

MINUTES OF LIMA CITY COUNCIL  
LIMA, OHIO

February 6, 2023

The Council of the City of Lima met in regular session at 7:00 p.m.

Attending were: Mayor Sharetta Smith; Tony Geiger, Law Director; Eric Pheneger, Deputy Law Director; Randall Bartels, Auditor; Shane Coleman, Chief of Staff, Steven Cleaves, Finance Director; Andria Perkins; Dir. Of Housing & Neighborhoods; Amber Martin, Workforce & Small Business Dev. Coordinator; Mike Caprella, Dir. of Util.; Sara Weekley, Dep. Dir. of Utilities; Kirk Niemeyer, Dir. of Public Works; Ric Stolly, Deputy Public Works Dir. I; Police Major Ron Holman; and Dana Addis, Clerk.

The invocation was given by Councilor Wilkerson followed by the Pledge of Allegiance.

ROLL CALL showed the following members present: Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon.

Councilor Gordon moved, seconded by Dixon, to amend the agenda by adding Jeffrey Blanford under Privilege of the Floor and add Communication No. 15 and Ordinance No. 031-23. Motion carried.

THE FOLLOWING RESOLUTIONS WERE PRESENTED:

04-23     A resolution honoring Cenovus Energy Lima Refinery on its 135<sup>th</sup> anniversary.  
Ehora moved, seconded by Thompson, that the Resolution be adopted on the first reading after having been read. The Clerk read the Resolution. Councilor Ehora congratulated Cenovus on their anniversary. She explained the discovery of oil and the Lima Refinery is what started the growth in our area. Councilor Glenn explained he has lived in the area of the refinery for many years and has seen the change of the refinery name over the year. He encouraged Cenovus to continue doing the good work. Councilor Wilkerson congratulated Cenovus for their anniversary. He has known many individuals who are employed by Cenovus and he has noticed how much more diverse they have become over the years, which he appreciates. The following vote was recorded on the motion: Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the resolution was adopted on the first reading by an 8-0 vote. Dean Hempfling, Acting Vice President, thanked Council for the recognition. He explained Rockefeller founded the refinery in 1886 and they all feel a responsibility to that legacy and most importantly to the license to operate this community has provided over the years. He further explained Cenovus continues to be a significant part of the industrial spirit in the community and they remain committed to Lima as an employer, responsible operator and social investment partner.

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05-23 A resolution honoring Dominion Energy on its 135<sup>th</sup> anniversary. Thompson moved, seconded by Dixon, that the Resolution be adopted on the first reading after having been read. The Clerk read the Resolution. President Nixon offered his congratulations to Dominion as Council is fortunate to have two members of the body who have been employed by Dominion for 34 years. He explained when you sit back and think about 135 years and look at the fact that at one point in time they were looking at relocation of the operations prior to deciding to invest \$20 Million in the Downtown area. He advised Councilor Ehora was involved in making the reinvestment in Lima happen. Councilor Glenn thanked Dominion for their involvement in the community. He knows Councilor Ehora loves Lima and the investment Dominion put into the community is great. Councilor Wilkerson explained as an employee of Dominion, it is important to say that the men and women who work at Dominion take great pride in their job. He recalled back to a memory when his supervisor told him to “just imagine it was his family in that house” which resonated with him and has always been his mission. Councilor Ehora explained she and Councilor Wilkerson started the same year and they had a saying back when they were part of the East Ohio C&G system where the company was proud of the company they keep, which still holds true for them today. She is proud to work for Dominion for 34 years and there has never been a day that she regretted going to work. She will be forever grateful for Dominion. The following vote was recorded on the motion: Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neepor and Nixon. Nay, none. The Chair declared the motion carried and the resolution was adopted on the first reading by an 8-0 vote. Bob Majikas, Operations Manager, expressed his appreciation to Council for the Resolution which was preceded by their largest customer, Cenovus. He has been with Dominion for the better part of 35 years and part of his career has always involved West Ohio but has been located in Lima for the last four years. He expressed Dominion is proud of its history in Ohio and all of the employees, past and present, who served the Lima service territory. He advised Dominion’s commitment to the City and its Downtown has been for all of the 135 years, most recently recommitting by building their new facility at 150 S. Jackson Street. He explained Dominion is not just a stakeholder but is also a partner with the City of Lima. He thanked Council on behalf of the company and the 50 local employees.

#### PRIVILEGE OF THE FLOOR:

Jeffrey Blanford, expressed is concern surrounding the proposed entertainment district. He advised the City has had some problem bars in the downtown area that have taken the City years to remove and he would throw some caution to the wind that there are currently 11 liquor licenses in the Downtown District and this would increase that number to 15 licenses. He believes they would have a harder time patrolling if people didn’t have to invest in buying a liquor license from someone else. He further expressed the Hollander and Civic Center have a concern with the Sunday D-6 license, which they would wish the City could create a way that they do not have to go to the voters. He encouraged Council to take their time before making a decision.

