



CITY OF DAYTON

Regular Council Meeting Minutes
January 16, 2024

Dayton City Council held a Regular Council meeting on Tuesday, January 16, 2024, at 7:00 p.m. at the Dayton Community Center, 625 Second Avenue.

Assistant City Clerk Angie Behne delivered the roll call. Members present were Member Wirick, Member Lovins, Member Volter, Member Neary, Member Nyman, Member Kelly, Mayor Baker, City Administrator Fossett, and City Attorney Edmonson.

Mayor Baker opened the meeting with a moment of silence and the pledge of allegiance.

Mayor’s Report:

Mayor Baker delivered his 3rd annual State of the City address. The full State of the City is attached to these minutes.

Following the State of the City address, Mayor Baker introduced Matt Lehman, a candidate for House District 67. Mr. Lehman thanked the mayor and council for having him at the meeting and gave a brief overview of his history in Campbell County and his hopes for the future.

Mayor Baker delivered the Oath of Office to Officer Cooper, the new K-9 officer for the Dayton Police Department.

Breathe Easy NKY presentation: Ryan Salzman addressed the City Council and thanked them for setting a precedent for other Northern Kentucky Cities to follow with the smoking ban. Doctor Michael Giesge also addressed the City Council with his appreciation for the action of the City of Dayton in being the second city in Northern Kentucky to pass a comprehensive smoking ban.

Dayton Schools Superintendent Jay Brewer – State of the School Address: Superintendent Jay Brewer delivered his final State of the School address, as he will be retiring in 2024.

Minutes:

A motion was made by Member Kelly to approve the December 19, 2023, City Council Minutes. Motion seconded by Member Nyman. All members present voted aye. Motion carried.

Citizens to address the City regarding items on the agenda:

There were no audience comments regarding legislation on the agenda.

Ordinances:

There were no ordinances for this meeting.

Orders/Resolutions:

- **Order Resolution 2024-1R** – An Order Resolution of the City Council of the City of Dayton, Kentucky, reappointing individuals to various City boards and commissions.

Motion was made by Member Neary to approve the reading of Order Resolution 2024-1R. Motion seconded by Member Volter.

Member Kelly	Aye
Member Wirick	Aye
Member Volter	Aye
Member Neary	Aye
Member Nyman	Aye

Motion carried-so ordered.

- **Order Resolution 2024-2R** – An Order Resolution of the City Council of the City of Dayton, Kentucky, reappointing Joe Neary, Jeff Volter, and Mike O’Day to the Board of Directors of the Bellevue-Dayton Fire Department.

Motion was made by Member Nyman to approve the reading of Order Resolution 2024-2R. Motion seconded by Member Lovins.

Member Neary	Aye
Member Nyman	Aye
Member Kelly	Aye
Member Wirick	Aye
Member Volter	Aye

Motion carried-so ordered.

Code Enforcement: No report from Code Enforcement.

Fire Department: Bellevue Dayton Fire Chief Chris Adkins delivered the monthly report for his department, including a report that the fire department had its Christmas program, during which they provided food and gifts for 5 families from Dayton and 5 from Bellevue. Chief Adkins also reported that one of his members just completed paramedic school.

Police Department: Police Chief David Halfhill delivered the monthly report for his department and reported he is working on his yearly 2023 report. Chief Halfhill also recognized Officer Fern for being recognized as Officer of the Year.

Public Works: Public Works Superintendent Rick Lucas delivered the monthly report for his department, including reporting his department is prepared for possible future inclement weather.

City Administrator’s Report: City Administrator Jay Fossett did not give a report.

Audience Comments:

There were no comments from the audience.

New Business:

Mayor Baker suggested that the February 2024 meeting would be on February 20th. There was no other new business.

Adjournment:

Motion was made by Member Neary to adjourn at 7:52 pm. Motion seconded by Member Nyman.

Meeting adjourned.

Ben Baker

Mayor

Attest:

Tristan Klein

City Clerk/ Treasurer

Mayor Ben Baker's "State of the City" Address – January 16, 2024

City Council and the Dayton Community:

It is my great pleasure tonight to present my third City of Dayton State of the City address, which conveys our city government's current state of affairs. This address kicks off a new calendar year and marks the midpoint in the City's budget year, both of which are important indicators of the City's trajectory.

Public Infrastructure Improvements

2023 was THE YEAR for infrastructure projects!

Two different projects – both of which were more than 10 years in the making – finally came to fruition in 2023: the Berry Street Connector and the Sixth Avenue bump-out and streetscape projects.

Last month, the City dedicated the Berry Street Connector, an extremely important project for the City. This new connection provides our police officers, firefighters, EMTs with much quicker access to residents living in homes on Manhattan Boulevard, cutting their response time by as much as four minutes for some emergency runs. If someone needs medical attention, this ramp is literally life saving.

It also provides a direct connection to our downtown business district, making it easier for these residents and visitors using our trail systems along the Ohio River to patronize our downtown restaurants, coffee shops, taverns, and retail outlets while providing Dayton residents who live south of the floodwall with an easier, more direct route to the river and our trail system there.

