



February 20, 2026

TO: Mayor/Commissioners

FROM: Luke Pleiman, Legislative Aide

SUBJECT: Draft Minutes of the February 18, 2026, Dayton City Commission Meeting

CITY COMMISSION MEETING

On Wednesday, February 18, 2026, at 6:01 p.m., the Dayton City Commission met in regular session in the Commission Chambers of City Hall.

CALL TO ORDER

Commissioner Joseph called the meeting to order.

INVOCATION

Commissioner Shaw led the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Joseph led the public in the Pledge of Allegiance.

ROLL CALL

Roll call was taken, Commissioners Joseph, Shaw, Fairchild, and Beckham were present. Senior Policy Aide, Mr. Kameron Anderson, Clerk of Commission, Ms. Regina Blackshear, and City Manager, Ms. Shelley Dickstein, were also present.

Commissioner Shaw made a motion to excuse the absence of Mayor Turner-Sloss. Commissioner Fairchild seconded the motion. Mayor Turner-Sloss' absence was unanimously approved.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the meeting held on February 11, 2026. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

There were none.

PRESENTATION AND SPECIAL AWARDS

There were none.

ADDITIONS AND DELETIONS TO THE CALENDAR

There were none.

CITY MANAGER'S COMMENTS ON CALENDAR ITEMS

Ms. Dickstein had no changes to the calendar but highlighted four items. Item number two is a grant agreement with Northeast Church's Emergency Center, Inc. to fund renovations at the city owned building. The grant will cover roof repairs, parking lot improvements, and other stabilization work. The city plans to convey the property so the food pantry can continue operating there, with plans including a first-floor community room and nonprofit office space upstairs to support ongoing community activities.

Item number four is a contract modification that begins the early work package for the city's comprehensive PFAS treatment project. Although construction will not begin until later in the year pending OEPA approval and a guaranteed maximum price, this item ensures funding is in place so design work can proceed without delay.

Item number seven is the award of a contract to e-Plan Inc. to implement an electronic document review system that will modernize and digitize the city's permitting and plan review process. The system will allow residents and businesses to upload plans online, track progress, and receive updates digitally, improving efficiency. The system is expected to be operational by the end of the second quarter.

The Hornstein Nicholson Blumenthal development agreement is also back on the calendar. This performance-based agreement will retain 47 full-time jobs and create 10 new high-wage jobs downtown. The incentive is tied to newly generated income tax revenue and secures existing income tax revenue for 10 years through a lease at the CareSource Ballpark Village building, supporting downtown's role as the city's primary economic engine.

Finally, there with a first reading to appropriate funds for the 2026 budget on the calendar, Director of Management and Budget, Abbie Patel-Jones was called forward to give the presentation. Compared to the temporary budget adopted in November, the proposed budget increases by \$473.6 million, of which \$466 million is carryover. Last year's carryover for capital and non-operating funds was \$334.6 million, while this year's carryover is \$466 million, an increase of \$131.4 million. The substantive changes beyond carryover total \$7.6 million. These include a \$769,300 increase in the special revenue fund to pay an invoice under an agreement running through June 2026, which had been approved previously but needed to be reappropriated due to budget timing rules. There is also a \$937,900 increase in the water operating fund to use remaining debt proceeds, mainly interest earnings, to pay down part of the 2020 water system improvement debt. Similarly, the sewer capital fund increases by \$1.4 million to use prior-year debt proceeds to pay down 2020 sewer improvement debt. The workers' compensation fund increased by \$2.1 million, primarily to support real estate development costs, along with an additional \$45,000 for firefighter physical exams.

Commissioner Fairchild emphasized that the budget serves as a roadmap, since exact revenues and expenses cannot be predicted in advance. He asked whether there is a formal plan for prioritizing items during reappropriations and noted that there does not appear to be a specific list.

CITIZENS' COMMENTS ON CALENDAR ITEMS

There was one citizen registered to speak.

1. **Jerry Bowling III, 522 Herbert St.-** Spoke in favor of Northeast Church's Emergency Center.

COMMISSIONERS' COMMENTS ON CALENDAR ITEMS

Commissioner Beckham

Commissioner Beckham expressed support for several agenda items. He welcomed the grant agreement that will help preserve an important asset in the McCook Field neighborhood and requested a future report on time savings. He also highlighted progress on the PFAS treatment initiative, noting it as a significant step forward.

