

**MINUTES
PIQUA CITY COMMISSION
Tuesday, July 17, 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.

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the Minutes from the July 3, 2018 Regular City Commission Meeting

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

NEW BUSINESS

RESOLUTION NO. R-101-18

A RESOLUTION AUTHORIZING A PURCHASE ORDER TO COMPASS MINERALS AMERICA, INC. FOR THE PURCHASE OF ROAD SALT FOR THE STREET DEPARTMENT

Brian Brookhart, Assistant Street Superintendent, spoke stating the city belongs to an organization named Southwest Ohio Purchasers for Government, which bid out a road salt purchase on behalf of approximately 89 different entities. The city has participated in this joint bid successfully for many years. This year's price is coming in at \$89.69 per ton, which is higher than last year's cost of \$49.88 per ton. The estimated usage for this year will be around 2,500 tons. The city is required to purchase at last 2,000 tons during the season, which will cost \$179,380.00.

Commissioner Vogt questioned how much road salt was left last year. Assistant Street Superintendent Brookhart responded a little over 500 tons.

Commissioner Martin questioned if the city purchased 2,500 tons last year. Assistant Street Superintendent Brookhart responded the city used very close to that, with last year being rougher than previous years, but on average that is what is used.

Commissioner Lee noted the cost is a \$40.00 increase. Assistant Street Superintendent Brookhart responded it is not unusual for supply and demand. When there is a colder winter and more salt is sold, they anticipate not keeping up with the supply. It is not unusual when there is a cold, rough winter. A milder winter will see a lower price.

Mayor Hinds noted the bid tabulation for other cities is comparable to this bid.

No one came forward to speak for or against Resolution No. R-101-18.

Motion was made by Commissioner Vogt to adopt Resolution No. R-101-18; motion seconded by Commissioner Martin; motion was carried unanimously and Mayor Hinds declared Resolution No. R-101-18 adopted.

RESOLUTION NO. R-102-18

A RESOLUTION AWARDDING A CONTRACT TO TREE CARE, INC. FOR THE 2018 ANNUAL TREE REMOVAL, PRUNING AND EMERGENCY TREE REMOVAL

Amy Havenar, City Engineer, spoke stating in 2017 the city bid its annual Tree Removal and Pruning and Emergency Removal Contract and that Contract was awarded to Tree Care, Inc. As part of the bid, the Contract states after the first year the contractor is able to hold its bid for three additional years. The city would ask that the Contract be awarded again for 2018. Great success has been had with this company and they've always done a great job.

Commissioner Vogt questioned if this company is a different one than clears for the power lines.

Cynthia Holtzapple, Assistant City Manager/Finance Director, confirmed Nelson Tree Service does the clearing for the power lines.

Commissioner Martin questioned why the city would go with Tree Care when their bid is higher than Bladecutters, Inc.

City Engineer Havenar responded that as part of the bid last year, one of the conditions was that there had to be a certified arborist on staff. Bladecutters also had a couple other conditions they could not comply with. They did not have all the equipment that was needed in case of an emergency. The biggest issue was the certified arborist because you have the safety practices that follow. The arborist they listed did not work for the company when reference checks were done. They just did not comply with the city's specs.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-102-18.

Motion made by Commissioner Martin to adopt Resolution No. R-102-18; seconded by Commissioner Lee; motion was carried unanimously; Mayor Hinds declared Resolution No. R-102-18 adopted.

RESOLUTION NO. R-103-18

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH LJB INC. FOR THE ENVIRONMENTAL SERVICES FOR THE GREAT MIAMI RIVER TRAIL BRIDGE PROJECT

City Engineer Havenar spoke stating that in 2017 the city hired Lockwood, Jones and Beals to complete, or begin, the design of the Great Miami River Recreational Trail Bridge. The city is looking to relocate the existing bridge behind the power plant to Goodrich Giles Park. Since then the city has been successful in receiving funding through Miami Valley Regional Planning Commission for a portion of the construction. Now the next phase with the federal funding would be to start the environmental process. After requests for qualifications, the city has selected Lockwood, Jones and Beals to complete the environmental assessment on the entire bridge structure.

PUBLIC COMMENT

No one came forward to speak for or against Resolution No. R-103-18.

Motion made by Commissioner Lee to adopt Resolution No. R-103-18; seconded by Commissioner Vogt; motion was carried unanimously; Mayor Hinds declared Resolution No. R-103-18 adopted.

