



October 3, 2025

TO: Mayor/Commissioners

FROM: Maddi Reed
Legislative Aide

SUBJECT: Draft Minutes of the October 1, 2025, Dayton City Commission Meeting

CITY COMMISSION MEETING

On Wednesday, October 1, 2025, at 6:02 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 Commission, Ms. Regina Blackshear, and Deputy City Manager, Joe Parlette, were also present.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the September 24, 2025, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

There were none.

PRESENTATION AND SPECIAL AWARDS

Youth Peace Ambassadors

Mayor Mims recognized Mr. Marlon Shackelford and the Youth Peace Ambassadors for their leadership in promoting peace and conflict resolution among Dayton youth. He emphasized the city's commitment to violence prevention and praised the partnership between the City of Dayton, Montgomery County, and community organizations.

Mr. Shackelford thanked the Mayor, City Commission, and partners like Dayton Mediation Center, Peace Museum, and Westwood Neighborhood Association for supporting the initiative. He encouraged the young ambassadors to be the “eyes, ears, and voices” of their communities, sharing the group's motto:

“We want to live in peace—not rest in peace.”

Each one of the twenty young men was called to the podium to receive their certificate from the Mayor. After getting their certificates, they took pictures with the Commission.

Commissioner Turner-Sloss thanked the youth, program partners for their commitment to the Peace Ambassadors program. She encouraged the young men to hold on to the tools and conflict-resolution skills they’ve learned, applying them not only now but throughout their lives, as students, adults, and community leaders. She emphasized sharing those lessons with peers, family, and even adults, and expressed hope that the program would continue beyond the summer into the school year. The Mayor confirmed they are working on ongoing youth development initiatives as part of the broader Peace Campaign.

Commissioner Fairchild, drawing on his role as a chaplain at Dayton Children's Hospital, offered a spiritual blessing to the youth Peace Ambassadors. He affirmed their worth by saying they are “sons of God, precious, beloved, and beautiful to behold.” He closed with a prayer that they always know God’s love and grace, echoing the values of faith, purpose, and peace shared by the program.

Commissioner Shaw expressed deep gratitude to the youth for stepping up and becoming part of the solution to violence in the community. He emphasized how meaningful their involvement is, especially as young voices are often missing in these conversations.

Commissioner Joseph also thanked the youth, adding that this program isn't just good for the community, it’s good for the young men themselves. He encouraged them to see this as the start of a path of good decisions, stating that positive choices build momentum. He praised their courage to join and predicted they would look back and be proud of this step.

Mayor Mims emphasized that Westwood was selected for this initiative based on police data and the community’s need for intervention. He called the young participants “change agents” and thanked them again for their leadership.

County Commissioner Mary McDonald

Mayor Mims welcomed Montgomery County Commissioner Mary McDonald, thanking her and fellow county officials and staff, Judy Dodge, Carolyn Rice, Michael Colbert, and Marine Mitchell, for their collaboration on recent initiatives supporting Dayton youth and community safety.

Commissioner McDonald expressed her appreciation for the City’s work and praised the youth being recognized that evening. She introduced herself as Montgomery County’s first African American commissioner, highlighting her prior service as Mayor of Trotwood and her commitment to visiting all jurisdictions in the county. She emphasized the importance of

partnership, representation, and resilient leadership, and provided the 2025 State of the County Impact Report. She also requested continued support for the Human Services Levy, which she called critical to meeting community needs. The City Commission reaffirmed their support for the levy.

Monthly Demolition Report

Steve Gondol, Director of the Department of Planning, Neighborhoods, and Development, provided the Dayton City Commission with the August 2025 demolition update. In August, the City completed 30 demolitions under the ARPA contract, bringing the total for the year to 190 structures. Most of the work occurred in southern Dayton View and the Santa Clara area, with some spread throughout the city. Notably, no emergency demolitions were required during August, and the number of remaining debris piles decreased from 54 to 46, with no new piles added, marking the second month this year without an increase. Six new structures were added to the structural nuisance list (four homes and two garages), with four resulting from fires. Gondol's team is also preparing for future demolitions, having completed 23 title reports, 11 asbestos surveys, and 10 asbestos remediations, keeping them on pace for continued work. The team is now focused on pile removals, having returned to the city's previously approved pile contract after completing Ohio Department of Development (ODOD) work. Before-and-after visuals highlighted successful clearings, such as those on East 4th Street and Drummer Avenue. Gondol explained that large contracts are broken into smaller Notices of Proceed (NOPs) to allow contractors to be paid as they complete phases, and the City is now into its fifth and sixth such NOPs for the year. He commended staff for their progress in combating blight within Dayton and nearby communities.

