

On Wednesday, March 22, 2023, at 8:30 a.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 City Manager, Ms. Shelley Dickstein were also present.

APPROVAL OF MINUTES

Commissioner Shaw made a motion to approve the minutes from the March 15, 2023, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

Communication #21780

Handout from Greg West – City Commission Meeting

Communication #21781

Handout – Work Session – 2022 Dayton of Dayton Resident Survey Results

Communication #21782

State of Ohio, Department of Liquor Control – Permit Application No. 8798980 - New –D3 – Taqueria Los Cabos LLC dba Taqueria Los Cabos, 210 Troy Street, Dayton OH 45404.

The Clerk of Commission reported receipt of – Permit Application No. 8798980 - New –D3 – Taqueria Los Cabos LLC dba Taqueria Los Cabos, 210 Troy Street, Dayton OH 45404. The application was referred through the city for investigation.

Communication #21783

State of Ohio, Department of Liquor Control – Permit Application No. 2912812 - Temp –F9 – Friends of Levitt Pavilion Dayton, Roped/Fenced Area, 134 South Main Street, Dayton OH 45402.

The Clerk of Commission reported receipt of – State of Ohio, Department of Liquor Control Permit Application No. 2912812 - Temp –F9 – Friends of Levitt Pavilion Dayton, Roped/Fenced Area, 134 South Main Street, Dayton OH 45402. The application was referred through the city for investigation.

Communication #21784

State of Ohio, Department of Liquor Control – Permit Application No. 0588155 - New –C1- C2 – Bazzar Bro LLC, 4121 Prescott Avenue, Dayton OH 45406.

The Clerk of Commission reported receipt of – State of Ohio, Department of Liquor Control Permit Application No. 0588155 - New –C1- C2 – Bazzar Bro LLC, 4121 Prescott Avenue, Dayton OH 45406. The application was referred through the city for investigation.

Communication #21785

State of Ohio, Department of Liquor Control – Permit Application No. 0695509 – TRFO –D1- D2 – D3 – Bigsun Investments LLC dba Kramers, 1018 Irving Avenue & Patio, Dayton OH 45419.

The Clerk of Commission reported receipt of – State of Ohio, Department of Liquor Control Permit Application No. 0695509 – TRFO –D1- D2 – D3 – Bigsun Investments LLC dba Kramers, 1018 Irving Avenue & Patio, Dayton OH 45419. The application was referred through the city for investigation.

The application was referred through the city for investigation.

Communication #21786

Email from Ashley Hobbs - City Commission Meeting 3-15-2023

SPECIAL AWARDS/PRESENTATIONS

There was no special awards or presentations.

ADDITIONS OR DELETIONS TO THE CALENDAR

The Clerk of Commission said Emergency Resolution No. 6713-23 will be read during the public hearing.

The City Manager, Ms. Shelley Dickstein had no additions or deletion to the calendar.

DISCUSSION OF CALENDAR ITEMS

Calendar Item No. 3. Greater Dayton Union Cooperative Initiative, Inc.-Grant Agreement

The City Manager, Ms. Shelley Dickstein, said the agreement continues the implementation of the Dayton Recovery Plan. She said it is an external project that will create investment into the community and support Black and Brown businesses.

Ms. Dickstein invited Ms. Samantha Walker-Baskin, Westside Maker Space, and Ms. Lela Klein, Executive Director Co-op Dayton, to the podium for comments.

Ms. Walker-Baskin thanked the City Commission for the opportunity of receiving ARPA funds for their project. She said Dayton is full of skilled people and was once booming with factories and manufacturing jobs, but plant closures and industry changes have severely impacted this area and created a generational gap in skills and wealth. She said when those places shut down, the people with advanced manufacturing skills remained here. Ms. Walker-Baskin said there are elders and teachers here with manufacturing skills to pass on and many whose skills are currently and largely underutilized.

Ms. Walker-Baskin said Dayton is full of creative and innovative people and their survey revealed that nearly 70 percent of the respondents identified as creative hobbyists and 50 percent of the total respondents also identified as entrepreneurs. Ms. Walker Baskin said many of these individuals face barriers to accessing capital or space and the tools to hone their skills, as well as to launch and grow their businesses.

