

On Wednesday, August 5, 2020, at 6:00 p.m., the Dayton City Commission met in regular session, remotely through electronic means, in the Commission Chambers of City Hall.

CALL TO ORDER

Mayor Whaley called the meeting to order. She said due to the current COVID-19 order, we are conducting the meeting remotely through electronic means. To protect the safety of the community, during the state of emergency related to COVID-19, in-person citizen comments will be suspended for City Commission Meetings.

Citizens interested in making public comment related to calendar items, are asked to do so in writing. Items related to a calendar item will be included in the meeting records under Communications and Petitions.

Citizens who wish to make the City Commission aware of an issue not related to the Commission Meeting Calendar, may also do so. These items will be distributed to the Dayton City Commission for reference.

For complete information on how to submit a comment, please visit daytonohio.gov/CoronaResources or call 937-333-3636.

INVOCATION

Commissioner Fairchild 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, Shaw and Fairchild were present. The Clerk of Commission, Ms. Rashella Lavender, and The City Manager, Ms. Shelley Dickstein, were also present through electronic means.

Commissioner Joseph made a motion to authorize the absence of Commissioner Mims from this week's meeting. Commissioner Shaw seconded the motion. The motion was unanimously approved.

APPROVAL OF MINUTES

Commissioner Fairchild made a motion to approve the minutes from the July 29, 2020, meeting. Commissioner Shaw 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

There were no additions or deletions to the calendar.

REPORTS

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

1. Purchase Orders:

AVIATION

- A1. Green & Green Lawyers, A Legal Professional Association** (professional legal services as needed through 12-31-20) **\$20,000.00**
- A2. Springfield Overhead Door LLC** (six red oak doors and security hardware including installation services) **17,742.00**

FIRE

- B1. Finley Fire Equipment Company, Inc.** (miscellaneous fire apparatus parts as needed through 12-31-20) **7,500.00**
- B2. USI Midwest LLC** (Ambulance Errors and Omissions liability insurance) **64,378.00**

1. (Cont'd):

POLICE

C1. Brite Computers/Upstate Wholesale Supply (nine Getac Tablets) **\$20,160.00**

PROCUREMENT, MANAGEMENT AND BUDGET

D1. CNR Marketing Ltd dba Proforma CNR Marketing (reusable face masks) **213,000.00**

D2. Grenentec Energy Solutions, Inc. (disposable face masks) **20,500.00**

D3. Mills LLC dba Factory Finder (disposable face masks) **22,738.00**

D4. Sterling Paper Company dba Sterling Distribution (disposable face masks) **61,800.00**

D5. Veterans Business Supply, Inc. (disposable face masks) **18,125.00**

PUBLIC WORKS

E1. Jagger Construction, LLC (Ridgecrest Park Shelter Roof Replacement) **14,200.00**

E2. Oracle Elevator Holdco, Inc. dba Oracle Elevator Company
(13 air purifier disinfection systems) **34,450.00**

E3. Reconyx, Inc. (20 surveillance cameras with cellular access) **14,656.88**

WATER

F1. Chemical Services, Inc. (odor control chemicals) **40,000.00**

F2. Dell Marketing LP (computers, monitors and accessories) – PO201022 **15,786.24**

F3. Motion Industries, Inc. (SEW Eurodrive parts through 12-31-22) **90,272.34**

F4. Dell Marketing LP (computers and accessories) – PO201011 **10,556.50**

-Depts. of Aviation, Fire, Police, Procurement, Mgmt. & Budget, Public Works, and Water.

Total: \$685,864.96

2. **CalAmp Wireless Networks Corporation – Service Agreement** – for Global Position System (GPS) and Automated Vehicle Tracking (AVT) tracking services – Dept. of Public Works/Fleet Mgmt. **\$78,312.00**
(Thru 06/30/21)
3. **Guidehouse, Inc. – Service Agreement** – for consulting services related to the CARES Act and other COVID-19 funding opportunities – The City Manager’s Office. **\$375,000.00**
(Thru 12/31/21)
4. **Lykins Oil Company, DBA STEP Resources Consulting LLC – Service Agreement** – for electric procurement, management, dashboard development and training – Dept. of Water. **\$325,000.00**
(Thru 06/30/25)
5. **RA Consultants, LLC – Service Agreement** – for Inspection, Evaluation and Design Services for Miami Water Treatment Plant Basins (20% SBE Participation/20% SBE Achieved) – Dept. of Water/Water Supply & Treatment. **\$250,620.00**
(Thru 12/31/22)
6. **William Louis Smith III – Service Agreement** – to provide a 12-month comprehensive organizing, engagement and consulting plan for the proposed five-point reform plan – The City Manager’s Office. **\$125,600.00**
(Thru 08/01/21)

B. Construction Contracts:

7. **West Roofing Systems – Award of Contract** – for the Dayton International Airport Terminal (Partial), U.S. Customs, and ARFF Facility Roof Replacement (Project #:DAY-2019013) (0.18% SBE) (5% SBE Goal) – Dept. of Aviation/AP Admin. & Finance. **\$250,000.00**
(Thru 10/31/21)

D. Neighborhood Grants:

8. **CityWide Development Corporation – Development Agreement** – to provide financial support to economic and community development projects in West Dayton – Dept. of Economic Development.
\$150,000.00
(Thru 12/31/21)

CITIZENS' COMMENTS ON CALENDAR ITEMS

Citizens' comments were suspended for the meeting.

