

**SPECIAL PIQUA CITY COMMISSION MEETING MINUTES
MONDAY, MAY 8, 2023**

CALL TO ORDER

Piqua City Commission met at 6 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

ROLL CALL

Mayor Pearson, Vice Mayor Lee and Commissioners Hinds, Grissom, and Vetter were present.

OLD BUSINESS

ORDINANCE NO. O-4-23 (EMERGENCY)—2nd Reading

An Emergency Ordinance to amend Ordinance No. O-18-22 for amendment of appropriations for the City of Piqua, Ohio, for the Year 2023

Introduction: Finance Director Jennifer Kahle explained that this ordinance is required due to changes in appropriations after the original budget was approved for 2023. She requested a waiver of the 3rd Reading in order to meet deadlines and maintain dates for receiving grant dollars. The amendment entails pulling \$300K back into the General Fund, along with transferring \$750K from the General Fund to the Parks Fund.

Commissioners Comments: Commissioner Vetter inquired if this would involve taking any funds out of the Parks Fund, to which Miss Kahle replied no, that it is just adding funds to the Parks Fund.

Commissioner Lee commented that the numbers are transparent for anyone concerned about the budget. Miss Kahle said that the city may need to make adjustments to make it work, but that the Leadership Team is on board and Phase II can be covered with the 2023 Budget.

Commissioner Hinds commented that this project is about branding our city as a river city and that it will move Piqua forward.

Public Comment: Joe Wilson stated that this project will help to revitalize the downtown area. He mentioned many businesses there now because of the promise of the Lock 9 project. He feels that it would be embarrassing to not finish the project.

Jeff Lange said Lock 9 Park is needed for all businesses downtown, as it will provide stellar views up and down the river from several vantage points.

Bridgett Combs and Megan Williams, both managers at the Crooked Handle Brewing Company, spoke of the many benefits of city parks, such as creating new jobs, bringing new residents, increasing community engagement, and increasing economic activity.

Mike Brindle shared his concern of desocialization in America and that COVID exacerbated it. This has resulted in alarming increases in both depression and suicides. He believes that Lock 9 Park would create a sense of belonging in this community and that this positive move forward is needed here in Piqua.

Kathy Sherman of the Piqua Area Chamber of Commerce asked that the Commission listen to the majority when voting.

Lorna Swisher of Main Street Piqua stated that Lock 9 Park is an investment in us and will bring our community together.

Mindy Greggerson asked that the Commission vote yes to get this project going.

Dr. James and Cheryl Burkhardt both expressed their support of the Lock 9 project, citing that the area is a beautiful setting and needs finished for the community.

Jim Edmunds of RCS Construction said that Lock 9 is necessary for developers and will be transformational for this community.

Sharon Semanie urged approval by the Commission of this project.

Dan French noted that the Fort Piqua Plaza project also had issues and said that the City needs to move this project forward now.

A motion was made by Commissioner Lee to waive the 3 Reading Rule, and Commissioner Hinds seconded the motion. All were in favor and the motion was carried unanimously.

A motion was then made by Commissioner Hinds to approve Ordinance No. O-4-23, and Commissioner Lee seconded the motion. All were in favor and the motion was carried unanimously.

RESOLUTION NO. R-64-23 (Tabled)

A resolution awarding a construction manager as constructor contract to ATCS, Inc., for Lock 9 Park improvements

Commissioners Comments: Commissioner Lee asked Development Director Chris Schmiesing to explain the difference between a general contractor and a construction manager. Mr. Schmiesing said that due to the scope of work and unique qualities of the Lock 9 Project, using a general contractor was not the best option in this case. It was determined that the better approach was a constructor contractor who is part of the team. It is the most cost-effective manner to complete the project, as it bids out elements independently. Two proposals were received, and the committee chose ATCS, Inc.

Commissioner Hinds expressed her excitement that locals are doing the project and reiterated that this is not a conflict of interest for the contractor.

Commissioner Lee also said he appreciates that the company is local and that this is in no way a conflict of interest.

Mayor Pearson said she is grateful to ATCS, Inc., for their help and expertise for the new cemetery maintenance building recently completed. She appreciated their hard work on that project.

Public Comment: Jeff Lange also commended ATCS, Inc., for a great job of the cemetery maintenance building and is happy that they are local.

Jeremy Sullenberger and Andrew Huelskamp of ATCS, Inc., spoke of the benefits of utilizing a construction manager versus a general contractor, including the very transparent process and that the city will be involved in all dollars spent. This provides the best service for taxpayers' dollars.

Dan French commented that he does have a few concerns regarding the contract with ATCS, Inc. He noted that there are many big financial decisions that must be made by June 2024. He noticed in the Addendum of the contract that there are items being deducted from the project, and he would like to get some of these things added back into the project if possible. Another concern of Mr. French is that the city has a historical asset Hance Pavilion that continues to deteriorate. Commissioner Lee agreed that he would like to add items in as well, but the city is limited with financial resources.

A motion was made by Commissioner Lee to un-table Resolution No. R-64-23, and Commissioner Hinds seconded the motion. All were in favor and the motion was carried unanimously.

A motion was then made by Commissioner Lee to approve Resolution No. R-64-23, and Commissioner Hinds seconded the motion. All were in favor and the motion was carried unanimously.

COMMISSIONERS COMMENTS

Commissioner Hinds said that she is extremely proud of the citizens of Piqua and thanked them for their support of this city. She started in 2014 when she chaired the Safety Service levy, which got her interested in local government. She believes that Lock 9 makes a statement as to who we are as Piqua.

Commissioner Grissom apologized for his absence on May 4, 2023. He said that Lock 9 Project is an opportunity to invest in our city and is a step in the right direction. He commended the city staff for their cohesiveness and hard work.

Commissioner Lee said that he welcomes the challenge, as many decisions will be coming up soon regarding the Lock 9 Project. He is happy to hear from citizens about their concerns and believes that this is a good thing for Piqua.

Commissioner Vetter appreciates the opportunity to explore the financial issues and believes that it is valuable for all citizens to learn. He stated that the Commission will do their due diligence on this project and others in the future.

Mayor Pearson expressed her gratitude to the city staff, the commission, and the citizens of Piqua. She is excited to entertain at the Riverway Summit next year and to show off Lock 9 Park.

ADJOURNMENT at 6:52 p.m.

A motion was made by Commissioner Lee to adjourn, and Commissioner Grissom seconded the motion. All approved and the motion was carried unanimously.