

On Wednesday, September 14, 2022, at 8:31 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 Fairchild 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, Fairchild and Turner-Sloss were present. The Clerk of Commission, Ms. Regina Blackshear and the City Manager, Ms. Shelley Dickstein were also present.

Commissioner Joseph made a motion to excuse the absence of Commissioner Shaw from this week's City Commission meeting. Commissioner Turner-Sloss seconded the motion. The motion was unanimously approved.

**APPROVAL OF MINUTES**

**Commissioner Fairchild made a motion to approve the minutes from the September 7, 2022, meeting. Commissioner Joseph 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 special awards or presentations.

**ADDITIONS OR DELETIONS TO THE CALENDAR**

The Clerk of Commission, Ms. Regina Blackshear, requested Resolution No. 6674-22 receive first reading only. Ms. Blackshear said that Calendar Item No. 3. YMCA of Greater Dayton Foundation, LLC – Grant Agreement will be voted on separately.

The City Manager, Ms. Shelley Dickstein, requested the deletion of Emergency Ordinance No. 31992-22.

**DISCUSSION OF CALENDAR ITEMS**

**Calendar Item No. 2. Urban Fast Forward, LLC – Service Agreement**

The City Manager, Ms. Shelley Dickstein, said the service agreement is for continued work in the Westwood area. She invited Mr. Tony Kroeger, Division Manager, Planning, Neighborhoods and Development, to the podium for a community update.

Mr. Kroeger said this is an exciting opportunity for planning work in the Westwood area. He said the contractor Urban Fast Forward, LLC has extensive experience in neighborhood planning including most recently in Springfield and Colerain, Ohio.

**Calendar Item No. 3. YMCA of Greater Dayton Foundation – Grant Agreement**

The City Manager, Ms. Shelley Dickstein, said the agreement is apart of the Dayton Recovery Plan. She invited Mr. Todd Kinskey, Director of Planning, Neighborhoods and Development to the podium for clarification.

Mr. Kinskey said this is for the redevelopment of the Good Samaritan Hospital site. He said its important to understand the context of the project, the history of the neighborhood and what has occurred. Mr. Kinskey said the Phoenix project is an example of the asset-based economic development strategy. He said it dates back to 2003 and was an effort between the City of Dayton and Good Samaritan Hospital to jointly invest in the neighborhood. He said as a result of the partnership, there was reduction of blight, safety improvements through community policing, and the quality of life improved for citizens.

Mr. Kinskey said in the Salem Avenue area there were 100 blighted properties that were demolished. He said they issued 45 home improvement loans and constructed 33 new homes along with the construction of Fairview Commons. He said the partnership leveraged \$20M between the City of Dayton and Premier Health.

Mr. Kinskey said in December 2019 there was an announcement of the new vision plan followed by 15 months of community meetings. As a result of community input, they needed to find a redevelopment partner. He said the YMCA stepped up. Mr. Kinskey said the redevelopment concept was presented to the community in 2021. He invited Mr. Dale Brunner, President of the YMCA of Greater Dayton, to the podium for more information.

Mr. Brunner said the YMCA has been in Dayton 150 years, he said he was approach two years ago about this project. He said in January 2020 they opened the first new facility in 20 years. Mr. Brunner said this project would be their seventh, and they make sure in each community to provide partners that will lift them up.

Mr. Brunner said the community spoke and asked for driving economic vitality, creation of jobs, enhancement of the image of the area, leveraging investments, and promoting healthy living. He said they are doing just that. Mr. Brunner said the YMCA will be a full-service gymnasium with a track above it and a four-lane pool with a fitness center. He said when walking in the front door Premier Health and other partners will be to the left, however, citizens would be able to see the front desk and fitness center. Mr. Brunner said the goal is to break ground in October with an opening date of late December 2023.

Dr. Judith Davis, Vice President of Care Management, CareSource, said she is excited about this project. She said their project and the investment that CareSource has committed to over the next five to ten years will be in direct support of prevention and detection in a way the community can understand. She said they plan to help residents who struggle accessing a grocery store and they plan to support individuals who report having low access to a store within one mile of their home. Dr. Davis said they plan to introduce community agencies like a book that is represented called *I Can Health* which is clear instruction and education and was created by an African American nurse who was tired of watching her community progress from pre-diabetes to diabetes and created this manual and a series of education sessions to teach the members and this community how to care and treat themselves.

