

On Wednesday, April 12, 2023, at 8:31 a.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Mims called the meeting to order.

INVOCATION

Commissioner Shaw gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Mims led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken, and Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss were present. The Clerk of Commission, Ms. Regina Blackshear and the City Manager, Ms. Shelley Dickstein, were also present.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the April 5, 2023, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

There were no communications or petitions

SPECIAL AWARDS/PRESENTATIONS

Living City Project

Mayor Mims invited Mr. Harold Nuss and Mr. Caleb Ingram, Living Dayton Project, to the podium for a community update on the City of Dayton clean-up.

Mr. Ingram said they are excited for this year's citywide Living City Project cleanup. He said in 2019 they gathered over 1,300 volunteers cleaning up 125 tons of trash and debris across 30 neighborhoods. After several years of navigating COVID-19 and neighborhood cleanups spread across the year, they are looking forward to bringing back the one-day citywide cleanup on earth day on April 22, 2023. He said they hope citizens will join them to make an impact across the city.

Mr. Ingram said they miss and honor Pastor Joel Burton who help start the Living Dayton Project. He said they are continuing his legacy of "Let Love Lead".

Mr. Nuss thanked sponsors of the event CareSource, the Hall Hunger Initiative and United Way.

He said after the clean-up they will have an after party at noon to eat, celebrate and fellowship at the Dayton Dream Center located at 2720 E Third Street and at Revival Center Ministries International located at 3011 Oakridge Drive.

Mayor Mims said there is less blight in the City of Dayton because of their work.

Commissioner Turner-Sloss thanked them for their commitment to the City of Dayton. She thanked them for honoring Pastor Joel Burton and his legacy and wished them Godspeed.

Commissioner Fairchild said he looks forward to being out there with everyone again this year.

Commissioner Shaw thanked them for their work and said regrettable he will be out of town for the event but will attend the next event.

Commissioner Joseph thanked them for their work and said he liked the one-day event and is glad they are getting back to that.

Dayton Metro Library

Mayor Mims invited Mr. Jeff Trzeciak, President of Dayton Metro Library, to the podium for a community update on the Dayton Metro Library.

Mr. Trzeciak said they are getting back to 90 percent pre-COVID-19 in terms of visits to the libraries. He said notably at the Southeast location which is at 167 percent of pre-COVID-19 numbers. He said countywide Daytonians make up 50 percent of the usage of the library.

Mr. Trzeciak said print materials have not come back to pre-COVID-19 numbers, however, electronic use is up. He said overall library program attendance is 81 percent for things like story times and other programs. Mr. Trzeciak said main and west have the highest numbers of attendance which range in the top every month for significant program attendance. He said they now have the ability to compare registered library borrowers against U.S. Census data and the two top zip codes are both Dayton zip codes. He said what is really driving the numbers is teen usage.

Mr. Trzeciak said new services they are offering are focused on things that people need. He said they have increased their diversity programs, which include a robust black history program, Arab American, Teen Pride and Hispanic Heritage month. Mr. Trzeciak said two years ago there was only 13 percent diverse collections and now they are at 21 percent.

Mr. Trzeciak said they have partnered with food pantries to address food insecurities county wide. He said they are offering new college readiness programs, workforce development and homework help. He said they recently received a \$250K grant from the Department of Education and will expand homework help to ten locations.

Mr. Trzeciak said he is focused on diversity of staff to place recruitment increased effort on hiring individuals who represent all communities they serve. He said they are concerned about the increase focus on libraries as part of the culture wars. He said last year, the American Library Association recorded the highest number of attempted book bans. Mr. Trzeciak said there were only five bans in the two years since he has been here but believes they will be dealing with more.

Mr. Trzeciak thanked the Dayton Police Department for their help with incidents involving teens at the library.

Commissioner Turner-Sloss thanked Mr. Trzeciak for his presentation and asked about summer programs being offered to the community.

Mr. Trzeciak said one of the programs is the summer reading challenge and citizens may check with the website for further programs being offered for the summer.

Commissioner Fairchild thanked Mr. Trzeciak for the update and for the steps he has taken to embrace young people in the community.

Commissioner Shaw thanked him for being activated and connected with the young people. He thanked him for offering space as a solution to issues they are facing downtown regarding young people.

Commissioner Joseph thanked him for his update and for being welcoming to the Welcome Dayton Committee.

Mayor Mims said he is proud of the progress the library has made and for making great use of levy funds.

ADDITIONS OR DELETIONS TO THE CALENDAR

There were no additions or deletions to the calendar.

