



February 6, 2026

TO: Mayor/Commissioners

FROM: Dylan Rainey, Legislative Aide

SUBJECT: Draft Minutes of the February 4, 2026, Dayton City Commission Meeting

CITY COMMISSION MEETING

On Wednesday, February 4, 2026, at 6:01 p.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Turner-Sloss called the meeting to order.

INVOCATION

Commissioner Fairchild led the invocation.

PLEDGE OF ALLEGIANCE

Mayor Turner-Sloss led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken, and Commissioners Joseph, Shaw, Fairchild, and Beckham were present. Legislative Aide, Mr. Luke Pleiman, Clerk of Commission, Ms. Regina Blackshear, and City Manager, Ms. Shelley Dickstein, were also present.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the meeting held on January 28, 2026. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

There were none.

PRESENTATION AND SPECIAL AWARDS

The City Commission of Dayton recognized Emily Mendenhall with a formal proclamation honoring her exemplary contributions to the Dayton community. The proclamation highlighted her business leadership, community service, and the creation and 13-year operation of Lily's Restaurant, a well-known gathering place recognized for its welcoming atmosphere and resilience through significant challenges. Ms. Mendenhall was acknowledged for her leadership within the Oregon District and downtown business community, including service as vice president of the Oregon District Business Association, as a board member of the Downtown

Dayton Partnership, and for her role in organizing events that support a vibrant city. The Commission proclaimed February 4, 2026, as Emily Mendenhall Day in the City of Dayton.

Following the proclamation, Ms. Mendenhall thanked the City of Dayton and the Commission for their continued support of small businesses and expressed appreciation for the relationships built with community and civic leaders. Commissioners offered congratulatory remarks, commending her for building an excellent and enduring business, demonstrating strong stewardship of Lily's Restaurant, and providing a safe, inclusive, and welcoming space for the community. They recognized her leadership in the Oregon District, her advocacy for fellow small businesses, her investment in the neighborhood and broader city, and her role as a community partner and role model.

ADDITIONS AND DELETIONS TO THE CALENDAR

Ms. Blackshear requested the addition of legislation pertaining to the public hearing at the desire of the Commission.

CITY MANAGER'S COMMENTS ON CALENDAR ITEMS

Ms. Dickstein reported that there were no additions or deletions to the evening's calendar and provided highlights on several agenda items involving investments in city facilities, public safety, and community assets. She reviewed a contract modification with App Architecture, Inc. for renovations to the East District patrol operations facility, noting the addition of previously excluded construction administration fees and emphasizing improvements for approximately 100 officers working at the site. She also outlined a lease agreement with the Greater Dayton Regional Transit Authority for a temporary downtown police substation near the Main Street transportation hub, explaining it would relocate the SE pod, increase downtown police presence, and address safety concerns until a permanent downtown police headquarters is completed, anticipated in early 2029. Additional items included an award of contract to Becker Construction for \$1.6 million in renovations to Fire Station 15 on Wayne Avenue, expected to be completed by October; an award of contract to J L Kuck General Contractors for Belmont Pool renovations funded through Community Development Block Grant CDBG, with a revised scope and completion anticipated by September 2026; and an award of contract to L.J. DeWeese Company for Philadelphia Drive traffic-calming improvements, including bike lanes and curb extensions, projected for completion in summer 2026. Ms. Dickstein also presented an emergency resolution extending the temporary moratorium on group homes for an additional six months, through August 3, to allow staff to complete further analysis and zoning recommendations. It was then reported that no citizens were registered to speak on calendar items.

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizens registered to speak.

COMMISSIONERS' COMMENTS ON CALENDAR ITEMS

Commissioner Beckham

Commissioner Beckham offered brief remarks, expressing appreciation for the progress on establishing a downtown police substation and noting that it was encouraging to see increased police presence downtown following ongoing discussions. He also thanked staff for the number of positive and impactful projects included in the evening's calendar.

Commissioner Joseph

Commissioner Joseph offered brief comments thanking the Police Department for moving forward with a hybrid option in the 2026 Ford Utility vehicle purchase, noting that each step toward increased sustainability is positive. He also highlighted the importance of the Wellfield Protection Program and expressed appreciation to Harrison Township for its continued partnership in protecting this vital community resource.

