

**MINUTES
PIQUA CITY COMMISSION
TUESDAY, MARCH 2, 2009
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 Martin, Vogt, and Terry. Absent: Commissioner Fess.

REGULAR CITY COMMISSION MEETING

Moved by Commissioner Vogt, seconded by Commissioner Martin, to excuse Commissioner Fess from the March 2, 2009 Piqua City Commission Meeting. Voice vote, Aye: Hudson, Martin, Terry, and Vogt. Nay: None. Motion carried unanimously.

Proclamation: Mental Retardation and Development Disabilities Month
Karen Mayer, Superintendent of Riverside of Miami County
Terry Naas, Community Relations & Staff Development Manager

Mayor Hudson read the proclamation and presented it to Kathy Mayer. Ms. Mayer thanked the city and the Commissioners for their support.

APPROVAL OF MINUTES

Moved by Commissioner Terry, seconded by Commissioner Martin, that the minutes of the February 9, 2009 Joint Meeting With Piqua City Commission and Piqua Planning Commission Work Session, the February 17, 2009 Regular City Commission Meeting, and the February 20, 2009 Piqua City Commission Special Meeting be approved. Voice vote, Aye: Terry, Martin, Hudson, and Vogt. Nay: None. Motion carried unanimously.

Mayor Hudson asked for a motion to move Resolution No. R-26-09 up to number two on the agenda.

Moved by Commissioner Martin, seconded by Commissioner Terry, to move Resolution No. R-26-09 up to number two on the agenda. Voice vote, Aye: Martin, Hudson, Terry, and Vogt. Nay: None. Motion carried unanimously.

RES. No. R-26-09

A Resolution accepting the recommendations of the Tax Incentive Review Council of the City of Piqua for the purpose of the administration of the City of Piqua's enterprise Zone Program, as required by Section 5709.85 (C) (1) of the Ohio revised Code

Community Development Director Bill Lutz gave a brief overview of the various agreements, and stated one of the two Jackson Tube Enterprise Zone Agreements had expired at the end of 2008.

Public Comment

No one came forward to speak for or against Resolution No. R-26-09.

Moved by Commissioner Terry, seconded by Commissioner Martin, that resolution No. R-26-09 be adopted. Voice vote, Aye: Hudson, Martin, Vogt, and Terry. Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-26-09 adopted.

Moved by Commissioner Martin, seconded by Commissioner Vogt, to remove Resolution No. R-22-09 from the table. Voice vote, Aye: Hudson, Martin, Terry, and Vogt. Nay: None. Motion carried unanimously.

RES. No. R-22-09

A Resolution to adopt the Solid Waste Management Plan for the Miami County solid waste management district
City Manager Enderle stated this was tabled at the previous meeting to give the Commissioners time to read over the large amount of information they were given prior to the meeting.

Public Comment

No one came forward to speak for or against Resolution No. R-22-09.

Moved by Commissioner Martin, seconded by Commissioner Vogt, that Resolution No. R-22-09 be adopted. Voice vote, Aye: Hudson, Terry, Martin, and Vogt. Nay, None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-22-09 adopted.

RES. No. R-24-09

A Resolution appointing members to various Boards and Committees for the City of Piqua

Public Comment

No one came forward to speak for or against Resolution No. R-24-09.

Moved by Commissioner Terry, seconded by Commissioner Martin, that Resolution No. R-24-09 be adopted. Voice vote, Aye: Terry, Hudson, Vogt, and Martin, Nay: None. Motion carried unanimously. Mayor Hudson then declared Resolution No. R-24-09 adopted.

RES. No. R-25-09

A Resolution authorizing the City Manager to enter into all necessary agreements with the Fort Piqua Redevelopment Corporation relating to the Fort Piqua Hotel Redevelopment Project

City Manager Enderle gave a brief overview on the background of the Hotel Project.

Commissioners were given a handout of the breakdown of the costs for each portion of the project.

Bob Graeser Project Manager showed a power point presentation with the figures they used to arrive at the costs for the overages and the areas they occurred in. There was a lengthy discussion on the amount of funds needed to equip the kitchen area for the restaurant to be occupied by Toon P. Wiggins.

Jeff Wray, Architect, gave a brief overview of the reasons for the added expense at this time. We need to preserve some of the marble, the woodwork, and some of the ornamental plaster in order to still be able to receive the historic tax grants. Every project has its own unique specifics, and we have worked very hard to hold the prices down, I wish they were lower but they are not, said Mr. Wray. We have a twenty-four month history with Tuttle Construction, and I feel comfortable with them at this time, stated Mr. Wray.

Commissioner Martin voiced his concern that bids for the Toon P. Wiggins space were not sent out for a general contractor to bid on. With the economic status right now there are a lot of construction companies out there who are hungry for work and might have bid on this project.

Mr. Enderle stated we went to Tuttle Construction Company given that they were already working on the project and asked them to look at an extension to see what they could do before we decided to go out for bids. This is the best we are going to get, and we are not going to do any better by going out to bid now, said Mr. Enderle.

Mayor Hudson stated there have been risk factors all along in this project, and we need to have faith in Tuttle Construction, Bob Graeser, and the City Manager to do the best for the project. We would like to make Piqua a destination and with the Piqua Plaza completed we hope to be able to that.

