

CITY OF DAYTON  
COUNCIL MEETING  
MAY 17, 2011

A regular meeting of Dayton City Council was held on Tuesday, May 17, 2011, 7:00 p.m. in the council chamber of the Dayton City Building. Mayor Rankle opened the meeting with a moment of silent prayer and led the Pledge of Allegiance.

ROLL CALL:

Mayor Rankle	present	Member Ashford	present
Member Hurtt	present	Member Gifford	present
Member Burns	absent	City Adm. Redmond	present
Member Volter	present	City Att. Fischer	absent
Member Boruske	present		

MAYOR'S REPORT:

City Att. Fischer will be late tonight due to the Election.

Mayor Rankle thanked the Crossroads Church in Cincinnati. This past Saturday church members planted in front of the city building and mulched the Town Center, Gil Lynn Park and City Hall.

Mayor Rankle will not be able to attend the June 7, 2011 council meeting. He will be going to Washington, DC. Discussion. Motion by Member Boruske, seconded by Member Ashford to cancel the June 7<sup>th</sup> meeting and hold the council meeting on June 21, 2011, a regular scheduled date. Motion carried—so ordered.

City Adm. Redmond: In the April council meeting we declared the property at 701 Ervin Terrace surplus property and decided to sell. Mr. Matt Perkins and Mr. Greg Cozzart from Brandcorp are in attendance. We need to draft a development agreement under Economic Development and sell this property to Brandicorp. As we've discussed the purchase cost, maintenance cost and legal cost will be included in the sale price. Motion by Member Boruske, seconded by Member Ashford to draft an agreement to sell 701 Ervin Terrace to Brandicorp. Comments: Member Hurtt feels this is a positive step. Mr. Cozzart said his office is in Bellevue and we have sold over 600 properties in Northern Kentucky. We've done 70 properties in Bellevue. I feel coming into Dayton is a positive move. We purchase homes bring them up to code and sell to only homeowners. We've been very successful all over Northern Kentucky. We also have major commercial developers, such as Meijer and J. C. Penny. We would also be interested in helping with development on the Avenue. We've set aside \$3,000,000 to start. Our company is self funded. We wait for the right buyer; we can drive up your property values by bringing homes up to date with nice appliances, etc. Thanks to Dennis Redmond, it's been very successful working with him. City Adm. Redmond assured everyone that when Brandicorp moves into an area that is blighted the city will take measures to correct the blight problem. Matt Perkins said they just sold 818 Ervin Terrace this week. Mayor Rankle said this is the perfect opportunity for the city to acquire the Schumann property on Ervin Terrace. If you initiate the sale, we'll get involved, said Mr. Cozzart. Our contractors are qualified and will purchase any licenses needed. We would also be interest in building new houses on vacant lots. Mr. Cozzart said they would like to move fast on 701 Ervin Terrace. City Adm. Redmond will get the development contract started. The name of our company is Bellevue Land Company.

ROLL CALL:

Member Hurtt	Aye	Member Boruske	Aye
Member Burns	Absent	Member Ashford	Aye
Member Volter	Aye	Member Gifford	Aye

Motion carried—so ordered.

City Att. Fischer entered the meeting.

Cynthia Mees, 1002 Dayton Avenue, address council with problems she is having in her neighborhood:

Tenants at 518 Tenth Avenue are constantly fighting.  
The grass is high and the steps are in need of repair.  
House on Ervin Terrace, roof is caving in.  
Door store flyers, how do you keep them from throwing flyers in the yards of vacant property?

Don Riley, Codes Director, said 518 Tenth Avenue was given a 30 day notice to repair the porch steps, repair the concrete steps, and cut the grass. The owner is waiting on bids for the concrete steps. The 30 days are up. The owners live in Falmouth. Ms. Mees said the back yard has high grass and weeds. Don said he did not go into the back yard. You can see the back yard from Ms. Mees's property. City Adm. Redmond said time is up, send a citation.

Ms. Mees also asked what can be done about the panhandlers on the flood levee. They beg for money, usually it's a man and women. City Adm. Redmond said the vagrancy and loitering laws no longer exist. The only think we can do is have the Officer on duty ask them to move along. Officer O'Brien will address this situation.

Situation between Rick Lucas, Jeremy Lynn and Don Riley in reference to Don's city truck breaking down was addressed at council and resolved. It was just miscommunication.

Mayor Rankle reported that Buona Vita Pizzeria wants to expand and the cost is expensive. It cost them \$1,775.00 just for Planning & Zoning to review their plans. They also paid \$300.00 for a sign permit and \$300.00 penalty for putting the sign up before the permit. City Adm. Redmond said a text amendment is needed. The CBD cannot be held to the standards currently on the books. Member Hurtt made a motion to make changes to the CDB parking requirements at the May 3<sup>rd</sup> council meeting.

City Adm. Redmond reported the project at Sixth & O'Fallon has new energy today. Mr. Redmond met with Peter Klear and they are working on a text amendment in the CBD. The building at Sixth & McKinney St. just sold. Mr. Redmond felt Campbell County Planning & Zoning did a really good job with The Point Laundry and Manhattan Harbour. Mayor Rankle suggested that City Adm. Redmond go with the owners of Buona Vita the next time they meet with Planning & Zoning. City Adm. Redmond said he can and will get recertified as a building/zoning inspector if needed.

Mayor Rankle announced that on May 18, 2011, Scott O'Brien will be promoted to Lieutenant and Tony Baldwin will be promoted to Sergeant. Mayor Rankle asked for a motion to approve the executive order for these promotions. Motion by Member Volter, seconded by Member Boruske to approve the appointments. Motion carried—so ordered.

Motion by Member Hurtt, seconded by Member Ashford to re-adopt the Comprehensive Plan as it currently stands with the Mayor appointing a three person board to review the plan. We adopt the same goals and objections as 1992, 1998 and 2005, with the planning committee to do a review within 12 months. Then back to council with recommendations. City Adm. Redmond said Member Hurtt wants to readopt the current plan then make updates and amendments within the next 12 months. City Adm. Redmond recommends a yes vote for this motion. City Att. Fischer said the motion has to go to Planning & Zoning first and they return it to council for a recommendation. Motion and second withdrew and changed, to recommend to Planning & Zoning that we readopt the existing Comprehensive Plan with the same goals and objections. Motion carried—so ordered.

Budget Workshop.

Motion by Member Ashford, seconded by Member Boruske to adjourn. Motion carried—so ordered.

Respectfully submitted,

Donna Leger  
Clerk/Treas.

ATTEST:

Kenneth E. Rankle  
Mayor

