

MINUTES OF LIMA CITY COUNCIL  
LIMA, OHIO

September 13, 2021

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

Attending were: Mayor David Berger; Tony Geiger, Law Director; Randall Bartels, Auditor; Steven Cleaves, Finance Director; Susan Crotty; Dir. Of DCD; Howard Elstro, Dir. of Public Works; Mike Caprella, Dir. of Util.; Chief Martin; Chief Heffner; and Dana Addis, Clerk.

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

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

THE FOLLOWING RESOLUTIONS WERE PRESENTED:

015-21 (Second reading) A Resolution designating a portion of South Main Street the honorary street name of "Pastor C.M. Manley Way". Wilkerson moved, seconded by Dixon, that the Resolution be defeated on the first reading. President Nixon clarified the purpose of defeating the Resolution is because there are still some things that need to be worked out on this before it comes to Council. The following vote was recorded on the motion: Yea, 8; Gordon, Wilkerson, Thompson, Ehora, Dixon, Neeper and Nixon. Nay, 1; Glenn. The Chair declared the motion carried and the resolution was defeated on the first reading by a 7-1 vote.

016-21 A Resolution memorializing the late Patricia Miron. Neeper moved, seconded by Dixon, that the Resolution be adopted on the first reading after having been read. The Clerk read the Resolution. President Nixon clarified comments will be held until after Resolution 017-21 has been read. 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.

017-21 A Resolution memorializing the late Marcel Miron. Neeper moved, seconded by Dixon, that the Resolution be adopted on the first reading after having been read. The Clerk read the Resolution. Councilor Dixon thanked the Miron family for lending their parents to the City of Lima. He explained you can't talk about Pat Miron without talking about Marcel Miron. He referenced the learning center that was created by Pat Miron. He quoted "may the work and the life you live speak for you" which he believes explains Pat and Marcel Miron. He expressed his condolences to the family. Councilor Glenn explained the death of Pat and Marcel Miron is tough on everyone. He said Pat meant a lot to him and was important to the neighborhood association. He said Marcel will be missed and taught his kids everything he knows. He reminisced about memories with Pat and Marcel Miron and expressed his condolences to the Miron Family and encouraged them to keep strong and always put God first. Councilor Gordon explained Bill and

September 13, 2021

Beth are good friends of his and everyone knows how he felt towards Pat and Marcel. He explained Marcel had encouraged him to run for City Council. He was thankful for Pat and loved hearing Marcel talk. He thanked the family for lending their parents to the City. Councilor Wilkerson explained when he thinks of Pat, he thinks of her gentle spirit and giving heart. Councilor Thompson advised she did not know Marcel and Pat Miron, but she does know that losing a parent, let alone both of them and expressed the importance of remembering them and continue to tell their stories. Councilor Ehora explained Pat Miron personified what giving to a community is. She said Pat and Miron were great and she never knew her life without a Miron in it. She wished the family love and peace. Councilor Neeper explained he had the privilege and honor to have a private relationship with Pat and Marcel Miron. He recited a quote that reminded him of Pat. He shared a story of going to the fair and seeing the bench in memory of Pat Miron. President Nixon said everyone knew Pat and Marcel Miron and they had a true appreciation and support for anyone who was in an elected or volunteer job doing leadership positions. He said everything Pat did was about the youth and the future of the youth in the community. He said Marcel always smiled and could light up a room. He explained Pat and Marcel had a special partnership. 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. The children of Patricia and Marcel Miron took turns expressing their appreciation to Council and provided examples of how Patricia and Marcel Miron were dedicated to their family and the community.

THE FOLLOWING ITEMS WERE PRESENTED ON THE CONSENT CALENDAR:

- a. Minutes of the previous meeting not read since each received a copy;
- b. Treasurer's Report for June 30, 2021;
- c. Treasurer's Report for July 31, 2021.

Gordon moved that item "a" of the consent calendar be received, filed, and approved and that items "b and c" be received and filed, seconded by Wilkerson, motion carried.

