

**REGULAR PIQUA CITY COMMISSION MEETING  
TUESDAY, OCTOBER 5, 2021, 5:00 PM  
COMMISSION CHAMBER-2<sup>nd</sup> FLOOR  
201 WEST WATER STREET, PIQUA, OHIO 45356**

Piqua City Commission met at 5:00 P.M. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street.

Roll Call as follows: Present: Mayor Lee, Commissioner Grissom, Commissioner Pearson, Commissioner Fogt, and Commissioner Hinds

Motion was made by Commissioner Hinds to enter into Executive Session. Motion was seconded by Commissioner Fogt. Motion carried unanimously. The Commissioners entered into Executive Session at 5:05 p.m.

**EXECUTIVE SESSION**

To prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel.

**EXECUTIVE SESSION ADJOURNMENT**

Motion was made by Commissioner Grissom to adjourn from Executive Session at 5:45 p.m. Motion was seconded by Commissioner Fogt. Motion carried unanimously. The Executive Session was adjourned.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

**Approval of the Minutes from the September 21, 2021 Regular Piqua City Commission Meeting**

Commissioner Pearson moved for approval of the Consent Agenda; motion was seconded by Commissioner Grissom. Motion carried unanimously. Mayor Lee declared the Consent Agenda approved.

**OLD BUSINESS**

**ORDINANCE NO. O-4-21 (Third Reading)**

AN ORDINANCE ENACTING A NEW CHAPTER 32.08 OF THE PIQUA CODE, RELATING TO ESTABLISHING A UTILITY BOARD

Amy Welker, Director of Health and Sanitation presented the staff report.

Commissioner Grissom inquired if there were any educational requirements for citizens to be on the board, and with a total of 6 citizens on the board, would it be one citizen from each ward?

Ms. Welker stated that these board seats were open to anyone regardless of their ward. The Commission would appoint board members.

Mayor Lee stated his excitement for this new board and getting citizen involvement.

There were no questions or comments from the citizens.

Motion was made by Commissioner Hinds to adopt ORD. NO. O-4-21; motion was seconded by Commissioner Fogt. Motion carried unanimously. Mayor Lee declared ORD. NO. O-4-21 adopted.

**NEW BUSINESS**

**RESOLUTION NO. R-89-21**

A RESOLUTION APPROVING THE CDBG-CV TARGET OF OPPORTUNITY APPLICATION AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE APPLICATION TO THE OHIO DEVELOPMENT SERVICES AGENCY, OFFICE OF COMMUNITY DEVELOPMENT

Chris Schmiesing, Community and Economic Development Director presented the staff report, which included a slide presentation of the proposed development areas and the amount of funds which were or will be received, as well as how much money is still left to obtain with regard to the Lock 9 Project

Commissioner Hinds stated that the information contained in the slides was very informative to help the citizens understand the economic development process and asked if this could get posted to social media.

Mayor Lee stated he agreed with Commissioner Hinds that it is important to get this information out to the citizens.

Mr. Schmiesing said he would be glad to get this information out to the general public so they could get a better understating of the where we are at now and how we are going to get to where we are going.

Commissioner Hinds noted that we have 100% of the funding for one of the projects already and there is a lot of private donation, that people can see the different levels of engagement and the different levels of belief in the project, which is important.

Mayor Lee stated we had also budgeted for the things we are asking to do ahead of time.

Mr. Schmiesing then spoke about the portion of local monies and the outside sources, that the city is leveraging its local match pretty significantly.

There were no questions or comments from the citizens.

Motion was made by Commissioner Hinds to adopt RES. NO. R-89-21; motion was seconded by Commissioner Pearson. Motion carried unanimously. Mayor Lee declared RES. NO. R-89-21 adopted.

**RESOLUTION NO. R-90-21**

**A RESOLUTION APPROVING THE PURCHASE OF PART OF INLOT 38**

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

Commissioner Fogt asked questions with regard to the higher purchase price of this piece of property compared to other properties in the surrounding area.

