



**PIQUA CITY COMMISSION
MINUTES
TUESDAY, MARCH 19, 2019
6:00 P.M.**

Piqua City Commission met in the Municipal Government Complex – 201 West Water Street

Mayor Hinds called the meeting to order at 6:00 PM followed by the Pledge of Allegiance.

Roll Call as follows: Present: Mayor Hinds, Commissioners Lee, Short, Martin and Vogt. Absent: None.

**PRESENTATION FROM THE UPPER VALLEY MEDICAL CENTER PRESIDENT,
MR. TOM PARKER, AND CHAIRMAN, MR. STEVE STALEY**

Tom Parker, President of the Upper Valley Medical Center, indicated that the hospital is quite impressed with the plan that has been developed for Lock 9 Park. This is an opportunity to their commitment to the growth and vitality of all the communities in Miami County.

Steve Staley, Chairman of the Upper Valley Medical Center Board of Directors, reported that UVMC believes the improvement project will truly enhance lives.

Both Tom Parker and Steve Staley presented a check for \$280,000 to the city's improvement project at Lock 9 Park.

CONSENT AGENDA

MINUTES FROM MARCH 5, 2019

Approval of the minutes from the March 5, 2019 Regular City Commission Meeting.

RES. NO. R-31-19

A Resolution reappointing a member to the Golf Advisory Board
Gene Hill was reappointed to a 4-year term to expire in 2023.

RES. NO. R-32-19

A Resolution appointing a member to the Golf Advisory Board
Eric White was appointed to a 4-year term to expire in 2023.

RES. NO. R-33-19

A Resolution appointing a member to the Park Board
Eric White was appointed for a 5-year term to expire in 2023.

RES. NO. R-34-19

A Resolution reappointing a member to the Tree Committee
Randi Simon-Serey was reappointed for a 4-year term to expire in 2023.

RES. NO. R-35-19

A Resolution of Appreciation for the Public Service of Vincent P. Ashcraft as a City Employee

RES. NO. R-36-19

A Resolution of Appreciation for the Public Service of Mark Spoltman as a member of the Planning Commission

Commissioner Martin, moved for the approval of the Consent Agenda, motion was seconded by Commissioner Vogt.

Motion was carried unanimously, and Mayor Hinds declared the **Consent Agenda adopted.**

NEW BUSINESS

RES. NO. R-37-19

A Resolution authorizing the lease of City owned real estate

Chris Schmiesing, City of Piqua Economic Development Director explained and reviewed the proposed lease with Locktenders, LLC to operate a restaurant in the 3,578 square feet of tenant space located at 110 W. High Street in the Fort Piqua Plaza.

The agreed upon terms of the lease are \$1,500/month for five years, with an option to renew. Chris stated this is the same lease rate as was extended to the previous tenant. The tenant will hold the liquor license and provide alcohol services in the restaurant and for the Fort Piqua Plaza Banquet Center.

Locktenders, LCC ownership team operates Basils on Market restaurants located in Troy, Dayton and Mason, Ohio and has numerous years of experience in the restaurant industry. The ownership team has established a reputation for operating highly successful full-service restaurants that offer chef inspired food and specialty cocktails in a comfortable setting.

Attorney Jose Lopez, on behalf of the Jaqua family trust, asked that the commission consider the fiduciary obligation to the city before passing the resolution. Jose indicated the commission needed to do its economic due diligence and felt the commission was acting without competitive bidding to fill the restaurant space at the Fort Piqua Plaza.

Real estate developer Brandon Virgallito voiced concerns about the lease rate of the restaurant space. Brandon indicated there is an opportunity to analyze the lease rate.

A number of Piqua residents, including Michael Sloan, Diana Thompson, Dan French, Lorna Swisher, Sue Peltier and Ruth Koon, spoke in support of the lease agreement for the restaurant space and asked commission to pass the resolution.

Commissioner Vogt, moved for the adoption of Res. No. R-37-19, seconded by Commissioner Martin. Motion carried unanimously.

RES. NO. R-37-19 Adopted

RES. NO. R-38-19

A Resolution authorizing the lease of City owned real estate

Chris Schmiesing, City of Piqua Economic Development Director explained and reviewed the proposed lease which would allow for Stone Ground Deli, LLC to operate a delicatessen in the 1,400 square feet of tenant space located at 122 W. High Street in the Fort Piqua Plaza.

