

CITY OF OAKWOOD

STATE OF OHIO

AUGUST 27, 2007

The Council of the city of Oakwood, State of Ohio, met in a work session at 5:30 p.m. in the conference room of the city of Oakwood, 30 Park Avenue, Dayton, Ohio, 45419. Council then met in a regular session at 7:30 p.m., in the council chambers of the city of Oakwood. The Mayor, Mrs. Judy Cook, presided, and the Clerk of Council, Ms. Cathy Blum, recorded. Mayor Cook opened the meeting by asking all present to participate in the Pledge of Allegiance.

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

MRS. JUDY COOK.....PRESENT
MR. CARLO C. McGINNIS.....PRESENT
MR. WILLIAM D. DUNCAN.....PRESENT
MR. ROGER C. BLUMENSHEID.....PRESENT
MR. STANLEY CASTLEMAN.....PRESENT

Officers of the city present were the following:

Mr. Norbert S. Klopsch, City Manager
Ms. Dalma C. Grandjean, City Attorney
Mr. Jay A. Weiskircher, Assistant City Manager
Chief Alex Bebris, Public Safety Director
Mr. Kevin Weaver, Engineering & Public Works Director

The press this evening was represented by the editor of the *Oakwood Register*, Mr. Lance Winkler; Mrs. Helen Bebbington, *DDN* and various representatives from the local television stations.

The following visitors registered:

Martin Kim, MVRPC	Linda & Dominic Cataldi, 2030 King Avenue
Joseph Koussa, Kettering	Roland Von Rohr, 1615 Shroyer Road
Jim McCarthy, 21 E. Bobbitt Street, Dayton	George Zois, 2119 Shroyer Road
Faye Wenner, 1900 Coolidge Drive	Bill Stover, 326 Harman Boulevard
Carole Grimes, 50 Central Avenue, Dayton	Dan Turbein, 204 Forrer Boulevard
Richard Stock, 409 Aberdeen Avenue	Matt Fleck, 901 Berkshire
Alan Wurstner, 343 Telford Avenue	Nev Wagner, 2420 Ridgeway Road
Sarah Dugan, 310 Claranna Avenue	S. Igli, 3656 Wenbrooke Drive
Vija Wurstner, 343 Telford Avenue	M. Kosek, DMHA
Linda Pearson, 35 Monterey Road	Charles Jones, DMHA
Shirley & Charles Chase, 2222 Shafor	W. Blake, DMHA
Donna King, 2520 Shafor Boulevard	M. Shiethern, Shroyer Road
Susan Sundermeyer, 2321 Shroyer Road	Karl Green, DMHA
Cheryl Mahoney, 45 Corona Avenue	Fletcher Green, DMHA
Bill Slusher, 235-41 Corona Avenue	David Huff, DMHA
Alvin Freeman, DMHA	Phyllis Miller, 109 Oakwood Avenue
Louise Van Vliet, 920 Acorn	Ken Bitter, 207 Wonderly Avenue
Dottie Duff, 212 Grandon Road	Mary Malone, 303 E. Schantz Avenue
Dolores Holsapple, 232 Telford Avenue	John & Heike Kennel, 1541 Runnymede
Beth Jacobs, 416 Telford Avenue	Susan McCoy, 1501 Devereux Drive
Marilyn Shaw, 430 Telford Avenue	Stephen Wright, 112 Monterey Avenue
Pat Searcy, 101 Acacia Drive	Brady Kress, 1000 Carillon Boulevard
Brandon & Amy Forrester, Oakley Avenue	Harvey and Judy Pierce, 616 Garden Road
Courtney Kyles, ABLE	Pat Scott, 362 Wonderly Avenue
Beth Fleck, 426 Telford Avenue	A Flynn, DMHA
Carolyn Noonan, 328 Collingwood Avenue	Mary DelRasso, DMHA
Nancy Bain, 444 Acorn Drive	Gregory Johnson, DMHA
Diane Page, 600 Kammer Avenue	C. William Hager, 312 Forrer Boulevard
Bill Frapwell, 400 Hathaway Road	Andy Pruitt, 400 Ridgewood Avenue
Rudy & Derene Brechtel, 334 Claranna	J. Martin, DMHA
Judy Funkhouser, 106 Greenmount Boulevard	D. Murphy, DMHA
Mike Kerns, 333 Patterson	Thomas Siafa, DMHA
Kathleen Sargent, 2015 Shroyer Road	Stefanie Griesinger, ABLE
Elton Wellmeier, 2021 Shroyer Road	

Mr. Duncan, Chair of the Council Committee on Minutes, advised council he had read the minutes of the regular session of council held July 2, 2007, the regular and work session of July 16, 2007, the special session of August 7, 2007 and the work session of August 13, 2007. Mr. Duncan reported the meeting of July 2 was when they discussed Hawthorn Hill and since that was a quai-

judicial hearing, it was transcribed. He has read the 150 pages and 21 page index and extended congratulations to transcriber Stephanie Washington for outstanding minutes. He referenced the following changes to the transcriber's notes: all references to "Blumensheid" should be "Blumensheid"; page 9, line 16 is "bud" and should be "Butt"; page 29, line 9 is "Grady Crest" and should be "Brady Kress"; page 30, line 3 is "Quest" and should be "Kress"; page 30, line 22 is "Mary" and should be "Mayor"; page 87, line 5 is "obtained" and should be "abstained"; page 109, line 12 is "stamped" and should be "stampede"; page 111, line 11 is "Mark" and should be "Marvin"; page 113, line 8 is "Mark" and should be "Marvin"; page 134, line 2 is "Mr. Duncan" and should be "Mr. Blumensheid"; page 140, line 3 is "Mr. Duncan" and should be "Mr. Castleman" and on page 149, line 18 and 19, delete - Mr. Klopsch did not vote on the roll call. Mr. Duncan also noted in Ms. Blum's minutes of the July 2 meeting, it should be "spoke" not "spike" as was noted. Therefore, it was moved by Mr. Blumensheid and seconded by Mr. Castleman that the minutes of the sessions of council aforementioned be approved as amended and the reading thereof at this session be dispensed with. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mayor Cook welcomed the visitors and recognized members of Scout Troop 101 who are working on the citizenship in the community badge.

