

On Wednesday, August 18, 2021, at 6:01 p.m., the Dayton City Commission met in regular session 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, the City of Dayton is requiring masks to be worn in all City facilities to protect the safety of the staff and community. If you need a mask, there are some at the entrance of the Commission Chambers. Those not wearing a mask during the Commission Meeting may be ruled out of order and removed from the meeting.

INVOCATION

Commissioner Joseph 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. Regina D. Blackshear, The City Manager, Ms. Shelley Dickstein and Miami Valley Interpreters, were also present.

APPROVAL OF MINUTES

Commissioner Mims made a motion to approve the minutes from the August 4, 2021 and August 11, 2021, meeting. Commissioner Fairchild seconded the motion. The previous meeting minutes were unanimously approved.

COMMUNICATIONS AND PETITIONS

Communication #21587

State of Ohio, Department of Liquor Control – Permit Application #3105477 - New - D1 – Gem City Market Cooperative, dba Gem City Market, 324 Salem Avenue, Dayton OH 45402.

The Clerk of Commission reported receipt of Permit Application #3105477 – New - D1 – Gem City Market Cooperative, dba Gem City Market, 324 Salem Avenue, Dayton OH 45402. The application was referred through the City for investigation.

Communication #21589

State of Ohio, Department of Liquor Control – Permit Application #30612130090 – New – C1- GB License LLC, 6454 Burkhardt Road, Dayton OH 45431.

The Clerk of Commission reported receipt of Permit Application #30612130090 – New - C1 - GB License LLC, 6454 Burkhardt Road, Dayton OH 45431. The application was referred through the City for investigation.

SPECIAL AWARDS/PRESENTATIONS

Mayor Whaley invited Ms. Anne Taube, Graduate Assistant at University of Dayton Fitz Center for Leadership in Community, to introduce the Dayton Civic Scholars program and the 2023- 2024 cohort of Dayton Civic Scholars.

Ms. Taube said scholars are selected at the end of their freshman year. They do a three-year leadership program where they engage with the community of Dayton and learn what it means to be a civic leader. She said they explore the communities they learn from their classroom becomes the city and they're excited to be here. The student introduced themselves.

Mayor Whaley thanked them for coming.

ADDITIONS OR DELETIONS TO THE CALENDAR

There were no additions or deletions to the calendar.

REPORTS

1. Purchase Orders, Agreements and Contracts:

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

CIVIL SERVICE BOARD

A1. **Premier Health Partners** (professional services to perform medical examinations as needed through 12/31/21) **\$30,000.00**

FIRE

B1. **Carroll Wuerz Tire Company** (tires, tubes and related goods and services as needed through 12/31/21) **20,000.00**

HUMAN RESOURCES

C1. **Police Management Solutions, Inc.** (police chief recruitment and evaluation services) **\$14,000.00**

POLICE

D1. **Peak Credibility Assessment Training Center** (polygraph training and certification for two police officers) **11,000.00**

D2. **Liberty Coral Investments LLC dba Hampton by Hilton** (hotel accommodations for sixty-eight (68) nights for two police officers) **10,942.62**

PROCUREMENT, MANAGEMENT & BUDGET

E1. **USI Midwest LLC** (Ambulance Errors and Omissions liability insurance) **83,032.00**

WATER

F1. **Cemen Tech, Inc.** (one 2022 cement batch truck with cement mixer) **215,037.36**

-Depts. of Civil Service, Fire, Human Resources Police, Procurement Management and Budget and Water. **Total: 384,011.98**

2. **Fifth Third Bank, Huntington National Bank, KeyBank, U.S. Bank – Service Agreement** – depository agreements with local financial institutions - Department of Finance. **N/A**

3. **CPM Enterprises, LLC – Contract Modification** - Nuisance Abatement Program Residential and Commercial Securing 1- 2020 - (20% MBE

Participation Goal/100% MBE Participation Achieved) – Department of
Planning, Neighborhoods and Development. **\$15,000.00**
(Thru 12/31/21)

4. **Sisense, Inc. - Contract Modification** – fourth renewal and amendment to
the end user license agreement – Department of Information Technology.
\$70,499.20
(Thru 8/23/22)

5. **STEPCG, LLC. – Service Agreement** – to purchase Extreme Networks
brand hardware and professional services to replace the existing facility wired
core network gear at 46 locations throughout the City – Department of
Information Technology. **\$585,306.01**
(Thru 12/30/22)

