



June 5, 2025

**TO:** Mayor/Commissioners

**FROM:** Madison Reed  
Legislative Aide

**SUBJECT: Draft Minutes of the June 4, 2025, Dayton City Commission Meeting**

**CITY COMMISSION MEETING**

On Wednesday, June 4, 2025, at 6:01 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 Joseph led the invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Mims led the public in the Pledge of Allegiance.

**ROLL CALL**

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

**APPROVAL OF MINUTES**

**Commissioner Shaw made a motion to approve the minutes from the May 28, 2025, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.**

**COMMUNICATIONS AND PETITIONS**

There were none.

**PRESENTATION AND SPECIAL AWARDS**

**Proclamation**

Clerk of Commission, Ms. Blackshear, invited Quinton Smith, Shayla Balden, and Alisa Patrick to the podium to receive a proclamation in support of the work being done by Samaritan Behavioral Health and the United Against Violence group for a Greater Dayton. Mayor Mims read the proclamation as follows:

Whereas, Samaritan Behavioral Health and United Against Violence have acknowledged the unified presence of community agencies in the City of Dayton to promote the mental health and well-being of its residents by raising awareness of suicide prevention and gun safety; and

Whereas, Samaritan Behavioral Health and United Against Violence of Greater Dayton have pledged a commitment to elevate social norms that promote and encourage healthy behaviors by engaging youth in nonviolent initiatives with their families, peers, and communities; and

Whereas, Samaritan Behavioral Health and United Against Violence of Greater Dayton have shown a dedication to generously sponsoring the initiatives of other community-based organizations through family engagement, public rallies, and partnerships; and

Whereas, Samaritan Behavioral Health and United Against Violence of Greater Dayton have expressed a selfless commitment to strengthening violence prevention and intervention efforts for children, youth, and adolescents, which support safe and healthy behaviors;

Now, therefore, I, Jeffrey J. Mims, Jr., Mayor of the City of Dayton, Ohio, do hereby proclaim June 4, 2025, as:

Suicide Prevention and Gun Safety Day  
in the City of Dayton, Ohio.

Signed,  
Mayor Jeffrey J. Mims, Jr.  
City of Dayton, Ohio

Quinton Smith, Shayla Balden, and Alisa Patrick thanked Mayor Mims and the entire staff for the proclamation. They emphasized that this work is urgently needed in Montgomery County and acknowledged that while progress has been made, the effort must continue to support and uplift young people in the community.

Mayor Mims thanked them for their commitment and ongoing service to the Dayton community.

### **DECA Junior ROTC Recognition**

Mayor Jeffrey J. Mims, Jr. invited Major Odell Graves, along with the Dayton Early College Academy (DECA) and their Junior ROTC unit, to the podium to be recognized for their participation in the 2025 National High School Drill Team Championships. The mayor jokingly referred to a “battlefield promotion,” saying he had already promoted Graves to Colonel, before correcting himself and warmly welcoming Major Graves and the cadets.

Major Graves opened the recognition by reading a commendation acknowledging the cadets’ participation in the national championship. The message praised their demonstration of superior self-discipline, teamwork, and long hours of practice, noting that their conduct reflected great pride in themselves, their unit, and DECA. He commended their performance both on and off the drill deck and their representation of Dayton at a national level. He then presented Mayor Mims with a plaque featuring a photo of the team, thanking him for his longstanding support. Graves

expressed gratitude to DECA Principal Mrs. Peoples, the University of Dayton Foundation, and his championship team. He reflected on his 45 years of service as a Junior ROTC instructor and noted the continued encouragement he had received from Mayor Mims.

Following this, several cadets shared remarks about their experience at the national competition and their future aspirations. Cadet Lieutenant Colonel Felicia Spears introduced herself and the team, noting that they practiced up to six or seven times a day in preparation for the event. She described the trip to Florida as both fun and challenging and said she was proud of their performance. Spears shared that she plans to attend the College for Creative Studies to pursue a bachelor's degree in photography and a minor in art history.

Cadet Major Chanel Burks spoke next, echoing that the experience required a great deal of work and determination. She said the team was nervous competing but felt proud afterward and believed their efforts had paid off. Burks said she will be attending the University of Dayton through the UD Sinclair Academy and is considering a major in fine arts. Cadet Elena Phillips reflected on her experience, noting that while the Florida heat and the competition itself were intense, she found the trip rewarding and filled with team-bonding moments. Phillips recently graduated and will be attending the University of Dayton to study business. Cadet Kamora Eli said the competition was fantastic and noted that it was her first time flying, which was both exciting and nerve-wracking. She shared that after some reassurance, she overcame her fear and enjoyed the trip. Cadet Eli also recently graduated and will be joining the United States Air Force.

