



**REGULAR PIQUA CITY COMMISSION MEETING
TUESDAY, JUNE 4, 2024**

CALL TO ORDER

Piqua City Commission met at 6:00 p.m. in the Municipal Government Complex Commission Chambers located at 201 W. Water Street, Piqua, Ohio.

ROLL CALL

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

PRESENTATION

Monthly Report from the Commissioners Committee on the Fire Training Facility
David Roth, Jerica Drapp, Nancy Roof and Joe Thompson gave an update on the Fire Committees' meetings and needs. Jerica Drapp said they have done their due diligence in going through documents and they need the commissioner's assistance in helping them get their questions answered from city staff/outside sources. The Commissioners asked if the committee could email the city manager their questions. The committee members said that they would prefer in-person interviews, but the Commissioners asked them to start by presenting the questions via email. A discussion took place about the committee members meeting with people in a private setting and David Roth said that it is the interviewees' right to express themselves in private. The committee asked if they could obtain outside legal counsel and the commission asked the committee to bring a proposal in from the council of their choice and the Commission would vote on it. Commissioner Hohman said because the commission created the committee, they are regulated to the same sunshine laws as the commission.

Main Street Piqua recap by Staci.

Staci Roth introduced herself and thanked the city workers for helping with Taste of the Arts which was the kickoff event held on May 17th. She appreciates every one of the workers. They even help with street closures for the Farmer's Market. Staci said the goal has been reached for the mural of the Mills Brothers and she thanked everyone who donated.

REGULAR PIQUA CITY COMMISSION MEETING

CONSENT AGENDA

APPROVAL OF MINUTES

Approval of the Minutes from the May 21, 2024, Regular City Commission Meeting

RESOLUTION NO. R-79-24

A resolution appointing a member to the City Historic Review Commission

RESOLUTION NO. R-80-24

A resolution appointing a member to the City Historic Review Commission

RESOLUTION NO. R-81-24

A resolution appointing a member to the City Historic Review Commission

RESOLUTION NO. R-82-24

A resolution appointing a member to the City Historic Review Commission

RESOLUTION NO. R-83-24

A resolution appointing a City Commissioner to the City Historic Review Commission

A motion was made by Commissioner Hohman to appoint Commissioner Vetter to the City Historic Review Commission and Commissioner DeBrosse seconded it. Commissioner’s Vetter, DeBrosse and Hohman voted in favor of the motion. Mayor Lee and Commissioner Simmons voted Nay. The motion passed.

RESOLUTION NO. R-84-24

A resolution appointing a representative from the Piqua-Caldwell Historic District to the City Historic Review Commission

RESOLUTION NO. R-85-24

A resolution appointing a member to the Planning Commission

A motion was made by Commissioner Hohman to approve R-79-24, R-80-24, R-81-24, R-82-24, R-84-24 and R-85-24 from the Consent Agenda, and Commissioner DeBrosse seconded the motion. All were in favor and the motion was carried unanimously.

OLD BUSINESS

ORDINANCE NO. O-7-24 (3rd Reading)

An ordinance repealing and replacing Piqua Municipal Code Section 30.01

Introduction: This is the third reading of an ordinance to amend City of Piqua Code Section 30.01 to raise the dollar limit authorization for the City Manager to approve claims against the City without prior approval from the City Commission. Currently, the limit is \$2,500. This ordinance proposes increasing the limit to the amount authorized by the Ohio Revised Code for competitive bidding. Currently that amount is \$75,000.

Commissioners Comments: Commissioner Hohman proposed an amendment. He said it was due to a lot of questions he has received because of the dramatic jump in the amount the City Manager can approve. He said to strike a balance between the citizens' concerns and what the State of Ohio allows, he would like to cap the yearly aggregate amount to \$200,000. Mayor Lee said he would also like to add to the Ordinance that a monthly report be given by the City Manager of any payouts. Frank Patrizio recited the additions to be added to the amended ordinance.

