

MINUTES OF LIMA CITY COUNCIL  
LIMA, OHIO

January 27, 2020

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; Anthony DiPietro, Deputy Law Director; Randall Bartels, Auditor; Steven Cleaves, Finance Director; Kari Keener, Dir. of Human Resources; Susan Crotty; Dir. Of DCD; Mike Caprella, Dir. of Util.; Howard Elstro, Dir. of Public Works; Chief Martin, Deputy Fire Chief Heffner; and Dana Addis, Clerk.

The invocation was given by Councilor Gordon. President Nixon introduced Kris Shields who is a Life Rank Scout with Troop 82, who led the Pledge of Allegiance.

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

THE FOLLOWING RESOLUTIONS WERE PRESENTED:

001-20 A Resolution Congratulating the LCC Girls' Golf Team for Winning the Division II State Title. Dixon moved, seconded by Gordon, that the Resolution be adopted on the first reading after having been read. The Clerk read the Resolution. The following vote was recorded on the motion: Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the resolution was adopted on the first reading by a 7-0 vote. Coach Dan Reinicke accepted the Resolution on behalf of the team. He explained it is hard to get the girls together after the season as they are all involved in additional sports and academic extracurricular and thanked Council on their behalf.

002-20 A Resolution Memorializing the Late Vince Koza. Dixon moved, seconded by Glenn, that the Resolution be adopted on the first reading after having been read. The Clerk read the Resolution. Councilor Dixon thanked the family for lending Mr. Koza to our community and sports world for so long. He extended his prayers and condolences to the Koza family. Councilor Wilkerson conveyed his thankfulness for Mr. Koza who filled his son with pride and when he said his name across the air. Wilkerson said he will certainly miss him. Councilor Gordon said he spent a lot of years coaching and was on sports talk on Saturdays. He said Vince treated him like a king and it was always a joy to be around him. Councilor Gordon shared one of his memories of Mr. Koza. Councilor Glenn said he appreciates Vince so much. He said Vince always made sure he recognized all of the players and he left a legacy in Lima. He expressed his condolences to Holly and the girls. President Nixon extended his deepest sympathy to Holly and his children. He said Vince had a way to make everyone he spoke to feel special and he was appreciated and will be missed. The following vote was recorded on the motion: Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the resolution was adopted on the first reading by a 7-0 vote. Mr. Koza's wife, Holly, thanked Council

and said all of the love and support has been overwhelming and she appreciates it all. She said Vince loved Lima with everything that he did.

Councilor Gordon moved, seconded by Dixon, that the Agenda be amended by adding Lorenzo White under privilege of the floor.

PRIVILEGE OF THE FLOOR:

Lorenzo White, 1558 W. High St, spoke to Council about his plans to invest in housing development in South Lima. He explained that he and his brother, William White, are doing some renovations on properties in South Lima and plan to do some development of single family housing. He explained has met with a developer as well as with the Ministerial Alliance, the Dir. of Community Development. He said they want to let the community know that their goal is to build affordable housing in the \$60,000 to \$80,000 range so people can own housing for the same cost, if not less than what housing is being rented for. He said they have also met with a couple of lending institutions regarding programs that are offered for financing. He said his goal is to bring back life into the City of Lima and expressed his appreciation of Council working with them and allowing them to bring revitalization back to the City of Lima.

THE FOLLOWING ITEMS WERE PRESENTED ON THE CONSENT CALENDAR:

- a. Minutes of the previous meeting not read since each received a copy.
- b. Board of Health Minutes of December 13, 2019.
- c. Treasurer's Report for December, 2019.

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

THE FOLLOWING COMMUNICATIONS WERE PRESENTED:

1. From the Auditor regarding legislation to permit the Auditor to make a cash transfer. Moved by Glenn, seconded by Thompson, that the communication be received and filed. Motion carried.
2. From the Auditor regarding the contract labor report for December, 2019. Moved by Glenn, seconded by Thompson, that the communication be received and filed. Motion carried.
3. From the Auditor regarding the December 2019 financial reports. Moved by Glenn, seconded by Thompson, that the communication be received and filed. Motion carried.

4. From the Utilities Operations Manager regarding legislation to enter into an agreement with Alloway Labs. Moved by Gordon, seconded by Wilkerson, that the communication be received and filed. Motion carried.

5. From the Dir. of Utilities requesting legislation to enter into an agreement with Calgon Corporation. Moved by Gordon, seconded by Dixon, that the communication be received, filed and authorize the Law Dir. to prepare any necessary legislation. Motion carried.