THE FOLLOWING COMMUNICATIONS WERE PRESENTED:

1. From the Chief of Staff regarding legislation to enter into an agreement with Coleman Professional Services. Moved by Thompson, seconded by Wilkerson, that the communication be received and filed. Motion carried.

2. From the Mayor regarding the status of ARPA spending guidance and the proposed uses of funds. Moved by Dixon, seconded by Thompson, that the communication be referred to the Council of the Whole Committee. Motion carried.

September 13, 2021

3. From the Mayor regarding the City's request to rezone a portion of the downtown area to Class I Business. Moved by Thompson, seconded by Ehora, that the communication be received, filed and referred to the City Planning Commission for review and consideration. Motion carried.

4. From the Auditor regarding the Financial Reports for June and July, 2021. Moved by Neeper, seconded by Glenn, that the communication be received and filed. Motion carried.

5. From the Auditor regarding the contract labor report for August, 2021. Moved by Neeper, seconded by Gordon, that the communication be received and filed. Motion carried.

6. From the Auditor regarding legislation to accept the amounts and rates as determined by the Allen County Budget Commission and authorizing necessary tax levies. Moved by Neeper, seconded by Dixon, that the communication be received and filed. Motion carried.

7. From the Auditor regarding legislation to enter into agreements with the Ohio Water Development Authority. Moved by Neeper, seconded by Glenn, that the communication be received and filed. Motion carried.

8. From the Chief of Police regarding legislation to enter into contract with Statewide Ford. Moved by Dixon, seconded by Glenn, that the communication be received and filed. Motion carried.

9. From the Finance Dir. regarding legislation to amend the 2021 annual budget. Moved by Neeper, seconded by Glenn, that the communication be received and filed. Motion carried.

10. From the Dir. of Community Development regarding legislation to place tax assessments. Moved by Thompson, seconded by Ehora, that the communication be received and filed. Motion carried.

11. From the Dir. of Community Development regarding legislation to establish a Community Improvement Corporation for the City of Lima. Moved by Thompson, seconded by Dixon, that the communication be received and filed. President Nixon expressed he would like to see the communication referred to the Council of the Whole Committee in tandem with Communication No. 2 because he thinks there needs to be more discussion. He clarified his support for Communication No. 2 going to Council of the Whole Committee. He expressed they are earmarking money and there has not been comprehensively broke down with all of Council. Councilor Thompson amended her motion to including the referral of Communication 11 to the Council of the Whole Committee, seconded by Neeper. Motion carried.

12. From the Dir. of Community Development regarding legislation to approve an agreement with Projects West, Inc. dba Downing Community Advisors. Moved by Thompson, seconded by Wilkerson, that the communication be received, filed and referred to the Council of the Whole Committee. Motion carried.

13. From the Utility Operations Manager regarding legislation to bid and award the repair and relocation of a storm tile at the Water Treatment Plant. Moved by Gordon, seconded by Neeper, that the communication be received and filed. Motion carried.

14. From the Utility Operations Manager regarding legislation to bid and award the lining of the 12" waterline running down Sugar St. from Findlay Rd. intersection north to the Ford connection. Moved by Gordon, seconded by Wilkerson, that the communication be received and filed. Motion carried.

15. From the Dir. of Utilities regarding legislation to make a payment to Commerce Controls, Inc. Moved by Gordon, seconded by Wilkerson, that the communication be received and filed. Motion carried.

16. From the Dir. of Public Works regarding legislation to submit applications to the Ohio Public Works Commission requesting State Issue I funds. Moved by Ehora, seconded by Thompson, that the communication be received and filed. Motion carried.

17. From the Dir. of Public Works regarding legislation to enter into contract with F&B Engineering, LLC. Moved by Ehora, seconded by Thompson, that the communication be received and filed. Motion carried.

18. From the Dir. of Public Works requesting legislation to enter into contract for streetscape engineering services. Moved by Ehora, seconded by Thompson, that the communication be received, filed and authorize the Law Dir. to prepare the necessary legislation. Motion carried 7-1 with Councilor Dixon voting no.

