

**MINUTES  
PIQUA CITY COMMISSION  
MONDAY, AUGUST 18, 2008  
7:30 P.M.**

Piqua City Commission met 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, Martin, Fess, and Terry. Absent: None.

**PRESENTATION: Grow Piqua Now – Mr. Dan Ramer**

Mr. Ramer explained Grow Piqua Now and the development purpose. Mr. Ramer commended the City Commission on their efforts to put the five ordinances on the November ballot, and voiced Grow Piqua Now's support of the ordinances. A power point presentation by Mr. Ramer reviewed the five ordinances that are to be on the November ballot.

**PRESENTATION: Miami Conservancy District Activities – Mr. Hans Landefeld**

Mr. Landefeld gave a brief overview of the Public Education Campaign that is currently taking place regarding the flood zones.

**PRESENTATION: Rumpke Presentation – Mr. Kyle Aughe**

Mr. Aughe gave a brief update on recycling in the City of Piqua, citing there has been an increase in the number of participants. There is 58% participation in the recycling program in the City of Piqua, and that is really great, stated Mr. Aughe. Mr. Aughe further explained the various types of plastic that are acceptable and how to recognize them.

Commissioners raised several concerns over scavenging the aluminum cans before Rumpke arrives to pick them up. Commissioner Terry stated she is happy that they now accept all newspapers and ads. Mayor Hudson asked if the City Schools were recycling at this time. Amy Welker, Health and Sanitation Director explained what the City is doing to educate the students on recycling at home and at school, and also is working with school administration.

**REGULAR CITY COMMISSION MEETING**

**APPROVAL OF MINUTES**

Moved by Commissioner Terry, seconded by Commissioner Fess, that the Minutes of the August 4, 2008 Regular City Commission Meeting be approved. Voice vote, Aye: Terry, Vogt, Martin, Hudson, and Fess. Nay: None. Motion carried unanimously.

**ORD. NO. 23-08**

An Ordinance to levy special assessments to pay for the cost of nuisance abatement assessments

There was discussion concerning the amount of time given to the property owners to pay the assessment before going to the County Auditor's Office, and how the fees are collected.

**Public Comment**

No one came forward to speak for or against Ordinance No. 23-08.

Moved by Commissioner Vogt, seconded by Commissioner Terry, that Ordinance No. 23-08 be given a first reading.

**ORD. NO. 24-08**

An Emergency Ordinance to make supplemental appropriations for the City of Piqua, Ohio for the year 2008

Several questions were raised on who would choose the properties, how long would they have to sell properties, and if the money would be held in escrow for these properties.

City Manager Enderle explained the process, and stated the money would be held in escrow.

**Public Comment**

No one came forward to speak for or against Ordinance No. 24-08.

Moved by Commissioner Fess, seconded by Commissioner Terry, that the rule requiring Ordinance No. 24-08 be read fully and distinctly on three separate days be suspended. Voice Vote, Aye: Hudson, Terry, Martin, Vogt, and Fess. Nay: None. Motion carried unanimously.

Moved by Commissioner Fess, seconded by Commissioner Terry, that Ordinance No. 24-08 be adopted. Voice Vote, Aye: Terry, Martin, Fess, and Hudson. Nay: Vogt. Motion carried on a 4-1 vote.

**RES. NO. R-90-08**

A Resolution authorizing the City of Piqua to file an application to the State of Ohio, Department of Development to support an application for assistance under the Ohio Job Ready Sites Program

Commissioner Fess asked if the money would be used on one particular location or subdivided. Harry Bumgarner, Economic Development Director, stated it would be used for one location. Commissioner Terry asked if Resolution No. R-90-08 is passed would this project move forward. Mr. Bumgarner stated if the resolution does not pass, then the City of Piqua will not be considered for the funds. Commissioner Fess asked how many have applied for assistance and how many are to be awarded. Mr. Bumgarner stated he was not sure how many had applied and it depends on how site are evaluated. Commissioner Terry voiced her concern over using Road resurfacing funds for this project. City Manager Enderle explained the reason for using the street resurfacing funds. Commissioner Fess asked if we get the grant when would we purchase the properties. Mr. Bumgarner explained. Commissioner Vogt stated this would help in promoting our Economic Development. City Manager Enderle stated this investment would get a good return for the City of Piqua.

**Public Comment**

No one came forward to speak for or against Resolution No. R-90-08.

