

MINUTES
PIQUA CITY COMMISSION
Tuesday, August 1, 2017
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. Acting Mayor Wilson called the meeting to order. Also present were Commissioners Terry, Martin and Vogt. Mayor Hinds was absent due to vacation. Commissioner Martin moved to excuse Mayor Hinds from the meeting and Commissioner Terry seconded that motion; motion carried unanimously; Acting Mayor Wilson declared Mayor Hinds excused from the meeting.

ANNOUNCEMENTS

Jeff Lange spoke on the Clean Sweep of the Great Miami River held on July 22nd; 75 volunteers walked the 16 miles of River Road, Miami River Road, Clevenger Road, Hetzler Road and the bike path. Prior to that date, cleaning was done by Police Chief Bruce Jamison and numerous juveniles who walked the river from the Government Complex Building to Swift Run Lake. A total of 680 pounds of trash was collected from Piqua-Lockington Road to the former Bennett School site/Piqua Boat & Ski Club. A total of 1.14 tons was collected from the south side of Sidney to Piqua-Lockington Road. Overall, the grand total of trash collected was 3,400 pounds, or 1.7 tons. That number was down from the only other data available from 2015 when it was walked the first year without boats. The river was approximately a foot and a half over normal with water moving about four and a half miles an hour, so the decision was made that using boats would be unsafe for those assisting. Thanks to Cargill Corporation, the main sponsor of the event, both Sidney and Dayton locations, Piqua's local Atlantis Sportswear, Miami Conservancy District, Cox Media Group, American Rivers, Local WPTW, Butler County Stormwater District, City of Sidney, Heidelberg Distributors, Bonbright Distributors, and Sweet Water Brewing out of Atlanta, Georgia, who assist in the clean-up of the Chattahoochee River. Also thanks to Doug Harter and the City of Piqua Street Department for spotting two dump trucks for the event, all the volunteers, including Commissioner Wilson, Mayor Hinds, Police Chief Jamison, and City Manager Gary Huff for his support and assistance in making sure the Piqua Police Department and Piqua Fire Department knew the clean-up was going on in the event of an emergency. That concludes the 14th year of the Clean Sweep of the Great Miami River - Powell Section.

Acting Mayor Wilson noted a lot of food and prizes was donated by numerous local merchants. Jeff Lange seconded that acknowledging numerous local merchants were involved and their help was much appreciated.

EXECUTIVE SESSION

Commissioner Vogt moved that the meeting move into executive session; motion seconded by Commissioner Martin; motion was carried unanimously and Acting Mayor Wilson declared the meeting move into Executive Session.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the Minutes from the July 18, 2017 Regular City Commission Meeting.

Commissioner Martin moved for the approval of the Consent Agenda; motion seconded by Commissioner Vogt; motion was carried unanimously and Acting Mayor Wilson declared the Consent Agenda approved.

OLD BUSINESS

ORD. NO. 5-17 (2nd Reading)

AN ORDINANCE TO LEVY SPECIAL ASSESSMENTS TO PAY FOR THE COST OF NUISANCE ABATEMENT ASSESSMENT

Amy Welker, Health & Sanitation Director, spoke stating this is an annual Ordinance brought before the commissioners to levy special assessments for properties that had nuisance abatement throughout the year, such as not mowing grass, picking up trash, things of that nature. The Health Department receives complaints or is notified that there is a code violation on a property, it is investigated, and if there is a violation, the property owner is notified and given an opportunity to correct the situation. If the property owner fails to do so, a contractor is hired to abate that condition and that cost is then charged back to them. If the property owner fails to pay that cost, it then shows up as a special assessment on their property taxes. The last date for payment for any property owner whose name is on that list is September 11th; with September 8th being the last day the Health Department would accept payment.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance No. 5-17.

Ordinance No. 5-17 will stand as a 2nd reading.

