

Clayton Living

FOR THE RESIDENTS OF THE CITY OF CLAYTON



Income Tax Levy Restores 100% Income Tax Credit

The City of Clayton strives to provide exceptional services to their residents and all visitors alike. This dedication to service has led Clayton to be consistently ranked as one of the safest cities in Montgomery County and one of the best communities to raise a family in all of Ohio. Like challenges faced by other municipalities, expenses have been increasing across all departments and have now begun to outpace

revenue. This led the City Council and administrative leadership to make tough budgetary decisions, which may impact those vital services including fire, police, public service, and administrative departments.

The City Council voted unanimously to place an income tax levy on the November 7, 2023, ballot. If approved, the current rate of 1.5% with a 50% credit would be replaced with a rate of 2.5% with a 100%

credit; eliminating the income tax credit reduction and restoring the credit to 100%.

Any resident working in a municipality with an income tax rate of 2.5% or higher, such as Dayton, Moraine, Riverside, Trotwood, etc., will see their taxes decrease. Residents who work and live within the City of Clayton or a jurisdiction without income tax will see an increase. ☀️

CURRENT INCOME TAX	
Income	80,000 ^A
Working in a 2.5% income tax rate City (such as Dayton) - Tax withheld from paycheck	2,000
Clayton 1.5% tax owed	1,200
Less: 50% credit to apply to Clayton's 1.5% income tax	(600)
Amount owed to Clayton	600
Total income tax paid	2,600

PROPOSED INCOME TAX	
Income	80,000 ^A
Working in a 2.5% income tax rate City (such as Dayton) - Tax withheld from paycheck	2,000
Clayton 2.5% tax owed	2,000
Less: 100% credit to apply to Clayton's 2.5% income tax	(2,000)
Amount owed to Clayton	-
Total income tax paid	2,000

A - Median household income for Clayton per US Census in 2021



Greetings Clayton!

I hope this edition of *Clayton Living* finds you in good health and good spirits! Summer has ended and fall weather and activities are now upon us. Your city offices are busy with the day-to-day operations and the management of resources and services. Excellent services to our residents remain a focus and the highest priority for our staff and council.

You know your fire department extinguishes fires and makes medic calls, but do you know they also offer; first aid/CPR/AED training free to Clayton, Englewood, and Union residents, inspect and certify new businesses concerning fire suppression and codes, offer fire prevention education, and install smoke detectors

Of course, your Clayton police department patrols our streets and neighborhoods to deter and prevent crimes! But did you know additional services provided include; drug drop-box, detective and investigative work, vacation & welfare checks, e-commerce safe zone and school resource officers.

Your service department manages all activities concerning our street maintenance program for the 210 lane miles within Clayton's boundaries, as well as prep, pave, do snow removal, culvert and curb replacement, and sign creation and placement throughout the entire city. But did you know they are also responsible for leaf collection and storm water infrastructure, as well as providing close communication with Montgomery County Soil and Water and the Ohio Department of Transportation.

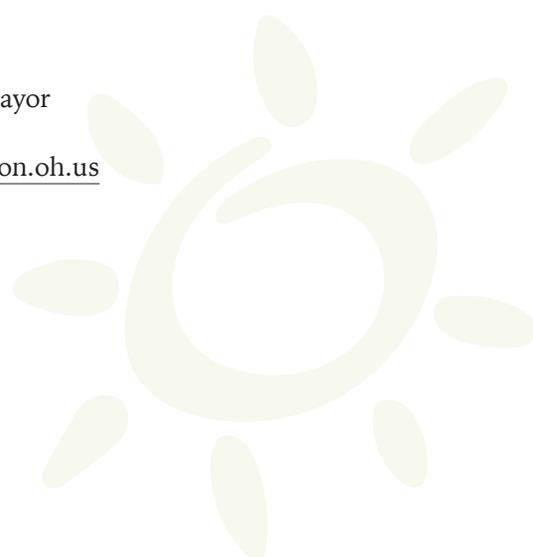
The City of Clayton offers a wide array of additional services to residents. Information and assistance are available on such diverse topics as; income tax, zoning, building codes, pre-sale inspections, recycling and bulk refuse events, document shredding, permits, and land use. Residents can phone the Clayton Government Center at 937-836-3500 to inquire about anything at all. Your call will be directed accordingly.

Your city staff is working hard to provide the very highest quality services and value to our residents and community. If you need assistance or have questions about a city process or procedure, please contact us. You will find a knowledgeable and professional staff ready to serve.

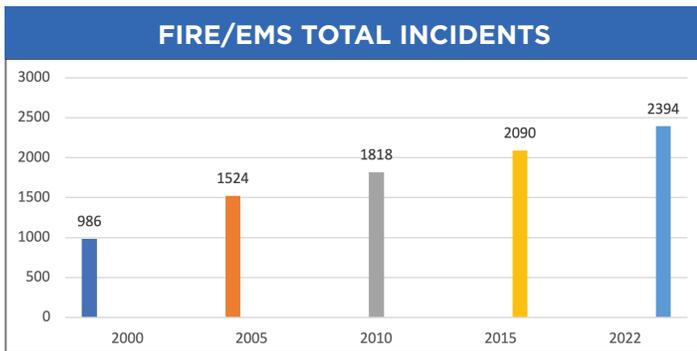
Remember...school is in! Please watch for busses, pedestrians, and stopped traffic. Let's make 2023/24 incident and accident free.