Moved by Commissioner Terry, seconded by Commissioner Vogt, that resolution No. R-90-08 be adopted. Roll Call, Aye: Martin, Terry, Hudson, Fess, and Vogt. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-90-08 adopted.

**RES. NO. R-91-08**

A Resolution approving an application to the Dare grants program

Commissioner Terry stated she has heard good feedback from the schools and the parents on the DARE Program. Commissioner Fess stated she is a huge supporter of the DARE Program. Acting Police Chief Bruce Jamison explained the DARE Program.

**Public Comment**

No one came forward to speak for or against Resolution No. R-91-08.

Moved by Commissioner Fess, seconded by Commissioner Vogt, that Resolution No. R-91-08 be adopted. Voice vote, Aye: Hudson, Martin, Fess, Vogt, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-91-08 adopted.

**RES. NO. R-92-08**

A Resolution awarding a contract for the Great Miami River Trail Project

Public Comment

Jim Hiegel, Gordon Street, voiced his concern over MEB Associates, LLC the firm that was chosen for the Miami Recreational Trail Project.

Commissioners voiced their concerns over several items concerning MEB Associates, the money being spent on the Bike Path, the maintenance of the Bike Path, and the possibility of the Bike Path being flooded at times. City Manager Enderle stated this project has widespread county support, and the \$80,000 paid by the City will realize \$550,000.

Moved by Commissioner Martin, seconded by Commissioner Terry to table Resolution No. R-92-08 until the September 2, 2008 Piqua City Commission Meeting. Voice vote, Aye: Hudson, Martin, Fess, Terry, and Vogt. Nay: None. Motion carried unanimously to table Resolution No. R-92-08, until the September 2, 2008 Regular Piqua City Commission Meeting.

**RES. NO. R-93-08**

A resolution authorizing the renaming of the Hotel Fort Piqua to the "Fort Piqua Plaza"

Ruth Koon, Chairman of the Hotel Library Legacy Committee explained the criteria for the name. Lorna Swisher gave a brief overview of the 124 suggestions form citizens submitted for the name. Commissioner Terry asked if someone would explain how the word "Fort" was used previously. Jim Oda explained how the name of the Fort Piqua Hotel was established. Commissioner Vogt asked if the Library would still have the same name when they move into the new building. Mr. Oda stated no, the new name will be announced on October 20, 2008. Commissioner Fess stated she does not like the word Fort, but did like Piqua Plaza. Ms. Swisher stated some citizen's thought the name should not be changed because it is a recognizable landmark in the city. Commissioner Terry thanked Mrs. Koon and the committee for all their hard work. Commissioner Vogt stated he liked "Fort Piqua Plaza" name. Commissioner Fess stated she would like to see William McCulloch honored in some way around the public square. Larry Hamilton, Maplewood Drive, member of the Diversity Committee, gave background on Mr. McCulloch and all of his accomplishments. Mr. Oda stated they plan on erecting a State Historical Marker on the square in Mr. McCulloch's honor.

Public Comment

No One came forward to speak for or against Resolution No. R-93-08.

Moved by Commissioner Fess, seconded by Commissioner Vogt, that Resolution No. R-93-08 be adopted. Roll call, Aye: Terry, Hudson, Fess, Vogt, and Martin. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-93-08 adopted.

Commissioner Vogt stated the new Community Center on Wood Street is really looking great.

Commissioner Fess stated she has received several calls and voiced her concern over the weekly newspapers being thrown in the driveways. City Manager Enderle explained what has been done previously to stop the newspapers from being thrown in the driveways. Commissioner Terry also voiced her opinion on the weekly newspapers appearing in the driveways. Commissioner Fess asked what the status is on the Hospital demolition project. Mr. Bumgarner explained what is being done at this time. The weeds at the hospital are also a problem stated Commissioner Fess.

Commissioner Fess voiced her concern over a letter that was emailed to the City Commissioners dated August 12, 2008, stating various issues from Chuck Starrett and the POINT Group. (See attached email copy)

Moved by Commissioner Fess, seconded by Commissioner Vogt, to have the letter put into the public record, and asked the City Manager to draft a letter in response to the specific questions or the proper person for us to review and go over so that we can respond to this. Voice vote, Aye: Martin, Fess, Hudson, Vogt, and Terry. Nay: None. Motion carried unanimously. Commissioner Fess reminded citizens that school begins on Wednesday.

