

MINUTES OF LIMA CITY COUNCIL  
LIMA, OHIO

January 24, 2022

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; 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, Deputy Fire Chief Heffner; 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.

Gordon moved, seconded by Dixon, to remove Resolution 001-22 due to the inability of the family to attend the meeting. Motion carried.

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 December 2021;
- c. Bd. of Health Minutes of December 10, 2021.

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

THE FOLLOWING COMMUNICATIONS WERE PRESENTED:

1. From Downtown Lima, Inc. amending their original request for financial support. Moved by Gordon, seconded by Glenn, that the communication be received, filed referred to the Finance Committee. Motion carried.
2. From the Fire Chief regarding an exemption request from Lima Allen County Paramedics.
3. From the Fire Chief regarding legislation to enter into contract with Scheer, Green and Burke Co., LPA.
4. From the Auditor regarding the December 2021 financial reports.
5. From the Auditor regarding the December 2021 contract labor report.

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6. From the Dir. of Community Development regarding legislation to place tax assessments.

7. From the Dir. of Public Works regarding legislation to enter into contract with Marimor Industries, Inc.

8. From the Dir. of Public Works regarding legislation to enter into an agreement with the Lima YMCA.

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

10. From the Deputy Dir. of Parks, Recreation and Forestry regarding legislation to allow the Mayor to apply for, accept, and expend funds from the Ohio Department of Natural Resources Division of Wildlife Aquatic Education Grant.

11. From the City Engineer regarding legislation to amend Ordinance 249-20, contract with Choice One Engineering.

12. From the Utility Operations Manager regarding legislation to enter into an agreement with Jones and Henry.

13. From the Utility Operations Manager regarding legislation to pay the Ohio Electric Motor Services, LLC.

14. From the Utility Operations Manager regarding legislation to enter into an agreement with Stantec.

15. From the Utility Operations Manager regarding legislation to authorize the request for qualifications and award for flow monitoring data collection.

16. From the Law Dir. regarding legislation to enter into an agreement with the Lima City Board of Education.

Councilor Dixon moved, seconded by Glenn, that Communications No. 2 through 16 be received, filed, approved and authorize the Law Dir. to prepare any necessary legislation. Motion carried.

REPORTS OF OFFICIALS:

Susan Crotty, Dir. of Community Development, presented Council with a report on the 2021 Property Maintenance Program. Crotty provided Council with examples of properties that were successfully cleaned up by the City which included many challenges. She advised the Property Maintenance Code Inspectors performed over 11,838 inspections and provided a breakdown of the inspections performed. She advised the department is looking at new reporting software so the numbers will be more accurate. She reviewed the work orders for 2021. She explained the Specified Parcel Maintenance Program has approximately 475 vacant/abandoned properties which were mowed eight times. She advised the expenditures for the Property maintenance program in 2021 were approximately \$762,169.00 which included \$372,425 for mowing, trash cleanup, etc; \$20,005 for the purchase of a used vehicle; and \$369,739 for salaries, fringes, and supplies. She summarized the invoices for 2021 totaling \$989,055.84; fees paid in office \$80,433.00; and total tax collections received \$323,031.22. President Nixon inquired about the length of time parcels are on the specified list. Crotty advised their current software program makes it difficult to track the information. Nixon recommended issuing a surcharge to those who have been on the list for a certain amount of time. Crotty advised if the City forecloses on the property, the City will have to assume the property and all responsibility that goes with it except for property taxes. Ehora questioned how many of the specified properties were on the demolition list and recommended possibly pursuing the properties that were on the demolition list in order to clean up the list. Crotty advised the structures that appear unsafe are reported to the Building Dept. for evaluation. Councilor Dixon expressed this discussion is had every year and has become repetitive with no solution. He referenced the times that he has asked for something to be done, he was provided excel spreadsheets and told certain things couldn't be done. He would like to see a resolution because a majority of the properties that are on the specified lists are owned by individuals who are deceased. He provided examples of different homes that have deceased owners. He expressed the need to put together a comprehensive plan that includes development on the properties. Susan Crotty advised the CIC intends to look at target areas for re-development and the specified parcels are a part of that. She explained adding the properties to the specified list brings the cost to the City down. Councilor Neeper referenced a previous Committee meeting where the Committee talked about a graduated assessment for properties that were repetitively on the mowing list and believes the issue should be re-referred to the Committee in order to move forward.