6. **St. Peter Partners LLC– Grant Agreement** – to assist with the implementation
of the East Third Street Gateway Project – Department of Planning,
Neighborhoods and Development. **\$40,000.00**
(Thru 12/31/22)

B. Construction Contract:

7. **Saturn Electric Inc. – Award of Contract** – Dayton International Airport Cargo
Road Lights – PSA to Guard Shack (10% SBE and 5% Participation Goal/10%
SBE & 8.25% Participation Achieved - Department of Aviation.
\$217,631.00
(Thru 12/31/22)

C. Revenue to the City:

8. **Karen Gagel – Other** - special use permit to install a 6' x 9' patio with iron
gate and rails along the front sidewalk of Bozack's Bar at 142 East Third
Street - Department of Public Works. **\$200.00**
(Paid to the City)

CITIZENS' COMMENTS ON CALENDAR ITEMS

There were no citizens' comments on calendar items.

DISCUSSION OF CALENDAR ITEMS

There was no discussion of calendar items.

CITIZENS' COMMENTS ON CALENDAR ITEMS

Citizens' comments on calendar items was received from the following:

1. **Dr. Sharon Gratto, 821 Beech Hill Road** – spoke in support of Calendar Item
No. 13. Resolution No. 6599-21- Honorarily Naming Stone Street Between South
Jefferson Street and South Patterson Boulevard as “Land of Funk Way.”
2. **Ms. Karen Maner, 31 S. Main Street** – spoke in support of Calendar Item No.
13. Resolution No. 6599-21- Honorarily Naming Stone Street Between South
Jefferson Street and South Patterson Boulevard as “Land of Funk Way.”

APPROVAL OF CITY MANAGER’S REPORTS

**Commissioner Mims 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 Whaley, Commissioners Joseph, Mims, Shaw and Fairchild.**

LEGISLATION

EMERGENCY ORDINANCE – FIRST AND SECOND READING

Emergency Ordinance No. 31909-21- Levying Special Assessments for the Purpose of Acquiring, Constructing, and Improving Certain Public Improvements in the City of Dayton in Cooperation with the Dayton Regional Energy Special Improvement District, and Declaring an Emergency.

Commissioner Shaw 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 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Ordinance No. 31909-21 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Ordinance was passed.

Emergency Ordinance No. 31910-21- Authorizing and Approving an Energy Project Cooperative Agreement and Special Assessment Agreement; and Declaring an Emergency.

Commissioner Fairchild moved that this being an emergency measure for the immediate consideration of the Ordinance. Commissioner Mims seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Ordinance No. 31910-21 be passed. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Mayor Whaley, Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Ordinance was passed.

EMERGENCY RESOLUTION – FIRST AND SECOND READING

Emergency Resolution No. 6598-21- Declaring the Intention to Appropriate Real Property Interest in Parcel 12SH & T in Connection with the Siebenthaler and Philadelphia Signal Upgrade Project, and Declaring an Emergency.

Commissioner Joseph moved that this being an emergency measure for the immediate consideration of the Resolution. Commissioner Shaw seconded the motion. The motion was passed with a 5-0 vote. Voting in the affirmative were Commissioners Joseph, Mims, Shaw and Fairchild. The question being shall Emergency Resolution No. 6598-21 be adopted. A roll call vote was taken resulting in a 5-0 vote. Voting in the affirmative were Commissioners Joseph, Mims, Shaw and Fairchild. The Emergency Resolution was adopted.

ORDINANCE – FIRST READING

Ordinance No. 31911-21- To Vacate the Alley East of June Street (Tulsa Lane) from 78 Feet South of the Alley South of East Fourth Street to 25 Feet North of the Norfolk Southern Railroad Right of Way.

RESOLUTION – FIRST READING

Resolution No. 6599-21- Honorarily Naming Stone Street Between South Jefferson Street and South Patterson Boulevard as “Land of Funk Way.”

Resolution No. 6600-21- Honorarily Naming Auto Club Drive Between Perry Street and South Patterson Boulevard as “Linda Kramer Way.”

BOARD APPOINTMENTS

Commissioner Shaw made a motion to appoint Keith Klein to the Miami Township-Dayton Joint Economic Development District Board and the Butler Township-Dayton Joint Economic Development District Board to fill the unexpired term ending November 22, 2022.

Commissioner Fairchild seconded the motion. The motion was unanimously approved.