Public Comment:

Kim Heisler asked the commission not to approve this increase due to the state our city is in. She said it encourages theft and fraud. She asked who initiated the request and why now. Commissioner Hohman

said that he believes Jerry O'Brien, Finance Director, did as he has been combing through a lot of our policies and updating them.

Jerry O'Brien said passing this ordinance doesn't give the City Manager any more authority than he already has. There are other checks and balances, and no one can write a check without documentation. Commissioner DeBrosse asked if Jerry O'Brien had a checkbook that he could just write a check out of. Jerry O'Brien said that no one person handles this, and the City Manager can't just order a check. Commissioner DeBrosse asked Mr. O'Brien to describe the process of issuing a check. Jerry said that no check can be issued without a vendor number which another position handles. This function is segregated.

Commissioner Hohman asked if Mr. O'Brien could still deny a check request even after it went through the proper procedures. Jerry said he has a duty not to issue a check that should not be approved, and we are subject to a yearly audit. He also said if he wasn't diligent, he could be named in a lawsuit. Commissioner Hohman asked about the auditing firm and Jerry said the State of Ohio assigns a firm to us. Frank Patrizio said that most claims are covered by insurance, but we may not want to turn some in. Commissioner Hohman said the amount the City Manager could approve could be the amount that went to our deductible, or the gap that is not covered by insurance. It is not a chunk that comes out of the general budget.

Jonathon Wessel asked how many payments there have been this year. Paul Oberdorfer said there have been two payouts of less than \$1500. Mr. Wessel asked how many there have been in the last five years. Paul Oberdorfer said he would have to do research.

Jeff Grimes asked what part wouldn't be covered by the city's insurance. Commissioner Hohman said it will be paid out regardless, it's just now the commission won't have to put their stamp on it. Jeff Grimes asked what the deductible was, and Paul Oberdorfer said it depends on multiple factors. Jeff suggested an analysis be done before passing. He asked where the checks and balances were when we were paying utilities bills for 9600 St Rt 66. Commissioner Hohman said Kevin Krejny put a stop to it when it was brought to his attention.

Adam Seas said it goes back to public perception and the city must heal. There is a lot of mistrust, and it makes the commission's job a little harder.

Debbie Stein said the current amount is reasonable. She asked if the claims still go to MVRMA. Paul Oberdorfer said it depends. He said if it was a maintenance issue that the city knew about and should have taken care of, then it would be the City's responsibility. She asks what our neighboring cities are doing, and Mr. Oberdorfer said we work under best practices and not what our neighbors are doing.

Greg Neves asked why we couldn't let the citizens vote on this.

Joe Wilson said this came up when he was on commission 10 years ago and it was voted down. At that time, they thought it was best to leave it up to the commission to decide which claims to pay. He thought \$75,000 was excessive.

Commissioner Hohman made a motion to amend the ordinance not to exceed \$200,000 a year and to provide a monthly report. Commissioner DeBrosse suggested capping it at \$25,000 a year.

Action Taken:

A motion was made by Commissioner Hohman to amend this ordinance to cap the amount the City Manager could approve to \$25,000. Mayor Lee also wanted to add that a monthly report be given. Commissioner Vetter seconded the motion. Mayor Lee, Commissioners DeBrosse, Hohman and Vetter voted for Yah. Commissioner Simmons voted Nay

A motion was made by Commissioner Hohman to approve the amended ordinance, and Mayor Lee seconded the motion. Mayor Lee, Commissioners DeBrosse, Hohman and Vetter voted for Yah. Commissioner Simmons voted Nay

NEW BUSINESS

RESOLUTION NO. R-86-24

A resolution to authorize replat of in-lots 6956 and 6597 and dedication of new easements

Introduction: Chris Schmiesing said this resolution allows the City Manager to approve the final replat survey necessary to establish the new property boundaries and easements for the proposed redevelopment of the property. Chris Schmiesing said this was approved by the Planning Commission at the May 14 meeting and this is a significant next step.