Thirteen curb extensions – also known as "bump-outs" – were constructed this past summer and fall along Sixth Avenue between McKinney Street and Berry Avenue. Bump-outs are designed to increase pedestrian safety – particularly for children walking to and from school – reduce traffic congestion, and create a more livable, walkable community.

Duke Energy installed pedestrian light poles on these bump-outs, and the city plans to install street furniture and landscaping on the bump-outs this coming year.

Repaving projects

The city worked with KYTC to hold off paving Route 8, which was originally scheduled to be done in 2022, until after the bump-out project was completed last year. After paving Mary Ingles highway from the floodwall to Fort Thomas in 2022, KYTC finished paving Route 8 from the Mary Ingles Highway through Bellevue and into Newport. The City also repaved Second Avenue in the city's industrial park and sections of Berry Avenue after the connector project was completed in December.

Traffic garden

Tri-State Trails partnered with the City of Dayton to obtain a \$25,000 grant to create a new "traffic garden" in Gil Lynn Park. A traffic garden is a miniature version of a roadway for kids with roundabouts, railroad crossings, bus stops, and bike lanes. The purpose of this project is to teach children about traffic safety early in life an important step in preventing future crashes and pedestrian incidents. Huge shoutout to Caitlyn Sparks for her vision and drive on this project!

2024 Infrastructure Projects

Notable infrastructure projects planned for 2024 include construction of both Phase II and Phase III of the Riverfront Commons river's-edge trail project. This year, the city was able to obtain an additional \$760,000 in federal funds to complete Phase II, which was delayed because of bids for construction of this phase came in significantly higher than what was budgeted.

These projects will be put out for construction bids out this winter, and we are hopeful that they will be built this year, which will complete the city's trail project along the river's edge. The city also will be seeking another federal grant to improve the upper trail on top of the floodwall and connect the river's edge trail.

The city also will be seeking construction bids for the second and final phase of the sidewalk project along Dayton Pike, which connect the recently completed sidewalk on the west side of this road from Chateau Ridge to Fort Thomas.

Residential and Economic Development

We have seen tremendous residential development in our City in recent years. Over the past 9 years, nearly 500 *new* residential properties – that's single-family homes, condos, and apartments – have been constructed along Manhattan Boulevard. This year, we expect that another 300 residential units to go online, including the 265-unit Velo Apartments next to the marina. Apartments are already available for lease in this brand-new complex.

Last year, five new homes with panoramic views of the Cincinnati skyline were completed in the Red Knot development area on 10th Avenue between O'Fallon Avenue and Walnut Street, and construction of another home is currently underway there.

In addition, many older single-family and multi-family homes throughout our community are being rehabbed at rate never seen before in our city. The Campbell County Planning and Zoning Department recently informed us that it had issued building permits with a construction value of nearly 15 million dollars in our city last year. The City of Dayton is a "hot" market in the region right now for real-estate investors and homeowners.

Finally, what may be the most exciting development project of all, the rehabilitation of the Burton Building – also known as the Raymee Building – started this past year at the corner of Sixth Avenue and Berry Street. Orleans Development Company has spent about 2 million dollars for the purchase and renovation of this four-story, 138-year-old brick building with commercial space on the first floor and 10 loft-style apartments on the upper floors. The apartments and commercial space are available for lease.

Another important economic development initiative implemented this summer was the Rope Walk Entertainment District. In this district – which is Sixth Avenue from O'Fallon Ave to Main Street – patrons of Dayton businesses can legally carry alcoholic beverages in pre-approved cups into this district and other businesses. This district

complements the second year of the city's Final Friday events, which provide free musical entertainment in Monument Park every final Friday of the month in the summer and fall.

Code Enforcement

In 2023, the City implemented the Residential Rental Property Inspection and Safety Program to inspect all its residential rental property in the City to ensure that these properties are safe and sanitary and comply with all local and state building and property-maintenance regulations. To date, more 700 of these properties have been inspected, which is more than one-half of the residential rental units in the city. We are on track to have all residential rental properties in the city inspected by the end of this year.

We continue to emphasize code enforcement as primary tool to address blighted properties in the city. This past year, the City established our fourth "Top 10 List" of vacant and abandoned properties after our previous success addressing these properties in our first three lists. Many of the properties on these lists have been renovated, sold to third parties, or demolished by the city or third parties.

The city is in the process of updating its historic preservation guidelines. These guidelines have been reviewed and approved by the Board of Architectural Review and the City Council has forwarded them to the City Planning Commission for its review and recommendation. These guidelines are expected to come before the City Council for final approval in the coming months

The City works hard for our residents and our business owners. The City of Dayton is in an excellent position to move our businesses, our residents, and our community forward.

2023 was a momentous year for the City of Dayton Kentucky. Big projects were started, big projects were completed.

Together, with the help of our community members, the sky is the limit for future success.

We look forward to working with the entire Dayton community over the next 12 months and beyond to continue the progress we have started in our city.

To quote Randy Bachman and the 1974 #1 hit for Bachman Turner Orchestra, Baby, you ain't seen nothin' yet.

God Bless You and your family, and may God continue to bless the City of Dayton KY.

Thank you.