

**MINUTES
PIQUA CITY COMMISSION
MONDAY, JULY 7, 2008
7:30 P.M.**

Piqua City Commission met in Joint Session with Washington Township Trustees at 7:30 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Hudson called the meeting to order. Also present were Commissioners Vogt, Fess, and Terry. Absent: Martin. Also present were Washington Township Trustees McMaken, Holfinger, and Hiegel.

Moved by Commissioner Vogt, seconded by Commissioner Terry, to excuse Commissioner Martin from the July 7, 2008 Piqua City Commission Meeting and Joint Meeting with Washington Township Trustees. Voice vote, Aye: Hudson, Terry, Vogt, and Fess. Hiegel, McMaken, Holfinger. Nay: None.

**JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES
AND PIQUA CITY COMMISSION**

APPROVAL OF MINUTES

Moved by Commissioner Vogt, seconded by Commissioner Fess that the minutes of the June 2, 2008 Joint Meeting with Washington Township Trustees and Piqua City Commission be approved. Voice vote, Aye: Terry, Fess, Vogt, Hudson, Hiegel, McMaken, and Holfinger. Nay: None. Motion carried unanimously.

RES. NO. R-74-08

A Resolution replacing a tax levy in excess of the ten-mill limitation for maintenance and operating the Forest Hill Union Cemetery

Moved by Commissioner Terry, seconded by Commissioner Holfinger that the resolution be adopted. Voice vote, Aye: Hudson, Terry, Fess, Vogt, McMaken, Holfinger, and Hiegel. Nay: None. Motion carried unanimously.

Moved by Commissioner Fess, seconded by Trustee McMaken to adjourn from the Joint Meeting with Washington Township Trustees at 7:46 P.M. Voice vote, Aye: Hiegel, Holfinger, McMaken, Vogt, Hudson, Fess, and Terry. Nay: None. Motion carried unanimously.

REGULAR CITY COMMISSION MEETING

Moved by Commissioner Vogt, seconded by Commissioner Terry, to excuse Commissioner Martin from the Regular City Commission Meeting of July 7, 2008. Voice vote, Aye: Terry, Hudson, Fess, and Vogt. Nay: None. Motion carried unanimously.

AMP Ohio Scholarship Presentation

Presenter – Ms. Jane Juergens, Vice President Administrative Services

Recipient – Elizabeth Galbreath

Ms. Jane Juergens, Vice President of Administrative Services of AMP OHIO gave a brief overview of the AMP-OHIO program and presented the AMP OHIO Scholarship to Elizabeth Galbreath. Ms. Galbreath thanked AMP-OHIO and the City of Piqua, stating she plans to make the community proud.

PRESENTATION - Group Workcamp Update – Mr. Thom Baker

Mr. Baker gave a brief overview of the Group Workcamp Program, stating there will be about 263 registered campers plus counselors coming into Piqua to work on about thirty-eight homes in the area during the one-week program.

PRESENTATION – Hand Properties, Inc. Mr. Bruce Coward

Bruce Coward gave a brief presentation update on the 67-acre tract of land they plan on developing. Mr. Coward passed out a handout of the design plan they have for the property. Stacey Woodhouse, Director of Acquisitions, also gave a brief overview of the plans for the area stating they plan on starting with smaller retailers first. Commissioner Fess inquired if it would be a mix of retail and industrial businesses, and if there were any commitments signed at this time. Mr. Woodhouse stated yes it would be a mix, but would like to get the retail signed first. No specific retail businesses have signed at this time, but there are several looking, stated Mr. Woodhouse.

Commissioner Vogt asked if the property is ready for the access to get underway, and what is the timetable for this work to be done. Mr. Woodhouse stated the property is ready for the expansion, and it will take 8-10 months to do the infrastructure, but need commitments from small retailers up front before beginning. Mayor Hudson asked if they have any interested retailers at this time. Mr. Woodhouse stated they have at least ten interested retailers but would like to have signed commitments before moving forward.

Commissioner Terry stated she is concerned about the project since there are several empty spaces in the strip mall across the street at this time. Mr. Woodhouse stated there will be different retailers in this area that like frontage on I-75, and the trend is moving away from malls now and going to the open air areas. Commissioner Terry stated there would not be any access from I-75 to the area correct. Mr. Woodhouse stated yes, there would not be any access from I-75. Commissioner Terry asked if there were any plans that the citizens could see on this project. Mr. Woodhouse stated they would come back at a later date and bring plans of the bridge and the area in question for citizens to view. Commissioner Terry asked if you would enter the area through the Park and over the bridge. Mr. Woodhouse stated yes, you would enter through the Park and over the bridge to the area in question. Commissioner Fess asked if the bridge would be ground level or be a raised structure. Mr. Woodhouse stated the bridge would be a ground level bridge. Commissioner Fess also stressed the need for more hotel space in the City of Piqua with the additional 350 seat conference rooms that will be opening in October.

