



CITY OF DAYTON

Regular Council Meeting Minutes - DRAFT
August 12, 2025

Dayton City Council held a Regular Council meeting on Tuesday, August 12, 2025, 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 Horton, Member Neary, Member Nyman, Member Kelly, Member Judd, Member Lovins, City Administrator Fossett, City Attorney Alex Edmondson, and Mayor Baker.

Mayor Baker opened the meeting with a moment of silence and the Pledge of Allegiance.

Mayor's Report: Mayor Baker did not deliver a report.

Approval of Minutes:

Member Neary made a motion to approve the minutes from July 8th as presented. Member Lovins seconded the motion.

All members voted aye.

Presentations

Dayton Independent School's Superintendent Rick Wolf was late to the meeting, so his presentation was moved to after the legislation on the agenda.

Citizens to address the City regarding legislative items on the agenda:

Mayor Baker acknowledged that most members of the community present were there to voice their concerns about the proposed changes to 5th Avenue by Lincoln Elementary School, which is what Superintendent Rick Wolf would be addressing the City Council regarding, so he requested that those comments be postponed until after Mr. Wolf's presentation. There were no other public comments regarding any other items on the agenda.

Ordinances:

First Reading: Ordinance 2025-4: An Ordinance amending Chapter 38 of the City of Dayton Code of Ordinances, titled "Code Enforcement Board," to update the ordinance to provide more clarity to organizational and regulatory requirements in the ordinance.

Ordinance 2025-4 was read for first reading.

First Reading: Ordinance 2025-5: An Ordinance amending the City of Dayton, Kentucky's annual budget for the fiscal year running from July 1, 2024 through June 30, 2025, and estimating revenues and resources and appropriating funds for the City to the full extent authorized by KRS 82.082 and interpretive case law.

Ordinance 2025-5 was read for first reading.

Orders/Resolutions:

Order Resolution 2025-18R: An Order/Resolution declaring City-owned real property located at 207 Fifth Avenue, Dayton, Ky., as surplus property and authorizing the Mayor to sell or otherwise dispose of this property as permitted under Kentucky law.

Motion was made by Member Neary to approve the reading of Order Resolution 2025-18R. Motion seconded by Member Judd.

Member Lovins aye

Member Horton	aye
Member Neary	aye
Member Nyman	aye
Member Kelly	aye
Member Judd	aye

Order Resolution 2025-19R: An Order-Resolution authorizing the Mayor to execute a Development Agreement with J.A.C. Developments, LLC, to construct a new single-family residence at 207 Fifth Avenue, Dayton, Ky.

Motion was made by Member Neary to approve the reading of Order Resolution 2025-19R. Motion seconded by Member Lovins.

Member Judd	nay
Member Lovins	aye
Member Horton	aye
Member Neary	aye
Member Nyman	nay
Member Kelly	aye

Order Resolution 2025-20R: An Order-Resolution authorizing the City of Dayton, Ky., to sell real estate located at 207 Fifth Avenue to J.A.C. Developments, LLC for \$7,000.

Motion was made by Member Lovins to approve the reading of Order Resolution 2025-20R. Motion seconded by Member Kelly.

Member Kelly	aye
Member Judd	nay
Member Lovins	aye
Member Horton	aye
Member Neary	aye
Member Nyman	nay

Order Resolution 2025-21R: An Order-Resolution accepting the bid of Prus Construction Company and authorizing the Mayor to enter into a contract with this company in the amount of \$2,288,997.00 for construction of Phases II and III of the River’s-Edge Riverfront Commons project in the City of Dayton, Kentucky.

Motion was made by Member Judd to approve the reading of Order Resolution 2025-21R. Motion seconded by Member Horton.

Member Nyman	aye
Member Kelly	aye
Member Judd	aye
Member Lovins	aye
Member Horton	aye
Member Neary	aye

Order Resolution 2025-22R: An Order-Resolution of the Dayton City Council expressing its commitment to improving kindergarten readiness in the City of Dayton and working with partners to establish a place-based early-learning initiative known as “Read Ready Dayton.”

Motion was made by Member Judd to approve the reading of Order Resolution 2025-22R. Motion seconded by Member Neary.

Member Neary	aye
Member Nyman	aye

Member Kelly	aye
Member Judd	aye
Member Lovins	aye
Member Horton	aye

Presentations

Dayton Independent School’s Superintendent Rick Wolf presented information about Dayton Independent School’s request for 5th Avenue between Clay Street and Berry Street to be converted into a one-way street. Mr. Wolf cited concerns for student safety, specifically during pick-ups and drop-offs outside of the regular morning and evening times.

Mark Donelan, a resident of 714 5th Avenue, presented an opposing view of the request and presented the City Council with a petition (attached to these official minutes) signed by 58 concerned citizens.

Other citizens who addressed the City Council sharing their concerns are listed below:

- Nick Bedinghaus, a resident of 726 5th Avenue
- Trish Messmer, a resident of 627 4th Avenue and employee of Saint Bernard
- Wesley Yonts, a resident of 502 Clay Street
- Carol Buemi, a resident of 421 6th Avenue and parishioner of Saint Bernard
- Paul Meyer, a resident of 807 6th Avenue
- David Hopper, a resident of 718 5th Avenue

Department Directors’ Monthly Reports:

Code Enforcement: Code Enforcement Officer Cassie Patterson delivered the Code Enforcement monthly report.

Fire Department: Fire Chief Brent Schafer delivered the monthly report for the Fire Department, including that the department responded to 187 calls in July. Chief Schafer also gave a brief overview of how fire hydrants are maintained and tested in the City of Dayton.

Police Department: Lieutenant Tony Baldwin delivered the report for the police department in Chief Dave Halfhill’s absence, and Sergeant Linkugel gave an update to the City Council regarding community relations and upcoming events.

Public Works: Public Works Director Rick Lucas delivered the monthly report for public works, including that the railing on the steps on 10th Avenue was being replaced and a new base had been installed for the gaga pit at Gil Lynn Park.

City Administrator’s Report:

City Administrator Jay Fossett informed the City Council that the Kentucky Highway Department had officially moved the signs to re-route Ky Route 8x and the ADA ramps had been installed in preparation for repaving. City Administrator Fossett also updated the City Council on the construction of the pickleball courts at Gil Lynn Park, which had been paved and the poles had been installed.

Audience Comments:

Dave Culp of 320 6th Avenue addressed City Council regarding his concerns about 316 6th Avenue. Mr. Gunning, a resident of 314 6th Avenue, was also in attendance regarding the same concerns.

Bryan Bolin and Beth Bolin, the owners of 316 6th Avenue, also addressed the City Council regarding the issues with their property and their intentions to address the issues.

New Business:

Member Nyman requested an update on the traffic concerns on 6th Avenue, specifically near the intersection of 6th Avenue and Ervin Terrace.

Member Neary informed the audience that the Civic Activities Board would be meeting on August 13th, Rocking the River would occur over the upcoming weekend, the new football field

would be opened in the upcoming days, St Bernard Festival would be on the 15th and 16th, the River City Ducks would be playing on Davis Field, Yoga at the Park would be on Saturday the 16th, and Histories on the Square would be on Thursday the 14th.

Member Judd informed the City Council that he and Member Nyman had met with City Attorney Alex Edmondson regarding City Council Committees, and he had drafted a formal proposal for the committees and would like to see his proposal added to the September agenda.

Adjournment:

Motion was made by Member Nyman to adjourn. Motion seconded by Member Lovins. All Members present voted aye.

Meeting adjourned at 10:01 pm.

Ben Baker

Mayor

Attest:

Tristan Klein

City Clerk/ Treasurer