Commissioner Vogt voiced his opinion on the extra money needed to complete the project at this time, and why it took so long to come back to the Commissioners. City Manager Enderle explained why it took so long to come back to the Commission, and what they anticipate will happen in the future.

If you cut \$244,174 from the project I will vote for it, if the \$244,174 is not taken out then I will vote no, said Commissioner Vogt. City Manager Enderle stated he did not think it could be done, not even by re-bidding the project.

Mr. Wray stated we need to take advantage of Tuttle's experience with the project so far; an option could be to structure a contract with Tuttle on the cost of the work plus a fee. This would be an open book process, and explained how it would work. He would have to speak with Tuttle and see if it would be something they would consider doing at this time, said Mr. Wray.

Commissioner Terry asked Mr. Wray if this Resolution were to be tabled would you be able to speak with Tuttle and see if they would consider possibly doing the work for the cost of the work plus a fee, and get this information back to us by the next meeting to review. Also Commissioner Fess will be in attendance at the next meeting to review this to. Mr. Wray stated he would speak to Tuttle to see if they would be willing to do business this way, but really would like to move forward with this at this time.

All we are asking from the Commission is a vote for the loan of the money to the project, you are not approving a contract with a construction company, said Mr. Enderle.

PUBLIC COMMENT

Dan French, stated he is wearing two different hats representing, one as the former Chairman of Grow Piqua Now, voicing his opinion on the project, citing the Library, ballroom rental, and Winans are all doing well at this time. Mr. French further stated Ruth Koon, is unable to attend the meeting, asked Mr. French to point out that the Library Alliance Committee were good stewards of the public money and building up a sense of trust with the public, and asked the city to go forward with the project as expeditiously and sensible as possible.

And as former Purchase Manager for French Oil Mill Machinery, he to would like to go forward with Tuttle Construction Company because they know the project, and he is not sure what type of construction company you would get by bidding this out at this time, and by doing so you would lose time and money.

Joe Drapp, Park Avenue, voiced his opinion on the project stating both Commissioners Vogt and Martin have good points, and he has been impressed with Tuttle Construction work so far, and feels it would be a mistake to delay the project or bring in another contractor at this time.

Jeanie Jordan Bates, as a resident and President of Piqua Improvement Corporation, stated she respects the people who presented the information and respects their opinion. Piqua Pride has made these renovations possible so far, and we need to continue with the completion of the project, said Mrs. Bates.

Jim Brown, Park Avenue, voiced his opinion concerning the project, stating he feels good about being able to speak before the City Commission, and has a huge respect for the concern over the cost of this project. There has been great cooperation between the public and private sector on this project, and he would like to recommend the city go forth and complete the project at this time.

Commissioner Martin asked where the one million dollars was coming from at this time.

Finance Director, Cynthia Holtzapple, explained they are looking at both internal and outside sources of borrowing, but until there is a resolution that it is needed we cannot explore that.

Mayor Hudson stated he would like to entertain a motion to table Resolution No. R-25-09 at this time, since all of the Commissioners were not present. Mayor Hudson feels this is a project worthy of all five votes, and would be more comfortable waiting to have all five votes before proceeding.

Moved by Commissioner Martin, seconded by Commissioner Terry to table Resolution No. R-25-09 until the next regular City Commission Meeting. Roll call, Aye: Terry, Hudson, and Martin. Nay: Vogt. Motion carried on a 3-1 vote to table Resolution No. R-25-09.

Public Comment

Commissioner Vogt voiced his opinion on Resolution No. R-25-09, and stated until the numbers are reduced on the million dollars he will vote no on the resolution.

Commissioner Martin inquired as to the status of the old Piqua Memorial Hospital building and the potholes that are appearing in the streets.

Health and Sanitation Director Amy Welker explained the U.S.E.P.A. is involved now with the project and they are working to get the asbestos problem solved so they can continue the demolition.

Commissioner Martin stated as far as the Piqua Plaza project, it is not that he does not want to see the project finished at this time, he just wants to be as fiscally responsible as possible as elected officials.

Commissioner Terry asked if the bricks at Ash & Main Street, and in front of the Library could be repaired, citing they are sinking, and if it would be possible to pick the leaves up again in the spring. City Manager Enderle stated he would look into both of her questions.

Commissioner Terry stated the North Parks Neighborhood Association has scheduled a meeting on March 23, at 7:00 P.M. at Wilder School on Nicklin Avenue, and invited all resident to attend.

Mayor Hudson asked if the city has received any feedback from the owner of the old Piqua Memorial Hospital. City Manager Enderle stated the owner has contacted the city and stated he cannot afford to do any more demolition at this time. We have told him if he does not complete the demolition, the city will finish the demolition of the property, and he will be billed for it, said Mr. Enderle.

Mayor Hudson announced the Assistant City Manager/Economic Development Director, Harry Bumgarner has retired, stating he was a joy to work with, and wished him the best in the future.

Moved by Commissioner Vogt, seconded by Commissioner Martin to adjourn from the Regular City Commission Meeting at 9:30 P.M. Voice vote, Aye: Martin, Hudson, Terry, and Vogt. Nay None.

THOMAS D. HUDSON, MAYOR

PASSED: _____

ATTEST: _____
REBECCA J. COOL
CLERK OF COMMISSION