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**THE FOLLOWING ITEMS WERE PRESENTED ON THE CONSENT CALENDAR:**

- a. Minutes of the previous meeting not read since each received a copy;
- b. Minutes of the January 25, 2023 Special Council Meeting;
- c. Minutes of the January 26, 2023 Special Council Meeting.

Gordon moved, seconded by Dixon, to amend Item a of the Consent Calendar by striking the date of January 6, 2023 and replace it with January 23, 2023 at the top of page 1.  
Motion carried.

Gordon moved that item “a, as amended, and items b-c” of the consent calendar be received, filed, and approved, seconded by Thompson, motion carried.

**THE FOLLOWING COMMUNICATIONS WERE PRESENTED:**

1. From the West Central Association of Realtors regarding their 2023 Board of Directors and Legislative Committee members.
2. From the Mayor regarding legislation to increase the age limit for appointments to the Lima Police Department.
3. From the Mayor regarding legislation to enter into an agreement with Perry ProTech.
4. From the Auditor regarding legislation to transfer cash from the General fund to the Debt Service fund.
5. From the Finance Dir. regarding legislation to enter into a collective bargaining agreement with the American Federation of State, County and Municipal Employees (AFSCME).
6. From the Mayor regarding legislation to amend Section 1804.33 of the Codified Ordinances.
7. From the Mayor regarding legislation to submit an application to the Ohio Department of Commerce Division of Liquor Control to establish an Entertainment District.
8. From the Dir. of Housing and Neighborhoods regarding changes to CDBG-CV funding.
9. From the Dir. of Housing and Neighborhoods regarding the intent to transfer funding to the Lima Community Improvement Corporation.

10. From the Dir. of Utilities regarding legislation to advertise for bids and purchase vehicles for the Utilities Dept.

11. From the Dir. of Utilities regarding legislation to purchase 15 level sensors from ADS Environmental Services.

12. From the City Engineer regarding legislation to grant an easement to AEP for utility purposes.

13. From the Dir. of Public Works regarding legislation to enter into contract for the renewal of the contract with the Allen County Commissioners.

14. From the Workforce & Small Business Dev. Coordinator regarding legislation to enter into an agreement with Guide Studio, Inc.

15. From the Dir. of Public Works regarding legislation to hire an Assistant Building Administrator at pay range 27, Step E.

Councilor Dixon moved, seconded by Glenn, that Communications No. 1 through 15 be received, filed, approved and authorize the Law Dir. to prepare any necessary legislation. Motion carried.

PETITIONS:

Petition for the re-zoning of 509 Columbia Drive – Petitioned for by SAR 512 Cable, LLC (GI Physicians). Neepor moved, seconded by Dixon, that the petition be received and filed; that the Law Director prepare the necessary legislation; that the Clerk cause publication of the legal ad and notify abutting property owners of the Public Hearing to be held on March 13, 2023 at 7:00 p.m. Motion carried.

REPORTS OF OFFICIALS:

Ric Stolly, Deputy Dir. of Parks, Recreation and Forestry, congratulated and thanked the Lima Refinery and Dominion on their anniversary as they always been a great support for any projects for the parks. He advised the Urban Forest Council is all about right tree right place which has been a mission of the Council for many years. He explained the Council has been in the business of ensuring they are working with the City Forester and Regional Forester. He advised Arbor Day will be celebrated on the last Friday of April and located at the Lima City Schools as they rotate each year with schools in the City. He explained in July the Council hosted a chainsaw safety course which was attended by many folks throughout the region. He further explained the Council spends a lot of time working on the criteria for the Tree City U.S.As Award which the City of Lima has been a recipient for the last 36 years. He advised there were 54 trees removed

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throughout the parks system, 22 trees were trimmed and 34 trees were planted. He further advised 18 trees were placed on private property through the tree rebate program.

#### REPORTS OF COMMITTEES:

Councilor Neeper advised the Finance Committee held Budget Hearings on January 24, 25 and 26, 2023. He expressed the hearings went extremely smooth and explained the City is very fortunate in the staff that they have. He expressed his appreciation to his Co-Councilors who attended the hearings. He explained Council's number one mission is to be stewards of the City's money. All members received a copy of the report. Neeper moved, seconded by Glenn, that the Finance Committee report of January 24, 25, and 26, 2023 be received, filed and approved. Councilor Glenn expressed his appreciation to Councilor Neeper for doing a great job chairing the Committee. He also expressed his appreciation to his co-Councilors for attending the hearings. He thanked the Mayor and her staff for doing a great job. Motion carried.

