to have it destroyed, please take advantage of this opportunity.

We ask that participants remain in their vehicles at the shred event. Please place all materials to be destroyed in the trunk of the vehicle. Employees will unload the materials and place them in the shred bins. All materials will be destroyed on-site during the event. Please be prepared to present identification confirming residency.

This event is free of charge.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

Lori Stacel, Clerk of Council
(937) 298-0600
stacel@oakwoodohio.gov



OAKWOOD FIVE POINTS INTERSECTION

Public Comment Form

Contact information is not required but will ensure you receive a response, should one be necessary.

Name: Michael Coy

Mailing address (or nearest cross streets): 220 Claranna Ave

Email address: mike.coy@gmail.com Phone: _____

Address of impacted property (or nearest cross streets): N/A

Business/Organization Name (if applicable): N/A

Business/Organization Address: N/A

How did you hear about the open house meeting? (Select all that apply.)

- Newspaper
- Mailed letter
- TV or radio
- Word-of-mouth
- City website
- Social media
- Email
- Other:

What is your interest in the Five Points intersection? (Select all that apply.)

- Area Resident
- Area business owner or employee
- Commuter
- Other: _____

How often do you or your family members travel through the Five Points intersection?

- Daily
- A few times a week
- Weekly
- A few times a month
- Monthly
- Other: _____

How do you or your family members usually travel through the Five Points intersection?

- Automobile
- Bicycle
- Walk
- Other: _____ (Select all that apply.)

Questions/Comments:

I have mixed feelings about the proposed roundabout at Far Hills and Oakwood Ave. The current intersection
is completely unsafe for bicycles or pedestrians, despite the lack of reasonable alternatives. The intersection
also does not work well for drivers. There are lengthy delays due to a tiny amount of cross traffic, and left-
turning cars create a hazard. Unfortunately, the proposed roundabout is flawed and will not fix these problems.

(write additional Questions/Comments on back as needed)

COMMENTS DUE BY
August 11, 2023

Questions/Comments may be submitted:

- Verbally or in writing
- By email at fivepoints@oakwoodohio.gov
- By telephone at 937-298-0600
- Online at oakwoodohio.gov





OAKWOOD FIVE POINTS INTERSECTION

Public Comment Form

Contact information is not required but will ensure you receive a response, should one be necessary.

Name: JAMES MURPHY

Mailing address (or nearest cross streets): 815 HARMAN AVE
OAKWOOD 45419

Email address: WDSHADOW1994@SBCglobal.NET Phone: 937-689-2424

Address of impacted property (or nearest cross streets): Same
(Corner of Harman Ave + W. Dixon)

Business/Organization Name (if applicable): NA

Business/Organization Address: NA

How did you hear about the open house meeting? (Select all that apply.)

- Newspaper
- Mailed letter
- TV or radio
- Word-of-mouth
- City website
- Social media
- Email
- Other:

What is your interest in the Five Points intersection? (Select all that apply.)

- Area Resident
- Area business owner or employee
- Commuter
- Other: _____

How often do you or your family members travel through the Five Points intersection?

- Daily
- A few times a week
- Weekly
- A few times a month
- Monthly
- Other: → many times a day

How do you or your family members usually travel through the Five Points intersection?

- Automobile
 - Bicycle
 - Walk
 - Other: _____ (Select all that apply.)
- (MOST) (OCCASIONAL)

Questions/Comments:

Too MUCH Description of local flow of Vehicular + Pedestrian traffic
to justify such a draconian project. We've lived here 30 yrs
and see right up close there is NO problem. This
project lacks objective benefit + ~~we~~ oppose it completely !!
 (write additional Questions/Comments on back as needed)

COMMENTS DUE BY
August 11, 2023

- Questions/Comments may be submitted:
- Verbally or in writing
 - By email at fivepoints@oakwoodohio.gov
 - By telephone at 937-298-0600
 - Online at oakwoodohio.gov



Additional Questions/Comments:

the alleged dangers of current system
do not exist.

the proposed ~~changes~~ changes are a ~~serious~~
piecemeal solution without a problem
that even needs solution.

It appears to be a personal "pet" or
"legacy" ~~project~~ project to serve someone's
ego rather than any objective
Community Need.

I am open to additional info, but so far
there is not enough to warrant
this permit project.

Stacel, Lori

From: notify@proudcity.com
Sent: Wednesday, September 6, 2023 3:05 PM
To: Traffic Signal Study
Subject: Website Feedback - Five Points

Name

Deborah Deuser

Address

55 Patterson Rd.
Oakwood, Ohio 45419
[Map It](#)

Phone

(937) 838-9919

Email

deuserdeborah@gmail.com

Business/Organization Address

United States
[Map It](#)

How did you hear about the open house meeting? (Select all that apply.)

- Other

What is your interest in the Five Points intersection? (Select all that apply.)

- Area resident

How often do you or your family members travel through the Five Points intersection?

- Daily

How do you or your family members usually travel through the Five Points intersection?

- Automobile
- Other

Questions/Comments

I have major concerns about this project. I have had experiences with turnabouts, some unfavorable. I found many drivers are distracted and don't pay attention to who has the right away. Many are on their phones. Children and walkers use this area frequently. Some community members have commented about having to take short cuts to avoid this. Cars will be cutting through neighborhoods possibly endangering children and adults. I feel this is a waste of dollars.

Stacel, Lori

From: notify@proudcity.com
Sent: Saturday, September 2, 2023 2:52 PM
To: Traffic Signal Study
Subject: Website Feedback - Five Points

Name

AALIYAH BAKER

Address

425 Far Hills Ave
Dayton, OH 45409
[Map It](#)

Phone

(414) 324-2515

Email

mrs_aaliyahbaker@yahoo.com

Business/Organization Address

United States
[Map It](#)

How did you hear about the open house meeting? (Select all that apply.)

- City website

What is your interest in the Five Points intersection? (Select all that apply.)

- Area resident

How often do you or your family members travel through the Five Points intersection?

- Daily

How do you or your family members usually travel through the Five Points intersection?

- Automobile
- Bicycle
- Walk

Questions/Comments

I've had a chance to learn more about this project recently. If the idea is to slow traffic down on SR-48 at this intersection then great! Anything that aims to slow traffic ideally to 25 mph or less for the safety of the many pedestrians in the area sounds beneficial for all.

An AI analysis of the Five Points 'Traffic Peanut'

The proposal to install a roundabout at the Five Points intersection has sparked considerable debate among Oakwood residents, and it's essential that we consider both the advantages and disadvantages before making a decision that will impact our community. Here, I aim to outline some of the key pros and cons associated with this potential change.

Pros: Improved Safety: One of the primary arguments in favor of a roundabout is safety. Roundabouts have a proven track record of reducing the severity and frequency of accidents. They promote slower speeds, eliminate head-on and high-speed right-angle collisions, and generally create a safer driving environment.

Efficient Traffic Flow: Roundabouts often lead to smoother traffic flow compared to traditional intersections with stop signs or traffic lights. They reduce congestion, minimize wait times, and improve overall traffic efficiency, potentially benefiting both commuters and local businesses.

Aesthetic Enhancements: Well-designed roundabouts can be aesthetically pleasing. Landscaping and public art can be integrated into the roundabout's center, enhancing

the visual appeal of our community.

Cons: Resistance to Change: Many residents are accustomed to the current intersection layout at Five Points. The proposal for a roundabout represents a significant change, and some may resist it simply because they are comfortable with the existing configuration.

Construction Disruption: The process of constructing a roundabout can be disruptive, causing inconvenience to residents and businesses in the vicinity. Construction may lead to road closures or detours, impacting daily routines and potentially affecting local businesses.

Initial Costs: The construction of a roundabout represents an initial financial investment for the city. While long-term benefits are often cited, some residents may question whether the initial costs are justified.

Potential for Misuse: Although roundabouts are designed for safe and efficient traffic flow, there is the possibility of drivers not understanding how to navigate them correctly, leading to confusion and minor accidents until everyone adjusts to the new layout.

In the face of these pros and cons, it's crucial for our community to engage in open and constructive dialogue. Listening to the concerns and ideas of our fellow residents, as well as considering the expertise of traffic engineers and city planners, will be instrumental in making an informed decision that best serves Oakwood's interests. Ultimately, the decision to install a roundabout at Five Points should prioritize safety, efficiency, and the overall well-being of our community. Let us remain open to discussion, weigh the evidence, and work together to ensure that our final choice reflects the collective vision of Oakwood.

Bill Irvine

P.S. This letter was written for me in only 15 seconds by the AI-powered language model known as ChatGPT, in response to the following prompt: "Write a 400-word letter to the editor, appropriate for The Oakwood (Ohio) Register newspaper, discussing the pros and cons of putting in a roundabout at the Five Points intersection." Isn't that amazing! And maybe a bit unsettling as well?

OR 9/4/23



Work continues Thursday on the storm sewer reconstruction project in Oakwood. Ohio has recovered all jobs lost since the COVID-19 recession and a new report by Policy Matters Ohio says the strong labor market is benefiting workers. MARSHALL GORBY / STAFF

Report: Strong labor market benefiting Ohio workers

State has more jobs than ever, and starting wages are increasing.

By Lynn Hulsey
and Thomas Gnau
Staff Writers

The strong job market is benefiting workers in Ohio with higher wages and more employment choices as the number of jobs in the state hits a new record, according to the annual State of Working Ohio report released in conjunction with Labor Day.



Michael Shields

“My topline is we’ve got a tight labor market right now that is highly favorable to workers overall and that’s the labor market that we need right now,” said Michael Shields, lead author of the report by Policy Matters Ohio and an economist at the liberal-leaning Cleveland-based think tank. “The way that we want the labor market to work is that it matches working people to the

jobs where they can most utilize the skill set that they have and they can be the most productive. Obviously that’s the way to be able to earn the most for their employers and for the state,” he said. “And if we have a market that’s working well it also helps people to secure higher wages.”

The overall job market in the Dayton region is strong, said Anthony Mathews, market manager for the staffing firm Manpower-Dayton.

At the end of 2022, fearing a

Report continued on A8

health services ranked second, and government had the third most employees.

Since 2000 the biggest gain in jobs was in education and health services, which rose by 216,300, the report said.

But the state bled manufacturing jobs, felt acutely in the Dayton-Springfield region, as 339,600 disappeared statewide since 2000, according to BLS data cited in the report.

Wages up statewide

The median hourly wage in Ohio was \$21.51 in 2022, the highest since 2000 except for the pandemic-related anomaly in April 2020 when the median rose to \$22.65 because a disproportionate number of lower-paid workers lost their jobs in the recession. The median U.S. wage was \$22.88 in 2022, the report said.

The quick recovery from the COVID-19 recession contrasts with slow and incomplete recoveries from recessions over the past two decades in Ohio, the report said.

“The rapid recovery from the COVID recession reflects the fact that federal policymakers met the crisis head-on with a response scaled to the need,” Shields said. “The recovery has now led to a growth economy that is creating long overdue opportunities for workers to secure wage gains, and new work opportunities for those most likely to face joblessness. Policymakers should support working people’s efforts to reclaim their share of the growth they have been building all along.”

With the year-over-year inflation rate at 3.2% in July, Shields argues that the Federal Reserve should cease raising interest rates to reduce inflation because of the negative impact that can have on economic growth.

Faucher said the Fed may indeed ease up on rate increases.

“The August jobs report means the Federal Open Market Committee is likely to keep the federal funds rate in its current range of 5.25% to 5.50% when it meets on Sept. 20,” Faucher said. “Inflation has slowed, although it remains well above the Fed’s 2% objective, and the job market is softening.”

The Policy Matters report said the strong job market is “opening new doors to long-marginalized people

and better enabling them to participate in work and share in prosperity.” But, it said, inequities remain for women and non-white workers and more needs to be done to raise wages and improve worker protections for everyone.

“Despite low unemployment, many Ohio jobs remain poor quality and many employers still pay poorly. Low wages hurt all workers but especially harm Black workers and other workers of color, women and migrant workers – all of whom are especially likely to be underpaid,” the report said.

The report recommends increasing the minimum wage to one that meets the cost of living, giving paid sick leave to all workers, funding quality child care for families and livable wages for care workers and protecting the right to form or join a union.

Wage gains made in the strong labor market have led some companies to pay well over Ohio’s \$10.10 hourly minimum wage, said Rea S. Hederman Jr., vice president of policy at The Buckeye Institute, a conserva-

tive-leaning Columbus-based think tank.



Rea S. Hederman Jr.

“Raising the minimum wage will do little to help most Ohio workers but instead harm

some potential workers,” Hederman said. “In rural areas, a higher minimum wage will make it harder for businesses to hire more workers. Other potential workers, including younger workers, will find it harder to get jobs with a higher minimum wage. Larger businesses will speed their transition to technology instead of hiring more workers.”

Hederman also said sick leave and child care benefits should be negotiated between companies and employees.

“Some employees would rather have more cash than benefits and letting employees have more choice in whether they want cash or benefits is better than a government mandated floor,” Hederman said. “We have seen a record number of employees change jobs as they seek an opportunity with better pay or benefits.”

Report

continued from A1

possible recession, local companies were slowing their hiring efforts, but Mathews said optimism has been growing since the first quarter of this year.

“The job market has tightened up a bit. However, there are still plenty of jobs available, generally speaking. Starting wages have increased,” Mathews said. “During the pandemic, when companies were trying to get people to come back to work, they had to increase their wages.”