DISCUSSION OF CALENDAR ITEMS

Calendar Item No. 2. The Conscious Connect Community Development Cooperation - Grant Agreement

The City Manager, Ms. Shelley Dickstein, said this investment brought to you by the Dayton Recovery Plan is an agreement with the Conscious Connect Redevelopment Corporation who submitted an application for creating pocket parks in West Dayton. She said there are five pocket parks they're pursuing to create, one in the Five Oaks neighborhood and four in the Westwood neighborhood. Ms. Dickstein said they have acquired the land and the grant funds will help Revitalize these five blighted properties into staples of the neighborhood that provide high quality access to some nice park space.

Ms. Dickstein invited Dr. Carlos Marshall and Mr. Moses Embaseja, the Conscious Connect Community Development Cooperation, to the podium for a community update.

Mr. Embaseja said they are focusing on two projects which are still in the planning stages. He said they have they look forward to engaging with both neighborhoods Five Oaks and Westwood and they will commence in 2025.

Dr. Marshall said his research and data shows the impact of Pocket Parks which is neighborhood pride and belonging. He said they want to create a sense where everyone will increase in civic engagement and also reduction in crime through environmental design strategies. Dr. Marshall said they have also seen an increase in homeownership along with a decrease in illegal dumping. Dr. Marshall said there is still work to be done in engaging residents. He said he is glad to see this project come to fruition.

Commissioner Turner-Sloss said she appreciates the work they are doing. She asked about the sustainability plan.

Mr. Embaseja said his organization met with another department where they are trying to get CDBG funds to sustain the property.

Commissioner Turner-Sloss asked if the properties were vacant.

Mr. Embaseja said the properties in Five Oaks have a structure on them and the properties in Westwood are vacant.

Commissioner Turner-Sloss asked if they had spoken with Ms. Gloria White, the Westwood Right Project and the Westwood neighborhood association.

Mr. Embaseja said they were focused on securing funding and the next phase of the project will be community engagement.

Commissioner Turner-Sloss implored them to have a conversation with community leaders some of which are in attendance at the meeting. She said she looks forward to an update soon.

Commissioner Fairchild said he is looking forward to the work. He said the park on Delaware has been misused in the past and he is looking forward to having that resource again.

Commissioner Shaw encouraged them to do the community engagement and outreach.

Commissioner Joseph said he looks forward to the project.

Mayor Mims said he is happy to have them her doing this great work

Ordinance No. 32029-23- Authorizing the City Manager to Enter into A Community Reinvestment Area Tax Exemption Agreement with Dayton Arcade Partners, LLC for Real Property Located Within the Downtown Dayton Community Reinvestment Area.

The City Manager, Ms. Shelley Dickstein, said this is a substantial completion of the Arcade Project. She said the Arcade had sat empty rotting for 30 years and not for a lack of trying to find a way to refurbish it. She said she is excited about the completion of the hotel with over 90 rooms that will support the convention center and will activate the North Arcade in a substantial way.

REPORTS

1. Purchase Orders, Agreements and Contracts:

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

PLANNING, NEIGHBORHOODS AND DEVELOPMENT

**A1. USI Midwest LLC (annual railroad liability insurance policy)
\$119,300.00**

POLICE

B1. American Blast Systems, Inc. (American Blast ballistic rifle plates through 12/31/25) 250,000.00

PUBLIC WORKS

C1. R C HEMM Glass Shops, Inc. (commercial glass supplies and installation services as needed through 12/31/26) 70,000.00

C2. Deere & Company (one John Deere zero turn and one John Deere walk behind mower) 16,919.95

WATER

D1. Precision Laser & Instrument, Inc. (Trimble brand survey equipment and accessories as needed through 12/31/26) 170,586.40

D2. Allied Supply Company, Inc. (air filters, refrigerants and related supplies as needed through 12/31/24) 22,000.00

D3. Sullivan Environmental Technologies (one Grundfos/Morris rotating assembly as needed through 12/31/26)	588,763.50
D4. Matlock Electric Company, Inc. (complete motor disassembly, reassembly and reconditioning)	14,900.00
D5. Springfield Overhead Door LLC – (overhead door maintenance and repair services as needed through 12/31/26)	80,000.00
D6. Tetra Tech, Inc. (professional services for water supply emergencies events as needed through 12/31/23)	18,230.00
D7. Wesco Distribution, Inc. (manual switch replacement)	19,612.00
-Depts of Planning, Neighborhoods and Development, Police, Public Works, and Water.	Total: \$1,370,511.85

2. **The Conscious Connect Community Development Corporation – Grant Agreement** – Dayton Recovery Plan – to revitalize five blighted properties into staples of the neighborhood that provides high-quality access to parks and green spaces with the goal of promoting long-term health, well-being, and safety – City Manager’s Office. **\$250,000.00**
(Thru 12/31/26)