RESOLUTION NO. R-104-18

A RESOLUTION AUTHORIZING THE DISPOSITION OF PART OF INLOT NO. 9042

Ed Krieger, Power System Director, spoke stating construction of the Staunton Solar Field is essentially complete and generating power and has been for a few weeks. To develop that project, the city secured two properties; the old Staunton Street school property and property from the Heckmans that was adjacent to the school property. Also, there was a property swap with Custom Aerosol, which is also owned by the Heckmans. During the construction staking for the project it was discovered that the south property line for the solar project was incorrectly conveyed during the property swap. The intent was to have a 25 feet border north of Custom Aerosol. As the property was staked, it was 15 feet. This item will correct that property transfer to restore it to what was intended.

No one came forward to speak for or against Resolution No. R-104-18.

Motion made by Commissioner Short to adopt Resolution No. R-104-18; seconded by Commissioner Lee; motion was carried unanimously; Mayor Hinds declared Resolution No. R-104-18 adopted.

RESOLUTION NO. R-105-18

A RESOLUTION TO QUIT CLAIM DEED CITY INTERESTS IN PART OF INLOTS 581, 582 AND 583

Chris Schmiesing, City Planner, spoke stating a request was made by a private property owner at 124 Roosevelt, which is known as Fincel Door Company. Kyle Fincel brought to the city's attention, after a recent survey he had completed, that there is a nine foot discrepancy between his actual property line and the property line that he thought had originally been established by way of a conveyance that occurred in 1999. This pertains to the former Conrail Railroad right-of-way that the city acquired in 1987, and then subsequently in 1999 the city conveyed a portion of that railroad right-of-way, involving the referenced lots, to the Fincel Door Company, Kyle Fincel, to reflect the actual boundaries of the improvements on his property. What Mr. Fincel is asking is that the city quit claim its interest in that nine foot discrepancy so that he can proceed with a replat survey, which will then allow for the legal description to be clean, and he will be able to convey the title to the property if he were to sell it.

No one came forward to speak for or against Resolution No. R-105-18.

Motion made by Commissioner Martin to adopt Resolution No. R-105-18; seconded by Commissioner Vogt; motion was carried unanimously; Mayor Hinds declared Resolution No. R-105-18 adopted.

RESOLUTION NO. R-106-18

A RESOLUTION REQUESTING CONSENT TO AWARD A CONTRACT TO ENVIRONMENTAL ASSURANCE COMPANY, INC., FOR THE FORMER MO'S LOUNGE ASBESTOS ABATEMENT PROJECT

City Planner Schmiesing spoke stating this property is located in the Riverfront Redevelopment area. In the Riverfront District development strategy that was completed in 2015, this is one of the catalytic projects that was identified as being critical to transforming this area and revitalizing the properties. Subsequently, the city was successful in securing some US EPA grant dollars to assist with the remediation work that needs to be done in this building to put it back into a condition where the city can white box it, which basically means you're making it ready for an end user to come in and do renovation work to put the building out for a particular end use. The contract, if authorized, would be to Environmental Assurance Company out of Indianapolis, Indiana. They were one of two bidders and they satisfied all of the bid specifications and provided

all of the appropriate documents and reference checks were outstanding. They are prepared to begin the work as soon as the city issues a Notice to Proceed and estimate it will take about 30 days to complete, which is very good because the city is up against the clock with the work getting completed and staying within the timeframe as far as the Cooperative Grant Agreement and the completion date that was originally indicated. The tentative projected date is August 1st. This is the first phase of the project. Once this is completed, there are also grant dollars through the Community Development Block Grant Program that will allow the city to go forward with making the building weather tight and removing the addition off the back of the building.

No one came forward to speak for or against Resolution No. R-106-18.

Motion made by Commissioner Lee to adopt Resolution No. R-106-18; seconded by Commissioner Martin; motion was carried unanimously; Mayor Hinds declared Resolution No. R-106-18 adopted.

RESOLUTION NO. R-107-18

A RESOLUTION OF AUTHORIZATION TO SUBMIT AN APPLICATION FOR OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT AND LOCAL TRANSPORTATION IMPROVEMENT PROGRAM(S) AND TO EXECUTE CONTRACTS AS REQUIRED FOR THE CATCH BASIN REPLACEMENT PROJECT

Janel Ranly, Development Program Manager, spoke stating the city will apply for the grant funding from OPWC for \$200,000.00. The total project cost is \$255,000.00 with the remaining \$55,000.00 set to come out of the city's storm water funds. The project is set to replace 100 catch basins throughout the city. These 100 catch basins were chosen after 3,000 catch basins were inspected throughout the city and scored for their deterioration. The project, if the grant is received, is scheduled to start in 2019.

No one came forward to speak for or against Resolution No. R-107-18.

Motion made by Commissioner Lee to adopt Resolution No. R-107-18; seconded by Commissioner Martin; motion was carried unanimously; Mayor Hinds declared Resolution No. R-107-18 adopted.