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

7. From the City Engineer regarding legislation to levy special assessments for the 2019 Combined Sidewalk Project. Moved by Ehora, seconded by Thompson, that the communication be received and filed. Motion carried.

8. From the Dir. of Public Works regarding legislation to enter into contract for the renewal of a contract with the Allen County Commissioner. Moved by Ehora, seconded by Wilkerson, that the communication be received and filed. Councilor Dixon asked Mr. Elstro for an update on the relationship with the County. Elstro explained that Amy Harpster met with the County Commissioners over the last two weeks and all of the feedback they have received from the Commissioners and the building community has been positive. He explained the turnaround time for plan review has been reduced to 7.8 days which is very responsive compared to the States mandate of 30 days. Councilor Dixon thanked Mr. Elstro as well as Amy Harpster and said it is vital that we continue to keep the partnerships between the City and the County so all of the constituents and businesses in the area are being served. Motion carried.

9. From the Dir. of Public Works regarding legislation to enter into contract with Ben's Construction. Moved by Ehora, seconded by Dixon, that the communication be received and filed. Motion carried.

10. From the Dir. of Public Works regarding legislation to apply for and expend Clean Ohio Funds. Moved by Ehora, seconded by Dixon, that the communication be received and filed. Motion carried.

11. From the Law Dir. regarding large "private" parties held in uninspected locations throughout the City. Moved by Thompson, seconded by Glenn, that the communication be received, filed and referred to a Joint Committee including the Safety Services Committee and the Neighborhood Concerns Committee. Motion carried.

12. From the Law Dir. regarding programs being used to deal with “Chronic Commercial Property Nuisance” issues. Moved by Thompson, seconded by Glenn, that the communication be received, filed and referred to a Joint Committee including the Safety Services Committee and the Neighborhood Concerns Committee. Motion carried.

#### REPORTS OF OFFICIALS:

Howard Elstro, Dir. of Public Works, presented Council with an update on the Lost Creek Restoration and Trail Improvement Project. Mr. Elstro explained the project is funded by Clean Ohio. He explained the location of the project and that there is a party interesting in annexing this property into the City of Lima. He said this project will have donated approximately 45 acres of wetlands within the Lost Creek Golf Course. He gave examples of what healthy streams and plant communities should look like and explained that all of those plants contribute to a healthy ecosystem. He explained the process of the natural filtration that is in the area. He said there is currently a lot of erosion and the manicured golf course does not do the filtration that certain plant life will do. He said the developer is retaining the property around the wetlands for development and plans to go forward with the annexation. He said there will be pedestrian walking trails throughout the area. He explained the project will stabilize the stream banks. He said they will remove the invasive plant species and will replace three of the deteriorated bridges and six bridges will be removed completely. He said of interest to them in the next generation of work is the creation of a bike trail to Central Ave. out to the Leonard Ave. area. He explained this is a \$1.5 Million project of which they are looking at a land donation valued at \$367,000, the City of Lima contribution will be \$17,000 will be engineering and design fees the Clean Ohio Funding will be \$1.1 Million. He said if the grant application is successful, the project should begin and be completed the next construction season in 2021. (A complete copy of the report is on file in the Council Office.)

Lt. Ron Holman presented Council with an update on the C.O.P. outreach program and crime numbers. He gave a brief synopsis of the crime statistics for 2019. He explained there was one more homicide in 2019 compared to the 5 homicides 2018. In 2019, they had 57 reported sexual assaults compared to 45 in 2018 and none of the incidents were connected. There were 63 robberies in 2019 compared to 68 in 2018. In 2019, there were 391 burglaries compared to 478 in 2018. There were 1,025 reported thefts in 2019 compared to 1,084 in 2018. There were 64 auto thefts reported in 2019 compared to 98 in 2018. He explained crime overall is down by 26% since 2016. He announced Coffee with a Cop will be held on January 30, 2020 from 10-12 p.m. at Our Daily Bread. He said the newest COP Officer is Rachel Scott who is replacing Officer Chad Thompson. He announced the Annual Pancake Day will be held on February 15, 2020 from 8-12 p.m. at the Bradfield Center.