Mayor Cook announced this meeting will be rebroadcast tomorrow at Noon on Channel 21, but thereafter, will be shown on Channel 6.

Mayor Cook introduced participants in the upcoming housing discussion: County Commission President Deborah Lieberman; County Commissioner Judy Dodge; County Commissioner Dan Foley; County Administrator Deborah Feldman; Kettering Mayor Don Patterson; Kettering City Manager Mark Schwieterman; Kettering Council Member Peggy Lehner; Dayton Metropolitan Housing Authority (DMHA) Chair and Oakwood resident, Steven Stanley; DMHA Board Members William Vaughn, Charles Jones, Carole Grimes, and Alvin Freeman; DMHA Executive Director Gregory Johnson; Miami Valley Fair Housing Center (MVFHC) president and CEO, Jim McCarthy; Wright Family Foundation Co-Chair Steve Wright; and Brady Kress, Carillon Park.

STATUS REPORTS

Public Safety Dispatch. Mayor Cook explained there are three committees the city is involved in – Mr. Castleman is the representative on the Emergency Communications Policy Committee and earlier in the day, she and Mr. Klopsch attended that meeting. The city manager is on the Technical Advisory Committee and Chief Bebris on the Police & Fire Chiefs Committee. Mr. Castleman referenced the recent decision by Kettering not to participate in the county-wide dispatch center and an upcoming article which will highlight all the points Oakwood has undertaken. He reported in January, the city decided to review the proposed combined dispatch center yet maintain all existing city staff. Mr. Castleman referenced mis-information in a recent political ad in the *Oakwood Register* that the center will be funded through property tax and a telephone surcharge – said information is incorrect, the center will be funded on a user fee. He noted the city is looking at all the information to make the best decision for Oakwood, not based only on cost savings but response and safety.

Mrs. Feldman, Montgomery County Administrator, reiterated the dispatch center will be funded by user fees from participating jurisdictions. After the first three years of operation, the Policy Committee will determine if the rate per discharge fee needs to be changed. Mr. Duncan asked about the status of the site. Mrs. Feldman indicated it was recommended to use the old Mound site in Miamisburg with a back-up site in the existing county center. Mayor Cook attended the meeting on behalf of Mr. Castleman earlier in the day when that action was taken as well as the decision to establish a capital equipment reserve fund. They also decided the income tax received by those working in the center will be placed in that capital equipment fund and also discussed the preliminary contract. Mr. Klopsch announced at the September council meeting, he and Chief Bebris plan to make a more detailed presentation on their analysis. Mr. Blumensheid reiterated his position that he will not agree to participate until they have reviewed the issue thoroughly and only if it benefits Oakwood. Mr. Duncan suggested the staff analysis also include the current back-up relationship with Kettering and how that decision could impact Oakwood's decision.

Hawthorn Hill Mr. Stephen Wright announced that several housekeeping issues have been taken care of, i.e., sprinkler problem, removal of dead vegetation, garage painted, driveway recoated, etc. He has been contacted by an Eagle Scout to clean out more of the overgrowth vegetation and given the age of the existing trees, they are working on a long range vegetation plan. He noted they have also replaced the old curtains. Mr. Wright referenced several low key private tours – bicycle group, high bidders of an Athletic Booster event, luncheon event prior to the Air Show; the house made a great impression on the guests as did the beauty of the community. He indicated Hawthorn Hill is

part of the past and future. Mr. Wright encouraged citizens to attend the October 5th Huffman Prairie event and indicated he has offered the house for the Oakwood Centennial Celebration; and public tours will soon begin. Mr. Wright thanked council for their trust in the Wright Family Foundation and others and looks forward to a lasting relationship between Hawthorn Hill and Oakwood.

Mr. Brady Kress also extended thanks for the trust in offering public tours which begin this upcoming weekend. He explained tours are available on Saturdays and Wednesday at 10 and 12:30. To date, 50 people have signed up in September. The van they acquired is limited to 10 seats, not 15 as was initially discussed, so the tour is even more exclusive and they are booked through May, 2008. Mayor Cook asked about the tour guide. Mr. Kress explained there are three full-time employees available. Mayor Cook asked if they can sign up at Carillon Park. Mr. Kress concurred, they leave from there and pre-paid reservations are an option. Mr. Castleman asked about the price. Mr. Kress indicated \$10 for Carillon Park members, \$12 for general public and \$15 for a combined Hawthorn Hill and Carillon tour. Mr. Duncan asked about the tour duration. Mr. Kress responded a 45-minute tour.

