

On Wednesday, August 15, 2018, at 6:01 p.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Whaley called the meeting to order.

INVOCATION

Commissioner Joseph gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Whaley led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken and Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild were present. The Clerk of Commission, Ms. Rashella Lavender, and the City Manager, Ms. Shelley Dickstein, were also present.

APPROVAL OF MINUTES

Commissioner Mims made a motion to approve the minutes from the August 8, 2018, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

Communication #21334

State of Ohio, Department of Liquor Control – Permit Application C1, C2 Permit #02518980001 – Arak, Inc., 3620 Germantown Street, Dayton, Ohio 45417.

The Clerk of Commission reported receipt of Permit Application C1, C2 Permit #0251890001 – Arak, Inc., 3620 Germantown Street, Dayton, Ohio 45417. The application was referred through the City for investigation.

Communication #21335

State of Ohio, Department of Liquor Control – Permit Application C1, C2 Permit #2503879 – EKA Dantha LLC, DBA Smithville Food Mart, 527 S. Smithville Road, Dayton, OH 45403.

The Clerk of Commission reported receipt of Permit Application C1, C2 Permit #2503879 – EKA Dantha LLC, DBA Smithville Food Mart, 527 S. Smithville Road, Dayton, OH 45403. The application was referred through the City for investigation.

SPECIAL AWARDS/PRESENTATIONS

Parkinson's Awareness

Mayor Whaley invited Ms. Chris Gaffney, Executive Director, Parkinson's Support and Wellness, to the podium to give a community update on Parkinson Awareness.

Mr. Gaffney said he represents a not-for-profit agency which serves constituents who have Parkinson's disease. He said there are a lot of medications for Parkinson's disease but they all have side effects. He said the only therapy which does not have side effects is exercise. Mr. Gaffney said there are 12 Parkinson's specific exercise programs in the Dayton area. He said they also have seven support groups in Dayton as well.

Mr. Gaffney said his group will be honoring Mr. Neil Diamond at a concert at the Frazee Pavilion on Saturday, August 25, 2018. He said tickets are available at Frazee.com.

Dayton City Beautiful Awards

Mayor Whaley invited Ms. Rachel Bankowitz, Planning and Community Development, to the podium to present the winners of the Dayton City Beautiful Awards.

Ms. Bankowitz announced the City Beautiful Award winners: Southwest Area, Pershing Boulevard, Linden Heights, Northeast Area, Stanview Avenue, Old North Dayton, Downtown Area Water Street, Wester Station, West Area, Delphos Avenue, Westwood, and the North Central Area, Knecht Drive, North Riverdale.

ADDITIONS OR DELETIONS TO THE CALENDAR

The Clerk of Commission, Ms. Rashella Lavender, requested the addition of the legislation regarding the public hearings at the desire of the City Commission.

The City Manager, Ms. Shelley Dickstein, had no additions or deletions to the calendar.

REPORTS:

A. Purchase Orders, Price Agreements and Contracts:

(All contracts are valid until delivery is complete or through December 31st of the current year).

1. **Purchase Orders:**

FIRE

A1. Knox Associates, Inc. DBA Knox Company (thirty-five high security rapid access systems) **\$13,374.00**

1.

A2. Rush Truck Centers of Ohio, Inc. (Medic unit repairs as needed through 12-31-18) **10,000.00**

A3. Trame Mechanical, Inc. (heating, ventilation and air conditioning – HVAC – preventative maintenance and repair services as needed through 04-20-20) **20,000.00**

MUNICIPAL COURT

B1. Prime AE Group, Inc. (On-Base Document Management System including software maintenance and support services) **49,437.16**

PLANNING & COMMUNITY DEVELOPMENT

C1. Celco Prtnshp DBA Verizon Wireless (cellular and broadband services as needed through 12-31-18) **4,735.44**

PUBLIC WORKS

D1. IPS Group, Inc. (Five hundred and fifty credit card capable single space parking meter mechanisms and spare parts) **262,245.00**

D2. HP Products Corporation (janitorial supplies as needed through 01-31-21) **10,000.00**

WATER

E1. Elitaire, Inc. (Baltimore Aircoil Company engine parts) **22,000.00**

E2. Metropolitan Environmental Services (industrial cleaning through 12-31-21) **74,550.00**

E3. Ohio Cat (one Caterpillar 305E2 mini hydraulic excavator and one Trail King Industries TKT16U tilt-utility trailer) **69,280.00**