Best Regards,

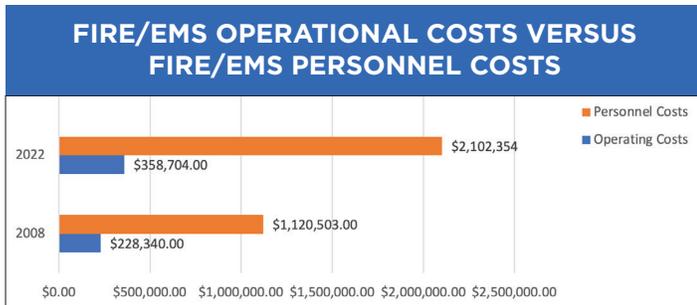
Mike Stevens, Mayor
(937) 603-5211
mstevens@clayton.oh.us



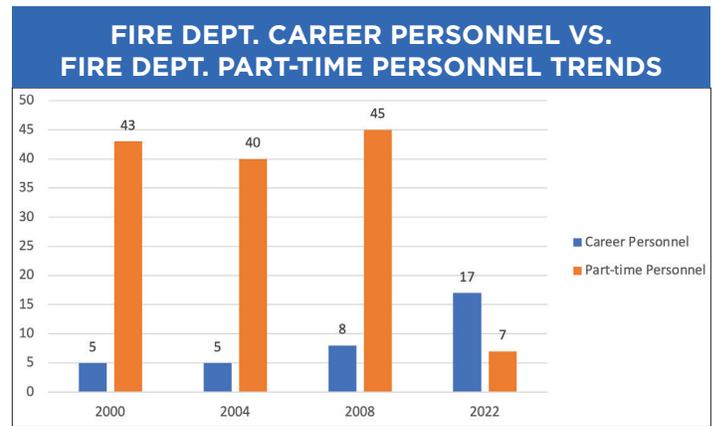
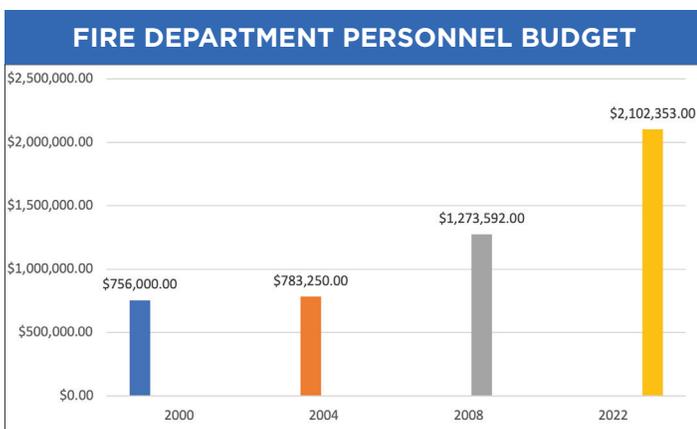
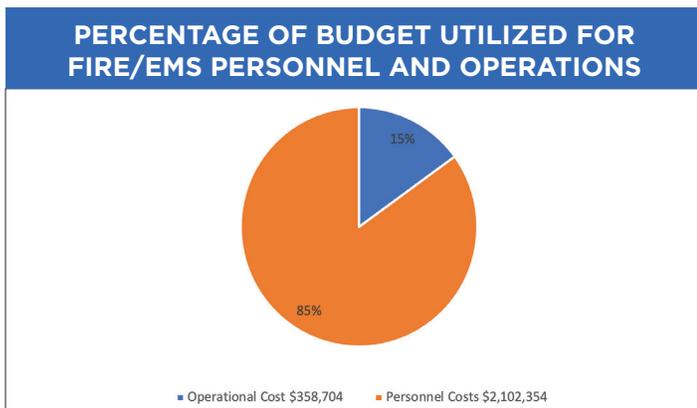
Clayton's Fire Department Historically Excels



Total incidents in Clayton have increased by 243% since 2000.



Fire Department operational costs have only increased by 3.8% annually for the past 15 years. This is largely due to conducting training, maintenance, repairs in-house and fiscally responsible expenditure of funds.



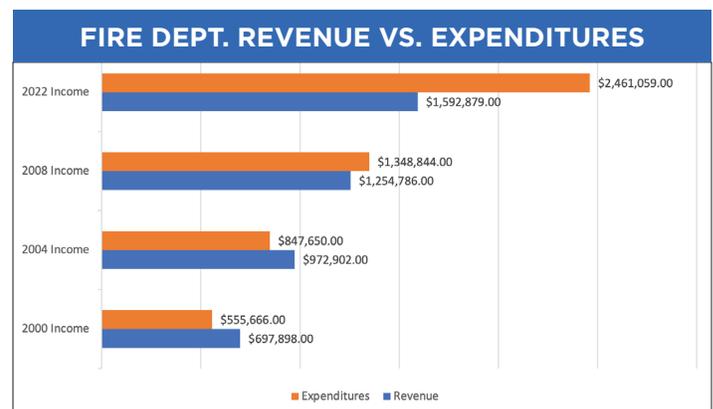
2000-2004 the fire department was mainly part-time.

In 2007 the career staff was increased from 5 personnel to 8 personnel.