DISCUSSION OF CALENDAR ITEM

Calendar Item No. 3. Guidehouse, Inc.-Service Agreement

The City Manager, Ms. Shelley Dickstein, said Guidehouse, Inc. was selected to be the City's COVID-19 related grants and financial stimulus oversight and compliance consultant through a competitive RFQ process. She said of the nine responses evaluated by a five-member team, Guidehouse, Inc. was the clear frontrunner based on their team or subject matter experts, and experience with CARES and other disaster related federal programs.

Ms. Dickstein said the Master Service Agreement establishes a yearly funding ceiling, which the City of Dayton is permitted to spend, but not exceed. This is in compliance with federal contracting/funding procedures and, as this is CARES and FEMA money, federal compliance is required. This contract structure was recommended by FEMA staff during the tornado reimbursement process. She said invoices will be issued based on hourly rates and hours worked by the respective members of the Guidehouse, Inc. team. It is possible the City may not expend the full amount, but again, following Federal compliance, a "not to exceed amount" is being requested.

Ms. Dickstein said the CARES Act established the \$150 billion Coronavirus Relief Fund (CRF) and through Ohio HB 481, the State allocated \$350 million in CRF funds to local governments who did not receive direct allocations. Through the State's pass-through, the City received roughly \$8.2 million. She said through CARES, the airport also received roughly \$14.3 million mostly for the Dayton International Airport, but also a portion for Wright-Brothers Airport.

Ms. Dickstein said the FEMA Public Assistance Program also received additional funding through CARES, and the City fully expects to pursue this funding source for COVID-19 related expenses. She said with limited staff capacity, Guidehouse, Inc. and their team of experts will be able to best advise and assist the City with regard to federal funds compliance, pursuing additional funding, and provide benchmarking and best practice programs from other cities utilizing their services.

Calendar Item No. 6. William Louis Smith III-Service Agreement

The City Manager, Ms. Shelley Dickstein, said the agreement will bridge the police reform working groups and the community working groups. She said it will implement effective work strategies and assist the Dayton Police Department with community engagement strategies.

Calendar Item No. 7. West Roofing Systems-Award of Contract

The City Manager, Ms. Shelley Dickstein, said the agreement will protect investments already made at the Dayton International Airport.

Calendar Item No. 8. CityWide Development Corporation-Development Agreement

The City Manager, Ms. Shelley Dickstein, said the agreement will enhance the public realm in the West Dayton Corridor.

Calendar Item No. 10. Resolution No. 6522-20-Pineview Neighborhood Plan 2020

The City Manager, Ms. Shelley Dickstein, invited Ms. Caitlin Jacob, Community Development Associate, CityWide Development Corporation, to present on the Pineview Neighborhood/Plan 2020.

Ms. Jacob said the Pineview neighborhood is a small residential neighborhood in West Dayton, located just off US-35, that was developed during the 1950s by a group of African-American families who were unable to purchase housing in other middle-income neighborhoods.

Ms. Jacob said in the Fall of 2019 there were three planning and visioning sessions with the residents; however, the resident engagement started at an earlier date in 2016 with the Choice Neighborhood grant. She said residents need to have their trust rebuilt with concrete work. She said Lakeview project was the first of the projects that rebuilt trust and brought new momentum.

Ms. Jacob said Pineview is the pilot site for the Montgomery County Land Bank's (MCLB) Thriving Neighborhood Initiative, a program focused on strengthening and stabilizing ten low-income to moderate-income tipping point neighborhoods. The initiative strives to restore property values, encourage improvements, increase market confidence, and reinvigorate neighborhood pride through blight removal and home rehabilitation.

Ms. Jacob said community assets are Mallory Park which is a large city park located in Pineview. She said in 2017, the City of Dayton invested \$240,000 in upgrades to the park, including new equipment at the existing spray park, which has increased usage of the park, and the Dayton VA Medical Center which was founded in 1867 and provides health care for Dayton veterans. The VA is located at 4100 W. Third St. and sits on a 334-acre tract of land that includes the National Cemetery.

Mayor Whaley thanked Ms. James for her presentation and commended her on the work of restoring the trust of the community.

Calendar Item No. 11. Resolution No. 6523-20-Downtown Streetscape Guidelines and Corridor Plan

The City Manager, Ms. Shelley Dickstein, said the Downtown Streetscape Guidelines and Corridor Plan is a culmination of work and collaboration between the City of Dayton and the Downtown Dayton Partnership. She said the collaboration has created a 15-year vision for downtown Dayton which will ensure that all public space is being utilized properly for future investments.