#### THE FOLLOWING ORDINANCES WERE PRESENTED:

021-23 An Ordinance authorizing the Mayor to enter into an agreement with the American Federation of State, County, and Municipal Employees, Local 1002. Wilkerson moved, seconded by Gordon, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

022-23 An Ordinance amending Section 1804.33 of the Codified Ordinances of the City of Lima, Ohio, concerning appeals to the Board of Building Appeals. Thompson moved, seconded by Ehora, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

023-23 An Ordinance amending Section 246.16 of the Codified Ordinances of the City of Lima, Ohio, part-time seasonal employment authorized positions. Wilkerson moved, seconded by Glenn, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

024-23 An Ordinance enacting Section 232.015 of the Codified Ordinances of Lima regarding Police Officer age limitations. Dixon moved, seconded by Glenn, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared

the motion carried and the ordinance passes on the first reading by an 8-0 vote.

025-23 An Ordinance authorizing the transfer of cash from the general fund to the debt service fund. Neeper moved, seconded by Glenn, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

026-23 An Ordinance authorizing the Mayor to enter into contract with Perry ProTech for high capacity copiers. Glenn moved, seconded by Dixon, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

027-23 An Ordinance authorizing the Mayor to enter into contract with the Allen County Commissioners for the provision of services for the enforcement of the State Building Code. Ehora moved, seconded by Thompson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

028-23 An Ordinance authorizing the Mayor to grant an easement to American Electric Power for the Lima Region Park and Amphitheater, and the Downtown Streetscape Phase I – Spring St. project. Ehora moved, seconded by Thompson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

029-23 An Ordinance authorizing the Mayor to enter into contract with ADS Environmental services for the Utilities Department. Gordon moved, seconded by Wilkerson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

030-23 An Ordinance authorizing the Mayor to advertise for bids and enter into contract to purchase two mid-sized SUVs for the Utilities Department. Gordon moved, seconded by Wilkerson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

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031-23 An Ordinance authorizing the pay range 27, step E for the Assistant Building Administrator in the Public Works Department. Ehora moved, seconded by Thompson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by an 8-0 vote.

#### MISCELLANEOUS BUSINESS:

Councilor Thompson moved, seconded by Dixon, to refer the matter of the HOME ARP Planning to the Economic and Community Development Committee. Thompson advised the meeting will be held February 13, 2023 at 6:00 p.m. Motion carried. She announced Mercy Health will be holding Café Conversation on Wednesday, February 8, 2023 from 6:00 p.m. to 7:00 p.m. in the Café Conference Room at St. Rita's Medical Center.

Councilor Ehora explained Councilor Neeper is built for the Finance Committee and he does a great job. She thanked the Committee for doing a wonderful job holding the Finance Committee together. She expressed her appreciation to the Allen County Commissioners for meeting with Council and further expressed the importance of having the conversations and working together. She reminded people to be good to each other.

Councilor Dixon welcomed residents of the 5<sup>th</sup> Ward to the Peacemaker's Neighborhood Association which will be held on February 15, 2023 at 5:30 p.m. at 800 E. Franklin Street. He wished everyone a Happy Valentine's Day, a Happy Presidents Day and a Happy Black History Month.

Councilor Glenn thanked everyone who came out and helped with the Martin Luther King Neighborhood Association. He explained the importance of building up the Neighborhood Associations and advised there are scholarships available to help with paying for memberships. He thanked everyone who helped put together and attended his birthday party over the weekend. He advised they will be working hard in the 6<sup>th</sup> Ward and Hope and Nova is next on his list. He explained the issue was in Committee and the Attorney who spoke lied about what was going on. He said enough is enough and he isn't going to allow the residents of Hope and Nova to continue to live the way they are.

Councilor Neeper advised the meeting with the Commissioners was extremely informational and he looks forward to working with the County in the future.

Councilor Gordon expressed how big of a deal it is that the City and County are able to work together and he thanked the Mayor and her staff for that. He reminded people to be good to each other.

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Councilor Wilkerson explained he has noticed that people are not taking pride and are deciding to drive through people's yards which is disgusting. He hopes those individuals hear him say "grow up" and "enough is enough". He referenced the National News and the highlights of negligent police officers which he does not hear about Lima's Police Officers. He said he is proud of the Police Officers in Lima, Ohio. He reminded residents to be good to each other.

Gordon moved, seconded by Thompson, to adjourn into Executive Session for the purpose of real estate acquisition. The following vote was recorded on the motion. Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, Neepner and Nixon. Nay, none. Council adjourned into Executive Session.

Gordon moved, seconded by Dixon, to adjourn from executive session. Motion carried.

Gordon moved that Council adjourn until February 27, 2023 at 7:00 p.m., seconded by Dixon, motion carried.

  
Dana Addis, Clerk

  
John G. Nixon, President