

**MINUTES  
PIQUA CITY COMMISSION  
TUESDAY, January 16, 2018  
6:00 P.M.**

Piqua City Commission met at 6:00 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street. Mayor Hinds called the meeting to order. Also present were Commissioners Lee, Short, Martin and Vogt. Absent: None.

**REGULAR CITY COMMISSION MEETING**

**ANNOUNCEMENTS**

No one came forward at this time.

**EXECUTIVE SESSION**

To consider the purchase or sale of property for public purpose

Moved by Commissioner Vogt, seconded by Commissioner Martin to move into Executive Session at 6:01 P.M. to consider the purchase or sale of property for public purpose. Roll call vote, Aye: Hinds, Martin, Vogt, Lee, and Short. Nay: None.

Moved by Commissioner Vogt, seconded by Commissioner Martin to adjourn from Executive Session at 6:26 P.M. Voice vote, Aye: Hinds, Martin, Vogt, Lee and Short. Nay: None.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of the Minutes from the January 2, 2018 Regular City Commission Meeting.

**RES. No. R-5-18**

A Resolution reappointing a member to the Piqua Energy Board

Commissioner William Vogt was reappointed for a two year term expiring on December 31, 2019.

**RES. NO. R-6-18**

A Resolution reappointing a member to the Piqua Energy Board

Commissioner John Martin was reappointed for a two year term expiring on December 31, 2019.

**RES. No. R-7-18**

A Resolution reappointing a member to the Miami County Council

Commissioner John Martin was reappointed for a two year term expiring on December 31, 2019.

**RES. No. R-8-18**

A Resolution appointing a member to the Tree Committee

Commissioner Kris Lee was appointed to fill the unexpired term of Commissioner Judy Terry, term will expire on March 1, 2020.

**RES. No. R-9-18**

A Resolution appointing a member to the Governing Board of the Piqua Improvement Corporation  
Commissioner Kris Lee was appointed to the Governing Board of the Piqua Improvement Corporation.

**RES. No. R-10-18**

A Resolution appointing Dave Short to the Grow Piqua Now Board  
Commissioner Dave Short was appointed to the Grow Piqua now Board for a term to expire on December 31, 2019

**RES. No.R-11-18**

A Resolution reappointing Kathryn B. Hinds to the Grow Piqua Now Board  
Mayor Kathryn B. Hinds was reappointed to the Grow Piqua Now Board for a 3-year term to expire on December 31, 2020

**RES. No. R-12-18**

A Resolution reappointing a member to the Miami Valley Regional Planning Commission  
Commissioner William Vogt was reappointed as a member of the Miami Valley Regional Planning Commission for a one-year term to expire on March 1, 2019.

**RES. No. R-13-18**

A Resolution reappointing an alternate member to the Miami Valley Regional Planning Commission  
Justin Sommer, Assistant City Manager/Economic Development Director was reappointed as an alternate member to the Miami Valley Regional Planning Commission for a one-year term to expire on March 1, 2019.

**RES. No. R-14-18**

A Resolution reappointing an alternate member to the Miami Valley Regional Planning Commission  
City Planner Chris Schmiesing was reappointed as an alternate member to the Miami Valley Regional Planning Commission for a one-year term to expire on March 1, 2019.

Moved by Commissioner Martin, seconded by Commissioner Vogt to approve the Consent Agenda at this time. Voice vote, Aye: Martin, Short, Lee, Vogt, and Hinds. Nay, None. Consent Agenda was unanimously approved.

**OLD BUSINESS**

**ORD. NO. 1-18 (2nd Reading)**

An Emergency Ordinance amending Chapter 50 of the Piqua Code, relating to garbage and refuse  
City Manager Huff asked that Ordinance No. 1-18 be tabled at this time.

**PUBLIC COMMENT**

No one came forward to speak at this time.

Commissioner Martin, seconded by Commissioner Less moved to table Ordinance No. 1-18 (2nd Reading). Voice vote, Aye: Martin, Hinds, Vogt, Short, and Vogt. Nay, None. Motion carried unanimously.

**NEW BUSINESS**

**ORD. NO. 2-18 (1<sup>ST</sup> Reading)**

An Emergency Ordinance amending Chapter 50 of the Piqua Code, relating to garbage and refuse

City Manager Huff explained several of the changes that were made after the last reading.

Mayor Hinds stated she has been receiving calls concerning the size of the new cans.

Amy Welker, Health & Sanitation Director explained the various sizes that will be available. Commissioners asked several questions regarding the size of the new truck, and if they would be able to get into some of the tight alleys, if they would be able to pick up both sides of the street at one time or would have to go up one side and back down the other, and when do they plan to purchase new truck?

Commissioner Vogt stated he would like them to look at outside sources for refuse pickup if possible before voting on this ordinance. Commissioner Martin said he would second that.