NEW BUSINESS

ORD. NO. 7-17 (1ST READING)

AN ORDINANCE TO VACATE A PORTION OF PUBLIC RIGHT-OF-WAY

Justin Sommer, Economic Development Director, spoke stating this item is on the Agenda as a request from a property owner. This is an undeveloped portion of the Deerfield Subdivision currently known as Wilshire Drive and Wapita Court. The land was originally plotted for zero lot line doubles and the request now would be to replot that land to single family residences. This request was unanimously approved by the Planning Commission and no one came forward to speak for or against it at that time.

PUBLIC COMMENT

No one came forward to speak for or against Ordinance 7-17.

Ordinance No. 7-17 will stand as a 1st reading.

RES. NO. R-107-17

A RESOLUTION REQUESTING AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH LEVIN PORTER ASSOCIATES, INC. FOR DESIGN AND CONSTRUCTION MANAGEMENT OF THE PUBLIC WORKS FACILITIES RENOVATION PROJECT

Amy Havenar, City Engineer, spoke stating the city would like to enter into an agreement with Levin Porter Associates to design the renovation and repairs to the Public Works Facility. The administration moved out of that facility some time ago due to issues with the interior, in particular, mold. There are some drainage and HVAC issues as well. Levin Porter would do the plan design and the construction administration. This is the same consultant being used for the Health and

Sanitation Department's new facility, so there has already been an extensive reference check and the city's experience with that project has been nothing but success.

Commissioner Martin spoke questioning if it would be cheaper to tear part of the building down and rebuild rather than trying to take a bad situation and trying to fix it.

Consultant Bill Williams from Levin Porter Associates was present and spoke in response to Commissioner Martin. The mold issue will need to be mitigated by tearing out the drywall and rebuilding the wall. Whether or not it would be cheaper to build new rather than old hasn't been determined yet; that determination is based on a threshold of usually 50% to 60% of the replacement cost. The next phase would be detailing, which would basically be peeling back the skin and putting new skin on the building, as well as on the inside. Again, the determination of whether that would be cheaper to rebuild or replace hasn't met the threshold yet.

Acting Mayor Wilson questioned if the cause of the mold would be addressed.

Consultant Williams explained that the building has had moisture more than likely since the original building was detailed due to water staying in the wall cavity. The building is currently sealed tight and there is not a lot of ventilation cavity between the outside masonry skin and the inside walls, so that helped propagate the mold issue. A ventilated cavity will be placed in the building allowing air to flow through so any trapped moisture can get out of the building.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-107-17.

Motion made by Commissioner Vogt; seconded by Commissioner Martin; motion was carried unanimously; Acting Mayor Wilson declared Resolution No. R-107-17 adopted.

RES. NO. R-108-17

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH LOCAL NO. 984 AND OHIO COUNCIL 8, AFSCME (BLUE COLLAR)

City Manager Huff spoke stating the city has recently experienced Power System employees leaving for private entities based on salary. The city's efforts are to try to curtail that loss. In union negotiations, an agreement was reached to conduct a compensation study effective January, 2018. By increasing the salaries as recommended in this Resolution, there would be relief from those losses that the city is experiencing and slow things down until the compensation study is complete and a better idea is had on where the city stands in the market and what the city needs to do to adjust all of the union and blue collar employees for 2018. City Manager Huff believes, in his opinion, from an operational standpoint, it is necessary to keep the Power System operating with the efficiency and effectiveness that the city currently has. This Power System is a national award winning organization and the city doesn't want to deteriorate that performance. City Manager Huff's recommendation is to approve this Resolution so some of the issues the city is currently being faced with in this department can be curtailed.