DMHA/Section 8 Housing. Mayor Cook announced the next topic is subsidized housing and an opportunity for open ears and minds to gather information and ask questions. The staff of DMHA, particular Executive Director Greg Johnson, have already given many hours of times, never failing to answer requests and she extended thanks to Mr. Johnson. Mayor Cook indicated subsidized housing has been around for years. The many underlying reasons for its need have affected everyone in the past and continue today. When it exists at a distance it is easy to ignore, but the city reacts when it's at the door step. Information and discussion can produce an appropriate reaction to benefit everyone. She reviewed the meeting format, proposed presentations and open for inquiries. Mayor Cook indicated focus is directed to the neighboring Victory Apartment complex across the border in Kettering. She indicated the complex has been a neighbor for over 50 years, has always been low rent housing supporting young people starting off, disabled individuals on government support and others. The complex covers six blocks, contains 95 buildings with 380 units, most of which are one bedroom units. The buildings are alike and bear maintenance of old housing. Ownership of the buildings vary; individuals have bought for investment; some large property corporations; and non-local ownership landlords. She indicated the city of Kettering ordinances permit exterior maintenance standards and interior for health or safety issues. Mayor Cook noted there are similar buildings in Oakwood, along both sides of Shroyer. She indicated the housing of DMHA clients in the buildings purchased represents less than 4% of the available units. She noted in the 50 years, there has been no evidence that harm has come to Oakwood.

Mr. Stanley, DMHA Board of Commissioner's President, indicated he is pleased to be at the meeting in this capacity as well as a long-time Oakwood resident. They are available to answer questions since there has been mis-information publicized. Mr. Stanley explained Mr. Johnson was raised in public housing, understands needs, and runs the agency successfully.

Mr. Gregory Johnson, DMHA Executive Director, referenced a PowerPoint presentation and explained Section 8 Housing - federal voucher (funding) program provides tenants with rental assistance, directly payable to the landlord of a private unit. DMHA receives a grant from HUD in the amount of \$20M annually to fund the program which supports an estimated 3,500 families. The program is aimed at families whose gross annual income is less than 50% of the Area Median Income (AMI). Those eligible must qualify as a family (which could include one individual); provide citizenship status, disclose social security number and sign a consent form. There is a DMHA screening process which includes criminal background check and prior federal program violations. The family must complete an application, DMHA certifies eligibility, family attends briefing session, family receives funding, family locates unit, landlord/family complete paperwork and the family brings the paperwork to DMHA. The requested rent from the landlord must be approved by DMHA and the unit is inspected by DMHA on the initial move-in, annually and during special inspections. The unit is either approved or disapproved; the lease and contract is signed by the owner and family and returned to DMHA.

Mayor Cook asked if any rental property owner can make the choice to participate. Mr. Johnson responded yes, sometimes owners have properties and list them; mostly tenants seek out a property they are interested in. Mr. Castleman reviewed an example of income and rent voucher and asked if additional money is available if the rent is higher. Mr. Johnson explained it's 30% of adjusted gross income, there is no maximum voucher amount, but the average is \$400. He went on to explain the role of DMHA is to certify tenants, annually recertify tenant income; approve units and leases; make housing assistance payments on behalf of the family; make sure the landlord's property meets standards; check for sex offender/meth addict (neither receive federal assistance); and monitor program performance and compliance. The DMHA does not act as a landlord with Section 8

housing. The role of the tenant is to comply with the terms of the lease and state law; do their part to keep the unit safe and sanitary; cooperate with owner in informing of needed repairs; cooperate with Public Housing Authority (A.k.a. DMHA) PHA for inspections and financial information. The role of the owner is to comply with terms of lease and state law; maintain the unit and keep up to standards; comply with city ordinances/maintenance of property; cooperate with tenant on needed repairs and PHA on inspections/repairs.

Mayor Cook wondered about a tenant in a single bedroom who invites someone to move in, how that process works. Mr. Johnson indicated the new person would have to be added to the lease and DMHA has the ability to deny an additional tenant. He noted tenants are permitted to have guests for 14 days. Mayor Cook asked about other examples, i.e., getting married, pregnant woman, etc. Mr. Johnson reiterated that DMHA must approve and the lease needs adjustment.

Mr. Johnson explained public housing. Those eligible must qualify as a family; have gross annual income not to exceed 80% of AMI; citizenship status; disclose social security number; and sign consent form. The screening process is similar to Section 8 plus criminal background check, city and county court eviction list and previous landlord history. The public housing role of DMHA is certification of applicant and tenant income; performing maintenance of properties; act as property manager; and monitor compliance with all regulations. The role of the tenant is to comply with terms of lease and state law; be responsible for the conduct of visitors and guests inside unit as well as anywhere on premises; keep unit safe and sanitary; and cooperate with DMHA in informing them of needed repairs, inspections and financial information.

Mr. Blumensheid wondered how many applicants they have. Mr. Johnson indicated they had 75 applicants at the beginning of the day; there are 9,000 on a two-year waiting list; 600 on the Section 8 waiting list. Mr. Duncan asked if the need is growing. Mr. Johnson answered yes.

Mr. Johnson compared the two programs - DMHA owns and operates public housing units and performs all maintenance; does not own or operate Section 8 units which are privately owned; and provides rental assistance to landlords on behalf of tenants. In regard to public housing in Oakwood, DMHA owns one four-bedroom unit at 2018 Shroyer and has no plans to purchase any other property in the city given costs of the property and rehab needs. He noted DMHA has owned the property for over two years and to date has had nine police calls, no calls for criminal activity; and he shared photos of the property. Mr. Duncan noted when the property was purchased; they signed a Cooperation Agreement with the city which acknowledges they are exempt from paying real estate tax but make some type of tax payment. Mr. Johnson indicated it's a "pilot" (payment in lieu of taxes) mathematical formula based on rent less the trash fee; less than normal real estate tax, but some payment nonetheless.

