

On Wednesday, February 1, 2023, 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 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 Acting City Manager, Mr. Joe Parlette were also present.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the January 25, 2023, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

Communication #21765

State of Ohio, Department of Liquor Control – Permit Application No.

0588155 - New –C1- C2-D6 – Bazzar Bro LLC, 2141 Prescott Avenue, Dayton OH 45406.

The Clerk of Commission reported receipt of – Permit Application No.

0588155 - New –C1- C2-D6 – Bazzar Bro LLC, 2141 Prescott Avenue, Dayton OH 45406.

The application was referred through the city for investigation.

Communication #21766

Letter from Greater Dayton Premier Management – RE: Renew Miami Chapel-Phase I (DeSoto Bass Redevelopment)

SPECIAL AWARDS/PRESENTATIONS

There were no awards or presentations.

ADDITIONS OR DELETIONS TO THE CALENDAR

The Clerk of Commission, Ms. Regina Blackshear, asked the City Commission to vote on Calendar Item 1. Sub-Item B1. separately.

DISCUSSION OF CALENDAR ITEMS

Calendar Item No. 2. Black & Veatch Corporation-Service Agreement, Calendar Item No. 5. RA Consultants, LLC-Service Agreement and Calendar Item No. 8. Tetra Tech, Inc.- Service Agreement

The Acting City Manager, Mr. Joe Parlette, said these were submitted as part of the bipartisan infrastructure bill. He said several projects were submitted totaling \$15.1M.

Calendar Item No. 9. TOPS, Inc. and Associates (Training on Prevention Services) dba On Purpose Academy-Grant Agreement

The Acting City Manager, Mr. Joe Parlette, said this agreement is apart of the Dayton Recovery Plan and is addressing educational disparities and supporting black and brown businesses.

Mr. Parlette invited Ms. Kim Jarvis, Founder, TOPS, Inc. and Associates, to the podium for a community update.

Ms. Jarvis said a child's brain is 90 percent developed before they have turned five years old. She said that means those early years are critical for their emotional, social, mental, and academic well-being. TOPS, Inc. was born out of desire to see children ages two to five receive the highest quality early childhood education. She said despite the barriers of them doing so and transportation is a huge barrier for the youngest learners. Ms. Jarvis said the pup is a retrofit of a mobile preschool where they take high quality preschool to those that need it most, preschool families with children with special needs or disabilities, and children that don't speak English as a first language.

Commissioner Turner-Sloss asked about their collaboration with Preschool Promise.

Ms. Jarvis said they have been a preschool since 2018 and are partnering with Preschool Promise to deliver services. She said they will go to the various housing complex that are in need to attend preschool but are not able to because of transportation issues.

Commissioner Turner-Sloss asked about the areas that are being targeted as it relates to English as a second language.

Ms. Jarvis said they are targeting 45405, 45406, 45416, 45417. She said students from countries like Nigeria who are immersed in the brick-and-mortar building would be better served by mobile services in their community.

Commissioner Turner-Sloss asked about the completion timeline for the renovations of the RV's.

Ms. Jarvis said there are challenges with demand and supply, but they are hoping it will be ready by August 2023.

Calendar Item No. 10. Urban League of Southern Ohio Inc. dba Miami Valley Urban League (MVUL) -Grant Agreement

The Acting City Manager, Mr. Joe Parlette, said the project is the Path to Prosperity where funds will used to support black and brown businesses by administering over 550 grants to Dayton Businesses with funds by the Dayton Recovery Plan. He invited Ms. Utsi Shelton to the podium for a community update.

Ms. Shelton said she appreciates what they are allowing them to do in the area. She said they support black and brown businesses through the Development and Entrepreneur Center. She said they work with businesses that have been in existence for two or more years to bridge financial gaps.

Commissioner Turner-Sloss asked if they are working with the Human Relations Council.

Ms. Jarvis said they have been working with the HRC since business development began ten months ago.