President Nixon moved, seconded by Dixon, to authorize the Law Dir. to prepare the necessary legislation to add an assessment of anyone who is on the Specified Parcel list for the fourth year in a row to be assessed a \$5,000.00 administration fee. Motion carried. Councilor Neeper moved, seconded by Dixon, to refer the Specified Parcel List to the Community & Economic Development Committee. Motion carried.

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Councilor Neeper referenced a property that is deplorable for five years now. Crotty advised the owners have been cited and it has been cleaned up. Mayor Smith advised the property has been cleaned up over the years but the owner keeps bringing junk back on the property. She agreed that there needs to be more aggressive code enforcement which is something she ran on and plans on delivering on. She explained the properties can be added to the land bank, however, if there is no end user, they will incur the cost to continue mowing in addition to the assessments. She explained the additional fee may get the property owner's attention but it may not necessarily help move them. She advised administration has been working on presenting to Council where there is opportunity for development, where the properties can be aggregated in order to seek developers to come into the neighborhoods and build 2 or 3 houses rather than 1 house here and there. She explained the need to be aggressive with code enforcement along with field development. Councilor Ehora expressed the need to get a comprehensive look at the City. Nixon expressed the importance of figuring out what can be done so the City doesn't have to keep going back and cleaning properties just for them to add more junk. Crotty reiterated that the City does clean up problem properties. Councilor Wilkerson inquired about encouraging families to donate the problem properties in order to rid themselves of the incurred debt. Crotty clarified the City received over \$300,000 in invoices which pays for the contractor costs, not tax dollars and accepting donated properties absolves the owner of their liabilities. Councilor Glenn expressed the need to lower the income guidelines for program assistance. Crotty advised the income guidelines are set by the Code of Federal Regulations. Councilor Dixon explained there is a rule on boarded up properties, the City just needs to enforce it. He reminded everyone that mental health is a concern and we must make sure we link residents to the mental health resources that are available. Crotty advised they do and did work with various agencies on a property cleanup, but unfortunately the owner would not cooperate that the end. Councilor Thompson thanked Susan Crotty and her property maintenance people as she believes they do well with the tools they have been given. She explained the Department went above and beyond on a certain situation where the property owner was suffering from mental illness. She reminded Council that this issue has been referred to Committee where time will be taken to discuss the issue further. (A complete copy of the presentation is on file in the Council office).

#### REPORTS OF COMMITTEES:

Councilor Thompson advised the Economic & Community Development Committee met on December 13, 2021 and January 10, 2022 to discuss food truck safety in the City of Lima. All members have received a copy. Thompson moved, seconded by Wilkerson, that the December 13, 2021 and January 10, 2022 Committee reports be received, filed and approved. Motion carried.

THE FOLLOWING ORDINANCES WERE PRESENTED:

004-22 An Ordinance authorizing the Mayor to enter into an agreement with Downtown Lima, Inc. Thompson 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

005-22 An Ordinance levying special assessments for property maintenance code charges on premises in the City of Lima, Oh. 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

006-22 An Ordinance authorizing the Mayor to request qualifications and enter into a contract for flow monitoring data collection to calibrate the CSO hydraulic model. 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.

007-22 An Ordinance authorizing the Mayor to enter into contract with Scheer, Green and Burke Co., LPA. 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

008-22 An Ordinance authorizing the Mayor to enter into an agreement with Jones & Henry Engineers, Ltd. 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

009-22 An Ordinance authorizing the Mayor to enter into contract with the Ohio Electric Motor Services, LLC. 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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010-22 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

011-22 An Ordinance authorizing the Mayor to enter into contract with Marimor Industries, Inc. 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

012-22 An Ordinance authorizing the Mayor to apply for, accept, and administer grant funds from the Ohio Department of Natural Resources Division of Wildlife Aquatic Education Grant. Ehora moved, seconded by Neeper, 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

013-22 An Ordinance authorizing the Mayor to amend the contract with Choice One Engineering as authorized in Ordinance 249-20. 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

014-22 An Ordinance authorizing the Mayor to enter into contract with the Lima YMCA. Ehora 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

015-22 An Ordinance authorizing the Mayor to enter into contract with Stantec Consulting Services, 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

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016-22 An Ordinance authorizing the Mayor to enter into contract with the Lima City Board of Education. Dixon moved, seconded by Glenn, that the ordinance be passed on the first reading. Councilor Dixon explained many may see this Ordinance as something along the school to prison pipeline. However, he has seen many positive things come from the School Resource Officer including giving students a chance to see an officer in a positive way and it also gives a chance for the Lima Police Department and the Students to build a positive relationship. He further explained the officer helps students and faculty feel safe and helps ensure situations aren't heightened between children. He referenced the Kids and Cops Program that is held every December and the first person the children reach out for is their School Resource Officer. He expressed his support for this service as long as there are positive results. 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 ordinance passes on the first reading by an 8-0 vote

