

**PIQUA CITY COMMISSION  
MINUTES  
Tuesday, December 17, 2019  
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.

Roll Call as follows: Present: Mayor Hinds, Commissioner Lee, Commissioner Grissom, Commissioner Martin, and Commissioner Vogt.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of the Minutes from the December 3, 2019 Regular City Commission Meeting

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 approved.**

**OLD BUSINESS:**

ORD. NO. 7-19 3rd Reading - Amended

An Ordinance to make appropriations for the City of Piqua, Ohio for the year 2020

This is the third reading and Cynthia Holtzapple, Assistant City Manager, Finance Director presented the staff report.

Mayor Hinds noted that this is an amended ordinance and that a vote was needed to accept the amendment. Commissioner Lee moved for acceptance of the amendment, motion was seconded by Commissioner Vogt. Motion was carried unanimously and Mayor Hinds declared the Amended Ordinance accepted.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt ORD NO. 7-19; motion seconded by Commissioner Lee, motion was carried unanimously and **Mayor Hinds declared ORD. NO. 7-19 passed.**

ORD. NO. 8-19 3rd Reading

An Ordinance repealing existing Chapter 33.04 and 33.08 and enacting a new Chapter 33.04 and 33.08 of the Piqua Code, relating to Employee Vacation and Employee Insurance.

This is the third reading and Catherine M. Bogan, Human Resources Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt ORD NO. 8-19; motion seconded by Commissioner Lee, motion was carried unanimously and **Mayor Hinds declared ORD. NO. 8-19 passed.**

## NEW BUSINESS

### ORD. NO. 9-19 (1<sup>st</sup> Reading)

An Emergency amended Ordinance to make Appropriations for the City of Piqua, Ohio for the year 2019

Motion to waive the 3 reading rule was made by Commissioner Martin, seconded by Commissioner Vogt.

Motion carried unanimously and **Mayor Hinds declared the waiving of the three reading rule for ORD. NO. 9-19 passed.**

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Vogt to adopt ORD NO. 9-19; motion seconded by Commissioner Martin, motion was carried unanimously and **Mayor Hinds declared ORD. NO. 9-19 passed.**

### ORD. NO. 10-19 (1<sup>st</sup> Reading)

An Emergency Ordinance enacting and adopting a supplement to the Code of Ordinances for the City of Piqua

Motion to waive the 3 reading rule was made by Commissioner Lee, seconded by Commissioner Grissom.

Motion carried unanimously and **Mayor Hinds declared the waiving of the three reading rule for ORD. NO. 10-19 passed.**

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Vogt to adopt ORD NO. 10-19; motion seconded by Commissioner Lee, motion was carried unanimously and **Mayor Hinds declared ORD NO. 10-19 passed.**

### RES. NO. R-94-19

A Resolution authorizing the City Manager to continue City Membership in American Municipal Power, Inc.

Ed Krieger, Power Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission.

Commissioner Lee questioned how much were these fees, possibly in excess of \$50,000?

Mr. Krieger responded that the legislation is up to \$75,000.

Commissioner Grissom asked if that is what it was last year.

Mr. Krieger responded it was in the neighborhood of \$72,500. It is based on projected sales to customers.

Mayor Hinds asked for any questions or comments from the Public.

Cindy Vogt (non-Piqua area resident) questioned where the figures are for the estimation of the usage.

City Manager Huff replied that we have a set standard that we use for membership. Mr. Krieger reiterated that the rate was based on projected sales from the last five years.

Joe Drapp, 1366 Park Avenue commented in support of membership in the organization since virtually all of our power comes through our association with AMP.

Motion was made by Commissioner Martin to adopt RES NO. 94-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 94-19 passed.**

RES. NO. R-95-19

A Resolution authorizing the City Purchasing Agent to purchase #2 Fuel Oil on the open and spot market

Ed Krieger, Power Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission.

Commissioner Grissom asked if there was any alternative?

Mr. Krieger responded in buying fuel for these units that we have never been able to find a vendor that will lock in any rate for a long period of time.