-Depts. of Fire, Planning & Community Development, Public Works, Water and The Municipal Court. **Total: \$535,621.60**

2. **mySidewalk, Inc. – Service Agreement** – for subscription software – Dept. of Procurement, Management & Budget. **\$24,000.00**

B. Construction Contracts:

3. **Bladecutters, Inc. – Award of Contract** – for Nuisance Abatement Program Residential and Commercial Securing I – 2018 (25% MBE Participation Goal/25.05% MBE Participation Achieved) – Dept. of Planning & Community Development/Housing Inspection. **\$250,000.00**
(Thru 12/31/19)

4. **Bladecutters, Inc. – Award of Contract** – for Nuisance Abatement Program Residential Demolition I – 2018 (8% MBE Participation Goal/8% MBE Participation Achieved) – Dept. of Planning & Community Dev./Housing Inspection. **\$246,000.00**
(Thru 12/31/19)

C. Revenue to the City:

5. **Alcohol, Drug Addiction & Mental Health Services – Service Agreement** – to provide funding for psychological services provided to probationers and a portion of salary and benefits for a Specialized Probation Officer assigned to the Mental Health Court – The Municipal Court/Court Administrator. **\$37,500.00**
(Thru 12/31/18)

6. **United Ground Express, Inc. – Lease Agreement** – for 632 square feet of ground space at the Dayton International Airport – Dept. of Aviation. **\$60,008.40**
(Thru 08/31/23)

E. Other – Contributions, Etc.:

7. **EnvisionEdPlus LLC – Other** – for a payment of voucher for grant writing services – Dept. of Procurement, Management & Budget. **\$4,250.00**

CITIZENS’ COMMENTS ON CALENDAR ITEMS

There were no citizens’ comments on calendar items.

DISCUSSION OF CALENDAR ITEM

Calendar Item No. 3. – Bladecutters, Inc. –Award of Contract and Calendar Item No. 4. – Bladecutters, Inc. Award of Contract

The City Manager, Ms. Shelley Dickstein, said these contracts continue to address safety issues regarding demolition in the City of Dayton.

APPROVAL OF CITY MANAGER’S RECOMMENDATIONS

Commissioner Mims made a motion to approve the City Manager’s Reports. Commissioner Fairchild seconded the motion. The City Manager’s Reports were approved with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild.

LEGISLATION

EMERGENCY RESOLUTION – FIRST AND SECOND READING

Emergency Resolution No. 6359-18- Authorizing the City Manager to Request Membership in the Southwestern Ohio Educational Purchasing Council on Behalf of the City of Dayton; and Declaring an Emergency.

Commissioner Shaw moved that this being an emergency measure for the immediate consideration of the Resolution. Commissioner Joseph seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Resolution No. 6359-18 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Resolution was adopted.

RESOLUTION – FIRST READING

Resolution No. 6360-18- Concurring with the Adoption of the Renew Miami Chapel Plan.

ORDINANCES – SECOND READING

Ordinance No. 31660-18- To Vacate Creston Avenue from Tony Stein Way to the Alley North of Tony Stein Way.

The question being shall Ordinance No. 31660-18 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Ordinance was passed.

Ordinance No. 31661-18- To Vacate the Alley South of Valley Street from the West Property Line of City Lot No. 7298 to the Eastern Terminus.

The question being shall Ordinance No. 31661-18 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Ordinance was passed.

PUBLIC HEARING

Mayor Whaley opened the Public Hearing on Plan Board Case PLN2018-00259 to rezone 3.4 acres at the southeast corner of Albany Street and Hopeland Street. She asked Ms. Ann Schenking, Plan Board Secretary, to the podium to present.

Ms. Schenking said this is Plan Board Case No. PLN2018-00259. This case rezone Approximately 17 Acres in the Vicinity of Albany and Hopeland Streets from Transitional (T) to Eclectic General Commercial (EGC) to allow for the construction of a hotel. She said it will rezone 9.2 acres at the southwest corner of Edwin C. Moses and Albany Street from Transitional (T) to Business Park (BP), rezone 1.9 acres at the northwest corner of Hopeland Street and Concord Street from I-2 General Industrial to Transitional (T); and rezone 2.43 acres at the southwest corner of Hopeland Street and Concord Street from I-2 Heavy Industrial to Business Park (BP).

Ms. Schenking said the designation is supported by West Priority Land Use Board and Planning Division staff. She said there was no opposition voiced at Plan Board hearing and there was no correspondence in opposition received. Ms. Schenking said during the Plan Board public hearing there was unanimous support for this case with a 7-0 vote. She said this request is consistent with the City's comprehensive plan and the intent and purpose of the zoning code.