#### MISCELLANEOUS BUSINESS:

Councilor Wilkerson referenced a situation where a woman's child tested positive for COVID-19 and she was concerned about losing her job. He asked the employers to be compassionate towards these situations. He also referenced a situation that happened over the weekend at a local establishment and expressed the need for individuals to conduct themselves by the people they represent and how they wish to be perceived. He quoted Matthew 5:7.

Councilor Thompson announced the Central Lima Neighborhood Association will be meeting at 6:30 p.m. on Wednesday, January 26<sup>th</sup> at the Unitarian Universalist Fellowship on Market Street. She also announced February 4<sup>th</sup> and 5<sup>th</sup>, My Brother's Keeper is having an event called History and Her Story at Lima Senior High and the Civic Center. She was impressed with the City of Lima Community Newsletter and commended the Neighborhood Specialist for capturing a good snapshot of what is going on the City for the next three months.

Councilor Ehora recognized Mayor Smith for being awarded the Dr. Martin Luther King Jr. Drum Major Award. She also recognized former Mayor Berger for being awarded the Joseph P. Riley Jr. Award. She explained when leadership is recognized, that says something about the community. She announced "Walk the Ward" will start Thursday, January 27<sup>th</sup> at noon at the Light on the Corner on the corner of Woodlawn and Spring Street. She commended Susan Crotty and referenced an incident they had the previous week where a landlord tore the red tag off of her furnace. She said Angie and Code Enforcement had set up an inspection for the following day after hours. She said the situation opened her eyes at the different types of partnerships Dominion could have.

Councilor Dixon announced the Peacemakers Neighborhood Association will be meeting on February 16<sup>th</sup> at 5:00 p.m. at St. James Church on the corner of Franklin and Harrison. He encouraged the public to attend.

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Councilor Glenn thanked the Public Works Street Department. He expressed his appreciation for the Mayor driving the neighborhoods. He said he had people calling him about code enforcement issues which he tries to get to all of them. He had lots of calls on the corner of Hope and Nova which he will be getting with Susan Crotty about. He thanked everyone who participated in the Martin Luther King Jr. march. He announced February 27<sup>th</sup> they will be celebrating Senator John Lewis Day. He thanked the Martin Luther King Jr. Neighborhood Association for their help with the homeless. He said there are four agencies in Lima that deal with mental health which is hard on a City. He wants to push the encouragement of independent living.

Councilor Neeper commended Public Works, the Streets Department and Warner Roach for their quick reaction of salting the roads. He commended Chief Martin for his departments' quick response to the incident at J's Pub over the weekend. He reminded everyone the budget hearings are Tuesday, Wednesday and Thursday and reiterated the Public Hearing will be held at the beginning of the first meeting and the last meeting and that will be when comments from the public will be permitted.

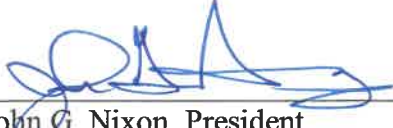
Councilor Gordon expressed his appreciation to Mayor Smith for her engagement and communication. He is receiving good feedback on the Walk the Ward program. He reminded people to be good to each other.

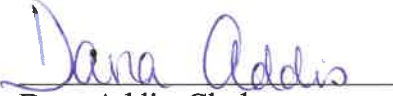
President Nixon moved, seconded by Neeper, to refer the following to the Council of the Whole Committee:

1. Method in which they are handling property maintenance code assessment ordinances;
2. Potential review of the legislation which is required for approval of contracts which are over \$15,000 up to \$50,000 which is consistent with State Law;
3. Handling of Ordinances to apply for, administer and receive grants;
4. The method of granting non-permanent easements;
5. Receiving of communications – potential change to Rules of Council.

Motion carried. President Nixon moved, seconded by Wilkerson, to refer the communication from the Law Director regarding Certification of the 2020 Census and the redistricting of Lima Wards to Council of the Whole Committee. Motion carried.

Gordon moved that Council adjourn until February 7, 2022 at 7:00 p.m., seconded by Wilkerson, motion carried.

  
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John G. Nixon, President

  
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Dana Addis, Clerk