

City of Dayton
Memorandum

TO: Mayor and Council

FROM: City Administrator, Michael Giffen

RE: Monthly Report

DATE: April 24, 2018

Overview

Phil Liles was able to make contact with the owner the hillside lots along Boone St./Dayton Pike where there is slippage accruing at the base of the hill by the street. The owner is currently looking into the feasible ways to mitigate this issue.

Work is drastically picking up at the Gateway Apartment development site at the foot of Walnut Street. We appreciate everyone's patience as some areas of Walnut are blocked off in order for the large semi's to make the turn down to the site. Trucks brining in the pre-cast garage are expected to continue to run for the next three (3) weeks.

We spent quite a bit of time down on the River inspecting the proof-roll for the new curbs and new pavement on Manhattan Blvd. The erratic April weather caused several issues and delays in the process. There is one section that we are not comfortable with and will require the developer to issue an assurance bond before the city will take over ownership. All in all, the work looks great and this is a great example of the momentum building up for the entire Manhattan Harbour project.

Arlington Properties sent out an official [press release to Cincinnati News Media](#) informing the region of their plans to move forward with their 14 acre development at Manhattan Harbour. It is expected that this deal will close sometime in the coming weeks. Once complete the city will sit down with the group to verify their finances before any city property is conveyed per the Manhattan Harbour Development Agreement.

The Comprehensive Plan Committee met for the second time this month to dive a little more into the planning process. The meeting was well attended and extremely productive. The committee is beginning to piece together the plans for the public hearing process, at which time the general public will have an opportunity to provide comment and ideas into the future and direction of certain aspects of the City.

Occupational/Rentals were due this month and we granted an extension due to some of the confusion with the new paper work. The workers in the office were extremely busy taking all of this in during the month of April.

Finance

[The FY 2017 Audit](#) was presented at the [April Council meeting](#) by Van Gorder Walker & Co.

State legislation was passed that helped shed light on Pension reform and the costs that will be passed on to the cities and counties. With this information in place I can now work to complete a FY 2019 Budget and finish a Pro-forma analysis for the new city building project.

Fire Department

Mayor Boruske and Mayor Riehl conducted interviews for the vacant Fire Chief's position along with a sub-committee of the Fire Board. A recommendation will be made by both Mayors to the Fire Board at a special meeting held on April 26th at 6:00PM.

Economic Development/Grants/Etc.

Manhattan Harbour:

This month the developers were able to pour the curbs and lay asphalt on the new phase of the road moving east. This addition will pave way for the proposed Arlington Property Site, ["Tapestry on the River,"](#) which is expected to close sometime in the coming weeks with construction hopefully starting in 2018.

The Gateway Apartment site has seen a drastic uptick in activity as the pre-cast for the garage is now being hauled onto the site for assembly. After months of little activity I believe you will see the rest of the two buildings go up fairly quickly with an expected finish date late this year or early 2019.

Riverfront Commons (Design Phase):

Designs are complete for Phase I and are being reviewed by KYTC. KZF Design is working on the bidding packet, which should advertise in May.

Sidewalk Improvement Project (Design Phase):

GRW has submitted final design to the City for this long awaited project. These plans need to be approved by KYTC and once complete the city can move into the Right-of-Way phase, which is expected to take several months.

Sixth Avenue Lighting Project:

The new lights are on order, but we are waiting for a more specific delivery date so that we can coordinate the conduit and concrete work beforehand. It is our goal to have this complete by Memorial Day weekend, but it is going to be extremely tough. At this point we are at the mercy of the manufacturer.

Homeland Security Camera Project:

I have submitted the reimbursement request of almost \$100,000.00 to KY Homeland Security since the grant installation is now complete.

Upcoming Meetings

Main Street Meeting – April 24th
City Council Meeting – May 1st
Comprehensive Plan Meeting – May 9th

Respectfully Submitted,

Michael Giffen

City Administrator's Council Meeting Report

May 1, 2018

*Please note this is a tentative segment of the May 1, 2018 Council Meeting agenda that includes some of the topics, ordinances, orders and discussions I or others may be presenting. The topics below are not a full representation of the approved agenda. The official meeting agenda will be solidified at a later date. If you have any questions please don't hesitate to reach out to me.

1. Special Event Application – Leslie Carr
 - a. Has requested to host an event at 6th and Berry, open to the public, on May 12th
 - b. The event will allow vendors to set up to sell plants and other home and garden décor from 11am-2pm.

2. Amendment to the Vacant Property Ordinance
 - a. A sub-committee of Council met in April to discuss minor changes to the ordinance.
 - b. It was agreed to propose an additional 180-day extension for those rehabbing or with property “for sale” as long as a reasonable effort has been made to rehab or sell.

3. Amendment to the CCAP Program
 - a. Specifying the proration of the Façade and Structural Improvement category based on square footage of the commercial component for certain repairs that service the entire building outside of the scope of the business.

4. Animal Control Interlocal Agreement update
 - a. This was previously passed just a few months ago. We are amending the document to include the City of Wilder.

5. Amendment to the Job Classification Ordinance
 - a. Changing the title of the Main Street Director to “Economic Development Director”

6. Redknot Homes Local Development Area Ordinance
 - a. Creating a TIF District for ___ single family homes.
 - b. Agreement terms were originally agreed upon at the April Council Meeting.

7. Franchise Creation Ordinance

- a. Non-exclusive franchise for the use of the public streets, alleys, and other public grounds of the city for cable television systems, internet, or telephone services within the city.