

MINUTES
REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, SEPTEMBER 20, 2022

Piqua City Commission met at 5:30 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street.

Roll Call: Mayor Pearson, Commissioners Grissom, Lee, and Vetter were present. A motion was made by Commissioner Grissom and seconded by Commissioner Vetter to excuse Commissioner Hinds. All approved and the motion carried unanimously.

Mayor Pearson asked for a motion to add Resolution R-111-22. Commissioner Grissom moved to add the Resolution and Commissioner Lee seconded the motion. All approved and the motion carried unanimously.

ADJOURNMENT TO EXECUTIVE SESSION at 5:34 p.m.

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

ADJOURNMENT FROM EXECUTIVE SESSION at 6:05 p.m.

A motion was made by Commissioner Lee to adjourn from Executive Session and Commissioner Vetter seconded. All approved and the motion carried unanimously.

PRESENTATION - Child Advocacy Center/Isaiah's Place – Robert Lybarger and Jennifer Knisley gave a presentation on what the Child Advocacy Center does and the need for it in the Miami County. They are a nonprofit 501C3 and asked for a donation from the City of Piqua in the amount of \$5,000.

PRESENTATION - The Power Project – The Power Project was presented to the Park Board by Chloe Clark, Caleb Patton and Rebecca Sousek. A video was shown to explain what the Power Project is and what it will encompass. The mission of this program is to create a safe, inviting place for youth and will provide basic needs, resources, fitness and education to empower young people. A breakdown of the budget was provided, along with plans to restore the Mote Park Community Center, future expansions of the program, and how the Power Project will work in conjunction with other community programs. Director Rebecca Sousek of the Piqua Compassion Network spoke of their commitment to renovate the building at Mote Park, revitalizing it as it once used to be in years past. This project is being modeled after the successful Lincoln Center in Troy. Michelle Perry of the Piqua Community Foundation spoke of the dedication of the people behind the Power Project, which won a \$50,000 Grant recently for "Pitch Piqua" and had over 142 donors voting for it in this competition. Owner of the South town Sports & Recreation Center Chad Lawson explained his role of support in this program. Michelle Mitchell talked of the Piqua City Schools support of the Power Project as well.

Commissioner Lee asked if their activities would include include teen dances which they responded that they would. Commissioner Vetter asked if they have looked at any other buildings besides Mote Park. Chloe said that they like Mote Park because of the accessibility for teens. They also feel like the building is underutilized and they want to restore it to its prior glory. Commissioner Lee asked if they would have safety cameras to which Chloe said they would. Mayor Pearson congratulated Caleb Patton and Chloe Parke and thanked them.

CONSENT AGENDA

APPROVAL OF MINUTES September 6, 2022 Regular Commission Meeting.

Action taken: Commissioner Lee moved for approval of the Consent Agenda, seconded by Commissioner Grissom. Motion carried unanimously. Mayor Pearson declared the Consent Agenda approved.

OLD BUSINESS

RESOLUTION NO. R-88-22 (Untabled) A Resolution accepting annexation of 662.035 acres and 1.605 acres of land located in Washington Township to the City of Piqua.

Action taken: Commissioner Grissom made a motion to Untable R-88-22 and Commissioner Lee seconded the motion.

Law Director Frank Patrizio stated that this Resolution is strictly to accept the Annexation of land into the City of Piqua.

Commissioner Comments: Commissioner Grissom and Commissioner Lee confirmed that this Resolution was just to approve the Annexation and Frank Patrizio confirmed. Commissioner Vetter asked if it is possible to divide the Resolution into two parts. Frank Patrizio said it was not possible to divide the Resolution.