Commissioner Turner-Sloss acknowledged the team's achievements and highlighted Cadet Spears' participation in the City of Dayton's Washington, D.C. fly-in. She asked Spears to share more about that experience and praised her leadership. Cadet Spears discussed both the drill team competition and her broader experience with the city delegation.

Commissioner Fairchild congratulated the team and encouraged them to reflect on the lessons and skills they had developed, stating these would serve them well in the future, whether in higher education or military service.

Commissioner Shaw thanked the cadets for their hard work and success, and commended Major Graves for his continued dedication to mentoring young people. He noted that he and Major Graves had both attended Colonel White High School and praised the positive influence Major Graves has had over several generations.

Commissioner Joseph shared that, as a parent, he found the cadets' stories inspiring. He said it was clear they had found something meaningful and had laid a strong foundation for their futures. He praised Major Graves for his commitment to mentoring young people and expressed admiration for the impact he has had.

Mayor Mims closed the recognition by noting that Major Graves has influenced not just hundreds, but thousands of young people over the years. He highlighted Major Graves' work with multiple Dayton schools, including Colonel White, Meadowdale, Grace A. Green, and now DECA. He acknowledged the championships and honors that have come under Graves'

leadership and said that Graves had also led honor guards for Ohio governors on several occasions.

In his concluding remarks, Major Graves reflected on the meaning of his career, quoting the Apostle Paul, saying it is better to give than to receive. He said that in giving his life to the development of young people, he had found a “fountain of youth.” He thanked city officials and recalled a moment when he and Commissioner Joseph collaborated to name a street after Sergeant Edward Brooks. Graves reaffirmed his commitment to continue working with young people for as long as his health allows, stating that as long as he has strength, he will serve.

Mayor Mims and the commissioners expressed their appreciation once more, acknowledging the remarkable legacy Major Graves has built and the pride he has brought to the city of Dayton.

### **ADDITIONS OR DELETIONS TO THE CALENDAR**

There were none.

### **DISCUSSION OF CALENDAR ITEMS**

#### **Item No. Seven**

Ms. Dickstein highlighted Item 7, a \$145,500 contract modification for Ronald McDonald House Charities of Dayton, funded by the Dayton Recovery Plan. This amendment supports completion of their outdoor landscaping, helping finish a construction project that faced high material and labor costs post-COVID.

Item 8 involves awarding a contract to AH Sturgill Roofing for roof replacement at 34 North Main Street, following a March facade and parapet wall failure. Though the building is insured through the Montgomery County Land Bank, emergency stabilization was required. The roof was already in poor condition, and the City had planned its replacement. Funding includes general capital and unspent CDBG funds from 2020–2022, aligning with federal obligations and addressing downtown blight.

Ms. Dickstein emphasized the building’s historic importance and redevelopment potential. Preserving the site supports job or housing creation for low-to-moderate income residents and protects the visual character of Main Street. An RFP for redevelopment will follow roof completion, with possible uses including housing or hotel space.

#### **Lead Service Line Compliance Program Update**

Ms. Dickstein called up Interim Director Keshia Kinney for an update on the City of Dayton’s Lead Service Line Compliance Program. She reminded attendees that in January, the city distributed flyers and held a presentation about the compliance program, which requires public participation and field investigations. This initiative is mandated for all water systems to comply with federal guidelines by October 2024.

Dayton successfully met the compliance requirement ahead of the October 16, 2024, deadline. The city is now entering the second phase, which includes presenting a service line model and planning for the eventual replacement of lead lines. By 2037, all lead and galvanized lines are expected to be removed, per federal rules.

The city conducted 108 field investigations and received over 1,000 responses from residents, helping to build a predictive model. The model integrates plumbing records, past replacement projects, and survey data to estimate the number of lead, galvanized, and copper lines in the city. Out of approximately 65,000 service lines: About 55,000 are predicted to be non-lead. Around 10,000 are lead or galvanized and will require replacement.

Dayton residents can now check the status of their service line through a tool on the city's website by entering their address. She concluded by welcoming any questions.

Commissioner Turner-Sloss did not have questions about the presentation but congratulated Ms. Kinney on her interim appointment, acknowledged the work done, and noted that the information would likely be available on the city's website and had been previously shared in the Connection newsletter.

Commissioner Fairchild congratulated Ms. Kinney on her interim appointment, thanked her for the presentation, and expressed appreciation for helping residents understand the lead service line issue. He emphasized that the plan to remove lead pipes presents a significant and positive opportunity for the community.

Commissioner Shaw thanked Ms. Kinney for the update, congratulated her on her interim appointment, and praised the presentation as excellent.