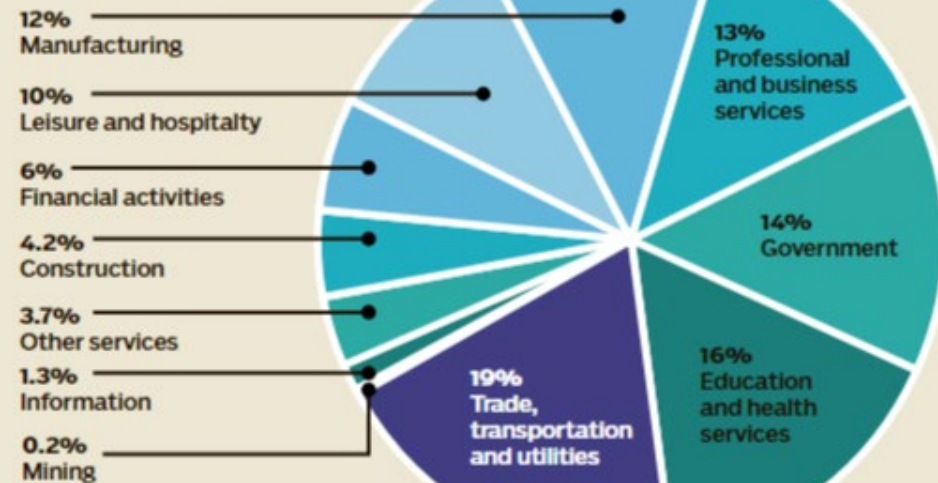
When wages are up workers are more likely to stay in the job and companies are placing more emphasis on finding workers with a strong job history, Mathews said.

He said local manufacturing companies tend to hire more quickly than other sectors, but companies in that sector are increasingly inclined to ask for resumes and want to interview job candidates.

“They are definitely being more selective. The biggest request that I get from my clients is that they don’t want

Ohio key job industries - 2022

These sectors provide the most jobs in Ohio.



Source: U.S. Bureau of Labor Statistics.
Compiled by Policy Matters Ohio.

ALEXIS LARSEN / CONTRIBUTING ARTIST
LYNN HULSEY / REPORTER

‘job hoppers,’” Mathews said. “One of my clients told me that it cost them \$10,000 for two weeks of training for a new person.”

More Ohio jobs than ever

There are now 5,639,200 jobs in Ohio, slightly higher than the previous peak employment dating to May 2000 and far higher than the trough of 4.7 million jobs during the COVID-19 shutdown of April 2020, according to the Policy Matters report.

The unemployment rate in the state was 3.3% in July and Shields said there are two job openings for every unemployed worker.

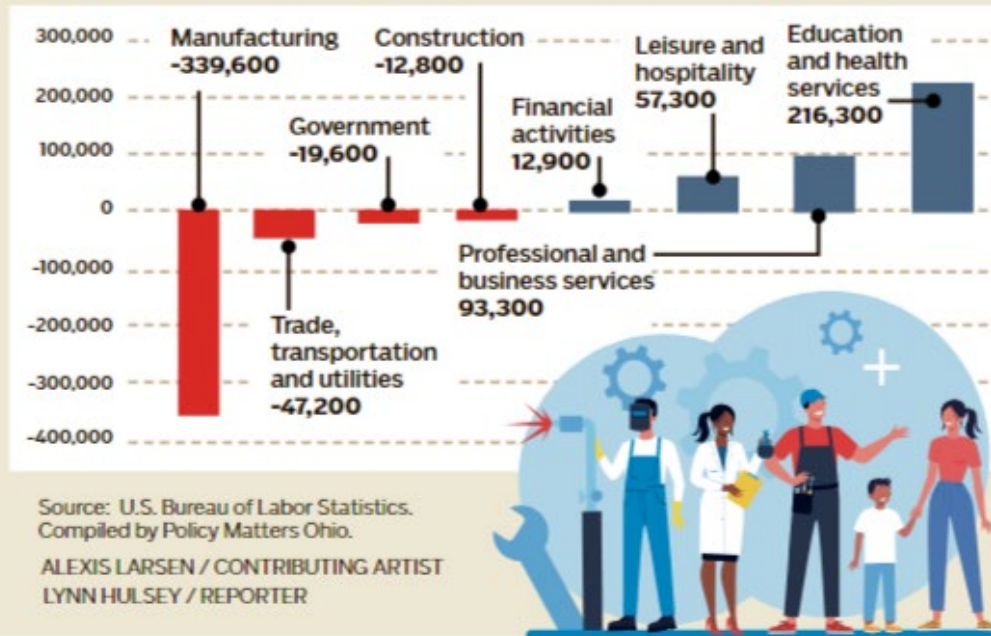
“Today Ohio’s strong labor market is more favorable to working people than at any time since the Great Recession and by some measures much longer,” the report said.

U.S. non-farm payroll employment grew by 187,000 in August and the unemployment rate rose to 3.8%, the U.S. Bureau of Labor Statistics reported Friday.

“Job growth has slowed substantially in 2023 to a more sustainable pace, the labor force increased, and wage growth slowed some-

Ohio job change by sector - 2000-2022

Jobs in the manufacturing sector in Ohio declined more than any other sector.



what,” said Gus Faucher, chief economist for PNC Bank. “Even the increase in the unemployment rate is good news, as it came from a larger labor force and not a drop in employment.”

While jobs in Ohio have recovered to their pre-COVID level, the recovery has been uneven across the state, with seven of Ohio’s 11 metropolitan statistical areas still below

pre-COVID employment. But the Dayton and Springfield metro regions, along with Columbus and Cincinnati, now have more jobs than before the pandemic.

Springfield had the highest percentage of job growth of the four, with a 3.9% increase in jobs since February 2020. Dayton ranked fourth with 0.4% growth, according to state and federal data cited

in the report. The Cincinnati metro area, which includes Butler County, had the second most growth, at 3.5%, followed by the Columbus metro area’s 2.7%.

Trade, transportation and utilities remained the top employer in Ohio in 2022, with 19% of the state’s jobs in that sector, according to U.S. Bureau of Labor Statistics data. Education and

Police arrest suspect for identity fraud, theft at Fifth Third Bank

Oakwood police were dispatched to Fifth Third Bank at 2601 Far Hills Ave. in Oakwood shortly after 10 a.m. on Tuesday, Aug. 29, where they arrested Chukwuemeka Eziolisa, 38, a resident of Vine Street in Cincinnati, on multiple charges including theft, attempted theft and identity fraud.

Eziolisa, who also appears at an address on Yolanda Drive in Dayton on police reports, allegedly entered the bank branch and attempted to initiate a transaction under the name of a man identified as a Colorado resident. Eziolisa had allegedly used the same identity on a previous transaction at Fifth Third Bank and had been identified by the bank as a suspect in multiple fraudulent transactions. A representative from Fifth Third Bank had spoken to the Colorado resident in question the day before Eziolisa entered the Oakwood branch, and when police arrived the branch

manager was able to provide officers with "a folder full of paperwork from the fraudulent account...that Eziolisa was attempting to access," according to police.

Officers fingerprinted Eziolisa to confirm his identity and found a Social Security card, Colorado driver's license and Fifth Third Bank card all in the name of the Colorado resident in his possession.

Due to his physical size, Eziolisa - described as 6-foot 3-inches tall and weighing 250 pounds - was restrained with two sets of handcuffs before being transported to the Montgomery County Jail, where the Sheriff's Office confirmed the suspect's actual name. Eziolisa's car was towed from the scene and held in a secure lot pending a search warrant in the case.

Oakwood police declined to comment on the case as it is an ongoing investigation.

OR

9/6/23

Could damage to tree have been avoided?

"I am the Lorax. I speak for the trees. And I'd like to say a few words if you please," begins the 2012 Universal Pictures animated film version of Dr. Seuss's children's book "The Lorax."

As someone who speaks for trees, like the Lorax, I start by saying that I appreciate the care and concern that Oakwood extends to its trees, an integral part of us humans' future on this earth. I respect this city for helping its citizens purchase trees for the space between the sidewalk and the road. But (you knew this was coming) recently a tree in my neighborhood (the Oaknoll

Platt) was terribly desecrated by the people who are replacing our sidewalks.

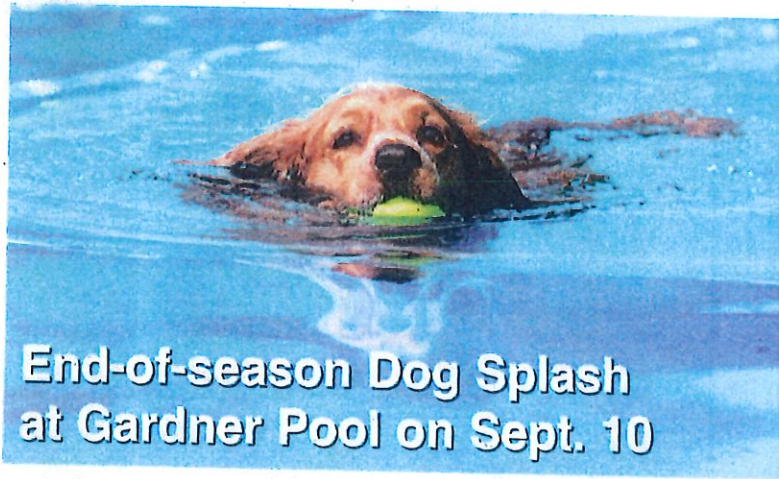
I know these workers are doing their jobs and trying to complete a difficult task, and I respect them for that. But recently a tree's roots were cut on both sides of the concrete and its roots left flailing, sticking out painfully in midair. It is a horrible - and quite unattractive - sight to behold. As a comparison, a little further down the sidewalk - and in another generation of the sidewalks' being replaced - the concrete was cut and poured around an older tree with care and concern to the tree

and its continued life. On the other hand, the more recent concrete work was done without any concern for the tree and its continued life.

My neighbors are wondering whether the tree, whose roots have been cut and left broken off and sticking out in mid-air on both sides of the concrete, will survive. I do too: how can a tree, whose roots have been so unremorsefully cut, continue to thrive? Is there any way this desecration to the tree, if it even survives, could have been avoided?

Miriamne Krummel

OR 9/6/23



End-of-season Dog Splash at Gardner Pool on Sept. 10

The 13th annual Dog Splash at Gardner Pool will be held from 1-3 p.m. on Sunday, Sept. 10.

Each dog must be pre-registered with current vaccination record information. Owners must provide a copy of vaccination records when registering for this fun event. Exhibitors will also be on hand during this event. Cost is \$8

per dog/handler. Registration deadline is 9 p.m. Thursday, Sept. 7. Dogs must be at least six months of age in order to participate.

Contact the Oakwood Community Center at (937) 298-0775 for more information or visit the online event registration website at www.OakwoodLeisureServices.com.

OR 9/4/23

MEMORANDUM

TO: BOARD OF ZONING APPEALS MEMBERS
FROM: ETHAN KROGER
SUBJECT: SEPTEMBER 14, 2023 MEETING
DATE: SEPTEMBER 8, 2023

STAFF REPORT AND PROPOSED FINDINGS OF FACT

DEFINITION: "Variance" means a Variance from a specific requirement in this Ordinance, as applied to a specific piece of property as distinct from a Map Amendment, Special Use Permit or Conditional Use Permit.

ADDRESS: 1030 Runnymede

APPLICATION #23-2

APPLICANT: Dr. Alex Kobzik and Dr. Cathy Layba

NATURE OF REQUEST: The applicants are requesting to build a new single-family home on what is currently a vacant lot located at 1030 Runnymede Road. The vacant lot is located in the R-1 zoning district and the code requires a side yard setback of 20 feet; the applicant is seeking a variance to allow an interior side yard setback on the west side of the lot of 13 feet, a difference of 7 feet. It appears that the purpose of the variance is to allow room for a side-entry garage and driveway on the east side of the lot while accommodating the footprint of the applicants' desired home plan.

FACTORS TO BE CONSIDERED FOR VARIANCES

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

PRELIMINARY STAFF FINDING: The property can yield a reasonable return regardless of whether the side yard setback variance is granted.

2. Whether the variance is substantial;

PRELIMINARY STAFF FINDING: Varying the side yard setback from 20 feet to 13 feet is a difference of 7 feet, which is not particularly substantial in and of itself. However, staff also notes that the existing home at 1040 Runnymede Rd., which is immediately next door to the subject parcel, has a nonconforming setback of approximately 9 feet on the side adjacent to 1030 Runnymede Rd. As a result, this variance would place the two homes

approximately 22 feet apart. Considering the code requirement of 20 feet on either side of the line, or a separation of 40 feet, this may be considered a somewhat substantial variance request. However, staff does not believe the applicant should be penalized for a non-conformity on the neighboring parcel.

3. 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 FINDING: Granting this variance may not substantially alter the overall character of the neighborhood. However, it would result in the placement of two homes substantially closer than what exists elsewhere in the neighborhood.

4. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, refuse);

PRELIMINARY STAFF FINDING: Staff has no reason to believe this variance would adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction;

PRELIMINARY STAFF FINDINGS: Staff has no knowledge that the applicants purchased the property with knowledge of the zoning restriction.

6. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;

PRELIMINARY STAFF FINDING: The need for this variance appears to be driven by the applicants' desired home siting and design. Staff is not aware of any reason why the siting or design could not be revised to comply with current setbacks in the R-1 zoning district.

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

PRELIMINARY STAFF FINDING: The intent of setback requirements is to provide appropriate and proportional spacing between adjacent structures. This variance would certainly decrease the existing buffer between the proposed home at 1030 Runnymede Road and the neighboring property to the south (1040 Runnymede Road).