From 2008-2022 staff was increased due to the increase in call volume utilizing part-time personnel.

From 2008-2022 career staff was increased due to the lack of part-time applicants.

The fire service as a whole has seen a drastic decline in part-time applicants forcing departments to replace part-time positions with career positions in order to maintain current service levels to the community.



The fire department has continually improved not only our quality of services, but the number of different services provided, without increasing the fire and EMS levy. Since 2000 the fire department has strived to continually improve the services delivered to the community. This is realized through our continual improvement of the ISO (Insurance Rating Offices) rating. This outside organization rates the fire department's operations every 5 years. "1" is the best rating and "10" is the worst. In 2000 Clayton had a split rating of "5/9". Our current rating is "2," which places the Clayton Fire Department in the top 5% of fire departments in the entire United States.

The fire department also doesn't hard bill for EMS incidents, which is a huge benefit to our residents and saves them money.

The fire and EMS levy costs a homeowner \$133 annually per \$100,000 of home value. The average selling price for a home in Clayton is \$235,000. Based on the average home sale in Clayton, the fire department receives \$26.04 per month from our current fire and EMS levies.

The fire department budget far exceeds levy generated revenue, resulting in the remaining fire department budget provided through local income tax. ☀️

Many Factors Impact City Operations

The operation of all entities relies on consistent resources to appropriately ensure the costs of necessary life safety and infrastructure services can be maintained at reasonable levels. While some cities have undergone budget cuts, Clayton has continued to exceed the status quo by continuing to improve upon the excellent city services already provided while simultaneously absorbing state cuts and rising cost increases. Below are some factors which have impacted Clayton's budgetary climate over the last several years. Moving forward, this continued reality becomes impossible without changes.

State Changes:

Over the last several years, the state of Ohio has steadily slashed the amount of monies Clayton receives while also limiting what fees or penalties the city can charge for services.

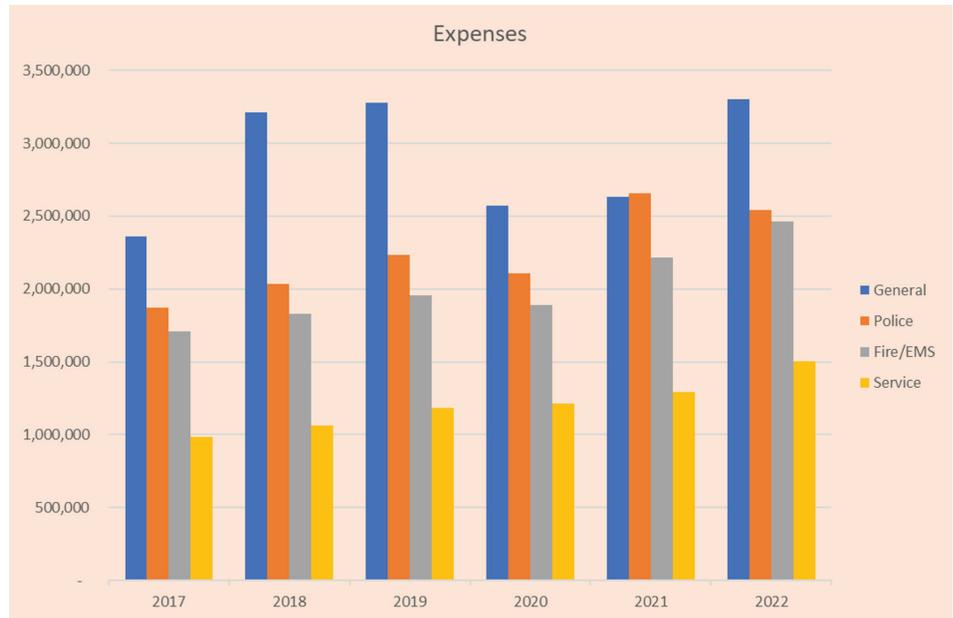
One such example is the city currently only receives \$200,000 from the state of Ohio from the Local Government Distribution Fund. In 2008 the city received almost \$300,000. This is used for all services provided by the city.

The state also started mandating the paying of estimated income taxes starting in 2016. Clayton did not require this undue stress upon our residents until it was ordered to.

Increased Expenses:

Expenses for each department have steadily increased each year. The general fund expense also includes transfers (see chart below) to the Police, Fire/EMS and Service departments.

Transfers from the general fund is the only way to supplement the various departments when their source of income does not provide enough to pay for all the related expenses. Since property tax levies remain unchanged, the level of income generated from those same levies are no longer able to account for the realistic increases



Transfers	2017	2018	2019	2020	2021	2022
Police	375,600	695,000	750,000	733,471	1,086,808	760,000
Fire/EMS	251,200	500,000	550,000	517,530	745,532	670,000
Service	350,000	475,000	600,000	315,316	400,025	892,500
Debt Service	623,830	607,504	421,230	517,445	472,895	510,031
	1,600,630	2,277,504	2,321,230	2,083,762	2,705,260	2,832,531

in cost of services. Transfers from the general fund have typically increased each year (with the exception of the COVID years when the federal government subsidized operations) to supplement this increase in the cost of services.

Clayton's general fund is primarily funded from income tax revenue.