Commissioner Joseph made a motion to concur with the re-appointment of Mr. Clay McCord to represent persons working within the district on the Miami Township-Dayton Joint Economic Development District Board for a term ending September 8, 2025. Commissioner Mims seconded the motion. The motion was unanimously approved.

CITIZENS’ COMMENTS

Citizens’ comments were received from the following:

1. **Mr. Charles Cornett, 1005 Rubicon Road** – spoke in support of the Ombudsman’s Office.
2. **Mr. Stanley Hurtle, 1230 Amherst Place** – spoke in support of the Ombudsman’s Office.
3. **Rev. John Paddock, 1837 Ruskin Road** – spoke in support of the Ombudsman’s Office.
4. **Ms. Bobbie Chattman, 124 Cambridge Road** – spoke about housing concerns in her neighborhood.

COMMENTS BY THE CLERK OF COMMISSION

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

COMMENTS BY THE CITY MANAGER

The City Manager, Ms. Shelley Dickstein, reiterated her comments from last week’s meeting concerning financial cuts to the Ombudsman’s Office.

COMMENTS BY THE CITY COMMISSION

Commissioner Fairchild

Commissioner Fairchild highlighted St. Anne’s Hill German Fest and the Funk Fest Downtown Dayton. He said he was looking forward to the Porch Fest in St. Anne’s Hill.

Commissioner Fairchild highlighted Dayton Public Schools going back to school.

Commissioner Shaw

Commissioner Shaw thanked citizens for participating in the 2020 US Census.

Commissioner Mims

Commissioner Mims said the African American Cultural Festival will take place on Saturday August 21, 2021 and Sunday August 22, 2021. He encouraged citizens to attend. Commissioner Mims highlighted Dayton Public Schools going back to school

Commissioner Joseph

Commissioner Joseph thanked staff and citizens for participating in the 2020 US Census.

Mayor Whaley

Mayor Whaley thanked President Joe Biden for his announcement on nursing homes and vaccinations and receiving Medicare and Medicaid funds.

Mayor Whaley thanked Ms. Dickstein again on her leadership on the vaccine for COVID-19.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:46 p.m.

Nan Whaley
Mayor

Attest: _____
Clerk of Commission

WORK SESSION

A copy of prepared material has been recorded as Communication & Petition Number 21588 dated August 18, 2021.

The Dayton City Commission met in a Work Session on August 18, 2021, at 4:32 p.m., prior to the regularly scheduled City Commission meeting. Mayor Whaley and Commissioners Shaw, Mims, Joseph and Fairchild were present. Ms. Torey Hollingsworth Director, City Commission Office, and Regina D. Blackshear, Clerk of Commission were also in attendance.

Ms. Shelley Dickstein, City Manager, Mr. Joe Parlette, Deputy City Manager, Ms. LaShea Lofton, Deputy City Manager, Mr. Todd Kinksey, Director, Planning, Neighborhoods and Development, Mr. Tony Kroger, Division Manager, Ms. Verletta Jackson, Division Manager, Ms. Susan Vincent, Planner, Ms. Amy Walbridge, Senior Development Specialist Mr. Jeff Green, Planner and Ms. Vernonia Morris, Senior Development Specialist and Ms. Karen Demasi, Vice President, Community Development, CityWide Development Corporation were the presenters.

Ms. Demasi said that asset-based community development consists of civic, social, physical and economic.

Southwest

Ms. Morris provided an overview of the project development guidance and the adopted plans. West Dayton Framework for Investment. West Dayton Transportation Strategy, Choice Neighborhoods – Renew Miami Chapel, Pineview Neighborhood Plan, Carillon-Edgemont Neighborhood Plan Urban Design Associates, West Dayton Vision.

Ms. Morris highlighted the following:

Placemaking and Branding. \$150K branding along Germantown St. and graphic development for Carillon and Edgemont

Boys and Girls Club. \$125K; new playground, garden and mural.

Welcome Park – Children’s Bicycle Playground. \$40K Phase II of the City’s plan to create the Dayton Bike Yard at Welcome Park. Ribbon cutting September.

Stewart Street – Transportation Alternative Project. \$400K; better unify neighborhood, road diet, light and trees

Link Stations – \$85K for expansion support into Carillon and Huffman neighborhoods

Harriet Pocket Park improvements. \$28K; improved entrance to Welcome Park, neighborhood sign, benches, landscaping.

