

**REGULAR PIQUA CITY COMMISSION MEETING MINUTES  
TUESDAY, MARCH 19, 2024**

**CALL TO ORDER**

Piqua City Commission met at 5 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.

A motion was made by Commissioner Hohman to excuse Commissioner DeBrosse from a portion of the meeting due to his daughter's school event and seconded by Commissioner Simmons. All were in favor and the motion was carried unanimously.

**ADJOURNMENT TO EXECUTIVE SESSION** at 5:03 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.

**ADJOURNMENT FROM EXECUTIVE SESSION** at 6:10 p.m.

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

**PRESENTATION**

Director of Economic Development Chris Schmiesing presented to the Commission updates on projects recently completed, along with projects in the pipeline to further the city's economic development. He spoke of ways that the city supports the community and local businesses, such as offering competitive advantages and strategic priorities and partnerships. He highlighted the many benefits of Piqua partnering with local, regional, and state economic development organizations, such as Grow Piqua Now, the Dayton Development Coalition, and JobsOhio. Mr. Schmiesing provided examples of how the city helps with Business Retention and Expansion, citing the recent expansion of EPSilyte on Statler Road and the assistance provided to Hartzell Propeller to gain more space and grow in recent years. He shared the importance of Real Estate Development and Reutilization for older buildings in Piqua, such as Scott Steel, Winans Roastery and their Administration Office, and Hartzell Hardwoods. Mr. Schmiesing also talked

about new businesses in Piqua, including Skuld LLC, The Piqua Center, The Scott Drive redeveloped property, and the Arrowhead housing project.

## **PRESENTATION**

City Manager Paul Oberdorfer, Interim Fire Chief Lee Adams, and Deputy Chief Dave Thomas gave a presentation on the Public Safety Training Center. Mr. Oberdorfer provided a site overview, including the Training building, the Training classroom, and the Technical Training location. He reported that there were no concerns regarding the water testing, air modeling, and soil sampling results, and said the site is ready to be recommissioned as a Public Safety Training Center through a revised Joint Use Agreement with Bowling Green State University.

Interim Fire Chief Adams said that his staff is very excited about this opportunity to train on a regular basis, as it will sharpen his staff's ability to protect citizens, while reducing the incidence of injuries to his firefighters. He stated that Certification by the State of Ohio is required and that many rescue techniques are not taught in basic training. Interim Fire Chief Adams also highlighted that 14 of the 24 firefighters have less than one year experience at the Piqua Fire Department. He shared that BGSU has decades of experience with this type of training and said that a partnership with a chartered program is required. He assured the Commission that they will follow all procedures for live fire trainings and said that there are many other types of trainings that will occur there as well.

Deputy Chief Thomas commented that most of the Piqua police officers have less than 5 years of experience. He stated the need for regular Patrol training & Tactical Response Team training, as repetition is necessary to learn in these types of situations. He said that a Safety Officer would always be present, along with medical personnel when appropriate.

## **PUBLIC ANNOUNCEMENT**

Police Chief Rick Byron discussed the preparation and planning for the Eclipse event on April 8<sup>th</sup>, 2024. He and his team are attending meetings with the Miami County EMA to gather information and coordinate their efforts. He anticipates the biggest issue to be traffic congestion due to an influx of people to the area and said that additional personnel will be available that day. Chief Byron also plans to stage personnel in different areas around Piqua to increase response times. The staff will also utilize ATV's and utility vehicles to patrol larger areas.

## **REGULAR PIQUA CITY COMMISSION MEETING**

### **CONSENT AGENDA**

#### **APPROVAL OF MINUTES**

Approval of the minutes from the March 5, 2024, Regular City Commission Meeting and the March 12, 2024, City Commission Work Session

#### **RESOLUTION NO. R-50-24**

A resolution appointing a member to the Energy Board

#### **RESOLUTION NO. R-51-24**

A resolution appointing a member to the Civil Service Commission

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

## **NEW BUSINESS**

### **RESOLUTION NO. R-52-24**

A resolution requesting final legislation to enter into an agreement with the Ohio Department of Transportation (ODOT) for the Looney Road resurfacing project

Introduction: Community Services Director Kyle Hinkelman explained that this resolution entails working with ODOT and the county to complete the milling and resurfacing of Looney Road beginning at E. Ash Street (US 36) and continuing to County Road 25A. This project will also include necessary ADA curb ramp installations. The portion of the cost that the city is responsible for is \$141,020, which is expected to be covered in whole by an Ohio Public Works Commission Grant.

Commissioners Comments: Mayor Lee wanted to confirm that there would be zero cost to the city, and Mr. Hinkelman responded yes. The grant will cover the city's portion.

Commissioner Simmons asked when this project would be completed; Mr. Hinkelman responded that the project is supposed to be finished before school begins in August.

