

On Wednesday, January 30, 2019, at 6:05 p.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Whaley called the meeting to order.

INVOCATION

Commissioner Shaw gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Whaley led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken and Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild were present. The Clerk of Commission, Ms. Rashella Lavender, and the City Manager, Ms. Shelley Dickstein, were also present.

APPROVAL OF MINUTES

Commissioner Mims made a motion to approve the minutes from the January 23, 2019, 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 Commission, Ms. Rashella Lavender, requested the addition of Informal Resolution No. 964-19- Authorizing the Complete to Compete Attainment Goal 2025 Initiative.

REPORTS:

**A. Purchase Orders, Price Agreements and Contracts:
(All contracts are valid until delivery is complete or through December 31st of the current year).**

1. Purchase Orders:

AVIATION

A1. Apex Mechanical Systems, Inc. (chemical treatment program for cooling towers heating and chilled loops through 12-31-21) **\$52,500.00**

FIRE

B1. Reliable Transmission Service Midwest, Inc. (transmission repair services) **10,559.00**

LAW

C1. BCVA Law LLC (professional legal services as needed through 12-31-19) **25,000.00**

PLANNING & COMMUNITY DEVELOPMENT

D1. Crown Personnel Service, Inc. (temporary staffing services as needed through 12-31-23) **283,500.00**

PUBLIC WORKS

E1. IPS Group, Inc. (monthly fees for approximately five hundred credit card capable single space parking meters through 12-31-21) **150,000.00**

E2. Compass Minerals America, Inc. (rock salt as needed through 07-31-19) **433,000.00**

E3. Utility One Source Forestry Equipment LLC dba Custom Truck One Source (two forestry bucket trucks) **291,300.00**

1. (Cont'd)

WATER

F1. Sullivan Environmental Technologies (Moyno brand replacement parts as needed through 12-31-21) **\$120,000.00**

-Depts. of Aviation, Fire, Law, Planning & Community Development, Public Works and Water. **Total: \$1,365,859.00**

2. **Relyco Business Printing Solutions – Contract Modification** – for renewal for online access to City Employee Direct Deposit Notices and W-2's – Dept. of Finance/Tax & Accounting. **\$18,000.00**
(Thru 02/28/20)

B. Construction Contracts:

3. **Double Jay Construction, Inc. – Contract Modification** – for the West Riverview Bike Ramp Rebid (Open Market) (Federal CMAQ Funds) – Dept. of Public Works/Civil Engineering. **\$12,315.64**
(Thru 10/01/19)

D. Neighborhood Agreements:

4. **Chewy, Inc. – Development Agreement** – to assist with the creation of a new fulfillment center located at the Dayton International Airport – Dept. of Economic Development. **\$450,000.00**
(Thru 06/30/26)

E. Other – Contributions, Etc.:

5. **CareSource Management Group Co. – Other** – for a Parking Space License Agreement for use of parking spaces at the parking garage located at 123 West Third Street and the corner of Fourth and Jefferson Streets – Dept. of Public Works/Property Management. **N/A**

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizens' comments on calendar items.

DISCUSSION OF CALENDAR ITEM

Calendar Item No. 4-Chewy, Inc.- Development Agreement

The City Manager, Ms. Shelley Dickstein, invited Mr. Ford Weber, Director of Economic Development, to the podium to provide more information.

Mr. Weber said this development agreement will provide incentives to bring jobs into the airport in the Dayton region. He said this was a competitive endeavor with a multi-state process to land this fulfillment center in the City of Dayton. He said this agreement will bring 600 jobs to the Dayton Airport with a \$45M investment, and a lease of a new building for ten years. Mr. Weber said the incentive is performance based, which is predicated on income tax revenue generated to the city and the company receiving a payment based on a percentage.

Mr. Weber introduced the Mr. Pete Krillies, Vice President, Real Estate, Facilities, Chewy Inc., and Mr. Carl Henderson, Site Manager, Chewy Inc.