Public Comments: There were 11 citizen comments. A summary of the public comments are as follows:

- Mike Sherry asked if the Commissioners had seen the video that he posted to Facebook. He also voiced a concern that if this annexation is passed the I2 zoning designation will be a shoe in.
- Rocky Bowermaster had a concern as to what impact this was going to have to his property
- Joshua Blackshire, Manager of Sherry Industrial Park, read a letter from Paul Sherry.
- Paige Steeman asked where the property was in relation to the Nuclear Plant and if any studies were done on the Nuclear Plant.
- Tom Homan asked if there were any different ideas explored for zoning
- Jim Sherry stated that he filed a complaint regarding the current mine with the current EPA a week ago. He also stated that the citizens needed more notice for meetings that are going to occur.
- Scott Reardon claimed he did not receive a notice of the Planning Commission meeting. Mr. Reardon said that his business (Atlantis) is kind of sensitive. He said because he deals with Fanatics they do compliance audits every year and the check air quality. He is concerned about the dust. Mr. Reardon said he has no problem if it is strictly an industrial park but if a mine goes there his business may be deeply compromised and he may have to uproot his business.
- Brandon Virgallito said there are pros and cons to the project but he asked that the City comes to the citizens sooner when making these decisions.
- Julia Perkins asked if we really need this annexation and mentioned several other properties were available.
- David Fishbach said that he gets the annexation but he's concerned they won't have a voice after annexation. Chris Schmiesing listed the steps that Piqua Materials would still have to take to be approved.
- Debbie Stein asked if the commissioners knew how many employees would be working at the quarry and if the commissioners thought anyone would build next to a quarry.

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-88-22. Commissioner Grissom made the motion to adopt R-88-22 and Commissioner Lee seconded the motion. Roll call was taken and Commissioners Grissom, Lee and Pearson voted in favor of the R-88-22 and Commissioner Vetter voted Nay. The Motion carried. Mayor Pearson declared R-88-22 adopted.

NEW BUSINESS

RESOLUTION NO. R-104 -22 A Resolution approving the use of City funds for the Mote Park Improvement Project.

Amy Welker asked that the Commissioners authorize city funds to be used for Mote Park upgrades.

Commission comments: Commissioner Vetter asked if there were any strings attached and Ms. Welker said the upgrades were necessary to meet ADA compliance with the building. Commissioner Grissom asked what the actual expenditures are. Amy said there is up to \$80,000 available in 2022. Commissioner Lee asked if they were ARPA funds and Amy said they are not but because of ARPA funds coming into the City other funds were freed up. Commissioner Grissom confirmed that this doesn't affect any other projects.

Public Comment: None

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-104-22. Commissioner Lee made the motion to adopt R-104-22 and Commissioner Grissom seconded the motion. Roll call was taken and all approved and the motion carried unanimously. R-104-22 was adopted.

RESOLUTION NO. R-105-22 - A Resolution authorizing the lease of city owned real estate.

Amy Welker explained that the City Manager has an opportunity to enter into a Lease for the Community Center at Mote Park. The building needs many things addressed. It has become a magnet for vandalism, and most recently a break in Friday, September 16th. Ms. Welker stated the Parks division has a staff of 4 to do maintenance on 18 parks in addition to the linear park. Some capital project upgrades have been made such as \$45,000 was invested to repair the roof. The revenue generated doesn't come close to covering the expenses.

The Power Project came to the City of Piqua with their idea shown earlier in the Presentation. The City can continue to use the Mote Park building as a rental building or enter into a lease with The Power Project. The Lease is similar to other non-profit groups that the City has a lease agreement with. The Park Board recommends The Power Project move forward.

Commissioners comments:

- Commissioner Lee asked what other leases similar to this the City has to which Amy Welker responded the ball fields.
- Commissioner Vetter asked if the other leases allow for exclusive use and Ms. Welker said "Yes". Commissioner Vetter asked if Amy has received any negative feedback and Amy said "besides Southview Neighborhood Association she has received none.
- Commissioner Lee asked if The Power Project representatives thought it would be possible to collaborate with the Southview Neighborhood Association. Caleb Patton said that the teens need to be the focus. Chloe Clarke said it may be a possibility down the road but they can not specify a date or if it would even be possible. They are starting out with 3 days a week but want to expand. Rebecca Sousek noted that the lease would be under the Community Foundation and they would be liable for anything that happened at the Mote Park building. Rebecca said they visited the Lincoln Center and Troy. The Power Project wants to connect kids with other services like the YMCA.
- Commissioner Vetter offered a third option of modifying the lease to allow meetings at the building. Chloe Clarke said they want the sole use of the building for teens. Chloe doesn't think it's a good idea to mix groups together and that The Power Project will do background checks on anyone that is in the building.