Commissioner Hohman asked if this project would help with the potholes on Looney Road, to which Mr. Hinkelman replied yes.

Public Comment: Jeff Grimes commented that the resurfacing of Looney Road is a great idea and much needed, but he reminded everyone that the taxpayers are the ones funding the grant.

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-53-24**

A resolution authorizing the City Manager to enter into a contract with Springcreek Township to provide EMS and fire services

Introduction: Mr. Oberdorfer announced that an agreement has been reached regarding the Springcreek Township contract. He had been in negotiations with the township since August 2023. He changed the model in the contract that was heavily subsidized by Piqua citizens so that it is now more equitable. The new model is using the Troy Fire Department's model to determine a more accurate cost of service by incorporating the cost of doing business with the cost share.

Commissioners Comments: Commissioner Hohman pointed out that under the old contract, Springcreek Township residents were paying significantly less for service than Piqua residents, so this new contract is a win/win for everyone.

Commissioner Vetter commented that the Piqua Fire Department will provide a reasonable response time for residents.

Public Comment: Kim Heisler inquired as to what Springcreek Township residents would be paying under the new contract. Mr. Oberdorfer responded that these township residents would pay approximately half of what a city resident pays now per the modified contract.

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

**RESOLUTION NO. R-54-24**

A resolution authorizing the City Manager to enter into a contract with Washington Township to provide EMS and fire services

Introduction: Mr. Oberdorfer stated that an agreement with Washington Township has also been reached with similar parameters as the Springcreek Township contract.

Commissioners Comments: Commissioner DeBrosse thanked Mr. Oberdorfer for his work on both township contracts, noting his patience and effort to build public support.

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-55-24**

A resolution authorizing a donation to the Upper Valley Career Center in Piqua

Introduction: Interim Fire Chief Adams explained that regulations do not permit protective fire gear, such as coats and pants, to be used after a 10-year lifespan. The city would receive a minor income from the sale of this used gear on GovDeals.com, so the city would instead prefer to donate this gear that is still wearable to the UVCC First Responder students. This would be a cost savings to the program and would allow the students to experience wearing fire gear.

Commissioners Comments: Mayor Lee asked if the UVCC students would be exposed to live fire training, to which Interim Fire Chief Adams responded no.

Commissioner Simmons commented that this would be not just a donation, but also an investment in the future of these students.

Commissioner DeBrosse asked what was done in the past with outdated fire gear; Interim Fire Chief Adams answered that GovDeals.com was used to sell it online for a minimal amount.

Public Comment: None

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

**RESOLUTION NO. R-56-24**

A resolution authorizing the City Manager to enter into an access agreement with Piqua Improvement Corporation for former power plant

Introduction: Mr. Schmiesing stated that this resolution pertains to the reutilization and redevelopment of the old power plant building on South Main Street. Piqua Improvement Corporation wants to apply for funding from the Ohio Brownfield Remediation Program to rid the former power plant building of asbestos-containing materials. While the total expenditure would be \$3.47 million dollars, the Piqua Power Department would provide 25% of that abatement cost as the local match.

Commissioners Comments: Mayor Lee asked if this is for asbestos removal, to which Mr. Schmiesing replied yes.

Commissioner Hohman inquired about the location of the building, and Mr. Schmiesing clarified.

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-57-24**

A resolution amending the Joint Use Agreement with Bowling Green State University for the use of the Piqua Fire Training Center

Introduction: Law Director Frank Patrizio discussed the 2024 amendment of the Joint Use Agreement with BGSU. He said that the amendment would delete Attachment A, which would remove the allowance of battery testing at the facility. He also pointed out that Section B of Attachment B would be deleted entirely, which would remove the allowance of Research and Development.

Commissioners Comments: Commissioner Simmons asked if solar panels were burnt at the old water treatment plant location; Mr. Patrizio said that he was told no by the former Piqua Fire Chief and also by Dalan Zartman. Commissioner Simmons said that there should be no burning of hazardous materials except those exceptions made by the Fire Chief for live-burn trainings.

Commissioner Hohman agreed with Commissioner Simmons.

Commissioner DeBrosse asked Mr. Patrizio if research & development would be permitted at the site by BGSU if the current agreement is not amended; Mr. Patrizio responded that BGSU could continue to do so without an amendment to the JUA. Commissioner DeBrosse also wanted to know if BGSU was permitted to enter into an agreement with a third party for facility use, to which Mr. Patrizio said no. The city will control who the facility is rented to. Commissioner DeBrosse also asked who would be responsible for managing the training facility and its activities, to which Mr. Oberdorfer replied that the Public Safety Director Rick Byron would be responsible.

Public Comment: Diana Park said that she does not trust Dalan Zartman or ESG. She believes that solar panels and solar roofing were burnt there for several years.

