



MINUTES  
PIQUA CITY COMMISSION REGULAR MEETING  
TUESDAY, OCTOBER 4, 2022

CALL TO ORDER

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

ADJOURNMENT TO EXECUTIVE SESSION at 5:31 p.m. The purpose of the Executive Session is “To prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel

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

ADJOURNMENT FROM EXECUTIVE SESSION at 5:54 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.

Roll Call: Mayor Pearson, Commissioners Grissom, Lee, Hinds and Vetter were present.

REGULAR PIQUA CITY COMMISSION MEETING

CONSENT AGENDA

APPROVAL OF MINUTES APPROVAL OF THE MINUTES FROM THE SEPTEMBER 20, 2022 REGULAR COMMISSION MEETING.

A motion was made by Commissioner Hinds to approve the minutes from the September 20, 2022 Meeting and Commissioner Grissom seconded the motion. All approved and the motion carried unanimously.

OLD BUSINESS

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.

Commissioner Comments: Mayor Pearson noted that R-109-22 was Tabled before and would remain Tabled.

Action Taken: R-109-22 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 Comments: Mayor Pearson noted that R-110-22 was Tabled before and would remain Tabled.

Action Taken: R-110-22 Tabled

NEW BUSINESS

ORDINANCE NO. O-9-22 (1<sup>ST</sup> Reading) AN ORDINANCE AMENDING CHAPTER 50 OF THE PIQUA CODE, RELATING TO GARBAGE AND REFUSE

Introduction: Amy Welker said that the next 8 items are code updates and changes. These are 1<sup>st</sup> readings and more detail will be given during the Work Session following the regular meeting.

Commissioners Comments: None

Public Comment: None

Action Taken: 1<sup>st</sup> Reading

ORDINANCE NO. O-10-22 (1<sup>ST</sup> Reading) AN ORDINANCE AMENDING CHAPTER 51 OF THE PIQUA CODE, RELATING TO SEWERS

Introduction: Kevin Krejny said that this Ordinance is related to Sewers and more details will be provided during Work Session

Commissioners Comments: None  
Public Comment: None  
Action Taken: 1<sup>st</sup> Reading

ORDINANCE NO. O-11-22 (1<sup>ST</sup> Reading) AN ORDINANCE AMENDING CHAPTER 53 OF THE PIQUA CODE, RELATING TO WATER

Introduction: Kevin Krejny said this Ordinance is related to Water.

Commissioners Comments:

Commissioner Grissom asked if Kevin Krejny could provide a little more information on the process for changing a utility Ordinance. Kevin Krejny explained that a Utility Board was formed over the summer and it consists of 2 community members. Kevin said that he has been implementing the citizen's suggestions when making changes. Commissioner Hinds pointed out that 2 Commissioners also sit on the Utility Board.

Public Comment: None  
Action Taken: 1<sup>st</sup> Reading

ORDINANCE NO. O-12-22 (1<sup>ST</sup> Reading) AN ORDINANCE AMENDING CHAPTER 56 OF THE PIQUA CODE, RELATING TO STORMWATER MANAGEMENT

Introduction: Kevin Krejny said the Stormwater Ordinance has a little more changes to the language. There were some additions and clarification as to how Stormwater operates. There are not as many fees associated with this chapter.

Commissioners Comments: None  
Public Comment: None  
Action Taken: 1<sup>st</sup> Reading

ORDINANCE NO. O-13-22 (1<sup>ST</sup> Reading) AN ORDINANCE AMENDING CHAPTER 94 OF THE PIQUA CODE, RELATING TO THE MUNICIPAL GOLF COURSE AND CITY PARKS

Introduction: Amy Welker said Parks also goes to two different Boards. The Golf Board and the Park Board.

Commissioners Comments: None

Public Comment: None  
Action Taken: 1<sup>st</sup> Reading

ORDINANCE NO. O-14-22 (1<sup>ST</sup> Reading) AN ORDINANCE AMENDING CHAPTER 150 OF THE PIQUA CODE, RELATING TO BUILDING REGULATIONS APPENDIX TABLE A: FEE SCHEDULE

Introduction: Chris Schmiesing said that this section pertains to the building section. The amendments bring the schedule current with the Miami County Building Department.

Commissioners Comments: None  
Public Comment: None  
Action Taken: 1<sup>st</sup> Reading

ORDINANCE NO. O-15-22 (1<sup>ST</sup> Reading) AN ORDINANCE AMENDING CHAPTER 151 OF THE PIQUA CODE, RELATING TO SUBDIVISION REGULATIONS APPENDIX TABLE A: FEE SCHEDULE

Introduction: Chris Schmiesing said there is a lot of out of date language in this section and a fee analysis was done to determine the amount of time the staff spends reviewing and processing the permits.