Calendar Item No. 3. Grand Place Senior Housing LP -Grant Agreement

The Acting City Manager, Mr. Joe Parlette, invited Ms. Sarah Geist, Community Development Supervisor, Planning Neighborhoods and Development, for community update on Grand Place Senior Housing.

Ms. Geist said the Grand Place Senior Housing Development is a \$2.5M ask in home funding. She said the Grand Place was constructed in 1926 and was originally the Grand Deluxe Apartments and then was the Miller Commercial Block Building. Ms. Geist said in 1987 the Salem Grand which the commercial building was known as, had a substantial fire and burnt to the ground. She said the fire caused some damage which led to a 20-year period of deterioration and because the building was in such bad shape it had an impact on the apartments next door.

Ms. Geist said there was disinvestment within those two buildings until 2001 when Saint Mary's stepped in along with Miller Valentine, who did a substantial Rehabilitation of the 70 units throughout the entire building, including converting some of that commercial space over to actual apartments and that's when it became known as Grand Place. She said fast forward to 2017 and their partner, National Church residences, took ownership of the building from St Mary's, and they've been working for the past five-to-six-year period to get the capital together for this project to make it feasible.

Ms. Geist said the Grand Place Developer Agreement with Grand Place Senior Housing LP is \$2,5M ask in HOME funds Places HOME affordability periods, income limits, and rent limits on 14 units.

Ms. Geist said the project timeline is on February 7, 2023, the final partner financial closing. She said everything will be finalized on this date which includes the city home agreement. Next construction will begin and run from February 7, 2023, through April 1, 2024. Finally, the anticipated project affordability period is April 1, 2024, through April 1, 2039.

Ms. Geist said the Home requirements are Home units must be occupied by a resident at or below 80 percent of the area median Income (AMI), units must remain affordable and compliant for 15 years, there are HUD income limits, and accessible to individuals with mobility and sensory impairments.

Ms. Geist said the consistency with existing neighborhoods plans are, 2021 –2025 Consolidated Plan and Annual Action Plans, it supports goals and objectives of community-based plans: City of Dayton Comprehensive Plan, PhoenixNext, Hope Center for Families Master Plan, Northwest Dayton Neighborhoods Vision (UDA) Plan and Salem Avenue Peace Corridor Plan. Ms. Geist invited Ms. Shawna Jones, Project Manager, National Church Residences, to the podium for questions.

Commissioner Turner-Sloss asked about the relocation period and what it entails.

Ms. Jones said they have been meeting with residents and informing them of their rights under the Uniform Relocation Act. She said the residents will be placed in the same building where they reside, and nothing needs to change as far as mail is concerned. She said they arrange and pay for packers and movers. Ms. Geist said the process should take six to eight weeks.

Commissioner Turner-Sloss asked about the Salem Avenue side of the building and retail spaces.

Ms. Jones said in speaking with residents they don't like the placement of those apartment, therefore; they have been talking with the City about how that area could better fit within the Salem Corridor Revitalization Initiative and came to the consensus that area is better suited as commercial space.

Commissioner Fairchild asked about the operating business model for the capital upkeep going forward.

Ms. Geist said it is being managed at an acceptable level the building is just dated. She said Litec requires review of the pro forma for the next 15 years.

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. DTN LLC (annual weather monitoring service subscription thru 12/31/26) **\$58,548.00**

A2. Koorsen Fire and Security (inspection and servicing of fire extinguishers as needed through 7/31/23) **60,000.00**

1. (Cont'd):

A3. Nachurs Alpine Solutions Corporation (runway deicing fluid as needed through 12/31/25) **\$390,000.00**

LAW

B1. Burrs, Dr. Linda J. dba Step Up To Success! LLC (professional executive coaching as needed through 12/31/23) **36,000.00**

PUBLIC WORKS

C1. Southeastern Equipment Company (one Toro Dingo TX 1000 wide track utility loader) **40,948.00**

WATER

D1. NCH Corporation dba Certified Laboratories (drums of water corrosion chemicals) **35,000.00**