Mr. Johnson referenced the Office of Inspector General (OIG) Report based on the recent eight month audit. He indicated they had deficiencies but less than other communities. Of the 59 dwellings that were audited, DMHA has reinspected 57 and 40 of the units have passed standards; 17 were abated; and two families were in the process of moving. Mr. Blumensheid appreciated that work since he is on an OIG team for the Air Force but only inspects for two weeks. Mr. Johnson reviewed the strategic plan to demolish public housing units; implement Section 8 reform; apply for tenant protection vouchers; advocate state legislative bodies for continued voucher funding; install security cameras; institute changes in current business model per HUD mandates; and create additional affordable housing in the county. He referenced a site map of public housing within Montgomery County. In summary, DMHA owns and operates 3,623 public housing units and administers the Section 8 program which assists 3,500 families in the county. These two programs are vital because they assist families in accessing decent, safe, affordable housing. Mr. Johnson stated "As a community, we should all look to assist families and individuals in seeking decent, safe and sanitary housing because it promotes unity and stabilizes our children to progress as it pertains to education and carry on the creativity that we have left behind".

Mayor Cook asked how they decide between Section 8 and public housing funding. Mr. Johnson indicated they are different sources, DMHA doesn't make that determination. Mayor Cook asked if it is more difficult to keep track of scattered housing. Mr. Johnson believes it's easier since there is less activity on smaller versus larger sites. Mr. Blumensheid asked about the average. Mr. Johnson indicated they are demolishing large sites, the average is 35-60 units. Mr. Duncan noted the four-family units in Kettering were above market price. Mr. Johnson indicated the repair costs were high given all the needed electric and plumbing work. Mayor Cook noted there is a fairly sizeable scattering of Section 8 housing. Mr. Johnson agreed, however, not all Section 8 housing is DMHA, some property owners have direct contact with HUD. Mr. Castleman asked about conforming to ADA regulations. Mr. Johnson indicated they must maintain 5% as handicap accessible.

Mr. Jim McCarthy, MVFHC President/CEO, referenced a PowerPoint on “Unlocking the Barriers to Equal Housing Opportunity in the Miami Valley” and how they achieve compliance with the Federal Fair Housing Act - increase access to low poverty areas by creating mixed income housing. He gave an historical overview of the classes which are protected in the Fair Housing Act which include race, color, religion, sex, national origin, familial status and handicap (disability). He gave an historical overview of the Fair Housing Act, the FFHA definition of handicap which exempts illegal drug use and addiction, active alcoholism and transvestites. He went on to explain the Fair Housing Act covers all dwellings with the exemption and special rules applicable to senior complexes. Mr. McCarthy reviewed potential liability of illegal housing discrimination and explained there are state law provisions as well as federal law. He indicated housing discrimination laws prohibit restricting access to affordable housing and unlocking barriers. He then reviewed an example in Blacklick, Ohio, suburb of Columbus. Mr. McCarthy indicated achieving equal housing opportunities and providing affordable housing is what communities can and should do. He indicated over the past 20 years, the Miami Valley area has consistently ranked among the six most segregated metropolitan areas in the United States. Mr. Duncan asked if a Section 8 recipient can be turned down by a landlord. Mr. McCarthy responded yes, it's a voluntary program. Mr. Duncan questioned a rental property owner denying DMHA purchasing the property. Mr. McCarthy indicated that would be illegal unless there was a price issue.

Mr. Klopsch indicated over the last several weeks, he has talked with several citizens who asked for additional information on DMHA as well as property maintenance and safety issues. He noted the city has outstanding ordinances which maintain the excellent housing stock and apply to everyone regardless of ownership. Mr. Klopsch added there has been no change in the level of crime thanks in part to citizens keeping an eye out for one another.

Mr. Weiskircher reviewed as PowerPoint presentation that reviewed existing Oakwood ordinances relating to property maintenance requirements for rental properties. The exterior relates to peeling paint; overgrown vegetation; and maintenance of walkways, driveways, stairways, foundations, roofs, chimneys, handrails, windows and doors. Violations are identified by an annual spring city-wide tour by staff or citizen complaints. Mayor Cook asked about averages. Mr. Weiskircher indicated this year 200 notices were sent. The administrative procedure is that owners are notified in writing of violations and given a reasonable period of time to correct the violations. The city will grant extensions to correct violations if the owner is making an effort to comply. In those rare instances where owners do not comply, and assuming a majority of the three property maintenance board members in that district concur, a citation is issued before the Oakwood Municipal Court. In regard to interior (including common areas) this deals with proper storage and disposal of rubbish or garbage; rodent infestation; lighting and ventilation; maintenance of heating facilities; maintenance of electrical, plumbing and public water services; and, fire safety requirements. Violations are identified through tenant complaints and/or rental inspection after change of tenant. The administrative procedure is that the landlord is sent a letter explaining the violation, if the city receives a complaint, and given a period of time to correct the violation. In those instances where violations are not corrected, the matter is heard in Court.

