

On Wednesday, February 20, 2019, 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 Shaw 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, Shaw and Fairchild were present. The Clerk of Commission, Ms. Rashella Lavender, and the City Manager, Ms. Shelley Dickstein, were also present.

Commissioner Joseph made a motion to authorize the absence of Commissioner Mims from this week's City Commission meeting. Commissioner Shaw seconded the motion. The motion was unanimously approved.

APPROVAL OF MINUTES

Commissioner Joseph made a motion to approve the minutes from the February 13, 2019, meeting. Commissioner Shaw seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

There were no communications or petitions.

SPECIAL AWARDS/PRESENTATIONS

Mayor Whaley invited the City Manager, Ms. Shelley Dickstein, to give a presentation acknowledging the team that helped during the water emergency.

Ms. Dickstein said the water emergency was not due to failed infrastructure. It was a malfunction due to a change in the environment. She said once the pipe is accessible more information will be forthcoming about what happened. Ms. Dickstein said since the City contracted with Zencity, the water department was able to track comments about the crisis in real time. She said she received support during the water emergency from the community.

Ms. Dickstein recognized employees working during the water emergency who operated in many different functions and roles. She said this is a group of outstanding, committed and dedicated public servants.

Ms. Dickstein recognized City of Dayton employees: Mr. Bejoy John, Mr. Jim Wedding, Ms. Valerie Hudson, Ms. Vicki Morgan, Ms. Debbie Hilton, Mr. David Shade, Ms. Jacquelyn Richmond, Mr. Frank Parsons, Mr. Michael Powell, Mr. Aaron Zonin, Mr. Chris Binoeder, Mr. Tim Branham, Mr. Steven Long, Mr. Brian Arnold, Ms. Toni Bankston, Mr. Bryan Taulbee, Ms. Keisha Kinney, Mr. James Blevins, Mr. Dennis Hartman, Mr. Brandon Turner, Mr. Theresa McGeady, Deputy Chief Jeff Lykins, Assistant Chief Andrew Braun, Ms. Tammi Clements and Mr. Joe Parlette.

The Mayor and City Commissioners commended them on a job well done.

ADDITIONS OR DELETIONS TO THE CALENDAR

The Clerk of Commission, Ms. Rashella Lavender, requested the addition of Informal Resolution No. 965-19- Endorsing the Recommendations and Observations of the Dayton Convention Center Task Force.

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:**

AVIATION

A1. M-B Company Inc. of Wisconsin (runway sweeper replacement wire brushes and related items as needed through 12-31-19) **\$22,500.00**

1.

CENTRAL SERVICES

B1. Graybar Electric Company, Inc. (maintenance service agreement for the Server Room Uninterruptable Power Supply) **13,995.00**

PLANNING & COMMUNITY DEVELOPMENT

C1. Sinclair Community College (various community engagement events for the Neighborhood Leadership Institute program as needed through 12-31-19) **12,920.31**

PUBLIC WORKS

D1. Best Equipment Company, Inc. (parts, supplies and related items as needed through 12-31-19) **20,000.00**

D2. Four O Corp. (oil, lubricants and related items as needed through 12-31-20) **60,000.00**

D3. Boone's Power Equipment, Inc. (trimmers, chainsaws, blowers, and related grounds maintenance equipment as needed through 12-31-19) **20,000.00**

D4. Deere & Company (twelve stand-on lawn mowers) **84,552.90**

RECREATION & YOUTH SERVICES

E1. Commercial Fitness Solutions, Inc. (two treadmills, two ellipticals, one recumbent bike and one upright bike) **19,140.00**

WATER

F1. American National Red Cross (first aid training as needed through 12-31-19) **12,700.00**

F2. Evoqua Water Technologies LLC (mobilization and installation of a leave carbon scrubber with required Activated Carbon supplies) **12,565.00**

F3. L. J. Irving Jr. & Sons, Inc. (labor and equipment for demolition) **271,300.00**

F4. Metropolitan Environmental Services (labor and equipment for sludge removal) **25,020.00**

-Depts. of Aviation, Central Services, Planning & Community Development, Public Works, Recreation & Youth Services and Water. **Total: \$574,693.21**

2. **CityWide Development Corporation – Service Agreement** – for an Asset-Based Development Partnership Agreement – Dept. of Economic Development. **\$550,000.00**
(Thru 12/31/19)

3. **Kronos Incorporated – Service Agreement** – to provide services necessary to upgrade the Workforce Central timekeeping solution – Dept. of Central Services/Information Technology. **\$41,287.50**
(Thru 02/20/20)

