

**REGULAR PIQUA CITY COMMISSION MEETING  
TUESDAY, JULY 18, 2023  
MINUTES**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Pearson and Commissioners Lee, Grissom, and Vetter were present. Scott Black was also present to represent the Washington Township Trustees. A motion was made by Mayor Pearson to excuse Commissioner Hinds, and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

**ANNOUNCEMENT**

Mayor Pearson announced that due to vandalism during our last meeting, the public restrooms are closed. If there is a need to use a restroom, you can see the City Manager.

**JOINT MEETING WITH WASHINGTON TOWNSHIP TRUSTEES**

**APPROVAL OF MINUTES**

Approval of the minutes from the June 6, 2023, Joint Meeting with Washington Township Trustees, and the Piqua City Commission

A motion was made by Commissioner Vetter to approve the June 6, 2023 minutes and Commissioner Lee seconded the motion. All were in favor and the motion was carried unanimously.

**RESOLUTION NO. R-90-23**

A resolution renewing a tax levy in excess of the ten-mill limitation for maintenance and operating the Forest Hill Union Cemetery

Introduction: Frank Patrizio said this resolution is a renewal of what's been in place for several years. This levy will be on the ballot as a continual renewal for 5 years. There is no increase requested.

Commissioners Comments: None

Public Comment: None

Action Taken: A motion was made by Commissioner Lee to approve R-90-23 and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

**ADJOURN**

A motion was made by Commissioner Lee to adjourn the Joint Meeting with Washington Township Trustees and Commissioner Vetter seconded the motion. All were in favor and the joint meeting was adjourned.

## REGULAR PIQUA CITY COMMISSION MEETING

### RECOGNITION OF VOLUNTEERS

Each Commissioner read a list of volunteers and the group they were associated with.

### CONSENT AGENDA

#### APPROVAL OF MINUTES

Approval of the Minutes from the June 20, 2023, Regular Commission Meeting, the June 27, 2023 Special Commission Meeting, and the July 12, 2023 Executive Session

A motion was made by Commissioner Grissom 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-6-23 (2nd Reading)

An ordinance to adopt Chapter 109: Rental Housing Regulations

Introduction: Frank Patrizio received a call from the Board of Realtors who made suggestions regarding the Rental Agreement. The Board of Realtors is considering a template that can be used statewide. Chris Schmiesing met with a landlord who suggested the checklist be separated by what is required vs. what is a suggested change.

Commissioners Comments: Mayor Pearson asked if the more defined checklist will be presented at the next meeting and Frank Patrizio said he was not sure when the development department would have the checklist completed. Commissioner Lee asked if we have answers to the questions that were asked at the last meeting.

Kyrsten French responded to the inquiry about the checklist by saying it was just a template from ICC. Kyrsten said a detailed checklist can be overwhelming. Kyrsten French responded to the question about whether the landlords concern from the last meeting had been addressed by passing out the written responses to each commissioner. A citizen asked if the answers to the questions could be read out loud, to which Kyrsten read several questions with the answers. The questions and answers will be available online.

Commissioner Grissom said he appreciates the feedback.

#### Public Comment:

Randy Ritter – Said he was not sure what's going on, and then asked about property issues at the City Building

Benjamin Fugate – When you buy a house there are always going to be things that need fixed. This (Rental Inspection Program) is an infringement of people's rights.

Chuck Starret – You are to protect and serve, but not to control. Piqua is already short of housing and investors are not going to come here. This is a money grab.

Roland Sourmail - Disagrees with this Ordinance and if you do it to landlords, you should do it to everyone. All you want to do is tear down houses. All wrong and it is a discrimination of landlords.

BJ Cooley - Makes average pay then has to pay rent, phone bill, gas and now landlords are going to pass this expense on.

Megan Wise – Presented local Board of Realtors position. Realtors always protect private property rights. She is working with the State Association of Realtors, and they hope to provide a proposal. Encourages Commissioners to table this Ordinance.

Valerie Mullikin - Worked with 6 homeless veterans and only found a place for 2 to live. Very alarming.

Evan Brumbaugh - Knows what it's like to struggle and he is a hard-working person. Fixes up properties and keeps rent low. Thought by some that the city wants to get rid of poor people.

