



# Clayton LIVING

## 2018 BEST PLACES TO RAISE A FAMILY IN OHIO

Clayton Ranks 1<sup>st</sup> in Montgomery County

Residents of Clayton have always known the City as a great place to raise a family and call home and now a recent survey of Ohio's cities has reinforced this fact with concrete data analysis. WalletHub, a personal finance website based in Washington D.C. which produces research reports on various topics across the United States, recently released their "2018 Best & Worst Places to Raise a Family in Ohio."



The website reviewed statistical information from various U.S. agencies, including the United States Census Bureau, of 180 Ohio cities and Clayton ranked 21<sup>st</sup> in the entire state and 1<sup>st</sup> in Montgomery County. Rankings were determined over 21 key indicators including topics such as "families with young children," "median home income" and "housing affordability." Clayton scored highly favorable among several of the key indicators including the 15<sup>th</sup> best city within the "health and safety" criteria. Congratulations to the residents of Clayton!

# THANK YOU!



Thank you Clayton voters, for coming out and supporting both Issues 7 & 8 this past November. Both levies passed with 81% and 78% support respectively. The continuing levies will provide consistent funding to both the police and fire departments. The levies support the combined public safety departments with a significant portion of their funding and represent no tax increase to our residents. This includes staffing of 23-full time and 25-part time employees between our police department and Clayton's two full time fire stations. Thanks again Clayton voters!



## Clayton Swears in New Mayor and Council Members

On November 7<sup>th</sup> of last year, Clayton residents elected a new mayor, Mr. Mike Stevens, to lead Clayton for the next four years. Mr. Stevens had been on City Council since 2016 representing Ward One and had previously been on Clayton's Planning Commission in 2014-2015. A 1977 graduate of Northmont High School, he's retired from Cox Media Group and is presently an independent sales agent for Coldwell Banker Heritage Realtors.

Mr. Brendan Bachman is Clayton's newest City Council Member, being elected for one of the three 'At Large' seats on Council. Mr. Bachman is a 2003 graduate of Northmont High School and presently works at Dayton

Windustrial Company. Mr. Bachman was elected alongside Ms. Tina Kelly and Mr. Greg Merkle, who both ran for 'At Large' terms. Mr. Merkle has been in office since 2010 and Ms. Kelly since 2014. Mr. Stevens, Mr. Bachman, Ms. Kelly and Mr. Merkle were all sworn into office at the first council meeting of 2018.

Council subsequently voted to appoint Mr. Dennis Lieberman at the January 18<sup>th</sup> meeting to represent Ward One and finish Mr. Stevens' unfinished term. Mr. Lieberman, who was elected to an 'At Large' seat on City Council in 2013 and previously decided not to run for another full term, was sworn in on February 1<sup>st</sup>.

# FROM THE MAYOR...

2018 promises to be an exciting year for the City of Clayton! As we continue our journey toward becoming a destination city, we invite you to join us. We are looking for your input, your engagement, and your involvement to improve and enhance every aspect of our community. Your city council and staff are committed to growing working relationships with individuals and groups to continue smart development, 'work our plan', and improve the lives of every resident. Please encourage your neighbors, friends and families to each do their own part and join us on this adventure. Together, we will grow the City of Clayton to be the model American city!

We have several projects that will be apparent to you as you travel through the City this year:

First, our road re-surfacing program will conclude its third year of intensive work. The Seville, Savina Hills, and Valley Brook plats are scheduled to have new pavement, gutters, and catch basins in 2018. A large percentage of our residential areas are now resurfaced, look fantastic, and perform as they are designed. It seems we will always be in repair/repave mode...Clayton has 218 miles of paved roads to maintain!

Second, please take time to visit Meadowbrook at Clayton soon! Major renovations include new flooring and fresh paint. We have several community events scheduled for 2018...they are open to the public, free, family friendly, and allow our residents to meet and greet. Look for signs, advertisements, city website, and social media for times and dates. The golf course is in beautiful shape and offers great value for a low price. Again, it's open to the public! Call for league information or set your tee times on-line. Need a venue for your next event? We have flexible options for space, menu, and décor at prices you will not beat anywhere! So, come check us out!

