

First Suburbs Consortium February 24, 2021 Meeting Minutes

In attendance were:

Willis Serr (Centerville)	Brenda Fry (Riverside)
Teri Davis (Centerville)	April Franklin (Riverside)
J. Tim Gorman (Clayton)	Brenda Fry (Riverside)
Greg Merkle (Clayton)	Yvette Page (Trotwood)
Georgeann Godsey (Harrison Twp)	Ron Vaughn (Trotwood)
Roland Winburn (Harrison Twp)	Richard Herbst (Vandalia)
Richard Shaw (Huber Heights)	Daniel Wendt (Vandalia)
Bill Lautar (Kettering)	Rick Barnhart (West Carrollton)
Bruce Duke, City of Kettering & NLC Board of Directors	Karl Keith, Montgomery Cty Auditor
Mark Schwieterman (Kettering)	Kevin Stout, Cty Auditors Office
Michael Davis (Moraine)	State Senator Niraj Antani
Jeanette Marcus (Moraine)	Charles Waldron, Guest
Norbert Klopsch (Oakwood)	Tracy Williams, Guest
Steve Byington (Oakwood)	Jack Jensen, Executive Director
Leigh Turben (Oakwood)	Judy Cook, Chair Emeritus

Willis Serr chaired the meeting, thanking our zoom host.

A moment of silence in remembrance of Mr. Ron Casey, Harrison Township.

The 2020 Financial Review Committee is recommended to be Tim Gorman, Jeanette Marcus and Ron Vaughn. A motion was made by Bruce Duke, seconded by Richard Herbst to approve these committee members. – Approved.

Minutes were e-mailed to members. Tim Gorman made a motion, seconded by Bruce Duke to approve the minutes – Approved.

Treasurer's report showed no change from the prior report balance of \$29,228.27. It was moved by Bill Lauter and seconded by Tim Gorman to accept the report. – Accepted.

Karl Keith presented a power point giving various details on the recent tax re-evaluations. This was our year to do the six-year update for the County.

After several meetings with the State Auditor we agreed on a residential increase of 15.5% and an overall increase of 13%.

With the \$3.5 billion increase in value, we have exceeded the revenue we had lost. We are at the highest level that we have been in the County's history.

Our commercial increase of \$490 million at 8%, was approved. The agricultural decrease, CAUV properties, those counties saw a large decline in the CAUV values.

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There were 41 counties doing updates this year. Noble County was 9%, Franklin 20%, etc. (see attached) many counties had several meetings with the tax commissioner. Butler County at 14% has filed an appeal to the board of tax appeals as the State wants them to be at 20%.

More than 82% of the parcels in the County increased in value. In 2017 approximately 72% had lost value. 62% saw double digit increases. 10% decreased in value. Harrison Township had 14% increases. Almost half of the increases are in these four communities: Kettering, Washington Twp., Dayton and Centerville

Residential sales began to drop in 2005 and then we started a slow climb back. Over the past three years 25,000 properties have sold.

What does this mean to my tax bill? County wide about \$34 million dollars, with a tax increase of about 4%. Only 53% saw an increase, 15% saw them stay the same and 32% saw a decline.

Schools – Of \$34million, \$20million is going to schools. Centerville \$4.1 million; Huber Heights \$2.7 million; Miamisburg \$2.4 million and Dayton Public \$2.4 million. Schools saw the largest increase over last year.

We are in the formal appeal period. These must be filed by March 31. The complaint form is available at our website. We have approximately 1100 appeals filed and expect to receive more.

The housing market has remained high – our Deed transfer remained open during the pandemic. We transferred 70 – 100 per day. Last week we processed 886 last week (177/day) last year 77/day.

Residential increases around the County had double digit increases except Phillipsburg which was 5%.

The school districts will file appeals. School districts generally hire an attorney to file their appeals. It is our understanding that the attorney review the properties to be appealed.

Niraj spoke on the Bill requiring that a resolution must be passed and they are responsible to notify all property owners. This has been proposed for some time and will continue to be presented. (Niraj suggested that we may be allowed to vote on all on a “consent agenda”.)

In Oakwood about 70% go to schools, the city gets about 8% and the library 2.5%. Do you see the method funding education changing or will we continue to rely on property taxes to do this? There has been a bill introduced that would remove the property tax funding – however it is very controversial. Why should the state government adequately fund the LGF, counties, schools?

Between 60 and 70% of every tax dollar goes to local schools. The one thing that is troublesome is that 1 mil in Montgomery Cty generates more than 1 mil in Jackson County. Thus the smaller counties must ask for a higher millage to attain the same dollars.