Commissioners Comments: None

Public Comment: None

Action Taken: 1<sup>st</sup> Reading

ORDINANCE NO. O-16-22 (1<sup>st</sup> Reading) AN ORDINANCE AMENDING CHAPTER 154 OF THE PIQUA CODE, RELATING TO ZONING REGULATIONS APPENDIX C: FEE SCHEDULE

Introduction: Chris Schmiesing said there were minor edits to this section to reflect the department that is responsible for handling the process.

Commissioners Comments: None

Public Comment: None

Action Taken: 1<sup>st</sup> Reading

RESOLUTION NO. R-112-22 A RESOLUTION ADOPTING THE CITY OF PIQUA FINANCE POLICY AND PROCEDURES MANUAL

Introduction: Jennifer Kahle told the Commission that a Finance Policy was initiated to provide guidance and framework for the staff.

Commissioners Comments: Commissioner Vetter asked what benefit the Statement of Recovery Triangle provided. Jennifer Kahle said that the benefit is to provide guidance when fees should be increased and when they shouldn't. Jennifer said the staff was already following guidance from the Auditors.

Commissioner Grissom confirmed that this resolution is just a matter of putting in writing what the department has already been doing.

Commissioner Lee asked what other municipalities use the Triangle and Jennifer Kahle said that she believes Dublin, Ohio.

Public Comment: None

Action Taken: A motion was made by Commissioner Hinds to adopt R-112-22 and Commissioner Grissom seconded the motion. Mayor Pearson, Commissioners Hinds and Grissom voted in favor of the motion and Commissioner Lee and Vetter voted Nay. The motion to approve R-112-22 passed.

RESOLUTION NO. R-113-22 A RESOLUTION FOR CONSENT TO AWARD A CONTRACT TO KINNISON EXCAVATING INC. FOR CONSTRUCTION OF THE 2022 MANHOLE REPLACEMENT PROJECT

Introduction: Kevin Krejny introduced Justin Jamison and said that Justin would discuss this Resolution as he has been involved with the manhole replacement project since the beginning. Justin said this project is to replace 22 manholes which were identified as unrepairable. Justin explained that the manholes are checked on a weekly basis.

Commissioners Comments:

Commissioner Grissom asked where the manholes are located and what impact it will have on the citizens. Justin Jamison said the manholes that are unrepairable are in the North end of town, and there will be closures, but all residents that are affected will be notified. Kevin Krejny said that 19 other manholes have been identified and will be replaced over the next several years. Commissioner Grissom asked if the City has reserves to cover additional amount.

Public Comment: None

Action Taken: A motion was made by Commissioner Lee to adopt R-113-22 and Commissioner Vetter seconded the motion. All approved and the motion carried unanimously.

**RESOLUTION NO. R-114-22 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A VEHICLE TRANSFER AGREEMENT WITH THE CITY OF CENTERVILLE, OHIO, FOR THE TRANSFER OF WASTE VEHICLES**

Introduction: Amy Welker said the City of Centerville contacted the City of Piqua to see if we'd be interested in a vehicle swap. The City of Centerville has an automatic side loader that they would like to swap for a rear loader vehicle. It was determined to be an even trade due to them having an extra arm for the side load truck The City of Piqua will be acquiring in the trade.

Commissioners Comments: Mayor Pearson asked how we're dealing with warranties and Amy said they are both out of warranty.

Public Comment: None

Action Taken: A motion was made by Commissioner Grissom to adopt R-114-22 and Commissioner Lee seconded the motion. All approved and the motion carried unanimously.

**RESOLUTION NO. R-115-22 A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH THE MIAMI COUNTY YMCA, PIQUA BRANCH**

Introduction: Amy Welker said that she has been looking at what the City of Piqua could do for Recreation for the citizens. Amy said the City has been looking for partners and felt like this would be a great opportunity to partner with the YMCA. Amy said that she took a look at the members of the Piqua pool and feels like about 45 memberships would benefit from the Financial Assistance Program the YMCA will offer. This resolution is looking to support the YMCA project, which is an investment in the City.

Commissioners Comments: Mayor Pearson said she'd need to recuse herself from voting as she is an employee at the YMCA. Commissioner Vetter said he'd also need to recuse himself.

Commissioner Hinds said she spoke to Jim McMaken at the YMCA and is excited about this partnership. Kids need somewhere to go. Commissioner Lee said he loves this.

Public Comment: Jim McMaken and Steve Staley, both from the YMCA, thanked the Commissioners for their consideration. Commissioner Hinds asked how citizens could donate to the campaign. Jim McMaken said they can go to the website or come in to the YMCA and donate in person. Mr. McMaken said that every person who donates will get their name on a plaque. Opening is planned for the 1<sup>st</sup> quarter of 2024.

Eva Silvers addressed Jim McMaken and asked if they would be able to collaborate with the schools.

Valerie Mullekin asked if the students getting assistance for memberships would also get assistance for certain activities such as the swim team. Jim McMaken said students get discounted rates for being a member but if they need assistance above that, they can apply for additional assistance.