8. Any other relevant factor.

PRELIMINARY STAFF FINDING: N/A.

STAFF RECOMMENDATIONS: None.

EMK:ls

c w/enc: Norbert Klopsch, City Manager
Robert Jacques, Law Director
Dr. Alex Kobzik and Dr. Cathy Layba

Enclosures

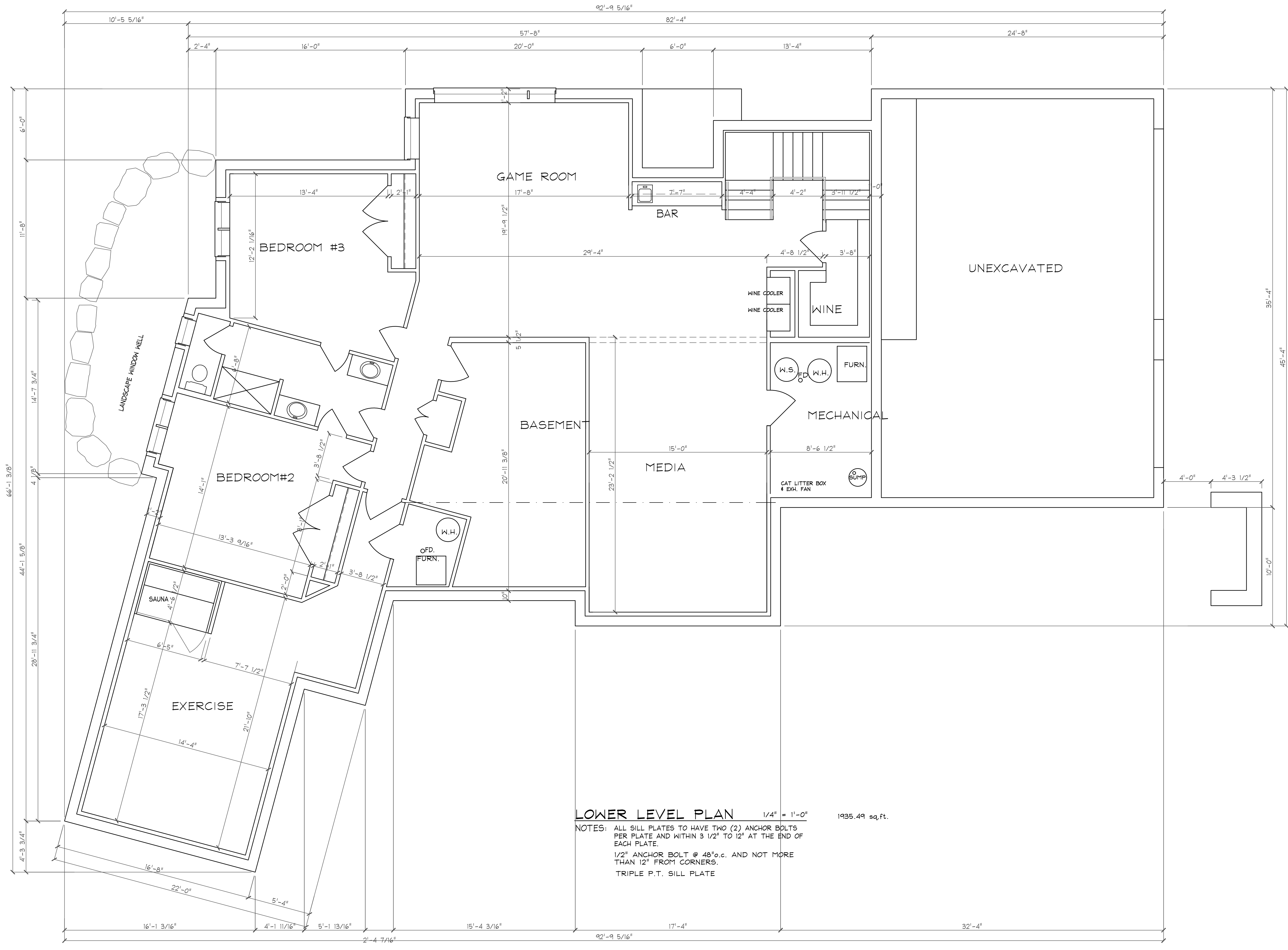
Project Plans

Board of Zoning Appeals Application

Public Safety & Public Works Planning/Zoning Comment Sheets

BZA Meeting Agenda

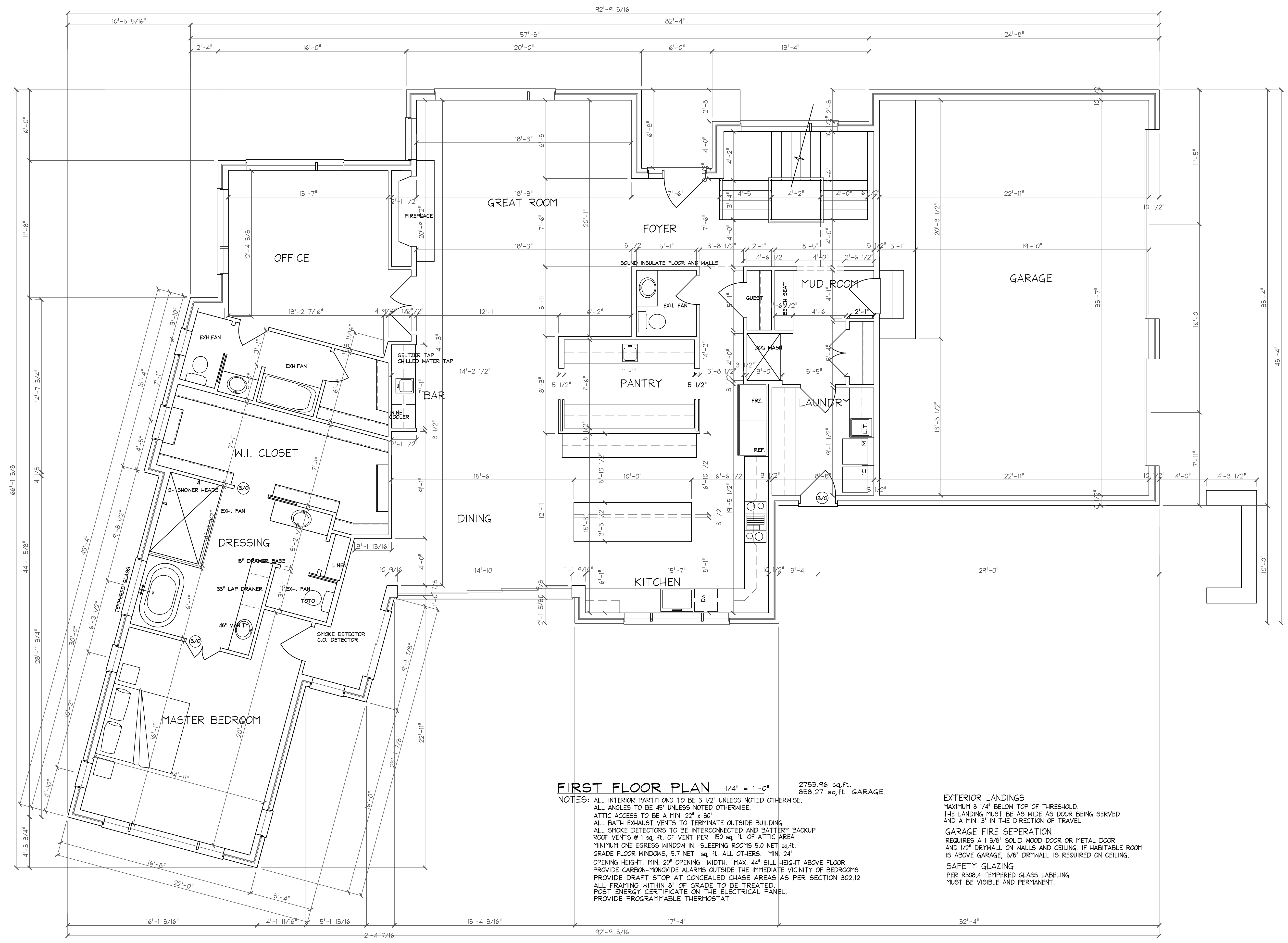
Draft June 8, 2023 BZA Minutes



LOWER LEVEL PLAN 1/4" = 1'-0" 1935.49 sq.ft.
 NOTES: ALL SILL PLATES TO HAVE TWO (2) ANCHOR BOLTS PER PLATE AND WITHIN 3 1/2" TO 12" AT THE END OF EACH PLATE.
 1/2" ANCHOR BOLT @ 48" o.c. AND NOT MORE THAN 12" FROM CORNERS.
 TRIPLE P.T. SILL PLATE

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PROPOSED NEW RESIDENCE FOR:
CATHY LAYBA & ALEX KOBZIK
 1030 RUNNYMEDE
 CITY OF OAKWOOD, MONTGOMERY COUNTY, OHIO



FIRST FLOOR PLAN 1/4" = 1'-0"
 2753.96 sq. ft.
 858.27 sq.ft. GARAGE.

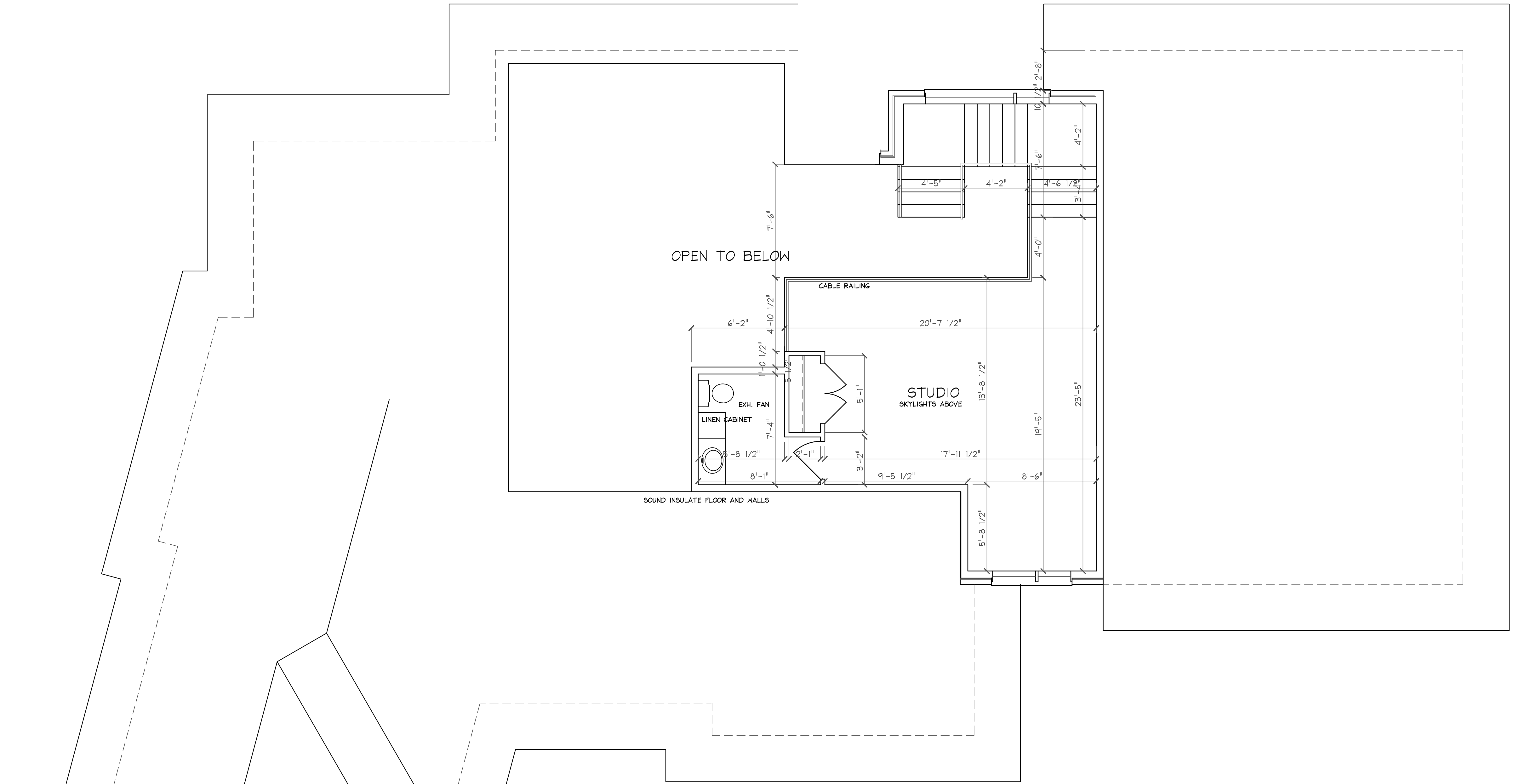
NOTES:
 ALL INTERIOR PARTITIONS TO BE 3 1/2" UNLESS NOTED OTHERWISE.
 ALL ANGLES TO BE 45° UNLESS NOTED OTHERWISE.
 ATTIC ACCESS TO BE A MIN. 22" x 30"
 ALL BATH EXHAUST VENTS TO TERMINATE OUTSIDE BUILDING
 ALL SMOKE DETECTORS TO BE INTERCONNECTED AND BATTERY BACKUP
 ROOF VENTS @ 1 sq. ft. OF VENT PER 150 sq. ft. OF ATTIC AREA
 MINIMUM ONE EGRESS WINDOW IN SLEEPING ROOMS 5.0 NET sq. ft.
 GRADE FLOOR WINDOWS, 5.7 NET sq. ft. ALL OTHERS, MIN. 24"
 OPENING HEIGHT, MIN. 20" OPENING WIDTH, MAX. 44" SILL HEIGHT ABOVE FLOOR.
 PROVIDE CARBON-MONOXIDE ALARMS OUTSIDE THE IMMEDIATE VICINITY OF BEDROOMS
 PROVIDE DRAFT STOP AT CONCEALED CHASE AREAS AS PER SECTION 302.12
 ALL FRAMING WITHIN 8" OF GRADE TO BE TREATED.
 POST ENERGY CERTIFICATE ON THE ELECTRICAL PANEL.
 PROVIDE PROGRAMMABLE THERMOSTAT

EXTERIOR LANDINGS
 MAXIMUM 6 1/4" BELOW TOP OF THRESHOLD.
 THE LANDING MUST BE AS WIDE AS DOOR BEING SERVED
 AND A MIN. 3' IN THE DIRECTION OF TRAVEL.
 GARAGE FIRE SEPERATION
 REQUIRES A 1 3/8" SOLID WOOD DOOR OR METAL DOOR
 AND 1/2" DRYWALL ON WALLS AND CEILING. IF HABITABLE ROOM
 IS ABOVE GARAGE, 5/8" DRYWALL IS REQUIRED ON CEILING.
 SAFETY GLAZING
 PER R308.4 TEMPERED GLASS LABELING
 MUST BE VISIBLE AND PERMANENT.