Joe Drapp, of Park Avenue, came forward on this issue. Mr. Drapp noted that the city has recently lost a couple of great employees to local municipal or power systems after a lot of money has been spent training these employees. Mr. Drapp stated that he takes great pride in this family organization and, most importantly, the city has reliable electric power and is known for how a small municipal power system should be run, and like many things it hinges on the quality of the city's employees. Mr. Drapp believes the city has a super system set up through a lot of hard work and fine equipment and all the tools that the power employees need to continue on, except the city has to be competitive in wages. This move to raise the wages for the power employees is not going to make them the highest paid employees in the area; in fact, it moves them to a mid-range point. If the city loses quality people, it can go the other way pretty quick, and if it goes the

other way, it's harder to get turned around. Mr. Drapp would appreciate a vote in the affirmative for these particular employees.

Commissioner Vogt noted that the wages are a problem and people are going to other jobs, but once they look at the benefit package, they may not get what they're after.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-108-17.

Motion made by Commissioner Vogt; seconded by Commissioner Martin; motion was carried unanimously; Acting Mayor Wilson declared Resolution No. R-108-17 adopted.

CITY MANAGER'S REPORT

City Manager Huff spoke stating tonight is National Night Out throughout the city; there are 15 neighborhoods participating. Thanks to the Piqua Police Department for coordinating that effort.

City Manager Huff commended the Engineering Department for successfully obtaining over 14 million dollars in state and federal grants since 2011. This acknowledgment sometimes gets overlooked because it's road/street money, but recently through a conversation with Senator Sherrod Brown's office this was realized and City Engineer Havenar should be commended for those efforts.

As of last week, the city has issued over 430 grass and weed violations from the Health and Sanitation Department and over 600 building code violations from the Development Department. These are the efforts the city is making and trying to make to address issues throughout the city and there is some success, but there's a lot out there to address and the city is going to continue those efforts and continue to make headway in improving the neighborhoods throughout the city. The HELP program is available to assist citizens in correcting these violations if there is a financial or physical need.

The Power System received 2.3 million dollars in energy credits during this past year for the use of the city's turbines during the peak energy periods. This is the most credit that the city has ever received and by far is a tremendous effort. When you wonder whether the city should rebuild those turbines, I think that's your answer. The city may have to pay a million dollars for a repair, but the energy savings for the citizens is tremendous by having those.

Also, the Ohio Water Development Authority recently notified the city of the approval for the Wastewater Treatment Plant expansion upgrade loan. Part of that loan is zero percent interest, almost up to 80 percent, and then there's a low interest of 8 percent. Finance Director Cynthia Holtzapple and her staff that worked on this project should be commended.

Last, we anticipate the railroad bridge paint project to begin August 7th.

Acting Mayor Wilson questioned if Ash Street would be down to one lane once the painting project begins. City Manager Huff indicated it would be one lane each way and passable.

COMMISSIONERS' COMMENTS

Commissioner Vogt noted that people continue to blow their grass in the street. It's not right and eventually will increase the storm water utility bills. When you mow your grass, blow it back in your yard. If it's in the street, get your broom and sweep it up.

Commissioner Terry noted that she has noticed the American flags flying on the light poles by the mall on 36 are getting stuck on the finials that are sharp on top of the bulbs. City Manager Huff

indicated that has already been addressed and the city will be going to smaller flags because the larger ones tear much easier in the wind and get hung on the top of those.

Also, Commissioner Terry noted that there is beautiful planting being done by the Four Seasons Garden Club at the corner of Park Avenue and Broadway in the park, and last of all that the last summer civic band concert is August 3rd held at the Hance Pavilion and then there will be another one around December 3rd for the holidays.

Acting Mayor Wilson noted that the veteran's banners have recently been rotated 90 degrees and are easily seen as you drive out. If you know of a veteran you would like to have added on a banner, contact the Piqua Area Chamber of Commerce.

Motion made by Commissioner Vogt to adjourn the Regular Commission Meeting at 8:45 P.M.; seconded by Commissioner Martin; motion was carried unanimously.

JOSEPH H. WILSON, ACTING MAYOR

PASSED: _____

ATTEST: _____

KIMBERLY J. HEBB
ACTING CLERK OF COMMISSION