Commissioner Lee asked when the last time was they considered it or looked into possibly outsourcing it, and if there would be an additional cost for a second can?

Amy Welker, Health & Sanitation Director stated the last time was when they brought the recycling in house in 2016, further stating they found it would be cheaper to have city staff pickup at that time.

Commissioner Short asked if citizens would still be able to put bulk items out if they go to an outside service? Ms. Welker stated that would be something they would have to look at.

Mayor Hinds stated she has received calls regarding being able to get the new larger cans to the curbs by senior citizens, is there any type of help with this.

Amy Welker stated there is a Fall Prevention Program that senior citizens can contact the Health Department and sign up to have them picked up at the backdoor.

Commissioner Martin asked if someone needs a can would they drop one off? Ms. Welker stated yes they would drop one off.

**PUBLIC COMMENT**

No one came forward to speak at this time.

All Commissioners were on board with getting a few outside quotes before approving the ordinance. Ordinance No. 2-18 was given a 1<sup>st</sup> reading.

**RES. NO. R-15-18**

A Resolution retaining the services of SSOE Group to provide Professional Consulting and Engineering Services for the Power System

Ed Krieger, Power System Director provided the Staff Report.

During routine Substation testing in 2017 there were concerns raised related to Piqua's oil-filled 69kV Breakers, and recommended the City consider replacing them as they have been in service 30-40 years. The Power System has developed a three-year program to replace these critical assets and will begin with the replacement of three (30) – 69 kV Breakers at Substation #5 in 2018. The Energy Board unanimously recommended this to the City Commission to retain the services of SSOE Group to provide the services.

The Power System has utilized SSOE's Toledo office for several other projects over the years, and have been completely satisfied with their work to date, stated Mr. Krieger.

**PUBLIC COMMENT**

No one came forward to speak at this time.

Moved by Commissioner Vogt, seconded by Commissioner Lee, that Resolution No. R-15-18 be adopted. Voice vote, Aye: Hinds, Martin, Lee, Vogt, and Short. Nay: None. Motion carried unanimously.

**RES. NO. R-16-18**

A Resolution retaining the services of Northwestern Ohio Security Systems, Inc. to provide Security Systems for the Power System

Ed Krieger, Power System Director provided the Staff Report.

TYCO designed and installed the security system when the new facility was constructed in 2012, and the city has maintained service agreements with them. Over the past several years, we have experienced a lack of response to our service needs, as well as constant turnover of TYCO personal. Maintenance items are rarely resolved and it takes months, leaving the Power System vulnerable, stated Mr. Krieger.

Northwestern Ohio Security Systems, INC. (NWOSS) was founded in 1981 in Lima and has a number of long-time accounts including Lima City Schools, ODOT, and Delaware County. The City has experience with NWOSS, and contract pricing is available through the State of Ohio Cooperative Purchasing Program. The city is confident that they will provide the security system required by the Power System at this time.

**PUBLIC COMMENT**

No one came forward to speak at this time.

Moved by Commissioner Martin, seconded by Commissioner Vogt, that Resolution No. R-16-18 be adopted. Voice vote, Aye: Martin, Hinds, Vogt, Short, and Lee. Nay: None. Motion carried unanimously.

**RES. NO. R-17-18**

A Resolution requesting authorization to enter into an agreement with O.R. Colan Associates for right-of-way acquisition services being part of the wastewater pump stations replacement & elimination project

Chris Melvin, Wastewater Treatment Superintendent provided the Staff Report.

As part of the Pump Station replacement and elimination work, the City needs to acquire easements to install some of the new pipelines. Pump Station areas which will need easements, are the Mall, Maplewood Drive, Orchard Drive, Candlewood, and Stratford Drive.

O.R. Colan Associates were selected to complete the right of way work based upon the most recent Request for Qualifications that were solicited from consultants by the Engineering Department for the right-of-way work, stated Mr. Melvin.

**PUBLIC COMMENT**

No one came forward to speak at this time.

Moved by Commissioner Martin, seconded by Commissioner Lee, that Resolution No. R-17-18 be adopted. Voice vote, Aye: Lee, Martin, Short, Vogt, and Hinds. Nay, None. Motion carried unanimously.

**RES. NO. R-18-18**

A Resolution authorizing the City Manager to enter into a Memorandum of Understanding Agreement to permit the usage of the former Water Treatment Plant with Bowling Green State University, State Fire School

Justin Sommer, Assistant City Manager/Economic Development Director provided the Staff Report.

With the opening of the new Piqua Water Treatment Facility in June of 2017 the former facility is vacant. The vacant facility is an ideal location for fire safety training and related activities including confined space, water rescue, and fire safety material testing.

The City of Piqua's Comprehensive Plan includes the goal of revitalizing Piqua through initiatives that encourage redevelopment or reuse of existing structures in an effort to reduce building vacancies.