Commissioner Fairchild

Commissioner Fairchild congratulated McCook Field and Old North Dayton leaders on receiving the grant and thanked them for supporting the community. He expressed enthusiasm for the new e-Plan initiative to improve permitting and asked about its implementation timeline.

Commissioner Shaw

Commissioner Shaw emphasized the importance of the e-Plan initiative.

Commissioner Joseph

Commissioner Joseph echoed the comments of his colleagues and highlighted the anticipated benefits of the e-Plan initiative.

APPROVAL OF CITY MANAGER'S REPORTS

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

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

LEGISLATION

Ordinance – First Reading

No. 32177-26- Appropriating Funds for the Year 2026 to Provide for the Operating and Capital Expenses of Various Offices, Departments, and Divisions of the Government of the City of Dayton.

Resolutions – First Reading

No. 6917-26 – Declaring the Intention of the Commission to Vacate the Alley South of Xenia Avenue from Fillmore Street to Steele Avenue and the Alley East of Fillmore Street from the Alley South of Xenia Avenue to the Vacated Noel Court.

No 6918-26 – Declaring the Intention of the Commission to Vacate the Vicksburg Street from Maywood Avenue to Maywood Avenue.

CITIZENS' COMMENTS

There were five citizens registered to speak

1. **Greg West, 1320 Kingsley Avenue** - Spoke about a charitable Dayton Dragons event.
2. **Youssef Elzein, 4906 Amberwood Drive** – Spoke against hate and bigotry.
3. **Paul Kerregan, 1525 Pershing Boulevard** – Spoke about his gratitude for the addition of a “Know Your Speed” sign.
4. **Kathleen Galt, 5066 Safeway Drive** - Spoke about creating a way to donate to the public hospital.
5. **Kevin Keller, 3922 E 3rd Street** – Spoke about adding trash cans on 3rd St and suggested following New York’s snow removal strategy.

COMMENTS BY THE CITY MANAGER

There were none.

COMMENTS BY THE CLERK OF COMMISSION

There were none.

COMMENTS BY THE CITY COMMISSION

Commissioner Beckham

Commissioner Beckham thanked residents who attended the meeting. He announced an upcoming panel at the University of Dayton Fitz Center on youth engagement in local politics. He also promoted the Keep Montgomery County Beautiful 2026 Beautification Grant, which offers up to \$1,000 for community improvement projects, with a March 6 application deadline. Finally, he honored civil rights leader Jesse Jackson with a moment of silence.

Commissioner Fairchild

Commissioner Fairchild reflected on Jesse Jackson, recalling memorable appearances on Saturday Night Live and Sesame Street that brought joy and inspiration. He announced community events, including a Black History Month book signing at Cozy Book Nook and a guided tour at the Dayton Art Institute. He promoted scholarships through the Dayton Foundation’s African American Community Fund, with a March 6 deadline. He thanked the community for birthday wishes and reflected on the shared timing of Ash Wednesday and Ramadan as a call for compassion.

Commissioner Shaw

Commissioner Shaw announced that registration is open for Air Camp, a STEM aviation program offered in partnership with the Dayton International Airport and encouraged families to sign up early due to high demand. He honored Dayton civil rights leader William Sumpter McIntosh for his nonviolent activism inspired by Martin Luther King Jr. and his efforts to challenge racial discrimination in local hiring.

Commissioner Joseph

Commissioner Joseph encouraged people to use the overlap of Ramadan and Lent as an opportunity for personal growth. He announced that the City of Dayton Office of Sustainability is partnering with the University of Dayton to launch a Climate Resilience Fund, which will provide up to \$40,000 annually to support community-driven projects focused on addressing

climate challenges and promoting environmental justice. Applications will be open starting April 30th.

Lastly, he recognized staff member and Senior Policy Aide, Mr. Kameron Anderson, at his last meeting, praising him as an excellent staffer, describing him as knowledgeable, friendly, receptive, and effective. He thanked him and asked him to say a few words. Mr. Anderson expressed his gratitude for the opportunity to serve in the City of Dayton and promised to continue working to help others.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:51 p.m.

DRAFT