Mr. Krillies said Chewy Inc. is about culture and customer service and that is what led them to Dayton. He said they were really impressed with culture of different municipalities working together.

Mayor Whaley thanked them for coming and for their decision to locate in Dayton.

APPROVAL OF CITY MANAGER'S REPORTS

Commissioner Fairchild made the motion to approve the City Manager's Reports. Commissioner Mims seconded the motion. The City Manager's Reports were approved with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild.

LEGISLATION

EMERGENCY ORDINANCE – FIRST AND SECOND READING

Emergency Ordinance No. 31703-19- Adopting Plan, Proposing to Cooperate, and Requesting the Director of Transportation of the State of Ohio to Proceed with the Improvement of State Route 202 (Troy Street) Within the City of Dayton, and Declaring an Emergency.

Commissioner Joseph moved that this being an emergency measure for the immediate consideration of the Ordinance. Commissioner Shaw seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Ordinance No. 31703-19 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Ordinance was passed.

EMERGENCY RESOLUTION – FIRST AND SECOND READING

Emergency Resolution No. 6395-19- Authorizing the Submission and Support of an Ohio Department of Natural Resources Clean Ohio Recreational Trails Program and Clean Ohio Trails Fund Grant, Authorizing the Acceptance of Grant Awards Under the Grant, and Declaring an Emergency.

Commissioner Mims moved that this being an emergency measure for the immediate consideration of the Resolution. Commissioner Fairchild seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Resolution No. 6395-19 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Resolution was adopted.

THIS ITEM WAS ADDED

INFORMAL RESOLUTION

Informal Resolution No. 964-19 - Authorizing the Complete to Compete Attainment Goal 2025 Initiative.

Commissioner Joseph made a motion to adopt Informal Resolution No. 964-19. Commissioner Shaw seconded the motion. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Informal Resolution was adopted.

PUBLIC HEARING

Mayor Whaley opened the Public Hearing regarding the 2019 Annual Appropriation. The City Manager, Ms. Shelley Dickstein, called Ms. Diane Shannon, Director of the Office of Procurement Management and Budget, to report on the 2019 Annual Appropriation.

Ms. Shannon said the appropriation encompasses the 2019 budget for all funds for a total of \$673.2 million (compared to \$631.3M in 2018, a 6.6 percent increase).

Ms. Shannon said preliminary planning and development of the 2019 budget began nearly eight months ago with the Community Impact Conversations. She said the public input process for the annual budget also included input from the Dayton Survey, the City Manager’s Revenue Advisors Group as well as the Community and Neighborhood Development Advisory Board (also known as CNDAB). In addition, the 2019 proposed budget is available on the City’s financial transparency and performance portal Dayton Open Data which is located at www.daytonohio.gov and select Dayton Open Data at the bottom of the page.

Ms. Shannon said the appropriation ordinance reflects the operating and capital budgets as discussed during the two work sessions held in November and December with the City Commission. She said the budget as proposed funds critical city services, our commitment to Issue 9-Your Dollars, Your Neighborhood, maintains vital infrastructure, and supports our neighborhoods through demolition and our integrated community visioning process. Ms. Shannon said she is pleased that the 2019 budget will restore curb-side loose leaf removal using new and more efficient equipment.

CITIZENS’ COMMENTS ON PUBLIC HEARING

There were no citizens’ comments on the public hearing.

Mayor Whaley closed the Public Hearing.

CITIZENS' COMMENTS

There were no citizens' comments.

COMMENTS BY THE CITY MANAGER

The City Manager, Ms. Shelley Dickstein, said citizens notified the City of Dayton because of and their concern for city workers and the cold temperatures, they would not put their trash out.

COMMENTS BY THE CLERK OF COMMISSION

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

COMMENTS BY THE CITY COMMISSION

Commissioner Shaw

Commissioner Shaw highlighted his attendance at the Dayton Contemporary Dance events.