Mr. Steve Naas, President, County Corp, said they have been around 40 years providing affordable housing programming and development in the community. He said they serve, in their Home Ownership Center, about 1,000 households per year. Mr. Naas said this program provides resources and other programs specifically to help households become housed and

remain sustainably housed. He said they found with the pandemic, that the goal to becoming more successful as a service provider is to make sure they are dealing with citizens where they are and meeting them in their circumstance. He said knowing that some of their clients are right there in the community, they felt they needed to be in this facility. Mr. Naas said they would have two professionals located there when the facility is open.

Ms. Jen Bonifa, Vice President of Program Services, Goodwill Easter Seals Miami Valley, said their mission is to empower individuals with disabilities and barriers to achieve independence and a higher quality of life. She said she is excited and honored to be a part of the project, because she believes this is a vital piece of being able to do for those they serve. Ms. Bonifa's said they will be moving their Comprehensive Case Management and Employment program to this project site. She said they will be fully integrated into this program with individuals living in poverty in the Montgomery County area. She said large number of clients reside in Northwest Dayton and since transportation is a barrier, by moving into this facility, they would be able to alleviate some of the barriers.

Mr. Greg Samples, Executive Vice President, Wright State University, said they will develop over 3000 square feet that will be divisible space. He said they will be able to break it into small classrooms or a large classroom. He said they plan on providing it as educational space. He said they are already having conversations with Sinclair Community College and Dayton Public Schools to partner with both those organizations on delivering educational services in the neighborhood, because access is one of the things that prevents individuals from pursuing educational opportunities. Mr. Samples said in the summertime they plan to use Student Affairs to provide camp opportunities in the neighborhood, by using the space, and also for student training areas. He said they've located their space next to the Premier Health in order to use the space potentially for training of medical services.

Mr. Brunner gave an overview of the new facility.

Commissioner Joseph thanked everyone for their presentations. He said he loved that they are aiming at the very needs of the community.

Commissioner Turner-Sloss asked about the duplication of services and competition of services already being offered.

Mr. Brunner said he didn't think they would be duplicating services although it may be possible. He said its his goal to work hand in hand with everyone, to provide more opportunities for the community.

Ms. Dickstein said out of the conversations she has had, the conclusion was that these new services would not hurt the recreation centers but provide more oppourtunities especially for young residents.

Commissioner Tuner-Sloss said she would be abstaining from this calendar item. She said the people have spoken and they would like to have a hospital at that site. Commissioner Turner-Sloss said she is a public official and would align her vote with the public.

## REPORTS

### **1. Purchase Orders, Agreements and Contracts:**

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

#### CLERK OF COURTS

**A1. DER Graphics & Custom Filing, Inc.** (customized file folders)  
**\$4,025.60**

#### INFORMATION TECHNOLOGY

**B1. ONESPAN North America, Inc.** (electronic signature software subscription renewal as needed through 12/31/25) **\$57,720.00**

#### POLICE

**C1. Brite Computers/Upstate Wholesale Supply** (NetMotion mobility software maintenance and support renewal as needed through 12/31/25) **88,549.20**

#### PUBLIC WORKS

**D1. Beau Townsend Ford, Inc. (P0221117)** (one new 2023 all electric pickup truck) **48,805.00**

**D2. Beau Townsend Ford, Inc. (P0221120)** (one new 2023 all electric pickup truck) **51,855.00**

**D3. Lake Erie Construction Company** (guardrails and attenuator products and repair services as needed through 12/31/22) **50,000.00**

**D4. Beau Townsend Ford, Inc. (P0221114)** (two new 2023 all electric pickup truck) **97,610.00**

**D5. Burrs, Dr. Linda J. dba Step Up to Success! LLC** (professional executive coaching as needed through 12/31/22) **11,550.00**

#### WATER

**E1. Univar Solutions USA, Inc.** (hydrochloric acid as needed through 12/31/22) **20,000.00**

**E2. VWR Scientific Products Corporation** (laboratory equipment and supplies as needed through 12/31/22) **20,000.00**

**E3. A-C Equipment Services Corp.** (lime kiln maintenance and repair services as needed through 12/31/22) **15,000.00**

**E4. Comptech Computer Technologies, Inc.** (temporary staffing services as needed through 12/31/22) **35,000.00**

**E5. Everett J. Prescott, Inc.** (water main pipes, fittings, valves and related items as needed through 12/31/22) **60,000.00**

-Depts of Clerk of Courts, Information Technology, Police, Public Works and Water. **Total: \$560,114.80**

2. **Urban Fast Forward, LLC - Service Agreement** – to provide professional planning services for the Westwood Neighborhood Grant – Department Planning, Neighborhoods and Development/Planning.

