

MINUTES OF LIMA CITY COUNCIL
LIMA, OHIO

August 9, 2021

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

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

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

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

Councilor Gordon moved, seconded by Wilkerson, to amend the Agenda by adding Joenn Brown to Privilege of the Floor.

PUBLIC HEARING:

President Nixon called to order the Public Hearing for the re-zoning of five parcels located at the 216 E. Kibby Street area and petitioned for by Doug Roser/ Derco, Inc. There being no one else wishing to speak to the re-zoning, President Nixon closed the Public Hearing.

PRIVILEGE OF THE FLOOR:

Joenn Brown was not present to speak.

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 May 31, 2021.

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

THE FOLLOWING COMMUNICATIONS WERE PRESENTED:

1. From the Executive Director of Allen Metropolitan Housing Authority regarding the reconstruction of a property following a fire. Moved by Gordon, seconded by Glenn, that the communication be received and filed. Councilor Thompson pointed out that this communication was in response to Councils' request for more communication and information regarding AMHA's rebuilding policy after a home is struck by a fire. Motion carried.

August 9, 2021

2. 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.

3. From the Dir. of Community Development regarding legislation to enter into contract with Coleman Professional Services. Moved by Thompson, seconded by Dixon, that the communication be received and filed. Motion carried.

4. From the Auditor regarding the May 2021 financial reports. Moved by Neeper, seconded by Glenn, that the communication be received and filed. Motion carried.

5. 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.

6. From the Utility Operations Manager regarding legislation to combine the projects approved in Ord. 092-21 and 134-21 into one project to be bid and awarded. Moved by Gordon, seconded by Wilkerson, that the communication be received and filed. Motion carried.

7. From the Dir. of Public Works regarding legislation to accept and expend funds from the Lima Astronomical Society. Moved by Wilkerson, seconded by Gordon, that the communication be received and filed. Motion carried.

8. From the Dir. of Public Works regarding legislation to purchase two properties on Grove Avenue. Moved by Wilkerson, seconded by Gordon, that the communication be received and filed. Nixon advised he will be abstaining to avoid any potential conflict of interest. Motion carried by a 6-0 vote with Nixon abstaining.

9. From the City Engineer regarding legislation to enter into contract with The Shelly Co. Moved by Wilkerson, seconded by Gordon, that the communication be received and filed. Motion carried.

10. From the Dir. of Public Works regarding requests for storm water drainage concerns and street concerns be forwarded to the City Engineer before September 3, 2021. Moved by Wilkerson, seconded by Gordon, that the communication be received and filed. Motion carried.

11. From the Law Dir. regarding legislation to participate in the National Opioid Litigation lawsuit settlement. Moved by Dixon, seconded by Glenn, that the communication be received and filed. Motion carried.

REPORTS OF OFFICIALS:

Jerome O'Neal provided Council with an update on the progress of the Downtown Lima Central District. Mr. O'Neal introduced Frank Cage, Owner of Cage Designs, who will be leading the marketing of the district. Mr. O'Neal explained the Unicent is a 17,000 square ft. building that will be a mixed use of retail and office space. Mr. Cage explained how he came up with the name "Unicent". He explained the Central District is broke into five sectors including Cent 1, Unicent, the Courtyard, Makerspace and the Central Bark Park. Mr. O'Neal described the Cent 1 building as being 15,000 square ft. and will be home to restaurants and residential flats. He expressed dog parks are a staple to the young folks moving downtown so he believes the Central Bark Park will be a great addition to the City of Lima. He expressed his appreciation to the City for working with them on the dog park space. He explained the Courtyard is a project they are working with Rhodes State College to create an urban farm that is already part of the makerspace. He advised Makerspace will be a training workplace. O'Neal expressed there are risks and challenges involved as this development is in an area of the community where people feel it may not be as up and coming as other areas so he understands the risks associated. He advised the total investment in this project is estimated to be \$4.2 Million and will house at least 10 new businesses who have already signed lease agreements and will employ approximately 55 new employees. He asked what the City and residents would do to make this kind of development happen. He advised the South Central Neighborhood Association has been created to be associated with the space with the goal of economically empowering the community. He provided the cost associated to each project. He introduced various individuals who have been a part of the project. Mr. O'Neal advised he is asking the City for funding to help in the areas of streets, lights, curbs and sidewalks. Councilor Glenn expressed this project is a win-win for the community and said this is a way for development to come to the community. Mr. O'Neal pointed out the district will be located next to Our Daily Bread who will be part of the neighborhood association. Councilor Thompson explained the City can support the project, but the City cannot do the development and inquired if Mr. O'Neal has the funds to move forward with the project. Mr. O'Neal concurred and advised they are currently moving forward and permits are being issued. Councilor Dixon inquired about the total cost of the project he is asking the City to fund. O'Neal advised approximately \$88,000.00. Nixon expressed his appreciation for the investment in Downtown Lima. (A complete copy of the presentation is on file in the Council office).

THE FOLLOWING RESOLUTIONS WERE PRESENTED:

013-21 A Resolution to accept the material terms of the One Ohio Subdivision settlement pursuant to the One Ohio Memorandum of Understanding and consistent with the terms of the July 21, 2021 National Opioid Settlement Agreement. Dixon moved, seconded by Glenn, that the Resolution be adopted on the first reading. The following vote was recorded on the motion: Yea, 7; Gordon, Wilkerson, Thompson, Dixon, Glenn, Neepner 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:

169-21 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, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

170-21 An Ordinance amending the 2021 annual budget. Neeper 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, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

171-21 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 first reading. President Nixon advised he will be maintaining his position and is simply not in favor of the project and will not be supporting the ordinance. The following vote was recorded on the motion. Yea, 4; Gordon, Wilkerson, Thompson, and Dixon. Nay, 2; Neeper and Nixon. Abstention, 1; Glenn. The Chair declared the motion carried and the ordinance did not pass on the first reading by a 4-2 vote with one abstention.

