

City Council Meeting Minutes
April 13, 2017
Special Session
6:00 p.m.

The Xenia City Council met in a Special Session on April 13, 2017, at 6:00 p.m. in the City Council Chambers, City Hall, with the following members present: Edgar Wallace, Dale Louderback, Sarah Mays, Marsha J. Bayless, and Michael D. Engle.

Wesley Smith and Jeanne Mills were absent.

Summary of Simon Kenton Request for Proposals (RFPs) – Mr. Merriman said staff did not have a formal presentation but wanted to summarize the Simon Kenton RFPs. The information is a culmination of an extensive process in trying to evaluate options and opportunities related to the Simon Kenton former school facility. As Council had previously directed, staff engaged in a public RFP process and received proposals from three organizations through that effort: 4 the Kids, LLC, Simon Kenton Bridges of Hope (SKBOH), and Community Action Partnership of Greater Dayton (CAP). A committee of staff members was assembled, which included the appointed officials and City Manager’s Office Staff and was coordinated by the City Engineer/Public Service Director Chris Berger. The Committee tried to keep in mind the key criteria provided by Council as a priority while reviewing the proposals. After evaluating all the proposals, the general consensus was to recommend CAP because they felt their proposal presented the greatest feasibility and opportunity for success. The Committee had some questions in regard to some of the information in the chosen proposal; therefore, they scheduled a follow-up meeting with CAP to gather additional information and address some concerns. The Committee’s primary concern was with some notations by CAP in regard to longer-term housing and potential zoning ramifications associated with the concept of long-term housing. After the follow-up meeting, staff was satisfied with CAP’s responses. The agenda report shows a soft endorsement for CAP, but all three proposals offer some positive benefits for the community. He noted staff has some additional questions associated with the other two proposals. Staff considered the overall impact on the community and feasibility of the proposals and felt CAP’s proposal had the best chance for success. Staff wanted to engage discussion with Council, but noted two members are absent; therefore, staff is willing to hold off on the discussion until all seven Council members are present. Council could schedule a Special Session next week or in the near future, but he offered to answer any questions they may have at this time.

President Engle entertained questions from his colleagues.

Councilwoman Mays asked if CAP expected to have a shelter up and running by the fall/winter 2017. Mr. Merriman said they did not provide a specific timeline; however, they have already initiated a discussion with regard to financing the project. The big caveat is that even if they establish a goal for opening, two processes need to unfold before they can begin. First, they need to ensure that zoning is lined up, and second, they need to work with County Building Inspection to ensure the project is done in compliance with the code. Both are wild cards. Even if they identify the target of being open this fall, it will still be contingent upon achieving the certificate of occupancy. President Engle added that would be true for any of the three proposals. Mr. Merriman agreed.