Commissioner Lee asked for confirmation that the two vendors are Mansfield and Schafer Oil.

Mr. Krieger responded that was correct.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt RES NO. 95-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 95-19 passed.**

RES. NO. R-96-19

A Resolution retaining the services of SSOE Group to provide professional consulting and engineering services for the Power System

Ed Krieger, Power Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Grissom to adopt RES NO. 96-19; motion seconded by Commissioner Martin, motion was carried unanimously and **Mayor Hinds declared RES NO. 96-19 passed.**

RES. NO. R-97-19

A Resolution authorizing a purchase order to Miami Valley Risk Management Association for the purchase of Insurance

Catherine M. Bogan, Human Resources Director presented the staff report.

City Manager Huff stated that typically after they close out a year the City gets a pretty large refund because of the safety measures that the City takes.

Mayor Hinds asked for any questions or comments from the Commission.

Commissioner Lee asked if there were any increases from the previous year

Ms. Bogan responded that there is about a 3% increase due to the addition of the city of Fairfield to the plan.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt RES NO. 97-19; motion seconded by Commissioner Lee, motion was carried unanimously and **Mayor Hinds declared RES NO. 97-19 passed.**

RES. NO. R-98-19

A Resolution authorizing transfers of cash from the General Fund to the other funds for the Fiscal Year 2019

Cynthia Holtzapple, Finance Director presented the staff report.

Mayor Hinds stated that the Auditor tells us we have to do this to which Ms. Holtzapple confirmed yes.

Mayor Hinds asked for any questions or comments from the Commission.

Commissioner Martin inquired if this would get us all the way to the end of 2019. Ms. Holtzapple confirmed with a yes.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Vogt to adopt RES NO. 98-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 98-19 passed.**

RES. NO. R-99-19

A Resolution authorizing transfers of cash from the General Fund to the other funds for the Fiscal Year 2020.

Cynthia Holtzapple, Finance Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Lee to adopt RES NO. 99-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 99-19 passed.**

RES. NO. R-100-19

A Resolution authorizing temporary loan of cash from the General Fund to the other funds for the Fiscal Year 2019

Cynthia Holtzapple, Finance Director presented the staff report.

Commissioner Lee inquired as to what program this money was loaned to. Ms. Holtzapple replied that this money is for CDB grants, or anything the fire department or the police department may anticipate. Money is reimbursed to these funds.

Commissioner Grissom inquired as to whether the money loaned for grants is already secured. Ms. Holtzapple responded yes.

Mayor Hinds asked for any further questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt RES NO. 100-19; motion seconded by Commissioner Vogt, motion was carried unanimously and **Mayor Hinds declared RES NO. 100-19 passed.**

RES. NO. R-101-19

A Resolution authorizing temporary loan of cash from the General Fund to the other funds for the Fiscal Year 2020

Cynthia Holtzapple, Finance Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Lee to adopt RES NO. 101-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 101-19 passed.**

RES. NO. R-102-19

A Resolution of Intent to replat several lots north of Wood Street, vacate public right-of-way and dedicate new public right-of-way

Chris Schmiesing, Community and Economic Development Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt RES NO. 102-19; motion seconded by Commissioner Vogt, motion was carried unanimously and **Mayor Hinds declared RES NO. 102-19 passed.**

RES. NO. R-103-19

A Resolution authorizing the sale of City owned real estate located at 111 S. Main Street

Chris Schmiesing, Community and Economic Development Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public.

Bill Jaqua, 607 N. Sunset Drive stated that he would like the resolutions explained in more detail to the citizens of Piqua with regard to what is the value, how much we paid for the properties and how much we are selling them for. Mr. Jaqua also asked that we explain what the Piqua Improvement Corp is. There is confusion that the boards overlap and are transferring land between themselves.

Joe Drapp, 1366 Park Avenue stated that the transaction amount with regard to the Mo's building was a private transaction between himself and the City of Piqua.

City Manager Huff asked Mr. Schmiesing to summarize these projects.