2018 will see adoption and implementation of two important initiatives that will set our course for long term planning and development. Our Plan Clayton initiative, which involved input from community leaders, residents and other stakeholders, lays out a long-range development plan that will be used as a guide for future building and land use projects. And our North Main Street Overlay District plan will set guidelines for the development along the main street corridor. Both plans are really 'firsts' for our City and are solid steps toward raising our City to the next level. Plans can be seen on the City's website.

There is much more going on behind the scenes with our parks, business development, and community development. It is truly a great time to be a resident of this great city. I hope you will look for opportunities to take an active role, stay engaged, and enjoy your City!

Stay informed and stay in touch!

Mike Stevens  
[mstevens@clayton.oh.us](mailto:mstevens@clayton.oh.us)



Mike Stevens was born and raised in Clayton. He attended historic Clayton Elementary and graduated from Northmont High School in 1977. He earned an AA Marketing Management from Sinclair Community College, a BA Political Science from Wright State University, and an MBA Marketing from Wright State University. Mike is retired from Cox Media Group Ohio where he held a succession of management and leadership roles for 23 years. He served as President of the Ohio Circulation Managers Association in 2011-12. Mike served the City of Clayton Planning Commission in 2014-15. He is currently a licensed REALTOR® working for Coldwell Banker Heritage Realtors. Mike is active with the Dayton Area Board of Realtors serving the Equal Opportunity and Diversity Committee as Vice Chair, and the Legislative/RPAC Committee, as well as these respective committees with the Ohio Association of Realtors. He is a current board member of the Valley Brook Homeowners Association. Mike is married to Diane for 33 years. They have three adult children and two grandchildren.



## SERVICE DEPARTMENT IS WORKING HARD FOR CLAYTON RESIDENTS

Over the past several years, the Clayton Service Department has worked in overdrive improving city streets, replacing crumbling curbs, adding ADA compliant ramps and improving reaction times to inclement weather.

The biggest project the Service Department has undertaken is the three-year road resurfacing and curb replacement project. 2018 is year three of the project, which will start in April and continue through September. The concrete and catch basin replacement will begin in April and be completed in July, followed by the resurfacing portion of the project which will be completed in September. 40-roads are involved with this year's program, 28 of those roads in the Seville plat from Taywood to Union and Valleybrook to Old Salem Roads. The other 12-roads are in the Savina Hills neighborhood. The total cost of the concrete project is estimated at \$1.8 million and the paving at \$1.2 million. If you have any questions regarding specifics of this project, please contact Service Director, Randy Sanders at (937) 836-3500.

In addition to the resurfacing project, over the past three years the Service Department has been busy with additional projects improving the Clayton community. These projects include:

105-ADA ramps have been installed, 55 in 2017 within the Seville plat. The majority of all the ramps have been paid for through local grants including a CDBG Grant from Montgomery County. Clayton will be applying for another grant in 2018, which if awarded, should complete all the needed ADA ramp installations within the City's boundaries.

Secured a \$190,438 grant from MVRPC to resurface a 2.25-mile stretch of Hoke Road in 2019.

Clayton's response to inclement weather events has greatly improved by making several adjustments to procedures:

The first addition was including an agricultural bi-product to the salt brine (salt water) used by Clayton. The City makes the salt brine, at a cost of around .06 cents a gallon. When mixed with the beet product, the melting process on snow and ice is faster than just applying salt to the roads. This mixture also reduces the bounce and scatter of the material, saving

salt and providing a better service and saving resources for residents.

The Service Department response time to poor weather has greatly improved by taking advantage of technological advances in our region. Clayton now uses the Ohio Department of Transportation's RWIS (Road Weather Information System), which provides information to Clayton about local traffic speeds, road temperatures, sub-surface temps, and precipitation falling. Using these and other technologies allows Clayton to respond to poor weather faster than we ever have in the past. These measures allow Clayton to be proactive in poor weather conditions instead of reactive.