Commissioner Turner-Sloss asked for an update on the demolition contract approved in December 2024, specifically regarding fire-damaged properties. She noted delays in rebidding and requested a comprehensive assessment of progress, including which sites have been completed, are underway, or are scheduled. She also highlighted Fernwood Avenue and Great Miami Boulevard as priority properties. Mr. Gondol responded that the contract was divided into six phases, with current work under the fourth phase and two remaining. Approximately 30 of 50 sites have been completed, with about 20 remaining. He confirmed that Fernwood Avenue is included in the upcoming phases and committed to providing a detailed update to the Commission on contract status and demolition progress.

Commissioner Fairchild commended staff on the progress of reducing fire piles and completing eight removals in August, noting the overall decrease to around 150 piles for the first time. He expressed concern that colder months could bring additional fire hazards and thanked the department for their continued efforts. He also inquired about the timing of the next comprehensive housing survey. Mr. Gondol responded that the survey is scheduled to begin in October and November 2025, with inspectors waiting until after leaves fall for clearer views of properties. The department is working with GIS and MMB to streamline reporting and expects results to be available in the first quarter of 2026.

Commissioner Shaw thanked staff for their efforts, specifically highlighting recent alley cleanups in Westwood. He noted that several residents had been advocating for improvements, and the quick response was deeply appreciated by both the neighborhood and himself. He also expressed

appreciation for the broader work of the department and looked forward to continued updates. Mr. Gondol responded that additional work is planned for Westwood under the upcoming CDBG demolition contracts, which will follow the completion of ARPA-funded demolitions. He explained that these contracts were intentionally split between Westwood and Burkhardt to ensure both neighborhoods benefit.

Commissioner Joseph thanked Mr. Gondol specifically for addressing the property at 31 McGee, noting that he and Mr. Gondol had previously sat with the family who lives there. He emphasized that the family has been a strong, positive presence in their neighborhood for over a decade, mentoring children, supporting neighbors, and serving as “the rock on the block.” He expressed gratitude for the attention given to their request and the positive impact on the community.

Mayor Mims added that his colleagues had already expressed the sentiment well and joined in thanking Mr. Gondol and his team for their excellent work, encouraging them to continue their efforts.

Breast Cancer Awareness Month

Ms. Sybil Martin, Executive Director of the Norma J. Ross Memorial Foundation, kicked off Breast Cancer Awareness Month. She emphasized that breast health is a 365-day commitment, not just October, and shared that one in eight women and nearly 2,800 men will be diagnosed this year. The foundation has expanded access to mammograms, including screenings during the October 11th Breast Cancer Walk and additional events on October 25th at Revival Center Ministries. She also announced their first community-wide education program, B365, focused on year-round empowerment, education, and prevention. Martin highlighted prevention strategies, including a healthy diet, exercise, limiting alcohol consumption, and avoiding tobacco, and encouraged men to be aware of their risks as well. She thanked city leaders for their partnership and stressed that ongoing awareness and early detection save lives.

Commissioner Turner-Sloss thanked Ms. Martin for her leadership, recognized her past visits, and asked her to leave information on how the City could continue supporting the foundation. Commissioner Fairchild expressed gratitude for her advocacy. Commissioner Shaw thanked Janelle Ross for her long-standing commitment to breast cancer awareness. He shared that his own family had been affected by breast cancer, noting his mother’s passing around the same time as Norma Ross, and commended the foundation’s impact. Commissioner Joseph echoed his colleagues’ appreciation, simply thanking Ms. Martin for her work. Ms. Martin added that this year marked the foundation’s 15th anniversary, honoring Norma Ross’s legacy. Mayor Mims praised Janelle Ross for her dedication and passion, emphasizing that the community benefits greatly from her ongoing commitment.