172-21 An Ordinance authorizing the Mayor to accept a donation from the Lima Astronomical Society. Thompson moved, seconded by Glenn, that the ordinance be passed on the first reading. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

173-21 An Ordinance amending the City Zoning Map to Business I District for a parcel located at 216 E. Kibby Street. Glenn moved, seconded by Thompson, that the ordinance be passed on the first reading. Councilor Thomson advised the Economic & Community Development Committee met prior to Council and recommended that Council approve the re-zoning. Councilor Glenn thanked the Committee for the discussion during the meeting. The following vote was recorded on the motion. Yea, 7; Gordon, Wilkerson, Thompson, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

174-21 An Ordinance authorizing the Mayor to enter into a contract with the Shelly Company. Wilkerson 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, Dixon, Glenn, Neeper and Nixon. Nay, none. The Chair declared the motion carried and the ordinance passes on the first reading by a 7-0 vote.

August 9, 2021

175-21 An Ordinance authorizing the Mayor to enter into contract to purchase two properties on Grove Ave. Wilkerson 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 Neeper. Nay, none. Abstention, 1; Nixon. The Chair declared the motion carried and the ordinance passes on the first reading by a 6-0 vote and one abstention.

176-21 An Ordinance authoring the Mayor to advertise for bids and enter into contract for the installation of three boilers and continental blowers at the Wastewater Treatment Plant. 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, Dixon, Glenn, Neeper 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:

Councilor Neeper announced a Finance Committee Meeting will be held on Wednesday, August 18, 2021 at 6:00 pm to discuss the request for annual funding by LACNIP.

Councilor Gordon moved, seconded by Neeper, to authorize the absence and salary of Councilor Ehora. Motion carried. He expressed his interest in Mr. O'Neal's presentation. He reminded people to be good to each other.

Councilor Wilkerson said he was proud of the young man Frank Cage has become and reminisced when he was younger. He announced August 18th, from 6:30-8:00 pm he will have Talk with Tony at the Robb shelter house. He told a story of a friend's daughter who contracted COVID prior to leaving for college which reminded him of how fragile things still are. He explained COVID is real and still around and asked everyone to be mindful and safe.

Councilor Thompson announced there will be a back to school celebration on August 10 from 4:00-6:00 pm at MLK Park. She announced the summer finale for Reading in the Park will be directly after the celebration at MLK Park and encouraged the public to attend. She announced August 14 from 2:00-4:30pm is Celebrating You for Mental Health Awareness where there will be a variety of events happening downtown. The Central Lima Neighborhood Association will be having a meeting on August 25 at 6:30 pm at 875 W. Market Street and she encouraged the public to attend.

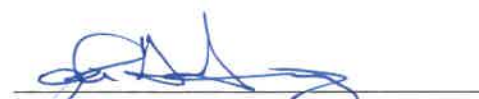
August 9, 2021

Councilor Dixon announced August 14th there will be several events taking place in the downtown area from 2:00-4:00pm for Celebrate You or stop by the Bradfield Center from 9:00am-1:00 pm for a community block party. He announced August 15th there will be a free skate in the park at the MLK Park from 4:00-7:00 pm and will be skate at your own risk. He asked Susan Crotty to speak on the Small Business Grant Program. Susan Crotty advised the CDBG CV COVID-19 Business Assistant Grant program is available and advised the qualifications are (1.) the business must be for profit business located in Lima that has been impacted by the COVID-19 Pandemic, (2.) The business must show documentable income loss, (3.) Must be a micro-enterprise, (4.) The business owner must earn no more than 80% of the area median income, (5.) The business must be established prior to January 1, 2020, (6.) Must be in good standing with the City of Lima Tax Department, and (7.) Cannot currently be in bankruptcy. She advised the grant is for up to \$5,000.00. She explained the city has received 4 applications of which one has been processed for payment to the recipient. She explained one application has not been processed because the business has not filed their taxes in order to document the loss of income. She advised one business was not eligible because they moved outside of the City and another application was denied because they owed City taxes. She advised those who wish to apply can contact the Housing Loan Originator, Laurel McGee, at 419-221-5147. She is looking to promote and market the program more in the future but they are still cognizant of the duplication of benefits issue. She encouraged businesses who are seeking other benefits to check into the newest grant program through the State of Ohio. She advised the City must spend 80% of their funding by March 4, 2024. Crotty explained the duplication of benefits issue applies to all disaster funding but if one can show there is a need, they could still apply. Dixon thanked everyone who attended the round table discussion at Unity Elementary and he looks forward to attending Councilor Glenn's round table discussion in the 6th ward. He encourage everyone to be good to each other.

Councilor Glenn said he has not seen development like the Central District come to the community and he expressed the importance of supporting businesses and continuing to make the community better. He believes the Central District is a win-win for Lima. He explained he hears every day that there is nothing to do in Lima. He appreciates everyone who wants to come back to Lima and contribute. He thanked those who helped with the Neighbors Helping Neighbors program and scholarships. He explained can't wait to see students in the Rhodes State Building.

Gordon moved that Council adjourn until August 23, 2021 at 7:00 p.m., seconded by Wilkerson, motion carried.


Dana Addis, Clerk


John G. Nixon, President