Ms. Dickstein invited Mr. Scott Murphy, Vice-President of Economic Development, Downtown Dayton Partnership, and Ms. Susan Vincent, Planner I, Planning and Community Development, to present.

Mr. Murphy said the plan is about future economic development for the downtown area which encompasses streetscapes and overall walkability. He said it's been a collaborative effort with multiple city departments.

Ms. Vincent said the Greater Downtown Plan partners proposed the streetscape guidelines and corridor planning framework, which builds on previous plans and sets the placemaking vision for downtown Dayton for the next 15 years. The building blocks for this framework are the essential elements of urban placemaking: authenticity, density, diversity, grittiness, walkability, bikeability, and more— all of which create a dynamic urban place and set the stage for the serendipitous creative encounters that drive economic activity in 21st century America. The goal is to reimagine, reactivate, and reconnect the streetlevel of the downtown core to create a robust environment that will catalyze economic activity for decades to come.

Ms. Vincent said the Downtown Streetscape Guidelines and Corridor Plan has the following objectives: create a policy foundation to shape the downtown street experience for the next 15 years, set the overall design vision for a successful economically vibrant 21st century American city, create more direct linkages between the urban active lifestyle environment, urban experience, and economic activity.

Ms. Vincent said this framework consists of two main sections Streetscape Guidelines and Corridor Plans. Streetscape Guidelines is a set of design guidelines for the building blocks of downtown Dayton's streets, which includes elements such as pedestrian continuity and streetwall design, sidewalk and curbs, tree canopies, planting beds, green infrastructure, cycling infrastructure, signage and wayfinding, and more. Corridor Plans is a detailed set of design concepts for downtown's most important streetscape corridors; it is this section that provides the vision for how these streetscape design elements will come together to shape the street experience for downtown Dayton over the next 15 years.

Ms. Vincent said the geographic relevancy of this framework is the downtown core's Public Realm, defined as the center city's first floor, which spans private property, sidewalks, roadways, and other elements that make up the city's living room. Within that geography, there are several scales of design and placemaking that are critically important and are impacted by this plan.

Ms. Vincent said achieving the vision of this plan will require a concerted and collaborative effort between the many public and private stakeholders engaged in the revitalization of downtown Dayton. All of these stakeholders will benefit from a more vibrant, welcoming, and walkable public realm in the downtown core.

Mayor Whaley thanked Ms. Vincent for her presentation.

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 approved with a 4-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Shaw and Fairchild.

LEGISLATION

EMERGENCY ORDINANCE – FIRST AND SECOND READING

Emergency Ordinance No. 31829-20- Authorizing the City Manager to Execute an Option Agreement, Authorizing the Conveyance of Real Property, and Declaring an Emergency.

Commissioner Fairchild moved that this being an emergency measure for the immediate consideration of the Ordinance. Commissioner Joseph seconded the motion. The motion was passed with a 4-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Shaw and Fairchild. The question being shall Emergency Ordinance No. 31829-20 be passed. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Shaw and Fairchild. The Emergency Ordinance was passed.

RESOLUTIONS – FIRST READING

Resolution No. 6522-20- Concurring with the Adoption of the Pineview Neighborhood Plan 2020.

Resolution No. 6522-20- Concurring with the Adoption of the Downtown Streetscape Guidelines and Corridor Plan.

CITIZENS' COMMENTS

Citizens' comments were suspended for the meeting.

COMMENTS BY THE CITY MANAGER

The City Manager, Ms. Shelley Dickstein, said all water has been restored 100 percent. She said all impacted reservoirs have refilled, water plants are operating at normal capacity, and both water boil advisories have been canceled. She said the cause of the break was that two pipes broke. She said the 48 inch pipe was installed in the 1950's which serviced the low pressure system in downtown, and a 38 inch pipe which was installed in the 1800's which serviced the high pressure system in the south which included the Belmont, Patterson Park, and east Kettering areas. Ms. Dickstein said the 48 inch pipe broke first and the water released from that break washed away the foundation that supported the 30 inch pipe located four feet above the 48 inch line. She said once the excavation is complete, she will be able to confirm exactly what happened and will present the findings to the Dayton City Commission.

Mayor Whaley said she wants the report to reflect why the pipes haven't been replaced earlier.

COMMENTS BY THE CLERK OF COMMISSION

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

COMMENTS BY THE CITY COMMISSION

Commissioner Fairchild

Commissioner Fairchild asked for a moment of silence for community activist and clergy member Minister John Wallace.

Commissioner Shaw

Commissioner Shaw thanked the staff and volunteers of 2020 Census and encouraged citizens to complete the 2020 Census.

Commissioner Joseph

Commissioner Joseph said water pipe replacements need to be moved up on the list of priorities.

Commissioner Joseph thanked Mayor Whaley for her leadership in the observation of the mass shooting in the Oregon District.

Mayor Whaley

Mayor Whaley thanked the City Commission and staff for their participation in the Oregon District mass shooting memorial.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:43 p.m.

Nan Whaley
Mayor

Attest: _____
Clerk of Commission