# TRASH ACCOUNT NUMBERS HAVE CHANGED

Please update your payment records

If you pay your trash bill through regular mail, bank bill or online please make sure you're using your new account number. The old account numbers, which appeared in a format such as '101-12345-01', should no longer be used. The new and current account number format is '01234-001'. If you use the old account number when submitting payment, it may be posted to the wrong account or be delayed in posting. If you have any questions, please call the Government Center at (937) 836-3500 and staff will be happy to ensure you're using the correct account number when submitting your next payment.

## It's Easy to Pay Your Bill Online!



Conveniently view your bill, sign up to pay by text, go paperless and more.



Go to [www.clayton.oh.us](http://www.clayton.oh.us) and click on "Online Bill Pay" to get to the payment portal. Then, enter your info to locate your bill.



Select the bill to pay. Enter your credit card or e-check payment information. Review and submit your payment.



Receive an email confirmation of your payment and then future email reminders about your bill

[www.clayton.oh.us](http://www.clayton.oh.us)

## DEMOLITIONS REMOVE LONG TIME EYESORES

Clayton has worked diligently over the past two years through code enforcement, local partnerships and grants to address the concerns of isolated residential blight and its impact on the surrounding community. In addition to a \$75,000 CDBG Grant from Montgomery County, Clayton has worked with the Montgomery County Land Bank and private property owners to have over



a dozen properties demolished since the end of 2016. Along the N. Main Street corridor alone, eight residential structures have been demolished in that time span. The CDBG Demolition project was completed in December and



removed several properties which were observed as long-time issues for their respective neighborhoods. Clayton will continue to identify structures presenting blighting effects and address each case in a proactive manner.



The City of Clayton is excited to be offering city residents a free "Government Academy" later this year. The Academy will consist of a 5-6 week session entailing one class a week for 1 ½ hours in the evening. One night will be dedicated to the police, another to the fire department and so on. Residents will learn what goes into providing each type of service to our residents and will get to glance behind the scenes of what makes local government function. Residents will also be able to participate in different fun exercises demonstrating what it's like to carry out some of these different job duties. If you are interested in getting a firsthand look at how Clayton provides essential services to our residents and businesses, be on the lookout for additional information regarding dates, times and how to sign up in the coming months.

## FIRE HYDRANT FLUSHING

Each year, the Fire Department opens fire hydrants throughout the city to allow water to flow through the pipes. This process is referred to as 'hydrant flushing' and is necessary to clean the water mains and to operate and maintain the fire hydrants. Clayton has over 830 fire hydrants that will be inspected and tested during this process. This year's program will run April through June.

If you see a crew flushing a hydrant on your street, avoid running tap water and using the dishwasher and washing machine until the flushing is complete. If you use the washing machine during this period, rusty pipes can cause rust stains on your laundry. If this occurs, try a commercial rust remover such as Whink or Iron Out. Follow the instructions carefully and the stain will be removed.

During the hydrant flushing, the water in your home may have a rusty appearance. The discoloration is caused by the iron sediment in the water main being disturbed by the flushing. The discoloration doesn't affect the safety of the water. If you notice discoloration, run cold water for several minutes to clear the lines. The water should run clear in a few minutes. Toilets should also be flushed once or twice. If pressure or volume seems low at faucet locations, check your faucet screens for trapped particles.

If you see the Fire Department working on a hydrant, please drive carefully and provide the same courtesies you would any other road construction crews.

If you have any questions or concerns about the fire hydrant flushing process, please call the Fire Department at (937) 836-3500.



## SHOP LOCAL

One of the essential components of every city is its existing and growing business community. Future economic development is created primarily through local business retention and expansion. Supporting local businesses is vitally important to nurture them as they grow and become established within the local community. Over the past several months Clayton was fortunate to welcome the following new businesses to the community:

- Bone and Joint Surgeons, 8805 N. Main Street
- Athletico Physical Therapy, 8805 N. Main Street, Suite 110
- Storybrooke Café, 8381 N. Main Street
- Happy Haus Daycare, 8700 N. Main Street
- Universal Insurance Agency, 8393 N. Main Street

## COUNCIL RECOGNIZES FALL & HOLIDAY VIP WINNERS

Clayton City Council rounded out the first year of the VIP Beautification Awards by recognizing the winners of the Fall and Holiday VIP contest at public meetings. The Burks family was recognized for their beautifully fall landscaped home at the December meeting while the Holiday VIP winner was Charles Kell who was recognized in January for his festive home decorated with sparkling lights during the holidays.