Over the years, Clayton has prided itself on keeping its income tax rate as one of the lowest in the Miami Valley region. However, with the cost of life safety services steadily increasing and property taxes no longer accounting for half of their responsible service, the general fund's ability to continue to absorb these departmental costs is close to expiring.

U.S. PUBLIC FINANCE

MOODY'S

INVESTORS SERVICE

ISSUER COMMENT
16 March 2023

RATING
Issuer Rating ↓
Aa2 No Outlook

City of Clayton, OH
Annual comment on Clayton

Issuer profile
The City of Clayton is located in Montgomery County in southwestern Ohio, approximately 10 miles northeast of Dayton.

Finance cont.

Below is a listing of local income taxes and credit amounts. The majority are over 2% with a 100% credit.

City	Rate	Credit
Clayton	1.50	50%
Union	1.50	100%
Tipp City	1.50	100%
Englewood	1.75	100%
Troy	1.75	100%
Brookville	2.00	100%
Vandalia	2.00	100%
Fairborn	2.00	100%
Piqua	2.00	100%
Kettering	2.25	100%
Miamisburg	2.25	100%
West Carrollton	2.25	100%
Huber Heights	2.25	100%
Xenia	2.25	100%
Centerville	2.25	100%
Springfield	2.40	50%
Moraine	2.50	100%
Riverside	2.50	100%
Dayton	2.50	100%
Trotwood	2.75	100%

Despite state cuts, flat levy revenues, and soaring costs, Clayton has continued to be recognized for its fiscal responsibility. Clayton has maintained its good debt rating, which is reflective of being good stewards of taxpayers' money, transparency, and accountability.

Finally, the Clayton Finance Department has been awarded 18 consecutive Certificate of Achievement Awards from the Government Finance Officers Association (GFOA) for the City's Comprehensive Annual Financial Report and 16 consecutive Distinguished Budget Presentation Awards from GFOA. These awards recognize Clayton's continued dedication to conservative fiscal management and transparency of taxpayer resources. ☀️



Halloween Trunk or Treat event



Shop with a Cop

Clayton Police: A Proactive History

The Clayton Police Department has a history of proactive criminal justice reform while integrating modern equipment and procedures to deliver efficient and effective services to the residents in the community, ensuring Clayton remains the safest city in Montgomery County.

Clayton has a modern police fleet fully equipped with license plate readers and in-car cameras providing recording capabilities for driving histories of traffic violations and a OLEIS System from the Ohio Department of Safety. Officer equipment includes body worn cameras, tasers and less-than-lethal shotguns. Clayton Police also proudly established the School Resource Officers Program in the Northmont high school and middle school full time.

Using modern technology, officers receive virtual training using the LexiPol Law Enforcement Policy Services. Officers are provided annual trainings in-house through our staff certified instructors for firearms, less lethal options, including shotgun, taser, O.C. spray and ASP baton, defensive tactics, critical incidents involving schools, and force on force trainings with

simulations. The department has officers involved in the RANGE Task Force in partnership with the Montgomery County Sheriff's Office, Force to Combat Street Level Crimes as well as the Montgomery County SWAT Team.

Finally, the department has established some of the most popular community outreach programs in the region with "Coffee with a Cop", "Shop with a Cop" and the Police, Fire and Service Department Open House in October. The department provides vacation house checks for the city's out-of-town residents, a drug drop-off box in the Clayton Administrative Office's lobby, an E-Commerce Safety Zone monitored by cameras for residents safety, and a home security camera registration program to assist officers in solving crimes within neighborhoods.

Progress over the past 25 years in becoming one of the region's leaders in proactive policing would be impossible without the continued support of each and every Clayton resident. ☀️



Pipe Replacement

Service Department Always Hard at Work

The Clayton Service Department seems to always be on the go, spreading their personnel of only 10 full-time employees across 210 lane miles daily and accomplishing more than some public work departments with two to three times the employees. The obvious things the service department works on include snow removal, leaf pickup, ditch cleaning, pipe replacement and street repairs. However, Clayton's service department has also been busy over the last several years with the park system improvement project, new road & wayfinding signage, the N. Main Street banner program, Meadowbrook at Clayton's upgrades, new camera systems throughout the city, city administrative maintenance as well as high grass and nuisance abatement. All these projects, programs and services are accomplished with no public works property tax levy. Most of the service department's operations are funded via the general fund, which is primarily funded via the city's income tax collections.

2023 has been another hugely successful year for the service department. Several road improvement projects have been completed, park improvements continue to be implemented, and

storm water and future utility extension projects are all on the horizon, all accomplished with zero dollars collected via property taxes. Many of the projects undertaken are also funded primarily through grants successfully obtained by Clayton staff, further offsetting direct costs to Clayton residents.

Below is a list of road projects completed in 2023.

Salem Street Paving:
Project Cost \$323,644
Grant Funding \$258,915
City Cost \$64,728

Phillipsburg-Union Paving:
Project Cost \$353,979
Grant Funding \$236,827
City Cost \$117,152

Union Road, Salem Crossing, and Talmadge Road, Scheduled Resurfacing:
Project Cost \$401,571 (This cost included a large parking lot off Salem Street above the Clayton Park at Hardscrabble)

Bi-annual Road Paint Striping:
Road Construction Cost \$32,483

Annual Crack Sealing Maintenance:
Project Cost \$25,000, this annual project assists in extending the life of the city's roads for several more years.