Ms. Schenking said the City Commission has three decision options: approve the Plan Board recommendation to rezone the area as proposed, deny the request by taking no action, or remand the case back to the Plan Board.

CITIZENS' COMMENTS ON THE PUBLIC HEARING

There were no citizen's comments on calendar items.

Mayor Whaley closed the hearing.

The pleasure of the City Commission is to move forward.

THIS ITEM WAS ADDED

EMERGENCY ORDINANCE – FIRST AND SECOND READING

Emergency Ordinance No. 31662-18 Amending the Official Zoning Map to Rezone 16.93 +/- Acres on Albany and Hopeland Streets in the Carillon Neighborhood Planning District, and Declaring an Emergency.

Commissioner Joseph moved that this being an emergency measure for the immediate consideration of the Ordinance. Commissioner Shaw seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Ordinance No. 31662-18 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Ordinance was passed.

PUBLIC HEARING

Mayor Whaley opened the Public Hearing on Plan Board Case PLN2018-00270 to rezone multiple lots from MR-5 Mature Single-Family Residential and MNC Mature Neighborhood Commercial to CI Campus Institutional District for Miami Valley Hospital. She asked Ms. Ann Schenking, Plan Board Secretary, to proceed.

Ms. Schenking said this is Plan Board Case No. PLN2018-00270. This case is to rezone multiple lots from MR-5 Mature Single-Family Residential and MNC Mature Neighborhood Commercial to CI Campus Institutional District for Miami Valley Hospital. She said the zoning change was supported by the Downtown Priority Land Use Board and Planning Division staff. Ms. Schenking said during the Plan Board public hearing there was unanimous support for this case with a 7-0 vote. She said this request is consistent with the City's comprehensive plan and the intent and purpose of the zoning code.

Ms. Schenking said the City Commission has three decision options: approve the Plan Board recommendation to rezone the lots as proposed, deny the request by taking no action, or remand the case back to the Plan Board.

CITIZENS' COMMENTS ON THE PUBLIC HEARING

There were no citizen's comments on calendar items.

Mayor Whaley closed the hearing.

The pleasure of the City Commission is to move forward.

THIS ITEM WAS ADDED

EMERGENCY ORDINANCE – FIRST AND SECOND READING

Emergency Ordinance No. 31663-18- Amending the Official Zoning Map to Rezone 1.53 +/- Acres Owned by Miami Valley Hospital on Brown Street Ob ell Court, and South Main Street, and Declaring an Emergency.

Commissioner Mims moved that this being an emergency measure for the immediate consideration of the Ordinance. Commissioner Fairchild seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Ordinance No. 31663-18 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Ordinance was passed.

Civic Scholars Recognition

Mayor Whaley invited the Civic Scholars to the podium to introduce themselves. She thanked them for being civic scholars and said Commissioner Dean Lovelace was very passionate about this program.

CITIZENS' COMMENTS

Citizens' comments were received from the following:

1. **Ms. Margaret Merle -26 Mercer Ave.** – spoke about safety concerns in her neighborhood.
2. **Mr. Willie Feaster – At Large** – thanked the City Commission for their support.

COMMENTS BY THE CITY MANAGER

The City Manager, Ms. Shelley Dickstein, said the Levitt Pavilion project was a great success and thanked staff for their support.

COMMENTS BY THE CLERK OF COMMISSION

The Clerk of Commission, Ms. Rashella Lavender, had no closing comments.

COMMENTS BY CITY COMMISSION

Commissioner Mims

Commissioner Mims highlighted the opening of the Levitt Pavilion.

Commissioner Mims highlighted his attendance at the Youth Forum at Mount Calvary Baptist Church.

Commissioner Shaw

Commissioner Shaw highlighted his attendance at IBEW Local 82 Apprenticeship Information Day with Dayton Public Schools. He also highlighted the Longest Table events around the city.

Commissioner Fairchild

Commissioner Fairchild invited citizens to attend the Black Cultural events this weekend.

Mayor Whaley

Mayor Whaley commended Commissioner Shaw on the apprenticeship event. She also highlighted the Levitt Pavilion show lineup.

Mayor Whaley commended the longest Table event at St. Anne' Hills.

Mayor Whaley highlighted her attendance at the Porch Tours and said the Police Department is getting high commendations at the Porch Tours for their work.