Mayor Turner-Sloss

Mayor Turner-Sloss asked questions and clarifications related to several calendar items. She thanked Ms. Dickstein for providing additional context regarding the downtown police substation and requested further explanation of the unhoused and mental health resources referenced in the City Manager's report. Ms. Dickstein explained that the services are part of the Police Department's existing outreach efforts, which include a dedicated outreach officer, collaboration with Fire Department personnel, and partnerships with Miami Valley Housing Opportunities to connect unhoused individuals with shelter, wraparound services, and medical or mental health care when needed. The Mayor requested additional information on these services to be provided later.

Mayor Turner-Sloss continued with questions regarding the Belmont Pool renovation, specifically about the use of specialized pool contractors. Ms. Dickstein confirmed that required certifications and expertise for pool-specific work were included as part of the bid qualifications. Regarding the Philadelphia Drive traffic-calming project, the commissioner acknowledged extensive community engagement and confirmed that a portion of the corridor would retain on-street parking to accommodate residents. Ms. Dickstein noted that efforts were made to balance competing interests and that public service announcements and ongoing communication would be provided throughout the project to keep residents informed.

Finally, Mayor Turner-Sloss asked for clarification on the emergency resolution extending the temporary moratorium on group homes, including the use of foster care facility language and its scope. Ms. Dickstein called up Division Manager of Planning Tony Kroeger who explained that while the moratorium applies broadly to group homes, a citywide cap can only be applied to foster care facilities due to legal constraints, while other group homes remain subject to existing zoning and separation requirements. Additional questions regarding definitions under Ohio Recovery Housing and inspection requirements were raised, and staff indicated they would follow up with further information.

APPROVAL OF CITY MANAGER'S REPORTS

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

Commissioner Shaw seconded the motion. The City Manager's Reports were unanimously approved.

LEGISLATION

Emergency Resolution – First and Second Reading

No. 6916-26- Extending a Temporary Moratorium, for an additional One Hundred Eighty (180) Days from the Date of Adoption of this Resolution, on the Acceptance of the Processing of Applications for Zoning, Occupancy, Conditional Use, and/or Building Permit Approvals for Residential Facilities, Also Known As ‘Group Homes’ within the City of Dayton, Ohio, and Declaring an Emergency

Commissioner Fairchild made the motion to approve the Emergency Resolution. Commissioner Joseph seconded the motion. A roll call vote was taken, resulting in a 5-0 vote. Voting in the affirmative were Mayor Turner-Sloss, Commissioners Joseph, Shaw Fairchild, and Beckham. The Emergency Resolution was adopted.

PUBLIC HEARING

A public hearing was opened regarding a request for a zoning map amendment and plan development to allow expansion of the Osman Ghazi Mosque located at 1508 Valley Street. City Planner Jeff Green presented a proposal to rezone approximately 1.036 acres from I-1 Light Industrial to ER-4 Eclectic Single Family and to establish a planned development on a total of 1.48 acres to accommodate a new standalone prayer hall building. Mr. Green explained that the rezoning aligns with the surrounding residential context west of Rutledge Avenue and serves as a transition from nearby industrial uses. The plan includes a campus-style layout with significant landscaping improvements, fencing, and the planting of approximately 74 new trees, as well as building orientation considerations related to religious practices. The development would allow reduced setbacks and a reduction in required on-site parking to seven spaces, supported by formal shared parking agreements with adjacent properties, including a neighboring truck terminal and an existing church owned by the mosque. Mr. Green noted that the applicant met with the neighborhood in advance, no public comments were received for or against the proposal, and both the Northeast Land Use Board and the City Plan Board unanimously recommended approval. Planning staff concluded that the proposal is consistent with zoning standards, neighborhood context, and city plans, and recommended approval.

CITIZEN COMMENTS ON THE PUBLIC HEARING

No citizens were registered to speak

COMMISSIONERS’ COMMENTS ON THE PUBLIC HEARING

Mayor Turner-Sloss

Mayor Turner-Sloss inquired about the terms and duration of the shared parking agreement with the adjacent truck terminal. Mr. Green explained that the agreement remains in effect until the sale of the truck terminal property, and if a sale were to occur, the mosque would be required to return to the City to present an alternative parking plan. Mr. Green noted this provision serves as a safeguard for the surrounding neighborhood and that long-term parking solutions are being explored. With no further comments, the public hearing was closed.