Mr. Weiskircher indicated in 1985 Oakwood adopted a new program on rental property registration and if an owner did not have a domicile within the city, a local agent needed to be appointed. Oakwood had its own Residential Rental Property Registration program until 2006 that was superseded by the adoption of Ohio Revised Code 5323 which shifted responsibility for rental property registration to the County Auditor. Mayor Cook indicated Oakwood is not faced with an issue of the inability to contact a property owner like other communities are. Mr. Weiskircher concurred, particularly since the city has its own water utility. Mr. Duncan noted a rental property must be registered with the county and if there is a change in tenant, inspected by the city. Discussion ensued in regard to inspections and property maintenance standards.

Chief Bebris referenced a Power Point presentation and indicated concern was brought to his attention about the mis-information in the community on increased crime in certain areas. He referenced crime trends from 2002-2006 which are definitely not on the rise. He pointed out only one building is owned by DMHA and there has been no criminal activity. Chief Bebris referenced a chart of crime statistics and explained Part I crimes are reported to the FBI and include homicide, rape, larceny, etc. He reviewed the statistics over the years and noted it's a fairly straight lined number. Mr. Duncan questioned burglary versus larceny. Chief Bebris explained burglary is entering the home; larceny is entering locked vehicles. He also reviewed other police crimes which are not reported to the FBI, i.e., disorderly conduct, annoying phone calls, more quality of life issues. He understands concern from the citizens and urged them to call the safety department if they see anything suspicious.

Mayor Cook asked about organized neighborhood watch programs. Chief Bebris explained Lt. Benson is re-energizing a program. Mr. Duncan asked about the reference in the paper to the “crack” house at Claranna and Shroyer which burned. Chief Bebris indicated he wasn’t employed with the city then. Mr. Klopsch explained it was not a “crack” house, was owned by Miami Valley Housing Opportunities (MVHO). He noted like every other city, there are drugs everywhere – an unfortunate reality. Mayor Cook reiterated the DMHA is not the only provider of subsidized housing, there are other providers through human service agencies. Chief Bebris noted the nine calls, which weren’t criminal, could be anything such as a victim of theft, lost wallet, etc. a call for police service. Mayor Cook recalled people had lived in the MVHO property for two years and no one had issued any complaint until the fire occurred and then citizens were angered to learn it was owned by MVHO. She indicated the city carefully monitors the environment. Mr. Duncan noted that property was rebuilt by a private owner. Mr. Klopsch indicated the safety department is available to answer any calls, an officer can be anywhere in Oakwood within a couple minutes.

Mayor Cook welcomed the visitors. Mr. Stock, 409 Aberdeen, expressed how horrified he was by the initial news article – embarrassed and ashamed to be a citizen. He was pleased with the response from the Kettering and Oakwood city managers and follow-up articles. Mr. Stock has never felt unsafe in Oakwood nor the area in Kettering. He hopes that anyone in Section 8 housing recognizes that most in Oakwood are not as reported in the *Oakwood Register*.

Mr. Pruitt, 400 Ridgewood, was unable to hear all the presentation since he was in the hall but questioned the connection between crime and subsidized housing. Mayor Cook indicated it cannot be said that to be poor is to be criminal. Mr. Johnson indicated in 2006 there were 90 public housing units and no increase in crime – people have a nice place to live, work and want to keep it that way. Mayor Cook indicated Oakwood has the responsibility and tools to enforce those regulations. Mr. Castleman explained unscientifically that crime comes from stress – public housing/Section 8 does a wonderful job in relieving some stress. Mr. Pruitt asked about statistics in Dayton. Mr. McCarthy indicated there are a number of studies that show the affect of clustered housing, similar to the old “project” model, a large concentration isn’t good but they have learned that dispersed throughout the region, tenants can learn to better integrate.

Mr. Von Rohr, 1615 Shroyer, was unable to find out the de-concentration plan on the DMHA website and asked about dispersal. He also wondered if they are able to exclude criminals then why does such housing create a heavier load on public services. Mr. Johnson explained they are tearing down large sites to start de-concentration in Dayton. He believes there is less activity on the larger sites. Mr. Von Rohr asked about goals. Mr. Johnson indicated one goal is for his staff to meet with each city manager about possible locations. Mr. Von Rohr noted one local realtor has stated that there are 440 abutting units and another realtor has suggested citizens take a lower price when selling their home. Mr. McCarthy explained the effort to de-concentrate began 20-25 years ago. He indicated when a tenant is displaced they are offered a voucher for similar property, they assist people, and he anticipates another 30-40 years to see results. Mayor Cook noted the role of the community relates to enforcing its rules and standards, work together with residents and communities, don’t leave the issue to housing agencies.

Mr. Fleck explained he owns several properties in the Patterson Park area and is looking at moving to Oakwood. He takes pride in the area and has had great tenants but as an abutting property owner has concerns. He indicated if DMHA owned property gets out of hand/control and based on all the foreclosures in the area, it will impact his property values. Mayor Cook asked if he has had to adjust rent over time. Mr. Fleck indicated somewhat due to the tax rate. He was pleased to learn about the screening process tenants go through.

Mr. Wagner, 2420 Ridgeway, indicated his Grandmother lived in the Victory Apartment and he was previously a Section 8 landlord in Dayton. He noted people are historically not comfortable living in Section 8 housing. Although he had a good tenant, after a year or so, the father of the second child had just gotten out of jail and a girlfriend who had been beaten up showed up, when the area got worse Dayton put up gates so the area couldn’t be accessed. Mr. Wagner is pleased to see Mayor Patterson at the meeting since Kettering’s police will have more to monitor. He indicated a lot of people in Oakwood are older in smaller houses and now there won’t be continuity in new citizens so is concerned with the schools. Mr. Johnson wondered if his tenant called the police. He noted if DMHA knows of a problem, they can enforce the lease – he didn’t say that Section 8 was easier, existing jurisdictional powers need to be enforced and the property managed. Mr. McCarthy explained Section 8 exists throughout the country and most don’t know where those properties are. In regard to the gated neighborhood, he recalls that was a pilot project.