The city saved enough money with our in-house inspection of construction projects to repair a **large area of County Line Road**, east of Diamond Mill Rd. That project will cost the city \$63,581 and will be completed by mid-October.

Also completed this year by the service department:

- Completed a new salt storage building in house, saving thousands of dollars on labor costs,
- Westbrook and SR 49 traffic light upgrade to be completed – \$611,000 project funded via a **\$500,000 state of Ohio safety grant**,
- Lighting upgrades at the Janice Ward Center and Clayton Park at Hardscrabble,
- Installation of the city-wide camera system at strategic road intersections and parks,
- Ditch cleaning of approximately 1 mile to date,
- Pipe replacement and upgrade along Union and Inwood roads,
- Catch basin repairs across the city,
- Approximately 5 sink hole repairs,
- Ongoing roadside trimming of trees and bushes from across the public right-of-way,
- Managed the Westbrook Park Restroom ADA Renovation Project – \$114,790 project funded via a **\$48,570 Montgomery County CDBG grant and balance via APRA funds**,
- Managed the new park identification signage program with MVCTC,
- Managed the new all-inclusive playground installation at Northview Park – \$179,191 project funded via a **\$80,000 Montgomery County CDBG grant and balance via ARPA funds**,
- Managed the Hoke Rd. widening and utility expansion project - \$3.8 million project funded via a **\$2.6 Ohio CMAQ grant**,
- Managed Westbrook tennis/pickleball courts resurfacing and restriping project,
- Managed the Meadowbrook at Clayton pickleball court project and
- Managed the Westbrook Park path widening and resurfacing project. ☀️

Get Clayton's 2023 Events on Your Calendar Today!

Below is the schedule of Clayton's remaining 2023 events. Please follow the city on all its social media platforms or check out the city's website at www.clayton.oh.us for additional details and information on these events throughout the year as well as additional events as they are added.

Senior Learn and Lunches

Monthly, third Wednesday

Meadowbrook at Clayton,
6001 Salem Avenue

The Parks Advisory Commission's monthly Senior Lunch and Learn at Meadowbrook at Clayton, 6001

Salem Avenue, is the third Wednesday of every month at noon, unless otherwise noted. This event is for seniors and retirees in the Northmont community.

Each event includes a

FREE sponsored lunch and a guest speaker from the community. RSVP's due by the 2nd Wednesday of each month and can be made by calling 937-836-3500. Remaining events for 2023 are in October and November. October's event will be on the second Wednesday. NO Lunch and Learn in December.



Fire, Police & Service Community Open House

October 3rd, 4:30 to 7:00 pm

Clayton Government Center,
6996 Taywood Rd.

This family fun event is always FREE to the public and is a great opportunity for families to come out and interact with the police, fire & service departments. Kids and parents alike can play games, run an obstacle course, and enjoy a hot dog. Equipment is open to be looked at and staff is always available to talk and answer any questions you may have. Come on out and enjoy a relaxing and free evening with us.

Sweep Clayton Clean

October 21st

200 Woolery Lane

Dumpsters are available starting at 8am until the dumpsters are full with a hard cut off at 12 noon. Clayton residents may dispose of junk, storage, furniture, wood, tree limbs and yard debris. Refrigerators may be dropped off if the freon has been drained. FREE to Clayton residents only. *No Liquids, Paints, Freon, Tires, or Hazardous Items will be accepted. Chipper will be available for tree brush.



Costumes and Carvings

October 29th, 2:00 to 4:00 pm

Meadowbrook at Clayton,
6001 Salem Avenue

All kids, grade K - 8 are invited to this annual FREE fall event. Pumpkin carving contest for all ages. Pumpkins and carving tools will be provided. Come dressed in your costumes for the costume contest following pumpkin carving. Goodie bags will be handed out at the end of the event.



Breakfast with Santa

December 16th, 9:00 to 11:00 am

Meadowbrook at Clayton,
6001 Salem Avenue

Clayton's annual Breakfast with Santa is back this year! Only 200 Tickets are being sold and tickets go on sale November 20 at 8am. No advance sales prior to November 20 and no holds. Tickets must be purchased in advance of the event at the City of Clayton Government Center; 6996 Taywood Rd. Seating is assigned, so if you'd like to sit with friends and family, please inform staff when purchasing tickets. Since seating is limited, we do not guarantee groups will be sat together but we will try our best.

Residential Leaf Pick-Up Program

It's that time of year again when the leaves begin to fall, and yards transition from the bright colors of summer to beautiful hues of autumn. To help residents remove fallen leaves, Clayton will continue offering two scheduled pickups starting in October through the end of November. Crews will also make additional tours through neighborhoods during the leaf pickup program and one time afterwards to ensure all the leaves taken out to the road during the program are removed prior to the snow removal season.

To assist in making the leaf collection process run as smoothly as possible, residents are asked to remember the following tips:

- Place only leaves in the leaf piles. Other forms of yard waste such as rocks, pieces of cement, tree branches, twigs, flowers, walnuts, and grass clippings slow the collection process and damage City equipment.
- Have leaves in place on the Sunday preceding the scheduled week of your zone collection.
- If there are leaves left after the pickup, it is because crews could not reach them with the equipment. Residents will need to move them closer to the street and they'll be picked up on the next pass.
- Residents may place leaves and yard waste at the curb in standard plastic bags for normal trash pickup at any time.

