

**REGULAR PIQUA CITY COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 20, 2024**

CALL TO ORDER

Piqua City Commission met at 5:18 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

ROLL CALL

Mayor Lee and Commissioners DeBrosse, Hohman, Simmons and Vetter were present.

ADJOURNMENT TO EXECUTIVE SESSION at 5:19 p.m.

A motion was made by Commissioner Vetter to adjourn to Executive Session and seconded by Commissioner Hohman. All were in favor and the motion was carried unanimously.

ROLL CALL

Mayor Lee and Commissioners DeBrosse, Hohman, Simmons and Vetter were present.

EXECUTIVE SESSION

The Executive Session was to consider confidential information related to economic development as further defined by Ohio Revised Code Section 121.22(G)(8) or as amended and to consider pending or imminent litigation.

ADJOURNMENT FROM EXECUTIVE SESSION at 6:33 p.m.

A motion was made by Commissioner Vetter to adjourn the Executive Session and seconded by Commissioner Hohman. All were in favor and the motion was carried unanimously.

PRESENTATION

Lorna Swisher and Ruth Koon of the Mainstreet Piqua Beautification Committee gave a Power Point presentation regarding a new Mills Brothers Mural to be created on the brick façade of Park National Bank on the corner of Water Street and Main Street. The committee researched many mural artists and chose Artisan Rooms of Columbus. This project will begin late Spring or early Summer and is supported by the Community Diversity Committee.

WORK SESSION

Mayor Lee announced that a work session would now take place to discuss the meeting format of Commission Meetings. He began by reading the Rules of Conduct from the Piqua Charter. He then asked the Commission if the current Agenda that has Public Comment after Adjournment of the regular meeting and not recorded was acceptable.

Commissioner Simmons stated his position that Public Comment should be recorded, as some people

rely on that since they are not local. He also said that Public Comment should be included in the regular meeting, not after.

Commissioner Hohman said he understands why some people are unable to attend live meetings due to schedule conflicts or mobility issues. He reminded the public that town halls are held for general discussions as well, with the next official Town Hall scheduled for March 28, 2024.

Commissioner DeBrosse asked Law Director Frank Patrizio to clarify what the city's charter says regarding Public Comment. Mr. Patrizio referenced Section 10.18, stating that there is nothing in the ordinance addressing Public Comment as being recorded. The ordinance permits Public Comment, but it is not required. Mr. Patrizio also said that anyone can participate in Public Comment per the ordinance, but the charter does allow the Commission to establish its own rules for its meetings.

All five Commissioners agreed to record the Public Comment section as part of the regular meeting and to have the Commission Clerk record minutes of this section as well.

A motion was made by Commissioner Hohman to amend the Agenda for the Commission Meeting this evening to include Public Comment prior to Adjournment. This was seconded by Commissioner Simmons. All were in favor and the motion was carried unanimously.

The Commission then held a discussion regarding the merger of the Planning Commission and the Board of Zoning Appeals into one committee. Commissioner Hohman stated his opposition to the merger and his desire to move forward with replacing the current openings with the existing pool of applicants.

Commissioners Simmons and Vetter both agreed with Commissioner Hohman.

Commissioner DeBrosse questioned how many members serve on each board and asked what would happen if the two boards were combined. Mr. Patrizio explained that the Planning Commission would inherit the duties and authority of the Board of Zoning Appeals. Commissioner DeBrosse then said that he did not want to merge the boards.

The Commission agreed to leave the two boards as is and to appoint the vacancies for both boards at the next Commission Meeting. It was decided that the application period would be extended until March 4, 2024, at 12 p.m.

REGULAR PIQUA CITY COMMISSION MEETING

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the minutes from the February 6, 2024, Regular City Commission Meeting

RESOLUTION NO. R-27-24

A resolution appointing a member to the Energy Board

RESOLUTION NO. R-28-24

A resolution appointing a member to the Energy Board

RESOLUTION NO. R-29-24

A resolution appointing a member to the Energy Board

RESOLUTION NO. R-30-24

A resolution appointing a member to the Energy Board

RESOLUTION NO. R-31-24

A resolution appointing a member to the Energy Board

A motion was made by Commissioner Hohman to approve the Consent Agenda, and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

OLD BUSINESS

ORDINANCE NO. O-1-24 (3rd Reading)

An ordinance to amend Title XV: Land Usage, Piqua Development Code

Introduction: Economic Development Director Chris Schmiesing reiterated that this ordinance would establish "Special Use" as a new standard for hotels. This would serve as a mechanism for evaluating new hotel prospects in the future to ensure that the market is not saturated with too many hotels. The Planning Commission reviewed the ordinance, made a few modifications to it, and recommended the ordinance for approval on January 9, 2024.