Mrs. Mahoney, 45 Corona, is a new resident and explained it took her over a year to convince her husband to invest money in an Oakwood property based on schools, security and investment. Since

they have moved in, she is frightened by what she has read in the paper, particularly since she was a social worker for the county and worked with subsidized housing. She would not have invested in this home had she known. She recalled several properties having bars on the windows and it was not, nor is, a race issue but a perception of safety. Mrs. Mahoney doesn't want to live near crime, crack, or prostitution. She asked if the intent of Section 8 housing is to integrate within a neighborhood, how they will prevent the area from becoming a project. Mrs. Mahoney asked how many Section 8 properties are in the area. Mr. Johnson indicated the map is by zip code. She asked about consequences of non-compliance and incentives to move off public assistance since someone could live rent free. Mr. McCarthy explained there are different ways to motivate, but no "three strikes you are out" if there are violations. He noted it's not DMHA but the landlord who enforces the lease, DMHA is a pass through agency which is funded by HUD. Mr. Johnson indicated there are a multitude of programs to help tenants save money for down payments, pay off debts, etc. as well as social service agencies to help with job skills. He wondered when she worked for the county. Mrs. Mahoney responded ten years ago. Mr. Johnson indicated a lot has changed since then, over the last three years they are getting away from the Parkside model which was not successful. As a taxpayer, Mrs. Mahoney is disappointed that so much money was spent on renovations, a waste of taxpayer dollars. Mr. Johnson indicated his cost to renovate is higher than a private owner. Mrs. Mahoney suggested they build something new in another area for less cost.

Mrs. Wenner, 1900 Coolidge, indicated she left the meeting for a while and has crime statistics from the Parkside area to read to Mr. Johnson since he wasn't aware of any crime. She referenced 25 calls on Canton for narcotics, assault, etc; 34 on Bexley; 16 on Berea. Mayor Cook referenced Mr. Johnson's comment that the Parkside project model did not work. Mrs. Wenner believes it pertinent to know the activity, citizens need to know. She went on to state there were 108 calls on Brannon which included narcotic, sexual assault, etc. She wondered if this is what DMHA expects Kettering and Oakwood to live with. Mr. Stanley believes Mr. Johnson's comments related to the lack of crime statistics on the four-family unit they have owned for years. He agreed older large housing projects in bad neighborhoods are not good opportunities. Mrs. Wenner referenced the articles that said DMHA would bring Parkside residents to the area. Mr. Stanley indicated the article was not correct; he also lives in Oakwood, and knows the truth.

Mrs. Miller, 109 Oakwood, previously lived on Irving across the street from government subsidized housing and they had no problems. Their current problems relate to upper class UD students and the drug/alcohol offenders are the wealthy Oakwood children.

Mr. Winkler, Editor, *Oakwood Register*, explained last year he was at the Oakwood Safety Department following up on another story and before he left an officer told him that there were 800 Section 8 housing units going up in Kettering and was told the information was from Kettering officials and a fellow officer. He later received calls questioning Section 8 housing in Kettering so began a file of notes on the issue. He later heard that 79 families from Parkside were moving to Kettering so he called and spoke to a staff member. Mr. Winkler indicated he lives at 428 Hadley and is concerned with what is going on, but apologized for his journalistic error of 800 units. He wondered how many entities take Section 8 housing, i.e., DMHA and MVHO. Mayor Cook indicated MVHO was not Section 8 housing and indicated any property owner can participate if they choose to. Mr. Winkler extended his apologies for creating such a fuss. Mr. Klopsch urged Mr. Winkler to seek him out to obtain confirmation of all the facts.

Mrs. Lehner, Kettering Council and First Suburbs Consortium member, indicated the Consortium had UD students conduct a study of Section 8 housing since member communities were interested. In Kettering, of the 124 housing units, only one resident from Parkside chose to come to Kettering, the vast majority moved to Dayton and Trotwood. Mayor Cook believes people have the right to look at the community they want to live in. A discussion ensued between a resident of Kettering and Mr. Johnson regarding statistics.

Mr. Slusher explained he owns property in Kettering and Oakwood so is an interested stakeholder. He thought the meeting was very educational and would like to take a closer look at the information presented. Mr. Klopsch suggested he contact the city office tomorrow.

Mayor Cook gave the following closing statement: "No one who has addressed council this evening is interested in harming the community. In fact, their mission is to correct situations that currently threaten Oakwood and everyone's community. Oakwood enjoys a set of standards and values with which we choose to live. They are expressed partially in enforceable ordinances. We make no apologies for these standard sand values but instead endorse them and support them. We are not dependent on others to maintain our standards and values but have the tools and the will within our own community to keep them in place. We do this on a daily basis and will continue to do so. Anyone is welcome in Oakwood who shares these standards and values as demonstrated by

their willingness to maintain our property maintenance standards and obey our laws. Knowing this to be true, we need to offer support to efforts aimed at improving quality of life for those in need. It would not be characteristic of Oakwood to add to the problem.”

Mr. Duncan asked for a brief recess. The meeting reconvened at 10:36 p.m.