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 EMAIL: dtdesignhomes@gmail.com
 WEBSITE: dt.designinc.com



SECOND FLOOR PLAN 1/4" = 1'-0" 427.47sq.ft.

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PROPOSED NEW RESIDENCE FOR:
 CATHY LAYBA & ALEX KOBZIK
 1030 RUNNYMEDE
 CITY OF OAKWOOD, MONTGOMERY COUNTY, OHIO

PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety
Department of Public Works

From: Ethan M. Kroger, Code Enforcement Officer

Date: 9-7-23

Application #: 23-2

1030 Runnymede Road - Side yard setback

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

Your response is requested on or before: 9-7-23
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: _____

[Handwritten signature]

Date: _____

9/7/23

PLANNING / ZONING COMMENT SHEET

TO: Department of Public Safety
Department of Public Works

From: Ethan M. Kroger, Code Enforcement Officer

Date: 9-7-23

Application #: 23-2

1030 Runnymede Road - Side Yard Setback.

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

Your response is requested on or before: 9-7-23
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.

No concern about side yard setback as long as lot drainage can be accommodated within the reduced setback without affecting neighbor to the west (lot 3706; 1040 Runnymede Road). Also no concern with this current request but the applicant or agent for the applicant should show the existing easement across the lot so the homeowner and future owners are aware it exists and its possibility to conflict with future development.



City of Oakwood
39 Park Avenue
Oakwood, Ohio 45119

Completed by: K. Douglas Feitler

Date: 9-7-23

CITY OF OAKWOOD
BOARD OF ZONING APPEALS AGENDA
SEPTEMBER 14, 2023

4:30 P.M.

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF JUNE 8, 2023 MEETING

IV. PUBLIC HEARING

- APPLICATION #23-2, DR. ALEX KOBZIK AND DR. CATHY LAYBA, TO VARY THE INTERIOR SIDE YARD SETBACK FOR A NEW HOME AT 1030 RUNNYMEDE ROAD.

V. ADJOURN

NEXT MEETING SCHEDULED FOR OCTOBER 12, 2023

Oakwood, Ohio
June 8, 2023

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.....ABSENT
MR. NICK ENDSLEYPRESENT
MR. DONALD O'CONNORPRESENT

The following officers of the city were present:

Mr. Ethan M. Kroger, Code Enforcement Officer
Ms. Lori Stacel, Clerk of Council

The following visitors registered:

Mrs. Lillie Walsh, Applicant, 205 Kramer Road

There were no Zoom visitors in attendance.

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

Mr. Bohachek asked if there were any questions or concerns with the minutes from the December 9, 2021 meeting. There being none, it was moved by Mr. O'Connor 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 #23-1 to consider a variance approval for a corner side yard setback structure in conjunction with a covered porch structure to be added onto the existing single family residence located at 205 Kramer Road.

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 #23-1 was filed by Lillie and Andrew Walsh requesting a variance approval to build a covered porch on their corner lot at 205 Kramer Road.

The property at 205 Kramer Road is in the R-3 (single family) Zoning District which is intended to preserve those residential areas which are best suited for medium-sized lot development and to maintain the character of existing low-density, single family developments.

Mr. Kroger reviewed the corner side yard setback requirements for the R-3 Zoning District. The R-3 Zoning District requires a 30-foot corner side yard setback for building additions to be added to the primary structure. However, the home is currently non-conforming and has a current setback of 26'.8" from the corner side yard. The applicant's proposal to add a new covered porch structure

would require a variance that would change the corner side yard setback by approximately 8 feet, reducing it from 26'.8" feet to approximately 18 feet.

Mr. Kroger displayed renderings of a property location map and a site plan showing the proposed porch addition.

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 property owner/contractor comply 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 covered patio must be addressed by the applicants so that there is no resulting negative affect on neighboring or city-owned property.

Mr. Bohachek opened the public hearing.

Mrs. Lillie Walsh, Applicant at 205 Kramer Road, shared that they currently have a brick "stoop" that is falling apart. The proposed porch will be a nice addition and will be consistent with other homes in the neighborhood.

Mr. O'Connor commented that the request is straight forward and the proposed porch will fit perfectly in the neighborhood.

Mr. Endsley stated that he does not have any concerns. He noted that the proposed porch will be consistent with other porches in the neighborhood.

Mr. Hill shared that he does not have any concerns.

Mr. Bohachek noted that he does not have any concerns. He believes that the proposed porch will blend in with the neighborhood just fine.

Therefore, it was moved by Mr. Hill and seconded by Mr. Endsley that the preliminary staff findings be adopted, and application #23-1 to vary the corner side yard setback for a proposed covered porch on the corner lot at 205 Kramer 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 covered patio must be addressed by the applicants so that there is no resulting negative affect on neighboring or city-owned property.

For purposes of the minutes, the preliminary staff findings as stated in the staff report were as follows:

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, and additional landscaping will be installed to minimize the impact to surrounding/adjacent properties.

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 covered porch 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. There are several homes in the area with covered porches in the front and corner side yards in the surrounding neighborhood.
- It is staff's opinion that the applicants have chosen the most logical location on this corner lot 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 affect on neighboring or city-owned property.

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

MR. KIP BOHACHEK	YEA
MR. KEVIN HILL	YEA
MRS. LINDA WEPRIN.....	ABSENT
MR. NICK ENDSLEY	YEA
MR. DON O'CONNOR.....	YEA

There being four (4) YEA votes, thereon, said motion carried.

There being no further business, the Board of Zoning Appeals adjourned. The public meeting concluded at 4:42 (4:49) p.m.

CHAIR

ATTEST:

CLERK

INCOME TAX COMPARISON - GROSS RECEIPTS

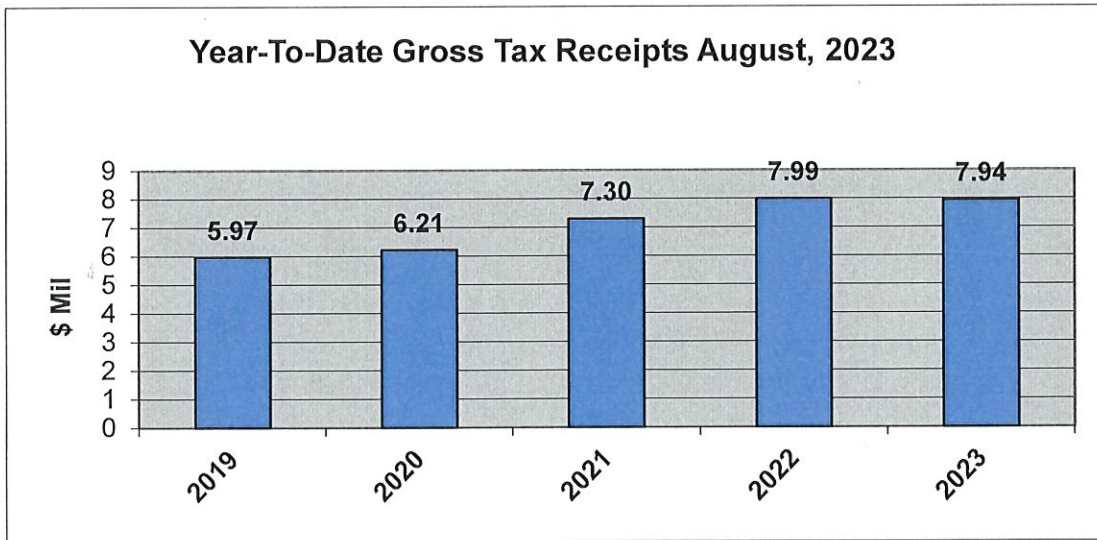
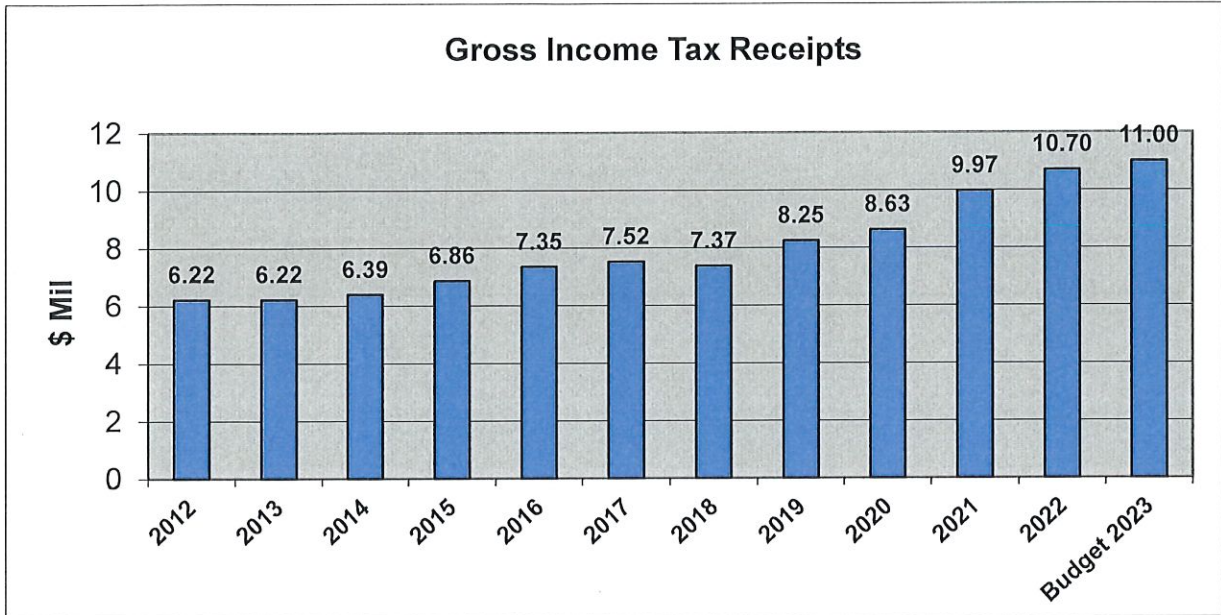
2021 through 2023