PUBLIC HEARING LEGISLATION

Ordinance – First Reading

No. 32176-26- Amending the Official Zoning Map to Establish Planned Development-194 and Change the Underlying Zoning from Light Industrial (I-1) to Eclectic Single-Family (ER-4) for 1.48 acres at 1508 Valley Street.

CITIZENS' COMMENTS

There were three citizens registered to speak

1. **Anthony Lamont, 360 Marathon Ave-** Spoke about wanting the Commission to support developing a property at 811 Dunbar Street
2. **Willie Morris, 32 Park Drive-** Spoke in support of street safety improvements on Wayne Avenue.
3. **Laura Estandia, 228 Park Drive-** Spoke in support of street safety improvements on Wayne Avenue and in support of a speed bump on Pershing Blvd.

COMMENTS BY THE CITY MANAGER

Ms. Dickstein provided closing comments addressing two key items. First, she acknowledged ongoing concerns related to the Wayne Avenue safety initiative, noting that the City has been actively engaged on the issue for two years. She stated that staff had received recent correspondence and would conduct further analysis to provide the Commission with a detailed briefing outlining potential issues, recommendations, and next steps, as well as follow-up with neighborhood leaders

Ms. Dickstein then recognized the City of Dayton's achievement of a Silver What Works Cities Certification from Bloomberg Philanthropies Results for America, an international standard for data-driven local government. She highlighted that the certification recognizes the City's effective use of data to inform policy decisions, allocate resources, improve services, and evaluate outcomes. She noted that Dayton was recognized alongside peer cities such as Austin, Denver, Detroit, Kansas City, Miami, and Knoxville, and thanked Director of Management and Budget Abby Patel-Jones and her cross-departmental team for their leadership in meeting the certification standards.

Ms. Patel-Jones addressed the Commission and explained that the City has been working toward the certification since 2019 and achieved Silver status by meeting 22 of the 43 criteria in the What Works Cities Standard. She described the October site visit, during which evaluators observed data-driven practices across multiple departments, including Police, Planning and Neighborhoods, Public Works, and Fire. She noted that the certification reflects the City's commitment to using data effectively and securely, thanked the City Manager and IT Department for their support, and shared positive feedback from evaluators regarding the dedication and passion of City staff.

Commissioners offered remarks congratulating City staff on achieving the Silver What Works Cities Certification. Commissioner Beckham noted that Bloomberg Philanthropies programs represent a rigorous, gold-standard approach to evaluating effective and advanced city

government, and stated that the recognition reflects Dayton's strong standing among peer cities. Commissioners Fairchild, Shaw, and Joseph and Mayor Turner-Sloss echoed these sentiments, praising the discipline required not only to collect data but to use it effectively, and commended the City Manager, Abby Patel-Jones, and staff across departments for their leadership and collaboration. Commissioners asked about next steps and were informed that the certification must be renewed annually, with opportunities to retain Silver status or advance to Gold or Platinum in future cycles. The Commission expressed support for continued progress and appreciation for the organization-wide commitment to data-driven governance.

Ms. Blackshear then read a proclamation from the Commission recognizing the City of Dayton's achievement. The proclamation highlighted the international significance of the What Works Cities Certification, Dayton's completion of the assessment in 2025, and the City's implementation of data-driven strategies across multiple priority areas, including public safety, recovery efforts, and service delivery. The Commission formally proclaimed February 4, 2026, as What Works Cities Certification Recognition Day in the City of Dayton, congratulating City staff on the achievement.

COMMENTS BY THE CLERK OF COMMISSION

There were none.

COMMENTS BY THE CITY COMMISSION

Commissioner Beckham

Commissioner Beckham congratulated the organization once again on the What Works Cities Certification. He highlighted the Dayton Development Coalition's annual meeting and a new partnership between the University of Dayton and IBM to establish a chip research lab on campus, noting the positive impact this initiative will have on regional workforce development and opportunities for UD students. Commissioner Beckham also recognized February as Black History Month and shared upcoming community events, including Sinclair College's Black Unity Conference beginning February 6 with a screening of *68*, and a program on February 7 titled *History of Hope in the Making: A Story of Courage and Progress* honoring the legacy of African Americans in Dayton. He encouraged participation in these events and wished everyone a happy Black History Month.