She also spoke about the economic investment in the southwest area from 2015 to 2021 include public investments in the amount of \$3.6 million that includes transportation improvement projects, utility upgrades, other road improvements, DPS investments and the West Dayton Library. She said that private investments in the amount of \$65.9 million includes Sugar Creek, Duncan Oil Company, Five Rivers Health Centers, Westown Shopping Center, Economy Linen, Humane Society and West Dayton Food Hall.

Ms. Morris highlighted current projects in the southwest area:

Miami Chapel

Phase One Choice Housing. \$10M project

Senior Development former Daymont Site

Partners: GDPM and the Model Group

Healthy Family Market/Sunlight Village Development. \$125K from WDDTF.

Internal planning by City, GDPM and CW for expected HUD Choice NOFA

Edgemont

CDBG grant activities in Edgemont. \$155K

Completion of research project with UD ETHOS student to replace community center with sustainable, shipping container building.

Neighborhood-capacity building

Pineview

COD applied for \$92K in funding from ODNR - \$122,710 total project cost

Planning a public memorial for Mrs. Parker

Community Picnic at the Lake, September 24

West Dayton Library

Northwest

Ms. Jackson provided an overview of the northwest area to include the following: Northwest Partnership, L2ED leading an effort to support families and children in NW Dayton. Blue Meridian Partners, national social investors are key partners to the effort.

GSH Site Redevelopment, Health and Wellness Campus Development Announced.

PH to build urgent care, lab, imaging, physician office space. Conversation with other community partners aligned with the PhoenixNext vision underway. Community Reinvestment Area – updated/expanded CRA for Dayton View, Five Oaks, Grafton Hill, Riverdale, and McPherson, Lower Salem Development.

She spoke about the projects and investments:

Infrastructure. \$13.3M Salem Avenue Rebuild, four phases funded, from the River to Emerson Avenue. Also, North Main Street safety rebuild – 2024 (\$6M).

Health and Wellness Campus, former GSH site. \$10-15M in development

Placemaking and Branding. \$875K Salem and Catalpa Gateway Additions, Salem Avenue Peace Corridor Gateway, DAI new entrance.

Economic Development. \$4M Gem City Market, cooperative grocery store, Shell Gas Station

Health and Human Services. \$11M Hope Center For Families; comprehensive services to lift families out of poverty;

New Housing. \$13M Omega Senior Lofts

Ms. Jackson also spoke about the economic investment in the southwest area from 2015 to 2021 include public investments in the amount of \$6.2 million including transportation improvements projects, Salem Avenue rebuild, gateway improvements and COD Recreation investments. Public/Private investments in the amount of \$31.1 million to include Gem City Market, Hope Family Center, Grandview Medical Center and Premier Health Center.

She highlighted current projects that include: Hallmark-Meridian Rehab – GDPM, housing preservation, Salem and Grand Rehab w/first floor activation, Partners NCR/Model Group –

4% LIHTC, Affordable Housing Preservation, Longfellow School Redevelopment; applying for HTC this fall and Catholic Social Services – building improvements and expansion.

Northeast Dayton

Jeff Green provided an overview of adopted plans informing development: Greater Old North Dayton Transportation Strategy, Dayton Riverfront Master Plan, Northeast Dayton Neighborhoods Vision and the Greater Old North Dayton Neighborhood Plan (Draft).

Corridor Improvement: Over \$25M has been spent recently on bridge reconstruction (Keowee, Helena, Webster) in addition to trail and bike connections, and major corridor improvements to Springfield Street, Valley Street, Troy Street totaling over \$12M.

Placemaking, Greenspace and Branding. \$350K spent on developing the wayfinding and branding sign program for Greater Old North Dayton. The Kroger Center made a \$6.7M investment in their campus expansion in the development of new playing fields. The NFL built a new \$500K turf football field located at Kettering Fields.

Economic Development. \$108M + Significant job and facility expansions are currently underway in NE Dayton including Dayton Phoenix, Norwood Medical, Miami Valley Packaging, 2J's Supply

Health Care. Dayton Children's Hospital has invested nearly \$300M in recent campus expansions and has just announced the construction of a \$78M outpatient building. DCH employs nearly 2,000 at its main campus.

Housing. Private investment continues in NE especially in Old North Dayton and Historic Inner East. \$250K allocated to Huffman through the Thriving Neighborhoods Initiative. Additional tornado repairs of the over 500 housing units damaged in OND. Brandt Meadows, a 55 unit, \$9M LITC project in Kittyhawk.