4. **Patricia Bretzfelder dba Green World – Service Agreement** – to provide and maintain a variety of interior plant landscaping to enhance the passenger experience and air quality – Dept. of Aviation/AP Admin. & Finance. **\$41,000.00**
(Thru 01/31/21)

B. Construction Contracts:

5. **C. G. Construction and Utilities, Inc. – Award of Contract** – for the Fourth and Fifth Street Water Main Improvements (20% SBE Goal/20.03% SBE Achieved) – Dept. of Water/Water Engineering. **\$1,256,373.80**
(Thru 08/31/20)
6. **Reese Electric, Inc. – Award of Contract** – for the US 35 Underpass Lighting Phase 2 (5% DBE Participation Goal/5% DBE Participation Achieved) (Federal Construction Funds) – Dept. of Public Works/Civil Engineering. **\$279,971.30**
(Thru 01/23/22)

C. Revenue to the City:

7. **Alcohol, Drug Addiction & Mental Health Services – Service Agreement** – for a Memorandum of Understanding 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. **\$77,250.00**
(Thru 12/31/19)
8. **CK3 LLC – Contract Modification** – first renewal for food and beverage concessions at Kittyhawk Golf Center – Dept. of Recreation & Youth Services/Golf. **\$22,000.00**
(Thru 03/31/20)

E. Other – Contributions, Etc.:

9. **Miami Valley Regional Planning Commission (MVRPC) – Other** – for the 2019 Annual Membership Dues – Dept. of Planning & Community Development. **\$65,102.42**
(Thru 12/31/19)
10. **NAACP – Other** – for a 2019 contribution – The City Commission Office **\$3,500.00**
11. **Sister City Foundation – Other** – for a 2019 contribution – The City Commission Office. **\$15,000.00**

BY THE BOARD OF REVISION OF ASSESSMENTS

12. In the Matter of Declaring the Intention of the Commission to Vacate South Ford Street from Sears Street to the East Terminus, Stream Street from South Ford Street to North Ford Street, and the Southern 4.5 Feet of North Ford Street from Sears Street to Webster Street – Recommendation to Proceed.

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizens' comments on calendar items.

DISCUSSION OF CALENDAR ITEM

Calendar Item No. 1. Sub-Item No. F1.-American National Red Cross, Calendar Item No. 1. Sub-Item No. F2. – Evoqua Water Technologies, LLC, Calendar Item No. 1. Sub-Item No. F3. – L.J. Irving Jr. & Sons, Inc. and Calendar Item No. 1. Sub-Item No. F4. – Metropolitan Environmental Services

The City Manager, Ms. Shelley Dickstein, said these purchase orders are routine items for water main replacements as the City continues to invest \$15M in the infrastructure.

Calendar Item No. 2 – CityWide Development Corporation-Service Agreement

The City Manager, Ms. Shelley Dickstein, said information about this agreement was given during a work session. The Agreement is for an asset-based development partnership.

Informal Resolution No. 965-19-Endorses the Recommendations and Observations of the Dayton Convention Center Task Force

The City Manager, Ms. Shelley Dickstein, said this resolution will accept the recommendations of the task force which was largely steered by the private business sector of the community.

Commissioner Shaw thanked the task force and city staff for their work on this resolution.

APPROVAL OF CITY MANAGER'S REPORTS

Commissioner Fairchild made the motion to approve the City Manager's Reports. Commissioner Joseph seconded the motion. The City Manager's Reports were approved with a 4-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Shaw and Fairchild.

LEGISLATION

EMERGENCY ORDINANCE – FIRST AND SECOND READING

Emergency Ordinance No. 31704-19- Approving the Rules and Regulations of the Source Water Protection Board, 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 4-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Shaw and Fairchild. The question being shall Emergency Ordinance No. 31704-19 be passed. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Shaw and Fairchild. The Emergency Ordinance was passed.

ORDINANCES – FIRST READING

Ordinance No. 31705-19- Appropriating Funds for the Year 2019 to Provide for the Operating and Capital Expenses of Various Offices, Departments, and Divisions of the Government of the City of Dayton.

Ordinance No. 31706-19- To Vacate South Ford Street from Sears Street to the East Terminus, Steam Street From South Ford Street to North Ford Street, and the Southern 4.5 Feet of North Ford Street From Sears Street to Webster Street.

THIS ITEM WAS ADDED

INFORMAL RESOLUTION

Informal Resolution No. 965-19-Endorses the Recommendations and Observations of the Dayton Convention Center Task Force.

Commissioner Shaw made a motion to adopt Informal Resolution No. 965-19. Commissioner Joseph seconded the motion. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Shaw and Fairchild. The Informal Resolution was adopted.