Kevin Loftin, Piqua Village Apt Manager-This seems like the great divide. There is no protection for the landlord and mentioned length of time it would take to get a new window. He suggested working on a better plan and going back to the drawing board.

Kathleen Miller - Leaders are disconnected and citizens don't feel like they are being heard. All they see is excessive fees what's going on with the Rental Inspection Program. We want to grow this community.

Tonya Blair – Asked if Commissioners had been to Niagara Falls and wished they could see how bad the town she visited there looked. It had homes with boarded up windows. Our community is not that bad.

BJ Cooley – Bring something for kids and families.

Kevin Brumbaugh – If you're going to write a law, write it with a light touch.

Kevin Jenkins - No factories in this town and pizza place and car wash building right beside identical business. No one wants to come here. Troy and Sidney are booming but this town hasn't grown.

Roland Sourmail - Tax payers money builds this town. The city was given Bennett School and sold it for \$1.00. Frank explained the land was a trade with the schools but unaware that the land was sold.

Diane Parke - Challenged Frank about the property being sold to GF Bailey.

Kathy Miller - Referred to article on GF Bailey's website as being developer of Bennett School land.

Jeff Grimes – Read renters escrow rights from Miami County Landlord Tenant rights. The city does selective enforcement. Since he's been speaking out, he has received two misdemeanors, but the property at the end of Steele Street doesn't have a sidewalk.

Kevin Jenkins - Has a squatter in one of his rentals and he called the Utility Department to tell them not to turn on utilities. The Utility Manager told Kevin that if the squatter brings in money to have utilities turned on, then they'll turn them on.

Tante Strohmenger - If changes are still being made to the Rental Inspection Program, then this should be tabled.

Jeff Grimes - Read article regarding GF Bailey developing the Bennett School site.

Paul Oberdorfer addressed the commission and clarified that there is no current contract on the Bennett property. The city's acquisition has always been with the intent that the property will be developed.

Mayor Pearson thanked everyone for their comments and stated that the next meeting will be Wednesday, August 2 at the Ft Piqua Plaza. This replaces the regularly scheduled Tuesday meeting.

A citizen commented that the Ordinance has never even been read in its entirety so it can't be voted on.

Kyrsten French said that updates to the ordinance have always been posted online, including the checklist.

Frank Patrizio replied that the title of the Ordinance is all that is ever read.

Action Taken: Second Reading

**RESOLUTION NO. R-84-23 (Tabled)**

A resolution of appreciation for the public service of Rhonda Meckstroth as a City of Piqua employee. A motion was made by Commissioner Lee to un-table R-84-23 and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

A motion was made by Commissioner Vetter to approve R-84-23 and Commissioner Lee seconded the motion. All were in favor and the motion was carried unanimously.

**NEW BUSINESS**

**RESOLUTION NO. R-91-23**

A resolution of appreciation for the public service of John Richard as a City of Piqua employee

Action Taken: A motion was made by Commissioner Lee to approve R-91-23 and Commissioner Grissom seconded the motion. All were in favor and the motion was carried unanimously.

**RESOLUTION NO. R-92-23**

A resolution authorizing an amendment to the zoning map to change the zoning designation of parcel J27-045800, approx. 119 acres located near the corner of Looney Road and Snodgrass Road, from AG-Agriculture to IL-Light Industry

Introduction: Kyrsten French said that this whole case has come before the Commission before. The proper notification was not made and now it has been.

The Planning Commission heard the case a second time and voted 4 to 1 in favor of the rezoning. The property owner desires to market a piece of land just north of Indian Ridge to Light Industrial. The zoning code requires a 50-foot buffer, and the drain ditch may affect development, but the staff recommends the rezoning.

Commissioners Comments: Commissioner Lee confirmed that neighboring property owners were notified.

Public Comment:

Rob Alexander, Tettters Real Estate Investments, thanked Commission for moving the first meeting in August to Wednesday night so he can attend. National Night out is a big community event for Indian Ridge. Rob said that he wouldn't bring anything that would negatively impact the community to the property they are requesting to rezone. He said he is proud of the community. He is willing to answer any questions the Commission may have.

Commissioner Grissom said he appreciates Rob's response.