Mayor Whaley encouraged citizens to make sure children attend school every day. She highlighted her attendance at the Revival Center Ministries Book bag giveaway.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:03 p.m.

Mayor Nan Whaley

Attest: _____
Clerk of Commission

WORK SESSION

The Dayton City Commission met in a Work Session on Wednesday, August 15, 2018, at 4:44 p.m., prior to the regularly scheduled City Commission meeting. The meeting was held in the City Manager's Large Conference Room, located in City Hall. Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild were present. Ms. Ariel Walker, Director, City Commission Office, and Ms. Rashella Lavender, Clerk of Commission, were also in attendance.

Ms. Shelley Dickstein, City Manager, Mr. Joe Parlette, Deputy City Manager, Mr. Gil Turner, Interim Deputy City Manager, Ms. Karen DeMasi, along with staff representatives, with CityWide Development Corporation, Ms. Verletta Jackson, Ms. Connie Nisonger and Mr. Tony Kroeger, with the Department of Planning and Community Development, and Ms. Veronica Morris, with the Department of Economic Development, were the presenters.

An overview was provided regarding Economic Development, Planning and Community Development, and CityWide Development Corporation's Update.

Northwest Update

Ms. Jackson, Planning and Community Development, defined the geographical area of the Northwest Area. She highlighted the various projects in the area:

- Salem Avenue Peace Corridor (an identification sign was installed at Salem and Riverview. The project is a recipient of City of Dayton Neighborhood Mini-Grant)
- Fairview PreK-6 Elementary School (Omega Community Development Corporation's Scholars of HOPE program completed its first year serving students at Fairview Elementary School. 90 students participated in the program)
- Phoenix Next (Options Workshop scheduled for August 21, 2018, at Fairview Pre-K 6th School, located at 2314 Elsmere Avenue in Dayton, regarding the future of Good Samaritan Hospital site and surround neighborhoods)
- Aquatic Improvements – Fairview Spray Park (Recreation & Youth Services is collecting input from the community for the purposes of identifying what new equipment to be used for the expansion of Fairview Spray Park), and Dabney Pool (construction was delayed during the summer months, but has resumed. Projected completion date is October 2018)
- Dayton City Beautiful Award recipient
- North Main Street Corridor Plan Update (The North Main Corridor Plan team will be reconvening community meetings to review the plan draft on Wednesday, August 29th. The North Main Corridor Plan is scheduled for a work session at the September 11th Plan Board meeting)
- EPA Assessment Grant Update (2036 North Gettysburg Avenue – Phase II site work in progress. 2722 Riverview Avenue – Phase I report complete. Next steps to finish assessments and pursue clean-up funds from the State of 2019)
- Future Demolition on Corridors
- Gem City Market (Gem City Market will build in 200 and 400 block of Salem Avenue. Salem Avenue Peace Corridor coordinated property acquisition and sale to the Market at a price well below market value in order to help make Market successful)

- Grandview Medical Center (Grandview Medical Center recently announced a \$25M expansion project that will double the size of its emergency department. The expansion project will create more than 100 jobs at the hospital, while retaining approximately 1,700 employees)
- Omega CDC (Omega CDC was recently awarded Low Income Housing Tax Credits for their proposed Omega Senior Lofts development located at 1800 Harvard Blvd. in Dayton, Ohio. The development will help support the community services activities provided through their Families for Hope initiative)
- 2018 Police/Community Relations (officers continue to attend community meeting and special events)
- West Patrol North Crime (Category Park I Violent, Part I Property, Part II Violent, Part II Property) – decrease year-to-date)
- Engagement (Mayor’s Porch Tours, Neighborhood Walks with Commissioner Shaw, Youth and Police Real Talk, Longest Table, Mobile Food Day, National Night Out, Neighborhood Clean-Ups, and Walk the Blocks)

Downtown Update

Mr. Kroeger, Planning and Community Development, briefly highlighted the many goals, activities, and improvements made throughout the Downtown, Oregon, Midtown and Webster Station areas. He highlighted the various projects in the Downtown area:

- Levitt Pavilion (opened with success)
- Centerfield Lofts
- RSM building (occupied by 70 plus employees located at Third and Patterson)
- PNC Arts Annex
- Oregon East (Wheel House Development)
- Tech Town (Master Plan update for Campus)
- Dayton Arcade (ongoing progress)
- 444 East Second Street
- Transportation Garage
- National Register of Historic Places (draft completed for downtown structures)
- Planning & Design (Cooper Block Parking, Transportation Planning, Riverfront Master Plan and Predevelopment Assistance)