CLERK OF COMMISSION COMMENTS ON CALENDAR ITEMS

Ms. Blackshear requested the addition of legislation pertaining to the Public Hearing.

CITY MANAGER COMMENTS ON CALENDAR ITEMS

Deputy City Manager Joe Parlette noted that Item B2 involves the first of three phases to rehabilitate Taxiway W, which had been closed since Emory’s departure, restoring it for future

use. He also discussed progress at Dayton Wright Brothers Airport, where growing demand for hangar space has spurred the development of a new access road. For the Water Department, he emphasized the importance of a new data center that will provide redundancy for the SCADA system, complementing existing backup power generators and strengthening system reliability. Finally, Mr. Parlette announced an exciting new concession agreement at Dayton International Airport with Tailwind, a company operating in approximately 60 mid-sized airports nationwide. This agreement will bring updated brands, improved facilities, and a refreshed customer experience to the airport.

COMMISSIONERS' COMMENTS ON CALENDAR ITEMS

Commissioner Turner-Sloss thanked Deputy City Manager Parlette and staff for their work, asked about the 107 properties listed for brush and vegetation removal, and confirmed they are not slated for demolition but lower-level nuisance properties. She also uplifted the efforts of both Planning and Neighborhood Development and the Aviation Department.

Commissioner Shaw highlighted Item 3, noting the remarkable achievement of meeting a 75% DBE goal on the project.

APPROVAL OF CITY MANAGER'S REPORTS

Commissioner Turner-Sloss made the motion to approve the City Manager's Reports. Commissioner Joseph seconded the motion. The City Manager's Reports were unanimously approved.

PUBLIC HEARING

Zoning Administrator Kyrsten French presented an amendment to Dayton's zoning code addressing the regulation of group homes. She highlighted the extensive engagement process, transparency, and regional collaboration involved, noting that Dayton is now seen as a leader among Ohio cities in tackling these challenges. Group homes, also called residential facilities, provide housing and 24/7 supervision to individuals in need of support. They may serve foster youth, people in addiction recovery, or residents with developmental disabilities. Each category is licensed under different state rules, creating complex layers of regulation that local governments must balance alongside federal fair housing law.

Dayton has the highest concentration of youth group homes in Ohio, with far more than larger cities like Columbus or Toledo. Many of these homes are clustered in high-poverty, high-vacancy neighborhoods, straining local schools and emergency services. Concerns have also been raised about the quality and safety of placements, with some homes located near blighted or vacant properties. While most homes are well-run and unobtrusive, others have been sighted in unsuitable areas, such as next to boarded houses or in distressed blocks. Licensing agencies currently do not account for surrounding neighborhood conditions, leading to vulnerable residents being placed in unstable environments. This has created calls for stronger local oversight. Since May 2024, the city has held meetings with providers, residents, and regional partners such as MVRPC. Draft regulations were introduced in spring 2025 and generally well-received, with providers requesting more ongoing support for existing homes rather than objecting to new rules. Public information sessions and consultations with Fair Housing advocates have continued throughout the year.

The amendments would create separate definitions for supportive care and foster care homes, limit new homes to five residents, and establish a 1,000-foot separation between facilities. Caps would limit each land-use geography to twelve foster care homes, with no new permits in already oversaturated areas. Additionally, new homes would be prohibited on blocks with nuisance or vacant properties, and all would undergo property maintenance inspections. These changes aim to protect residents, improve neighborhood stability, and ensure that group homes provide safe and supportive environments.

CITIZENS' COMMENTS ON PUBLIC HEARING

There was one citizen registered to speak.

1. **Mr. Mark Manovich, 529 Hickory St-** spoke about his concerns about the proposed zoning text amendments, noting that while the changes appear minor, they could significantly impact neighborhoods. He asked for clarification on whether supportive care homes would now be permitted in single-family zones without public notice, stressed the need for stronger public outreach, and urged limits to prevent oversaturation, better oversight once homes are open, and clear processes for addressing problematic facilities.