Chris explained the agreed upon terms of the lease are \$750/month for five years, with an option to renew. This is the same lease rate as was extended to the previous tenant. Stone Ground Deli, LCC ownership team operates Basils on Market restaurants located in Troy, Dayton and Mason, Ohio and has numerous years of experience in the restaurant industry. The ownership team has established a reputation for operating highly successful full-service restaurants. The deli would offer artisan style deli sandwiches and gourmet sides for dine in or carry out.

Commissioner Lee, moved for the adoption of Res. No. R-38-19, seconded by Commissioner Short. Motion carried unanimously.

RES. NO. R-38-19 Adopted

RES. NO. R-39-19

A Resolution authorizing the City Manager to enter into the Capital Improvement Community Park, Recreation/Conservation Project Pass Through Grant Agreement with the Ohio Department of Natural Resources (ODNR) for the Piqua Great Miami Trail Bridge Replacement Project

Amy Havenar reported that the City was notified of the award for funding through the General Assembly under the Parks and Recreation Improvement Fund (Fund 7035) last year for the construction of the Great Miami River Trail Bridge.

The project will consist of the replacement of the existing, inadequate pedestrian bikeway bridge with a new, ADA accessible bike path bridge over the Great Miami River adjacent to Goodrich Giles Park. Amy further stated this project would also include the construction of a multi-use path from the existing bridge to the newly constructed bridge.

The total cost for the project (including Engineering, Right-of-Way, Environmental and Construction) is estimated to be \$1,693,000. The General Assembly has appropriated grant funds in the amount of \$300,000 for costs associated with the construction of the GMR Trail Bridge Project. The City has also received \$995,760 in Federal funds through the Miami Valley Regional Planning Commission (MVRPC) for the construction and the construction administration.

Commissioner Martin asked if there would still be access on the east side of the river from the bike path. Amy indicated the purpose of the Trail Bridge was to prevent that from happening. City Manager, Gary Huff, indicated the fishing spots by the bridge would still have access to the path. The cutoff would be more toward the Wastewater Treatment Plant for security reasons.

Commissioner Martin, moved for the adoption of Res. No. R-39-19, seconded by Commissioner Vogt. Motion carried unanimously.

RES. NO. R-39-19 Adopted

PUBLIC COMMENT

Joe Wilson of Piqua stated he was downtown, over the winter, with his granddaughter and they went to the gazebo. Mr. Wilson stated there are boards on the gazebo that are needing replaced and the structure needs to be repainted. He asked the commission if there would be a chance of that happening for safety purposes.

City Manager, Gary Huff, indicated it would be possible for the repairs and the repainting to be done.

CITY MANAGER'S REPORT

Gary Huff congratulated Cindy Holtzapple and her staff for receiving the Government Finance Officials Association Award of Excellence in Financial Planning for the 28th consecutive year. Gary also congratulated the Power System for receiving the American Public Power Association Excellence and Reliability Award for a number of years. Also, he congratulated Power Systems employees Kendrick Link and Tyler Martin for their four-year apprenticeship and being promoted to journeymen linemen. Congratulations to Mayor Hinds and Brittany VanHorn for receiving the Ohio City/County Management Associations 2019 Citizen Participation Award for the "This Hometown Piqua" music video.

Manager Huff reminded everyone that April 27th is the Piqua Community Clean-Up Day.

COMMISSIONERS COMMENTS

Commissioners Vogt, Martin, Lee and Short wished the best to Vincent Ashcraft and Mark Spoltman for their dedication to the City.

Commissioner Lee thanked Upper Valley Medical Center for their generous donation for the Lock 9 Park project.

Commissioner Short indicated the Pancake breakfast hosted by Kiwanis was a great success, and he would be happy to be the "celebrity" again next year. He also asked everyone to be careful of the motorcyclists that are now on the roads with the nicer weather.

Mayor Hinds indicated the St. Patty's day Beer Run was a huge success, despite the weather.

Motion was made by Commissioner Vogt seconded by Commissioner Martin to adjourn from the Regular City Commission meeting at 6:44 P.M. Motion carried unanimously.

KATHRYN B. HINDS, MAYOR

PASSED: _____

ATTEST: _____
KAREN S. JENKINS
CLERK OF COMMISSION

PREPARED BY: JESSICA MORGAN STEIN
SUBSTITUTE CLERK OF COMMISSION