The winners wrapped up the first year of the VIP Program in Clayton. Dozens of properties were nominated over the course of 2017 and all those properties do a wonderful job of beautifying their



respective neighborhoods and the Clayton community. Thanks to everyone who nominated properties and a large debt of gratitude to all the residents who tirelessly work in their yards and on their properties! Spring nominations will be accepted through the end of May and Summer nominations will be accepted through August. If you wish to nominate a property in 2018, please call Jack Kuntz at (937) 836-3500.



## CLAYTON'S PROACTIVE CODE ENFORCEMENT PROGRAM SEEING RESULTS

Spring is a good time to walk around your property to ensure it's clear of any property maintenance violations. Our code enforcement officer conducts exterior inspections of every neighborhood throughout the year and works with residents to let them know if there is a violation and what needs to be done to bring the property into compliance. Items such as junk and debris, unlicensed and inoperable vehicles and high grass are common issues with properties. Clayton offers free "Sweep Clayton Clean" events in May and October where residents may dispose of brush, yard waste

and junk and debris free of charge. In addition, keeping your home free of peeling paint, clogged gutters and detached downspouts protects the structural integrity of structures and will limit more significant repair costs down the road.

The benefit of having a proactive code enforcement program is establishing the aesthetic appeal for which Clayton is known but also ensuring stable and improving property values within our community. The results of the proactive program, established in 2016, can be seen in the improving property values and an amazing

compliance rate. Property values have recently increased a total of 5.9% in Clayton, including an increase of residential values of 6.9%; both statistics better than Montgomery County as a region. This increase in property value represents a \$40,000,000 addition to Clayton property values. Clayton property owners also brought property violations into compliance 93% of the time in 2017, compared to 50% in 2015.

If you have questions regarding code enforcement issues, please call Darryl Swafford at (937) 836-3500.

## CONNECT WITH CLAYTON!

Clayton utilizes social media to connect with residents and business owners. Clayton posts on [Facebook](#), [LinkedIn](#), and [Nextdoor](#). In addition, residents may sign-up to receive text messages and/or emails directly from Clayton's website. Take a moment to follow the City on [Facebook](#), [LinkedIn](#), and [Nextdoor](#) and sign-up to receive texts and/or emails from Clayton on our website!



**NOTIFY ME**  
Sign-up on City's Website  
[www.clayton.oh.us](http://www.clayton.oh.us)



# COMMUNITY CLEAN-UP EVENTS

## 2018



### SWEET CLAYTON CLEAN - Spring Clean-up

**DATE:** Saturday, May 19<sup>th</sup>, 2018

**TIME:** 8:00 a.m. to Noon

**LOCATION:** 200 Woolery Ln. - Fire Station 83

Clayton residents may dispose of junk, storage, furniture, wood, tree limbs and yard debris. Refrigerators may be dropped off; Freon must be drained. Free to residents.

*\*No Liquids, Paints, Freon, Tires, or Hazardous Items will be accepted.*



### SHREDDING EVENT

**DATE:** Saturday, July 14<sup>th</sup>, 2018

**TIME:** 9:00 a.m. to 11 a.m.

**LOCATION:** 6996 Taywood Rd. - Clayton Administrative Offices

Shredding personal documents can help prevent identity theft. Items that may be shredded include: paper record, tapes, credit cards, cd's and microfilm. Shredding will be performed by AllShred Services OFFSITE. Limited to 4-boxes/bags per resident. Free to residents.

### TIRE RECYCLE EVENT



**DATE:** Saturday, August 18, 2018

**TIME:** 8:00 a.m. to Noon

**LOCATION:** 200 Woolery Ln. - Fire Station 83

Clayton residents may dispose of old tires. Free to residents.