Commissioner Joseph emphasized that Dayton does not currently have a lead problem due to effective water treatment. He expressed support for moving forward with the project, thanked Ms. Kinney, and offered congratulations.

#### **CITIZENS' COMMENTS ON CALENDAR ITEMS**

There were no citizens registered to speak.

#### **COMMISSIONER COMMENTS ON CALENDAR ITEMS**

Commissioner Turner-Sloss asked the City Manager about Calendar Item #8, specifically the risk of losing 2021–2022 CDBG funds for demolition and how to avoid similar challenges going forward. Ms. Dickstein explained that overlapping timelines for CDBG, ARPA, and Land Bank funds had strained staff and contractor capacity. Commissioner Turner-Sloss raised concerns about allocating \$1.5 million to a downtown project while addressing citywide demolition needs. Ms. Dickstein noted that the 1,100 planned demolitions are already funded and that the downtown project helps ease staff workload while staying on track with blight removal. She also said ARPA and ODOD funds are being used strategically to avoid future funding losses. Turner-Sloss asked that any insurance reimbursements from the project be redirected to neighborhood demolition, and Ms. Dickstein agreed. Commissioner Turner-Sloss ultimately supported the item, with a request for safeguards against future funding delays.

Commissioner Shaw thanked the City Manager for the clarification and noted that while there were funding challenges, the project offers broader potential, including support for housing or

hotel development. He emphasized that downtown is also a neighborhood and expressed confidence in the City's ability to meet multiple goals.

### **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, and Commissioners Joseph, Shaw, Fairchild, and Turner-Sloss.**

### **LEGISLATION**

#### **RESOLUTION – FIRST READING**

**No. 6873-25** - 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) 36" Raw Water Main within the Miami Wellfield, Phase 2 - Construction; (2) Miami Wellfield Recharge Lagoon Expansion, Phase 1 – Construction; (3) Advanced PFAS Treatment @ Ottawa WTP, CMAR Management – Design; (4) Advanced PFAS Treatment @ Ottawa WTP, CMAR – Preconstruction Services – Design; (5) Central Water Quality Lab Expansion – Construction; (6) Miami WTP Basins, CMAR – Construction; (7) Advanced PFAS Treatment @ Ottawa WTP, CMAR – Construction; (8) Additional 6-8 Production Wells @ Miami Wellfield – Construction; (9) 36" Raw Water Main within Miami Wellfield, Phase 3 – Construction; (10) Miami Wellfield Recharge Lagoon Expansion, Phase 2 – Construction; (11) 48" Raw Water Interconnect between Miami Wellfield and Ottawa WTP, Phase 2 – Construction; and (12) Lead Service Line Compliance, Phase 3 – Planning & Design.

#### **RESOLUTION – SECOND READING**

**No. 6870-25-** Concurring with the Adoption of The Westwood Neighborhood Plan.

**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.**

**No. 6871-25-** Authorizing the City Manager, or Her Designee, to Apply for, Accept, and Execute a Cooperative Agreement between the City of Dayton, Ohio, and the Ohio Water Development Authority (OWDA) for the Refinancing of the 2015 Water Revenue Bond, the Proceeds of which Were Used for the Purpose of Paying the Costs of Various Improvements to the Water System.

**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.**

**No. 6872-25-** Authorizing the City Manager, or Her Designee, to Apply for, Accept, and Execute a Cooperative Agreement between the City of Dayton, Ohio, and the Ohio Water Development Authority (OWDA) for the Refinancing of the 2015 Sewer Revenue Bond, the Proceeds of Which Were Used for the Purpose of Paying the Costs for Various Improvements to the Sewer System.

**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.**

### **CITIZENS' COMMENTS**

There were five citizens registered to speak.

1. **Ms. Laverne Perkins, 1302 Wesleyan Rd-** spoke about her concern about the City paying \$1.4 million for a property owned by a landlord with a history of poor maintenance and unpaid taxes. Citing personal and community issues with the owner, she questioned the decision and encouraged the City to consider using existing city-owned properties instead.
2. **Mr. Darelle Lee, 1903 E 3rd St-** spoke about the lack of support for fathers' rights in Ohio, shared his personal struggles with custody, violence, and homelessness, and called for greater accountability and consequences for youth.
3. **Ms. Gwendolyn Davis, 4303 Edison St-** spoke about her concerns about ongoing illegal dumping behind her Edison Street property, which has led to rodent issues and added costs. After investing thousands into restoring the home, only to later learn it had previously caught fire, she expressed feeling overwhelmed and asked the City for grant support or assistance to continue the work.
4. **Mr. David Woods, 3230 Lakeview Ave. -** spoke about the death of his father, a Navy veteran, after an alleged incident with a nurse at Kettering Hospital. He said his legal team is investigating and criticized a lack of transparency. He requested \$50 million in damages and shared the emotional toll the situation has taken on his family, noting he relies on his faith for strength.
5. **Mr. Kevin J. Keller, 3922 E 3rd Street-** spoke about his concerns about speeding on East Third Street, suggesting speed bumps or cameras. He also commented on the NATO assembly's impact on public access and local businesses, recommended tougher penalties for graffiti, and proposed reviving programs to reuse materials from old homes.
- 6.