Mayor Cook recognized the visitors. Mr. Koussa, Kettering, extended prayers to troops overseas. He referenced various events since the war started – New Orleans flood, jobs moving out of USA, Minnesota bridge collapse, etc. Mr. Koussa indicated the President has been very busy and suggested two people control the USA, President handle domestic problems and the Vice President outside issue. He noted when George Washington was President there were 3M people in America, now they are up to 300M.

RESOLUTION

BY MR. McGINNIS

NO 1657

AUTHORIZING AND DIRECTING THE CITY MANAGER TO PROCEED WITH PLANS TO IMPROVE THE ROADWAY ALIGNMENT OF FAR HILLS AVENUE IN THE VICINITY OF SCHANTZ AVENUE.

A copy of the resolution, having been placed on the desks of each member of council prior to introduction, was read by title. Mr. McGinnis explained this relates to \$307,000 toward roadway improvements on Far Hills by Schantz including curb adjustment and access to the Sugar Camp property.

Thereupon, it was moved by Mr. McGinnis and seconded by Mr. Blumensheid that the resolution be passed.

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

- MRS. JUDY COOK.....YEA
- MR. CARLO C. McGINNIS.....YEA
- MR. WILLIAM D. DUNCAN.....YEA
- MR. ROGER C. BLUMENSHEID.....YEA
- MR. STANLEY CASTLEMAN.....YEA

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

RESOLUTION

BY MR. McGINNIS

NO 1658

AUTHORIZING AND DIRECTING THE CITY MANAGER TO PROCEED WITH PLANS TO COMPLETE ROADWAY AND ASSOCIATED PUBLIC INFRASTRUCTURE IMPROVEMENTS IN SELECTED LOCATIONS TO PROVIDE VEHICULAR ACCESS TO THE OLD RIVER FIELDS AND TO SUPPORT THE RESIDENTIAL AND COMMERCIAL OFFICE DEVELOPMENT ON THE 36 +/- ACRE PROPERTY KNOWN AS SUGAR CAMP FORMERLY OWNED BY THE NCR CORPORATION AND NOW OWNED BY THE OAKWOOD INVESTMENT GROUP, INC. AND THE VERSANT GROUP.

A copy of the resolution, having been placed on the desks of each member of council prior to introduction, was read by title. Mr. McGinnis explained this permits the city to commit \$1,863,000 in public funds for roadway and infrastructure improvements as part of the Sugar Camp Master Plan, subject to bond counsel’s review. The three components include traffic signals, Sugar Camp Circle roadway in the business development and the roadway near Springhouse that will lead into the soccer fields. Mr. McGinnis indicated all improvements are consistent with the long range Comprehensive Plan and have been endorsed by the community – very exciting partnership.

Thereupon, it was moved by Mr. McGinnis and seconded by Mr. Castleman that the resolution be passed.

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

- MRS. JUDY COOK.....YEA
- MR. CARLO C. McGINNIS.....YEA
- MR. WILLIAM D. DUNCAN.....YEA
- MR. ROGER C. BLUMENSHEID.....YEA
- MR. STANLEY CASTLEMAN.....YEA

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

ORDINANCE

BY MR. DUNCAN

NO 4633

TO AMEND SECTION I, 2007 ORIGINAL APPROPRIATION ORDINANCE NO. 4619 AND SUPPLEMENTAL APPROPRIATION ORDINANCES NO. 4626, 4631 & 4632, TO PROVIDE FOR THE APPROPRIATION OF:

1. AN ADDITIONAL AMOUNT OF **\$1,700** TO BE EXPENDED FROM THE MLK COMMUNITY RECOGNITION FUND FOR PURPOSES OF PAYING COSTS IN PLANNING FOR THE 2008 BREAKFAST AND FOR DONATING FUNDS FOR WEEKLY EDUCATION FIELD TRIPS FOR CHILDREN PARTICIPATING IN THE CAMP KENNEDY SUMMER CAMP, A PILOT "FREE SUMMER CAMP" PROGRAM BEING PROVIDED TO QUALIFYING INCOME FAMILIES AND IMPLEMENTED BY THE CITY OF KETTERING PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT IN THE OAK CREEK COMMUNITY; AND
2. AN ADDITIONAL AMOUNT OF **\$307,000** TO BE EXPENDED FROM THE CAPITAL IMPROVEMENT FUND FOR STREET IMPROVEMENTS ALONG THE EAST SIDE OF FAR HILLS AVENUE AND SOUTH OF SCHANTZ AVENUE; AND
3. AN ADDITIONAL **\$231,000** TO BE EXPENDED FROM THE CAPITAL IMPROVEMENT FUND FOR STREET IMPROVEMENTS AT AND ADJACENT TO THE INTERSECTION OF SCHANTZ AVENUE AND KRAMER ROAD; AND
4. AN ADDITIONAL **\$1,632,000** TO BE EXPENDED FROM THE CAPITAL IMPROVEMENT FUND FOR a) IMPROVEMENTS ALONG THE WEST SIDE OF FAR HILLS AVENUE AT AND SOUTH OF THE SCHANTZ AVENUE INTERSECTION; b) CONSTRUCTION OF A NEW ENTRANCE ROAD OFF FAR HILLS AVENUE AND SPRINGHOUSE ROAD TO THE PROPOSED OLD RIVER ACCESS ROAD, AND c) FOR IMPROVEMENTS TO A PUBLIC ROADWAY THROUGH THE FORMER SUGAR CAMP PROPERTY TO BE NAMED "SUGAR CAMP CIRCLE"; AND
5. AN ADDITIONAL **\$2,170,000** TO BE TRANSFERRED FROM THE GENERAL FUND TO THE STREET MAINTENANCE AND REPAIR FUND TO ACCOMMODATE THE FOREGOING STREET IMPROVEMENTS; AND
6. AN ADDITIONAL **\$2,170,000** TO BE TRANSFERRED FROM THE STREET MAINTENANCE AND REPAIR FUND TO THE CAPITAL IMPROVEMENT FUND TO PROVIDE APPROPRIATE FUNDING FOR THE FOREGOING CAPITAL IMPROVEMENT EXPENDITURES.