Public comment: There were 4 citizen comments. A summary of the public comments are as follows:

- Eva Silvers said that Piqua has done a lot but has not invested in the youth. This gives the youth somewhere to go. Eva said she does not feel like it is a good idea to sublease.
- Michelle Perry, Executive Director of Piqua Community Foundation Network reported that it took The Power Project months to prepare for their presentation in front of a panel of 4 judges.
- Jey Roman said that if anyone else had wanted to be in there (Mote Park), they have had ample time to move into the building and he feels the only vote can be yes.
- Stacy Scott, Board Member of Piqua Community Network, doesn't see how the City could not invest in this project, where every kid will have an opportunity to have food and learn skills.

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-105-22. Commissioner Lee made the motion to adopt R-105-22 and Commissioner Grissom seconded the motion.

Roll call was taken and Mayor Pearson, Commissioners Lee and Grissom approved and Commissioner Vetter voted Nay. R-105-22 was adopted.

RESOLUTION NO. R-106-22 A Resolution approving the tax rates for the City as determined by the Miami County Budget Commission. Jennifer Kahle, Finance Director, said this is a yearly request and this passage will allow the City to receive tax revenue.

Commissioners comments: None

Public comment: None

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-106-22. Mayor Pearson made the motion to adopt R-106-22 and Commissioner Lee seconded the motion. Roll call was taken and all approved and the motion carried unanimously. R-106-22 was adopted.

RESOLUTION NO. R-107-22 A Resolution awarding a contract to Double Jay Construction Inc. for Lock 9 Wall Improvements. Chris Schmiesing, Economic Development Director, explained that this resolution will allow the City to move forward with the installation of a portion of the Lock 9 Park improvements mainly a large retaining wall. This is instrumental in accommodating the grade change between the planned park improvements and the rear of the private property that is currently being renovated to be known as Crooked Handle Brewing Co.

Only one bid was received but contractor can start right away. The item before you is for 90,000 although the quoted price was 81,878 the rest is for a contingency. These funds were budgeted for in the 2022 budget.

Commissioners comments: Commissioner Grissom asked if the amount was what was originally projected and Chris Schmiesing acknowledged that costs are up and it is higher than the original estimate, but we do have the funding allocation to do the project. Commissioner Lee asked if we have the funding to do the rest of the project. Chris Schmiesing listed the donations and funding sources we do have and said we are within striking distance to complete the entire project.

Public comment: None

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-107-22. Commissioner Grissom made the motion to adopt R-107-22 and Commissioner Lee seconded the motion. Roll call was taken and all approved and the motion carried unanimously. R-107-22 was adopted.

RESOLUTION NO. R-108-22 A Resolution authorizing an amendment to the zoning maps to change the zoning designation of a .31 acre parcel on the corner of South Street and Commercial Street from I1 to R1. Chris Schmiesing said that this is currently a vacant site and the applicant wants to split the lot. The Planning Commission recommended the approval. This is a nice investment in the neighborhood.

Commissioners comments: Commissioner Vetter asked if there have been any contacts for partial use of that property. Chris Schmiesing said the applicants intent is to build a new home on this site. Commissioner Grissom asked Chris Schmiesing to explain the property that will be split in two. Chris Schmiesing said the property runs from Grant Street to South Street. Currently on the Northern end there is a large utility building. They would split the lot and retain the property towards South Street.