Commissioners Comments: Commissioner Hohman asked if there was any significant deliberation from the Planning Commission. Chris Schmiesing said nothing that he was aware of.

Public Comment: Adam Seas said he serves on the Planning Commission and as far as he knows, no one had any problem with the replat.

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

RESOLUTION NO. R-87-24

A resolution authorizing the sale and lease of city-owned real estate (Water Street)

Introduction: Chris Schmiesing said this resolution allows the City Manager to sell parcel N44-250140 owned by the City of Piqua to a prospective purchaser who desires to acquire the property and construct a new one-family home at this location.

The subject property, the former location of a water tower and a public park, is in a residential neighborhood and no longer needed for public purposes. The city is authorizing the sale for 10% of the lot value at \$1870. The intent is not to make money, and this captures the expenses for this transaction.

Commissioners Comments: Commissioner Vetter said that this alleviates past concerns of the city holding onto property.

Public Comment: Greg Neves asked if the bike path exits where this property is, and Chris Schmiesing said it does not.

Jeff Grimes asked if we know how much the City purchased this property for. Chris Schmiesing said he has no idea as the city has owned it for decades. Jeff asked if the sale price covers our expense to maintain the property. Commissioner Hohman said the City shouldn't be holding onto property for no reason. Mr. Grimes said the city should try to make money.

Nicholas Mahrt asked if the property was commercial or residential. Chris Schmiesing said it is completely residential.

Jonathan Wessel said we should get fair market value and that lots generally sale for more than \$1200.

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

RESOLUTION NO. R-88-24

A resolution authorizing the rezoning of 1121 West Water Street

Introduction: Kyle Hinkelman stated the planning commission approved the resolution to recommend a zoning designation change at 1121 W. Water Street from NX to T-RL. The structure on this parcel is a real estate office that wishes to change to single family residential, and the proposed zoning of the parcel is contiguous to the T-RL district. A Primary Use Table is included to show potential uses for both NX & T-RL districts. Kyle said the entire neighborhood is residential.

Commissioners Comments:

Public Comment: Debbie Stein asked if the property is R1. Kyle confirmed.

Tonya Blair, the owner, said this was not a great location for a business and wants to make it a single-family residence.

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

CITY MANAGER'S REPORT Paul Oberdorfer asked that citizens go to the website to review the rules for putting out furniture. He said that it must be wrapped in plastic and there are instructions on the website.

COMMISSIONERS COMMENTS

Commissioner Vetter asked if we can still place restrictions on the sale of marijuana. The City Manager said the final legislation has not been released yet by the State of Ohio, but the City Commission can discuss it when it is released. Commissioner Vetter also asked about the tax revenue. He asked if we've heard anything from the branding survey and Paul Oberdorfer said it is still in the final stages and may be released in July around the same time as the grand opening of Lock 9. He recognized the Piqua Power department for receiving the diamond award. An article was in the newspaper about PFABS that he found interesting. June 20th at 7:30 there will be a meeting for Hance Pavilion. He thanked Kenton Kiser for his presentation at the May 21st City Commission meeting and thought it was good information.

Commissioner Simmons said he was pleased to see Mr. Kinder here. He announced that it was AJ Ganger's birthday and had him step out of AV room.

Commissioner DeBrosse asked Paul Oberdorfer if the drains were open at Swift Run. Paul said that Kevin Krejny notified him that they were doing maintenance there yesterday. He asked Frank Patrizio and Paul Oberdorfer to assist the Fire Training Committee to get their questions answered.

Commissioner Hohman thanked everyone for volunteering for committees. He said it is good to see a lot more people applying. He said if you are on a committee you are serving citizens. He read a statement about ethics for being on a committee and that you should not be receiving any special perks. Commissioner Hohman said that you need to resign if you try to use your position as special power to serve yourself.

