

CITY OF OAKWOOD
STATE OF OHIO
OCTOBER 1, 2012

The Council of the city of Oakwood, State of Ohio, met in a work session at 6:00 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, Mr. William Duncan, presided, and the Clerk of Council, Mrs. Cathy Gibson, recorded. Mayor Duncan opened the meeting by asking all present to participate in the Pledge of Allegiance.

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

MR. WILLIAM D. DUNCAN.....PRESENT
MR. STEVEN BYINGTON.....PRESENT
MR. STANLEY CASTLEMAN.....PRESENT
MR. ROBERT P. STEPHENS.....PRESENT
MRS. ANNE S. HILTON.....PRESENT

Officers of the city present were the following:

Mr. Norbert S. Klopsch, City Manager
Mr. Robert F. Jacques, City Attorney
Mr. Jay A. Weiskircher, Assistant City Manager
Ms. Carol D. Collins, Leisure Services Director

The following visitors registered:

Kip Bohachek, 86 E. Dixon
Katie & Josh Winner, 432 Monteray
Steve Harman, 95 Forrer
Cathy & Don Dreesbach, 2800 Hathaway
Robert & Nancy Strasser, 555 Ridgewood
Heather Kleinhenz, 310 Southview
Mark & Norma Alex, 332 Lonsdale
Tim McCauley, 90 Patterson
Bruce Snyder, 57 E. Dixon
Beth Ritzert, 224 East
Nick Karras, 323 Orchard
Burge Jung, 440 Lonsdale
Jim & Nadine Broz, 244 East
Grant, Kim & Grant Hager, 354 Greenmount
Rob Wagner, 232 Spirea
Kevin Hill & Deena Hummel, 316 Peach Orchard
Andre Schroeder, 410 S. Linden
Wendy Kordik, 52 Corona
Jim Joly, 1011 Little Woods Road
Nicole Ashurst, 4234 Mona Circle
Stefanie Campbell, 271 Schenck
Linda Gallant, 104 Monteray
Jeff Danielson, 250 East
Dr. S. Darrell Apt, 401 Hadley
William Campbell, 210 East

Mrs. Hilton, Chair of the Council Committee on Minutes, advised council she had read the minutes of the regular and work sessions of council held September 17, 2012. Mrs. Hilton reported she found the minutes correct and complete. Therefore, it was moved by Mrs. Hilton and seconded by Mr. Stephens that the minutes of the sessions of council aforementioned be approved as written and the reading thereof at this session be dispensed with. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

STATUS REPORT

Proclamation. Mayor Duncan read and proclaimed October as “Domestic Violence Awareness Month”.

VISITORS

Beautification Award Winners. Mayor Duncan explained they will show a video highlighting all the winners and then present certificates to those who are at the meeting. He extended thanks to Carl Suchamel, MVCC, for filming and editing the video. He will be assisted by Dr. Darrell Apt, Environmental Committee Chair and Mr. Kip Bohachek, Property Maintenance Chair in distributing the awards. The following properties were recognized in the video: Mark & Norma Allex, 332 Lonsdale Avenue; Matt & Amber Bennet, 48 Corona Avenue; Sion & Melissa Brinn, 910 Far Hills Avenue; Cynthia Brown & Brian Simes, 110 Hadley Avenue; Chabad of Greater Dayton, 2001 Far Hills Avenue; Phil & Claire Chick, 256 Beverly Place; Robert & Cristine Corrodo, 204 Hilltop Avenue; Tim & Linda Cosgrove, 215 Triangle Avenue; John & Sandra Damewood, 202 E. Schantz Avenue; Carol & Scott Davis, 45 Patterson Road; Jill Day, 232 E. Peach Orchard Avenue; Carson & Lindsey Deck, 430 Volusia Avenue; Linda Gallant, 104 Monterey Avenue; Halvor & Kathleen Gunderson, 25 W. Peach Orchard Road; Grant & Kim Hager, 354 Greenmount Blvd.; Peter & Barb Haley, 240 W. Dixon Avenue; Carolyn & Steve Harmon, 95 W. Forrer Road; David & Julie Helter, 443 Wiltshire Blvd.; Steven & Katherine Hensley, 2611 Hathaway Road; Dale & Susan Herman, 34 W. Dixon Avenue; Kevin Hill, 316 E. Peach Orchard Avenue; Betsey & Mark Hofeldt, 158 E. Dixon Avenue; Michelle Hogan-Reeder, 912 Harman Avenue; Matt & Susan Jenkins, 104 W. Hadley Road; Maria Thomas-John & Reji John, 203 Greenmount Blvd.; Jim, Stella & Sara Joly & Chong Zhang, 1011 Little Woods Road; Shawn & Kelly Jones, 517 E. Schantz Avenue; Notburga Jung, 440 Lonsdale Avenue; John & Christa Kanet, 432 Shafor Blvd.; Nick Karras, 323 Orchard Drive; Steve & Heather Kleinhenz, 310 Southview Road; Michael & Wendy Kordik, 52 Corona Avenue; Dan & Karen Kugel, 259 Greenmount Blvd.; Benjamin & Jennifer McCalip, 33 W. Peach Orchard Road; Jill Narron, 243 Lonsdale Avenue; Gary & Darcy Plunkett, 2020 Coolidge Drive; Stacy Silverstein, 1501 Shafor Blvd.; Bruce & Linda Snyder, 57 E. Dixon Avenue; Ryan & Mary Stisinger, 303 Volusia Avenue; Robert & Nancy Strasser, 555 Ridgewood Avenue; Mark & Cristy Tokar, 48 Wisteria Drive; David Treese & Margaret Anderson, 510 Maysfield Road; Mary Lou & Jim Van Tassel, 1901 E. Southwood Lane; Abby & Robert Wagner, 232 Spirea Drive; Christopher & Bonney Walther, 1011 Runnymede Road; David Warren & Erin Gray Warren, 224 Triangle Avenue; Linda & Bart Weprin, 600 Garden Road; Dr. Katherine & Mr. Joshua Winner, 432 Monterey Avenue; and Nanette Zimmerman, 332 Dellwood Avenue.