Commissioner Mims

Commissioner Mims highlighted his attendance at the Dayton Contemporary Dance events and said it was phenomenal attending their events. He said it was one of Dayton's best kept secret.

Mayor Whaley

Mayor Whaley said WYSO Radio announced they were becoming independent of Antioch University. Mayor Whaley congratulated them on this endeavor.

Mayor Whaley wished Commissioner Mims a Happy Birthday.

Commissioner Shaw thanked Mayor Whaley for her efforts in keeping St. Elizabeth Hospital opened.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:25 p.m.

Mayor Nan Whaley

Attest: _____
Clerk of Commission

WORK SESSION

A copy of prepared material has been recorded as Communication & Petition Number 21368 dated January 30, 2019.

The Dayton City Commission met in a Work Session on Wednesday, January 30, 2019, at 4:32 p.m., prior to the regularly scheduled City Commission meeting. The meeting was held in the City Manager's Large Conference Room, located in City Hall. Commissioners Mims, Shaw and Fairchild were present. Ms. Ariel Walker Director, City Commission Office, and Ms. Rashella Lavender, Clerk of the Commission, were also in attendance. Mayor Whaley later joined the Work Session.

Ms. Shelley Dickstein, City Manager, Ms. Tammi Clements, Deputy City Manager, Mr. Joe Parlette, Deputy City Manager, Ms. Diane Shannon, Director of Procurement, Management and Budget, Mr. Terry Slaybaugh, Director of Aviation, Mr. Mike Powell, Director of Water, and Ms. Anita Chalk, Budget Analyst, were the presenters.

An overview was provided regarding the Finance Committee's Briefing by highlighting:

- 2018 Year-End Results
- 2018 Year-End Results – Department of Aviation
- 2018 Year-End Results – Department of Aviation

December Overview

Ms. Shannon reported revenues increased 5.1 percent compared to 2017. Revenues are 1.4 percent over the final forecast. Expenditures and investment funding increased by 4.3 percent. Expenditures are 2.7 percent under budget (favorable variance). Sources exceed uses by \$3.4M at the end of 2018.

Revenue Trends

Ms. Shannon reported that baseline income tax collections increased 4.8 percent and were \$2.1M over the final estimate; while total income tax collections increased 6.2 percent. She said withholding collections climbed 6.9 percent. The taxes on business profits grew 12.1 percent with corporation posting nearly all of the gains. Taxes paid by individuals fell by 4.6 percent after climbing in 2017. Refunds were 44 percent higher than 2017. She said there were five months with five-Fridays in 2018 which along with the lag in Issue 9 collections, made collections in 2018 one of the two best years in decades.

Ms. Chalk said in 2018, Other Charges for Services fell 16 percent compared to 2017. Convention Center revenue was down from 2017 due to fewer events scheduled in 2018. Indirect reimbursements declined as a result of a change in the methodology of how charges are calculated. The decline in parking garage revenues is the result of revenue being recorded net of operating expenses. Weed mowing revenues totaled just over \$35,500 in 2018, a decline of \$735,600 compared to 2017. Beginning in 2018, weed mowing charges were recorded on a cash basis.

Other Revenue, which represents various sources, climbed 17 percent in 2018. Miscellaneous Revenue is up 4.9 percent compared to 2017. Sales of Property and Equipment increased by \$50,900 compared to 2017. Collections on General Fund special assessment increased by \$59,900, largely attributable to vacant land mowing.

Expenditure Trends

Ms. Chalk said Contracts and Materials increased 3.8 percent. The increase reflects: Legal Services by \$136,000, Security Services by \$162,800 and Other Professional Services by \$231,700 over 2017. The offset is by a 4.1 percent decrease in Management Contracts compared to 2017, and that utility costs decreased by \$40,300.

Ms. Shannon said the Dayton Region lost ground in the fourth quarter of 2018 with employment levels falling by 2,200 jobs since September. The state has now outpaced regional growth, registering a 6.7 percent increase since January of 2014. The Nationwide GDP growth registered 3.4 percent for the third estimate of 2018-Q3. Activity in the manufacturing sector decreased significantly to 54.1 from 59.3 in November. Inflation continued slowly upward ramping up mid-2018. She said given the correlation between economic downturns and the inversion of the yield curve, the graph will be monitored monthly.