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>DAILY</u> <u>INCR / DECR</u>	<u>MONTHLY</u> <u>INCR / (DECR)</u>	<u>YEAR-TO-DATE</u> <u>INCR / (DECR)</u>
JANUARY	\$1,178,107.88	\$1,206,895.03	\$1,187,541.97	N/A	(\$19,353.06)	(\$19,353.06)
FEBRUARY	\$562,861.33	\$589,786.40	\$704,541.69	N/A	\$114,755.29	\$95,402.23
MARCH	\$707,232.33	\$774,848.77	\$700,349.49	N/A	(\$74,499.28)	\$20,902.95
APRIL	\$965,250.67	\$1,525,835.38	\$1,616,405.65	N/A	\$90,570.27	\$111,473.22
MAY	\$1,672,604.34	\$1,439,747.23	\$1,606,605.06	N/A	\$166,857.83	\$278,331.05
JUNE	\$1,030,290.33	\$1,049,802.24	\$779,738.25	N/A	(\$270,063.99)	\$8,267.06
JULY	\$601,035.27	\$622,825.88	\$736,266.50	N/A	\$113,440.62	\$121,707.68
AUGUST	\$582,800.20	\$778,874.65	\$611,330.64	N/A	(\$167,544.01)	(\$45,836.33)
SEPTEMBER	\$783,154.97	\$789,166.14		N/A		
OCTOBER	\$616,709.11	\$820,891.56		N/A		
NOVEMBER	\$651,147.77	\$646,466.31		N/A		
DECEMBER	\$618,792.43	\$494,045.92		N/A		
TOTAL	\$9,969,986.63	\$10,739,185.51	\$7,942,779.25			
<u>AUGUST</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>DAILY</u> <u>INCR / (DECR)</u>	<u>MONTHLY</u> <u>INCR / (DECR)</u>	<u>YEAR-TO-DATE</u> <u>INCR / (DECR)</u>
1	0.00	8,519.69	11,500.10	\$2,980.41	\$2,980.41	\$124,688.09
2	8,294.98	11,431.86	2,232.79	(\$9,199.07)	(\$6,218.66)	\$115,489.02
3	45,678.66	4,562.75	15,957.00	\$11,394.25	\$5,175.59	\$126,883.27
4	329.00	6,056.31	16,499.76	\$10,443.45	\$15,619.04	\$137,326.72
5	2,156.15	25,662.61	0.00	(\$25,662.61)	(\$10,043.57)	\$111,664.11
6	27,220.36	0.00	0.00	\$0.00	(\$10,043.57)	\$111,664.11
7	0.00	0.00	11,786.21	\$11,786.21	\$1,742.64	\$123,450.32
8	0.00	20,055.92	4,556.83	(\$15,499.09)	(\$13,756.45)	\$107,951.23
9	22,854.53	27,299.03	12,007.20	(\$15,291.83)	(\$29,048.28)	\$92,659.40
10	13,935.61	43,767.88	5,908.69	(\$37,859.19)	(\$66,907.47)	\$54,800.21
11	44,833.01	2,563.08	37,605.60	\$35,042.52	(\$31,864.95)	\$89,842.73
12	57,285.08	61,395.65	0.00	(\$61,395.65)	(\$93,260.60)	\$28,447.08
13	147,724.29	0.00	0.00	\$0.00	(\$93,260.60)	\$28,447.08
14	0.00	0.00	90,638.85	\$90,638.85	(\$2,621.75)	\$119,085.93
15	0.00	136,248.09	10,392.50	(\$125,855.59)	(\$128,477.34)	(\$6,769.66)
16	9,187.68	7,656.61	38,281.24	\$30,624.63	(\$97,852.71)	\$23,854.97
17	18,332.18	4,930.23	133,779.22	\$128,848.99	\$30,996.28	\$152,703.96
18	10,483.62	36,800.93	56,303.70	\$19,502.77	\$50,499.05	\$172,206.73
19	13,244.80	36,781.37	0.00	(\$36,781.37)	\$13,717.68	\$135,425.36
20	51,278.99	0.00	0.00	\$0.00	\$13,717.68	\$135,425.36
21	0.00	0.00	12,927.76	\$12,927.76	\$26,645.44	\$148,353.12
22	0.00	3,659.27	6,673.89	\$3,014.62	\$29,660.06	\$151,367.74
23	4,192.15	98,075.04	81,771.16	(\$16,303.88)	\$13,356.18	\$135,063.86
24	11,893.82	565.26	2,555.89	\$1,990.63	\$15,346.81	\$137,054.49
25	65,308.96	3,569.35	6,958.83	\$3,389.48	\$18,736.29	\$140,443.97
26	8,194.44	182,883.96	0.00	(\$182,883.96)	(\$164,147.67)	(\$42,439.99)
27	4,543.31	0.00	0.00	\$0.00	(\$164,147.67)	(\$42,439.99)
28	0.00	0.00	3,210.48	\$3,210.48	(\$160,937.19)	(\$39,229.51)
29	0.00	10,692.25	38,111.54	\$27,419.29	(\$133,517.90)	(\$11,810.22)
30	9,264.66	42,972.26	4,758.07	(\$38,214.19)	(\$171,732.09)	(\$50,024.41)
31	6,563.92	2,725.25	6,913.33	\$4,188.08	(\$167,544.01)	(\$45,836.33)
				NEED		
TOTAL	\$582,800.20	\$778,874.65	\$611,330.64	\$167,544.01		
				TO MATCH		
				AUGUST'22		

TAX REVENUE ANALYSIS

2023

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



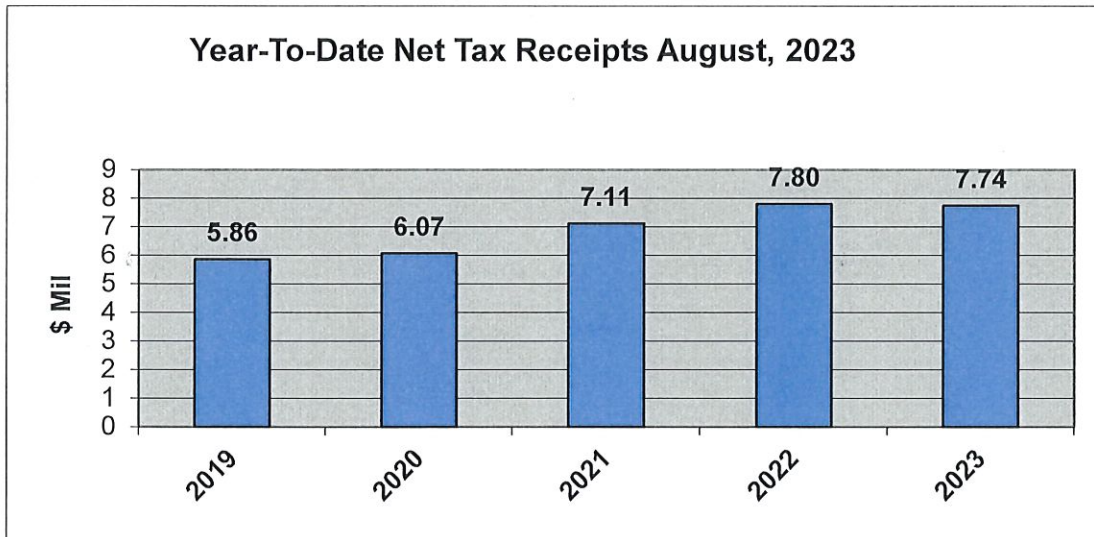
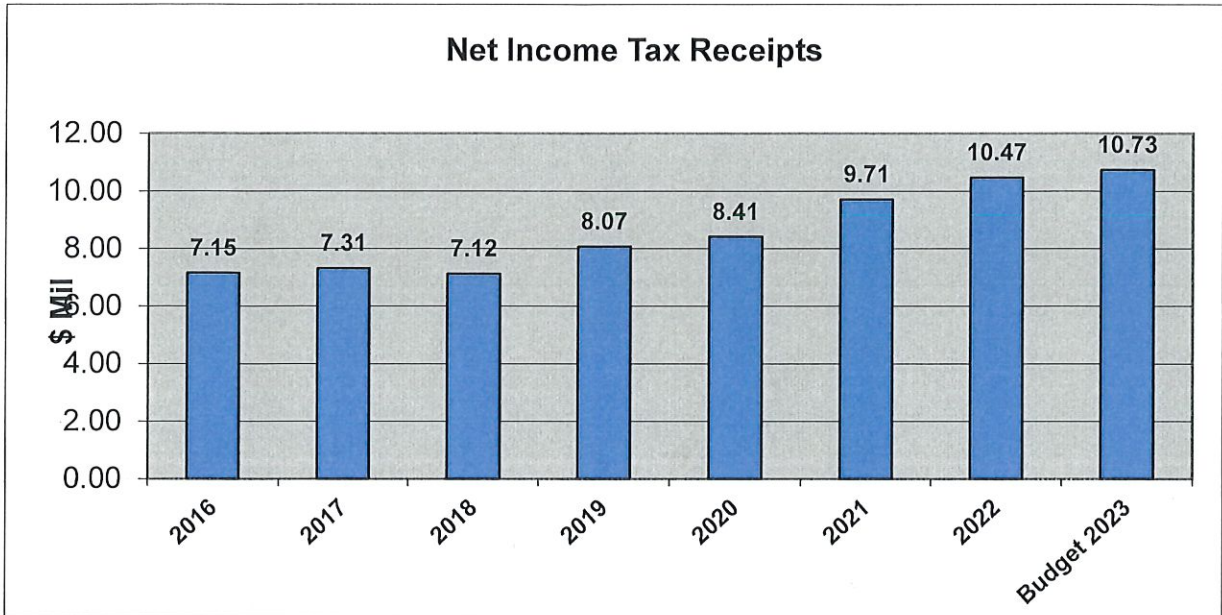
Year-To-Date Gross Collections vs Prior Year

2022	\$7,988,615.58
2023	\$7,942,779.25
Change	-0.57%

TAX REVENUE ANALYSIS

2023

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



Year-To-Date Net Collections vs Prior Year

2022	\$7,802,981.30
2023	\$7,741,452.78
Change	-0.79%

Financial Reports



thru the Month of August
Fiscal Year 2023

**Fund Balance Report Reflecting Year-to-Date Receipts and Expenditures, including Prior-Year Obligations and Encumbrances
for the period ended August 31, 2023
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	9,305,059	80,227	9,385,286	10,999,181	20,384,467	11,496,340	8,888,127	666,365	8,221,762	(497,159)	(1,083,297)
Major Operating Funds												
220	Street Maintenance and Repair	500,000	54,257	554,257	1,083,847	1,638,104	956,513	681,591	181,591	500,000	127,334	-
228	Leisure Activity	500,000	18,680	518,680	901,179	1,419,859	761,756	658,103	158,103	500,000	139,423	-
230	Health	154,819	583	155,402	147,643	303,045	107,930	195,115	17,385	177,730	39,713	22,911
510	Sidewalk, Curb & Apron	200,000	-	200,000	216,765	416,765	769	415,996	225,000	190,996	215,996	(9,004)
308	Equipment Replacement	1,216,820	273,454	1,490,274	609,963	2,100,237	248,181	1,852,056	391,625	1,460,431	361,782	243,611
309	Capital Improvement	1,218,874	395,362	1,614,236	1,250,000	2,864,236	552,181	2,312,055	839,065	1,472,990	697,819	254,116
707	Service Center	100,000	14,136	114,136	606,309	720,445	497,652	222,793	122,793	100,000	108,657	-
Other Funds												
208	Bullock Endowment Trust	50,852	-	50,852	720	51,572	-	51,572	-	51,572	720	720
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	5,586	-	5,586	58,653	64,239	64,239	-	-	-	(5,586)	(5,586)
211	Smith Memorial Gardens	400,000	2,686	402,686	78,061	480,747	61,038	419,709	13,871	405,838	17,023	5,838
212	Indigent Drivers Alcohol Treatment	39,648	-	39,648	1,335	40,983	-	40,983	-	40,983	1,335	1,335
213	Enforcement and Education	9,875	-	9,875	-	9,875	-	9,875	-	9,875	-	-
214	Law Enforcement	18,272	-	18,272	-	18,272	-	18,272	-	18,272	-	-
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	45,914	1,123	47,037	4,234	51,271	2,947	48,324	4,444	43,880	1,287	(2,034)
218	Court Computerization	41,425	-	41,425	1,875	43,300	2,522	40,778	2,985	37,793	(647)	(3,632)
219	Court Special Projects	50,442	-	50,442	3,257	53,699	810	52,889	2,690	50,199	2,447	(243)
221	OneOhio Fund	5,750	-	5,750	13,468	19,218	-	19,218	-	19,218	13,468	13,468
224	State Highway Improvement	149,602	18,462	168,064	31,043	199,107	25,037	174,070	25,269	148,801	6,006	(801)
240	Public Safety Endowment	193,684	-	193,684	2,686	196,370	26,149	170,221	125	170,096	(23,463)	(23,588)
250	Special Projects	3,522,798	-	3,522,798	1,062,978	4,585,776	-	4,585,776	-	4,585,776	1,062,978	1,062,978
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	939,792	-	939,792	-	939,792	-	939,792	939,792	-	-	(939,792)
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	100,000	30,600	130,600	181,257	311,857	111,568	200,289	72,066	128,223	69,689	28,223
706	Self-Funding Insurance Trust	25,000	-	25,000	5,125	30,125	4,537	25,588	588	25,000	588	-
810	Fire Insurance Trust	-	-	-	-	-	-	-	-	-	-	-
811	Contractors Permit Fee	-	-	-	500	500	-	500	-	500	500	500
Total		18,794,212	889,570	19,683,782	17,260,079	36,943,861	14,920,169	22,023,692	3,663,757	18,359,935	2,339,910	(434,277)

CHART NE1

**Current Revenue as Compared to Annual Estimates
for the period ended August 31, 2023
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	14,212,502	10,999,181	77	(3,213,321)	-	-	-	14,212,502	10,999,181	77
Major Operating Funds											
220	Street Maintenance and Repair	610,500	384,476	63	(226,024)	889,488	699,371	79	1,499,988	1,083,847	72
228	Leisure Activity	537,150	478,490	89	(58,660)	785,555	422,689	54	1,322,705	901,179	68
230	Health	161,224	147,643	92	(13,581)	23,716	-	-	184,940	147,643	80
510	Sidewalk, Curb & Apron	95,000	85,065	90	(9,935)	131,700	131,700	100	226,700	216,765	96
308	Equipment Replacement	-	9,963	-	9,963	600,000	600,000	100	600,000	609,963	102
309	Capital Improvement	-	-	-	-	1,200,000	1,250,000	104	1,200,000	1,250,000	104
707	Service Center	309,671	239,176	77	(70,495)	460,304	367,133	80	769,975	606,309	79
Other Funds											
208	Bullock Endowment Trust	300	720	240	420	-	-	-	300	720	240
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	117,306	58,653	50	(58,653)	-	-	-	117,306	58,653	50
211	Smith Memorial Gardens	54,600	49,265	90	(5,335)	87,515	28,796	33	142,115	78,061	55
212	Indigent Drivers Alcohol Treatment	2,600	1,335	51	(1,265)	-	-	-	2,600	1,335	51
213	Enforcement and Education	200	-	-	(200)	-	-	-	200	-	-
214	Law Enforcement	-	-	-	-	-	-	-	-	-	-
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	8,000	4,234	53	(3,766)	-	-	-	8,000	4,234	53
218	Court Computerization	4,200	1,875	45	(2,325)	-	-	-	4,200	1,875	45
219	Court Special Projects	7,000	3,257	47	(3,743)	-	-	-	7,000	3,257	47
221	OneOhio Fund	5,750	13,468	234	7,718	-	-	-	5,750	13,468	234
224	State Highway Improvement	47,250	31,043	66	(16,207)	-	-	-	47,250	31,043	66
240	Public Safety Endowment	1,300	2,686	207	1,386	-	-	-	1,300	2,686	207
250	Special Projects	4,800	62,978	1,312	58,178	1,000,000	1,000,000	100	1,004,800	1,062,978	106
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	-	-	-	-	-	-	-	-	-	-
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	125,000	133,857	107	8,857	47,400	47,400	100	172,400	181,257	105
706	Self-Funding Insurance Trust	-	-	-	-	17,500	5,125	29	17,500	5,125	29
810	Fire Insurance Trust	-	-	-	-	-	-	-	-	-	-
811	Contractors Permit Fee	2,000	500	25	(1,500)	-	-	-	2,000	500	25
Total		16,306,353	12,707,865	78	(3,598,488)	5,243,178	4,552,214	87	21,549,531	17,260,079	80