Mr. Schmiesing compared the improvements on the various pieces of property, as well as how much of this investment is non-city, and the amount of the city's return on this investment. The city's portion of the cost of development is significantly less than the developer's.

Mayor Lee asked if this amount had been budgeted, to which Mr. Schmiesing confirmed.

Commissioner Hinds commented about citizen concern and frustration over the development of Lock 9 and how long it is taking to move forward. She stated that there is so much happening behind the scenes that needs to be done to get to the point of moving dirt. The Crooked Handle transaction is a good example of what it takes to make things happen. She also has had frustration with regard to the length of time it is taking for this project, but this is the reality of the city making sure it does its due diligence so that when we get to the point of moving dirt we have taken care of everything and we are good to go and move that process along. She reiterated that different funding sources have joined into the vision for Lock 9 and what that vision in turn is bringing to the area, which is going to continue to spike out. She mentioned her excitement over ZOLO Lofts, the townhomes, and other properties that are in transition. Now that the city is moving forward, others are seeing it and "jumping into it", which is exactly what the plan has been from the start of the process.

Mayor Lee stated there have been development delays due to the COVID pandemic and we need to kick-start these projects. He stated the investment will yield a significant return as far as developments.

Commissioner Grissom inquired if this is part of the Phase 1 of the project that is already funded

Mr. Schmiesing confirmed that it was. The microbrewery was waiting on certain things to happen before they would commit, among those being the improvement to the parking lot across the street, implementation of the DORA, and commitment to the Lock 9 improvements to that area surrounding the Piqua Granite site.

Commissioner Pearson noted that the enhancement and addition of new properties to this corner will do wonders to the entire downtown. It is going to end up being a terrific project.

There were no questions or comments from the citizens.

Motion was made by Commissioner Hinds to adopt RES. NO. R-90-21; motion was seconded by Commissioner Pearson. Motion carried unanimously. Mayor Lee declared RES. NO. R-90-21 adopted.

**RESOLUTION NO. R-91-21**

**A RESOLUTION AUTHORIZING A PURCHASE ORDER TO STRYKER MEDICAL FOR THE PURCHASE OF TWO LIFEPAK-15 HEART MONITORS FOR THE FIRE DEPARTMENT**

Asst. Chief Tim Risner presented the staff report.

May Lee noted that this was not budgeted and was unforeseen.

Commissioner Grissom asked the following questions.

Are there any other of these types of units in the area that are undergoing this same situation?

Is there any opportunity for negotiation or if it was 50% across the board since it is a recall?

Was there any concern with regard to receipt of the product or any delay since it is a nationwide recall? Noting that in these situations you need to act quickly.

Asst. Chief Risner responded as follows:

He believed this was a nationwide recall and possibly Covington

It is 50% across the board and it is lower than what a state bid would be

He has not heard anything about a delay and thinks they are trying to get things moving as quickly as possible.

Commissioner Pearson inquired where these monitors are used.

Asst. Chief Risner stated they are used in the ambulances.

Commissioner Grissom asked if we had looked at other units that might be comparable.

Asst. Chief Risner stated that all of the medics and units have the same monitors. It is necessary to use the same types of monitors in each ambulance due to variances in the machines which could cause potential confusion.

Commissioner Fogt inquired about the age of the other units and if they were going to need to be replaced shortly.

Asst. Chief Risner stated he thought the other ones were newer. The two being replaced are 8 years old and that the other two did not fall within the 10 year range but he would find out specifically and report back to the commission.

Commissioner Fogt said he would like to know if this will be an issue in another year so we can be prepared.

There were no questions or comments from the citizens.

Motion was made by Commissioner Fogt to adopt RES. NO. R-91-21; motion was seconded by Commissioner Grissom. Motion carried unanimously. Mayor Lee declared RES. NO. R-91-21 adopted.