Bowling Green State University operates a State Fire School, and their training events host up to 450 students. The City of Piqua and Bowling Green State University, State Fire School has agreed to terms with a Memorandum of Understanding for the use of the former water treatment facility for fire training and related activities.

Commissioner Lee stated he believes it is a great reuse of the property.

Mayor Hinds stated it will bring people into town also.

**PUBLIC COMMENT**

No one came forward to speak at this time.

Moved by Commissioner Vogt, seconded by Commissioner Lee, that Resolution No. R-18-18 be adopted. Voice vote, Aye: Hinds, Martin, Lee, Vogt, and Short. Nay: None. Motion carried unanimously.

**RES. NO. R-19-18**

A Resolution authorizing an amendment to Zoning Map to change the Zoning Designation of a part of Parcel N44-250084 from OS (Open Space) to I-1 (Light Industrial)

Chris Schmiesing, City Planner provided the Staff Report.

There are plans to facilitate a planned reuse of the former water treatment plant at this time. The proposed zoning for the site is I-1 Light Industrial. The zoning will accommodate the emergency services regional training center adaptive reuse planned for the facility. The Planning Commission conducted a Public Hearing and deliberated on the matter and recommended approval of the proposed zoning change to the City Commission.

**PUBLIC COMMENT**

No one came forward to speak at this time.

Moved by Commissioner Lee, seconded by Commissioner Short, that Resolution No. R-19-18 be adopted. Voice vote, Aye: Lee, Short, Martin, Hinds, and Vogt. Nay: None. Motion carried unanimously.

**RES. NO. R-20-18**

A Resolution authorizing an amendment to Zoning Map to change the Zoning Designation of a tract of land located on Wood Street to R-3 (Multi-Family Residential).

Chris Schmiesing, City Planner, provided the Staff Report.

The current industrial zoning of the property is a holdover from the former railyard use that has long since been abandoned. The proposed zoning will establish a zoning of the property that is consistent with the surrounding development and land use types.

The Planning Commission conducted a Public Hearing and deliberated on the matter. The Planning Commission found the change in zoning to be warranted and recommended approval to the City Commission.

Pete Schwiegeraht, Senior Developer from Miller Valentine came forward and provided a brief background of Miller Valentine Residential Development, and what they provide.

Commissioners asked various questions concerning the management plans, type of rentals low or moderate income rentals, monthly rental fees, size of apartments, parking for residents, other amenities available to renters.

Mr. Schwiegeraht provided detailed answers to all questions.

**PUBLIC COMMENT**

Paul Bubeck, Camp Street came forward and asked if the apartments were going to be Metropolitan Housing. Mr. Schwiegeraht stated no, they would not be Metropolitan Housing.

Commissioner Vogt stated he believes this is a great idea for the area, and hopefully it will encourage nearby residents to fix up their properties to enhance the neighborhood. The community needs standard upgraded affordable housing.

Mayor Hinds also stated it is hard to find affordable housing.

Moved by Commissioner Martin, seconded by Commissioner Vogt, that Resolution No. 20-18 be adopted. Voice vote, Aye: Short, Martin Lee, Hinds, and Vogt. Nay: None. Motion carried unanimously.

**PUBLIC COMMENT**

No one came forward to speak at this time.

**CITY MANAGER REPORT**

City Manager Huff stated he did not have anything at this time.

**COMMISSIONERS COMMENT**

Commissioner Lee thanked the Piqua High School Show Choir for hosting the Annual Show Choir Concert.

Commissioner Lee offered condolences to Edna Stiefel and her family on the passing of her daughter Cheryl Stiefel Francis.

Commissioner Lee wished his son and his basketball team good luck.

Commissioner Short stated he was able to see how the City Action Line worked first hand. A streetlight was reported out and it was repaired very quickly. Commissioner Short expressed what a great service the city provides.

Commissioner Vogt stated he is getting calls on the refuse, and is glad they are going to research options.

Mayor Hinds offered her condolences to the Stiefel family stating "Cheryl left the City and Piqua Community in a much better place." Viewing will be held on Wednesday, January 17<sup>th</sup> from 2:00 P.M. to 8:00 P.M. at the Jamieson and Yannucci Funeral Home.

Mayor Hinds announced the Running Committee will be holding a meeting on January 23, 2018 at 7:00 P.M. in the City Commission Chambers. The Piqua Police Department will speak.

Mayor Hinds announced the Piqua Chamber of Commerce will hold their annual Chamber Dinner on Thursday January 18, 2018.

Motion made by Commissioner Vogt to adjourn from the Regular Commission Meeting at 7:15 P.M. seconded by Commissioner Martin, motion was carried unanimously.

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KATHRYN B. HINDS, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
REBECCA J. COOL  
CLERK OF COMMISSION