Dave Fischbach asked what the numbers are. Amy Welker said that we are proposing \$100,000 for the first year and \$25,000 for 2023-2025. Amy said that the funding is coming from the savings made from the pool demolition. Commissioner Hinds said it was a win win because the YMCA needed somewhere to take the dirt from the YMCA construction project and the City of Piqua needed fill dirt for the swimming pool demolition.

Action Taken: A motion was made by Commissioner Hinds to adopt R-115-22 and Commissioner Grissom seconded the motion. All approved and the motion carried unanimously.

**RESOLUTION NO. R-116-22 A RESOLUTION AUTHORIZING THE LAW DIRECTOR TO PETITION THE BOARD OF COUNTY COMMISSIONERS OF MIAMI COUNTY, OHIO FOR A CHANGE IN BOUNDARY LINES OF WASHINGTON TOWNSHIP**

Introduction: Frank Patrizio introduced this Resolution and explained that when you have an annexation, you have to ask the township to move the lines so the annexed land is removed from the township.

Commissioners Comments: None

Public Comment: Valerie Mullikin asked what land was being annexed. Frank Patrizio said it was the 664 acres that was annexed into the City of Piqua at the last meeting.

Action Taken: A motion was made by Commissioner Grissom to adopt R-116-22 and Commissioner Hinds seconded the motion. All approved and the motion carried unanimously.

**PUBLIC COMMENT** – This is a summary of the public comments:

Tom Homan – Thanked Commissioners for tabling Resolution dealing with strip mine. He said that he has environmental concerns. Superfund sites are now uninhabitable and that it's clear the the state regulations are not enough. Mr. Homan asked that the Resolution be untabled and voted down.

Mr. Homan asked that the City Commission continue to communicate with the Nicklin Avenue group and keep the zoning at R1. Commissioner Hinds asked Tom Homan if he was the head of the group and Tom Homan said he is just an active member. Commissioner Grissom asked Chris Schmiesing if he could put more information on the website to keep citizens informed about the Nicklin Avenue project.

Valerie Mullikin gave an update on the Operation Veteran and Caregiver Support group that she is Executive Director of. She passed out cards with a crisis line number and said you do not have to be a Veteran to call this crisis hotline.

Eva Silvers – Would like the Commissioners to untable the Resolution dealing with the Quarry and vote no. She said that we don't want factories to leave. Eva said that when you take a position in government you have to have morals and said the Resolution regarding the quarry should be an immediate no. Eva said that code enforcement is being selective in this city.

Tyler Fonzie said that he was at the Hydraulic Dam meeting and asked how we could honor the Veterans by removing a memorial, which may happen if we divert water. He read a speech and asked the commission to consider other options. Commissioner Hinds thanked Tyler for sharing his voice and said the hydraulic canal is not an easy decision but something that we have to do. All options are being considered and nothing is a done deal.

Steve Elliott – Also reiterated that he'd like Commission to vote no on the Tabled Resolution (regarding the quarry). He said no one knows what's going on with the Nicklin Avenue development. Mr. Elliott congratulated Chris Schmiesing's sons for recognition in Dayton Daily News.

Josh Blackshire – Checked development around other quarries owned by Jerguson on Google Earth. He said they have 27 locations and there is no development around any of them. Josh said Mike Sherry had a meeting with the owners of the quarry and asked them to leave the 400 hundred acres off the table and just ask for zoning of the 200 acres where the quarry will go and they said no.

#### **CITY MANAGER'S REPORT**

Paul Oberdorfer played a video of the Power Department taking part in restoring power in Florida after Hurricane Ian. Paul said 6 employees went and returned Sunday. The video will be posted to the website.

Paul said that paving is continuing on Ash Street and will continue next week weather permitting.

#### **COMMISSIONERS COMMENTS**

Commissioner Lee – Congratulated Piqua Football team. He said that we'll try to keep clear lines of communication open.

Commissioner Lee said he'd be a guest bartender at Scottish Thistle on October 24 from 4:30-9:00 pm and proceeds will go to Lehman basketball.

Commissioner Vetter – The Neighborhood Association wants you to look out your windows. The Police want to know if you see anything suspicious.

Commissioner Hinds – The hydraulic meeting will be posted to website and a list of the possible scenarios. She said comments are appreciated.

Commissioner Grissom – There was a great turnout last night and there were good comments. He also thanked the Nicklin Ave. advocates.

Mayor Pearson – Thanked everyone for coming out. She said she loved how organized everyone was with their notes. October 15 is Harvest Days in downtown Piqua.

ADJOURNMENT FROM COMMISSION MEETING TO WORK SESSION at 7:05 p.m.

A motion was made by Commissioner Vetter to adjourn from the regular commission meeting and Commissioner Lee seconded the motion. All approved and the motion carried unanimously.

Approved: \_\_\_\_\_

Attest: \_\_\_\_\_

Diana Tamplin  
Clerk of Commission

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Cindy Pearson, Mayor