If you have any questions please contact the Service Department at (937) 836-3500.

Please check website and social media for regular updates regarding leaf pick-up. ☀️



Leaf piles should be placed as close to the curb as possible (without obstructing traffic). City vehicles will not leave the paved area. If we can't reach the leaves we can't pick them up.



Leaves should not be piled behind parked vehicles, near storm drains, or around telephone poles, sign posts, or mailboxes.



Property owners without curbs may pile their leaves as close to the street as possible, but should never be placed in the street.

2023 Leaf Pick-up Tentative Schedule

Schedule is flexible and may vary depending on weather and timing of leaf drop, however, the service department will stop leaf pick-up by December 1st.

	Zone 1	Zone 2	Zone 3	Zone 4
Pass 1	Wk. of Oct. 23rd	Wk. of Oct. 30th	Wk. of Oct. 23rd	Wk. of Oct. 30th
Pass 2	Wk. of Nov. 6th	Wk. of Nov. 13th	Wk. of Nov. 20th	Wk. of Nov. 27th

LEAF COLLECTION ZONES:

City crews will make every attempt to follow the pickup schedule but the weather may cause changes.

- Afton-Zone 3
- Allison-Zone 1
- Amy-Zone 1
- Anneliese-Zone 2
- Artistic-Zone 2
- Ashbrook-Zone 1
- Baldwin Hills-Zone 4
- Barnes-Zone 2
- Baronsmere-Zone 3
- Barrington-Zone 1
- Bethany-Zone 3
- Blue Teal-Zone 2
- Bolzano-Zone 2
- Borges-Zone 2
- Boston-Zone 3
- Brushwood-Zone 3
- Burkwood-Zone 2
- Caldero-Zone 3
- Cedar Bluff-Zone 3
- Cheri Lynn-Zone 1
- Cheryl-Zone 1
- Cilantro-Zone 2
- Circle-Zone 1
- Clinton-Zone 2
- Colemere-Zone 3
- Colleen-Zone 2
- Coralberry-Zone 2
- Coriander-Zone 2
- Corydale-Zone 3
- Coughlin-Zone 3