#### REPORTS OF OFFICIALS:

Bill Downing, Downing Community Advisors provided Council with a presentation regarding the Community Improvement Corporation. He provided a synopsis of what Downing Community Advisors does for community development and provide examples of notable contracts. He explained they understand the many issues facing communities and the restraint on resources that face local governments and also the needs of citizens and their neighborhoods. He provided examples of programs including the Home Connector Program which manages the disposition of REO properties to qualified developers to reinvest into homes and make them available for sale to home buyers. Chad Downing explained a Community Improvement Corporation is able to hold properties with a tax exempt status and manage assets and properties

September 13, 2021

and assets until they see redevelopment. He advised the goals of a CIC is to increase housing development capacity, neighborhood stabilization, public policy alignment and reduce and mitigate blight. He highlighted the takeaways of the CIC program are blight removal, increase in value, improve market standards and tax base improvement. He explained the initial implementation tasks and provided examples of properties the program has rehabilitated. He expressed his appreciation for the opportunity. Councilor Thompson expressed her wish to have the group attend the Council of the Whole Committee. (A complete copy of the presentation is on file in the office of the Clerk of Council)

#### REPORTS OF COMMITTEES:

Councilor Neeper reported that the Finance Committee met on August 18, 2021 to discuss the request from LACNIP for annual funding from the City of Lima. All Council members received a copy. Neeper moved, seconded by Glenn, that the report be received, filed and approved. Motion carried.

Councilor Gordon reported that the Utilities Committee met on August 30, 2021 to discuss the upcoming contract renewal for trash service for the City of Lima. All Council members received a copy. Gordon moved, seconded by Dixon, that the report be received, filed and approved. Motion carried.

#### THE FOLLOWING ORDINANCES WERE PRESENTED:

171-21 (Third Reading) An Ordinance authorizing the Mayor to enter into contract with Coleman Professional Services. Thompson moved, seconded by Gordon, that the ordinance be passed on the third reading. Councilor Thompson reiterated her support for the project and hopes everyone had a chance to read the letter of supported previously submitted to Council by WOCAP. She believes the decision was made to support this project after there was research and studies and favor given to the issues that face our City, homelessness being one of them. She thinks they would be doing a disservice to the citizens of Lima if they didn't consider a complete family being without a home. Councilor Dixon noted his support for the project and provided an example where he saw a tent set up that had a mother and young children living in it. He explained it is disheartening when you are trying to see a parent do the best they can do to provide shelter for their children. He believes if the legislation doesn't pass, they will see more tents across the city. He encouraged the public to go on Central Street just south of the Water Department, there is an alley that houses 3-4 families in tents. He explained not every person who is homeless has not made the choice to be homeless. He asked his fellow Councilors to search their hearts. The following vote was recorded on the motion. Yea, 5; Gordon, Wilkerson, Thompson, Ehora and Dixon. Nay, 2; Neeper and Nixon. Abstention, 1; Glenn. The Chair declared the motion carried and the ordinance passes on the third reading by a 5-2 vote with one abstention.

September 13, 2021

191-21 An Ordinance authorizing the Mayor to enter into contract with F&B Engineering LLC for plan review services. 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.

192-21 An Ordinance authorizing the Mayor to submit up to four applications to the Ohio Public Works Commission requesting State Issue I funds. 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.

193-21 An Ordinance authorizing the Mayor to establish a Community Improvement Corporation. Thompson moved, seconded by Ehora, that the Ordinance be tabled indefinitely. President Nixon clarified he cannot call the Council of the Whole meeting until after the next Council meeting due to personal reasons. Motion carried.

194-21 An Ordinance authorizing the Mayor to enter into contract with Projects West, Inc. dba Downing Community Advisors. Thompson moved, seconded by Gordon, that the Ordinance be tabled indefinitely. Motion carried.

195-21 An Ordinance providing for the redemption of all of the City's outstanding Sanitary Sewer System Improvement Revenue Bonds, Series 2010 and Sanitary Sewer System Improvement Revenue Bonds, Series 2014. Gordon moved, seconded by Wilkerson, that the Fiscal Officer's Certificate be received, filed and approved. Motion carried. 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.

196-21 An Ordinance accepting the amounts and rates as determined by the Budget Commission, authorizing the necessary tax levies and certifying them to the County Auditor. 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.