Mayor Duncan welcomed other visitors and asked if there was any business.

Mrs. Nadine Broz, 244 East Drive, 36 year resident, applauds the city on the beautification awards and efforts but indicated she is representing property owners on East Drive near Hathaway on deplorable property conditions near them. She referenced the apartment building on Shafor that recently had a fire and all the debris, trash, car with flat tire, etc. They are also concerned with several homes in the 300 block of East not taking care of their property with trash, furniture, toys, fire pits and lawn furniture in the front yard, total lack of care and maintenance. Mrs. Broz asked if they could meet with the city manager on these property maintenance concerns, since they feel property values are being impacted. She indicated this is a gateway to Oakwood and submitted photos to council of the properties in question. She indicated if their property values decrease, city revenue will also go down. She asked for the city's assistance so as to avoid neighbor to neighbor confrontation. Mayor Duncan asked for an update on the apartment building fire. Mr. Klopsch explained the insurance company is looking into how the fire started which has delayed cleanup. Mrs. Broz indicated the outside should continue to be maintained and is a mess.

Ms. Beth Ritzert, 224 East, indicated aside from the windows boarded up, there are several trash cans, debris, broken down car, etc. Mr. Klopsch indicated the idea of a meeting is excellent. Mayor Duncan noted he and his wife have noticed some of the concerns. Mr. Stephens wondered how long the maintenance issues in the 300 block have been going on. Mrs. Broz responded two to three years and to avoid disputes, not much has been said. Mr. Klopsch indicated staff has been out a few times and they will work with the neighbors.

Mr. William Campbell, 220 East, and member of the Sister City Association is looking forward to the upcoming visit and indicated they will have visitors staying in their home, next to the apartment building which he is embarrassed about. He indicated there is trash in the car and questioned whether this is a hoarding situation.

Mr. Tim MaCauley, 90 Patterson, asked if they are reviewing the stormwater management utility legislation. Mayor Duncan indicated they will be having a first reading only, action next month.

ORDINANCE

TO ENACT NEW CHAPTER 913, STORMWATER MANAGEMENT UTILITY, OF THE CODIFIED ORDINANCES OF THE CITY OF OAKWOOD, OHIO, TO ESTABLISH A STORMWATER MANAGEMENT UTILITY AND PROVIDE FOR ITS OPERATION.

A copy of the ordinance, having been placed on the desks of each member of council prior to introduction, was read by title and with an amendment to Section III that the ordinance will go into effect on January 1, 2013. Mr. Castleman explained this fee will cover stormwater management for \$300,000 per year. Mr. Klopsch indicated this is a small component of a structural fix to the city's financial problem. He explained a mailing will be sent to the community outlining financial plans and he urged citizens to look for it, it will list three open house events to address the loss of estate tax and other state funding cuts. Mayor Duncan explained it costs the city \$300,000 a year to maintain the storm sewer system and this will help pay for that, will be added to the trash/water bill. He noted the second reading will be held November 5 and it will go into effect January 1, 2013.

Mr. Tim McCauley, indicated some of his questions were answered, i.e., is this new to Oakwood, how is it managed and why now. He isn't sure this is reasonable solution to the loss of estate tax and wondered if they've given consideration to his property that has a cistern and whether he'll be charged. He also questioned whether property next to Houk Stream or not near a storm sewer will be charged. Mr. McCauley suggested other opportunities such as "sun tax" or "wind tax" or excess trash management utility, ridiculous schemes to help the city's budget issues.

Mr. Robert Wagner, 236 Spirea, asked what other cities do. Mr. Klopsch explained Dayton has done this for ten or so years, Vandalia also has and many communities are talking about it due to the loss of revenue pushed down from the state. Mr. Stephens asked what the money is used for. Mr. Klopsch explained manholes, catch basins, gutters, etc., the cost to maintain plus the street sweeping which assists with the stormwater flow. Mayor Duncan indicated the utility will not make a profit but will collect enough to pay expenses.

