

On Wednesday, June 7, 2023, at 6:00 p.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 May 31, 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

There were no awards or presentations.

ADDITIONS OR DELETIONS TO THE CALENDAR

The Clerk of Commissioner, Ms. Regina Blackshear, requested the legislation pertaining to the public hearing at the desire of the commission.

DISCUSSION OF CALENDAR ITEMS

Calendar Item No. 6. BladeCutter's Lawn Service Inc. – Award of Contract

The City Manager, Ms. Shelley Dickstein, said the contract that is being funded with Your Dollars Your Neighborhood from Issue 9 Funds which had a Minority Business Enterprise (MBE) goal of 15 percent, which was achieved.

Calendar Item No. 8. Marion's Piazza Inc. – Other

The City Manager, Ms. Shelley Dickstein, said they are thankful to the family of Roger Glass for continuing to support the annual fireworks.

Calendar Item No. 7. Dayton Metro Library – Other

The City Manager, Ms. Shelley Dickstein, said since the construction of the West Library they have been looking for ways to ensure safer access. She said they tried to make drivers more aware of the speed limits near the library but decided a pedestrian bridge would be the better option; however, the Notice of Funding Opportunity Grant (NOFO) is not available.

Ms. Dickstein said she and other stakeholders started looking for ways to address the problem in the meantime. She invited Mr. Lamonte Hall, Jr., Assistant to the City Manager, to the podium for a community update on the West Branch Express.

Mr. Hall said the West Branch Library has traditional education materials and high-speed internet. He said they offer computer classes as well as tablet rentals. He said they have printers and copiers and included at the library is a technology lab. Mr. Hall said they have community meeting rooms, as well as a fireplace with a seating. He said they have an outdoor children's patio with teen and tween areas with gaming systems. Mr. Hall said the West Library also partners with community organizations like CO-OP Dayton.

Mr. Hall said the West Branch Express is a collaboration with the City of Dayton, CareSource Foundation, GDRTA, and Dayton Metro Library. He said they are seeking to eliminate the hardship for those who live south of the library that must cross US Route 35. Mr. Hall said the neighborhoods effected are Miami Chapel, Madden Hills and Edgemont and he explained the routes the buses will take. He said they will offer free busing to those neighborhoods Monday through Friday, 2:00 p.m. until 6:00 p.m. and on Saturdays noon until 4:00 p.m. He said the buses will mirror project mobility buses and will be wrapped for citizens to know it's a shuttle bus for the library with a start date of July 1, 2023.

Mr. Jeff Triziak, Director, Dayton Metro Library, said citizens are happy with the location of the library and they are seeing heavy usage over 7,000 patrons. He said the number one request is to make access to the library easier. He said he appreciates the leadership of the City Manager's office.

Commissioner Turner-Sloss thanked Ms. Dickstein for making this item a priority. She thanked the partners of the project and thanked Mr. Hall for his leadership. She said she was glad they highlighted the fact that it is short term because there is ongoing work.

Commissioner Shaw thanked their partners and said they have been talking about this for many years, before the library was built, and it's been a huge concern around safety for children and patrons of the library.

Mayor Mims thanked him for his work and said they are working on the statue of Paul Laurence Dunbar at the site and transportation will give everyone chance to visit the library and the statue.

Calendar Item No. 10. Sinclair Community College – Lease Agreement

The City Manager, Ms. Shelley Dickstein, said the agreement is a key workforce development item working with young people and advancing careers. She invited Mr. Gil Turner, Director of Aviation to the podium for an update.

Mr. Turner said they are excited to bring the agreement forth. He said Sinclair Community College currently conducts aviation maintenance training at the downtown facility, however, they worked with them to modify a hanger at the airport to turn it into a classroom. Mr. Turner said there is a shortage of maintenance personnel, and they want that workforce to be in Dayton. He said PSA airlines will allow students to shadow their mechanics to give them real world experience.

Commissioner Turner-Sloss thanked Mr. Turner for his work and applauded his leadership in bringing this forward.

Commissioner Shaw said it makes a more robust immersion of experience for students that are going into these fields. He thanked Mr. Turner for the mini air camp they had and said it was a meaningful and rewarding experience for students.

Commissioner Joseph thanked Mr. Turner for his work and said these will be well paying jobs for students.

Mayor Mims said the salaries for the students will be tremendous in the future. He said the air camp students were excited when they are at the airport doing hands on exercises. He thanked Mr. Turner for his work.

Ordinance No. 32044-23-Amending the City's Appropriations for the Year 2023.

The City Manager, Ms. Shelley Dickstein, said this is the time of year for the first appropriation for the year. She invited Ms. Monica Jones, Acting Director of the Procurement Management and Budget to the podium for an update.