Commissioner Fairchild

Commissioner Fairchild shared several remarks recognizing local arts, community engagement, and public awareness initiatives. He thanked Congressman Mike Turner for hosting elected officials to meet Maestro Keitaro Harada, the new conductor of the Dayton Philharmonic Orchestra, and praised the Maestro and the orchestra for their world-class artistry. He highlighted the community's strong arts presence, including the Dayton Contemporary Dance Company (DCDC) and ongoing programming at the Schuster Center.

Commissioner Fairchild also acknowledged the recent Arcade Commons event, noting the involvement of small businesses and the vibrant community atmosphere, and encouraged residents to attend future events despite challenging weather. He highlighted the Front Street Art Hop, promoting art, food, music, demonstrations, and unique vintage finds.

Additionally, Commissioner Fairchild recognized National Wear Red Day to raise awareness about heart disease. He concluded by expressing gratitude to residents helping neighbors during the cold and snowy weather, and to those demonstrating compassion and support for vulnerable community members, describing their actions as “sparks of light” that strengthen the community.

Commissioner Shaw

Commissioner Shaw shared brief remarks promoting downtown Dayton’s February First Friday event, running from 5 to 10 p.m. with a Valentine’s Day theme. He encouraged residents to visit, enjoy themed activities and menus, and support local businesses, noting more information is available at downtown.org and on the Downtown Dayton Partnership’s social media.

Commissioner Joseph

Commissioner Joseph provided an update on Adapt Dayton, a city-led, community-driven initiative to modernize zoning and land use regulations. She encouraged residents to share their input by completing the Adapt Dayton community survey at www.dayton.gov/adaptdayton. She emphasized that this is an opportunity for the public to provide feedback on land use and zoning in areas where they live and work, noting that periodically larger reviews of the zoning code allow for meaningful community input.

Mayor Turner-Sloss

Mayor Turner-Sloss congratulated the staff and specifically thanked Miss Patel-Jones for her leadership in guiding the city to receive the Bloomberg Philanthropies What Works Cities silver award, noting the team’s goal of reaching platinum certification. She also recognized the efforts of public works and the entire city staff for their dedication during snow removal, particularly on narrow residential streets with heavy on-street parking and requested an opportunity to personally thank staff offline.

She congratulated Miss Sharon Howard White for receiving the Maureen Patterson Regional Award at the Dayton Development Coalition luncheon, and acknowledged Miss Helen Jones Kelly on her retirement, thanking those who organized the event, including Chief of Staff Verletta Jackson, Senior Policy Aide Kameron Anderson, and Legislative Aide Madison Reed.

Mayor Turner-Sloss echoed appreciation for Congressman Mike Turner and staff for hosting arts-related events, including meeting the new maestro and a visiting delegate from Japan who expressed admiration for Dayton. She shared details about upcoming recreational programs: swim lessons starting the first week of February at the Northwest and Lowry Recreation Centers, and Youth Mental Health Week from February 9–14 at all recreation centers (3:30–5:30 p.m.), featuring activities like puppy therapy, healthy spending lessons, nail painting, kids’ yoga, and interactive programs to build coping skills. She encouraged residents to check the City of Dayton website and recreation department social media for more information, and officially adjourned the meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:17 p.m.

WORK SESSION

Before the Commission Meeting, there was a Work Session on the 2025-Year End Finance Committee Meeting.