**\$58,750.00**  
**(Thru 12/31/23)**

3. **YMCA of Greater Dayton Foundation, LLC – Grant Agreement – Dayton Recovery Plan – YMCA Northwest Health & Wellness Campus Grant Agreement – Department of Planning, Neighborhoods and Development/Director’s Office.**  
**\$400,000.00**  
**(Thru 12/31/26)**

**CITIZENS’ COMMENTS ON CALENDAR ITEMS**

Citizens’ comments on calendar items were received from the following:

1. **Ms. Sharon Taste, 2410 Philadelphia Drive** – spoke in support of Calendar Item No. 3. YMCA of Greater Dayton Foundation.

**APPROVAL OF CITY MANAGER’S REPORTS**

**Commissioner Joseph made the motion to approve the City Manager’s Reports with the exception of Calendar Item No. 3. YMCA of Greater Dayton Foundation.**

**Commissioner Fairchild seconded the motion. The City Manager’s Reports were approved with a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Fairchild and Turner-Sloss.**

**Commissioner Joseph made the motion to approve City Manager’s Report Calendar Item No. 3. YMCA of Greater Dayton Foundation. Commissioner Fairchild seconded the motion. The City Manager’s Report Calendar Item No. 3. YMCA of Greater Dayton Foundation was approved with a 3-1-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph and Fairchild. Commissioner Turner-Sloss abstained.**

*The City Manager, Ms. Shelley Dickstein, left the meeting and the Acting City Manager, Mr. Joe Parlette, joined the meeting.*

**LEGISLATION**

**EMERGENCY RESOLUTION-FIRST READING**

**Emergency Resolution No. 6674-22-** Authorizing the Acceptance of a Grant Award from the State of Ohio Department of Development through its Broadband Ohio Program in the amount of Two Hundred Fifty Thousand Dollars and Zero Cents (\$250,000.00) for the Benefit of the City of Dayton, and Declaring an Emergency.

**Commissioner Fairchild moved that this being an emergency measure for the immediate consideration of the Resolution. Commissioner Joseph seconded the motion. The motion was passed with a 4-0 vote.**

**EMERGENCY RESOLUTIONS – SECOND READING**

**Emergency Resolution No. 6668-22-** Authorizing the City Manager to Accept Funding from the Economic Development and Government Equity Program, as Approved by the Board of County Commissioners of Montgomery County, Ohio, in an Amount not to Exceed One Hundred Twenty-Five Thousand Dollars and Zero Cents (\$125,000.00) for The Oregon East Bainbridge Street Building Project, on Behalf of the City of Dayton, and Declaring an Emergency.

**The question being shall Emergency Resolution No. 6668-22 be adopted. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Fairchild and Turner-Sloss. The Emergency Resolution was adopted.**

**Emergency Resolution No. 6669-22-** Authorizing the Acceptance of the Fiscal Year 2021 Assistance to Firefighters Grant in the Amount of One Hundred Fifty-Three Thousand Five Dollars and Eighty-Six Cents (\$153,005.86) by the Federal Emergency Management Agency (“FEMA”), Authorizing the Required Matching Funds in the Amount of Fifteen Thousand Three Hundred Dollars and Fifty-Nine Cents (\$15,300.59), and Declaring an Emergency. **The question being shall Emergency Resolution No. 6669-22 be adopted. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Fairchild and Turner-Sloss. The Emergency Resolution was adopted.**

**Emergency Resolution No. 6670-22-** Authorizing the Acceptance of Equipment from the Montgomery County Emergency Management Agency on Behalf of the City of Dayton, and Declaring an Emergency.

**The question being shall Emergency Resolution No. 6670-22 be adopted. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Fairchild and Turner-Sloss. The Emergency Resolution was adopted.**

#### **RESOLUTION -FIRST READING**

**Resolution No. 6673-22-** Authorizing the City Manager to Apply for, Accept, and Enter Into  
a  
Water Pollution Control Loan Fund (“WPCLF”) Loan Agreement on Behalf of the City of Dayton, Ohio for the Construction of the Phase I Anaerobic Digester Project and Designating a Dedicated Repayment Source for the Loan.

#### **RESOLUTION -SECOND READING**

**Resolution No. 6671-22-** Approving the Submission of a Grant Application for the Fiscal  
Year  
2023 Ohio Airport Grant Program to the Ohio Department of Transportation, Office of Aviation’ Authorizing the Acceptance of a Grant from the State of Ohio Department of Transportation, Office of Aviation in an Amount Not to Exceed Five Hundred Fifty Thousand Eighty-Three Dollars and Zero Cents (\$550,083.00) on Behalf of the City of Dayton.