Ms. Walker-Baskin said a Makerspace facility is currently in the pre-development phase. She said the nearest milestone will be to close on a permanent site by May of this year. She said the funding will help to build the Makerspace that is reflected in what the community needs. She said the Makerspace would provide access to tools and equipment for the areas of digital fabrication, textiles and sewing, electronics, robotics, additive and subtractive manufacturing equipment such as laser engravers, CNC routers and 3D printers. Additionally, a larger space would allow them to offer a personal art studio and office space.

Commissioner Turner-Sloss thanked them for their work and asked if the original creators and developers would come to the podium to introduce themselves. They were Claude Nickels, and Alvin Wilkerson.

The Dayton City Commission thanked them for their work.

Calendar Item No. 5. Nalls Law Group LLC- Grant Agreement

The City Manager, Ms. Shelley Dickstein, said the agreement continues the implementation of the Dayton Recovery Plan. She said it is an external project that will create investment into the community and support Black and Brown businesses. She invited Mr. Christopher Nalls to the podium for comments.

Mr. Nalls said the law firm was founded in 2019. They acquired an office facility in March of 2020, just as everything got turned upside down with the COVID-19. He said their initial intent was to lease the individual suites, and based on the pandemic and some of the things that were going on from the macroeconomic perspective, they decided that wasn't the best approach. He said they looked to try to build out the facility in a way that would help to service clients and the community of small businesses and developers they serve.

Mr. Nalls said the facility will consist of a flexible space with a sliding wall that allows it to flex from either a conference room style, with video conferencing facilities for board rooms and retreats, to a lounge style that will allow for workshops and longer day-long stays, and they'll also have a smaller space they can flex.

The Dayton City Commission congratulated and thanked him for his work.

Calendar Item No. 8. Shamia (Mia) Bowers – Service Agreement and Calendar item No. 9. Sheri L. Tardio - Service Agreement

Mayor Mims said this item will help to work on relationships. He invited Ms. Torey Hollingsworth to the podium for clarification of the service agreements.

Ms. Hollingsworth said both items arose from conflict during the budget process. She said she worked with Dayton Mediation to look for professional mediators that would work with the City Commission to address issues around conflict. Ms. Hollingsworth said they agreed that the mediators needed to be someone who was not familiar with anyone on the Dayton City Commission. They found two mediators who were executive directors of their own non-profit companies.

Calendar Item No. 10. Bladecutter's Lawn Service Inc. – Award of Contract

Commissioner Turner-Sloss asked if this contract addresses piles of debris around the city of Dayton that have been sitting for over a year.

In addition, Commissioner Turner-Sloss asked what the process was for securing the sites while waiting for the Inspections Specialist to clear the open holes before they are back filled.

Ms. Dickstein explained the process. She said first they see if there is a responsible owner that could address the problem because there is often insurance involved. She said once it is established there is no responsible owner the structure is labeled as a nuisance structure and then funding is sought to address the piles.

REPORTS

1. Purchase Orders, Agreements and Contracts:

(All contracts are valid until delivery is complete or through December 31st of the current year).

FIRE

A1. Valley Ford Truck, Inc. (one 2023 sport utility vehicle) **\$45,833.00**

INFORMATION TECHNOLOGY

B1. Randstad North America, Inc. (temporary staffing as needed through 12/31/23) **25,000.00**

PLANNING, NEIGHBORHOODS AND DEVELOPMENT

C1. Charles F. Jergens Construction, Inc. (emergency building demolition) **\$12,500.00**

POLICE

D1. Dell Marketing LP(computers and accessories) **60,875.94**

PUBLIC WORKS

E1. Feldman Ford LLC (two all-electric pick-up trucks) **128,770.00**

WATER

F1. Temco, Inc. (controllers, sensors and other monitoring equipment as needed through 12/31/25) **60,000.00**

F2. Thomas Scientific Holdings LLC dba Thomas Scientific LLC (lab equipment and supplies as needed through 12/31/26) **145,000.00**

-Depts of Fire, Information Technology, Planning, Neighborhoods and Development, Police, Public Works and Water. **Total: \$477,978.94**

2. **Axon Enterprise Inc. – Service Agreement** – for TASER 7 subscription services, equipment and training – Department of Police/Support Services. **\$239,380.12**
(Thru 03/31/24)