Commissioners Comments: None

Public Comment: Jeff Grimes said that TIF funds were not supposed to be used for this project. Mr. Oberdorfer and Mr. Schmiesing explained that this amendment is not in reference to a specific project or site, as this would be applicable to any new hotel development.

Danielle Drieling asked if this would affect a Bed and Breakfast operation, to which Mr. Schmiesing replied no.

Susan Spidel commented that the timing was "off" since the city recently purchased a development site. Mayor Lee said this amendment is intended to prevent an abundance of hotels in the future. Commissioner Hohman referred to a study recently conducted in this region related to new hotel projects. Mr. Schmiesing added that the studies' findings confirm that Piqua cannot support more than one new hotel at this time.

Jonathan Wessel asked if the deal with the developer on Scott Drive was contingent on passing this ordinance, to which Mr. Schmiesing responded that the project was already under contract.

Tanya Blair asked if this would create a hotel monopoly in Piqua. Mr. Schmiesing responded that this would allow the city to monitor land use more effectively and to avoid an over-saturated market of hotels. Commissioner DeBrosse added that this would not limit the future development of hotels.

A motion was made by Commissioner Hohman to approve the ordinance and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

NEW BUSINESS

RESOLUTION NO. R-32-24

A resolution requesting authorization to enter into a contract with Utility Service Company, Inc., for a ten-year service contract that will include inspection and required maintenance of the R.M. Davis Parkway Water Tower

Introduction: Utilities Director Kevin Krejny stated that the R.M. Davis Parkway Water Tower is one of three water towers in Piqua, located in the western water zone. There has not been coating of the interior or exterior of this water tower since 2005. This contract would provide for a new exterior coating this September, along with interior blasting and coating in a few years. This company has been utilized by the city for the past 11 years, and it is possible that half of the coating cost will be covered by grant funds.

Commissioners Comments: Mayor Lee asked why the city would use the same company. Mr. Krejny responded that Utility Service Company is one of the leading in their industry and that using them for all three towers would be more cost effective over time.

Commissioner Hohman wanted to know if the Utility Board approved this, to which Mr. Krejny replied yes.

Commissioner Vetter commented that the budgeted amount was greater than the actual cost.

Public Comment: Kim Heisler questioned what the stipulations were for the grant funds and why bids were not taken from other companies. Mr. Krejny explained that the grant stipulations included sewer extensions, water extensions, and water tower maintenance. A local match for half of the cost was required in this particular grant. He said that Ohio Revised Code does not require the city to bid this out and that not many companies do this scope of work.

Jonathan Wessel asked what the total cost of the 10-year contract would be, to which Mr. Krejny responded \$1.356 million dollars approximately.

Susan Spidel wanted to know why this maintenance expense was not built into the city's budget years ago so that this grant money could have been used for other water issues. Mr. Krejny replied that the city has applied for many grants over several years and that water tower maintenance was budgeted for. Commissioner Hohman commented that this was accounted for in the budget, but approval by the Commission is necessary due to the amount of the purchase order.

A motion was made by Commissioner Simmons to approve the resolution and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

RESOLUTION NO. R-33-24

A resolution awarding a contract to ORR Protection Systems for gas turbine fire protection system upgrades for the Power System

Introduction: Director of Power Systems Ed Krieger said this resolution relates to two combustion turbines that the city has owned since 1971. They are very reliable units that need maintenance, as they are currently out of compliance. These units are very valuable, as they provide cost-savings to customers annually of 7%, which equates to over \$1 million dollars. American Municipal Power referred the city to ORR Protection Systems, as they specialize in power generation. ORR will replace everything necessary, including new wiring, new fire protection panels, new smell sensors and new horns. The Energy Board recommended approval of this contract on January 30, 2024.

Commissioners Comments: Mayor Lee asked how this would affect the City of Piqua's insurance, to which Mr. Krieger responded that the city would be in a better position and in compliance with this contract in place.

Public Comment: None

A motion was made by Commissioner Hohman to approve the resolution and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

RESOLUTION NO. R-34-24

A resolution authorizing a purchase order to Barrett Paving Materials, Inc., as the primary supplier, and Valley Asphalt Corp. as the secondary supplier, of 402 & 404 asphalt for the 2024 Street and Alley Maintenance Program

Introduction: Public Works Director Brian Brookhart announced plans to resurface 32 alleys in 2024. This resolution would allow spending up to \$126,000 for the maintenance of the city's streets and alleys in 2024. Asphalt prices increased by \$6 per ton, and the city plans to use the lowest bidder as the primary provider.