**The question being shall Resolution No. 6671-22 be adopted. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Fairchild and Turner-Sloss. The Resolution was adopted.**

#### **EMERGENCY ORDINANCE – SECOND READING**

**Emergency Ordinance No. 31991-22-** Amending Sections 152.55 through 152.99 of the Revised Code of General Ordinances Concerning Floodplains and Flood Damage Reduction, and Declaring an Emergency.

**The question being shall Emergency Ordinance No. 31991-22 be passed. A roll call vote was taken resulting in a 4-0 vote. Voting in the affirmative were Mayor Mims, Commissioners Joseph, Fairchild and Turner-Sloss. The Ordinance was passed.**

#### **CITIZENS’ COMMENTS**

Citizen comments were received from the following:

1. **Ms. Alayna Spence 349 S. Main Street** – spoke about the minority blood inclusion committee located at the Community Blood Center and sickle cell anemia.

2. **Ms. Nakisha Cain, 147 Graymont Ave.** – spoke about an incident with the Dayton Police Department.

### **COMMENTS BY THE ACTING CITY MANAGER**

The Acting City Manager, Mr. Joe Parlette, invited Assistant Chief Andrew Braun, Assistant Chief of Support Services, Dayton Fire Department, to the podium for a community update on Community Paramedicine.

Chief Braun said in late 2019 they partnered with Premier Health for a fully funded Community Paramedicine program which expires December 31, 2022. He said the goal of the program is to assist the vulnerable population in the Northwest corridor with health services. Chief Braun said the program ran for two and half years and had some turbulence. He said one of the barriers was trying to gain access into patient homes. He said because not everyone can manage their healthcare his team would respond to an emergency and create a specialized care plan.

Chief Braun said when a patient is enrolled in the program an in-home visit is scheduled, if applicable. Home safety checks are part of the initial visitation. He said they had 76 home safety checks, 50 smoke detectors were installed and 29 CO detectors were installed.

Chief Braun said if citizens would like to be enrolled or if they would like to refer someone they should call 937-333-4509.

Commissioner Turner-Sloss asked what the recommendation of the Fire Department is and are they looking to move forward another two years.

Chief Braun said the contract expires at the end of the year and they would go into negotiations with Premier Health to see if it will be feasible.

Commissioner Fairchild asked if there has been a reduction of 911 calls.

Chief Braun said they keep a spreadsheet on patient needs and there has been a reduction of 911 calls.

Mayor Mims asked his team to introduce themselves and he thanked them for their work.

### **COMMENTS BY THE CLERK OF COMMISSION**

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

### **COMMENTS BY THE CITY COMMISSION**

#### **Commissioner Turner-Sloss**

Commissioner Turner-Sloss thanked the citizens for their attendance at tonight's meeting.

Commissioner Turner-Sloss highlighted the Greenwich Village Neighborhood Clean-up. She thanked staff for their efforts in the clean-up.

Commissioner Turner-Sloss congratulated all the Hall of Fame inductees at the Dayton Area Broadcasters Hall of Fame.

Commissioner Turner-Sloss thanked all presenters at tonight's meeting.

**Commissioner Fairchild**

Commissioner Fairchild asked how often citizens can donate blood.

Ms. Spence said every eight weeks blood can be donated.

Commissioner Fairchild thanked her for her work and encouraged citizens to give blood.

Commissioner Fairchild highlighted various events happening around the city, the Air Force Marathon, Concert at PNX Lynex, Belmont Days, Hispanic Festival, and a concert at the Levitt featuring Lakeside.

**Commissioner Joseph**

Commissioner Joseph highlighted Belmonte Days located on Watervliet and Smithville Ave.

**Mayor Mims**

Mayor Mims thanked Ms. Spence for being in attendance and sharing information about the blood drive.

Mayor Mims highlighted the 75<sup>th</sup> Airforce Anniversary at the Dayton Arcade.

Mayor Mims thanked the Biden/Harris and DeWine/Husted administration for their support in broadband for the Dayton Recreation Centers. He highlighted his golf clinic for the Males and Females of Color and an UNCF March for UNCF Funds that support historical black colleges.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:56 a.m.

---

**Jeffrey J. Mims, Jr.**  
**Mayor**

**Attest:** \_\_\_\_\_  
**Clerk of Commission**