### SWEET CLAYTON CLEAN - Fall Clean-up

**DATE:** Saturday, October 20<sup>th</sup>, 2018

**TIME:** 8:00 a.m. to Noon

**LOCATION:** 200 Woolery Ln. - Fire Station 83

Clayton residents may dispose of junk, storage, furniture, wood, tree limbs and yard debris. Refrigerators may be dropped off; Freon must be drained. Free to residents.

*\*No Liquids, Paints, Freon, Tires, or Hazardous Items will be accepted.*

**Questions?** Contact Jack Kuntz, Development Director at (937) 836-3500 ext.111 or email [jkuntz@clayton.oh.us](mailto:jkuntz@clayton.oh.us)

# PLAN CLAYTON

Draft Report Released for Public Input

Over a year's worth of work, including stakeholder interviews, community surveys and forums, draft presentations, tweaks and changes is bringing the plan for Clayton's future into clearer focus. PLAN Clayton is the Comprehensive Land Use Plan Update which staff has been working with consultant Urban Collaborative on since 2016. The simple goal is to build upon the original Land Use Plan which was adopted in 1999 and develop implementable tasks to build Clayton in a smart and cohesive fashion.

What is a Comprehensive Land Use Plan? It provides a road map, developed by residents and community stakeholders, for future growth and development. PLAN Clayton focuses and builds on the history of Clayton. The Plan further develops the City's strengths and bolsters the weaknesses.

PLAN Clayton's main goals are to promote walkable neighborhoods, central cores and offer possible solutions to creating a central area for Clayton, all of which were identified by residents as great importance. There has been several drafts and staff hopes to have the final plan presented to City Council on April 19<sup>th</sup> & May 3<sup>rd</sup>. Prior to the Council meetings the Planning Commission held a public hearing on March 26<sup>th</sup> to discuss the reports and made a recommendation to City Council. When adopted, the final document will include an implementation plan and staff will use to develop initiatives moving forward. Residents are encouraged to review the reports and provide any feedback prior to the final adoption on May 3<sup>rd</sup>. The reports may be viewed on the City's website or are available at the Clayton Government Center.

Urban Collaborative, whose headquarters are located in Eugene, OR and satellite office in Dayton, was awarded the People's Choice Award for Master Planning at this year's AIA-SWO (American Institute of Architects, Southwestern Oregon Chapter) banquet for their work on PLAN Clayton.

Please contact Jennifer Barclay, *City Planner* with any questions or comments at (937) 836-3500 or [jbarclay@clayton.oh.us](mailto:jbarclay@clayton.oh.us)



## C CLAYTON WELCOMES NEW OFFICER

A new officer is patrolling Clayton neighborhoods this year, Officer Brennaman.

Officer Brennaman graduated from Centerville High School in 2011 and soon began attending Sinclair Community College where he majored in Fire Science and Emergency Medical Services. He obtained his Firefighter II, Paramedic, and Fire Safety Inspector certifications and has worked for numerous fire departments in the Dayton area before attending the Greene County Criminal Justice Academy, where he graduated in May of 2017.

Clayton welcomes Officer Brennaman and wishes him the best of luck!