Commissioner Terry congratulated Tom Westfall and the Music Warehouse on another wonderful performance, and thanked the many children, young adults and volunteers. Commissioner Terry also congratulated the Community Band on another great season. Commissioner Terry reminded citizens school will be starting this week and to watch out for children.

City Manager Enderle stated he would like to set up a Work Study Session for the purpose of developing a job profile for the Police Chief position.

Mayor Hudson stated he was walking by the old hospital around 9:00 p.m. and observed a bobcat moving bricks around creating a lot of noise, and asked if there was an ordinance against noise after a certain hour. Law Director Stacy Wall stated yes, that citizens should call the police to report anyone disturbing the peace, and this is covered under Section 132.31 Disturbing The Peace, in the Piqua Code.

Moved by Commissioner Vogt, seconded by Commissioner Martin, to adjourn from The Regular Piqua City Commission Meeting at 9:55 P.M. Voice vote, Aye; Hudson, Martin, Fess, Terry, and Vogt. Nay: None. Motion carried unanimously.

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THOMAS D. HUDSON, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_

REBECCA J. COOL  
CLERK OF COMMISSION

August 12, 2008

4244 W. Demming Rd.  
Piqua, Ohio 45356  
Phone 937-773-7132  
oray2@earthlink.net

Piqua City Commissioners  
201 W. Water St.  
Piqua, Ohio 45356

**RE: Legality of Using Tax Dollars to Compete with Private Enterprise**

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Dear Piqua City Commissioners:

As members of Property Owners Improving Neighborhoods Together (P.O.I.N.T.) and private investors in the City of Piqua and the business community, we have a viable interest in the city, its economics and potential. P.O.I.N.T. investors are concerned that the City of Piqua is using tax payer's dollars and competing in the open and free market of private enterprise in competition with our business community. We believe this practice undermines Piqua's economics, private businesses' success, employment activity, tax base and healthy community spirit.

As you know, we are in a depressed housing market and general economy. It is much cheaper to rent than to own your own home. In cities where yearly rents are less than 3% of the purchase price and mortgage rates are 6.5%, it costs more than twice as much to borrow money to buy a house than it does to rent the same dwelling. Total owner costs including taxes, maintenance and insurance are about 9%, which is three times the cost of renting. Currently, buying a house is a very bad deal for the buyer.

Nevertheless, the City of Piqua is currently purchasing properties and

razing structures for "green space" without concern for the loss of real estate tax base or loss of utilities, income etc. especially if the vacant land created doesn't have a zoning or building compliance use. This practice causes economic loss and generates no income for the city. Additionally, the City of Piqua is using tax payer's dollars to purchase private homes in order to bring the entire estate up to code for resale purposes. It has not been explained who will be doing the work or how the city will recoup its investment with public funds in a depressed housing market and depressed economy. Using public funds to bring dwellings up to code would be cost prohibitive to the average selling price of homes in those neighborhoods.

In other real estate ventures on behalf of the City of Piqua, the citizens are in need of an explanation concerning who will oversee and be responsible for the finances of the new library/hotel complex. Tax payers need to know how the complex will be maintained and if public money will be involved and what kind of return on investment to expect with the maintenance and operation costs of the facility, which will house both public and private businesses. The city's proposed budget should be made public before the opening of the structure.

Additionally, Piqua citizens need to see a published city budget for the new library/hotel complex. Residents, who may be asked to pay for part or all of its operation, need to know who is responsible for maintenance, costs and operations of the renovation project. Also, questions need to be answered concerning the placement of any banquet hall, restaurants or food services with liquor sales, within building or complex that is a partially state funded library complex.

Finally, we would like to know if you believe using public tax payer's funds and competing with private enterprise within our city is legal, ethical and beneficial to our current business environment. It is the private property owners, businessmen and women who generate a tax base for Piqua. Also, we would like to know if the City of Piqua intends to incorporate any other private business endeavors using tax payer's dollars, thereby, of putting the city in competition with any other private businesses in the community. As tax payers we believe the city has an obligation and responsibility to let its citizens know where our tax dollars will be used to compete against ourselves in private enterprise.

Thank you for your time and consideration. A speedy reply would be appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Chuck Starrett". The signature is written in black ink and is positioned above the typed name.

Chuck Starrett, Director

for P.O.I.N.T. (Property Owners Improving Neighborhood Together)

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Cc: Nancy H. Rogers, Attorney General of Ohio

Jennifer Brunner, Ohio Secretary of State

RECEIVED