**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended August 31, 2023**

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	9,855,270	6,095,530	62	666,365	6,761,895	69	6,100,890	5,400,810	89	15,956,160	12,162,705	76
Major Operating Funds													
220	Street Maintenance and Repair	1,360,657	802,471	59	181,591	984,062	72	193,588	154,042	80	1,554,245	1,138,104	73
228	Leisure Activity	1,337,585	758,625	57	158,103	916,728	69	3,800	3,131	82	1,341,385	919,859	69
230	Health	172,948	104,799	61	17,385	122,184	71	3,800	3,131	82	176,748	125,315	71
510	Sidewalk, Curb & Apron	226,700	769	-	225,000	225,769	100	-	-	-	226,700	225,769	100
308	Equipment Replacement	946,954	248,181	26	391,625	639,806	68	-	-	-	946,954	639,806	68
309	Capital Improvement	1,881,962	552,181	29	839,065	1,391,246	74	-	-	-	1,881,962	1,391,246	74
707	Service Center	784,111	497,652	63	122,793	620,445	79	-	-	-	784,111	620,445	79
Other Funds													
208	Bullock Endowment Trust	500	-	-	-	-	-	-	-	-	500	-	-
209	MLK Community Recognition	-	-	-	-	-	-	-	-	-	-	-	-
210	Special Improvement District Assessment	122,892	64,239	52	-	64,239	52	-	-	-	122,892	64,239	52
211	Smith Memorial Gardens	144,801	61,038	42	13,871	74,909	52	-	-	-	144,801	74,909	52
212	Indigent Drivers Alcohol Treatment	1,500	-	-	-	-	-	-	-	-	1,500	-	-
213	Enforcement and Education	1,500	-	-	-	-	-	-	-	-	1,500	-	-
214	Law Enforcement	3,000	-	-	-	-	-	-	-	-	3,000	-	-
215	Drug Law Enforcement	-	-	-	-	-	-	-	-	-	-	-	-
216	Police Pension	-	-	-	-	-	-	-	-	-	-	-	-
217	Court Clerk Computerization	9,623	2,947	31	4,444	7,391	77	-	-	-	9,623	7,391	77
218	Court Computerization	9,000	2,522	28	2,985	5,507	61	-	-	-	9,000	5,507	61
219	Court Special Projects	5,500	810	15	2,690	3,500	64	-	-	-	5,500	3,500	64
221	OneOhio Fund	-	-	-	-	-	-	-	-	-	-	-	-
224	State Highway Improvement	59,062	25,037	42	25,269	50,306	85	-	-	-	59,062	50,306	85
240	Public Safety Endowment	33,000	26,149	79	125	26,274	80	-	-	-	33,000	26,274	80
250	Special Projects	-	-	-	-	-	-	-	-	-	-	-	-
310	Issue 2 Projects	-	-	-	-	-	-	-	-	-	-	-	-
311	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
312	Local Coronavirus Relief	-	-	-	-	-	-	-	-	-	-	-	-
313	Local Fiscal Recovery Fund	939,793	-	-	939,792	939,792	100	-	-	-	939,793	939,792	100
414	Bond Retirement	-	-	-	-	-	-	-	-	-	-	-	-
508	Electric Street Lighting	203,000	111,568	55	72,066	183,634	90	-	-	-	203,000	183,634	90
706	Self-Funding Insurance Trust	17,500	4,537	26	588	5,125	29	-	-	-	17,500	5,125	29
810	Fire Insurance Trust	-	-	-	-	-	-	-	-	-	-	-	-
811	Contractors Permit Fee	2,000	-	-	-	-	-	-	-	-	2,000	-	-
Total		18,118,858 (1)	9,359,055	52	3,663,757	13,022,812	72	6,302,078	5,561,114	88	24,420,936	18,583,926	76

(1) Prior years encumbrances closed (money not spent) as of August 31, 2023: \$ 9,359

CHART NE3

GENERAL FUND RECEIPTS

5-YEAR HISTORY

YTD at August 31, 2023

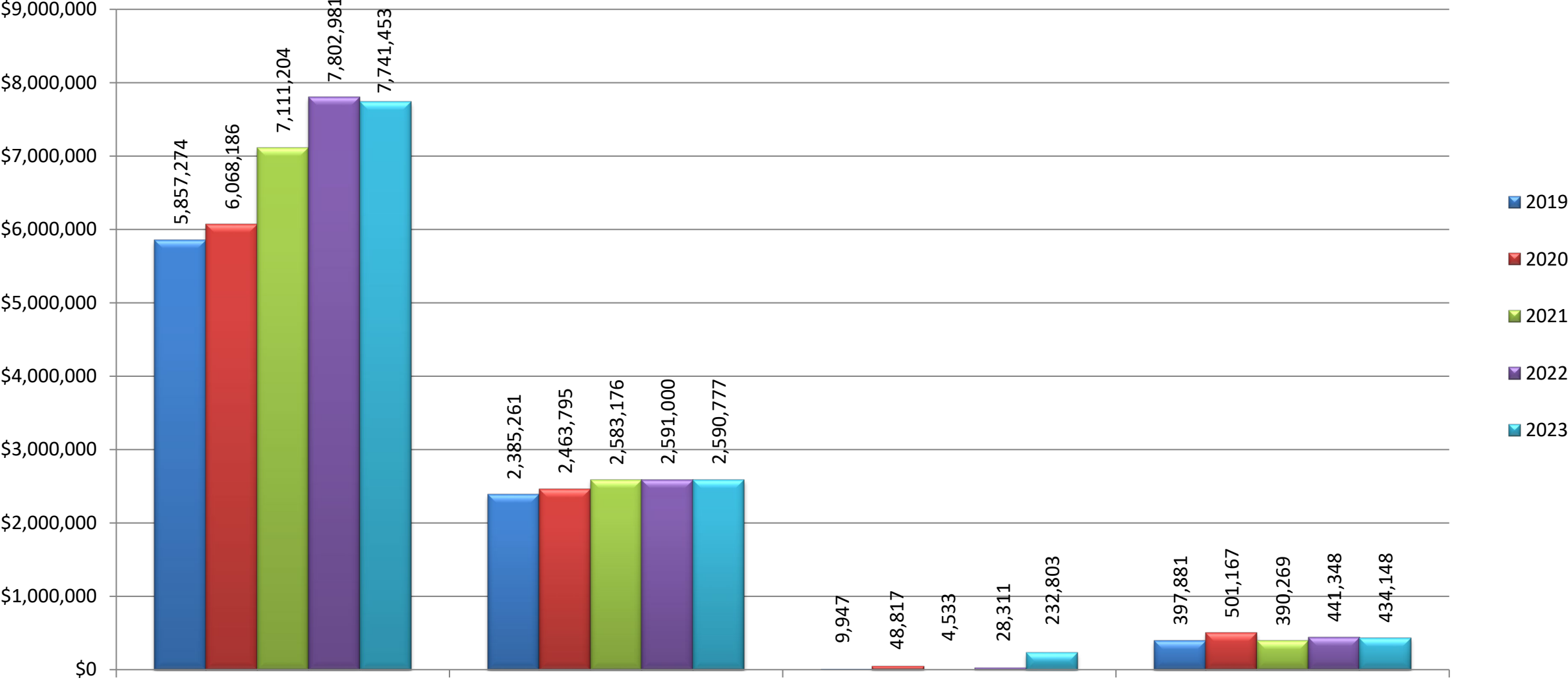
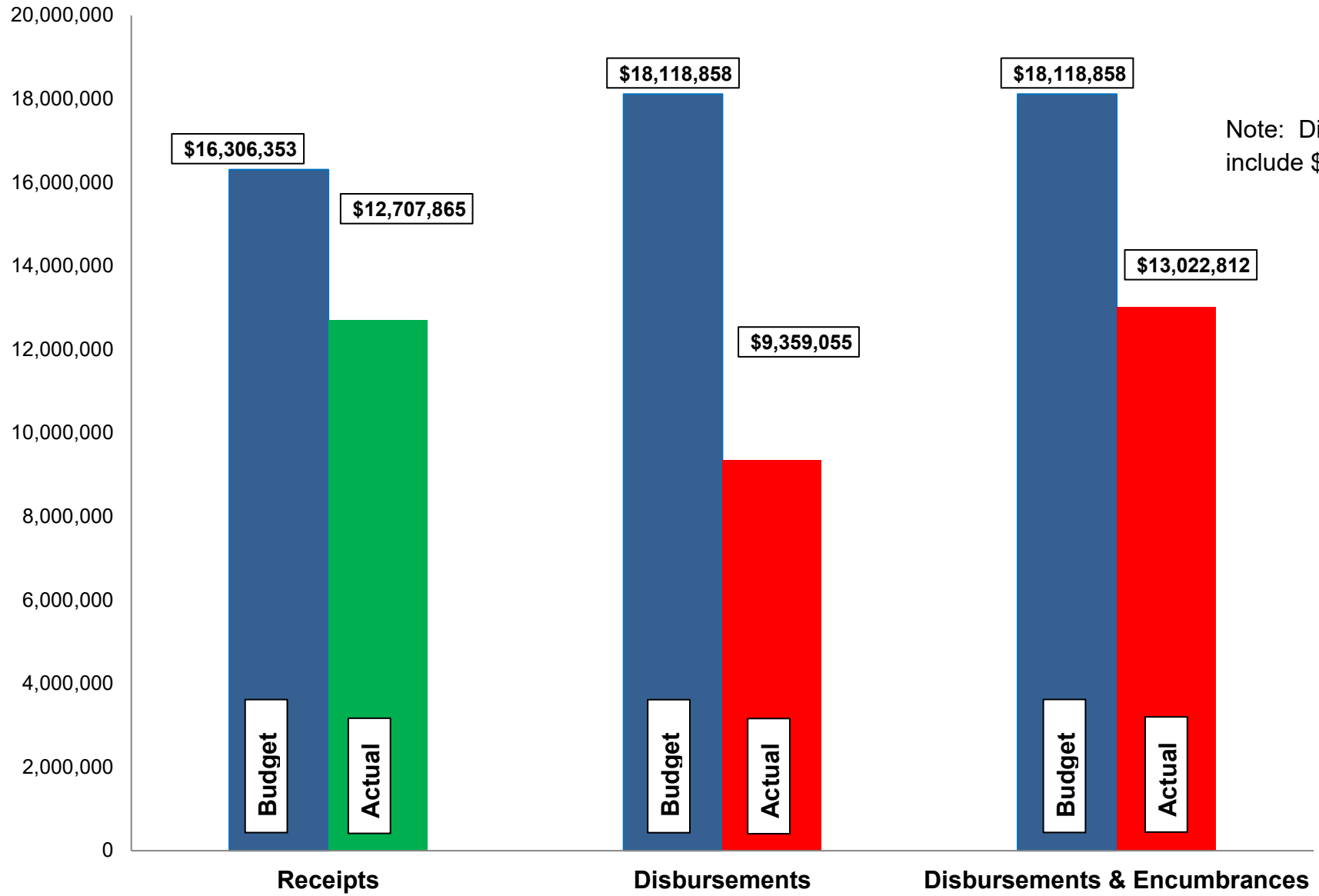


Chart NE4

**Budget, Revenues & Expenditures
as of August 31, 2023
GENERAL CITY SERVICES
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$889,570 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 August 31, 2023
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	418,683	21,587	440,270	936,948	1,377,218	923,720	453,498	151,423	302,075	13,228	(116,608)
206	Refuse Equipment Replacement	58,713	67,246	125,959	23,900	149,859	23,900	125,959	67,246	58,713	-	-
	Total	477,396	88,833	566,229	960,848	1,527,077	947,620	579,457	218,669	360,788	13,228	(116,608)

**Current Revenue as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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	1,387,100	936,948	68	(450,152)	-	-	-	1,387,100	936,948	68
206	Refuse Equipment Replacement	-	-	-	-	50,000	23,900	48	50,000	23,900	48
	Total	1,387,100	936,948	68	(450,152)	50,000	23,900	-	1,437,100	960,848	67