September 13, 2021

197-21 An Ordinance levying special assessments for property maintenance code charges on premises in the City of Lima, Ohio. Thompson 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.

198-21 An Ordinance amending the 2021 annual budget. 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.

199-21 An Ordinance authorizing the Mayor to enter into contract with Coleman Professional Services. Thompson moved, seconded by Ehora, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Neeper and Nixon. Nay, none. Abstention, 1; Glenn. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote with one abstention.

200-21 An Ordinance authorizing the Mayor to advertise for bids and enter into contract for lining of the 12" waterline along Sugar Street. Gordon moved, seconded by Wilkerson, that the ordinance be passed on the first reading. President Nixon asked if there will be any disruption to water supply during this project. Mike Caprella confirmed there will not be a disruption. 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.

201-21 An Ordinance authorizing the Mayor to advertise for bids and enter into contract for the repair and relocation of storm tile at a Water Treatment Plant lagoon. 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.

202-21 An Ordinance authorizing the Auditor to make a payment to Commerce Controls, Inc. 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.

September 13, 2021

203-21 An Ordinance authorizing the Mayor to enter into contract with Statewide Ford to purchase a Police cruiser for the Lima Police Department. 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.

MISCELLANEOUS BUSINESS:

Councilor Gordon reminded people to be good to each other.

Councilor Wilkerson reminded people to be a good neighbor.

Councilor Thompson announced there will be a West Ohio Food Bank Resource Fair Thursday from 9-11 a.m. She announced there will be an Activate Allen County Block Party at Mercy Health on Saturday from 10 a.m. to 1 p.m. along with Lima Memorial's Community Day. She announced the Central Lima Neighborhood Association will be meeting on September 22 at 6:30 p.m. located at 875 West Market Street. She explained COVID is still here and suggested those who wore masks before, continue to wear them including those who are vaccinated. She encouraged everyone to be cautious.

Councilor Ehora referenced a quote "I wish we hated our own sin, as much as we hate everyone else's" which made her think about being kind to each other. She believes people need to go back to finding compassion and fellowship with their neighbors and fellow citizens. She reminded everyone to be good to each other.

Councilor Dixon clarified his no vote for Communication No. 18 is because it ties into Communication No. 2 and 11. Dixon moved, seconded by Wilkerson, to refer Communication No. 18 to the Council of the Whole Committee. Motion carried. Councilor Dixon explained the importance of staying consistent. He announced on September 15<sup>th</sup> at 6:00 pm located at St. James Church for a conversation of creating a neighborhood association for residents located in the boundaries of South of Kibby, East of St. Johns, West of Sugar Street and North of Fourth Street. He encouraged everyone to be good neighbors to one another.

Councilor Glenn said there are good neighbors out there helping with the different programs. He appreciated all of the donations. He encouraged people to support local black businesses and provided names of different businesses. He thanked parents that helped out with the Rent-a-Kid program and he expressed his appreciation for those who helped volunteer and donated equipment and gas cards. He announced the paint program will end this weekend and encouraged those who are in need to use the leftover paint. He reiterated the importance of the housing program that the Downing Advisors presented. He explained he has to abstain from the Coleman contract because he is employed by Coleman. He said Lima doesn't have enough housing right now but he encouraged residents to keep up on their rent.




September 13, 2021

Councilor Neeper moved, seconded by Dixon, to authorize a Resolution memorializing John MacDonnell. Motion carried. Neeper explained he participated in the 9/11 event over the weekend and thanked Chief Martin and Chief Heffner for their participation as well. He explained it was a harrowing experience and believes it is something that a lot of people have forgotten about, especially the events of 9/12 and how people came together to work for a common goal.

President Nixon took a moment of silence honoring the memory of the victims of 9/11, their families and the first responders. He gave a shout out to Bill and Pat Booth who celebrated their 65<sup>th</sup> wedding anniversary.

Gordon moved that Council adjourn until September 27, 2021 at 7:00 p.m., seconded by Dixon, motion carried.

  
Dana Addis, Clerk

  
John G. Nixon, President