Debbie Stein stated her opinion that Dalan Zartman is not a reliable source. She also asked if BGSU would be permitted to lease out the training facility, to which Mr. Patrizio said that BGSU would be allowed to train other firefighters from other fire departments.

Nicholas Mahrt wanted to ensure that there would be no other alternative energy testing at the training facility, and Mr. Patrizio assured him that only firefighter training would be permitted. Mr. Mahrt also

asked what other mitigation practices would be implemented, and Mr. Oberdorfer answered that the decontamination process is already in place by the fire department.

Jeff Grimes said that the agreement with BGSU should be revoked, as it is his opinion that BGSU violated the terms of the contract.

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

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

Mr. Oberdorfer stated how fortunate the city was that a tornado did not touch down inside the city limits. He thanked the Power Department for sending mutual aid to Lakeview and Celina to help with the damage there. He announced that Underground Utilities is conducting smoke testing through April 5, 2024. Doorhangers were disbursed to residents.

### **COMMISSIONERS COMMENTS**

Commissioner Vetter reminded citizens that tomorrow is Fred Rogers Day and to be a good neighbor by removing trash and recycling carts from the curb within 24 hours of collection. He announced that there is a meeting for Hance Pavilion on March 21<sup>st</sup> at 7 pm at the YMCA and that Dan Freytag will be presenting. He thanked Finance Director Jerry O'Brien for helping him to better understand the RITA program. Commissioner Vetter added that there was an increase of 2 million dollars to the General Fund in 2023 due to this program.

Commissioner Simmons commended Mr. Oberdorfer for a job well done regarding the township contract negotiations. He also stated that for the Commissioners' Committee on the Fire Training Facility, each commissioner should have been permitted to appoint one member. He does not agree with the voting process in which it was done.

Commissioner Hohman thanked Mr. Oberdorfer for all his work on the Fire EMS contracts with the townships, as it was the right thing to do in his opinion. He also thanked the Power Department for sending help to Indian Lake. Commissioner Hohman stated his opinion that choosing members for the new Commissioners' Committee was not a random process; it was intended for the best-fit candidates. He looks forward to working on an ordinance that will regulate what types of fires are permitted in the city limits.

Commissioner DeBrosse expressed gratitude to Mr. Oberdorfer and Mr. Patrizio for their work on the two township contracts. He congratulated the 7<sup>th</sup> graders at Piqua Junior High School who were inducted into the National Junior Honor Society this evening.

Mayor Lee thanked Mr. Oberdorfer, Commissioner Hohman, and Commissioner DeBrosse for their efforts with the township fire and EMS contracts. He also thanked the city for sending help to Indian Lake. Mayor Lee also announced that a Town Hall will occur on March 28<sup>th</sup> at 7 pm, along with the Riverway Summit on April 19<sup>th</sup>, 2024. He thanked UBO Manager RJ Monnier for his assistance with a customer who had a billing conflict.

### **PUBLIC COMMENT**

Gary Koenig talked about the hydraulic dam project and his belief that the residents who derive the

benefits from the dam project should have to pay the cost, as this is flood control. He also said he appreciated the Utility report provided at the last meeting.

Adam Seas expressed his opinion that the hydraulic dam project is a city-wide problem, not just for the residents nearby. He does not think that the city should drain the bodies of water there.

Commissioner DeBrosse commented that the hydraulic canal issue will be a long process, as the city is dealing with a state agency and other elected officials. He said that the city needs to first figure out what needs to be done to be compliant, then determine how much funding will be needed.

Nicholas Mahrt asked if the city was in a contract with Stantec Consulting Services, Inc. Mr. Oberdorfer answered yes, as Stantec was hired to do a feasibility study of the hydraulic canal and to do the preliminary design to be in ODNR compliance.

Commissioner DeBrosse believes that the three bodies of water and the canal affected are tremendous assets to our community and said he is committed to pursue every opportunity to preserve and protect these amenities.

Kim Heisler asked for more information on the new ordinance that is being created for burnings in the city. Commissioner Hohman said that the new ordinance will eliminate certain fuel sources from being allowed, which will close the gap in the current law. She asked about an old shipping container in the Walmart parking lot, and Mr. Oberdorfer said that the Zoning Department is working on getting it moved. Ms. Heisler also thanked Commissioner Simmons for his transparency regarding how members of the Commissioners' Committee were chosen.

Commissioner DeBrosse stated that the Commission is run by a majority. He said that voting to fill the positions on the new committee was done in the same manner as with all other boards and committees. He said that applicants were chosen based on their resumes, experience, and knowledge base.

Melanie Walker announced that there will be a Downtown Event on April 7<sup>th</sup>, including a scavenger hunt, coloring contest, and outdoor games.

**ADJOURNMENT** at 9:28 p.m.

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

  
KRIS LEE, MAYOR

Passed: 4-9-24

Attest: Deana Temple  
COMMISSION CLERK