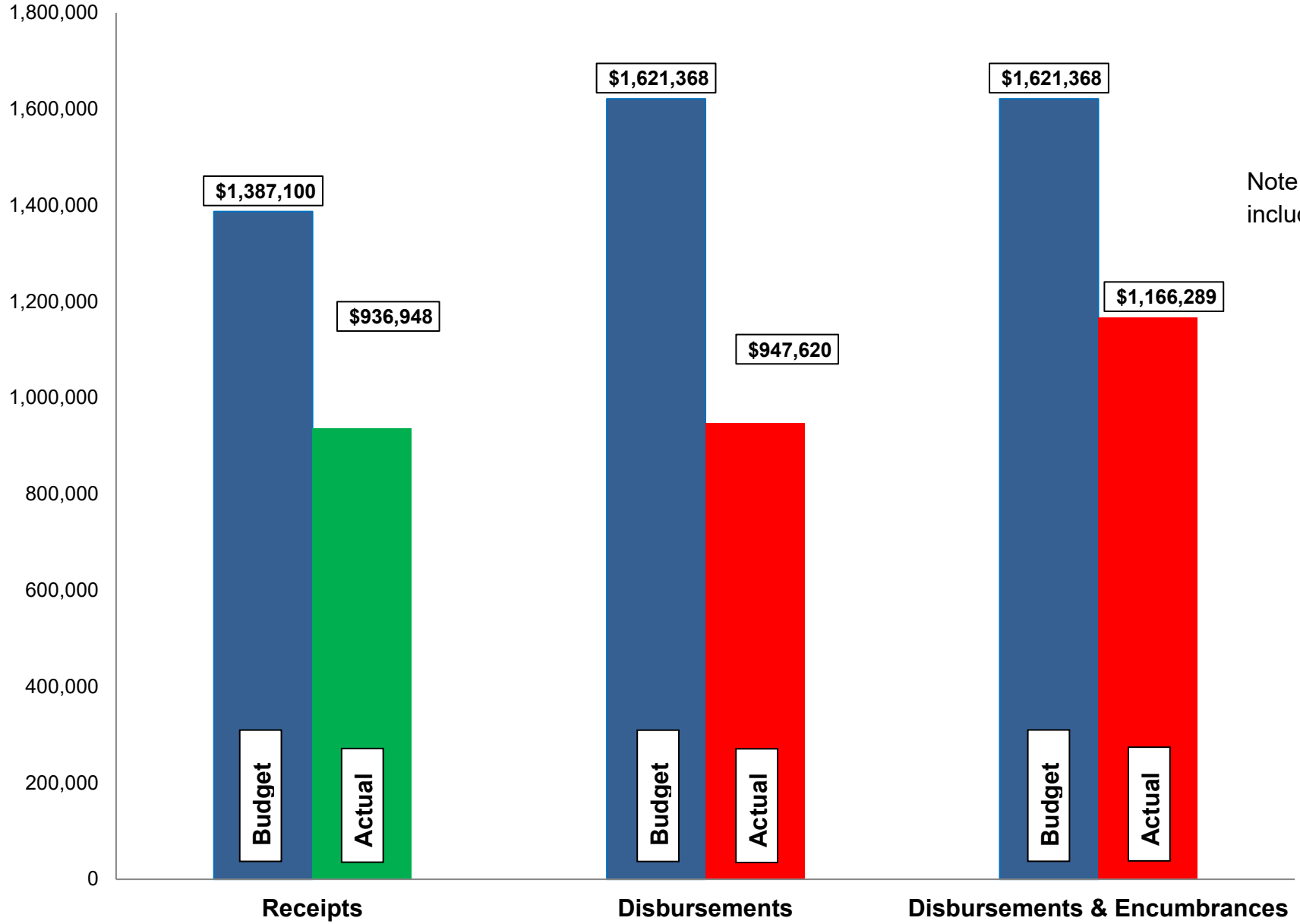
**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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	1,474,122	923,720	63	151,423	1,075,143	73	50,000	-	-	1,655,302	1,075,143	65
206	Refuse Equipment Replacement	147,246	23,900	16	67,246	91,146	62	-	-	-	147,246	91,146	62
	Total	1,621,368	947,620	58	218,669	1,166,289	72	50,000	-	-	1,802,548	1,166,289	65

(1) Prior years encumbrances closed (money not spent) as of August 31, 2023: \$ -

CHART R1

Budget, Revenues & Expenditures as of August 31, 2023 REFUSE FUNDS



Note: Disbursements and Disbursements & Encumbrances bars include \$88,833 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 August 31, 2023
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	897,792	53,863	951,655	780,363	1,732,018	937,341	794,677	225,505	569,172	(156,978)	(328,620)
603	Water Improve/Equip Replace	392,154	64,332	456,486	205,370	661,856	220,825	441,031	45,583	395,448	(15,455)	3,294
Total		1,289,946	118,195	1,408,141	985,733	2,393,874	1,158,166	1,235,708	271,088	964,620	(172,433)	(325,326)

**Current Revenue as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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	1,134,600	780,363	69	(354,237)	-	-	-	1,134,600	780,363	69
603	Water Improve/Equip Replace	-	5,370	-	5,370	200,000	200,000	100	200,000	205,370	103
Total		1,134,600	785,733	69	(348,867)	200,000	200,000	-	1,334,600	985,733	74

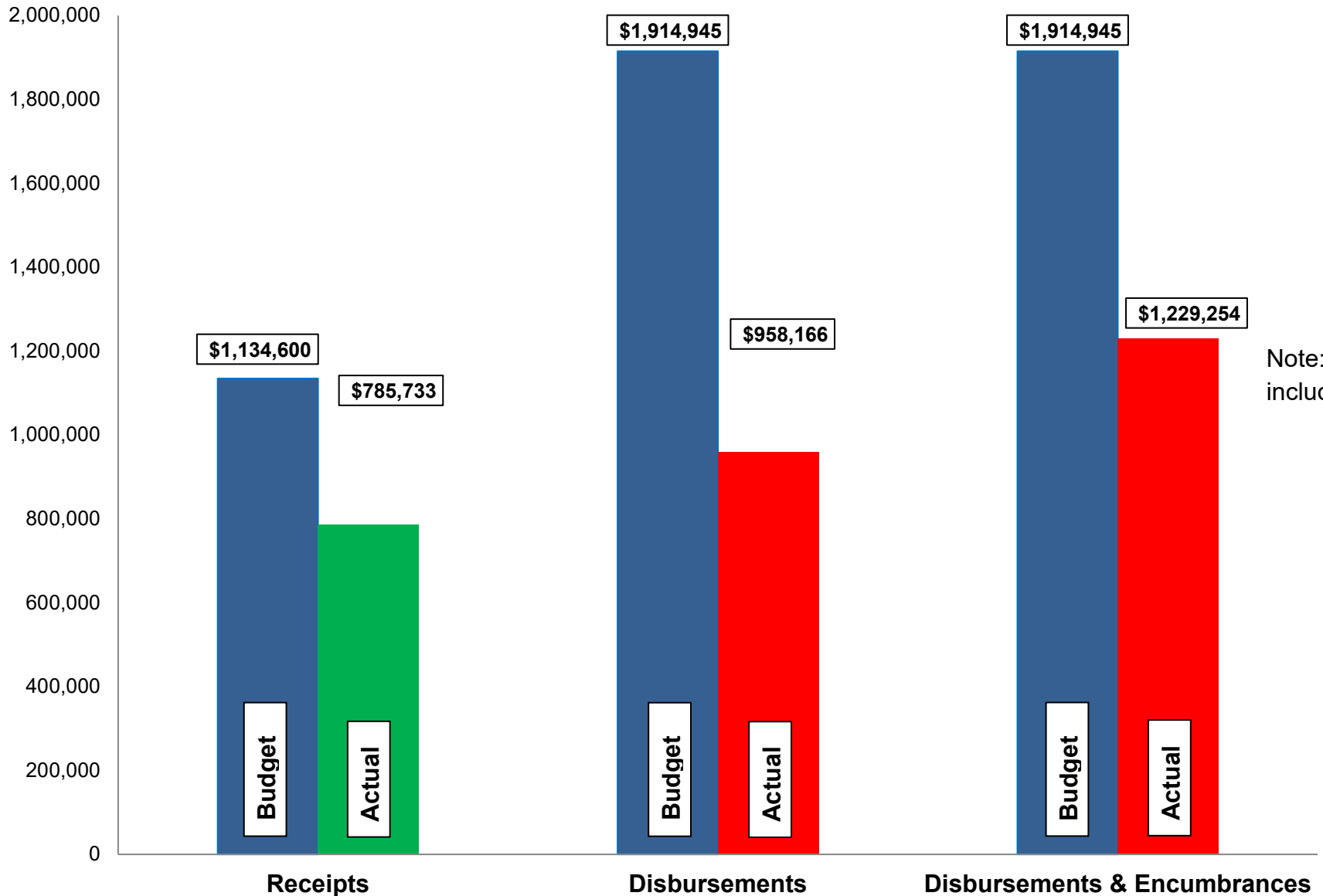
**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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	1,371,113	737,341	54	225,505	962,846	70	200,000	200,000	100	1,657,869	1,162,846	70
603	Water Improve/Equip Replace	543,832	220,825	41	45,583	266,408	49	-	-	-	543,832	266,408	49
Total		1,914,945	958,166	50	271,088	1,229,254	64	200,000	200,000	-	2,201,701	1,429,254	65

(1) Prior years encumbrances closed (money not spent) as of August 31, 2023: \$ 819

CHART W1

**Budget, Revenues & Expenditures
as of August 31, 2023
WATER FUNDS
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$118,195 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 August 31, 2023
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.	1,586,617	161,599	1,748,216	1,256,745	3,004,961	1,487,868	1,517,093	48,039	1,469,054	(231,123)	(117,563)
608	Sewer Improve/Equip Replace	313,748	214,012	527,760	200,000	727,760	300,804	426,956	27,545	399,411	(100,804)	85,663
Total		1,900,365	375,611	2,275,976	1,456,745	3,732,721	1,788,672	1,944,049	75,584	1,868,465	(331,927)	(31,900)

**Current Revenue as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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.	1,883,200	1,256,745	67	(626,455)	-	-	-	1,883,200	1,256,745	67
608	Sewer Improve/Equip Replace	-	-	-	-	200,000	200,000	100	200,000	200,000	100
Total		1,883,200	1,256,745	67	(626,455)	200,000	200,000	-	2,083,200	1,456,745	70

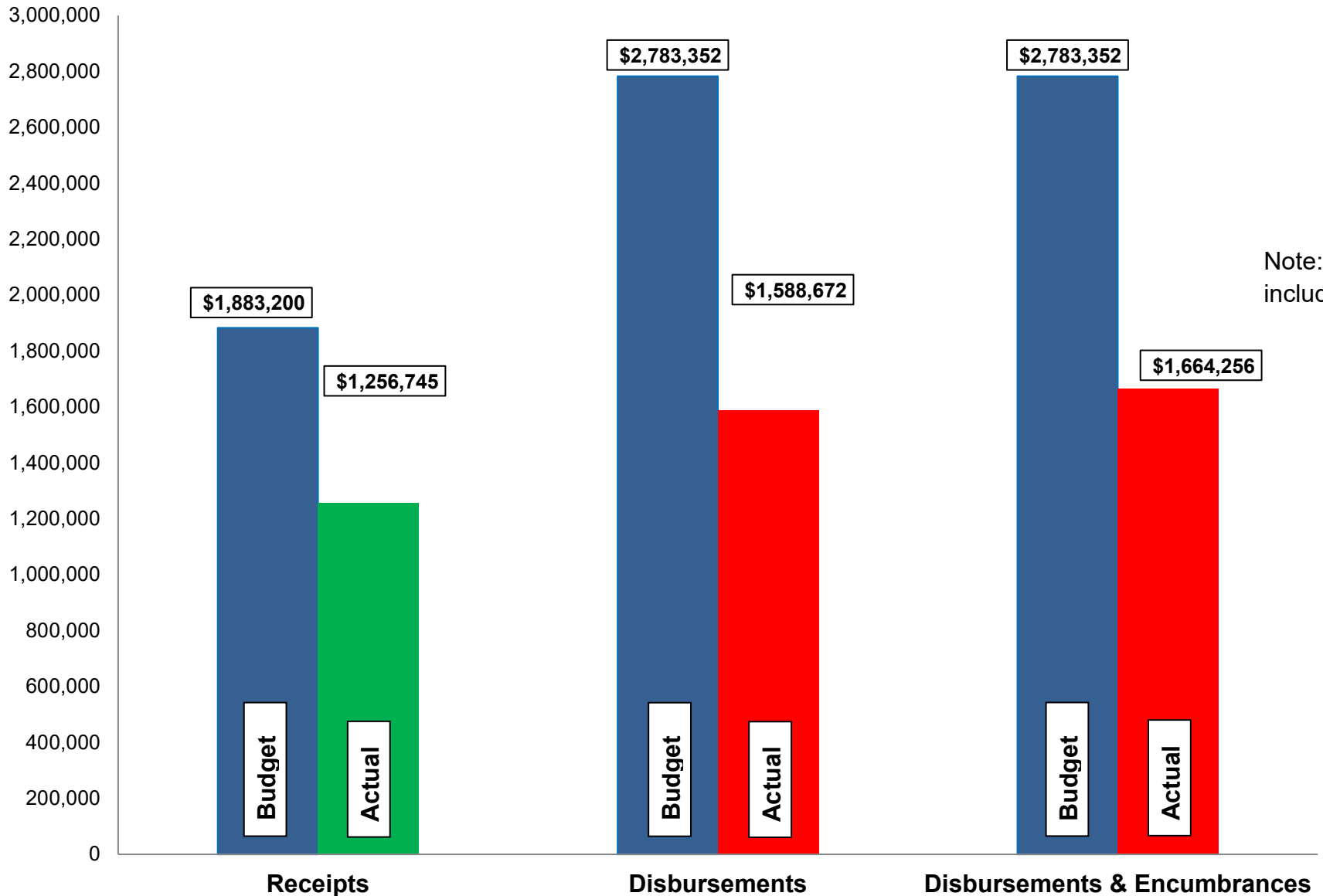
**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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.	2,374,340	1,287,868	54	48,039	1,335,907	56	200,000	200,000	100	2,615,226	1,535,907	59
608	Sewer Improve/Equip Replace	409,012	300,804	74	27,545	328,349	80	-	-	-	409,012	328,349	80
Total		2,783,352	1,588,672	57	75,584	1,664,256	60	200,000	200,000	-	3,024,238	1,864,256	62