-Depts of Aviation, Law, Public Works and Water. **Total: \$620,496.00**

2. **Black & Veatch Corporation – Service Agreement** – professional consulting services for planning the city's Lead Service Compliance Program (Open Market) – Department of Water/Water Engineering. **\$250,000.00**
(Thru 12/31/24)

3. **Grand Place Senior Housing LP – Grant Agreement** – HOME Developer Agreement – to provide funding toward the historic rehabilitation of 64 rental housing units located at 729 W Grand Avenue - Department of Planning, Neighborhoods and Development/ Development (HUD Programs). **\$2,500,000.00**
(Thru 12/31/24)

4. **John R. Jurgensen Company– Contract Modification** – change order number two to the existing 2022 Residential Asphalt Resurfacing II project - Department of Public Works/Civil Engineering). **\$263,623.35**
(Thru 10/28/24)

5. **RA Consultants, LLC – Service Agreement** - professional engineering consulting services for design of new raw water mains (100% SBE Achieved) - Department of Water/Water Engineering. **\$100,000.00**
(Thru 12/31/24)

6. **St. Vincent de Paul Social Services, Inc. – Grant Agreement** – Subrecipient Agreement – 2022 Emergency Solutions Grant to provide funding for maintenance and operations at the St. Vincent De Paul Gateway Shelters for homeless individuals and families – Department of Planning, Neighborhoods and Development/Development (HUD Programs). **\$299,880.00**
(Thru 06/30/23)

7. **St. Vincent de Paul Social Services, Inc. – Grant Agreement** – Subrecipient Agreement – 2021 Emergency Solutions Grant to assist homeless households to achieve stability and permanent housing through the Rapid Rehousing Program – Department of Planning, Neighborhoods and Development/Development (HUD Programs). **\$151,318.40**
(Thru 06/30/23)

8. **Tetra Tech, Inc. – Service Agreement** – professional engineering consulting services for the expansion of the Miami Well Field Recharge Lagoon (Open Market) – Department of Water/Water Engineering. **\$1,250,000.00**
(Thru 12/31/25)

9. **TOPS, Inc. and Associates (Training on Prevention Services) dba On Purpose Academy – Grant Agreement** – Dayton Recovery Plan – to purchase and retrofit 3 Class C RV’s that will be used for the Pop-Up Preschool – City Manager’s Office. **\$250,000.00**
(Thru 12/31/26)

10. **Urban League of Southern Ohio Inc. dba Miami Valley Urban League (MVUL) – Grant Agreement** – Dayton Recovery Plan – to support women and minority owned businesses, and entrepreneurs through Micro Grant Funds (MGF) in the following categories: operational emergencies, community investment business grants, community opportunity grants and certification program grants – City Manager’s Office. **\$1,500,000.00**
(Thru 08/30/26)

11. **W.C. Jones Asphalt Paving Company Inc. – Contract Modification** – for change order number one for the existing 2022 CDBG Alley Asphalt Resurfacing project – Department of Public Works/Civil Engineering. **\$42,722.00**
(Thru 10/28/24)

E. Other – Contributions, etc.:

12. **Miami Valley Regional Planning Commission (MVRPC) – Other –**
2023 annual membership dues - Department of Planning, Neighborhoods
and Development/Planning. **\$72,951.32**
(Thru 12/31/23)

CITIZENS’ COMMENTS ON CALENDAR ITEMS:

There were no citizen comments on calendar items.

APPROVAL OF CITY MANAGER’S REPORTS

Commissioner Joseph made the motion to approve the City Manager’s Reports minus Calendar Item 1. Sub-Item B1. Commissioner Shaw seconded the motion. The City Manager’s Reports were approved with a 5-0 vote. Voting in the affirmative were Commissioners Joseph, Shaw, Fairchild and Turner-Sloss.

Commissioner Joseph made the motion to approve the City Manager’s Reports Calendar Item 1. Sub-Item B1. Commissioner Shaw seconded the motion. The City Manager’s Reports were approved with a 3-1-1 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph and Shaw. Commissioner Fairchild voted no and Commissioner Turner-Sloss abstained.