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Susan Crotty, Dir. of Community Development, presented Council with a review of the Property Maintenance Department. She explained last year the inspectors performed over 10,902 inspections and explained the breakdown of those inspections. She also explained what specified parcels are and expressed that the City does not own the properties, they are just trying to keep them under control. She advised the department is up on inspections but the actual number of unique parcels has gone down. She explained work orders do not include specified parcels and they had approximately 914 that were remedied by contractors. She explained inspectors do a little more than just issuing citations including managing the Citywide Pride locations, giving presentations to the Neighborhood Associations and providing supervisory and administrative duties. She said the inspectors are also responsible for following through enforcement actions to Court. She expects the inspectors to be very thoughtful and handle everything in a routine manner so they have everything that they need just in case they end up in Court. She explained property maintenance expenditures were approximately \$478,754 in 2019 which includes the contractor costs of approximately \$235,000 and \$193,000 for salaries and supplies. She reviewed the invoices and explained the different penalties and fees. She reviewed flowcharts of how complaints are handled with different types of violations. Councilor Wilkerson asked if there is a way of tracking repeat offenders. Crotty advised they do track all inspections and are looking at upgrading their software to track better. She explained if there are multiple violations they discuss it with the Law Director to pursue collections activity. She said if there are multiple citations, they can treat it as a public nuisance. Councilor Dixon asked if there is a time limit on responding to interior inspection requests. Susan Crotty said there is no specific time frame, they just try to schedule it. She said they do need someone who has control over the property to let them in and they need to schedule with them at a reasonable time. Councilor Ehora asked if all inspections are generated by Complaints. Ms. Crotty advised they are not. She does not have an exact number, but she has been told by another inspector they felt approximately 25% of inspections were generated from complaints and the other 75% were generated by the officer. (A complete copy of the report is on file in the Council Office.)

Doug Harsany, Harsany & Associates, presented Council with the Housing Assessment for the City of Lima. He thanked Council for the opportunity to participate with the City in seeking solutions to the challenges that the community faces. He said the situations seen in Lima is not unusual and are not necessarily easy to fix. He gave Council a review of the process they took to conduct the assessment which included holding meetings with various people in the City structure and conducting surveys. The surveys included a stakeholder survey and a public survey. He said they held a public meeting that was well attended. He explained the different data types that were reviewed. He reviewed the key findings with council. He said Lima possesses significant opportunities that can benefit the City and its citizenry and it should be a leverage to address the housing needs. He gave examples of the opportunities including a large number of young people living in the community, job availability, economic opportunities, Lima acts as a primary hub for businesses and services for the Allen County area, there are educational opportunities, transportation advantages, etc. He addressed the challenges Lima faces such as the significant need for revitalization of the housing stock in certain neighborhoods, high and increasing vacancies,

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considerably older housing stock, low and decreasing property values and a majority of homes are being rented. He advised the study showed there are approximately 5,900 houses that need rehab. He explained the incomes in the City are very low which tells him that people are working, they are just not working for wages that are sustainable for the type of housing that they need. He explained the different types of neighborhoods that are seen in different areas and reviewed his final recommendations with Council. He said he hopes the information provided is helpful and recommended a Committee be created to begin to tackle the housing issue. (A complete copy of the report is on file in the Council Office.)

THE FOLLOWING RESOLUTIONS WERE PRESENTED:

003-20 A Resolution in Support of a Clean Ohio Green Space Conservation Grant Application. Ehora moved, seconded by Dixon, that the Resolution be adopted on the first reading after having been read. The Clerk read the Resolution. The following vote was recorded on the motion: Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the resolution was adopted on the first reading by a 7-0 vote.

THE FOLLOWING ORDINANCES WERE PRESENTED:

016-20 An Ordinance levying special assessments for property maintenance code charges on premises in the City of Lima. Thompson moved, seconded by Gordon, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

017-20 An Ordinance authorizing the transfer of cash between certain funds. Glenn moved, seconded by Dixon, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

018-20 An Ordinance authorizing the Mayor to enter into an agreement with Downtown Lima, Inc. Thompson moved, seconded by Gordon, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 6; Gordon, Wilkerson, Thompson, Dixon, Glenn, and Nixon. Nay, none. Abstain, 1; Ehora. The Chair declared the motion carried and the ordinance passes on the first reading by a 6-0 vote with 1 abstention.