Thank you to Karl Keith and Kevin Stout for preparing the power point and attending.

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Senator Niraj Antani – The State seems to be remaining flat. There are many revisions to the Budget between now and June 30<sup>th</sup>. It appears there will be no changes to the LGF. I believe 80 to 85% of people are going to return to work. We are continuing to review the work-at-home issue. The gas tax increase was a plus for local government. The Governor cut schools by \$775 million because he has the authority to cut spending. He cannot increase spending without approval. Workers Comp refunds will be exempted from CAT tax.

Unemployment fraud – The federal government set up a new unemployment system (Pandemic Unemployment Assistance) PUA. \$330 million dollars has been paid out in fraudulent claims.

There is a bill, using the federal law as basis, allowing prosecution for robo calls.

Car and body cameras. City of Oakwood is going to buy both. In order to purchase body cameras for all police officers – currently there is a \$10 million contribution from the State which is 25% of the actual cost.

Bill thanked Senator Niraj Antani for being with us.

COMMUNITY ROUNDTABLE

Clayton – Greg Merkle: We voted on allowing the rezoning of property on Rt. 40 and Haber Rd. There is an article about this in today's paper.

Harrison Twp. – Roland Winburn: Moving ahead with our Strategic Plan. We have two staff openings in Economic Development and Zoning; we are completing the appointment process for an individual to fill Mr. Casey's remaining term. We are discussing a potential housing project that may come to the Township. We have approved a new zoning code for Car Sales and Massage establishments.

Huber Heights -Richard Shaw: Council just passed a housing venture for 46 lots. We will be presenting at our meetings – the Vinebook property sold 17 acres to Broad Reach Retail Partners which would be a mixed use property as well as multi-family. Residents are concerned about traffic. The Huber Heights Veterans Memorial Park is moving forward.

Kettering – Bill Lauter & Bruce Duke: Ridgeway Bridge project is moving along. Repaving a section of Far Hills. Our police headquarters is being remodeled. We now have a mental health counselor in our police department. Our council meetings will go back in person in March. Our yard debris center will open March 1. Bruce indicated the Fraise is to open July 1.

Moraine – Jeanette Marcus: Our housing development is continuing to build. There is a housing project on S Dixie one Senior Housing and one Work Force Housing. (Replacing the Relax Inn)

Oakwood - Norbert Klopsch: Oakwood Inclusion Coalition (OIC) is working with Judy Cook, Dan Turben along with five others have been talking about how we can address these national issues. We had our first meeting in January with about 105 people. Centerville /Washington university council is our model. We will meet quarterly.

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Riverside – Brenda: We have a new Coffee House opening on Woodman Drive. There is a housing development in the Valley Street area. Our City will be sponsoring a community blood drive on March 1st.

Trotwood – Yvette Page: The Courthouse is on the way to doing a presentation to the City Council. Goodwill Easter Seals will be bringing us a plan. D. R. Horten will be building 100 new houses. They have completed and sold four. Gordon Foods is reviewing a plan to build in a new location. We have a potential developer coming to look at Hara Arena.

They are applying for bids to resurface roads in Trotwood. Ron Vaughn: The housing project in the DDNews is under review. The five year requirement for our charter review committee is in the works. Smart Homes are going to be built in the Sycamore Woods area

Vandalia – Richard Herbst: Our new City Manager is Daniel Wendt. Our biggest challenge continues to be truck traffic due to the development around the airport. We lost our local newspaper and as a result, the School District and Butler Township will do a joint newsletter quarterly – showing how well our city and schools work together.

West Carrollton – Rick Barnhart: Our city staff continues to work with our school district. We are working with a company on senior housing. The parks system will be opening the pool soon. We are also working with a developer on the center-city area.

Jack Jensen – Thank you to the City of Centerville and Teri Davis for being our facilitator. I sent out information on the American Rescue Plan which indicates significant money for local government. \$104 million for Montgomery County, \$135 million for Dayton – in total \$340 million dollars coming to Montgomery County.

The annual financial report has been filed with the State Auditor. The member handbook and website updates should be finalized in the next two weeks. I will be in touch with the Financial Review Committee before our next meeting. Thank you for agreeing to serve.

Jack introduced Tracy Williams who is the retired City Manager of West Carrollton, Judy Cook is my assistant.

Marsha Fudge is working for HUD and we should ask her to address issues for inner-ring suburbs.

Tim Gorman moved to adjourn, Roland Winburn seconded – Adjourned.

Executive Committee meeting on March 3rd at 4:30, the first Wednesday of the month.

NEXT MEETING: March 24<sup>th</sup> 2021

Approved: March 24, 2021