FOR THE CITY OF OAKWOOD, STATE OF OHIO, DURING THE FISCAL YEAR ENDING DECEMBER 31, 2007.

A copy of the ordinance, having previously been placed on the desks of each member of council prior to introduction, was read by title. Mr. Duncan referenced the aforementioned two resolutions and the following appropriations - \$307,000 for the Far Hills work; \$231,000 for traffic signals; \$344,000 for Sugar Camp Circle; and \$1,288,000 for the road off Springhouse to the residential area and Old River. He noted all numbers include a 10% contingency. The ordinance also includes a \$1,700 transfer from the MLK Fund since Oakwood is the custodian of that fund.

Thereupon, it was moved by Mr. Duncan and seconded by Mr. Castleman that the ordinance be passed without two readings.

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

- MRS. JUDY COOK.....YEA
- MR. CARLO C. McGINNIS.....YEA
- MR. WILLIAM D. DUNCAN.....YEA
- MR. ROGER C. BLUMENSHEID.....YEA
- MR. STANLEY CASTLEMAN.....YEA

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

ORDINANCE

BY MR. BLUMENSHEID

NO 4634

DETERMINING TO PROCEED WITH THE IMPROVEMENT OF CERTAIN STREETS BETWEEN CERTAIN TERMINI IN THE CITY OF OAKWOOD, OHIO, BY LIGHTING THE SAME WITH ELECTRICITY, AND DECLARING AN EMERGENCY.

A copy of the ordinance, having been placed on the desks of each member of council prior to introduction, was read by title. Mr. Blumensheid explained this allows the city to proceed with the 2008 street lighting.

Thereupon, it was moved by Mr. Blumensheid and seconded by Mr. Duncan that the ordinance be passed as an emergency measure.

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

- MRS. JUDY COOK.....YEA
- MR. CARLO C. McGINNIS.....YEA
- MR. WILLIAM D. DUNCAN.....YEA
- MR. ROGER C. BLUMENSHEID.....YEA
- MR. STANLEY CASTLEMAN.....YEA

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

ORDINANCE

BY MR. BLUMENSHEID

NO 4635

LEVYING SPECIAL ASSESSMENTS FOR THE IMPROVEMENT OF CERTAIN STREETS BETWEEN CERTAIN TERMINI IN THE CITY OF OAKWOOD, OHIO, BY LIGHTING THE SAME WITH ELECTRICITY, AND DECLARING AN EMERGENCY.

A copy of the ordinance, having been placed on the desks of each member of council prior to introduction, was read by title. Mr. Blumensheid explained this cover the \$115,426 assessment cost for 2008.

Thereupon, it was moved by Mr. Blumensheid and seconded by Mr. Duncan that the ordinance be passed as an emergency measure.

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

- MRS. JUDY COOK.....YEA
- MR. CARLO C. McGINNIS.....YEA
- MR. WILLIAM D. DUNCAN.....YEA
- MR. ROGER C. BLUMENSHEID.....YEA
- MR. STANLEY CASTLEMAN.....YEA

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

RESOLUTION

BY MR. McGINNIS

NO 1659

A RESOLUTION TO AUTHORIZE AND DIRECT THE DIRECTOR OF FINANCE TO CERTIFY CERTAIN DELINQUENT CHARGES FOR CUTTING NOXIOUS WEEDS TO THE COUNTY AUDITOR FOR COLLECTION.

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

Thereupon, it was moved by Mr. McGinnis and seconded by Mr. Duncan that the resolution be passed.

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

- MRS. JUDY COOK.....YEA
- MR. CARLO C. McGINNIS.....YEA
- MR. WILLIAM D. DUNCAN.....YEA
- MR. ROGER C. BLUMENSHEID.....YEA
- MR. STANLEY CASTLEMAN.....YEA

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

There was no staff or city manager report.

COUNCIL COMMENTS

Mr. Castleman indicated he served ice cream at the Ice Cream Social and not only have Oakwood children done well as is evidenced through the state testing scores, but they were very courteous with thank you's for their ice cream.

Mr. Blumensheid will report at the next meeting on the NLC Technology Committee's suggestion that every city have a technology plan adopted in 2008, including Wi-Fi wireless information. He will also talk about personal home emergency kits.

Mr. Duncan referenced John F. Kennedy's quote "The great enemy of the truth is very often not the lie, deliberate, contrived and dishonest, but the myth, persistent, persuasive and unrealistic". He indicated the entire DMHA issue has an impact on a community's school, safety and property investment – Oakwood is one of the top schools in Ohio, safety statistics show that crime has not gone up in Oakwood, and for the past 10 years, property values have appreciated the greatest. He indicated this is due to Oakwood enforcing its ordinances and laws.

Council adjourned. The public meeting concluded at 10:54 p.m.

MAYOR

ATTEST:

CLERK OF COUNCIL