



CITY OF DAYTON

Regular Council Meeting Minutes
September 10, 2024

Dayton City Council held a Regular Council meeting on Tuesday, September 10, 2024, at 7:00 p.m. at the Dayton Community Center, 625 Second Avenue.

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

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

Public Hearing: Open to public comment on a new property tax rate at the compensating rate plus 4% revenue increase: .399 cents on each \$100.00 of assessed valuation of real property: There was no public comment during the public hearing.

Mayor's Report: Mayor Baker presented K-9 Officer Cooper with a certificate in acknowledgement of his completion of certification.

The swearing-in of Officer Jeannine Nocero was delayed to the next meeting.

Officer Michael Anthony (Tony) Keene was promoted to Sergeant.

Brant Owens – Candidate for Campbell County KY Conservation District Supervisor: Brant Owens introduced himself and addressed both the City Council and the community regarding his candidacy for Campbell County KY Conservation District Supervisor.

Minutes:

A motion was made by Member Kelly to approve the August 10, 2024, City Council Minutes. Motion seconded by Member Nyman. All members 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:

- **First Reading: Ordinance 2024-15:** An Ordinance providing for the imposition, levy, collection, and apportionment of taxes for the City of Dayton, Campbell County, Kentucky, for the Fiscal Year July 1, 2024, through June 30, 2025.

Ordinance 2024-15 was read for first reading. This ordinance was previously read in the July meeting with a clerical error. The mistake was corrected, and another first reading was completed.

- **First Reading: Ordinance 2024-16:** An Ordinance amending the text of the City of Dayton, Kentucky, Zoning Ordinance to repeal old subdivision regulations and update the zoning ordinance with new subdivision regulations.

Ordinance 2024-16 was read for first reading.

- **First Reading: Ordinance 2024-17:** An Ordinance establishing a non-exclusive franchise for the use of the public streets, alleys, and other public grounds of the City of cable television systems, internet, or telephone services within the City; and providing the terms thereof.

Ordinance 2024-17 was read for first reading.



- **First Reading: Ordinance 2024-18:** An Ordinance of the Board of Council of the City of Dayton, Kentucky, providing for the creating of a franchise for the distribution of electrical and natural gas energy within the City of Dayton, Kentucky, defining the terms and conditions thereof and providing for a bid procedure therefor; and alternatively, providing for the payment of minimum franchise fee for all public utilities doing business in the city of Dayton, Kentucky, not now covered by a current franchise.

Ordinance 2024-18 was read for first reading.

Orders/Resolutions:

- **Order Resolution 2024-23R:** An Order Resolution of the City Council of the City of Dayton, Kentucky, authorizing the issuance of up to \$7,500,000.00 maximum aggregate principal amount taxable industrial building revenue bonds, series 2024A and up to \$1,500,000.00 maximum aggregate principal amount taxable industrial building revenue bonds, series 2024B, issued to assist SSWM Development, LLC, or its assigns, to finance the costs related to the acquisition, installation, construction and equipping of an industrial building facility located within the City of Dayton, Kentucky and to improve said facility; authorizing the issuance of additional bonds; providing for the pledge of revenues for the payment of said bonds; authorizing a lease agreement between the City of Dayton, Kentucky and SSWM Development, LLC, or assigns, with respect to the facility (the "Lease Agreement"); authorizing a trust indenture appropriate for the protection and disposition of such revenues and further to secure the payment of said bonds; authorizing a bond purchase agreement; authorizing a home office payment agreement; authorizing the execution of one or more open-end leasehold mortgage and security agreements, with a Joinder by the City; and authorizing a PILOT mortgage to secure the payment obligations in the PILOT agreement, which are pledged in part to the payment of the series 2024B bonds, all subject to the consent of the Dayton Independent School District to subordinate the lien of the PILOT mortgage (defined herein) to the lien of any additional mortgages.

Order Resolution 2024-23R was read. Jim Parsons addressed the City Council with an explanation of the purpose of the Order Resolution on behalf of the developer. The City Council voiced concerns regarding the proposed future development. Jerry Huntley, a resident of 585 Manhattan Blvd, voiced his concerns regarding the expectations not being met on current projects by the developer.

A motion was made by Member Volter to approve Order Resolution 2024-23R. Motion was seconded by Member Lovins.

Member Lovins	-	Aye
Member Volter	-	Aye
Member Neary	-	Aye
Member Nyman	-	Aye
Member Kelly	-	Aye
Member Wirick	-	Aye

Motion carried- so ordered.

Code Enforcement: Cassie Patterson delivered the monthly report for Code Enforcement. She reported that her department has been going through some software training, and she reminded the community that dumpster permits are required prior to a dumpster being delivered and must be approved by the Bellevue Dayton Fire Department.

Public Works: Public Works Director, Rick Lucas, delivered the monthly report for his department. He reported on the ongoing paving contracts, the work being completed on 2nd Street, and that his department is fully staffed.

Police Department: Police Chief David Halfhill delivered the monthly report for the police department, including an update on the vehicle lease program and on issues with parking complaints.

Fire Department: Fire Chief, Chris Adkins, delivered the monthly report for the fire department, including a correction to his submitted report to reflect 136 monthly EMS runs. He also reported that the fireworks went well with no major issues, and that his department is still two positions short.

Assistant City Administrator: Assistant City Administrator Jerrod Barks delivered his monthly report, including an update on grants, façade grants, and asked for volunteers for the upcoming Music Fest.

Audience Comments:

Aaron Judd, of 410 6th Avenue, introduced himself as a candidate for Dayton City Council, and asked about the availability of old ordinances and plans for city buildings and infrastructure.

Kenneth Moffit, of 91 5th Ave, addressed the City Council regarding his concerns over an accident report and other issues involving the police department. He was advised by City Attorney Edmondson that his issues were ones he should discuss with his vehicle insurance company and offered to speak with him following the meeting.

New Business:

Mayor Baker reminded the City Council and the community that Music Fest would be at Gil Lynn Park on September 14th.

Adjournment:

Motion was made by Member Neary to adjourn at 8:07 pm. Motion seconded by Member Nyman. All Members voted aye.

Meeting adjourned at 8:07 pm.

Ben Baker

Mayor

Attest:

Tristan Klein

City Clerk/ Treasurer