LEGISLATION

EMERGENCY RESOLUTION – FIRST READING

Emergency Resolution No. 6705-23- Authorizing the Acceptance of a Bridge Loan for an Environmental Justice Program from Southeast Ohio Public Energy Council (dba Sustainable Ohio Public Energy Council) on Behalf of the Sustainability Office of the City of Dayton in an Amount Not to Exceed Twenty Thousand Dollars and Zero Cents (\$20,000.00), and Declaring an Emergency.

The question being shall Resolution No. 6705-23 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Fairchild and Turner-Sloss. The Resolution was adopted.

DISCUSSION

Mayor Mims said “following the budget discussions last week at the commission meeting, we agreed to submit any final proposals relative to the budget for 2023. Staff responded to those proposals by giving volumes of information relative to those concerns. A couple of concerns were raised about Engine 10, Medic 10, demolition, bulk pickup, and the Human Relations Council and copies of that information has been provided to us. We had till Monday, five o'clock to get those concerns in and staff has worked even up until today to get the information to us. As an elected body we have the responsibility to approve the annual budget, and we need to have some deliberation among the five of us here at this particular point in time regarding those particular proposals and all the information the staff has provided for those for us in those proposals so now is the time that I would like to open the floor to have discussions so that we can continue to do the business of the people and to hear I guess any clarifications or concerns relative to those items that have been submitted.”

Commissioner Turner-Sloss thanked Mayor Mims for his additional context in terms of where they are in the budget and providing an opportunity for deliberation among the public. She

said the Fire Chief provided a memo regarding Engine 10 and Medic 10, but she needs clarification, and wanted to know how many units there are per day.

Mr. Parlette said the confusion might be depending on the amount of paramedics available for any given day which determines whether a unit is an ambulance or medic. He said they have eight EMS units to respond to calls in the community. He said they have had logistical challenges regarding Medic 10. He said 63 people are assigned each day with 14 on each platoon shift and in the productive category, determines how much extra apparatus there will be. He said the logistical issues should be addressed once the current class of cadets are graduated.

Commissioner Turner-Sloss asked once the current class is graduated then Station 10 will be back in the service.

Mr. Parlette said hopefully when they have staff available.

Commissioner Turner-Sloss asked about estimated date for Station 10 to be back in service.

Mr. Parlette said the budget includes a pilot program for Medic 10; however, Engine 10 is not in budget for regular operation in 2023. He said Engine 10 will be put in service when there is a plethora of people.

Commissioner Fairchild asked about the number of medics.

Mr. Parlette said there are seven medics and one ambulance.

Commissioner Fairchild asked about the number of run volumes and their increase.

Chief Lykins said there is a national problem of calls of all types there has been a steady increase across the board. He said the population has decreased but there have been a number of 911 calls.

Mayor Mims asked about the effect COVID-19 had on medic runs.

Chief Lykins said their run volume went down during COVID-19 because citizens wanted to save the medic runs and people did not want to go to the hospital.

Commissioner Fairchild asked about the high number of overtime hours.

Mr. Parlette said it due to vacation time, comp time, and fatigue.

Chief Lykins said 41,000 runs this year and a by product of that is fatigue. He said that includes sick time, injury leave, and utilization of vacation leave, along with contractual changes.

Commissioner Fairchild asked about the down time of Fire.

Chief Lykins said it's called the Unit Utilization Rate which captures the time that crews are actually on an incident.

Commissioner Shaw said he like the idea of the pilot program that will alleviate some concerns and it's something that will be evaluated over time to see if it is working or not.

Commissioner Turner-Sloss stated she is hearing two different sides regarding the issue of Medic 10 and having the resources that are needed to do their jobs. She asked where the disconnect was and if information was being communicated.

Commissioner Turner-Sloss said the memo that was sent by from the Human Relations Council on October 6, 2022, regarding adequate staff and resources to perform their duties. She said they have conflicting documentation on the number of FTE's needed for their department to complete their work.