Commissioners Comments: Mayor Lee asked if maps of resurfacing projects were available online, to which Mr. Brookhart replied yes.

Commissioner Hohman inquired if this included potholes being filled, to which Mr. Brookhart replied yes.

Public Comment: None

A motion was made by Commissioner Hohman to approve the resolution and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

RESOLUTION NO. R-35-24

A resolution authorizing a purchase order to Ohio CAT for the purchase of a new Caterpillar skid loader for the Public Works Department

Introduction: Mr. Brookhart stated that a new skid loader is needed to replace the current 2014 model, as it is heavily used in Public Works for street and alley maintenance and snow removal. It was competitively bid using the Sourcewell Cooperative Purchasing Program.

Commissioners Comments: Mayor Lee asked when the new skid loader would be received, and Mr. Brookhart responded that it should be delivered in May 2024.

Commissioner Simmons inquired about a warranty on the new equipment. Mr. Brookhart said that the city typically will acquire an extended warranty with Ohio CAT that goes for 5 years or 5,000 hours.

Public Comment: None

A motion was made by Commissioner Hohman to approve the resolution and Commissioner Simmons seconded the motion. All were in favor and the motion was carried unanimously.

RESOLUTION NO. R-36-24

A resolution authorizing a purchase order to Rush Truck Centers for the purchase of a 2025 International MV607 SBA plow truck for the Public Works Department

Introduction: Mr. Brookhart stated that this piece of equipment was competitively bid via the ODOT Cooperative Purchasing Program and will replace a 2006 plow truck that has exceeded its life cycle. The new plow truck will arrive in December 2024 with a total cost of \$206,458.35.

Commissioners Comments: None

Public Comment: None

A motion was made by Commissioner Simmons to approve the resolution and Commissioner Vetter seconded the motion. All were in favor and the motion was carried unanimously.

RESOLUTION NO. R-37-24

A resolution authorizing the City Manager to enter into a management agreement with Hampton Golf for Fort Piqua Plaza Banquet Center

Introduction: Mr. Schmiesing discussed the need for a change in operations at the Fort Piqua Plaza Banquet Center in an attempt for this facility to perform at a higher level. This agreement would engage Hampton Golf, a professional management service with hospitality-industry expertise, in a 3-year contract to manage and market the plaza for the city. The base fee of \$2,500 per month includes Hampton Golf being responsible for the daily management of the plaza, along with marketing and employees. Hampton Golf would also be incentivized with a portion of positive revenue increases.

Commissioners Comments: Commissioner Hohman inquired about terms of early termination of the agreement. Mr. Schmiesing said that either party can terminate anytime with a 30-day notification.

Commissioner Simmons wanted to confirm that termination of the agreement had no penalty and questioned the date of September 2023 on the document. Mr. Patrizio said the contract will be amended to reflect the current date when ready to execute.

Commissioner DeBrosse asked if other management firms were considered, to which Mr. Schmiesing responded that he had a few other conversations, but Hampton Golf was the best fit for the facility and that the city is not required to send it out to bid as a professional service.

Public Comment: Susan Spidel asked if there was an increase in revenue at the golf course, and Mr. Oberdorfer responded that last year the golf course had an increase of roughly 45% in revenue, adding that support from the city's general fund has declined the past 3 years.

Greg Neves questioned if the city was losing money at the golf course. Mr. Oberdorfer reiterated that the golf course made roughly 45% more revenue last season and that depreciation and capital investments are included as well.

Dave Smith commented that poor management is the problem, to which Commissioner Hohman replied that managing weddings and other big events is not a core competency of municipal government.

Adam Seas said that he would like the city to support local businesses first, but he acknowledged that Hampton Golf has done a good job at Echo Hills Golf Course.

Jonathan Wessel asked how many city employees would be affected by this change, to which Mr. Oberdorfer responded that currently there are no city employees.

Tom Lillicrap, a current tenant of the plaza, said that he is paying \$1,200 per month to rent a space at the plaza and feels that Hampton Golf should have to pay rent also. Mr. Schmiesing explained that the city is hiring Hampton Golf to manage the plaza, not to occupy it. The city's goal is to minimize expenses by utilizing an expert in the management of hospitality services. Commissioner Hohman added that Hampton Golf would receive an incentive if there are more sales and revenue generated in the future.