General Fund

The City Manager, Shelley Dickstein, asked the Director of Management and Budget, Abby Patel-Jones, to lead the presentation on the general fund. Ms. Patel-Jones then introduced Management Analyst, Roma Yengo, to assist her in presenting the revenue slides. The sharp increase in Local Government Fund revenue reflected normalization following changes to traffic enforcement camera revenue, rather than sustained growth. Income tax collections declined largely due to the absence of a one-time business profits payment received in 2024 and fewer five-Friday payroll months in 2025. Several secondary revenue categories performed well. EMS revenue rose nearly 10 percent. Licenses and permits increased sharply due to higher building and construction activity. Other revenue increased largely because of NATO reimbursements and significantly higher interest earnings. Personnel costs increased by 4.8 percent and continue to rise faster than inflation. Contracts, materials, and other operating costs also increased, driven by NATO-related expenditures, higher utility costs due to billing timing issues, and increased tax assessments. Several cost categories benefited from one-time factors, masking the underlying upward trajectory of operating expenses. Economic indicators presented a mixed outlook. Regional employment remains above pre-pandemic levels but declined in the latter half of 2025. Inflation has cooled but remains elevated relative to historical norms. The presentation also reviewed Development and Recovery Plan investments, showing strong progress in project delivery and minority business participation compliance.

Commissioner Fairchild asked if there was an evaluation component that assesses how the policy budget performs against those outcomes, rather than just reporting financial information. Ms. Patel-Jones explained that program metrics are tied to program areas and community priorities, which in turn align with the CSA framework. Community outcomes are primarily assessed through an annual survey that provides feedback on how well services are meeting community needs.

Commissioner Shaw echoed the concern of Commissioner Fairchild for more precise data to examine the efficiency of these programs and thanked them for their report. Commissioner Joseph notes the decrease in gas and diesel fuel costs and asked whether this is due only to lower prices or also to reduced fuel usage. He then asked whether there are plans to address potential gaps in funding if federal demolition money is no longer available. Ms. Dickstein answered that they are currently working on it and seeking out other funding sources.

Department of Aviation

Director of Aviation, Mr. Gilbert Turner, and Deputy Director, Daniel Zenk, presented the report. Capital projects benefited from lower than expected bids, allowing planned improvements to move forward efficiently and under budget. Larger aircraft and increased general aviation activity contributed to higher landing fee revenues. Joby Aviation also became operational, manufacturing components for vertical takeoff and landing aircraft. Passenger activity and employment both increased. American Airlines saw a slight decline due to reduced government travel; other airlines showed growth, indicating a more diversified carrier base. The airport

maintained a favorable revenue mix of roughly 70 percent non-airline revenue and 30 percent airline revenue. Non-airline revenues grew substantially due to higher parking rates, increased rental car activity, expanded concessions, and new tenants. The airport ended 2025 with an operating surplus of approximately \$88,200.

Commissioner Beckham asked whether the rate increases are part of a planned, ongoing strategy to remain competitive or if they represent a one-time revenue adjustment. Mr. Turner responded that it is a competitive strategy.

Commissioner Shaw asked whether these low parking costs are evaluated when looking at flights. Mr. Turner replied that while not likely to be first considered, it may lead to repeat customers. Ms. Dickstein also replied that with further decreases in ticket prices, they may reevaluate parking costs.

Water and Sanitary Sewer Fund

Director of Water, Keshia Kinney, and the financial services division manager presented the report. For the Water Fund, revenues increased from 2024 to 2025, driven primarily by rate increases affecting city customers and a significant rise in interest earnings due to strong investment yields. Expenditures rose mainly due to higher personnel costs and inflation-driven increases in contracts and materials, sludge disposal, and meter replacements. The Water Fund performed as expected and did not require the use of cash reserves in 2025. Personnel costs in the Water Fund increased due to wage adjustments, benefits, and overtime. Additional spending reflected active project completion, including pump replacements, system instrumentation upgrades, and cybersecurity improvements. Growth was driven mainly by revenues from city customers and other jurisdictions, with increases aligned to rate changes, higher consumption in certain county accounts, and favorable billing timing. Additional revenue gains came from the R&P reclamation project and higher charges to large industrial users due to increased biological oxygen demand. Expenditures in the Sanitary Fund showed lower personnel costs as vacancies persisted, though overtime remained elevated due to training needs for 24-hour operations.

Commissioner Beckham expressed appreciation for the renewable gas project to become profitable and save the city money.

Commissioner Joseph echoed the enthusiasm about the natural gas project and asked whether others had inquired about it or tried to replicate it. Ms. Dickstein said that she did not believe anyone had contacted the City of Dayton yet.