3. **Hammock Expeditions, LLC dba STEM Study Tours – Service Agreement** – for professional tour services to New York, New York and to secure travel and limited health insurance for 21 program participants during their 23-day exchange to the United States, as part of the DAY-BiH Youth Leadership Program, an exchange program between the City of Dayton and the U.S. Embassy in Sarajevo, Bosnia and Herzegovina - Department of Planning, Neighborhoods and Development. Mediation Center. **\$45,000.00**
(Thru 11/30/23)

4. **Homefull – Grant Agreement** – for Emergency Solutions Grant Program Subrecipient Agreement Homefull – Preventing Homelessness by Aligning Systems Effectively (PHASE) Program CFDA 14.231 – Department of Planning, Neighborhoods and Development/Development (HUD Programs). **\$50,000.00**
(Thru 06/30/23)

B. Construction Contract:

5. **John R. Jurgensen Co. – Award of Contract** – for McCall Street Resurfacing (6% DBE Participation Goal/14.75% DBE Participation Achieved) (Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) Resurfacing Program Funds) – Department of Public Works/Civil Engineering. **\$314,147.00**
(Thru 05/31/25)

D. Development Agreement:

6. **CityWide Development Corporation – Development Agreement** – for SP Rotunda LLC with CityWide Development Corporation serving as a financial intermediary for a forgivable loan for the redevelopment of the North Arcade – Department of Planning, Neighborhoods and Development/Development. **\$2,000,000.00**
(Thru 12/31/30)

E. Other – Contributions, etc.:

7. **Anthony S. Taylor – Other** – for a special use permit to install an iron fence in front of Air City Garage – Department of Public Works/Civil Engineering. **N/A**
8. **Five Rivers Health Center – Other** – for a special use permit to install three one-inch conduits between parking lots across an un-named alley approximately 10’ east of Specialty Place – Department of Public Works/Civil Engineering. **\$200.00**
(Paid to City)
9. **LexisNexis, a division of RELX Inc. – Payment of Voucher** – for payment of invoices for January, February, and March 2023 – Department of Law – Civil Division. **\$2,547.00**
10. **University of Dayton – Other** – for University of Dayton Athletics Facilities Rental Agreement – Department of Water/Director’s Office. **\$13,000.00**
(Thru 12/31/23)

CITIZENS’ COMMENTS ON CALENDAR ITEMS:

Citizen comments on calendar items were received from the following:

1. **Ms. Mindi Wardell, 601 Otterbein Ave.** – spoke in support of Ordinance No. 32029-23.
2. **Mr. Dave Burrows, 1401 S. Main St.** - spoke in support of Ordinance No. 32029-23.
3. **Mr. Dave Williams, 15 W. Fourth St.** - spoke in support of Ordinance No. 32029-23.
4. **Ms. Lisa Japs, 138 N. Main Street** – spoke in support of Ordinance No. 32029-23.
5. **Ms. Megan Dunn Peters, 2011 Heritage Point Dr.** - spoke in support of Ordinance No. 32029-23.
6. **Mr. Brian Martin, 10 N. Ludlow St.** – spoke in support of Ordinance No. 32029-23.
7. **Mr. Patrick Martin, 111 Harres St.** - spoke in support of Ordinance No. 32029-23.
8. **Ms. Simenola Meriner, 115 Brooklyn Ave.** - spoke about Pocket Parks in the Westwood neighborhood.

9. **Mr. Larry Williams, 515 Cedarhurst** - spoke about Pocket Parks in his in the Westwood neighborhood.
10. **Mr. Joseph Abrams, 117 Park Dr.** – spoke about the tax abatement for the redevelopment of the arcade and how it doesn't support the community or schools.
11. **Ms. Monica Snow, 426 E. 6th St.** - spoke in support of Ordinance No. 32029-23.
12. **Mr. Chris Kershner, 8 N. Main St.** - spoke in support of Ordinance No. 32029-23.

Commissioner Turner-Sloss acknowledge the work of The Conscious Connect Community Development Cooperation and asked them to have a conversation with he priority boards

Commissioner Turner-Sloss said

APPROVAL OF CITY MANAGER'S REPORTS

Commissioner Shaw made the 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 Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss.

LEGISLATION

ORDINANCES -SECOND READING

Ordinance No. 32029-23- Authorizing the City Manager to Enter into A Community Reinvestment Area Tax Exemption Agreement with Dayton Arcade Partners, LLC for Real Property Located Within the Downtown Dayton Community Reinvestment Area.

The question being shall Ordinance No. 32029-23 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss. The Ordinance was passed.

Ordinance No. 32031-23- Amending the Living Wage Ordinance to Enact Section 35.76 to Provide for Additional Remedies to Assist in Providing Living Wages.