Ms. Jones said she wanted to highlight the first revised appropriation. She said across all funds there is a net increase of \$16.9M. She said across all funds there was an \$1.8M increase of the original appropriation which was passed February 22, 2023, and most of the increase was in the Special Revenue Fund category and is related to Housing and Urban Development (HUD).

Ms. Jones said the General Fund including special projects reflects an \$1.8M or seven percent increase. She said these adjustments include increases to the Information Technology, Human Resources Departments and Human Relations Council reorganization. She said Public Works is transferring funds to Capital Funds for security enhancements. Ms. Jones said Police is transferring funds to Capital Funds for Capital Improvements related to architectural design services, and from photo enhancement to Capital Funds. She said Planning Neighborhoods and Development is increasing for immigration clinics through the Welcome Dayton program.

Ms. Jones said the Special Projects category is increasing the photo enhancement fund due to higher than projected expenditures. She said there's additional funding in Golf Special Projects due to replacing old equipment. Ms. Jones said there is an increase for the US Route 35 Busing project to cover unplanned expenses. She said in the Special Revenue budget there is an increase of \$12.6M which is covered by grants and available cash for the 2023 Action Plan.

Ms. Jones said there are additional special revenue adjustments included in the West Dayton Development Fund. She said three projects are in various stages of development. She said the most significant is the Wright Factory development.

Ms. Jones said the Capital Project Fund is increasing for the Remote TIFF settlement used in accordance with Ordinance No. 31571 capital infrastructure usage. She said the Water Enterprise Fund and the Water Capital Fund is increasing for contract material expenses and to fund various Deferred Capital projects. Ms. Jones said there will be an increase in Document Management for a new technical position to support the divisions reorganization. She said the Health Insurance Fund is increasing for wellness equipment and indirect cost.

Commissioner Turner-Sloss thanked Ms. Jones for her presentation and asked if in the future she would include a graph for citizens to follow the presentation. She asked if they could receive a copy of the action plan dealing with the entitlement grants. Commissioner Turner-Sloss asked about the two other development plans within the West Dayton Development Fund.

Ms. Jones said she didn't have that information because the grant agreements haven't been submitted.

REPORTS

1. Purchase Orders, Agreements and Contracts:

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

AVIATION

A1. Dell Marketing LP (a server, computers and accessories) **\$53,601.80**

1. (Cont'd):

FIRE

B1. Enterprise Roofing & Sheet Metal Company (roofing maintenance, repairs, and related items) **\$5,000.00**

B2. M & R Electric Motor Service (electrical motor repair, parts, supplies, and related items as needed through 09/30/25) **40,000.00**

POLICE

C1. Motorola Solutions, Inc. (Motorola portable radio software upgrade and installation services) **95,118.30**

PUBLIC WORKS

D1. Wayne Overhead Door Sales of Dayton, Inc. (door materials and installation) **10,000.00**

D2. Weiffenbach Marble & Tile Company (carpet to include removal and installation services) **70,000.00**

WATER

E1. Dayton Society of Natural History, Inc. (science, technology, engineering and math (STEM) education programs as needed through 12/31/26) **75,050.00**

E2. Alfa Laval, Inc. (two replacement feed tube assemblies) **31,780.86**

E3. Fondriest Environmental, Inc. (chlorination and dichlorination systems parts, supplies and related items as needed through 12/31/26) **44,000.00**

E4. Pacific Star Corporation (lab equipment and supplies as needed through 12/31/26) **90,000.00**

E5. Truck Country of Indiana, Inc. dba Stoops Freightline (one 2024 or 2025 crew cab truck with enclosed utility service body) **383,240.00**

-Depts of Aviation, Fire, Police, Public Works, and Water.

Total: \$897,790.96

2. **Double Jay Construction, Inc. – Contract Modification** – Dayton Recovery Plan – McIntosh Park Parking Lot Construction and Sidewalk Repair Change Order No. 1 for the repair of additional curbs and sidewalks around McIntosh Park (25% MBE Participation Goal/25.11% MBE Achieved) – Department of Public Works/Civil Engineering.