- Country View-Zone 2
- Countrydale-Zone 3
- County Line-Zone 2
- Crestway-Zone 2
- Crownwood-Zone 3
- Damson-Zone 2
- Dawnwood-Zone 2
- Debbie-Zone 1
- Delray-Zone 2
- Denver-Zone 4
- Deville-Zone 3
- Diamond Mill-Zone 2
- Dill-Zone 2
- Dog Leg-Zone 1
- Dolores-Zone 2
- Dominican-Zone 2
- Dorchester-Zone 2
- Dorshire-Zone 3
- Elin-Zone 2
- Ellis-Zone 2
- Elmway-Zone 1
- Eliru-Zone 2
- Enesco-Zone 4
- Esther Price-Zone 2
- Fairlawn-Zone 4
- Fallgold-Zone 2
- Fallwood-Zone 4
- Fig Tree-Zone 4
- Flagler-Zone 2
- Flaute-Zone 2
- Flower-Zone 1
- Fontella-Zone 2
- Foursome-Zone 4
- Fox Rd-Zone 2
- Frankfort-Zone 2
- Freeport-Zone 3
- Galaxie-Zone 3
- Garber -Zone 1
- (Old Salem-Westbrook)
- Garber-Zone 2
- (Old Salem-SR 48)
- Glenhaven-Zone 1
- Glenhills-Zone 4
- Gold Key-Zone 1
- Golf Manor-Zone 4
- Gorman-Zone 2
- Granite-Zone 2
- Greenbank-Zone 2
- Greenbay-Zone 3
- Greenview-Zone 1
- Grosse Point-Zone 3
- Groveview-Zone 1
- Haber-Zone 2
- Hacker-Zone 1
- Harrington-Zone 1
- Heathcliff-Zone 2
- Highfield-Zone 3
- Hill-Zone 2
- Hillgrove-Zone 2
- Hilltop-Zone 2
- Hoffman-Zone 1
- Hoke-Zone 2
- Honeybrook-Zone 3
- Inwood-Zone 1
- Irvington-Zone 1
- Jack's Ln-Zone 2
- Jackie-Zone 1
- Jacquelyn-Zone 1
- Jana Cir-Zone 1
- Janice Pl-Zone 3
- Jean-Zone 1
- Kevton-Zone 3
- Kilgar-Zone 2
- Kimmel-Zone 2
- N. Kinsey-Zone 2
- (across from Artistic)
- Kinsey-Zone 4
- (South of Old Salem)
- Laurel Fork-Zone 3
- Lavon-Zone 3
- Layne Hills-Zone 4
- Lempco-Zone 2
- Linchmere-Zone 3
- Lindy-Zone 1
- Lockwood-Zone 2
- Main St-Zone 1
- (Hillgrove- Westbrook)
- Main St-Zone 2
- (Sweet Potato to Union)
- Marjoram-Zone 2
- Marlbank-Zone 4
- Marylew-Zone 1
- Maynard-Zone 2
- McKenna-Zone 2
- Meiring-Zone 2
- Melody-Zone 1
- Michelle Place-Zone 4
- Mill-Zone 2
- Mintwood-Zone 2
- Moorewood-Zone 1
- Morrow-Zone 3
- Mount Royal-Zone 2
- National-Zone 2
- Noranda-Zone 3
- Northfield-Zone 3
- Northland-Zone 1
- Oakfield-Zone 3
- Obispe-Zone 1
- Old Mill-Zone 2
- Old Salem-Zone 2
- (48 to Garber)
- Old Salem-Zone 4
- (Garber to 49)
- Oren-Zone 3
- Pacemont-Zone 2
- Packingham-Zone 4
- Park Vista-Zone 4
- Parsley-Zone 2
- Pebble Brook-Zone 4
- Pepperton-Zone 2
- Phillipsburg-Union-Zone 2
- Pineland Trail-Zone 2
- Pleasant Plain-Zone 2
- Ponderosa-Zone 3
- Portrait-Zone 3
- Priscilla-Zone 1
- Prospect-Zone 1
- Pugliese Place-Zone 2
- Putnam-Zone 2
- Rahway-Zone 2
- Ramsey-Zone 3
- Ranch Hill-Zone 3
- Rangeview-Zone 3
- Rasperry-Zone 2
- Rathburn-Zone 4
- Reeves-Zone 3
- Remington-Zone 1
- Rhinehart-Zone 2
- River Ridge-Zone 1
- River Road-Zone 2
- Riverbend-Zone 1
- Riverdelta-Zone 1
- Robert Ulrich-Zone 3
- Roblar Hills-Zone 4
- Romaine-Zone 1
- Rose Bud-Zone 3
- Rosser-Zone 2
- Rundell-Zone 3
- Rushleigh-Zone 4
- Rushwood-Zone 4
- Ryemark-Zone 3
- Salem-Zone 2
- Salem Crossing-Zone 2
- Sandpebble-Zone 4
- Satellite-Zone 3
- Savina-Zone 2
- Scenic River-Zone 1
- Scotthills-Zone 4
- Semley-Zone 3
- Seville-Zone 4
- Shadywood-Zone 2
- Sheelin-Zone 2
- Shell-Zone 3
- Sidney-Zone 1
- Silverbell-Zone 2
- Skiylark-Zone 4
- Southway-Zone 2
- Spring-Zone 2
- Springway-Zone 1
- Starwood-Zone 4
- Starlight-Zone 3
- Steineman-Zone 2
- Sterling Maple-Zone 2
- Sterling Oaks-Zone 2
- Sterling Woods-Zone 2
- Stillmore-Zone 4
- Stonewall-Zone 3
- Sue-Zone 1
- Summersweet-Zone 2
- Sunnyhills-Zone 4
- Swan-Zone 2
- Sweet Potato-Zone 2
- Sydenham-Zone 4
- Takisa-Zone 1
- Talmadge-Zone 2
- Tammy-Zone 1
- Taywood-Zone 4
- Templehurst-Zone 4
- Thelma-Zone 1
- Thundering Herd-Zone 2
- Trailway-Zone 1
- Tributary-Zone 1
- Turin-Zone 2
- Tuxford-Zone 2
- Tymill-Zone 3
- Union-Zone 2
- Valley Brook-Zone 4
- Viewmont-Zone 3
- Vinewood-Zone 2
- Vintage-Zone 2
- Vinway-Zone 1
- Virginia Springs-Zone 2
- Volk-Zone 1
- Warrior-Zone 2
- Wastler-Zone 2
- Water-Zone 2
- Wenger-Zone 2
- Wenger Meadows-Z.2
- Westbrook-Zone 1
- West Wenger-Zone 2
- Wetzel Farm-Zone 2
- Whisp. Meadow-Zone 3
- Whitaker-Zone 3
- Willowcreek-Zone 3
- Wood Duck-Zone 2
- Woodacre-Zone 4
- Woolery-Zone 1



Development Projects Bring Investment to Clayton

Between 2016 and 2021, capital investment in Clayton was approximately \$20 million. Not bad for a traditional bedroom community of slightly more than 13,000 residents. In 2022, new investment in Clayton almost met that previous five-year period with nearly \$17 million invested, most of that coming through new infrastructure being installed by developers for new projects. Through the end of July 2023, Clayton jetted past last year's local record with over \$20.2 million in direct investment in just over 7 months. These new projects not only bring investment into Clayton, but also bring new income tax resources through construction and support jobs. Projects also attract new families to the Northmont region assisting in spreading the property tax obligation of the entire community over additional homes, resulting in a reduction of property taxes per family on current property tax levels.

New homes also spur new retail and commercial growth, making Clayton an ideal location for construction and business leaders for the next 5-10 years.

Leading the way of Clayton becoming a destination for developers and builders, three new residential projects continue to explode with construction while the new US headquarters for Road Star Trucking steadily moves forward on Salem Avenue.

Grand Villas of Clayton held their grand opening in August for their luxury apartment project on Hoke Rd. The new rental community, which targets seniors, empty nesters, and young professionals, is ideally located with great proximity to the Kleptz YMCA, various medical office campuses, the Northmont Library, and hosts of grocery stores and retail shopping within the Northmont region.

Arbor Homes' Hunter's Path, located on the northwest corner of Union Rd. and Westbrook Rd., hosted their grand opening of their model home in September, while close to a dozen already purchased homes are currently in the various stages of construction. Infrastructure and utility installation on the second phase of this project will start this fall.