3. **Greater Dayton Union Cooperative Initiative, Inc.– Grant Agreement-** Dayton Recovery Plan – for site acquisition, design of facility, construction of facility, and outfitting of facility to house the Westside Maker Space Program – City Manager’s Office. **\$1,025,000.00**
(Thru 12/31/26)

4. **Montgomery County Sheriff - Service Agreement** – bail agreement with Montgomery County Sheriff – Clerk of Courts. **\$445,723.00**
(Thru 12/31/24)

5. **Nalls Law Group LLC – Grant Agreement** – Dayton Recovery Plan- for renovation, construction, and building materials for a new video conference center – City Manager’s Office.
\$41,400.00
(Thru 12/31/26)

6. **Raftelis Financial Consultants, Inc. –Service Agreement** – for as needed professional financial consulting services – Department of Water/Water Engineering.
\$500,000.00
(Thru 12/31/25)

7. **Raftelis Financial Consultants, Inc. – Service Agreement** – for capital planning support and program development – Department of Water/Water Engineering.
\$230,000.00
(Thru 12/31/25)

8. **Shamia (Mia) Bowers – Service Agreement** – for professional mediation services – Clerk of Commission.
\$15,000.00
(Thru 12/31/23)

9. **Sheri L. Tardio - Service Agreement** – for professional mediation services – Clerk of Commission.
\$15,000.00
(Thru 12/31/23)

B. Construction Contract:

10. **Bladecutter’s Lawn Service Inc. – Award of Contract** – for emergency demolition and fire pile removal services – Department of Planning, Neighborhoods and Development/Housing and Inspections.
\$700,000.00
(Thru 03/31/25)

E. Other – Contributions, etc.:

11. **Level One LLC, a Doxim Company – Payment of Voucher** – for payment of revised invoices submitted by the vendor due to a billing oversight - Department of Finance/Utility Revenue Administration.
\$9,850.15

12. **Mansfield Oil Company of Gainesville Inc. – Payment of Voucher** – for payment of invoices for fuel drops ordered due to weather related road conditions and to ensure fuel availability for all service operations during the winter storm event in December 2022 – Department of Public Works/ Fleet Management.
\$68,958.13

13. **Ohio Water Development Authority (OWDA) - Other** – for the anaerobic digester project early work package loan application fee – Department of Water/Water Reclamation.
\$90,768.00
(Thru 12/31/23)

CITIZENS’ COMMENTS ON CALENDAR ITEMS:

There were no citizen comments on calendar items.

APPROVAL OF CITY MANAGER'S REPORTS

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

LEGISLATION

ORDINANCE -FIRST READING

Ordinance No. 32028-23- Consenting to Paint the Structural Steel and Reset the Bearings for SFN 5703654, 5702070, and 5702828 on SR 35 in the City of Dayton, and Agreeing to Cooperate in Matters Incidental Thereto, Including the Execution of an Agreement Necessary to Implement this Ordinance.

INFORMAL RESOLUTION

Informal Resolution No. 1003-23- Accepting the Recommendation of the Tax Incentive Review Council for Report Year 2022.

Commissioner Fairchild made a motion to adopt Informal Resolution No. 1003-23. Commissioner Shaw seconded the motion. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Shaw, Fairchild and Turner-Sloss. The Informal Resolution was adopted.

PUBLIC HEARING

Mayor Mims opened the Public Hearing on the Delco New Community Authority request. He asked Ms. Dickstein to proceed. Ms. Dickstein said this is a public hearing pertaining to the Delco New Community Authority. She invited Ms. Mary Kate Lindsey, Crawford-Hoying, to present.

Ms. Lindsey said Crawford Hoying have been around for almost 25 years and are heavily focused in Dayton, Columbus, and Cincinnati markets. She said they do a lot of mixed use walkable urban neighborhood development, historic, infill as well as new construction.

Ms. Lindsey said the Delco Redevelopment district is a \$200 million project. She said an NCA is a standalone governmental entity to provide services to a specific, geographic district within a county or municipality. Ms. Lindsey gave an overview of the project.

Ms. Lindsey said the proposal is for specific buildings in the Water Street District, AC Hotel, Delco, and Mendelson's.

Commissioner Turner-Sloss asked about members of the community becoming part of the NCA Board.

Ms. Dickstein said they have recommended a list of community members that are representatives of business and community stakeholders.