PUBLIC HEARING COMMENTS BY THE CITY COMMISSION

Mayor Mims acknowledged the serious issue of group home oversaturation in certain neighborhoods, noting that the City has no authority to approve or close these facilities since that power rests with the State of Ohio. He emphasized that the City's role has been to convene meetings, listen to residents, and engage group homeowners, many of whom do not wish to be nuisances, to find solutions that protect neighborhood integrity while supporting vulnerable youth. He also highlighted one of the greatest burdens: state law requires supervisors to report missing youth immediately, which has created heavy demands on police and sheriff resources. With approximately 75 group homes in Montgomery County, Dayton has shouldered a disproportionate impact, making collaboration and careful policy work essential.

Commissioner Turner-Sloss raised concerns to Ms. French about the oversaturation of group homes in Dayton, especially since she personally lives on a block with several. She questioned whether the proposed 1,000-foot separation was strong enough, suggesting the City consider expanding the distance and comparing policies with other municipalities. Commissioner Turner-Sloss emphasized that without stronger safeguards, neighborhoods, particularly those in West and North Central Dayton already burdened by poverty and disinvestment, would continue to carry a disproportionate share of group homes. In response, Ms. French explained that the 1,000-foot spacing was chosen because it is both administratively clear and legally defensible under fair housing law, while still limiting future overconcentration. She noted that additional tools are being added, such as inspections before homes open, prohibiting new facilities on blocks with nuisance or boarded properties, and caps on foster care homes (12 per land-use geography). Commissioner Turner-Sloss asked for more ongoing oversight, better resident notification, and equitable distribution, recommending the City vet what other Ohio communities are doing and consider adding stronger notification and enforcement mechanisms. Ms. French agreed that the framework may need to evolve, but stressed the draft provides a needed foundation to begin addressing saturation.

Commissioner Fairchild thanked staff for clarifying the complexity between local zoning, the Ohio Revised Code, and Fair Housing. He asked whether sober living homes were ever conditional uses that required notice, and staff clarified they were not; only larger facilities like transitional or emergency housing required such notice. Commissioner Fairchild also questioned why supportive care homes weren't capped geographically like foster group homes and requested more data on their numbers and distribution. Ms. French explained that supportive care homes are currently spread out without heavy concentration, making caps harder to justify under Fair Housing, though further research could be done. Commissioner Fairchild emphasized the importance of avoiding oversaturation that could overtax local services, recommended expanding resident notification to 1,000 feet, and asked about state oversight tools and alignment with local quality standards. He closed by confirming that transitional, emergency, and protective care housing remain conditional uses with higher standards in place.

Commissioner Shaw thanked staff and emphasized the complexity of the group-home issue, noting Dayton's high density stems from strong local social services and relatively low property values that attract operators. He stressed urgency to address overconcentration, supported moving the ordinance forward now, and said the city can refine it later as best practices evolve, commending staff for centering Dayton's needs.

Commissioners talked about next steps on group-home zoning reforms. Commissioner Turner-Sloss and Fairchild urged sending the draft back to the Plan Board during the existing moratorium to tighten safeguards (e.g., larger spacing, citywide caps, notice/oversight), while Commissioner Shaw favored adopting the current proposal now to set immediate limits and refine later. Ms. French and Mr. Parlette noted the ordinance would prevent more homes in already-saturated areas, could be iterated, and that success should be tracked with data (e.g., missing-person calls).

Commissioner Joseph expressed support for moving forward with the recommendations now, noting the moratorium in place until February provides time to address unresolved issues. He emphasized the importance of setting a baseline, signaling to both the state and applicants that Dayton is enacting standards while continuing to refine them. Ms. French requested extending the moratorium slightly beyond any ordinance passage to allow preparation. The consensus was to act now to establish boundaries and deter further oversaturation, while also committing to additional work and possible future amendments to improve oversight and balance equity across neighborhoods.

The Commission decided to move forward with the Public Hearing.