Mr. Schmiesing replied that the City was working on the downtown revitalization project five years ago and identified properties they would need for the development of the area. As those properties became available the city acquired the properties to secure control of the properties until the time that development was imminent. Plan visions are becoming "bricks and mortar" and projects are coming to fruition. City acquires the property to provide to developers.

Motion was made by Commissioner Martin to adopt RES NO. 103-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 103-19 passed.**

RES. NO. R-104-19

A Resolution authorizing the sale of City owned real estate located at 120 S. Main Street

Chris Schmiesing, Community and Economic Development Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Lee to adopt RES NO. 104-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 104-19 passed.**

RES. NO. R-105-19

A Resolution authorizing the sale of City owned real estate located at 201 Spring Street

Chris Schmiesing, Community and Economic Development Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission.

Commissioner Grissom inquired if we get any insight as to what type of apartments/quality of the town homes will be?

Mr. Schmiesing replied that the developer would provide a letter of intent describing project to be sure it is consistent with the needs of the city. Checks and balances are in place.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt RES NO. 105-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 105-19 passed.**

RES. NO. R-106-19

A Resolution authorizing the sale of City owned real estate located at 212 E. Water Street

Chris Schmiesing, Community and Economic Development Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission

Commissioner Lee inquired as to the number of apartments, and the estimated affordability for each apartment.

Mr. Schmiesing replied 7 to 8 depending on the footprint and floor plan. The developer is working through the proforma and working with realtors in the community to understand market conditions and market interest in relation to cost point. No specific answer at this time.

Commissioner Grissom inquired about the properties where the city is being made whole by the investor, asking if there is an opportunity for profit gain for future reinvestments in that area.

Mr. Schmiesing stated that there is an opportunity for PIC to realize a small amount of revenue but the end goal is to induce the redevelopment. We need to be working to make sure we get the right types of products.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Lee to adopt RES NO. 106-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared** RES NO. 106-19 **passed**.

RES. NO. R-107-19

A Resolution authorizing an amendment to Zoning Map to assign the zoning designation of parcel M40-057815 to OS (Open Space) upon annexation of the property

Chris Schmiesing, Community and Economic Development Director presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission

Commissioner Grissom asked if the annexation would provide any benefits for the City.

Mr. Schmiesing replied that we would have the upper hand in terms of future development

Ed Krieger stated that this is interconnected to our electrical system which is located in the City and it is important to get that property into the City as well.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Martin to adopt RES NO. 107-19; motion seconded by Commissioner Vogt, motion was carried unanimously and **Mayor Hinds declared** RES NO. 107-19 **passed**.

RES. NO. R-108-19

A Resolution authorizing the City Manager to execute an agreement with the Trustees of Springcreek Township to furnish Emergency Ambulance Service and Fire Protection

Brett Pohlschneider, Fire Chief presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public. There were none.

Motion was made by Commissioner Lee to adopt RES NO. 108-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared** RES NO. 108-19 **passed**.

RES. NO. R-109-19

A Resolution authorizing the City Manager to execute an agreement with the Trustees of Washington Township to furnish Emergency Ambulance Service and Fire Protection

Brett Pohlschneider, Fire Chief presented the staff report.

Mayor Hinds asked for any questions or comments from the Commission. There were none.

Mayor Hinds asked for any questions or comments from the Public.

Dan French, 1127 N. Sunset Drive, inquired as to how the previous contracts worked out for the city cost-wise, did we go over and cost the City more money, did we make money, how do you price something like this?

City Manager Huff responded that the previous contract was for ten years. With the three year contract the City is doing a lot more study to obtain a very detailed study to determine costs.