\$104,791.00
(Thru 12/31/25)

3. **Goodwill Easter Seals Miami Valley – Contract Modification** – third amendment to the Emergency Solutions Grant CARES Act Program Subrecipient Agreement to extend and increase professional services at the St. Vincent de Paul Gettysburg Gateway Shelter for Men and the Apple Street Shelter for Women and Families - Department of Planning, Neighborhoods and Development/Director’s Office. **\$35,000.00**
(Thru 8/31/23)

4. **RA Consultants, LLC -Service Agreement** – design of a 36” Raw Water Main in the Miami Well Field (10% SBE Participation Goal/94% SBE Participation Achieved) – Department of Water/Water Supply and Treatment. **\$1,000,000.00**
(Thru 12/31/25)

5. **WSP USA Environmental & Infrastructure, Inc. – Service Agreement** - for professional engineering services for an Alternative Feasibility Study for Water Supply Drought Resilience (15% DBE Participation Goal/13.69% DBE Participation Achieved) – Department of Water/Water Supply and Treatment. **\$181,600.00**
(Thru 12/31/25)

B. Construction Contract:

6. **Bladecutter’s Lawn Service Inc. – Award of Contract** – for playground equipment at Blommel, Oregon, and Walnut Hills Park (15% MBE Participation Goal/15% MBE Participation Achieved) – Department of Public Works/Civil Engineering. **\$253,982.00**
(Thru 11/15/25)

C. Revenue to the City:

7. **The Dayton Metro Library – Other** – Dayton Recovery Plan - Memorandum of Understanding (MOU) for a grant related to the pedestrian busing project – City Manager’s Office. **\$174,000.00**
(Thru 12/31/26)

8. **Marion’s Piazza Inc. – Other** – sponsorship agreement for 2023 Independence Day Celebration – Department of Recreation/Director’s Office. **\$20,000.00**

9. **Montgomery County Juvenile Court – Service Agreement** – for additional case referrals – Department of Planning, Neighborhoods and Development/Mediation Center. **\$10,600.00**
(Thru 06/30/23)

10. **Sinclair Community College – Lease Agreement** – for an Aviation Mechanic Training Center at the Dayton International Airport – Department of Aviation/AP Admin and Finance. **\$962,840.00**
(Thru 06/2043)

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizen comments on calendar items.

APPROVAL OF CITY MANAGER'S REPORTS

Commissioner Fairchild made the motion to approve the City Manager's Reports. Commissioner Shaw 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.

Commissioner Turner-Sloss commended Ms. Dickstein and staff for meeting the various construction goals.

LEGISLATION

ORDINANCE – FIRST READING

Ordinance No. 32044-23- Amending the City's Appropriations for the Year 2023.

ORDINANCES – SECOND READING

Ordinance No. 32042-23- Amending Chapter 92 of the Revised Code of General Ordinances Relating to Fire Prevention and Amending Section 61.02 of the Revised Code of General Ordinances Relating to Civil Offenses.

The question being shall Ordinance No. 32042-23 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. 32043-23- Amending the Provisions of Planned Development PD-143 for North Main Home.

The question being shall Ordinance No. 32043-23 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.

RESOLUTIONS – SECOND READING

Resolution No. 6729-23- Declaring the Intention of the Commission to Vacate the Alley East of Stanley Avenue from the Alley North of Valley Street to Brandt Street and the Alley North of Valley Street from the Alley East of Stanley Avenue to Stanley Avenue.

The question being shall Resolution No. 6729-23 be adopted. 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 Resolution was adopted.

Resolution No. 6730-23- Declaring the Intention of the Commission to Vacate the Alley West of Paul Laurence Dunbar Street from 20 feet South of the Alley South of Germantown Street to Willard Street.

The question being shall Resolution No. 6730-23 be adopted. 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 Resolution was adopted.

BOARD APPOINTMENTS

Commissioner Joseph made a motion to appoint Myla Cardona-Jones and Jyl Hall to the Welcome Dayton Committee for a term ending December 31, 2025. Commissioner Turner-Sloss seconded the motion. The motion was unanimously approved.

Commissioner Shaw made a motion to appoint Jeremy Caffee to the Human Relations Council Board for a term ending August 31, 2025. Commissioner Fairchild seconded the motion. The motion was unanimously approved.

Commissioner Turner-Sloss made a motion to appoint Marlon Aldridge to the Human Relations Council Board for a term ending August 31, 2026. Commissioner Joseph seconded the motion. The motion was unanimously approved.

Commissioner Fairchild made a motion to appoint Niani Brown to the Environmental Advisory Board a term ending November 27, 2026. Commissioner Shaw seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

Mayor Mims opened the Public Hearing on Plan Board Case PLN2023-00069 the Planned Development zoning overlay and to change the underlying zoning from Eclectic Single-Family Residential (ER-4) to Eclectic Multi-Family (EMF) allowing for a two-phased multi-family residential development of approximately 170 units for seniors. He asked Ms. Dickstein to proceed. Ms. Dickstein invited Mr. Jeff Green, Planner I, Planning, Neighborhoods and Development, to present.

Mr. Green said the applicant proposes a multi-family development at a site currently zoned single-family residential and is requesting a change to Eclectic Multi-Family (EMF) and for approval of a Planned Development Zoning Overlay.