Mayor Lee thanked Staci from Mainstreet. He said he is looking forward to Rock Piqua. He congratulated all the graduates and two people who placed in pole vault, one of which was Mayor Lee's niece. He asked people not to put grass in the roads. Mayor Lee encouraged citizens to get out and enjoy the parks. He said that we are trying to find a way to curb vandalism. If you see something say something.

PUBLIC COMMENT

Steven Kinder, Blaine Avenue said he is a disabled veteran. He just received a handicap van from the VA which he is having trouble maneuvering into the alley off Grant Street. He said something needs to be done. Paul Oberdorfer said that he visited the alley in question with the public works supervisor and they have a repair plan. They hope to work on it next week. Mr. Oberdorfer said the alley is scheduled to be repaved next year.

Jean Franz said she was very pleased that she was appointed to the Historic Review Commission. She said she has a lot of knowledge and still has a great mind. She said her husband left her with a lot of historic pictures which she has been distributing to businesses in town. Jean said she started volunteering in 1991 and was on at least 5 different committees. Commissioner Vetter remembered her being very active in the Southview Neighborhood Association too.

Nicholas Mahrt asked what the current branding was. Paul Oberdorfer said there are 5 or 6 out there but our website has the most basic version until we could come up with something. Nick asked if it would be more inclusive for all citizens. He asked Commissioner Hohman if he could give an example of committee members using their appointment for personal gain. Commissioner Hohman said he isn't going to name names but any appearance of this by anyone volunteering needs to be very careful ethically. Nick asked if it's related to battery burning committee and Commissioner Hohman said no.

Greg Neves said he has proof that Eva Silvers out right lied. She needs to be dismissed. Mayor Lee said she made posts as a citizen. Greg said none of her allegations are true. He turned and asked Adam Seas if he ever carried a concealed weapon in this building. Adam responded that he had not.

Eva Silvers spoke and said she won't be resigning from the BZA. She said she is free to have her own opinion. She said she's done community service for over 10 years. Eva said she regrets taking the position she did in the Fall regarding the Rental Registration Program and believes as a tenant, tenants should not have to put up with what they do.

Millie Sheats suggested that the battery burn committee should look into ex commissioners and employees. She said yesterday that someone called her a name while she was working in her yard. She didn't appreciate it. Ms. Sheats said that the citizens need to come together.

Josh Blackshire announced the 4th Fest would be held at the Piqua Center from 3:00 p.m. to 10:00 p.m. on July 4th. He gave a shout out to Jim Sheats for his willingness to serve on boards.

Adam Seas replied to Greg Neves and said he has never carried a gun in the city building. He said this community needs to heal and we should work to do better. He said his grandfather always looked for good and asked that we find a way.

Joe Wilson talked about Neighbors helping Neighbors. May 11th is their first event for 2024 and their second one is June 12th. He said they are trying to get groups to help that may have a connection to the recipient in some way. Junior and Senior high students are helping also. Any groups are welcome to help.

Faith Kendell, resident on Cherry Street, has been trying to invest in our youth. She wants to do a summer fest with bands and a motivational speaker. Ms. Kendell mentioned a documentary on PFAS.

Kim Heisler hopes the city can work with the Fire Training Committee. She said that people listening from home cannot hear the meetings and Paul Oberdorfer said this is being addressed. She expressed concerns about claims the city is paying.

Debbie Stein thanked the city for developing the burn committee and asked the commission to let the process happen.

Jeff Grimes asked if there had been any training at the Fire Training Center. Paul Oberdorfer said that there had been and that a notice went out. Jeff was concerned that the city makes citizens wrap furniture in plastic. Jeff said veterans and disabled citizens are getting code violations and he wants a copy of the section of the code book dealing with property maintenance. He asked if the Fire Training committee has to pay for the room they meet in at the plaza.

ADJOURNMENT Commissioner DeBrosse made a motion to adjourn the meeting and Commissioner Hohman seconded the motion. The meeting was adjourned at 8:45 p.m.

Passed: 6.18.2024

Attest: Melissa Kinney, Commission Clerk


Mayor, Kris Lee