At the completion of 2018, Sources exceeded Uses by \$3.4M.

Department of Water

Mr. Powell reported on the 2018 Year-End Results for the Department of Water.

Water Fund Revenue and Expenditure Review - Water Fund Revenues are up 5.3 percent or \$2.7M compared to the 12 months of 2017. The revenue from City customers are under forecast by 1.2 percent compared to 2017. Billed revenue reflects consumption volumes for four quarters for residential and commercial customers. The revenue from other jurisdictions are below forecast by 3.2 percent compared to 2017. Expenditures were up 4.9 percent compared to 2017 due to higher Personnel, Contracts and Materials and Capital Equipment Costs. The Water Fund ended to end the year with a small positive balance and no planned use of cash reserves.

Sanitary Sewer Fund Revenue and Expenditure Review – Sanitary Sewer Fund Revenues are down 2.6 percent compared to 2017 due to a decrease in Other Charges for Services. Revenue from City customers is up \$400,000 and other jurisdictions are down 0.5 percent due to lower volumes and billing timing. Other charges for services are down by \$1.4M due mostly to lower one-time Permit Non-Compliance Violation Fees and lower Biological Oxygen Demand charges. Total expenditures are up 11.6 percent compared to 2017 due to increased investment in Capital improvements, higher Contracts and Materials and Capital Equipment cost and to a lesser extent

Personnel costs. The Sanitary Sewer Fund ended the year with a small positive balance from operations, not including the planned investment of cash reserves to fund asset construction.

Department of Aviation

Mr. Slaybaugh reported on the 2018 Year-End Results for the Department of Aviation.

Total revenue and other sources, less PFC/CFC revenue, is down 4.3 percent year-over-year. Enplanements were 4.7 percent lower compared to 2017 due to the loss of Southwest Airlines offset by increased capacity from other airlines. Expenditures are down \$1.7M lower than in 2017. Higher growth rates for Personnel were caused by overtime due to an extended winter and planned wage increases. At the end of 2018, Sources exceeded Uses by \$873,900 on a total budget of \$35M.

Landing Fees, as a percent of airline revenue have increased as a result of a reduction in the airfield subsidy. The subsidy in 2018 is \$715,400 compared to \$1.5M in 2017. Airline Space Rent has decreased by 6.1 percent year-over-year due to the loss of Southwest Airlines. Southwest Airlines was 19.8 percent of the total airline space rent. The Airline Revenue remained flat year-over-year. Parking is the largest category of Non-Airline Revenue. Non-Airline Revenue is directly correlated to enplanements and has decreased 6.8 percent compared to 2017. Combined Concession Revenue is down 9.8 percent. In 2017, a one-time land sale of \$1.1M occurred in the third quarter. The \$1.1M accounts for the majority of the difference year-over-year.

Mr. Slaybaugh said Contracts, Materials and Other Uses are 8.8 percent higher than in 2017 due to the Management Service Contract for Parking. This increase is due to 2017 payments that were made in 2018 and the new services for concierge and porter services being provided by SPPlus. Advertising costs are up year over year due to focused efforts on parking as well as a direct flight to Houston to increase overall direct service flights. A direct flight to Houston was accomplished and efforts are being made towards a direct flight to Boston.

He said American Airlines is the largest carrier with 44 percent of the total enplanements. United Airlines increased 12.7 percent and Delta Airlines increased .3 percent over 2017. Southwest stopped operating in Dayton in June of 2017. Enplanements are down 4.7 percent compared to 2017.

Mr. Slaybaugh said the Department had a \$873,900 surplus for 2018.

Mayor Whaley thanked everyone for the updates and noted her appreciation for staff's work.

The Work Session concluded at 5:38 p.m.