Mr. Woodhouse thanked the Commission and stated Piqua's future is in retail development and this is the only site large enough to accommodate this large of a project.

APPROVAL OF MINUTES

Moved by Commissioner Vogt, seconded by Commissioner Fess, that the minutes of the June 16, 2008 Regular City Commission Meeting be approved. Voice vote, Aye: Terry, Vogt, Hudson, and Fess. Nay: None. Motion carried unanimously.

ORD. NO. 17-08
(2nd Reading)

An Ordinance amending Sections 154.005, 154.020 through 154.026, 154.121 and 154.122 of the Piqua Code relating to residential private garages

Ordinance No. 17-08 was given a second reading at this time.

ORD. NO. 18-08
(2nd Reading)

An Ordinance amending Sections 154.005 and 154.108 of the Piqua Code relating to special event signs

Moved by Commissioner Fess, seconded by Commissioner Vogt, to table Ordinance No. 18-08 indefinitely at this time. Voice vote, Aye: Hudson, Fess, Vogt, and Terry. Nay: None. Motion carried unanimously to table Ordinance No. 18-08 indefinitely at this time.

ORD. NO. 19-08
(2nd Reading)

An Ordinance amending Sections 154.127 and 154.143 of the Piqua Code relating to demolition standards

There was discussion of the need for this ordinance. Chris Schmiesing, City Planner gave a brief overview of the requirements for the demolition permit, and stated when someone comes to the Planning & Zoning Office to obtain a demolition permit they are given all the needed information.

There was discussion of the need for this resolution and also of the old Hospital property and the status of the demolition and upkeep of the area. Mayor Hudson asked if it would be possible to get a Monthly Report on the activity at the demolition site. Mr. Schmiesing stated we did not have this plan in place at the time the old hospital demolition permit was taken out but we did have a pre-deconstruction meeting with the demolition company. Commissioner Fess asked if there was a time frame on completion of the demolition. Mr. Schmiesing stated twelve months was stated in the meeting and we will hold them accountable.

Chuck Starrett, 4244 Demming Road, voiced his concern over some of the language in the ordinance and who has discretion on the enforcement of the ordinance. Mr. Starret stated he would like to have the ordinance made clearer to understand it better.

Commissioner Fess stated this ordinance is not to put more demands on the citizen. This is just a tool to help simplify the permit process, and all they need to do is present a plan for their project for it to be considered and approved.

Ordinance No. 19-08 was given a second reading at this time.

ORD. NO. 20-08
(1ST READING)

An Ordinance amending Sections 154.096, 154.097, 154.100, 154.101, 154.103 and 154.105 of the Piqua Code relating to regulating signs

Commissioner Vogt asked how long has the sign ordinance been in effect. Mr. Schmiesing stated the sign ordinance originated in 1972 and the current ordinance was adopted in 2006.

Brad Boehringer, 132 E. Main Street, voiced his opinion about the reason Ordinance No. 19-08 was tabled and Ordinance No. 20-08 was not tabled. City Manager Enderle explained the difference in the Ordinances and the reason.

Moved by Commissioner Terry, seconded by Commissioner Vogt, that the rule requiring the ordinance to be read fully and distinctly on three separate days be suspended. Voice vote, Aye: Hudson, Fess, Vogt, and Terry. Nay: None. Motion carried unanimously,

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Ordinance No. 20-08 be adopted. Voice vote, Aye: Hudson, Terry, Fess, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Ordinance No. 20-08 adopted.

RES. NO. R-75-08
(PUBLIC HEARING)

A Resolution accepting for statutory purposes a budget for the calendar year 2009

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-75-08 be adopted. Roll call, Aye: Vogt, Fess, Hudson, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-75-08 adopted.

RES. NO. R-76-08

A Resolution authorizing permission to conduct business with John Richard

Moved by Commissioner Terry, seconded by Commissioner Vogt, that Resolution No. R-76-08 be adopted. Voice vote, Aye: Hudson, Fess, Vogt, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-76-08 adopted.

RES. NO. R-77-08

A Resolution of Appreciation for the public service of John C. Withrow as a City Employee

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-77-08 be adopted. Voice vote, Aye: Vogt, Fess, Hudson, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-77-08 adopted.

RES. NO. R-78-08

A Resolution requesting authorization to issue a purchase order to Siemens Water Technologies Corporation for emergency repairs at the Wastewater Treat Facility

Mayor Hudson asked if the pump would operate while being repaired. Public Works Director Tom Zechman explained the procedure. Commissioner Fess asked how long would the part last. Mr. Zechman stated approximately 20 years.