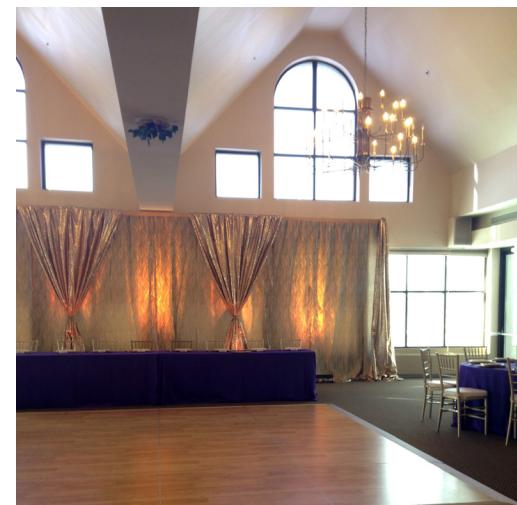


# MEADOWBROOK AT CLAYTON

*Freshly Renovated & Community Ready*

When the City of Clayton took on Meadowbrook at Clayton three years ago, it was seen as an opportunity to establish the 171-acre facility as a strong community anchor. The golf course and banquet facility, located at the corner of Westbrook and Salem Avenues, had been a longtime private club, steeped in mystery and intrigue behind the mature trees that lined the roads surrounding the 18-hole golf course. Over the past three years, Clayton has worked diligently to peel the covers off the unknown and establish it as a community asset for the Northmont community. Events such as the Easter Egg Hunt, Labor Day Fireworks Display, Costumes and Carvings and Breakfast with Santa are great opportunities for the community to experience Meadowbrook at Clayton, free of charge.

Many people don't realize the large building that stands in the middle of the manicured fairways is available for business meetings, family reunions, graduation parties and wedding receptions. Over the past twelve months, Meadowbrook has been renovated to offer an even better option when considering these types of functions. The interior of the building has been transformed to a more modern space with new paint, floor tiling and carpet throughout. Weddings can be hosted outside at the Brookside Patio, and golf outings are catered with an onsite staff. For golfers, Meadowbrook at Clayton is now a



public course with rates on par with every golf course in the region.

2018 has many exciting new things to offer the community. Meadowbrook at Clayton hosted the first ever Taste of Northmont in January and will continue to hold free community events throughout the year. There are six-golf tournaments planned for the year along with new leagues filling up quickly. The banquet rooms are available for tours and there is a new event coordinator working with the catering company to assist in booking and planning your event.

Finally, Meadowbrook at Clayton is rolling out new rates including new specials and discounts for all the banquet and meeting rooms throughout the year. For example, for families celebrating a graduation this year, we're offering the Laveris Room or Brookside Patio for a \$250 rental fee, which is a 44% discount,

if the party is scheduled for Friday or Sunday. Contact our event staff at (937) 540-9685 for information about additional discounts and specials or to schedule a tour.

Don't let 2018 pass by without checking out Meadowbrook at Clayton. It's the community spot everyone can take advantage of.

## 2018 Meadowbrook at Clayton Golf Tournaments:

- Spring 2-person Scramble; April 28<sup>th</sup>
- Memorial Day Weekend Scramble; May 26<sup>th</sup>
- July 4<sup>th</sup> Scramble; July 7<sup>th</sup>
- Club Championship; August 18<sup>th</sup> - 19<sup>th</sup>
- Fall Scramble; September 22<sup>nd</sup>
- Turkey Trot Cross Country; October 27<sup>th</sup>

# COMMUNITY EVENTS AT MEADOWBROOK AT CLAYTON

Mark your calendars for the following upcoming community events! More information can be found on City's website [www.clayton.oh.us](http://www.clayton.oh.us), Meadowbrook's facebook page or by calling (937) 836-3500.



## Sweet Events Bridal Show: Sunday, April 29<sup>th</sup>; 1pm – 4pm

Wedding Bridal Show is a free event for brides and their guests to meet with local bridal vendors.

## Mother's Day Brunch: Sunday, May 13<sup>th</sup>; 10am -2pm

Treat your special ladies to Mother's Day Brunch in the Ballroom!

## Labor Day Fireworks: Sunday, September 2<sup>nd</sup>; 7pm – 9pm, Fireworks at 9pm

Join us at Meadowbrook to end the summer with a bang! FIREWORKS at 9 pm!

## Costumes & Carving for Kids: Saturday, October 27<sup>th</sup>; 1pm - 3pm

Kids grades K - 8th are invited to Pumpkin Carving and Costume Contests!

## Breakfast with Santa: Saturday, December 8<sup>th</sup>; 9am – 11am

Come meet Santa and enjoy a pancake breakfast!