Jeff Grimes expressed his opinion that the city is competing with local businesses by bringing in Hampton Golf to manage the plaza. Mr. Oberdorfer explained that an expert management team is necessary to properly run the plaza to increase revenues and decrease expenditures.

Jonathan Wessel commented that the city should not be managing the banquet center at the plaza and wanted to know who drafted the agreement. Mr. Patrizio said that Hampton Golf originally wrote the agreement, then the city modified it several times. Commissioner Hohman said that, as the owner of the plaza, the city does bear the burden as the landlord and that this agreement can be revisited in 3 years.

Roland Sourmail commented that the golf course has not made money in many years.

A motion was made by Commissioner Simmons to amend the date of the agreement to the current date, but no one seconded the motion.

A motion was then made by Mayor Lee to table the resolution and Commissioner Hohman seconded the motion. All were in favor and the motion was carried unanimously.

CITY MANAGER'S REPORT

Mr. Oberdorfer shared that the city's Finance Department received a Financial Certificate of Achievement for 2022 for Excellence in Financial Reporting from the Government Finance Officers Association (GFOA). He also asked for Mr. Brookhart to provide an update on the recent snow event on February 16, 2024, and he praised the Public Works staff for an excellent job.

COMMISSIONERS COMMENTS

Commissioner Vetter reminded citizens that Refuse Carts cannot be set out longer than 24 hours before and after Collection Day. He announced a meeting on February 29th with Park Bank regarding a first-time homebuyer project and a third meeting regarding Hance Pavilion in March. He also commended Joe Wilson for receiving a Community Service Award recently for the Neighbors Helping Neighbors project.

Commissioner DeBrosse asked questions received from citizens recently. He asked what happened to the Community flower garden located next to Referee's Sports Bar on Main Street. Mr. Oberdorfer explained that the area was cleaned up and the patio was expanded for the Referee's customers. The city also repaired the garden club's irrigation system at that time. Commissioner DeBrosse also inquired about the status of Tours of Piqua, to which Mr. Oberdorfer replied that project was started by Don Smith last Summer. The city allowed the group to use the plaza as part of the tour.

Commissioner Simmons mentioned that a house fire occurred early morning on Wood Street and encouraged donations. He announced that he hosted an amateur radio class last weekend and encouraged citizens to take a free weather class online.

Commissioner Hohman thanked the City of Piqua for maintaining the bike path, as Piqua was recently ranked #7 in Ohio for "Bikeable" cities. He is happy this is highlighting our community.

Mayor Lee said he is looking forward to the completion of the Mills Brothers Mural and the dedication of the downtown gazebo to the Mills Brothers. He said that he has been posting one fact per day on his Facebook page in honor of Black History Month.

PUBLIC COMMENT

Shawn Rickert, Executive Director of the Bethany Center and Wilma's Place Men's Shelter, thanked the Commission for their service to the city. Mr. Rickert said that there are more than 70 sex offenders in Piqua, some who are housed by Wilma's Place during the winter months. He said that this provides cameras and accountability to offenders, which is better than offenders living on the bike path, in tents or sheds, or in the streets. Mr. Rickert encouraged everyone to support Johnston Farm when it opens this Summer, and Commissioner Vetter announced that an Eclipse event will be held there on April 8, 2024.

Diana Park commented on the Rules of Conduct at Commission meetings.

Melanie Walker commended the city for its amazing job of snow removal in the Downtown area last week.

Dave Smith inquired about the recall process of elected officials.

Roland Sourmail stated his opinion that the city should help people.

Susan Spidel spoke about the dam project and water problems in the city.

Jonathan Wessel encouraged the city to engage with a private sector to manage the Banquet Center at the Fort Piqua Plaza and expressed appreciation that Public Comment is allowed on each agenda item and that it is being kept within the regular meeting and recorded.

Tanya Blair spoke about Robert's Rules of Order and Executive Session. She also asked about the Rental Inspection Program. Mayor Lee confirmed that the ordinance is in place for now.

Thomas Beck encouraged everyone to work together as a Community.


Adam Seas encouraged all to get involved and get along with others.

Jeff Grimes stated his desire for no more battery burning in Piqua and to keep the Planning Commission

and Board of Zoning Appeals separate from one another.

ADJOURNMENT at 9:54 p.m.

A motion was made by Commissioner Hohman to adjourn, and Commissioner Simmons seconded the motion. All approved and the motion was carried unanimously.



KRIS LEE, MAYOR

Passed: 3/5/24

Attest: Diana L Tamplin
COMMISSION CLERK