**PUBLIC COMMENT**

(This is an opportunity for citizens to address the City Commission regarding agenda items, issues, or to provide information. Comments are requested to be limited to five (5) minutes and specific questions should be addressed to the City Manager's office.)

Jessica Lopez introduced herself as a candidate for Municipal Court Judge and provided information with regard to her campaign, passion, goals and ideals, and community involvements.

Nolan Campbell introduced himself as a candidate for Ward 3 Commissioner. He noted he was a high school student, a cross country runner and Honor Society member. He stated he announced his candidacy for commissioner on March 1<sup>st</sup>, that he was an unlikely and unusual candidate and was hoping to use that to his advantage for people to look toward the commission to be a "listening ear" as it was designed to be. He is standing up for equal code enforcement, improvement to our parks, increased economic spending and increasing the involvement of youth in our city. He stated that the future of our city is him and his peers and there should be a commissioner who has a voice for those people. He stated if anyone read the Miami Valley Today Newspaper, they are aware of the attacks on his name, character and qualifications. He wants to assure the citizens that he has done his research and knows what is going on in the city. The October 6, 2016 commission meeting referenced in the recent letter never occurred. Ordinance No. 2-16 was tabled and not passed. He has done his research and is dedicated to serving the citizens of the community to the best of his ability. In person voting at the courthouse started today and will continue until election day on November 2<sup>nd</sup>. He thanked the commission for the privilege of being able to speak

Mayor Lee stated that the privilege is ours to have him run and he appreciated what Nolan is doing.

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

City Manager Paul Oberdorfer reported on the following:

- Storm Water work session – October 11<sup>th</sup> at 4:00 p.m. with the consultant with regard to the ODNR requirements. which has a substantial impact on our city and our city's facilities. He invited the citizens and the Park Board to attend as there is a potential impact to Fountain Park that could be made.
- Traffic issues on High and Main Street – at the present time this is only a temporary solution that solved the left hand turn out of Market Street. Poor judgment and driving behavior continues to be an issue. If it continues to be an issue, there are alternative measures/modifications that could be implemented and will be looked into in the fall.

Mayor Lee commented on citizen suggestions with regard to adding signage at the intersection on High Street notifying that through-traffic does not stop. People are not recognizing the right-of-way and causing accidents.

City Manager Oberdorfer stated he will talk to the city engineer about getting a cross-traffic sign as well as other temporary no through truck signs for other areas (specifically the detour on Broadway) to notify truck drivers they should follow the proper routes and not go through the side streets.

- October 8<sup>th</sup> through the 20<sup>th</sup> a consultant will conduct a golf course evaluation at Echo Hills Golf Course facilities and management practices. We will be looking at cash operations and an overall impact to the general fund. There will be a work session in November to go over the outcome and move forward with improvements. There will be a review of the pool, golf course and plaza with regard to the general fund for determination of management. All information will be made public.

- budget – we will be having several work sessions. He then provided information with regard to the census.
- changes in the Consumer Price Index over the years.

### **COMMISSIONERS COMMENTS**

Commissioner Pearson commented on the following:

- The next town Hall will be held Wednesday, October 13<sup>th</sup> at 7:00 p.m. at the City Building in the Commission Chambers. Law Director, Frank Patrizio will be at the meeting to speak. She urged citizens to come.
- The stop sign issue at College and High. Over the weekend there was another bad accident, which is only one of several – we need to look at that location

Commissioner Grissom commented on the following:

- The DORA went live on October 1<sup>st</sup>. We are receiving lots of good comments – however, there seems to be a small issue with the cups not being as professional as we would like. This is a supply chain issue. Different cups have been ordered. Please provide your comments – we want your feedback.

- He is excited about the Utility Board working in conjunction with the Power Board.–we are moving forward and hope to have some updates soon.
- The baseball courts at Fountain Park having been paved, but not yet painted. He asked Amy Welker for an update.