The question being shall Ordinance No. 32031-23 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss. The Ordinance was passed.

Ordinance No. 32032-23- Requiring Bidders to Provide Additional Information and to Certify Compliance with Applicable Law in Bidding and Performing Public Works Projects for the City and Repealing Ordinance No. 31487-16.

The question being shall Ordinance No. 32032-23 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss. The Ordinance was passed.

Ordinance No. 32033-232- Amending the Official Zoning Map to Change the Zoning at 25 Indianola Avenue from Mature Neighborhood Commercial (MNC) to Mature Single-Family Residential (MR-5).

The question being shall Ordinance No. 32033-23 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss. The Ordinance was passed.

Ordinance No. 32034-23- Amending the Official Zoning Map to Remove Planned Development-81 from Parcel R72617517 0002 being 74.578 Acres, Leaving the Rest of Planned Development-81 in Place, and Establishing PD-186 for the Subject Property.

The question being shall Ordinance No. 32034-23 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss. The Ordinance was passed.

RESOLUTION – FIRST READING

Resolution No. 6715-23-Authorizing the City Manager, or Her Designee, to Apply for, Accept, and Execute Water Supply Revolving Loan Account Funding Agreements Administered by the State of Ohio on Behalf of the City of Dayton, Ohio for (1) Expansion of the Miami Well Field Recharge Lagoon Phase A-Construction (2) 36” Raw Water Main within the Miami Well Field Phase A- Construction, (3) Expansion of Dayton’s Central Water Quality Laboratory – Design, (4) 48” Raw Water Interconnect – Design, (5) Fate and Transport Study to Determine Optimum Production Well Locations – Planning, (6) Installation of 4 Production Water Well at the Miami Well Field – Construction, (7) Monitoring Wells at Mad River Well Field – Construction, (8) Raw Water Lines at Intersection of Needmore and Wagner Ford Roads – Construction, and (9) Lead Service Lines Phases B and C – Planning and Designating a Dedicated Repayment Source for the Loans.

INFORMAL RESOLUTION

Informal Resolution No. 1004-23- Supporting the Reproductive Freedom Ballot Initiative

Commissioner Fairchild made a motion to adopt Informal Resolution No. 1004-23. Commissioner Shaw seconded the motion. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss. The Informal Resolution was adopted.

BOARD APPOINTMENTS

Commissioner Fairchild made a motion to appoint Katherine Rowell to the Human Relations Council Board for a term ending August 31, 2026. Commissioner Shaw Seconded the motion. The motion was unanimously approved.

Commissioner Joseph made a motion to appoint Peter Williams and Hubert Matumaini to the Welcome Dayton Committee for a term ending December 31, 2025. Commissioner Turner-Sloss seconded the motion. The motion was unanimously approved.

CITIZENS’ COMMENTS

There were no citizen comments.

COMMENTS BY THE CLERK OF COMMISSION

The Clerk of Commission, Ms. Regina Blackshear, had no closing comments.

COMMENTS BY THE ACTING CITY MANAGER

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

COMMENTS BY THE CITY COMMISSION

Commissioner Turner-Sloss

Commissioner Turner-Sloss said she is excited for the Living City project this year.

Commissioner Turner-Sloss thanked Mr. Jeff Trzeciak for being in attendance and for his leadership and work he is doing.

Commissioner Turner-Sloss thanked citizens and community leaders for voicing their concerns at the meeting.

Commissioner Fairchild

Commissioner Fairchild expressed his admiration for the Dayton Metro Library on their embracing young people. He said it is a good example of creativity and tenaciousness that is needed.

Commissioner Fairchild said this week is Black Maternal Health Week and there will be an event on Saturday at the Hope Center from noon until 3:00 p.m.

Commissioner Fairchild highlighted the importance of Safe Sleep. He said shared the ABCs of safe sleep “alone, on their back, in a crib.”

Commissioner Shaw

Commissioner Shaw thanked business leaders in the community for attending the meeting.

Commissioner Shaw highlighted his upcoming meeting in Washington, D.C.

Commissioner Joseph

Commissioner Joseph thanked everyone who helped put together the Living Wage Ordinance and the Responsible Contractor Ordinance.

Mayor Mims

Mayor Mims thanked everyone for their thoughts, ideas and comments at the City Commission meeting.

Mayor Mims highlighted his upcoming meeting in Washington, D.C.

Mayor Mims highlighted his upcoming attendance at the Mental Health symposium for Black Males on Saturday April 15, 2023, beginning at 9:00 a.m. until 1:00 p.m. at Sinclair Community College Building 12.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:05 a.m.

Jeffrey J. Mims, Jr.
Mayor

Attest: _____
Clerk of Commission