### **COMMENTS BY THE CITY MANAGER**

City Manager Ms. Dickstein asked Ms. Davis to meet with Public Works Director Tom Ritchie and Planning Director Steve Gondol to address illegal dumping and explore possible housing assistance. She also highlighted the city's partnership with the county to investigate and prosecute dumpers.

Mr. Gondol then provided an update on the Cornell Market case, stating that the defendant failed to appear in court, resulting in a bench warrant. However, the defendant's attorney confirmed that steps had been taken to begin demolition, including applying for a wrecking permit and

submitting required notices. The removal is expected to begin next week, and city staff will monitor the process to ensure proper standards are followed.

## **COMMENTS BY THE CITY COMMISSION**

### **Commissioner Turner-Sloss**

Commissioner Turner-Sloss highlighted several upcoming community events, including Dayton Pride festivities and the "REC Your Hood" summer kickoff at Stuart Patterson Park. She celebrated the recent ribbon-cutting for the Wright-Dunbar townhomes and ongoing investment in the area.

She thanked residents for attending and addressed individual concerns, including overgrown vegetation, housing support, and legal services. She encouraged Miss Davis to explore local housing resources and recognized her investment in Dayton.

Commissioner Turner-Sloss also acknowledged comments on speeding on East Third Street, community inclusion during the NATO summit, and graffiti concerns. She appreciated the city staff's update on the Cornell Market case and thanked attendees, including JROTC participants and Mr. Smith, one of her former teachers.

### **Commissioner Fairchild**

Commissioner Fairchild thanked citizens for attending and expressed appreciation for the update on the Cornell Meat Market, noting his connection as a nearby resident. He highlighted the return of Levitt Pavilion concerts and encouraged community attendance to enjoy music and build relationships.

He also celebrated the reopening of the north portion of the Dayton Arcade and invited the public to explore the revitalized space. Commissioner Fairchild expressed gratitude to city leadership and the University of Dayton for successfully hosting the NATO Parliamentary Assembly. He emphasized the global importance of peace-building and praised the delegates' engagement with the Dayton community.

Finally, he reflected on the inspiring joint concert by the Sarajevo and Dayton Philharmonic, and concluded by wishing a happy Eid to the Muslim community.

### **Commissioner Shaw**

Commissioner Shaw expressed gratitude to city staff and leadership for their efforts in addressing the long-standing issue of the Cornell Meat Market site, which he has a personal connection to from his childhood. He acknowledged the slow legal process involved with private property but appreciated the mayor's leadership in holding a town hall at Northwest Recreation Center to inform residents and encourage their participation in court proceedings. He recognized the difficulty of addressing public frustrations and commended those residents who got involved. Shaw concluded by expressing hope that the site is finally on a path to resolution.

### **Commissioner Joseph**

Commissioner Joseph highlighted Montgomery County's upcoming Appliance Amnesty Weekend, taking place from Thursday to Saturday. During this time, residents can drop off old appliances such as refrigerators, air conditioners, water heaters, and stoves for free at the Solid Waste District Transfer Center located in Moraine. He encouraged residents to take advantage of this opportunity and noted that more information is available on the Montgomery County Solid Waste District website.

Secondly, he announced that the Environmental Advisory Board will be hosting a listening session on Tuesday, June 24th, at the West Branch of the Dayton Metro Library. The session will provide an opportunity for citizens to voice their concerns and ideas related to environmental issues, including water quality, sustainability, and public health. Commissioner Joseph encouraged residents to begin preparing their thoughts and questions.

### **Mayor Mims**

Mayor Mims shared highlights from the first Mayor's Neighborhood Tour in the Patterson neighborhood, emphasizing community engagement. He promoted the Summer Reading Challenge (May 31–July 31) and upcoming events at the Dayton Arcade starting June 6.

He encouraged support for the 6888 Summer Marketplace, happening on select Saturdays, and announced free golf clinics for youth offered by Central State University.

He also discussed a recent meeting with group homeowners about maintaining the moratorium on new homes and improving support.

The Mayor closed with a message of unity: "Love and peace for all, hatred for none."

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:19 p.m.