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019-20 An Ordinance levying special assessments for the 2019 Combined Sidewalk Project No. 1-19. Nixon moved, seconded by Ehora, to amend the Ordinance in Section 2 by striking 2019 in two places and replacing it with 2020 and to authorize the Law Director to submit a clean copy. Motion carried. Ehora moved, seconded by Dixon, that the ordinance be passed on the first reading as amended. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

020-20 An Ordinance authorizing the Mayor to enter into contract with Ben's Construction. Ehora moved, seconded by Thompson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

021-20 An Ordinance authorizing the Mayor to enter into contract with Alloway Labs. Gordon moved, seconded by Wilkerson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

022-20 An Ordinance authorizing the Mayor to apply for and administer Clean Ohio Funds for the acquisition of land for the Lost Creek Park. Ehora moved, seconded by Thompson, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

023-20 An Ordinance authorizing the Mayor to enter into contract with the Allen County Commissioners. Wilkerson moved, seconded by Gordon, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Ehora, Dixon, Glenn, and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

#### MISCELLANEOUS BUSINESS:

President Nixon moved, seconded by Thompson, to approve the absence and salary of Councilor Neeper. Motion carried.

Councilor Gordon said he and Mr. Caprella met with Rumpke and he thanked them for working on better solutions for trash pickup. He thanked Doug Harsany for all of the work he put into the Housing Assessment. He said it is important to keep all of the families who were involved in the helicopter crash in their prayers. He said Kobe Bryant meant a lot more to people than some realize. He reminded people to be good to each other.

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Councilor Wilkerson said we sometimes caution our kids not to reach so high and to chase a celebrity and his fame but in Kobe Bryant's recent years, he has done some remarkable things including women's equality especially in sports. He asked everyone to look out for their neighbors.

Councilor Thompson announced Saturday, February 8<sup>th</sup> at Lima Senior from 10-1 p.m. there will be a Get Involved Lima Volunteer Recruitment event and encouraged anyone who is interested in helping improve Lima to attend. She encouraged those who cannot attend to call Autumn Swanson in the Dept. of Community Development to learn of volunteering opportunities. She announced February 15<sup>th</sup> is the COP Pancake Day and encouraged everyone to attend. She announced February 26<sup>th</sup> the Central Lima Neighborhood Association will be meeting at 6:30 p.m. at the Elks.

Councilor Ehora said she had the opportunity to attend the annual meeting for LACNIP. She said it struck her that LACNIP has been around for 25 years and she was a part of the organization since it started. She said she can see new people becoming involved. She said what is common about everyone involved is that they care about their neighborhoods and what is best for everyone in the City of Lima. She says it speaks volume to people like the Whites where one stayed in Lima and raised his family and the other went on to do great things in the athletic world but he has never left this community. She said that is the epitome of what Lima is and that is what she loves about Lima. In regards to the Housing Assessment she said everyone knows what was being said but it was nice to hear it from someone with a different set of eyes. She said she can't wait to jump in with both feet but does have questions.

Councilor Dixon encouraged everyone to mark their calendar for January 30<sup>th</sup> for Coffee with a Cop located at Our Daily Bread from 10-12 p.m. He encouraged everyone to attend the COP Pancake Day on February 15<sup>th</sup> from 8-12 p.m. at the Bradfield Center. Councilor Dixon moved, seconded by Thompson, to refer the Housing Assessment Report prepared by Harsany and Associates to the Community and Economic Development Committee. Motion carried. Councilor Dixon thanked the White family for wanting to come back to Lima and invest in the community and revitalize some parts of our neighborhoods. He said it warms his heart to see people from the Southside start to give back to the Southside.


Councilor Glenn thanked Mr. Harsany for preparing the Housing Assessment and it's very important to the community. He said he wished they could set deadlines to make it happen. He thanked everyone for attending the three town hall meetings he held. He is working on the ALS Walk with UNOH. He thanked St. Marks for passing out coats and food this past weekend. He said they are bringing back the old Neighborhood Association and encouraged everyone to get involved and not be Monday morning quarterbacks. He asked everyone to show love if you love Lima and not talk against the schools. He said he appreciates the White Family and William White always gave back to the community.




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President Nixon said there are a lot of different avenues to success that shape and mold people. He recognized a young man that is 15 years old who is a Life Rank Scout which is the next highest out of six ranks before earning an Eagle Scout rank. He believes that young man is on the road to success. He referenced William White and his success as a football player but that there is another side to his success that doesn't get referenced as much which is academic side.

Gordon moved that Council adjourn until February 10, 2020 at 7:00 p.m., seconded by Thompson, motion carried.

  
Dana Addis, Clerk

  
John G. Nixon, President