BOARD APPOINTMENTS

Ms. Dickstein said the citizen engagement process for the West Dayton Development Trust Fund Advisory Board was realigned in July 2018. She said the board will now consist of two citizens, two staff persons, two business professionals and one financial professional.

Commissioner Joseph made a motion to appoint John A. Lumpkin, Jr., Shannon Jackson, and Dr. Alonzo Patterson, to the West Dayton Development Trust Fund Advisory Board for a term ending February 20, 2022. Commissioner Shaw seconded the motion. The motion was approved with a 4-0-1 vote. Commissioner Fairchild abstained.

Commissioner Joseph made a motion to appoint Karla Knox to the Welcome Dayton Committee for a term ending December 31, 2021. Commissioner Shaw seconded the motion. The motion was approved with a 4-0-1 vote. Commissioner Fairchild abstained.

CITIZENS' COMMENTS

There were no citizens' comments.

COMMENTS BY THE CITY MANAGER

The City Manager, Ms. Shelley Dickstein, had no closing comments.

COMMENTS BY THE CLERK OF COMMISSION

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

COMMENTS BY THE CITY COMMISSION

Commissioner Fairchild

Commissioner Fairchild highlighted the Day of Caring on Sunday, February 24, 2019, at various churches.

Mayor Whaley

Mayor Whaley highlighted Commissioner Mims attending *My Brother's Keeper Initiative Conference* in Oakland, California.

Mayor Whaley commended the City Manager, Ms. Shelley Dickstein, and team on their work with Stratacache and its owner Chris Regal.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:34 p.m.

Mayor Nan Whaley

Attest: _____

Clerk of Commission

WORK SESSION

The Dayton City Commission met in a Work Session on Wednesday, February 20, 2019, at 4:37 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, 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, Ms. Tammi Clements, Deputy City Manager, Mr. Joe Parlette, Deputy City Manager, Ms. Karen DeMasi and Mr. Brian HeitKamp, along with staff representatives, with CityWide Development Corporation, Mr. Todd Kinsky, Director of the Department of Planning and Community Development, Mr. Ford Weber, Director of the Department of Economic Development, and Mr. Tony Kroeger, with the Department of Planning and Community Development, were the presenters.

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

Mr. Weber spoke briefly about the Partnership Agreement with CityWide Development Corporation. He explained CityWide Development Corporation funds a wide range of economic and community development services. He said the presentation includes an overview about the various projects and activities impacting the community. He said there are four primary areas of focus: Neighborhood Planning and Investment, Urban Revitalization, Innovation Networks and Entrepreneurial Ecosystem, and West Dayton Strategic Initiative.

West Dayton Update

Ms. DeMasi spoke briefly about CityWide Development Corporation's focus areas and provided an update on West Dayton. She highlighted the 2018 Accomplishments and the 2019 Work Plan/Implementation for the West Dayton area:

- Choice Plan Renew Miami Chapel adopted by City Commission and HUD
- Choice Action Activities – organization with partners around project for \$1M of investment to occur in 2019
- Edgemont-Carillon Neighborhood Plan adopted by City Commission

- City purchases 54-acre Wright Factor site for redevelopment
- Food Insecurity Pilot Projects (Trial Farm Stands, CSA Partnership with Henrietta Farms, and Exploration of “Second Street Market” west)
- Full residential/business occupancy of Wright-Dunbar finished spaces
- Phase II of Lakeside Restoration complete
- Wolf Creek – initial data analysis/GIS mapping complete

2019 Work Plan/Implementation

- Renew Miami Chapel – Germantown Gateways, Business Façade Program, Home Improvement Loans, People, and Development Planning
- Pineview/Madden Hills – Neighborhood Plans, Continue Housing Partnership with MCLB, and Signature Community Development Projects
- Edgemont-Carillon – CityWide working with residents, City of Dayton, and community stakeholders to create work plan for implementation, Rebuilding Together – Edgemont – 2019 via Choice, and Solar Garden expansion – Huntington Bank Grant award
- Residence Park/Westwood – capacity building in coordination with City of Dayton AmeriCorps, full utilization of Resident Park garden, support to St. Benedict, engagement around library development, economic development potential of Westtown Shopping Center
- West Dayton Library – development planning – Third Street entrances (Ardmore to Abby), establish Inland as pedestrian access to Wright Factory Site and Library development, Design (Abbey/U.S. 35 Gateway, Third Street and Abbey and Adelite/Home Avenue), and Economic Development Plan related to remaining acreage

Northeast Update

Ms. DeMasi spoke briefly about CityWide Development Corporation’s focus areas and provided an update on Northeast Dayton. She highlighted the 2018 Accomplishments and the 2019 Work Plan/Implementation for the West Dayton area:

- Wayfinding project complete and installed
- Troy Street Transportation Alternative Project Complete (improvement to Greater Old North Dayton Business District)
- Initial design/planning work for expanded part at the intersection of Valley and Keowee
- Home Improvement assistance via Vectren
- Community planning

2019 Work Plan/Implementation

- The Point – Point Park Final Design/Funding, potential housing development, and Valley Street Rebuild (2020) planning work
- Neighborhood Plan Adoption – small group charrettes held with residents, review neighborhood data, Open House Community Presentation and presentation to Plan Board
- Wayfinding – Phase II – fundraising goal \$85K, sign recommendation (banners: Keowee Street, Stanley to Helena key intersections/bridges), Gateway at Keowee Bridge and Trailblazers

Northwest Update

Ms. DeMasi spoke briefly about CityWide Development Corporation’s focus areas and provided an update on Northwest Dayton. She highlighted the 2018 Accomplishments and the 2019 Work Plan/Implementation for the Northwest Dayton area:

- Phoenix Next Planning Process complete
- North Main Street Plan Complete
- Design/Development – Salem Avenue road projects
- Audubon Crossing - \$9.6M Senior housing
- Grandview Hospital - \$25M Emergency Room Expansion

2019 Work Plan/Implementation

- Phoenix Project and Good Sam Redevelopment – vision document complete, next steps for City of Dayton/PH (Phoenix legacy programs, “First Steps” – create Work plan, Neighborhood Stabilization, and Site redevelopment), Governance, and Schedule

- Salem Avenue Redesign – CityWide, City of Dayton, Salem Avenue Peace Corridor with Engineers to redesign Salem Avenue Corridor, Phase build into three segments – North to Manhattan \$2.9M, Riverview to North \$5.3M, and Manhattan to Cornell \$2.3M, looking to add elements that will enhance streetscape, help calm traffic, provide gateways, and enhance opportunities for business development
- North Main Street Corridor Plan – Plan Priorities (crime and safety, housing and blight, traffic and pedestrian safety, land use and zoning, economic development, citizen engagement, services, education and recreation, and architecture and preservation)
- Urban Design Associates (UDA) – Design/Development Assistance to advance City of Dayton planning work, Next Steps – Northwest (tour geography with UDA, review plans, pick select areas to target), and Organize process and schedule

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:

- CareSource
- Centerfield
- Arcade
- Rehabilitation Institute
- Fire Blocks
- Fourth and Main
- Main Street Bridge
- Monument Walk
- Riverfront Grande
- Oregon Garage
- DDC/Fitz/Dayton Foundation
- YWCA

Mr. Kroeger highlighted the announcement of the new building ownership, *Stratacache*, for the Kettering Tower Building located downtown. Also, he mentioned Downtown Historic District (State Historic Board on March 22nd and then forwarded to Secretary of Interior).

He mentioned the various upcoming projects:

- Monument and Webster
- 15 McDonough (Motor Car Building)
- SCC Transportation Improvements
- Barclay Hotel
- OnMain –Dayton’s Imagination District
- Washington Street Reconstruction
- Jefferson Street Reconstruction
- Wyoming Street Reconstruction

Mr. Kroeger briefly highlighted Webster Station – Tech Town:

- Avant – Garde pre-construction begins
- Centerfield Flats construction begins
- Phase 1 of Webster Station Landing – funding for Phase 1
- Revised Tech Town Master Plan
- Tech Town 97 percent occupancy

2019 Work Plan/Implementation

- Create a vision for Webster Station that leverages and grows its innovation assets
- Integrate Tech Town with the neighborhood through physical design and personal connections
- Spearhead the Smart City component of StartUp Week to identify opportunities that can leverage the IOT to address the digital divide and other equity issues
- Connect the innovation network at Tech Town/Webster Station with other initiatives
- Maintain 90 percent occupancy at Tech Town
- Assist Webster Station leadership in building capacity for future endeavors

Southeast Update

Mr. Kroeger, Planning and Community Development, briefly highlighted the many goals, activities, and improvements made throughout the Southeast areas:

- Increased interest in Historic Districts has led to revitalizing neighborhoods like Huffman, St. Anne's Hill, and South Park
- Additional effort in 2019 to promote living in Dayton
- Identification of potential catalytic projects and investment
- Mini-Grants: \$62,405 investment in 14 projects since 2016
- NIP demolitions to continue through 2019 (Wright View, Linden Heights, Walnut Hills, Burkhardt, Historic Inner East and Twin Towers)

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

The Work Session concluded at 5:12 p.m.