

**REGULAR PIQUA CITY COMMISSION MEETING MINUTES  
TUESDAY, OCTOBER 3, 2023**

**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 Pearson and Commissioners Hinds, Lee, and Vetter were present.

**ADJOURNMENT TO EXECUTIVE SESSION** at 5:01 pm

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

**ROLL CALL**

Mayor Pearson and Commissioners Hinds, Lee, and Vetter were present.

**EXECUTIVE SESSION**

To consider pending or imminent litigation and to prepare for and review negotiations on compensation or other terms and conditions of employment for City personnel

**ADJOURNMENT FROM EXECUTIVE SESSION** at 6 pm

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

**REGULAR PIQUA CITY COMMISSION MEETING**

**PROCLAMATION**

Mayor Pearson presented a Proclamation in honor of Lorna Swisher, Director of Mainstreet Piqua, thanking her for the 26 years she has served Piqua and her commitment to the Community.

**CONSENT AGENDA**

**APPROVAL OF MINUTES**

Approval of the minutes from the September 19, 2023, Regular City Commission Meeting

Appointment of Chad Henry to the Miami Valley Regional Planning Commission Technical Advisory Committee

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

**OLD BUSINESS**

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**ORDINANCE NO. O-12-23 (2<sup>nd</sup> Reading)**

An ordinance declaring the improvement to certain parcels of real property to be a public purpose and exempt from taxation; establishing a Tax Increment Equivalent Fund and providing for the collection and deposit of service payments into that fund; specifying the public infrastructure improvements directly benefiting the property; and authorizing a Development Agreement with Ascend Wellness Holdings.

Introduction: Community & Economic Development Director Chris Schmiesing reminded the Commission that this ordinance will allow a TIF tool for the improvements on Recker Road on the front of the property facing US 36. The developer, Ascend Wellness Holdings, will install water and sewer lines for public infrastructure, which will facilitate future projects to the 4 acres south of this location. Ascend's Public Affairs representative Matt McKenna and Kip Wahlers of Ice Miller Legal Counsel requested that this ordinance be approved now, as the developer is ready to proceed with the project.

Public Comment: None

Commissioner Hinds made a motion to waive the 3 Reading Rule and Mayor Pearson seconded the motion. The motion failed; Commissioner Hinds and Mayor Pearson voted yah, while Commissioners Lee and Vetter voted nay.

**NEW BUSINESS**

**RESOLUTION NO. R-114-23**

A resolution authorizing a purchase order to Patrick Staffing, Inc. for temporary services for the City of Piqua Sanitation Department

Introduction: Assistant City Manager Amy Welker explained that this is the staffing company that supplies temporary staffing to the Sanitation Department. The temporary staffing aids the crew in the daily collection of trash, recycling, and yard waste.

Commissioners Comments: Commissioner Lee asked if the current rate was the same rate as the paperwork provided from 2021. Ms. Welker responded yes, and that Patrick Staffing Inc. has been well-received without any problems. Another firm was used as well, but it failed to meet the requirements of the Sanitation Department.

Commissioner Hinds inquired as to how long the City has been using Patrick Staffing Inc., to which Ms. Welker replied approximately 6 years.

Public Comment: None

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

**RESOLUTION NO. R-115-23**

A resolution authorizing the exchange of Real Estate

Introduction: Mr. Schmiesing said that this resolution would allow for 2 parcels of vacant lots on Steele Street to be swapped. The owner of 1 of the parcels requested that the City switch lots with him, as the City-owned lot could be combined with 2 other lots north of it. The lot owned by the applicant is adjacent to French Park and has an encroachment on the existing trail connector, and the lots are similar in size and value.

Commissioners Comments: Commissioner Hinds asked if this land swap involved the house nearby, to which Mr. Schmiesing answered no.

Public Comment: None

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

### **RESOLUTION NO. R-116-23**

A resolution authorizing a Construction Manager as Constructor Contract to ATCS, Inc. for Lock 9 Park Improvements Phase II and Phase III

Introduction: Mr. Schmiesing stated that this resolution will authorize Phase III, along with adding the prior approval of Phase II to the Lock 9 Project. This will bring the total cost to \$5.8 million dollars, and the City is very pleased with the quality work of ATCS, Inc.

Commissioners Comments: Commissioner Lee wanted to clarify that the total cost would be \$5.8 million dollars, to which Mr. Schmiesing replied yes, including all debt servicing and contingencies.

Mayor Pearson asked if this phase would include the pavilion, wall and water feature. Mr. Schmiesing responded that this final phase of the project will complete all those things.

Commissioner Hinds commented how thankful she is that a local company is doing this project.

Public Comment: Jeff Grimes asked how the City would get a return on this investment, to which Mr. Schmiesing replied that this project will generate a sizeable private investment as well, along with utilizing the river corridor as an asset to benefit the local economy and quality of life.

Kevin Jenkins inquired about the old Mo's building and its renovation status. Mr. Schmiesing said that the City acquired this building as a package deal at a reasonable price from the previous owner.

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

### **PUBLIC COMMENT**

Jeff Lange expressed his concerns with the Public Safety Training Center at the old water plant on SR 66.

Mayor Pearson responded that she appreciates the passion shown for the Community regarding this issue. The opportunity made sense at the time with all the necessary approvals, and the City collaborated with the OEPA and RAPCA very closely. She also assured the citizens that the City will follow any recommendations provided by the OEPA & RAPCA.

Scott Phillips stated his need for clarification on 4 questions: what the status of the burning is now, is the burning shut down permanently, what is the Fire Department's suppression plan if batteries would catch on fire, and are toxins being released into the drinking water.

Diana Park expressed her concerns with the battery testing by ESRG at the old water plant.

Gary Koenig announced that early voting begins next week, and a web page called "Talk Piqua" will be available soon for the public to view the Ward Candidates' positions. He said that the Commission should consider a credit to utility bills during the holiday season, along with commenting that there needs to be transparency so that citizens know who to ask for information.

Eva Silvers spoke of her discontent with the issue at the Public Safety Training Center and Nick Warner of ESRG.

Mary Simmons referred to an agreement documenting the City's relationship with BGSU and the Public Safety Training Center.

Jeff Grimes conveyed his displeasure with the City Commissioners.

Greg Neves commented that the Commissioners should be removed from office.

Kevin Jenkins asked if the Commissioners were working for the citizens.

Chuck Starrett told the Commission to listen to what the citizens are telling them.

Alisha Lange asked the Commissioners if they were prepared to resign now.

Mayor Pearson announced that Public Comment was over at this point.

### **COMMISSIONERS COMMENTS**

Commissioner Hinds expressed her appreciation for Mainstreet Piqua Director Lorna Swisher and announced that Homecoming is this weekend at Piqua High School.

Commissioner Lee encouraged everyone to read Larry Hamilton's flyer about "The Piqua Illumination."

Commissioner Vetter acknowledged the positive impact of the new spay and neuter program of feral cats in Piqua and said he is excited about a new first-time homebuyer project, as the number of rentals in his ward is significant. He also said that he is interested in a public meeting regarding the status and cost of Hance Pavilion. Finally, he thanked the Neighbors Helping Neighbors program and Joe Wilson for their activities.

Mayor Pearson reminded everyone that citizens may apply online now through October 31<sup>st</sup> for the open Ward 4 Commissioner position.

### **ADJOURNMENT** at 7:01 p.m

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

Cindy Pearson, Mayor

CINDY PEARSON, MAYOR

Passed: 10.17.2023

Attest: Melissa Kinney

MELISSA KINNEY

COMMISSION CLERK