DR Horton currently has new building permits for almost half the approximately 60 lots in the final phase of Wenger Village, located just east of Crestway Dr. Construction has been steady on these new homes and families will be moving in by the end of 2023.

All of these new projects, plus an additional three residential projects in the development pipeline, make Clayton one of the hottest communities in the Montgomery County region. ☀️

Planning & Zoning Corner

Following up a record year in terms of new development investment in Clayton, new construction projects have really hit its stride in 2023 with this year already far and away outpacing 2022.

Below is a breakdown for the different types of permits issued year to date during 2023 compared to the same types of permits during the same period last year (through July 31, 2023).

	2023	2022
Total Zoning Permits (minus presales):	123	87
New Residential Construction:	38	2
Accessory Structures:	15	28
Residential Additions:	17	12
New Commercial Construction:	3	0
New Commercial Additions:	0	0

- New construction brings new investment into Clayton. This comes in the form of new investment dollars, income tax from construction workers and permits fees. 2022 was considered a record year for Clayton since the city began tracking those numbers and 2023 has already exceeded those numbers. Over the course of 2022, there was approximately \$16,910,065 of new investment in the city for new construction projects over the entire calendar year. As of July 31, Clayton has already realized \$20,264,087 worth of new construction projects for the first seven months of 2023. Through the same period in 2022, Clayton collected \$7,535 in fees while this year the city has collected \$22,763.

- Beginning January 1, 2023, Clayton became its own certified building department. Clayton serves as the clearinghouse for new building permits and transfers all applications to National Inspection Corporation (NIC), the city's building department consultant, for plan reviews and inspection services. As of July 31, Clayton processed 271 building permits and collected \$148,504 worth of building department fees which the city receives 10% of for processing services

- All new building permit applications, including electrical, HVAC and all other types of mechanical and administrative types of permits can be submitted directly with the city of Clayton, either at the Clayton Government Office or online at <https://www.clayton.oh.us/373/Permits>.

- Plumbing permits and inspections continue to be done via Public Health: Dayton & Montgomery County.

- Don't forget zoning permits can be submitted to Clayton online too. Please go to: <https://claytonoh.portal.iworq.net/portalhome/claytonoh> to submit your application today. Permits continue to be able to be submitted in person at the office as well at 6996 Taywood Rd.

- For all of your permitting needs, please go to <https://www.clayton.oh.us/373/Permits> for additional information.



Meadowbrook at Clayton

GOLF COURSE

Meadowbrook at Clayton Golf Course is wrapping up another great golf season. The weather has cooperated for the most part this year and the course is in great shape. Through July of this year, we had a record number of tee times, with 17,502 rounds played.

Staff members are anxiously awaiting the arrival of the new golf carts scheduled to be delivered in September. These leased carts will be equipped with GPS units and communication devices.

As the weather turns chilly, Meadowbrook at Clayton will begin to host its fall and winter indoor leagues and continue to offer open play on their two state-of-the-art indoor golf simulators in the lower level of the facility where temperatures are mild, and the weather is clear. Participants can play over 80 top golf courses in the world on the golf simulators. For more information, call the Pro Shop at 937-836-6356 or visit <https://www.meadowbrookatclayton.com/simulators>.

PICKLEBALL

In June of this year, the Pickleball courts were completed, and they have been a great amenity to the community and Meadowbrook at Clayton. The three courts are on a first come first serve basis and are free and open to the public.



In September, a free workshop was held on the courts for anyone who wanted to learn how to play this growing sport.

EVENT FACILITY

Meadowbrook at Clayton Event Facility is currently booking dates for holiday gatherings and has a few spots remaining. Meadowbrook books up fast, so be sure to secure a spot for your organization or family party today by calling 937.836.1820.

Meadowbrook at Clayton Event Facility also has a couple of specials going on right now.

- Class Reunion: Book your class reunion in the Ballroom and receive free set-up of your cash bar.
- Baby Shower: Book a banquet room for a baby shower and receive 25% off a banquet room rental for the child's first birthday. ☀️

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RESIDENTIAL CUSTOMER



VIP Nominations Sought

Congratulations to the Mercer family on Fox Road for winning the 2023 Summer VIP award!

Please help keep the VIP Program strong by nominating a fellow neighbor, family member or your own property for the Fall/Halloween VIP today! Deadline for the Fall/Halloween VIP is October 30. Clayton's VIP Beautification Program aims to recognize properties and residents for beautiful and festive properties throughout the year. Properties can be nominated by calling the Clayton Government Center at 937-836-3500 or email jkuntz@clayton.oh.us. You can also send pictures in with your nomination if you desire. ☀️

City Council Meetings

Clayton City Council hold regularly scheduled meetings on the first and third Thursdays of the month, starting at 7:30pm, unless otherwise noted. During the summer months (June and July) Council only meets on the third Thursday of the month at 7:30pm. To learn more about upcoming agendas, please visit the city's website at <https://www.clayton.oh.us/175/City-Council>. ☀️

Communication is one of the most important aspects of a growing and thriving community. Clayton releases quarterly newsletters. Two, spring & fall, are mailed to each residents and the summer edition is released online. Sign-up to receive the electronic editions sent directly to your inbox by visiting the 'Notify Me' section on the City's website then sign-up and select the 'newsletter' category.



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