Commissioner Turner-Sloss asked for clarification of the NCA Board Members and their selection process.

Commissioner Fairchild said the developer appoints two members and the City Manager appoints one member.

Commissioner Turner-Sloss said she looks forward to the list of names for the NCA Board.

Commissioner Fairchild thanked Ms. Lindsey her work and investment into the downtown area. He asked Ms. Dickstein to clarify the question around appointments.

Ms. Dickstein said they would have the resumes of the four community members to review and to appoint.

Commissioner Shaw thanked Ms. Lindsey for the transformation of the neighborhood.

Commissioner Joseph thanked Ms. Lindsey and staff for their work.

CITIZENS' COMMENTS ON THE PUBLIC HEARING

Citizens comments on the Public Hearing were received from the following:

1. **Ms. Sandra Goudurf, 324 Thelma Ave.**– spoke in support of the public hearing.

Commissioner Turner-Sloss asked about the next steps of the project.

Ms. Dickstein said there is nothing left for the City of Dayton to do once the legislation is passed next week.

Mayor Mims closed the hearing.

The pleasure of the City Commission is to move forward.

THIS ITEM WAS ADDED

EMERGENCY RESOLUTION -FIRST READING

Emergency Resolution No. 6713-23- Determining that the Delco New Community A Authority and District Will be Conducive to the Public Safety, Convenience and Welfare and is Intended to Result in the Development of a New Community; Declaring the Delco New Community Authority to be Organized as a Body Politic and Corporate; and Defining the Boundaries of the New Community District; and Declaring an Emergency.

Commissioner Joseph moved that this being an emergency measure for the immediate consideration of the Resolution. Commissioner Turner-Sloss seconded the motion. The motion was passed with a 5-0 vote.

CITIZENS' COMMENTS

Citizens comments were received from the following:

1. **Ms. Lindy McDonough 327 Sandalwood Dr.** - spoke about a housing issue in her neighborhood.

COMMENTS BY THE CLERK OF COMMISSION

The Clerk of Commission, Ms. Regina Blackshear, had no closing comments.

COMMENTS BY THE CITY MANAGER

The City Manager, Ms. Shelley Dickstein, had no closing comments.

COMMENTS BY THE CITY COMMISSION

Commissioner Turner-Sloss

Commissioner Turner-Sloss commended the Dayton Fire Department for the service on the recent fire.

Commissioner Turner-Sloss thanked Ms. Hollingsworth for her work on Calendar Item No. 8. Shamia (Mia) Bowers – Service Agreement and Calendar Item No. 9. Sheri L. Tardio - Service Agreement. She said it is her hope they would move forward together as the legislative body for the City of Dayton; however, there is pause because of some things that have occurred regarding the position for the Chief of Staff and its process.

Commissioner Turner-Sloss asked her colleagues to post the position with the Human Resources office to make sure it is a competitive process. She said many employees within the City of Dayton had no knowledge that the position was open because the City Commission made a decision not to post the position, she said it lacks transparency and commitment for the public to be the legislative body for the governing and betterment of the City of Dayton.

Commissioner Turner-Sloss congratulated the Dayton Union Cooperative Initiative.

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

Commissioner Shaw

Commissioner Shaw said he disagrees with his colleague. He said they had good candidates and a good process for the Chief of Staff position.

Commissioner Joseph

Commissioner Joseph thanked Ms. Hollingsworth for her work with the Dayton City Commission.

Commissioner Joseph said the search for the new Chief of Staff for the City Commission office was done the way it was always done. He said they needed someone that knows the City of Dayton and the organization.

Mayor Mims

Mayor Mims highlighted his attendance with the National League of Cities in Washington, D.C.

Mayor Mims invited Ms. Hollingsworth to the podium for comment.

Ms. Hollingsworth thanked the City of Commission for her time with the organization. She said she has learned a lot in the five years with the organization and have met incredible people who are dedicated to making the city the best it can be.

Mayor Mims thanked Ms. Hollingsworth for her work with the City of Dayton.

Commissioner Fairchild thanked Ms. Hollingsworth for her work and expressed his appreciation for her work on police reform.

Commissioner Turner-Sloss added her appreciation for Ms. Hollingworth work on Source of Income as well.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:37 a.m.

Jeffrey J. Mims, Jr.
Mayor

Attest: _____
Clerk of Commission