Mr. Green also spoke about the economic investment in the northeast area from 2015 to 2021 include Public investment of \$50+M which consist of the Webster Street Bridge, Valley Street Rebuild, Gateway Improvements, Helena Street Bridge and the Keowee Street Rebuild. Public/Private Investment - \$450+M includes Dayton Children's Expansion, Kroger Center, Mahle, 2J Supply Expansion, Dayton Phoenix, Stone Center of Dayton relocation (2018)

Ms. Vincent highlighted the current projects in the northeast are: Point Park Development Plan which is completed. Initial projects include: Community mural, design decision for flags/banners, trees/landscaping, and the adoption of the Greater Old North Dayton Neighborhood Plan.

Exploring housing options throughout the geography.

Continuation of the Thriving Neighborhood Initiative in Huffman Historic District

Willow Hills Subdivision (256 units off Old Troy Pike)

Greater Dayton School PD Overlay

Advancing effort to obtain acquisition funds for Flight Line project

Southeast

The Twin Towers – Xenia Avenue and Twin Towers neighborhoods areas were highlighted. Mr. Kroger said that East End has applied for CDBG discretionary funding to demolish a vacant convenience store on Xenia Avenue to create a new entrance to Ruskin School. East End is also exploring expanding their offices /campus along Xenia Avenue and working with

their NDC on housing development planning in the neighborhood. Xenia Avenue \$375K bike connector is scheduled for construction in 2023.

Mr. Kroger spoke about projects and investment in the southeast area. They include, the Miami Valley Child Development Center, Highland Park, Steve Whalen Memorial Mural, Waffle House (Wilmington and Patterson), Wayne Avenue access improvements and ODOT US 35 improvements

Mr. Kroger also spoke about the economic investment in the southeast area from 2015 to 2021 include Public investment of \$20M to include Watervliet Traffic Enhancements Smithville, Wayne Ave. Rebuilds, NIP demolitions, park improvements, Belmont Park bike path, Cleveland Park bike path, Eastern Hills Connector bike path, and Safe Routes to School.

He said that Public/Private Investment of \$20+M include Mission of Mary Cooperative Twin Towers Crossing, UD Shroyer Park Center and the Miami Valley Child Development Center (upcoming).

GREATER DOWNTOWN

Ms. Walbridge provided an overview of the Public Improvement Projects within the Greater Downtown. They include the following corridor improvements:

Jefferson Street rebuild and protected bike lane, \$2M, construction complete

Downtown bump-outs and zebra-striped crosswalks, construction in progress (ODOT safety funds)

East Second Street cycle track, \$500K, in design

Wayne Ave traffic calming, \$450K, in design

South Main St reconstruction, \$3.2M, in design

Brown Street pedestrian refuge, ODOT Safety Funding, construction complete

Stewart Street enhanced crossings, ODOT safety funds, construction underway

Wayne Avenue widening in the design phase

Ms. Walbridge also highlighted placemaking and greenspace projects that include:

Sunrise plaza = construction planning is underway at First St and Edwin C. Moses

Deeds Point pedestrian bridge construction (\$2.9M) is complete

RiverScape River Run Bank Improvements (\$350K) are underway including new offshore amenities

Webster Station Landing (\$1.5M) modifies the levee for a new bike ramp and greenspace.

Ms. Walbridge noted the \$190M invested in projects currently underway across entire geography including the following:

Commercial Developments

Hotel Ardent = \$26.5M adaptive reuse of the Barclay Building

City Forge and Ironworks Bldg = \$1M renovation

AC Hotel by Marriott = \$20M new construction

RTA Wright Stop Plaza exterior improvements = \$2.3M storefront replacements

Market-rate Housing Developments

Monument Apartments = \$20M new construction with 125-units

The Sutton = \$10M new construction, 71-units

The Flats at South Park = \$8M, 51-units

Affordable Housing Developments

The Biltmore = \$30M renovation, 230-units for seniors

Jayce Towers = \$17M renovation, 204-units for seniors

Ms. Walbridge also spoke about investment in South Park, Midtown and University Park. She noted commercial developments that include OnMain preparing first site plan for Plan Board review in fall, 2021 Premier & UD joint medical facility on Brown St scheduled for BZA on August 24 and the UD Center for the Arts scheduled for City Commission public hearing in September. She also spoke about Market-rate Housing Developments including the Flats at South Park =\$8M new construction, 51-units; construction ongoing and The Flight = \$TBD, 387 beds; still in predevelopment phases

The Work Session concluded at 5:14 p.m.