Commissioner Fairchild said they've talked about the Human Relations Council (HRC) being a priority but there is a gap in the Business Technical Assistance program where PEP is located. He said there is enough funding for certification and compliance but not for outreach. He said there is \$7.3M for revenue replacement that is not being used and the outreach portion would only cost \$85K.

Commissioner Shaw said he is sensitive to the needs of outreach, and he would like to have a conversation about strengthening the HRC. He said there will be opportunities to effectuate their budget and he would be opened to it during regular session.

Commissioner Fairchild said it is still the regular order they are in the budget process still have an opportunity to change the budget. He said its not a new conversation and they have had the conversation since December. He said the information given today includes information on a mix-up of when the proposal was dropped.

Commissioner Joseph said he is personally vested in making sure HRC works and noted the regular reporting has had on goals and the consistent improvement.

Mayor Mims said he recommended that instead of putting all the onerous on the goals that department heads address the issue of minority workers and contractors which has significantly helped.

Commissioner Turner-Sloss thanked her colleagues for the conversation and deliberation and said she hopes they would consider her proposals. She said in regard to the housing roundtable recommendations and proposals that she would start to see priorities materialize in the budget with the \$55M that was designated for neighborhoods.

Commissioner Fairchild asked about bulk trash and temporary workers coming on board in March instead of April.

Mr. Parlette said it will be helpful the workers starting in March as opposed to April.

CITIZENS' COMMENTS

Citizen comments were received from the following:

1. **Ms. LaDawn Turner, 160 Salem Ave.** – spoke about Expressions of Life Project which is being funded by APRA funds.
2. **Mr. Josh Goldman, 2311 Munger Point Dr.** – spoke about a C1 Liquor license for Check Your Head store.
3. **Mr. Gerald Williams, 735 Cincinnati St.** – spoke in support of Fire Station 10 staying open.

4. **Mr. Timothy DeVaughn, 1008 Bohm Lane** – spoke about hooning in the City of Dayton and legislation.
5. **Mr. Steve Post, 145 Warren St.** – spoke in support of fire apparatus Engine 10 and Medic 10.
6. **Dr. Kimaru Wa-Tenza, 1200 W. Grand Ave.** – spoke about funding that helps the neighborhoods of the City of Dayton.
7. **Mr. Willie Feaster, No Address** – spoke about the incident that happened in Memphis, TN with the police department.

COMMENTS BY THE CLERK OF COMMISSION

The Clerk of Commission, Ms. Regina Blackshear, said the State of City address will take place on Wednesday, February 8, 2023, at the Dayton Metro Library 215 E. Third Street at 8:30 a.m.

COMMENTS BY THE ACTING CITY MANAGER

The Acting City Manager, Mr. Joe Parlette, had no closing comments.

COMMENTS BY THE CITY COMMISSION

Commissioner Turner-Sloss

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

Commissioner Turner-Sloss asked for a moment of silence to commemorate the brutal slaying of Mr. Tyre Nichols by Memphis police officers.

Commissioner Fairchild

Commissioner Fairchild invited of everyone to have a meaningful Black History Month. He highlighted Residence Park teacher Mr. Raymond Swann.

Commissioner Fairchild highlighted various events happening around the city, DCDC Dance performance.

Commissioner Shaw

Commissioner Shaw highlighted various job opening for the City of Dayton which can be found at jobs.daytonohio.gov.

Mayor Mims

Mayor Mims thanked citizens for sharing the concerns with the City Commission.

Mayor Mims highlighted the raising of the Black Flag at City Hall for Black History Month. He said there is an exhibition by Michael Carter, Sinclair Community College, that will be playing on Channel 6 for black history month.

Mayor Mims highlighted the Top 10 American Luncheon on February 15, 2023, at 11:30 at Sinclair Community College.

Mayor Mims said on Sunday, February 5, 2023, Shiloh Baptist Church Black History Program at 11:00 a.m.

Mayor Mims thanked his colleagues for the discussion on the 2023 budget.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:18 p.m.

Jeffrey J. Mims, Jr.
Mayor

Attest: _____
Clerk of Commission