STAFF REPORT

Assistant City Manager Update. Mr. Weiskircher referenced the following PowerPoint presentation on development issues, property maintenance, personnel regulations and personnel-cost saving measures. He reviewed sketches of the Pointe Oakwood site plan pointing out the existing and new homes as well as elevation drawings of the condominium buildings and assisted living facility. He indicated the successful Homearama wrapped up with 8,200 attendees and the Home Builders Association was grateful to the city for use of Old River for parking and reported three homes have been sold. Mr. Weiskircher gave the following update on the Routsong Retail Center – preliminary demolition work got underway last week and the contractor plans to have the new building completed in 3-4 months. The lot includes an 8,100 s.f. Tudor style building with 41 parking spaces and a drive-thru along the south side of the building and he referenced the proposed site renderings.

Mr. Weiskircher referenced property maintenance and a history of the letters sent out from 2003 to 2012 and an updated rental property map. He noted over the past several years, the numbers have increased due to the economy and changes in real estate with more rental property. He noted if the owner does not cooperate, then they are cited into court. He indicated the personnel regulations were recently updated from 2004 and relate to hiring, employee behavior, discipline and benefits. He reviewed cost savings measures on wages and health insurance since that is 60-65% of the budget. He noted the three labor unions agreed to amend wage increases due to economics which saved the city \$65,000 in 2012. In regard to health insurance, he indicated Oakwood is part of a 94 member statewide healthcare consortium and the city offers employees a High Deductible Health Plan with a Health Savings Account (HSA). He noted employees contribute 10% towards the cost of the monthly health insurance premium. Employees also contribute to the HSA.

Mr. Castleman asked about the percentage of rental units. Mr. Weiskircher indicated 18% are rentals, up 2-3% from ten years ago and there may be some rentals the city is not aware of. Mayor Duncan asked if there have been any issues near UD. Mr. Weiskircher replied everything has been quiet so far this school year in terms of housing concerns.

CITY MANAGER'S REPORTS

Finances. Mr. Klopsch indicated within a week or so, a mailing will be sent to all citizens addressing the 28 neighborhood and three town hall meetings the city hosted in response to the loss of \$3M. He indicated during those meetings, three themes were evident –citizens chose Oakwood for a reason, make sure efficiencies are being made and that expenses are cut before additional taxes, and that citizens prefer to raise fees versus taxes. He noted council has not made formal decisions on any of the proposals.

Cathy Gibson. Mr. Klopsch reported the good news and bad news that Cathy Gibson, after 31 years as Clerk of Council and City Manager Secretary, announced her intent to retire. He indicated it will be impossible to replace Cathy after 31 years of service. She has served six mayors and three city managers – equal time with Dave Foell, Mike Kelly and himself. He indicated Cathy will be sorely missed and this is her last official meeting. Mr. Klopsch publicly thanked Cathy for ten excellent years of service to him and 31 years to the city of Oakwood and citizens.

COUNCIL COMMENTS

Mrs. Hilton announced the upcoming exciting sister city event, 40 year anniversary of twinning with LeVesinet, France, with several visitors from France and one from Unterhaching, Germany. The Register had a nice summary of the upcoming events and this Thursday is the Mayor's Welcome. Mrs. Hilton referenced the Historical Society's Wiltshire time capsule home tour of an Arts and Crafts bungalow built in 1929 with a lot of interior items there 70 years as well. Due to the popularity, the Society is hosting another open house. Mrs. Hilton invited the community to participate in the Family Fall Festival and Scarecrow Row decoration activities on Sunday, October 14 from 2- 5 p.m.

Mr. Stephens publicly thanked Cathy Gibson for all her years of service, and how she helped educate him on the fine tunings of council, made the transition easier. He noted she is an encyclopedia of knowledge for the city and he doesn't envy Norb's job to replace her, she's done a fabulous job.

Vice Mayor Byington echoed Mr. Stephens comments. He noted this is also Breast Cancer Awareness Month and indicated his sister is battling the disease. He commended MVCC on all the work they do at council meetings and the recent production class he took. It was very informative and they have talented staff and volunteers.

Mayor Duncan referenced the upcoming 40th anniversary of twinning between LeVesinet and Oakwood. He received a call from Charles Simms, who was on council 40 years ago, inquiring about the original resolution. Mayor Duncan indicated he sent a request to Cathy Gibson and within seven minutes, the legislation was scanned and e-mailed. When elected Mayor by council, Cathy called and he has appreciated her assistance through the years. Mayor Duncan referenced political signs and the recently amended ordinance permitting citizens to have more than one sign, based on overall square footage, but only 30 days in advance.

Council adjourned. The public meeting concluded at 8:56 p.m.

MAYOR

ATTEST:

CLERK OF COUNCIL