Motion was made by Commissioner Martin to adopt RES NO. 109-19; motion seconded by Commissioner Grissom, motion was carried unanimously and **Mayor Hinds declared RES NO. 109-19 passed.**

### **PUBLIC COMMENT**

Joe Drapp – spoke with regard to the Lamp Post building at 120 S. Main Street, and inquired about tax credits for the Zollinger project

Bill Jaqua – spoke with regard to the tax increases for streets, street conditions, comparative tax rates with Troy and Sidney and asked for an explanation as to why the rate is what it is. Mr. Jaqua also commented on the economic development research results (growth) over the last 8 years and the amount of good paying jobs in Piqua. Mr. Jaqua also commented on Dan French's previous statement with regard to Piqua not needing 1,000 new jobs.

Dan French, 1127 N. Sunset Drive clarified that he had been misquoted by Mr. Jaqua. Mr. French clarified that his point about 1,000 jobs was that cities that have a single employer with that many jobs may cripple a city in the event of job cut-backs or closures.

Joe Wilson, 211 W. Greene Street expressed his thanks to Bill Vogt and John Martin and for their willingness to vote their conscience.

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

City Manager Huff reported that the city offices would be closed December 24, December 25, 2019 and January 1, 2020 in observation of the holidays and that the first meeting in January (January 7<sup>th</sup>) will begin at 7:30 p.m. as required by the City Charter. City Manager Huff also expressed his appreciation and sincere gratitude for Commissioner Vogt and Commissioner Martin service to the City and their confidence in him.

### **COMMISSIONERS' COMMENTS**

Commissioner Lee expressed thanks to Commissioner Vogt and Commissioner Martin for their years of service and dedication to the City. Commissioner Lee also inquired as to when the economic development plan will be revised.

City Manager Huff stated that we usually try to look at those at least every five years. It is coming up and we will have some discussion this year. Commissioner Lee stated that for citizens that would like to have an input on development plans, that this would be the time.

Commissioner Lee made positive comments with regard to the Riverfront project. Commissioner Lee also inquired about the bird droppings issue. City Manager Huff stated that the issue is with the dense foliage of the pear trees and for a couple weeks throughout the year the birds come into the trees. He



stated the city has trimmed the trees this fall and has started power washing the bird droppings from the buildings.

Commissioner Lee also inquired about the street signs being changed. City Manager Huff stated that the signs would be changed from green to white over the winter.

Commissioner Lee wished a Merry Christmas and happy holidays to the citizens.

Commissioner Grissom expressed his thanks to Commissioner Vogt and Commissioner Martin for welcoming him onto the council and appreciated their help and support. Happy holidays and Merry Christmas

Commissioner Vogt stated that it has been 16 years and it has had his challenges but for the most part he has enjoyed it, that he feels he has helped get things done and has helped his city and his area. He has been pleased with the cooperation among the commissioners, good luck to the incoming commissioners, happy holidays and be safe.

Commissioner Martin inquired as to the increase of the city debt and asked for an explanation.

Cindy Holtzapple responded that the two areas where the city holds debt are utility funds, the first one being the water fund. The city had to invest heavily in the opening of the new water plant by borrowing through the OWDA at zero to low interest rates. The second area is wastewater and we have been going through a three year upgrade to our wastewater facility that is estimated to be completed early next year, again with a very low to zero percentage interest rate with parts of the loan being forgiven. Both major infrastructure projects were required by the EPA to meet compliance requirements and to maintain operation of the water and wastewater facility.

Commissioner Martin then commented that it has been 12 years and that he has been overall happy with where the city is now compared to when he started and he is proud of the work that has been accomplished.

Mayor Hinds expressed thanks to Commissioner Vogt and Commissioner Martin and stated that the commission makes the decisions the best that they can with the information that they have to try to make the city the best it can be. Mayor Hinds then offered her blessing for what comes next and wished everyone happy holidays and wonderful New Year. Be safe and enjoy some time with family and friends.

## **ADJOURNMENT**

Motion made by Commissioner Vogt to adjourn from the Regular City Commission Meeting at 7:00 p.m. motion seconded by Commissioner Martin, motion carried unanimously.

\_\_\_\_\_  
KATHRYN B. HINDS, MAYOR

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

ATTEST: \_\_\_\_\_

KAREN S. JENKINS  
CLERK OF COMMISSION