CITY MANAGER'S REPORT

Assistant City Manager Cynthia Holtzapfle extended an invitation to the city commissioners to join the city employees at the employee picnic on August 10th from 11:30 A.M. to 1:30 P.M.

STAUNTON SOLAR PROJECT UPDATE

Power Director Krieger spoke stating several meetings back Commissioner Martin suggested it would be good to weigh back in on this project and give some background information and progress on this project. As mentioned, the project is essentially complete. A lot of people are interested in the project and no negative comments have been received. The process was started well over two years ago. The project has gone through 12 public meetings, through the City Commission, the Piqua School Board, the city's Planning Commission and also through the city's Energy Board. This project is called the AMP Solar Phase II Project and is basically a Power Purchase Agreement between AMP and NextEra, that is a subsidiary of Florida Power & Light. Under this Agreement, NextEra builds, owns and operates all of the solar sites. The first site built, which is the largest scale project, is in Bowling Green on 165 acres. Since that time, AMP has continued to evaluate sites for their 132 members with the goal of eventually subscribing over 60 megawatts of total generation. Under that Agreement, NextEra takes care of the facility and AMP purchases the power. As a participant in the project, the city gets their allocated portion of the project. One of the really nice things about this project is it is one of the most cost effective resources that the city has in its portfolio at an estimated \$33.00 dollars a megawatt hour for the

25 year life of the project. When AMP asks for these sites, ultimately they want the site to be owned by the member, for the site to be reasonably close to the electrical system, not heavily forested and relatively flat with little or no site grading, among other things. The original layout several years ago grew from 1 megawatt to over 1.7 megawatt sites. Some of the benefits for this project being in Piqua are there is no cost of power transmission, it provides electrical benefits, back-up generation, if needed, innovative use of the property, and it has really become a flagship project for the city. When this is added to our wind and hydro projects that the city is a part of, the city's power supply is over 20% renewable right now. The city entered into this several years ago, but significant tests had to be completed in a fairly short amount of time. The tree clearing was first, followed up a few months later by stump removal. New topsoil was laid in layers and compacted. The final site preparation was the east property line. A good portion of the trees along the east property line had to be removed to increase the productivity due to shading. In the middle of May, the piles began being driven. Only one of the 731 piles was rejected. Towards the end of May, the racking was being installed. The racking supports the solar panels. Solar panel installation started May 21st. The amount of panels installed was 7,672, with each being a 350 watt panel generating 37 volts. In the meantime, the city employees extended the electrical system to the site, all in advance of the installation of the new transformer. The panels were totally installed by June 14th. By June 28th, the electrical infrastructure was completed. The inverters were installed and the system was connected to our grid early afternoon on June 28th. What is left to be completed is working out some of the bugs, landscaping, sidewalk, and basic cleaning up with an intended ribbon cutting later this year.

Commissioner Martin questioned how close it is to becoming 1.7 megawatts.

Power Director Krieger responded that the meter was set and within a few days the peak demand was listed at 1.728. There have now been some cool days and the project's output has been over 1.9 megawatts.

Commissioner Martin questioned if there would be anymore sites in Piqua.

Power Director Krieger responded that there is a site being actively looked at right now.

COMMISSIONERS COMMENTS

Commissioner Lee thanked everybody involved with the Small Town Piqua video. One complaint he heard was the lack of diversity; however, everybody had the opportunity to participate. Also, a call was received over the weekend where somebody went onto somebody else's property over the placement of flags. People need to know to be civil. Go talk to the person there is an issue with; don't just go take care of the problem yourself by going onto somebody's property.

Commissioner Short also thanked everybody for the video and for the great 4th Fest.

Commissioner Vogt spoke on being civil. Three calls were received by him this week over a situation on Manier Avenue, and they were all less than civil. People need to understand that you need to be civil when calling your commissioners and understand they can only do so much.

Mayor Hinds thanked everybody for the video participation. A variety of ways were put out as to get people to participate, so the opportunity was there if you chose to do so. Also, as far as being civil, be kind and remember that what you put out there, whether it be through a telephone call or you put it out there on Facebook, being kind is a gift not only to the people that you come into contact with, but it's also a gift to yourself. Build one another up and not tear each other down. The more that is done, the more powerful we will be as a city, the more our community will shine and the more we will become the people that we were created to be.

ADJOURNMENT

Motion made by Commissioner Vogt to adjourn from the Regular City Commission Meeting at 6:40 P.M.; motion seconded by Commissioner Martin; motion carried unanimously.

KATHRYN B. HINDS, MAYOR

PASSED: _____

ATTEST: _____
KIMBERLY J. HEBB
ACTING CLERK OF COMMISSION