Public comment: None

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R- 108-22. Commissioner Lee made the motion to adopt R-108-22 and Commissioner Vetter seconded the motion. Roll call was taken and All approved and the motion carried unanimously. R-108-22 was adopted.

RESOLUTION NO. R-109-22 (Tabled)

A Resolution authorizing an amendment to the zoning map to designate a +/- 663 acre tract along N County RD 25A and Farrington RD as I2-Heavy Industrial. Chris Schmiesing said that when a territory is being proposed for annexation into the the City the Planning Commission recognized this area for strategic growth and considers a zoning designation. At the September 13th Planning Commission meeting this was discussed and notices were sent to any property owners within 200 ft. The Planning Commission recognizes the land is relatively flat, well drained and the proximity to the I75 interchange the Planning Commission recommends a zoning designation of I2. This is consistent with the property to the immediate North.

Commissioner's comments: Commissioner Grissom asked if this was changed to I2 would the Quarry have to come back to Commission for approval or would the Commissioners not have that opportunity. Chris Schmiesing said that a quarry is a special use in the I2 zoning designation. What was presented at the last Planning Commission meeting was the special use approval contingent on annexation and zoning approval. Once this is approved and regulatory items are met, they go back before the Planning Commission with a final plat for approval. It goes for a public hearing and then back to the City Commission who would still need to take final action. Commissioner Grissom asked what implications there would be if the Resolution was tabled. Chris Schmiesing said there has been significant interest in the property and without the correct zoning, site selectors will turn and go the other way.

Public Comment: There were 15 citizen comments. A summary of the public comments are as follows:

- Jonathon Roman said a lot of people have a lot of concerns and he thinks the best idea is to table the item.
- Rocky Bowermaster felt that if buyer goes away because of delay than they are not a good Community partner.
- Michael Sherry asked why this annexation was tabled for several weeks.
- John McCoy said that if the land is so valuable someone else will invest in it.
- Eva Silvers said that the community is not trusting and it would be a good move for council to table
- Tom Homan The benefits would be the increased tax revenue but there is fear of health concerns.
- Julia Perkins Can it be annexed without being zoned industrial
- Joshua Blackshire, Troy Ohio, None of us are opposed to the annexation, just opposed to quarry
- Brad Doudican Woodward Development The City of Piqua has a lot going for it and the I75 corridor has development happening all the way to Tennessee. Site selectors are looking for larger acres and ready access to I75. The City of Piqua has made investment into their infrastructure and this is a big piece of this. Large entities have already expressed interest in large chunks of this land. Many regulatory groups oversee quarries and there are a series of steps that have to be taken to move forward.
- Dave Fischbach Once a hole, always a hole. No business will ever go in.
- Chuck Dye There is lots of land available if you want to bring industry in
- Tyler Fonzie traveled across 4 states to get to Ohio and all of these places had quarries until he got to Ohio. The land needs to stay beautiful.
- Steve Elliott Nobody wants it (Quarry).
- Piqua Materials owners spoke to clarify a couple of points. Mining has been going on in Piqua since the 1900's. We have received zero complaints from businesses located at Wyndham Industrial Park.

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-109-22. Commissioner Grissom made a recommendation to table R-109-22 and Commissioner Lee seconded the

motion. Roll call was taken and Commissioners Grissom, Lee and Vetter voted YAH to Table the resolution. Mayor Pearson voted NAY to Table the Resolution. The motion to Table the Resolution carried. R-109-22 was Tabled.

RESOLUTION NO. R-110-22 (Tabled)

A Resolution authorizing the City Manager to execute an Economic Development Agreement pertaining to the 663.64-Acre Piqua Materials, Hohman Farms, Schaurer, J3 Development Annexation territory .

Commissioner's comments: Commission Grissom asked Chris Schmiesing if this Resolution should be tabled as well and Chris Schmiesing said in light of the last action he would assume the Commission would want to Table this one as well.