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-78-08 be adopted. Roll call, Aye: Terry, Hudson, Fess, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-78-08 adopted.

RES. NO. R-79-08

A Resolution awarding a contract for the purchase of a new Leeboy 1000F, 8-13 foot asphalt truck paver from the McLean Company

Commissioner Terry asked if the paver truck could be used for patching streets. Mr. Zechman explained. Commissioner Vogt asked if we had always rented a paver before this purchase, and did this go out for bids. Mr. Zechman stated the City owned a paver in the 1980's, and yes we went out for State bids.

Moved by Commissioner Vogt, seconded by Commissioner Terry, that Resolution No. R-79-08 be adopted. Roll call, Aye: Vogt, Terry, Hudson, and Fess. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-79-08 adopted.

RES. NO. R-80-08

A Resolution awarding a contract to Hull & Associates, Inc. for a Locks & Canals engineering study

There was discussion of the locations of the study areas, and what the result would be if the study were not completed, and health issues if there are any. Commissioner Vogt asked where the aeration fountains are located. Mr. Zechman explained there is one aeration fountain in Franz Pond and one in Echo Lake at this time. City Manager Enderle stated we are looking at the study to give us answers on the problem areas. Commissioner Terry stated she believes this is a problem that needs to be addressed at this time. Mayor Hudson stated this is good for all and believes Echo Lake is an asset in the rough and this is very important to the future of Piqua. Commissioner Terry stated she would like to see a public meeting held so the public could be included in the study. Mayor Hudson asked when the current levy was rebuilt. Mr. Zechman stated the current levy was rebuilt in the 1980's. Commissioner Fess stated she is concerned about the results of the study in the area at the narrow end of Marwood Drive, and further stated we may have to look into assessing the property owners in the future. Mrs. Fess stated she would like to see the residents that live on the lake be able to meet with the consultants if possible.

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-80-08 be adopted. Roll call, Aye: Fess, Vogt, Terry, and Hudson. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-80-08 adopted.

RES. NO. R-81-08

A Resolution awarding a contract to Stantec Engineering for engineering services to prepare the City of Piqua's Stormwater Management Plan and recommendation for a Stormwater Utility

Commissioner Vogt asked if the project went out for bids and if performance bonds were required. Mr. Zechman stated they requested five quotes and received four. City Manager Enderle stated yes, performance bonds were required and explained.

Brad Boehringer, 132 E. Main Street, voiced his opinion about not going out for bids and only getting quotes on the plan. City Manager Enderle explained the reason for asking for quotes on the project.

Moved by Commissioner Fess, seconded by Commissioner Terry, that Resolution No. R-81-08 be adopted. Roll call, Aye: Hudson, Fess, Vogt, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-81-08 adopted.

Monthly Reports for May 2008 were approved.

Brad Boehringer, 132 E. Main Street, gave a brief update on his project at Heritage Green stating he will have pictures at the next commission meeting to show. Mr. Boehringer stated that a very active member and one of the residents responsible for organizing the Shawnee Neighborhood Association, Sandra Cruse, passed away on July 4th, 2008.

Commissioner Vogt congratulated Elizabeth Galbreath on receiving the AMP-OHIO Scholarship. Commissioner Vogt expressed his condolences to the Cruse family. Commissioner Vogt stated the Car Show would be held on July 19, 2008 at the Roadside Park on St. Rt. 66 and invited all to come out for a good time.

Commissioner Fess extended her condolences to the Cruse Family. Commissioner Fess also thanked Mr. Boehringer for the work he has performed at Heritage Green.

Commissioner Terry stated the 4th of July celebration was a great success this year and hoped everyone had a good time. Commissioner Terry also voiced her condolences to the Cruse Family.

Mayor Hudson thanked Commissioner Fess for conducting the June 16, 2008 City Commission Meeting in his absence. Mayor Hudson reminded citizens that Jeff Lange would be conducting the River Cleanup on July 12th from 9:00 A.M. – 12:00 P.M. and asked that citizens call and register with Mr. Lange. Mayor Hudson inquired how long it would take to complete the canal study. Mr. Zechman stated the study should be completed by the first of the year. Mayor Hudson mentioned the Piqua Sign on E. Ash Street at the entrance to the city by Cracker Barrel is leaning and asked someone to check on it. Mayor Hudson inquired where the city is on locating tenants for the hotel project. City Manager Enderle stated there is another meeting set for this week and we hope to have something soon to share with the Commissioners.

Moved by Commissioner Vogt, seconded by Commissioner Fess, to adjourn from the Piqua City Commission Meeting at 9:05 P.M. Voice vote, Aye: Fess, Hudson, Vogt, and Terry. Nay: None. Motion carried unanimously.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____

REBECCA J. COOL
CLERK OF COMMISSION