(1) Prior years encumbrances closed (money not spent) as of August 31, 2023: \$ 13

CHART S1

**Budget, Revenues & Expenditures
as of August 31, 2023
SANITARY SEWER FUNDS
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$375,611 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 August 31, 2023
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	404,427	4,475	408,902	351,936	760,838	365,798	395,040	59,773	335,267	(13,862)	(69,160)
616	Stormwater Improve/Equip Replace	104,390	275,000	379,390	1,185,000	1,564,390	55,604	1,508,786	1,442,997	65,789	1,129,396	(38,601)
Total		508,817	279,475	788,292	1,536,936	2,325,228	421,402	1,903,826	1,502,770	401,056	1,115,534	(107,761)

**Current Revenue as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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	466,600	351,936	75	(114,664)	-	-	-	466,600	351,936	75
616	Stormwater Improve/Equip Replace	985,000	985,000	100	-	200,000	200,000	100	1,185,000	1,185,000	100
Total		1,451,600	1,336,936	92	(114,664)	200,000	200,000	-	1,651,600	1,536,936	93

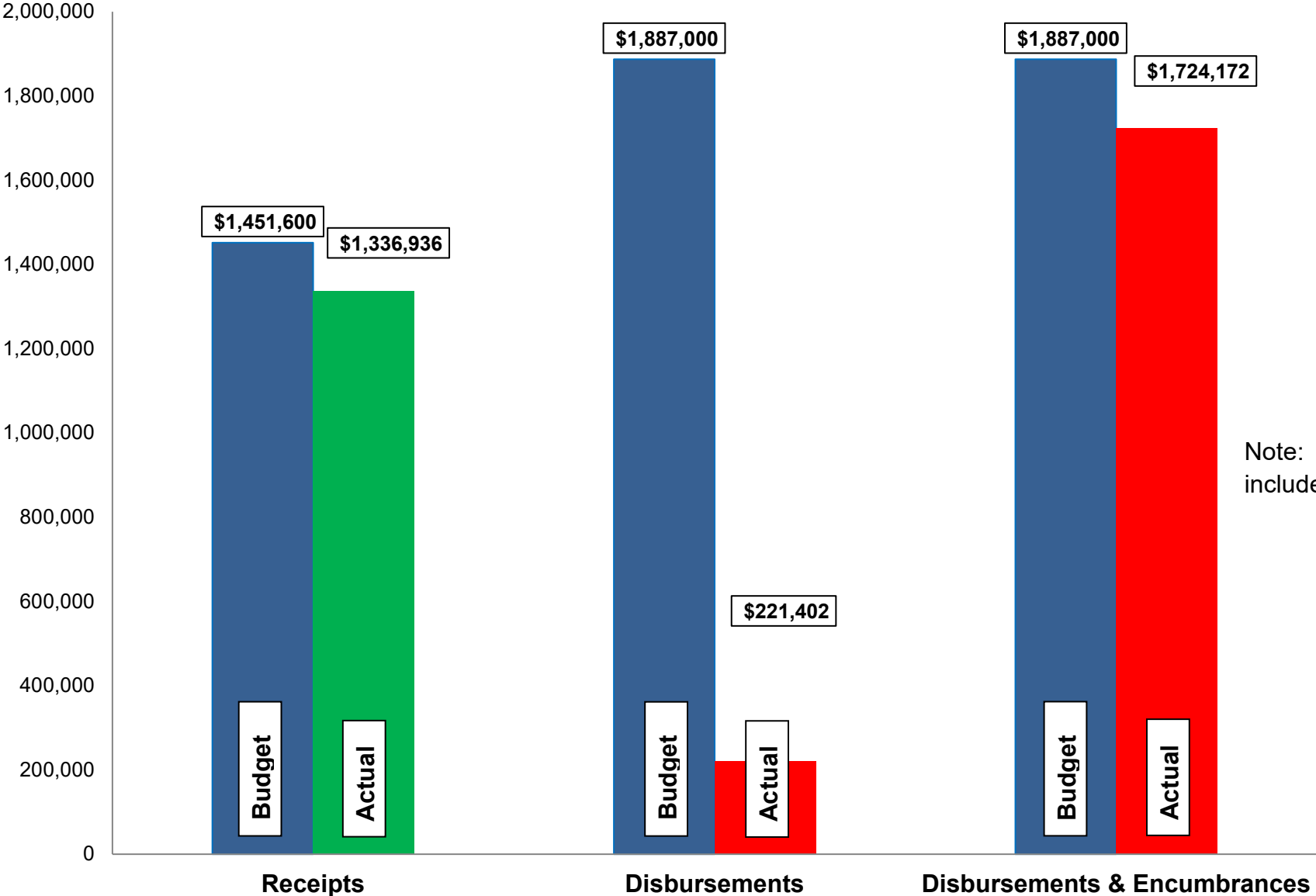
**Current Disbursements, including Encumbrances, as Compared to Annual Estimates
for the period ended August 31, 2023**

#	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	353,399	165,798	47	59,773	225,571	64	200,000	200,000	100	579,248	425,571	73
616	Stormwater Improve/Equip Replace	1,533,601	55,604	-	1,442,997	1,498,601	-	-	-	-	1,533,601	1,498,601	1
Total		1,887,000 (1)	221,402	12	1,502,770	1,724,172	91	200,000	200,000	-	2,112,849	1,924,172	91

(1) Prior years encumbrances closed (money not spent) as of August 31, 2023: \$ -

CHART ST1

**Budget, Revenues & Expenditures
as of August 31, 2023
STORMWATER FUNDS
(Excludes Internal Transfers)**



Note: Disbursements and Disbursements & Encumbrances bars include \$279,475 appropriated from prior year budgets.

CHART ST2

Subject: Monthly Financials – August

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

General City Services:

- Gross Income Tax collections are at 72.21% of the budgeted \$11.00M. April and May are normally our largest collection months. The gross and net 2023 collections are less than YTD August 2022 by 0.57% and 0.79%, respectively.
- Our Real Estate tax collections total \$2,590,777; 92.77% of budget.
- General Fund revenues are 77% of budget and total General City Services revenues are 78% of budget.
- General Fund expenditures, including encumbrances, are 69% of budget and total General City Services expenditures, including encumbrances, are 72% of budget.
- Budgeted disbursements for General City Services include \$17,179,288 in original appropriations plus the following supplemental appropriations:
 - \$985,000 approved May 1, 2023 to be transferred to the Stormwater Improvement / Equipment Replacement Fund for the Far Hills Storm Sewer Reconstruction project; and
 - \$50,000 approved May 1, 2023 for costs related to the continuation of a traffic study.
- No unusual items in the month of August.

Refuse Fund:

- Refuse revenues are approximately 68% of budget. Expenditures, including encumbrances, are approximately 72% of budget.
- Budgeted disbursements for Refuse include \$1,507,535 in original appropriations plus the following supplemental appropriation:
 - \$25,000 approved May 1, 2023 for the purchase of a refuse scooter.
- No unusual items in the month of August.

Enterprise Funds:

- Water revenues are approximately 69% of budget. Expenditures, including encumbrances, are approximately 64% of budget.
- Budgeted disbursements for Water include \$1,796,750 in original appropriations.
- Sewer revenues are approximately 67% of budget. Expenditures, including encumbrances, are approximately 60% of budget. 63% of our 2022 costs were a result of payments to Dayton and Montgomery County for wastewater treatment.
- Budgeted disbursements for Sanitary Sewer include \$2,407,741 in original appropriations.
- Stormwater revenues are approximately 92% of budget. Expenditures, including encumbrances, are approximately 91% of budget.
- Budgeted disbursements for Stormwater include \$1,607,525 in original appropriations.
- No unusual items in the month of August.

Cindy



City of Oakwood

Department of Engineering & Public Works

September 7, 2023

Dear Resident,

I hope this message finds you enjoying the final weeks of summer. I'm reaching out to inform you about an upcoming project on Garden Road, which is part of our annual Concrete Street Repair Program.

Initial sawcut work will begin tomorrow, Friday, September 8th, and concrete removal and replacement will continue next week. Our primary objective is to maintain Garden Road in excellent shape while offering residents a smoother and safer driving, biking, and walking experience.

City staff has identified certain areas along Garden Road where the concrete joints are displaying signs of wear and separation. To address these issues, our contractor will carefully sawcut along these existing joints and replace with new full-depth concrete sections, ensuring a stronger and smoother road surface.

The work may cause some temporary inconveniences, but the contractor and city staff will make a concerted effort to minimize disruptions. Though traffic patterns and on-street parking could be temporarily interrupted, access to and from your property will be maintained during the project.

If you have any questions or concerns, feel free to reach out to Dave Shuey, Streets Foreman or Chris Kuzma, City Engineer at (937) 298-0777. Thank you for your patience and support as we continue to enhance our community. We look forward to completing this project for the benefit of all residents.

Sincerely,

Chris Kuzma, PE
Staff Engineer

CAK

cc: ✓ Norbert Klopsch, *City Manager*
K. Douglas Spitler, PE, *Director of Engineering & Public Works*

August 31, 2023

To: Chief Alan Hill

Thank you doesn't seem to say enough for the service your department provided to my grand daughter, Ashia, after her left femur and knee realignment surgery. She was home her right knee popped out of place sending her back to the hospital. With a leg and knee brace on one leg and a knee brace on the other, mobility was quite a concern.

With many trips to appointments and having to use a wheelchair going up and down a ramp from the house she was afraid she would fall without someone much stronger than her 88 year old Grandmother and a neighbor to help her. I called your Department and the Dispatcher said just to call when we needed them.

I called many times and each time your officers arrived promptly and were always polite, helpful and reassuring to Ashia which made her feel safe which was exactly what she needed.

Ashia is using a walker and still has rehab to do and I'm sure the kindness and caring shown to her by your officers has helped in her recovery process.

over-

I have lived in Oakwood for 6 1/2 years
and have always felt safe and secure and
knew the Department was close by to help
when needed - such a good feeling and
I thank you.

Thank you for providing the
best services a person could want.

Sincerely,
Paul Weaver
Ashia weaver

AUGUST 2023 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>
331 FAIRFOREST CIR	8/11/23	\$ 1,120,000	9/18/17	\$ 779,000	\$ 1,102,960
144 THRUSTON BLVD W	8/7/23	\$ 940,000	7/12/18	\$ 600,000	\$ 768,000
825 E SCHANTZ AVE	8/21/23	\$ 650,000	4/7/99	\$ 350,000	\$ 508,760
245 HAVER RD	8/30/23	\$ 639,000	NOT LISTED	NOT LISTED	\$ 599,680
133 WISTERIA DR	8/2/23	\$ 549,750	10/18/95	\$ 194,000	\$ 361,590
300 E SCHANTZ AVE	8/3/23	\$ 515,000	10/20/22	\$ 490,000	\$ 327,640
303 SCHENCK AVE	8/30/23	\$ 510,000	6/30/20	\$ 411,000	\$ 446,660
912 HARMAN AVE	8/1/23	\$ 500,000	1/7/05	\$ 510,000	\$ 313,640
224 WILTSHIRE BLVD	8/15/23	\$ 467,500	7/20/15	\$ 257,000	\$ 307,710
124 DELL PARK AVE	8/21/23	\$ 370,000	1/25/19	\$ 255,000	\$ 295,370
208 MONTERAY AVE	8/30/23	\$ 365,000	6/29/23	\$ 220,000	\$ 222,020
316 IRVING AVE	8/9/23	\$ 350,000	3/29/07	\$ 168,000	\$ 212,310
227 TELFORD AVE	8/30/23	\$ 342,000	6/19/07	\$ 222,000	\$ 285,850
257 MONTERAY AVE	8/15/23	\$ 341,000	1/30/18	\$ 216,600	\$ 260,160
431 EAST DR	8/23/23	\$ 335,000	3/14/22	\$ 219,000	\$ 216,450
309 ORCHARD DR	8/3/23	\$ 319,500	1/31/20	\$ 173,000	\$ 195,160
235 MONTERAY AVE	8/7/23	\$ 209,500	9/15/09	\$ 148,000	\$ 180,080
1916 SHROYER RD	8/28/23	\$ 204,350	3/15/17	\$ 98,000	\$ 166,930
86% 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>
425 FAR HILLS AVE	8/28/23	\$ 389,000	NOT LISTED	NOT LISTED	\$ 390,720
605 OAKWOOD AVE	8/18/23	\$ 275,000	9/21/01	\$ 275,000	\$ 375,100
221 CORONA AVE	8/23/23	\$ 244,400	8/21/12	\$ 209,000	\$ 290,060
14% BELOW APPRAISED VALUE					