Public Comments: None

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-110-22. Commissioner Grissom made a recommendation to table R-110-22 and Commissioner Vetter seconded the motion. Roll call was taken and Commissioners Grissom, Lee and Vetter voted YAH to Table the resolution. Mayor Pearson voted NAY to Table the Resolution. The motion to Table the Resolution carried. R-110-22 was tabled.

RESOLUTION NO. R-111-22

A Resolution authorizing the City Manager to execute a land use permit with Miami Conservancy District for the Lock 9 Park improvements. Chris Schmiesing said that this item would allow the City to put in place the necessary permits to do the improvements at Lock 9 Park.

Commissioners comments: None

Public comment: None

Action taken: Mayor Pearson said that she would like to entertain a Motion to adopt Resolution R-111-22. Commissioner Lee made the motion to adopt R-111-22 and Commissioner Grissom seconded the motion. Roll call was taken and All approved and the motion carried unanimously. R-111-22 was adopted.

OPEN PUBLIC COMMENT: There were 14 citizen comments. A summary of the Public comments are below:

- Jonathon Roman The trash situation is out of control. His trash has not been picked up 10 times and he doesn't understand where the hang up is. Paul Oberdorfer is doing a great job.
- Rocky Bowermaster Thanked Commissioners for listening to everyone. Said there were 7 trash bags recently dropped on Drake Rd.
- Tom Homan Thanked Commission for tabling zoning designation
- Scott Reardon Piqua materials is not a good steward of community and don't even belong to Chamber
- Mark Mullin Asked for show of hands for how many citizens were here for Nicklin Ave project. He said hopefully they'll get notice with development on Nicklin goes before Commission. Commission Grissom said it was a wonderful meeting (Nicklin Ave) and Mr. Schmiesing set up a meeting with Commissioner Grissom to meet with developers and will hopefully get the neighborhood some answers.
- Ian Hubbard There is concerns about the project (Nicklin) and if you put 48 homes on one block you are asking for problems. Commissioner Grissom said it will not be 48.
- Tyler Fonzie Would never purchase a home that close together.
- Jim Verholtz Thanked Commissioner Grissom and Mayor Pearson for attending Nicklin meeting.

- Steve Elliott Lives in area of proposed development on Nicklin. Wants to point out that whoever moves into the new homes will have at least two cars.
- Sharon Wenrick. Wanted Commissioners to consider what everyone in attendance said and to pray about it
- Steve Elliott asked if the developer was from out of state and asked why we couldn't get someone from Ohio. Chris Schmiesing said the developer approached the City.

CITY MANAGER'S REPORT Paul Oberdorfer Thanked Commissioner Lee and Grissom for mentioning City of Piqua's new website. It is easier to find meetings. Paul also suggested that everyone sign up for Piqua Alert. Paul mentioned the repairs happening on State Route 36 and that R.I.T.A will be taking over.

COMMISSIONERS COMMENT

- Commissioner Lee said it was one heck of a meeting tonight and there were a lot of heartfelt feelings. Commissioner Lee said that we are with you and he has never been in favor of a quarry. There are no guarantees though. The Nicklin Ave project is with the School Board now. It will come to the commission eventually.
- Commissioner Vetter reminded everyone of Johnson Farm Fall Festival October 1st
- Commissioner Grissom appreciated everyone coming out and wants to keep it going. Commissioner Grissom said he wants to get people involved in the community.
- Mayor Pearson announced the Chocolate Walk Friday, September 30th and recited a quote from Henry Ford.

ADJOURNMENT FROM COMMISSION MEETING

Action Taken: Action taken: Mayor Pearson said that she would like to entertain a Motion to adjourn the meeting. . Commissioner Lee made the motion to adjourn the meeting and Commissioner Grissom seconded the motion. The meeting was adjourned at 9:17 p.m.

CINDY PEARSON, MAYOR

PASSED: _____

ATTEST: _____

DIANA L. TAMPLIN
CLERK OF COMMISSION