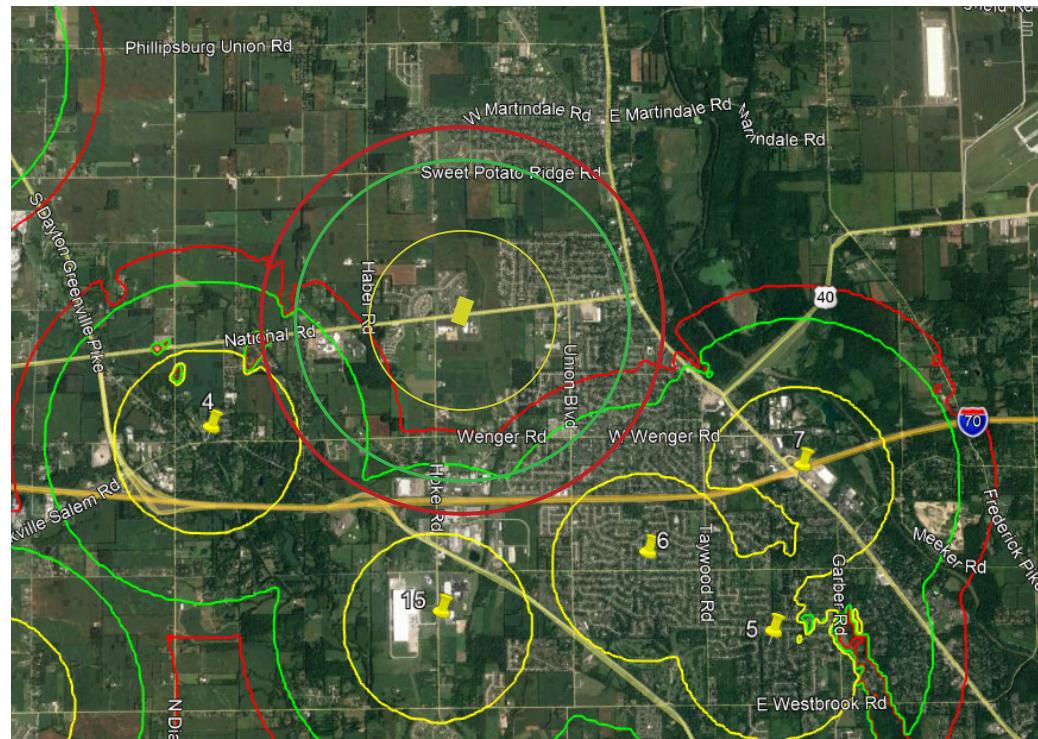


## TORNADO SIRENS

*Regional Partnership Making the Community Safer*

Keeping the community safe is the highest priority for every city. Clayton and surrounding communities continue to demonstrate the commitment to this essential service through a recent cooperative partnership in placing warning sirens throughout the Northmont community.

Clayton, Englewood, Trotwood and Clay Twp. worked together to provide warning siren coverage to most of our region's residents. Nine-warning sirens have been placed strategically throughout our region to assist Clayton residents in the event of emergency weather conditions, with three of those sirens located directly within Clayton's boundaries. Each jurisdiction either shared the cost of a siren or strategically located new sirens in areas to provide coverage to multiple jurisdictions, without overlapping. Clayton and our



regional partners were successful in this project with the assistance of grants awarded through the Department of Homeland Security.

Warning sirens are just one way the community can be alerted to weather or other emergencies. Residents can place an app on their smart phone or sign up for the City of Clayton's

notification system to receive alerts for tornado's and other emergency warnings. Residents can also use a weather radio and tune into local channels for emergency instructions during such an event. A combination of all the suggested methods continues to be the best way to ensure safety during inclement and dangerous weather.

# NEXT EDITION

Communication is one of the most important aspects of a growing and thriving community. 2018 will welcome the growth of the city's newsletter to a quarterly distribution. The spring and fall editions will be mailed to all our residents as we have always traditionally done. Clayton is also adding two electronic editions that will be available for the summer and winter months. Look for the next edition of *Clayton Living* on the city's website in July! Sign-up to receive the electronic editions sent directly to you by visiting the 'Notify Me' section on the City's website then sign-up and select the 'newsletter' category.



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## Local Postal Customer



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