Public Comments:

Kristie Fisher – Lives North of the property in the house her parents bought because they wanted to live on a farm. They wanted to be part of an agriculture community. Ms. Fisher said she is not in favor of rezoning the whole 119 acres. She has concerns about a business butting up to her agricultural land, the traffic, pollution, dust, light, and the possibility of increased crime. Ms. Fisher asked if the property could

be split into two different zoning designations because scary things are allowed within the Light Industrial zoning.

Gary Koenig – Shares Miss Fishers concerns. Several people from Indian Ridge came to the Planning Commission meeting with concerns. Mr. Koenig handed out maps of each Ward to the Commissioners. Gary Koenig referred to an outlined area on the maps that represents future development. Mr. Koenig said we have a shortage of housing, and they don't need to rezone the whole 120 acres. Mr. Koenig said this is a personal concern of his because his personal property butts up against a targeted expansion area. He asked the Commission to reject the resolution.

Commissioner Lee asked Mr. Koenig how he voted as Planning Commission chairperson to which he replied that he voted against the rezoning.

Rob Alexander pointed out that there are already six businesses on Looney Rd. and that city codes aren't going to allow run off. Mr. Alexander said he annexed the land into the city but could have worked with the county. Rob clarified that only four residents showed up at the Planning Commission meeting. Rob Alexander said that the land is owned by a group of people that were born and raised in Piqua and care about the community, but they are all getting older. If they sell off to a New York Developer, they aren't going to be concerned about this community.

Commissioner Lee said he understands that if Ford puts a plant there it would affect Ms. Fisher's quality of life.

Valerie Mullikin asked if Rob Alexander would be interested in creating a buffer between the farm Ms. Fisher owns.

Rob Alexander spoke again and said the buffer is already required by the city code, and two of his daughters' homes back up to the land, so he's going to protect the housing development. He also said we need development in Piqua, and you have someone interested in selling land to be developed.

Kyrsten explained what would be required and there would be a certain amount of protection. Kyrsten explained the uses allowed and said that Looney Road was meant to be an expansion area in the Comprehensive Plan.

Kristie Fisher said that this leaves it open for Snodgrass to be expanded and the principal uses are still there. Ms. Fisher acknowledged that she does not know Rob Alexander and it's still just his word that he'll protect the housing around this property.

Action Taken: A motion was made by Commissioner Grissom to approve R-92-23 and Commissioner Lee seconded the motion. Roll call was taken and Mayor Pearson, Commissioners Grissom and Lee voted in favor. Commissioner Vetter voted against the Resolution. Motion passed.

### **RESOLUTION NO. R-93-23**

A resolution awarding a contract to Double Jay Construction, Inc for the Downtown Tree Replacement Project

Introduction: Bob Graeser said the replacement of trees on Main Street is the beginning of the downtown improvement plan.

**Commissioners Comments:**

Commissioner Vetter asked if this is part of the \$600,000 that was budgeted for. Bob Graeser answered yes and that a design company is still working on street design, which will also come out of the budgeted amount. Commissioner Vetter confirmed that the city could move into the next phase with the remaining money.

**Public Comment:**

Tom Homan asked why the trees needed to be replaced. Bob Graeser said the trees are over 20 years old and we need a noninvasive species. Bob Graeser said there would be different species used.

Lorna Swisher was in favor of replacing the trees. She said not only do they attract birds, but they have grown so tall that they keep people from seeing the store fronts.

Action Taken: A motion was made by Commissioner Vetter to approve R-93-23 and Commissioner Lee seconded the motion. All were in favor and the motion was carried unanimously.

**RESOLUTION NO. R-94-23**

A resolution awarding a purchase order to Greystone Construction for the purchase and installation of a 41'x70' Britespan Atlas L8 Series Salt storage building for Public Works

Introduction: Brian discussed that the current building is over 30 years old, and the new building will be purchased through Sourcewell. The new building will sit in the same location as the existing one. The fabric that will be placed over the frame will have a 20-year warranty. The structure will store 980 tons of salt which is more than the current capacity.

Brian said he is requesting \$154,819 for this purchase and the planning commission approved the purchase.

**Commissioners Comments:**

Commissioner Vetter asked if this includes the demo and Brian said they'll do the demo in-house. Commissioner Grissom asked what advantage there is to using fabric for the cover, and Brian said the fabric has been used for over 20 years and will last two to three times longer. Commissioner Grissom asked if it could withstand wind and if there would be any concerns if it had to be relocated. Brian Brookhart said the structure can be moved.