Mr. Green said the development will include 115 units in the first phase and 65 units in the second phase. He said it will be a senior housing development for age 55 and above and will include 116 parking spaces. Mr. Kroger said vehicle access is from Salem Avenue and Dartmouth Drive which allows vehicles to access a traffic light and there is a pedestrian crosswalk also suggested by the City Plan Board.

Mr. Green said there have been changes to the building which includes the southeast corner of the building and common areas, and the dining room area will have a front door appearance. He said the elevations have changed where the color of the exterior finishes will reflect the same as Grace Church.

Mr. Green said the applicant has improved plans based on input from residents and Plan Board. He said there is conformance with the Northwest Neighborhoods Vision Plan and staff finds the development to be appropriate, beneficial, and aligned with adopted plans. Mr. Green said it helps address the need for market-rate senior housing and represents a significant housing investment on a major corridor, including the redevelopment of blighted, vacant sites.

Mr. Green said the North Central Land Use Board supports the proposed zoning map amendment with a five to zero vote. He said the City Commissioner has three decision options to approve the Plan Board recommendation, remand the case to the Plan Board or deny the request.

Commissioner Turner-Sloss thanked Mr. Green for his presentation and for highlighting the fact that the applicant will return for final approval from the Plan Board. She said there is development happening in the Salem corridor which is going to make that area look nice.

Commissioner Fairchild said its exciting to see Salem Avenue become active.

Commissioner Shaw said the Northeast Business Association is very excited to see the development.

Mayor Mims said it will be helpful to have before and after pictures of the development.

Mr. Green reiterated this is not the final phase of the project. He said it will need to go back to the Plan Board for further consideration. He invited Mr. Kevin Brown, National Church Residences, to the podium for remarks and questions.

Mr. Brown said his organization originates from a Christian commitment of service and provides an array of services to seniors and housing opportunities. He said they serve 46,000 seniors across 28 states and 360 communities within those states. Mr. Brown said they provided affordable housing, and they are the largest non-profit provider in the country. He said they offer services such as assisted living and skilled nursing.

Mr. Brown said they are actively renovating and improving the assets they currently have in the City of Dayton and Montgomery County. He said they are currently working with the Klein Engineer group which is their civil engineer who has a local presence.

Mr. Brown said they have had really good feedback from the community and Grace Church. He said Grace Church will be renovating portions of their property and will demolish portions that are no longer needed.

Commissioner Turner-Sloss thanked Mr. Brown for his leadership and for their efforts of revitalizing a portion of the Salem Corridor.

Commissioner Fairchild asked about the timeline for breaking ground.

Mr. Brown said they are still working to bring the project to fruition.

CITIZENS' COMMENTS ON THE PUBLIC HEARING

Citizens comments on the Public Hearing were received from the following:

1. **Ms. Andrea Hurtle, 1230 Amhurst Place** – spoke in support of the zoning changes.

Mayor Mims closed the hearing.

The pleasure of the City Commission is to move forward.

THIS ITEM WAS ADDED

ORDINANCE- FIRST READING

Ordinance No. 32045-23- Amending the Official Zoning Map to Establish Planned Development – 187 and Change the Underlying Zoning from Eclectic Single-Family Residential (ER-4) to Eclectic Multi-Family (EMF) for 4.519 Acres at 1000-1060 Salem Avenue.

CITIZENS' COMMENTS

1. **Mr. Paul Manning, 25 Springfield Street** – spoke about a missing person that has not be found.

COMMENTS BY THE CLERK OF COMMISSION

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

COMMENTS BY THE CITY MANAGER

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

COMMENTS BY THE CITY COMMISSION

Commissioner Turner-Sloss

Commissioner Turner-Sloss highlighted the retirement of Ms. Robin Williams, Director of Recreation and Ms. Desa Foster, Division Manager for Information Technology.

Commissioner Turner-Sloss thanked presenters and citizens for the presence and for voicing their concerns at the meeting.

Commissioner Fairchild

Commissioner Fairchild thanked the Dayton Convention Center for hosting the United Methodist Church conference.

Commissioner Fairchild highlighted his attendance at the Class of 83' Class 40th Reunion.

Commissioner Fairchild highlighted: World Refugee Day, By Dayton For Dayton, Levitt Pavilion, Dayton Dragons, League of Women Voters Issue 1.

Mayor Mims

Mayor Mims encouraged Mr. Manning to communicate with the family of the missing person he spoke about.

Mayor Mims highlighted his attendance at the U.S. Conference of Mayors.

Mayor Mims encouraged citizens to contact their congress person about gun violence.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:05 p.m.

Jeffrey J. Mims, Jr.
Mayor

Attest: _____
Clerk of Commission