Northeast Update

Ms. Nisonger, Planning and Community Development, defined the geographical area of the Northeast Area. She said it is the largest geographical area in the City with the fewest number of Planning Districts. She highlighted the various projects in the area:

- 2018 Community Engagement (Longest Table – Old North Dayton, Garden Tour – DeWeese Ridgecrest, Community Clean-Ups – Northeast and McCook Field, and Bike N Brew – DeWeese Ridgecrest)
- EPOD North Police Community Engagement Events (Safety Town, Police & Youth Together, Reds Rookie Camp Gateway, Read Across America Dayton Children’s Hospital, Bank Teller Training Wright-Patt Credit Union, Neighborhood Clean-Up, McCook Field Alley Sweep, National Night Out Children’s Hospital, Curfew Sweep and Safety Fair Wegerzyn Gardens)
- DaVinci Update (the first phase of the Wayfinding and Branding efforts in the Greater Old North Dayton area is nearing completion. Directional signs, two neighborhood signs, and the gateway totem sign at the Point have been installed)

Economic Development

- Dayton Children’s Medical Center (The Center for Community Health and Advocacy \$28M located at Stanley and Valley)
- New Business – Stone Center (manufactures high-end stone countertops and other finishes)
- Kroc Center Sports Complex (seven acre former McGuffey School site, \$4.3M outdoor park and recreation athletic complex)
- Old North Dayton: The Point Development Plan (incorporation into new Old North Dayton Plan with anticipated completion 2020)
- Construction Projects (Keowee Street Bridge Rebuild, North Valley Street Rebuild, Troy Street Improvements, and Valley Street Bike Path Extension)
- Riverfront Master Plan Major improvements and impact to Northeast Dayton
- Dayton City Beautiful Award recipient

Southeast Update

Ms. Nisonger, Planning and Community Development, defined the geographical area of the Southeast Area. She said it is bordered by the City of Riverside, City of Kettering, Downtown and the Mad River. She highlighted various projects:

- 2018 Summer of Community Engagement (Longest Table Events, Community Clean-Up, Garden Tours, and Community Engagement Grants)
- Southeast Dayton Small Business Development (Smales Pretzel Baker located at 210 Xenia Avenue is remodeling)
- Harry's Collection opened at 1501 East Fifth Street
- EPOD Police Initiatives Southeast
- East Dayton Arts District Overpass Mural
- Public Works (Public Works scheduled street paving is complete. Alley paving should begin by next month. Springfield Street has begun construction. Dutoit has been selected for brick street work)
- Dayton City Beautiful Award recipient

West Dayton Update

Ms. DeMasi spoke briefly about CityWide Development Corporation's focus areas and provided an update on West Dayton. She highlighted various projects in the West Dayton area:

- Choice Neighborhood Dayton (final plan submitted to HUD)
- Implementation: Choice Action Activities (New Gateways – Broadway, Germantown and James H. McGee, Business District - Stewart Street to Iola Avenue – Façade and streetscape and community murals, and Blight – remove derelict property, home improvement resources for residential properties; rollout this month)
- Renew Miami Chapel – Next Steps
- Pineview (MCLB Thriving Neighborhood Program)
- Madden Hills (Community planning continues and community projects – Lovelace Park)
- Wolf Creek/Wright Dunbar (more of an asset)
- Westwood/Residence Park (St. Benedict the Moor – continuing to work with teachers on learning lab, National Night Out Events scheduled for both neighborhoods. AmeriCorps Staff working with residents to solve problems and team with others to complete projects, and Planning for Mayor's porch tour in August)
- Carillon/Edgemont (Rebuilding Together Day, Longest Table, and Community Planning Process)

Southwest Dayton Update

Ms. Morris, Economic Development, said Malt Products, the malt extract plant located at 4744 Wolf Creek and Liteflex a leading provider of composite springs for the automotive and transportation industries located on McCall Street in West Dayton, both partnered with the City and County to identify and hired more than 30 residents from the West Dayton community to meet their growing need for manufacturing workers.

She said Shannon Jackson, President of Vintage Investments, LLC recently invested over \$125,000 in the purchase and renovation of the former Innerwest Priority Board building, located in the Wright-Dunbar area. Also, she secured an office of HER Realty as a long-term tenant.

Mayor Whaley noted her appreciation for the updates and said the updates are important and keeps everyone connected.

The Work Session concluded at 5:15 p.m.