Ms. Welker stated that she has been having discussions with the Parks Department and she will get with Brian Brookhart to see when that can be completed. There was also discussion about the other Piqua ball courts, possibly being painted with an urban design and if the other ball courts in Piqua were dual use.

Ms. Welker stated that the courts at Fountain Park were striped for both when it was resurfaced, Pitsenbarger Park needs resurfaced and we are looking at doing that in the next couple of years.

- Commissioner Grissom offered thanks for the road work being done on SR 66 – the police efforts in that area are appreciated, as well as the patience of the citizens.

Commissioner Fogt commented on the following:

- Utility Board – when will the applications be available? When do we expect the Utility Board to convene?

Amy Welker responded that they should be able to get the applications out this week. There are regular blank Committee applications on the website available for use already. Applications will be accepted for 30 days and then come back to commission for appointments. Hopefully the first meeting can be held yet this year.

Commissioner Fogt commented that there is an increase in semi trucks coming through the downtown area again. Is there any way to reconfigure the parking on the streets to tighten that area up to squeeze those semis out? Possible diagonal parking

City Manager Oberdorfer responded that 11’ to 12’ lane widths need to be maintained. This issue will be addressed in the final plan to update Main Street. He will talk to the Chief of Police to see about getting more law presence in that area.

Commissioner Fogt also commented that he needed to correct some information that he had received with regard to Joe Wilson’s Neighbors Helping Neighbors event. The event that Joe has planned will take place on October 16<sup>th</sup> (not October 6<sup>th</sup>) to start at 8:30 a.m. They are still looking for volunteers. He gave some history as to how there used to be neighborhood groups in each of the wards years ago and the neighborhood associations have went away with one possibly still somewhat active in the area. Neighbors Helping Neighbors is kind of a morph off of that. This is the first event planned for this year. They did receive a private donation from Koverman Staley and Dickerson to help fund this program to help get this project up and running and he wanted to thank them for that donation. Expect more projects to come around. He is thinking this is a city-wide sweep. He and Mayor Lee will be there. You may call him with any questions. The board is always looking for volunteers and they have a few vacancies to fill this year. Call Russ Fashner – Tom will provide Russ’s info.

Commissioner Hinds commented on the following:

- Thank you Commissioner Pearson for taking the time in planning the town halls
- DORA cup issues – we need to work on the supply issue
- Piqua High School Homecoming is this Friday night. The Piqua football team is still undefeated.

Mayor Lee commented on the following:

- Thank you to guests Jessica Lopez and Nolan Campbell for sharing at the meeting
  - Mayor Lee and Commissioner Pearson attended St. Paul’s Church Sunday and he recited the Proclamation recognizing the 175<sup>th</sup> anniversary of the church. He felt at home as the church was warm and friendly.
  - Mayor Lee asked Law Director Patrizio about the progress of getting a Charter Review Committee together.
- Law Director Patrizio stated that he needed the commissioners to give names, addresses, telephone numbers, etc. to the Clerk of Commission, Karen Jenkins. He stated he would like to start some time in November.


Mayor Lee asked about the time commitment.

Law Director Patrizio stated one meeting a week, or every other week for 8 to 10 weeks.

Mayor Lee then mentioned the intersection at Main and High Street. He likes to hear that we can do something at that intersection. Citizen participation is essential.

**ADJOURNMENT**

Motion was made by Commissioner Fogt to adjourn from the Regular City Commission Meeting at 6:45 p.m. Motion was seconded by Commissioner Grissom. Motion carried unanimously. The Regular Commission meeting was adjourned



A handwritten signature in black ink, appearing to read 'Kris Lee', is written over a horizontal line.

KRIS LEE, MAYOR

PASSED: 10/19/21

ATTEST: Karen S. Jenkins  
KAREN S. JENKINS  
CLERK OF COMMISSION