Commissioner Turner-Sloss asked when the Commission would receive the requested follow-up information, such as the legal review, the zoning matrix, and comparative research. Ms. French responded that staff would need at least two months to complete research and legal review, since they plan to verify other jurisdictions' approaches and gather data. Mr. Kroeger clarified the procedural steps: any future changes to the ordinance would require starting the process again with plan board hearings and public notice. He also noted that, because the moratorium runs through February, staff have time to conduct this deeper review, and if reconsideration is

warranted after passage, the moratorium could be extended and the ordinance restarted through the full approval process.

PUBLIC HEARING LEGISLATION

The legislation implementing zoning case number PLN2024-0000184:

ORDINANCE – FIRST READING ONLY

No. 32161-25 - Repealing, Amending, and Enacting Various Sections of the Revised Code of General Ordinances Relating to the Zoning Code.

CITIZENS' COMMENTS

There were five citizens registered to speak.

1. **Ms. Kathleen Galt, 5066 Safeway Dr-** spoke about her support for Issue 9 and urged voters to vote yes.
2. **Mr. Youssef Elzein, 4906 Amberwood Dr-** spoke about his immigration story and how he supports other immigrants.
3. **Ms. Carson Brubaker, 1401 Pinecrest Dr-** spoke about how she is a realtor, and she has a client who wants to purchase a property that the City owns.
4. **Ms. Leslie Dworkin, 152 McClure St-** spoke in support of the Safe Haven resolution.
5. **Ms. Amy Morgan, 40 Green St-** spoke about a homeless encampment near the Oregon District.
6. **Mr. James Kavanaugh, 2232 N Main St-** spoke about the need of speed tables on Fairview Ave.

COMMENTS BY THE CITY COMMISSION

Commissioner Turner-Sloss

Commissioner Turner-Sloss closed her remarks by thanking the presenters, staff, and community members for their participation and advocacy. She recognized the work of Planning and Neighborhood Development staff, the Norma J. Ross Foundation, and the zoning division, while emphasizing the need for further assessment and possible revisions to legislation as additional research is completed. She also acknowledged residents who spoke on issues ranging from diversity and immigrant contributions to traffic safety, youth programs, homelessness, and haven concerns. Finally, she highlighted several recreation opportunities for children, including culinary classes, swim lessons, and dance programs.

Commissioner Fairchild

Commissioner Fairchild closed by thanking staff, administration, and colleagues for the thoughtful deliberation on group homes, highlighting how the discussion modeled serious and civil policymaking. He then promoted upcoming community events, including Front Street's Art Hub and Halloween Market, Global Dayton Riverfest at Triangle Park, and Co-op Dayton's "Rooted Together Rising Together" event. He reminded residents about the November 4 election and voter registration deadlines, encouraged support for the Human Services Levy, and acknowledged speakers from the evening, such as Mr. Elzein for his advocacy and Ms. Dworkin

regarding the Safe Haven ordinance, noting an update is expected from the law department soon. Finally, he extended wishes for a meaningful Yom Kippur to Dayton's Jewish community.

Commissioner Shaw

Commissioner Shaw closed by highlighting community events and personal notes. He invited residents to attend Downtown Dayton's First Friday Art Hop on October 3rd, from 5–10 p.m., featuring gallery openings, live music, art demonstrations, and entertainment in the Third and Main Street area. He also noted the Food Equity Coalition's participation in the Great Apple Crunch this October, which partners with schools and childcare centers to promote healthy eating and local food systems, with registration available through Ohio State's extension website. Finally, he wished his daughter Gabrielle Kennedy Shaw a happy 24th birthday.

Mayor Mims

Mayor Mims closed with personal, community, and city updates. He noted his son's 55th birthday, then highlighted the success of the Mayor's 4th Annual Teen Summit, which brought together over 150 students from local schools for sessions on conflict mediation, civic engagement, and youth perspectives on rights. He shared that NBA player and Dayton native Norris Cole delivered an inspiring keynote.

He also announced progress on the City's Peace Campaign, explaining that applications are open for a community-based organization to host the violence interruption program, with submissions due by October 30th. He directed the public to the Greater Dayton Area Hospital Association's website for details. Finally, Mayor Mims congratulated his Policy Aide, Kameron Anderson, on his recent marriage.

He concluded the meeting with his signature message: "Love and peace for all and hatred for none."

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:45 p.m.