Action Taken: A motion was made by Mayor Pearson to approve R-94-23 and Commissioner Lee seconded the motion. All were in favor and the motion was carried unanimously.

**PUBLIC COMMENT**

Melony Walker – Thanked the commissioners for the time they put in. Announced that this Thursday is “Third Thursday” and there will be a non-profit fair, history event, and other activities. It will begin after

the Farmers Market. Commissioner Vetter said the civic band will play on Third Thursday but will move to the intermediate school in the event of rain.

Valerie Mullikin – Would like to help the city become a Hidden Hero City and a Purple Heart city. She also announced that she has informational packets to help veterans get hooked up with the Dayton VA.

Larry Hamilton – Would like to honor Wm McCollough and read a letter giving history. Commissioner Lee invited Larry to a Diversity Committee meeting so they could discuss this.

Roland Sourmail – Expressed that no one wants to come to Piqua. He said the city needs something in this town to bring people here. Mr. Sourmail said that if the people attending the meeting didn't care, they wouldn't be there.

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

City Manager Oberdorfer clarified there was some crossover between the zoning, code enforcement, and the street department. When you look at the Street Levy, there are two funds that we use to cover street repairs and capital improvements. This has nothing to do with how zoning operates. They are two different sources, and they have nothing to do with one another. Before he gave an update on the pavement management program, he made another clarification. The Street Levy talks about resurfacing and resurfacing is basically a one size fits all to a mill and fill and an application of asphalt. What we've done is take it one step further and create a pavement preservation plan where you get more of your roadways taken care of for about the same amount of money. This year we've taken a different approach and Pavement Technologies will begin spraying a rejuvenator on the streets the week of July 24<sup>th</sup>, weather permitting. He explained how the process works and explained it is a lot cheaper than re-mill. Doing 3 to 4 times more pavement preservation than re-mill. We should touch every street over the next 10 years. Alleys will be paved in house until the budget runs out. In September the traffic on Market Street will be reversed and it will be announced on social media.

### **COMMISSIONERS COMMENT**

Commissioner Lee thanked Rhonda Meckstroth and John Richards for their hard work and dedication. He also thanked Deb Stein for her work on handing out beautification awards. Kris mentioned that the kid friendly park that will be going in the Piqua Center will be investing a million dollars into Piqua. Commissioner Lee asked for clarification if all car ports are illegal in Piqua. Kyrsten said no metal carports are approved but there is a way to build a structure with a roof over it to protect your home. Kyrsten will work with anyone wanting to construct a carport out of building materials.

Commissioner Lee asked if there would be opposition to sit down with a group of people and have a peaceful conversation about the Rental Inspection Program. Frank Patrizio said he believes we've heard every argument and he's working with the Board of Realtors. Frank said the same program was held up by a high court in Michigan. Commissioner Lee asked that the latest versions be available for citizens on the website. He wants open participation. He said he has received more positive phone calls this last week than against it. Commissioner Lee said he's glad that everyone got a say because that's the democratic process.

Commissioner Vetter said some of us are old enough to remember the hospital that was in town and now we should be proud of the development that occurred there. Jim Vetter said that the land where

Bennett school stood is not as big of a piece of property as you think but he hopes we can do something good with it. Commissioner Vetter said he misspoke about figures he gave on Hance Pavilion, and they are now posted on the website.

Commissioner Grissom recognized Rhonda Meckstroth and John Richards for the good job they did as city workers. He also recognized Kathy Henne for donating flags for the boulevards. Chris Grissom said he is happy to say that all boards are filled, and it takes everyone to be involved. He appreciates everyone coming out and all the comments.

Mayor Pearson thanked everyone for coming out and hopes everyone comes Thursday to Third Thursday on Main Street. Mayor Pearson also thanked Rhonda Meckstroth and John Richard for their service.

**ADJOURNMENT**

A motion was made by Commissioner Lee to Adjourn the Meeting and Commissioner Vetter seconded the motion. All were in favor and the meeting was adjourned.

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CINDY PEARSON, MAYOR

PASSED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
CLERK OF COMMISSION